

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Thursday, July 05, 2018
RDOS Boardroom – 101 Martin Street, Penticton

SCHEDULE OF MEETINGS

9:00 am	-	9:15 am	Public Hearing: Electoral Area “C” Official Community Plan Bylaw No. 2452, 2008
9:15 am	-	10:15 am	Planning and Development Committee
10:15 am	-	10:45 am	Corporate Services Committee
10:45 am	-	12:00 pm	Environment and Infrastructure Committee
12:00 pm	-	12:15 pm	Protective Services Committee
12:15 pm	-	12:45 pm	Lunch
12:45 pm	-	3:00 pm	RDOS Board

"Karla Kozakevich"

Karla Kozakevich
RDOS Board Chair

Advance Notice of 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
September 20, 2018	RDOS Board/OSRHD Board/Committee Meetings



NOTICE OF PUBLIC HEARING

Electoral Area “C” Official Community Plan Bylaw No. 2452, 2008

Notice is hereby given that all persons who believe that their interest in property is affected by the **Electoral Area “C” Official Community Plan (OCP) Amendment Bylaw 2452.20**, will be afforded a reasonable opportunity to be heard before the Regional District Board or to present written submissions respecting matters contained in the proposed bylaw at a public hearing to be held as follows:

Date: Thursday, July 5, 2018

Time: 9:00 a.m.

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

OCP Amendment Bylaw No. 2452.20, 2018, 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.



For further information about the content of **OCP Amendment Bylaw No. 2452.20, 2018**, and the land affected by it, persons are encouraged to inspect a copy of the proposed Bylaws at the Regional District of Okanagan-Similkameen office at 101 Martin Street, Penticton, BC, on weekdays (excluding statutory holidays) between the hours of 8:30 a.m. to 4:30 p.m.

Basic information related to this proposal is also available at: www.rdos.bc.ca (Departments → Development Services → Planning → Strategic Projects → Okanagan Electoral Area Zoning Bylaw Consolidation → Gallagher Lake Area Plan – Incorporation into Electoral Area “C” OCP Bylaw)

Anyone who considers themselves affected by **OCP Amendment Bylaw No. 2452.20, 2018**, can present written information or speak at the public hearing. No letter, report or representation from the public will be received after the conclusion of the public hearing. This public hearing has been delegated to a Director of the Regional District.

NOTE: Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) (“FIPPA”). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA.

Postal: 101 Martin St, Penticton, BC, V2A-5J9 | **Tel:** 250-490-4101 | **Fax:** 250-492-0063 | **Email:** planning@rdos.bc.ca



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Planning and Development Committee

Thursday, July 05, 2018

9:15 a.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Planning and Development Committee Meeting of July 5, 2018 be adopted.

B. DELEGATION

1. Bryn White, Program Manager
 - a. Presentation

Ms. White will address the Board to discuss Foreshore Stewardship – a regional initiative for Okanagan Lake.

C. CLIMATE CHANGE GRANT – MUNICIPALITIES FOR CLIMATE INNOVATION PROGRAM

1. Workplan & Budget

To seek Board approval for a Federation of Canadian Municipalities (FCM) grant application for a Climate Change staff position that provides 80% of staff expenses for a two year period (maximum of \$125,000).

RECOMMENDATION 2

THAT the Regional District of Okanagan Similkameen submit a grant application to the Municipalities for Climate Innovation Program for a climate change staff grant; and,

THAT the 20% municipal component (to a maximum of \$30,000) be submitted to the 2019 Budget Committee for consideration.

D. REGIONAL GROWTH STRATEGY (RGS) LEGISLATION

1. Capital Regional District (CRD) letter dated June 26, 2018

RECOMMENDATION 3

THAT the Regional District of Okanagan Similkameen support a Comprehensive Review of RGS Legislation by the Provincial Government.

E. ADJOURNMENT



**South Okanagan
Similkameen**
CONSERVATION
PROGRAM

Okanagan Lake Stewardship and Outreach Initiative 2018

**Bryn White,
South Okanagan Similkameen
Conservation Program Manager
July 5th 2018**

Bryn.white@gov.bc.ca



Okanagan Lake Foreshore Inventory & Mapping (FIM) Project Report 2016:

“At the current rate of land development, the natural areas around Okanagan Lake that are not located in parks or protected areas could be completely lost... within the next generation or two”.

Shorelines:
natural
transition
area between
land & water

+

Vegetation
Buffer: protects
water from land use
activities

=

Clean Water
**Flood and Erosion
Protection**
Property Values



Recreation

Biodiversity

Shorelines: Nature's kidney



**South Okanagan
Similkameen**
CONSERVATION
PROGRAM



Okanagan Lake Foreshore Inventory & Mapping (FIM) Project Report 2016:

“Observed changes in the condition of the shoreline of Okanagan Lake continue to raise concern. Increased development around the lake is affecting natural areas and their associated ecological functions.”



**South Okanagan
Similkameen**
CONSERVATION
PROGRAM



(FIM) Report Recommendations

- Develop an Okanagan Lake Management Plan;
- All jurisdictions work collaboratively towards common goals and consistent regulations;
- Set clear targets for retention and restoration of natural areas;
- Policies and regulations reflect habitat values; and,

Increase public awareness to guide environmental stewardship and development activities

A RESOURCE FOR OKANAGAN LAKE SHORE LIVING

Okanagan Lake Stewardship and Outreach Initiative 2018

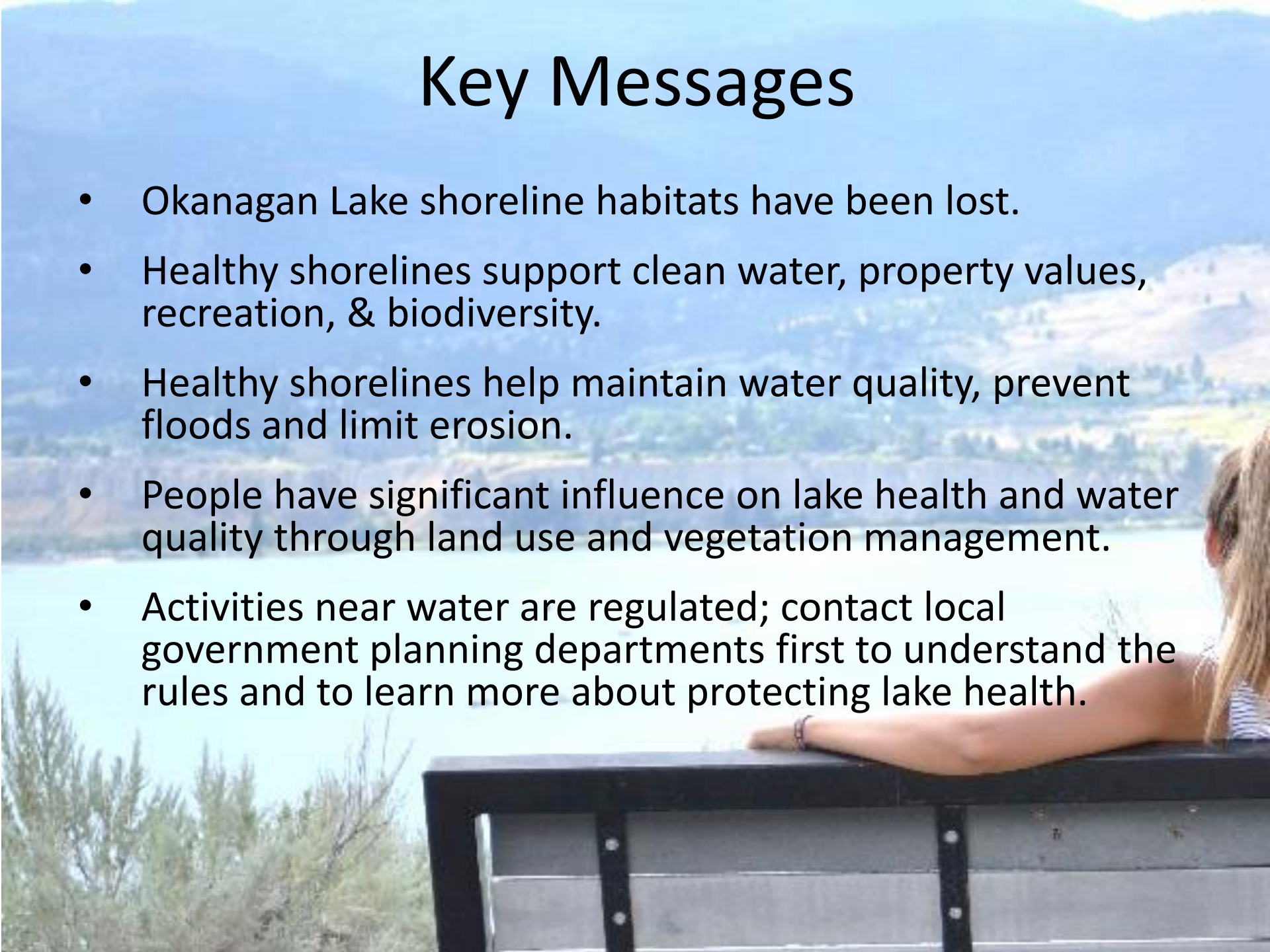


**PROTECT YOUR PROPERTY FROM FLOODING
AND WAVE EROSION, SAFEGUARD WATER
QUALITY, AND PROTECT NATURAL AREAS
FOR FUTURE GENERATIONS**



Key Messages

- Okanagan Lake shoreline habitats have been lost.
- Healthy shorelines support clean water, property values, recreation, & biodiversity.
- Healthy shorelines help maintain water quality, prevent floods and limit erosion.
- People have significant influence on lake health and water quality through land use and vegetation management.
- Activities near water are regulated; contact local government planning departments first to understand the rules and to learn more about protecting lake health.



KNOW YOUR LAKESHORE



A HEALTHY AND NATURAL SHORELINE

keeps the water safe and clean for people and animals.

PLANTS ALONG THE SHORELINE

can protect property damage from flooding, high waters and waves.

41%

OKANAGAN LAKE HAS 290KM OF SHORELINE

and research from the 2016 Foreshore Inventory and Mapping update that shows that the majority is developed, with only 41% remaining natural.



INCREASED SHORELINE DEVELOPMENT

from 2009 to 2016, has added **165** retaining walls, **164** docks, and **9** new marinas around the lake.



THE OKANAGAN VALLEY IS BIOLOGICALLY UNIQUE

with some of the greatest concentrations of species and ecosystems in Canada. Many are found nowhere else in the country and in some cases the world.



OKANAGAN LAKE HAS TWO DISTINCT TYPES OF KOKANEE SALMON

that rely on sediment-free streambeds and lakeshores for spawning habitat.



THE SYILX/OKANAGAN FIRST NATION TERRITORY

extends from North Okanagan and into Washington State. Learn more about the Syilx/Okanagan Nation and read about their Water Declaration here: www.syilx.org/about-us/syilx-nation/water-declaration/

KEEPING THE LAKESHORE NATURAL IS IMPORTANT



PROTECT YOUR PROPERTY FROM FLOODING

Deep-rooted trees and shrubs absorb water and wave energy, reducing shoreline erosion. This helps protect your property from flooding.



SAFEGUARD YOUR DRINKING WATER

Native plants, trees, rocks, and soil help filter rain and stormwater runoff by trapping sediment and contaminants which protect water quality.



CARE FOR KOKANEE AND WILDLIFE

Fish spawn along the shoreline, and eagles and osprey rely on them for food. All wildlife need a healthy and safe place to survive and thrive.

CHAMPION LAKESHORE LIVING

A healthy lake allows everyone to enjoy recreational activities on and around the lake. Help sustain the lake for your community, your health, and your well-being. Become a guardian of the lake by protecting and enhancing the shoreline for visitors, residents, and future generations.

EMPOWER ECONOMIC GROWTH AND TOURISM

People from around the world come to work and play on Okanagan Lake. Keeping our shorelines natural can enhance property value, and protect the Okanagan's beautiful vistas for everyone's enjoyment and benefit.

THE LAKESHORE ZONES AND THEIR BENEFITS TO YOU

Land below the present natural boundary of the lake is Crown land and is usually represented by the High Water Mark. Unsure where your property line is? Contact a B.C. Land Surveyor.

DID YOU KNOW?

Any land disturbance in or around Okanagan Lake is subject to permit(s) and approvals. This may include authorizations from multiple agencies prior to proceeding with any proposed development.



DID YOU KNOW?

Western screech owls need older trees in riparian areas to nest, such as aspen, and cottonwood. Removing old growth trees or snags in riparian areas alters this critical habitat.

UPLAND

• local governments

Upland areas are the drier, terrestrial areas above the riparian buffer zone.

How healthy upland areas benefit you:

- Trees and shrubs reduce erosion, improve air and water quality, and help bring soil moisture to the surface for smaller plants.
- Trees help homeowners save money on energy costs by providing shade in the hot summer months, and protecting against cold wind in winter.
- Native plants are already adapted to the hot Okanagan climate, and require less water.

RIPARIAN

• local governments

Riparian areas are the transition between land and water.

How healthy riparian areas benefit you:

- Riparian areas improve water quality by filtering runoff and preventing sediments and contaminants from entering the lake.
- Deep rooted trees and shrubs protect lakeshore areas against wind and wave action. Plants provide 19 to 120 times more protection than large rock (rip-rap).
- Riparian and forested areas act as enormous sponges and can soak up as much as 45 cm of rain. This helps mitigate flood damage.

LAKESHORE

• provincial government

Lakeshore areas are the sandy shorelines and the lake beds below the present natural boundary.

How healthy lakeshore areas benefit you:

- Aquatic plants form a flexible barrier along the waterfront that dampens the impact from wave action, reducing erosion.
- Undisturbed lakeshores provide safe spawning grounds for salmon and improve lake circulation.
- Natural shorelines provide aesthetic value by framing a more natural view from your home, and offer wildlife viewing opportunities.

AQUATIC

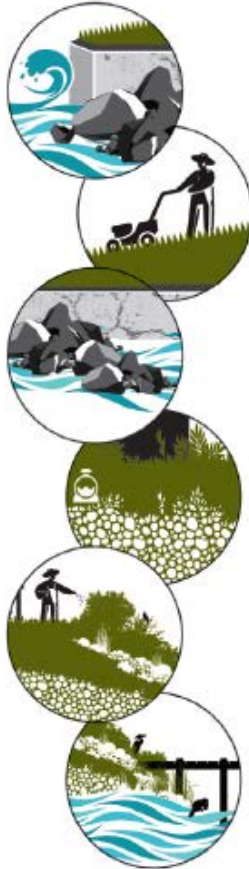
• provincial and federal governments

Aquatic areas include the water and all living things within it.

How healthy aquatic areas benefit you:

- Water supports life. The lake provides drinking water, water for our crops and supports our recreational activities.
- Water helps regulate climate because it can absorb vast amounts of heat energy.
- Sunlight penetrates only a short distance in aquatic areas. Clear water in shallow areas promotes the highest diversity of native plants and animals.

WITH A FEW SIMPLE STEPS WE CAN ALL PROTECT OUR WATER



1 HARD SURFACES = BIG CONSEQUENCES

Retaining walls (rock, wood or concrete) increase erosion in adjacent areas. Walls break down over time and are expensive to maintain. Soften your shoreline by replacing hard surfacing with native rocks, gravel and plants to decrease erosion.

2 FILTER INSTEAD OF FERTILIZE

Manicured lawns allow water and pollutants to move quickly into the lake. Fertilizer causes excessive weed and algae growth. Planting and retaining native vegetation naturally filters storm water and protects water quality from pollution.

3 PROTECTING THE SHORE

Clearing rocks on the beach and creating rock piles into the water is known as a 'groyne'. Groynes force young fish to swim into deeper water where they are in greater risk of being preyed upon. It is prohibited to dump sand, gravel, or fill on the shoreline. Deposits can destroy spawning sites and habitat for fish.

4 MAINTAIN YOUR SEPTIC SYSTEM

A properly designed septic system can keep your water safe for drinking and swimming. Need an inspection or maintenance? Contact Interior Health Authority.

5 USE THE POWER OF PLANTS TO COMBAT EROSION

Frame your view with trees, and retain as many native plants as possible. Deep plant roots are great for holding soil together and stabilizing the shoreline. Trees and plants also provide food and shade for fish.

6 A DOCK DILEMMA

Docks are easily damaged with high water levels and can cause harm to fish and fish habitat. Construct a pile-supported dock following provincial regulations or consider sharing a dock with your neighbour. Want to learn more? Contact FrontCounter BC.

PLANNING TO DEVELOP NEAR THE SHORE?

DEPENDING ON YOUR JURISDICTION CONTACT
YOUR LOCAL OR YOUR FIRST NATIONS GOVERNMENT
PRIOR TO DEVELOPMENT TO INQUIRE ABOUT
REGULATIONS AND SUPPORT TOOLS

Development activities that require approvals from various agencies include, but are not limited to:

- Removing trees, altering plants, or disturbing soils.
- Constructing buildings, structures, roads, trails, or docks.
- Repairing or constructing retaining walls, break walls, or rock walls.
- Installing flood protection works or drainage systems.

Planning to construct a dock, boat ramp, boat lift, deck, or access trail? Contact FrontCounter BC at 1.877.855.3222 for information on accessing Crown land.

DID YOU KNOW?

The area below the present natural boundary of the lake is Crown land, and is available for casual public use. This area should not be blocked by retaining walls, fences, or other development.



WANT TO LEARN MORE?

Visit the complete online resource for lakeshore living at:

WWW.OKCP.CA



Report All Polluters and Poachers
(RAPP) 1.877.952.7277

Or download the BC Wildlife Federation Conservation App on your phone. This tool gives everyone the ability to protect our natural resources for future generations.



Photo credit,
front cover:
Shawn Madden

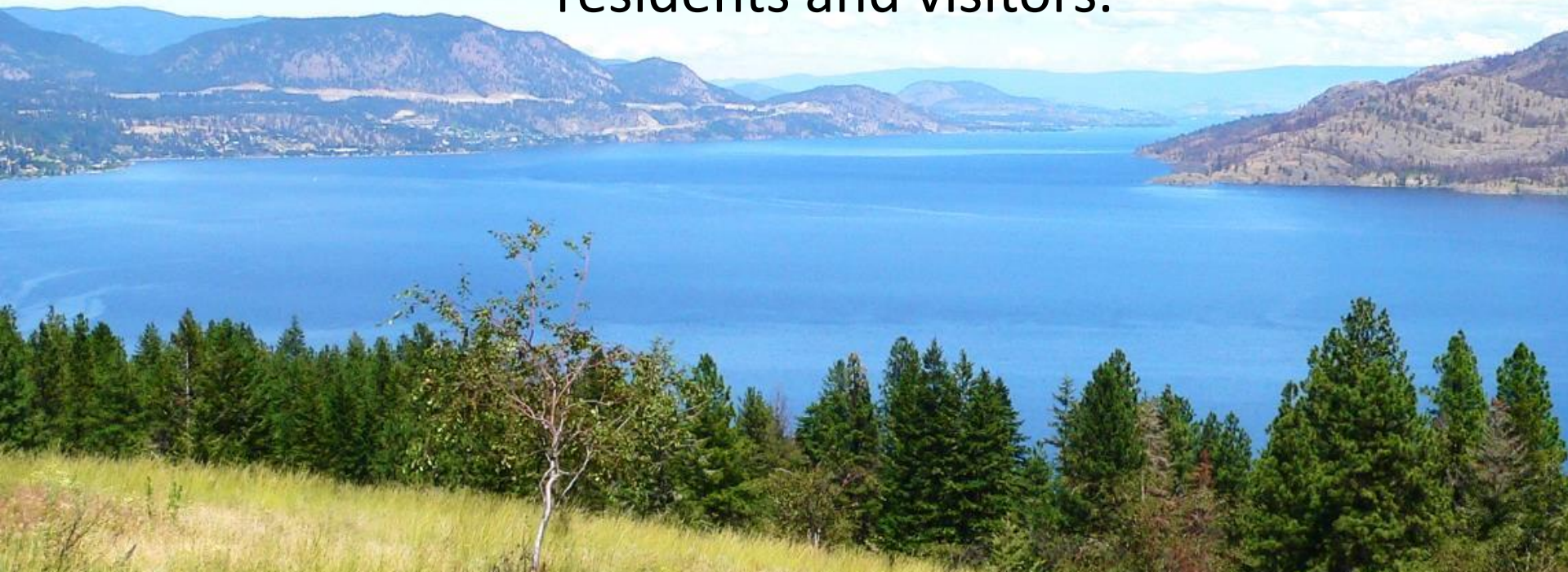


**South Okanagan
Similkameen**

CONSERVATION
PROGRAM

Into the future....

“Okanagan Lake is an invaluable natural and recreational asset, and a popular destination for residents and visitors.”



ADMINISTRATIVE REPORT

TO: Planning & Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: July 5, 2018

RE: Climate Change Staff Grant – FCM Municipalities for Climate Innovation Program

Administrative Recommendation:

1. THAT the Regional District of Okanagan Similkameen submit a grant application to the Municipalities for Climate Innovation Program for a climate change staff grant; and,
2. THAT the 20% municipal component (to a maximum of \$30,000) be submitted to the 2019 Budget Committee for consideration.

Purpose:

To seek Board approval for a Federation of Canadian Municipalities (FCM) grant application for a Climate Change staff position that provides 80% of staff expenses for a two year period (maximum of \$125,000).

Reference:

[Regional Growth Strategy:](#)

Energy Emissions and Climate Change

Objective 7-A: "Plan for climate change adaptation and support ongoing mitigation efforts."

Policy 7A-6: "Consider climate change adaptation/resiliency measures in existing and proposed activities and development."

Policy 7A-7: "Support climate change adaptation and the mitigation of greenhouse gas emissions in existing and proposed activities and development."

[Regional Community Climate Action Plan](#)

[Regional District Corporate Climate Action Plan](#)

Background:

FCM has established a "Municipalities for Climate Innovation Program" (MCIP) which provides a number of resources to Canadian municipalities as they adjust to a future with Climate Change impacts, and support for municipal greenhouse gas reduction programs. Within this program, a new grant opportunity was recently released to "help pay salaries of staff working on Climate Action". This grant program provides a maximum of \$125,000 over two years to help fund a new or existing

staff positions to work on initiatives to improve adaptation to local climate impacts, or reduce greenhouse gas emissions.

In addition, over the last two years, the Regional District has experienced a number of significant events of wildfire and flooding that could be associated to a warming climate. Starting with the 2017 flooding in the Okanagan, the Princeton and Garnet valley fires, and the number of flooding incidents occurring throughout the region in Spring 2018, it is not unreasonable to assume that these type of events will be occurring more frequently, and more severely, moving into the future. These past events have had impacts on the region's infrastructure and operations, as water systems have been threatened, municipal sanitary sewer systems have been at capacity and nearly flooded, and roads are experiencing ground settling movement never experienced before. It is clear that more planning is needed on the vulnerability of community infrastructure and assets as more significant climate change impacts are experienced.

Analysis:

The Municipalities for Climate Innovation program has two streams for a potential staff grant application: 1. Climate adaptation, or 2. Climate mitigation. The Regional District has a robust Climate Action Plan that targets greenhouse gas mitigation (as do member municipalities), however, there currently exists limited corporate strategies or policies that provide actions for climate adaptation.

Given recent events demonstrating the need for planning for future climate change impacts, Administration proposes that a grant application for the 'climate adaptation' stream be submitted. The work plan required for this stream includes creating a Climate Adaptation plan, an internal climate adaptation steering committee to oversee the creation of the plan, and implementing organizational changes or other corporate actions stemming from the plan over the two year period. Also required is a assessment of the vulnerability of Regional Districts assets to climate change impacts and incorporation of theses assessments into the corporate asset management plan. Given our schedule to develop a new asset management program over the next year to two years, this work plan would dovetail well into the development of the program (See Attachment No. 1 for further detail on the proposed workplan).

The proposed staff position is titled "Climate Change Planner" and will report directly to the Development Services Manager. A proposed additional element of the position's work plan is to incorporate climate adaptation goals and policies into RDOS's land use planning framework. In addition to corporate changes, there may be a need for the Regional District to plan better for future developments in specific regard to climate change resiliency. For example, the floodplain regulation in the Regional District's zoning bylaws may need to be updated, of perhaps wildfire hazard development permit areas established in order to prescribe firesmart principles on new development.

Salary expenditures for this position are forecasted to be \$75,000 per annum. The prepared grant application requests \$60,000 per annum (i.e. 80%), with the remainder attributed to the RDOS (\$15,000 per year). Administration proposes that this funding commitment be allocated from the Regional Growth Strategy budget, which draws funding from South Okanagan Electoral Areas in addition to member municipalities who signed onto the Regional Growth Strategy. Administration feels that the work developed from the Climate Change Planner could be done conjunction with the review and update of the Regional Growth Strategy (RGS), which is set for a regional update in the year 2020. Further, the implementation goals of the RGS may align with actions developed from a Climate adaptation plan. The first year budget commitment would be the RDOS 2019 fiscal year, while the second year would be the 2020 fiscal year.

Alternatives:

1. Do not approve the submission of this grant application to FCM.

Communication Strategy: Further communication with the Board will occur if the grant is successful.

Respectfully submitted:



B. Dollevoet, Development Services Manager

Attachment No.1: Propose two year Climate Change Planner workplan and budget.

Workplan and Budget — Year 1 of Climate Change Staff Grant

Lead applicant	Regional District of Okanagan Similkameen			Total annual salary * (below)
Staff title	Climate Change Planner			\$75,000.00
Phases	Start date	End date	% of yearly salary	Expenditure (\$)
Phase 1: Development and implementation of a climate adaptation policy and plan	01/2019	09/2019		
Milestones: Please describe the milestones or major deliverables that indicate the completion of Phase 1.				
Prepare for the planning process, including educating RDOS Board and staff of climate change adaptation and resiliency issues			5.00%	\$3,750.00
Create a vision for the planning process.			5.00%	\$3,750.00
Assess the current situation (e.g. assess the current vulnerability of infrastructure)			10.00%	\$7,500.00
Develop the adaptation policy			10.00%	\$7,500.00
Obtain Board approval of policy			2.50%	\$1,875.00
Develop the action plan			20.00%	\$15,000.00
Develop the measurement and monitoring protocols			5.00%	\$3,750.00
Public consultation and stakeholder referral of draft action plan.			10.00%	\$7,500.00
Obtain Board approval of the plan.			2.50%	\$1,875.00
Phase 1 subtotals			70.00%	\$52,500.00
Phase 2: Institutional and operational changes	09/2019	11/2019		
Milestones: Please describe the milestones or major deliverables that indicate the completion of Phase 2.				
Implement organizational changes not requiring budget/strategic plan approval (i.e. minor in nature) in collaboration with departments.			10.00%	\$7,500.00
Work with departments on interdependencies and strategic planning items that meet Climate adaptation goals for 2020 operational planning and budget.			10.00%	\$7,500.00
Phase 2 subtotals			20.00%	\$15,000.00
Phase 3: Climate adaptation projects	11/2019	12/2019		
Milestones: Please describe the milestones or major deliverables that indicate the completion of Phase 3.				
Develop an implementation plan in collaboration and support with Climate Adaptation Steering Committee			10.00%	\$7,500.00
Phase 3 subtotals			10.00%	\$7,500.00
Total salary expenditure				\$75,000.00

Workplan and Budget — Year 2 of Climate Change Staff Grant					
Lead applicant	Regional District of Okanagan Similkameen			Total annual salary	
Staff title	Climate Change Planner			\$75,000.00	
Phases		Start date	End date	% of yearly salary	Expenditure (\$)
Phase 4: 2020 Institutional and operational changes		01/2020	06/2020		
Milestones: Please describe the milestones or major deliverables that indicate the completion of Phase 4.					
Following 2020 budget approval, work with RDOS departments to implement other operational changes not completed that required Board strategic plan approval			10.00%	\$7,500.00	
Dovetail any associated organizational changes into the new asset management plan to assess risk/vulnerability of assets on an ongoing basis.			10.00%	\$7,500.00	
Phase 4 subtotals			20.00%	\$15,000.00	
Phase 5: Climate adaptation projects		01/2020	06/2020		
Milestones: Please describe the milestones or major deliverables that indicate the completion of Phase 5.					
Following the development of the implementation plan in 2019, work on adaptation projects in a strategic priority approach. Look for easy projects first, while more long-term strategic projects can be initiated and tracked for progress.			30.00%	\$22,500.00	
Partnerships with external organizations, and internal departments will be required in order to achieve Adaptation plan projects.					
Phase 5 subtotals			30.00%	\$22,500.00	
Phase 6: Incorporate Climate adaptation plan strategies into Land Use framework		06/2020	12/2020		
Milestones: Please describe the milestones or major deliverables that indicate the completion of Phase 6.					
Develop Climate Adaptation guidelines for future Official Community Plan reviews.			10.00%	\$7,500.00	
Determine how elements such as floodplain regulation and Community Wildfire Protection Plan can be better incorporated into planning structure.			10.00%	\$7,500.00	
Identify land-based hazard areas and determine best ways that climate risks can be mitigated through development controls (i.e. development permits?)			20.00%	\$15,000.00	
Provide any recommendations for policy change stemming from the Climate adaptation plan in next upcoming review of the Regional Growth Strategy (2021)			5.00%	\$3,750.00	

Consideration of any zoning bylaw changes needed to meet Climate adaptation goals.	5.00%	\$3,750.00
Phase 6 subtotals	50.00%	\$37,500.00
Total salary expenditure		\$75,000.00

* Excluding benefits

Other notes

June 26, 2018

File: 0400-50

UBCM Members
(via email)

Dear Regional District Board Chairs:

RE: Request for Support regarding the Comprehensive Review of RGS Legislation by the Provincial Government

On behalf of the Capital Regional District (CRD) Board, I am writing to request your support for the Province to engage local governments in a comprehensive review of the Regional Growth Strategy (RGS) sections of the Local Government Act.

At its June 13, 2018 meeting, the CRD Board passed the following motion:

That a letter be sent to the Minister of Municipal Affairs and Housing requesting engagement of local governments in a comprehensive review and update of Part 13 of the Local Government Act and related regulations.

On March 14, 2018, the CRD Board adopted a new RGS bylaw (Bylaw No. 4017) following an extensive and costly eight year update process. Provincial legislation presented significant process and content challenges in preparing the RGS document (see Attachment for details). Without legislation changes, future RGS updates will likely face similar challenges. Engaging local governments in a comprehensive review and update of the 20 year old RGS legislation would help mitigate future time, cost and process risks. The decades since RGS legislation was initially introduced have seen significant shifts in provincial and local government issues and community contexts – shifts which warrant re-examining the legislation. An update is considered particularly critical in light of recent court rulings which have raised questions about the effect of RGSs. It is noted that other provinces have recently updated their growth strategy legislation.

As dated RGS legislation is a matter impacting not just the CRD, but also many other Regional Districts across the Province, the CRD has raised this matter with the Minister of Municipal Affairs and has also submitted a related resolution to be considered at this year's UBCM convention.

I encourage you to contact the Minister to indicate your support for local government engagement in a review of the RGS legislation and to submit a letter of support to UBCM for the CRD's resolution.

For further discussion on this matter, I can be reached at crdchair@crd.bc.ca or 250-360-3126.

Sincerely,



Steve Price,
Board Chair, Capital Regional District

Attachment: Summary of Legislative Challenges

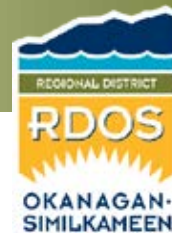
cc: CRD Board Directors
Robert Lapham, Chief Administrative Officer, CRD
Kevin Lorette, General Manager, Planning and Protective Services, CRD
Signe Bagh, Senior Manager, Regional and Strategic Planning, CRD

SUMMARY OF LEGISLATIVE CHALLENGES

The legislative requirements for preparing, adopting and implementing an RGS presented both process and content challenges to preparing the 2018 RGS document. The challenges are summarized in the table below.

Legislative Requirements	Process Challenges	Content Challenges
Document Preparation	The Intergovernmental Advisory Committee (IAC) gives a disproportionate role to parties (i.e., provincial and federal ministries / agencies) not bound by the RGS. This role misalignment creates a challenging participation dynamic for parties (i.e., municipalities) who are most directly affected by the RGS.	The stated purpose of an RGS suggests a broad mandate while required content is limited to prescribed matters deemed regional in nature. The required content affects matters under municipal authority (e.g., housing and transportation). It is unclear, particularly given the <i>GVRD v. Langley (Township)</i> ruling, the extent to which an RGS can include actions and policies that will achieve the stated purpose(s) of an RGS.
	The role of electoral areas in the RGS process is unclear.	
Acceptance and Adoption	The requirements for unanimous municipal acceptance are inappropriate for the stated purpose and content requirements of an RGS. The high threshold for acceptance increases the likelihood of impasses. Even constitutional amendments do not require unanimity.	Given the requirements for unanimity and adoption by bylaw, it is extremely challenging to prepare RGS content to which all can agree.
	The requirements for adoption by bylaw are inappropriate for the stated purpose and content requirements of an RGS. Adoption as a bylaw seems of limited value as there are no enforcement powers associated with the bylaw.	
	The role of the facilitator is unclear. It is challenging to appoint a facilitator once the process is underway.	

Legislative Requirements	Process Challenges	Content Challenges
Acceptance and Adoption (cont'd)	The mandated dispute resolution processes require the regional district to both coordinate and participate in the process. From a procedural fairness perspective, it is challenging to be both a party to the dispute and responsible for administering the process to resolve the dispute.	
	The role of First Nations in the RGS process is unclear. There is a requirement to consult, but no formal approval authority. This creates a challenging participation dynamic.	Although an RGS does not apply to First Nations reserve land, RGS policies may impact future First Nations development aspirations. It is unclear how an RGS could or would apply to different land development scenarios involving First Nations pending treaty outcomes.
Implementation	The legislation is unclear as to the grounds under which a regional district can refuse to accept an RCS. The lack of clarity creates an implementation challenge.	The legislation does not clearly define what constitutes a “relationship” between an Official Community Plan (OCP) and an RGS. This lack of clarity makes it challenging to determine the appropriate content of Regional Context Statement (RCS).



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Corporate Services Committee

Thursday, July 05, 2018

10:15 a.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Corporate Services Committee Meeting of July 5, 2018 be adopted.

B. UBCM MEETINGS

RECOMMENDATION 2

THAT the Regional District submit the identified requests to UBCM for meetings with Provincial Ministers at the September 10 – 14, 2018 UBCM Conference; and,

THAT development of Briefing Notes commence for review by Committee in August.

C. ADJOURNMENT

ADMINISTRATIVE REPORT

TO: Corporate Services Committee

FROM: B. Newell, Chief Administrative Officer

DATE: July 5, 2018

RE: UBCM Meetings

Administrative Recommendation:

THAT the Regional District submit the identified requests to UBCM for meetings with Provincial Ministers at the September 10 – 14, 2018 UBCM Conference; and,

THAT development of Briefing Notes commence for review by Committee in August.

Purpose:

The Committee was asked to identify issues that they wish to pursue at the Union of BC Municipalities Convention taking place September 10-14, 2018 in Whistler. The deadline to request meetings with Provincial Ministers and/or Senior Provincial Staff is July 13, 2018.

Reference:

Invitation from UBCM to submit meeting requests for the 2018 UBCM Conference.

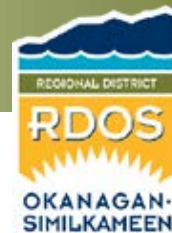
Background:

Committee reviewed the 2017 Meeting list at their meeting of June 17, 2018, identified recurring and new issues for 2018.

Analysis:

The following issues were proposed for meeting requests:

1. Storm Drainage in the Regional District (MoTI – Claire Trevena)
2. Orphan Dikes (FLNRO – Doug Donaldson)
3. 2018 Flood Management Event - Public Service Messaging and Flood Response Approvals- to say thanks (FLNRO – Doug Donaldson)
4. Rural Library Funding (Education – Rob Flemming)
5. Public Transit Options – Okanagan to Lower Mainland, RideShare, Uber (MoTI – Claire Trevena)
6. KVR Trail Damage and Cycling Infrastructure (FLNRO – Doug Donaldson)
7. ALC Policies on Corporate Grow Ops (Agriculture – Lana Popham)
8. Provincial Policing (Public Safety and Emergency Preparedness – Mike Farnsworth)
9. Single Approach Recycling - Eliminate Deposit (MoE – George Heyman)
10. Prolific Offender Sentencing – Impacts on Communities (Solicitor General)
11. Sage Mesa Water System Funding (Municipal Affairs – Selena Robinson)



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Environment and Infrastructure Committee

Thursday, July 05, 2018

10:45 a.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Environment and Infrastructure Committee Meeting of July 5, 2018 be adopted.

B. DELEGATION – Ministry of Transportation and Infrastructure

1. Steve Sirett, District Program Manager – Okanagan-Shuswap District Office

Mr. Sirett will address the Board to present an update of ongoing projects.

C. INVESTING IN CANADA INFRASTRUCTURE PROGRAM (ICIP) GRANT OPPORTUNITIES - For Discussion

1. Potential "Green" Projects
2. Rating Criteria

To review different capital projects eligible for application to the Investing in Canada Infrastructure Program, Green Infrastructure – Environmental Quality Program.

D. ADJOURNMENT

ADMINISTRATIVE REPORT

TO: Environment and Infrastructure Committee

FROM: B. Newell, Chief Administrative Officer

DATE: July 5, 2018

RE: Investing in Canada Infrastructure Program Grant Opportunities

For Discussion

Purpose:

To review different capital projects eligible for application to the Investing in Canada Infrastructure Program, Green Infrastructure – Environmental Quality Program

References:

Program Guide "Canada-British Columbia Investing in Canada Infrastructure Program, Green Infrastructure – Environmental Quality Sub-Stream" Published May 31, 2018

Evaluation Spreadsheet for proposed projects

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:

On May 31, 2018 the Canadian and British Columbian governments committed up to \$243 million towards an initial intake of the Green Infrastructure – Environmental Quality Program to support cost-sharing of public infrastructure projects in communities across the province.

The program is aiming to create long term economic growth, building inclusive and sustainable communities and support a low carbon, green economy. The Green Infrastructure-Environmental Quality Program will support quality and management improvements for eligible projects.

Eligible projects must meet one of the following outcomes:

- Increased capacity to treat and/or manage wastewater and stormwater
- Increased access to potable water
- Increased capacity to reduce and/or remediate soil and/or air pollutants

The cost sharing arrangement for this grant program is up to 40% from the Government of Canada and 33.33% from the Province of British Columbia. The remaining 26.66% is the responsibility of the service area residents.

Projects with an estimated value greater than \$10 Million will also be subject to climate lens assessments that would include a greenhouse gas emission assessment that includes a cost per tonne calculation and a climate change resilience assessment prior to approval of grant funds.

The Regional District may submit one application for each community. A community is defined in the grant program as a settlement area with a regional district electoral area or an established or proposed service area.

The application deadline for submission of applications is August 29, 2018. A resolution will be required from the Board for each project being applied for that will follow at a subsequent meeting in July or August.

Analysis:

The Regional District has many potential infrastructure projects identified. The ICIP Grant Program is somewhat restrictive in that a local government may submit one application per community, but as we know, governments like to spread grant funds around and we'll need to prioritize to be successful. The following is a list of known projects that could have applications submitted for this round of the ICIP.

OVERALL SYSTEMS:

SCADA Master Plan for Water, Wastewater and Solid Waste Systems

- Supervisory Control and Data Acquisition (SCADA) systems provide real time data from the field to the operators. Utilities have been increasing in complexity with the system controls as numerous monitoring devices and sensors provide numerous inputs and outputs for running of the system. SCADA systems have become vital to our operations.
- The proposed project will produce a SCADA master plan that will discuss the long term goals for the system in terms of communication strategies, technological changes, system security, staffing levels and budgeting for the different systems. Additionally, new infrastructure will be installed and for improvement of the reliability, security and redundancy of the system. This plan will also serve as a guideline for what SCADA would be required for new systems transferring to the Regional District.

WASTEWATER:

Kaleden & Skaha Estates Sewer Extension Project (Area D)

- A New Building Canada Fund – Small Communities Fund (NBCF-SCF) grant has been received for the Skaha Estates sewer component of the work, however additional funding will be required to proceed for the Kaleden Sewer Extension Project.
- With both areas brought into the Okanagan Falls WWTP, one additional operator will be required.

Okanagan Falls Liftstation #3 upgrade (Area D)

- A complete upgrade and backup power is contemplated for the liftstation #3 located at the end of Main Street by Skaha Lake.

WATER:

Osoyoos Water System Twinning (Area A)

The Town of Osoyoos is in the process of twinning their water system and they service a small population in Electoral Area A. The Town would prefer that the RDOS submitted the application for the section in the Regional District so the Town can submit an application for a separate part of the system.

Willowbrook Water System Treatment Upgrade (Area C)

- The small community system's water supply was recently assessed by the Interior Health Authority as being under the influence of surface water. This means that the water withdrawn from the well can contain pathogenic bacteria because there is insufficient vertical distance to the underground aquifer to remove the pathogens as the water moves down through the soil.
- The IHA will likely require the Regional District to install treatment soon on the water system. Grant funding will be the only affordable way for the property owners to cover the costs of this work.

Sun Valley Water System Treatment Upgrade and Metering (Area D)

- The IHA is currently completing an assessment of the Sun Valley water system to determine if the well is under the influence of the surface water. If this is the case, IHA will require treatment be installed at this system. With 30 property owners, treatment options are too expensive without grant funding.
- The community and the Regional District are also very interested in adding water meters to allow for a change in the billing structure to a user pay service.

Naramata Water System Filtration Upgrade (Area E)

- The Naramata Water System currently operates with an Ultra-Violet (UV) and Chlorine disinfection system to treat the water prior to distribution to the community. With the increasing turbidity occurring in the lake each year at feshet, it is likely the Interior Health Authority would require the installation of further water treatment components to fully meet all the drinking water criteria.
- Since the installation of the new treatment system, the Regional District has been collecting data and working towards receiving a filtration deferral for the water system. If this application is rejected by IHA, the Regional District will be required to install filtration.

Missezula Lake Water System (Speculative based on ownership)

- The Missezula Lake Water District has requested transfer of ownership and operation of their water system to the Regional District. An assessment has been completed and the details will be brought to the Board for discussion.
- Several upgrades to the system will be required in the immediate future.
- 0.5-1.0 FTE would likely be required with the addition of a treatment system and reservoir

Various Watermain upgrade projects

- Several communities, such as Olalla and Naramata, require watermain upgrades for aging infrastructure.

Conceptual Projects

At some point in the future, and as the Regional District evolves, there are other projects that will come to the Board's attention that could reshape our development.

1. City of Penticton Growth

The City of Penticton may be looking for reasonable areas to grow. Bounded on the north by Okanagan Lake; the south by Skaha Lake, the west by Area "F" and the east by Area "D" & "E"; the City and the Regional District should be working together to establish a development plan and thresholds for annexation of developable lands. To the east and west, this would see encroachment into already developed areas.

- West Bench/ Sage Mesa/ Husula Highlands – The densification of Penticton/West would require upgrading to the Sage Mesa Water System (privately owned), sewerage and storm drainage. There are developable in-fill parcels and potential subdivisions that could occur if these hurdles were cleared, but the infrastructure costs would be significant and grant funding would be essential.
- Upper Carmi/ Naramata Road – The densification of Penticton/East would require extension of city infrastructure to capture the available lands within the municipal boundary, and there's interest in this from an active developer. The Campbell Mountain Landfill has an impact, as does the steep slope and geotechnical nature of the valley. For growth, though, the City would need to extend their boundary along the Naramata bench. As the City extends, land development to an urban standard gets more expensive and may conflict with the rural nature of the current use.

2. Storm Water Management

The Regional District has no mandate for storm water management, but it's becoming more and more of an issue. With the current experience of the past two years, there seems to be an expectation of citizens that the Regional District would work towards mitigation of known flood-prone areas; such as the Park Rill Watershed, Kearns Creek Watershed, Twin Lakes, orphan dikes on the Similkameen River, kettle lakes, etc.

We know that water is not influenced by artificial geographic boundaries or government jurisdictions. With the massive effort in 2018 to respond to flood emergencies and with the cooperation of MoTI, FLNRO, EMBC, First Nations and local government's disaster was averted. There will be lingering after-effects and surely, the same set of circumstances will occur again in the future.

While a regional storm water master plan may be beneficial to all and funded through the Emergency Management Program, specific projects may be localized and the Board would have to determine a fair mechanism to allocate cost. The governance and funding of storm water management will not be an easy issue to resolve, but in the end, it comes to money and some projects may be outside the local government ability to fund with property tax.

3. Water System Acquisition

Most regional districts are now experiencing pressure to accept ownership of water systems from public and private water purveyors. They often come with a small rate-base and large infrastructure deficit. Legislation around community water systems and standards for potable water are increasing. For subdivisions or existing high density areas, individuals may not be available taking into account the 1-hectare rule. A strategy to take us forward is a necessity, but provincial funding is going to be required as well.

4. RDOS Water System Upgrades

British Columbia has developed with this really odd system of allowing non-profit groups and private developers to own essential services like a water system. Then they impose increasingly complex regulations and higher standards that unsophisticated owners have trouble adhering to, in addition to serving a very small rate base that can't possibly afford the infrastructure upgrades required to maintain old systems. In addition to the water systems we're being approached to acquire, the regional district has eight of our own systems that have the same increasing requirement. The Auditor General for Local Government provided a set of recommendations for implementation that would bring our systems up to a generally accepted standard for a municipal water system. This will be an ambitious target for our current systems to aspire to.

5. How do we get septic effluent out of our lakes?

The Board has concentrated efforts and grant funding to address waste water treatment around water bodies. The NW Sewer System on Osoyoos Lake, Gallagher Lake and our current efforts to extend the Okanagan Falls Collection System out to Skaha Estates and Kaleden are examples. The Regional District has so many other areas where we suspect that development on lakes may have sub-standard septic systems. At what point will a Naramata require waste water treatment? The need for a regional, or local, Liquid Waste Master Plans is becoming more important, but again it comes down to funding and resources.

RANKING INFO

1. PUBLIC BENEFIT	
Provides a public benefit to one or more communities	H-7
Provides a public benefit to one entire community	M-4
Provides a public benefit to a portion of a community	L-1
2. REGULATORY OBLIGATION	
Legislated Duty - required to provide by Province, IHA or other regulatory body	H - 7
Implied Responsibility - determined by community process	M - 4
Enabling Provisions - determined by Council/Board policy	L - 1
3. HEALTH AND SAFETY	
Public Safety - life/death	H - 7
Public Health - sickness	M - 4
Well Being - lifestyle	L - 1
4. ENVIRONMENTAL HEALTH	
Environmental negative impact if not completed	H - 7
Environmental damage could occur in future	M - 4
Little environmental impact	L - 1
5. QUALITY OF LIFE	
Sustainable Community	H - 7
Community Image/Aesthetic - visual	M - 4
Community Pride - feeling	L - 1
6. PUBLIC NEED	
Community At Large - community wide demand	H - 7
Multiple Interests - many groups	M - 4
Vested Interest - one group	L - 1
7. CAPACITY	
Project Completion within 3 years	H - 7
Project Commences within 3 years	M - 4
Project contemplated	L - 1
8. SERVICE AREA ESTABLISHED	
Service Area and Borrowing Bylaw inplace	H - 7
Service area may be available but borrowing required (public supportive)	M - 4
Service area and borrowing required (public likely opposed)	L - 1
9. STAFFING RESOURCES	
No new staffing resources are required for during or after project completion	H - 7
Up to 1.0 FTE will likely be required during or after the project is completed (i.e. increase to operations or finance)	M - 4
At least 1.0 FTE or more staff will be required during the project or after the project is complete	L - 1

2018 ELIGIBLE PROJECTS FOR ICIP GRANTS
Criteria & Score

max pts

Project	Area	Status/Stage	PB	RO	HS	EH	QL	PN	CA	SA	SR	Total	63
WASTEWATER													
Okanagan Falls lift station #3 upgrade	D	Basic design and flow assessment; replacement needed										0	0.0%
Skaha Estates Sewer extension	D	<i>Predesign completed (insufficient funding with current grant)</i>										0	0.0%
Kaleden Sewer extension	I	<i>Preliminary Design completed</i>										0	0.0%
												0	0.0%
WATER													
SCADA Master Plan and Upgrade	All	Very preliminary work completed; upgrades will be needed										0	0.0%
Willowbrook Water System Treatment	C	Master Plan completed (2018); required timing will be up to IHA										0	0.0%
Sun Valley Water Treatment & Meters	D	No information prepared to date; required timing will be up to IHA										0	0.0%
Naramata Watermain Upgrades	E	No available designs prepared										0	0.0%
Naramata Water System Filtration	E	No design; required timing will be up to IHA										0	0.0%
Naramata Water Flume	E	Conceptual										0	0.0%
Naramata Reservoir Upgrades	E	No design prepared										0	0.0%
Sage Mesa Water System	F	Conceptual study completed (2011)										0	0.0%
Olalla Watermain Upgrades	G	No information prepared to date										0	0.0%
Olalla Water System Treatment	G	No information available										0	0.0%
Missezula Lake Water Upgrades	H	Assessment completed (2018)										0	0.0%

2018 ELIGIBLE PROJECTS FOR ICIP GRANTS
Criteria & Score

max pts

Project	Area	Status/Stage	PB	RO	HS	EH	QL	PN	CA	SA	SR	Total	63
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RANKING INFO
1. PUBLIC BENEFIT

Provides a public benefit to one or more communities	H-7
Provides a public benefit to one entire community	M-4
Provides a public benefit to a portion of a community	L-1

2. REGULATORY OBLIGATION

Legislated Duty - required to provide by Province, IHA or other regulatory body	H - 7
Implied Responsibility - determined by community process	M - 4
Enabling Provisions - determined by Council/Board policy	L - 1

3. HEALTH AND SAFETY

Public Safety - life/death	H - 7
Public Health - sickness	M - 4
Well Being - lifestyle	L - 1

4. ENVIRONMENTAL HEALTH

Environmental negative impact if not completed	H - 7
Environmental damage could occur in future	M - 4
Little environmental impact	L - 1

5. QUALITY OF LIFE

Sustainable Community	H - 7
Community Image/Aesthetic - visual	M - 4
Community Pride - feeling	L - 1

6. PUBLIC NEED

Community At Large - community wide demand	H - 7
Multiple Interests - many groups	M - 4
Vested Interest - one group	L - 1

7. CAPACITY

Project Completion within 3 years	H - 7
Project Commences within 3 years	M - 4
Project contemplated	L - 1

8. SERVICE AREA ESTABLISHED

Service Area and Borrowing Bylaw inplace	H - 7
Service area may be available but borrowing required (public supportive)	M - 4
Service area and borrowing required (public likely opposed)	L - 1

9. STAFFING RESOURCES

No new staffing resources are required for during or after project completion	H - 7
Up to 1.0 FTE will likely be required during or after the project is completed (i.e. increase to operations or finance)	M - 4
At least 1.0 FTE or more staff will be required during the project or after the project is complete	L - 1

2018 ELIGIBLE PROJECTS FOR ICIP GRANTS
Criteria & Score

max pts

Project	Area	Status/Stage	PB	RO	HS	EH	QL	PN	CA	SA	SR	Total	63
WASTEWATER													
Okanagan Falls lift station #3 upgrade	D	Basic design and flow assessment; replacement needed	4	4	4	4	7	7	7	4	7	48	76.2%
Skaha Estates Sewer extension	D	<i>Predesign completed (insufficient funding with current grant)</i>	7	4	4	4	7	7	4	1	1	39	61.9%
Kaleden Sewer extension	I	<i>Preliminary Design completed</i>	7	4	4	4	7	7	4	1	1	39	61.9%
												0	0.0%
WATER													
SCADA Master Plan and Upgrade	All	Very preliminary work completed; upgrades will be needed	7	4	4	1	7	7	7	7	4	48	76.2%
Willowbrook Water System Treatment	C	Master Plan completed (2018); required timing will be up to IHA	4	4	4	1	7	7	4	4	4	39	61.9%
Sun Valley Water Treatment & Meters	D	No information prepared to date; required timing will be up to IHA	4	4	4	1	7	7	4	4	4	39	61.9%
Naramata Watermain Upgrades	E	No available designs prepared	4	4	4	1	7	7	4	4	7	42	66.7%
Naramata Water System Filtration	E	No design; required timing will be up to IHA	4	4	4	1	7	7	1	4	4	36	57.1%
Naramata Water Flume	E	Conceptual	4	1	1	4	4	4	1	1	4	24	42.9%
Naramata Reservoir Upgrades	E	No design prepared	4	4	4	1	7	7	1	4	7	39	61.9%
Sage Mesa Water System	F	Conceptual study completed (2011)	4	4	4	1	7	7	1	1	1	30	47.6%
Olalla Watermain Upgrades	G	No information prepared to date	4	4	4	1	7	7	4	4	7	42	66.7%
Olalla Water System Treatment	G	No information available	4	4	4	1	7	7	1	4	4	36	64.3%
Missezula Lake Water Upgrades	H	Assessment completed (2018)	4	4	4	1	7	7	4	1	1	33	52.4%

2018 ELIGIBLE PROJECTS FOR ICIP GRANTS

Criteria & Score

max pts

Project	Area	Status/Stage	PB	RO	HS	EH	QL	PN	CA	SA	SR	Total	63
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RANKING INFO

1. PUBLIC BENEFIT

Provides a public benefit to one or more communities	H-7
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2. REGULATORY OBLIGATION

Legislated Duty - required to provide by Province, IHA or other regulatory body	H - 7
Implied Responsibility - determined by community process	M - 4
Enabling Provisions - determined by Council/Board policy	L - 1

3. HEALTH AND SAFETY

Public Safety - life/death	H - 7
Public Health - sickness	M - 4
Well Being - lifestyle	L - 1

4. ENVIRONMENTAL HEALTH

Environmental negative impact if not completed	H - 7
Environmental damage could occur in future	M - 4
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5. QUALITY OF LIFE

Sustainable Community	H - 7
Community Image/Aesthetic - visual	M - 4
Community Pride - feeling	L - 1

6. PUBLIC NEED

Community At Large - community wide demand	H - 7
Multiple Interests - many groups	M - 4
Vested Interest - one group	L - 1

7. CAPACITY

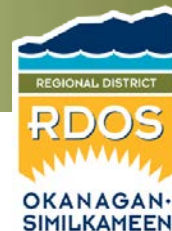
Project Completion within 3 years	H - 7
Project Commences within 3 years	M - 4
Project contemplated	L - 1

8. SERVICE AREA ESTABLISHED

Service Area and Borrowing Bylaw inplace	H - 7
Service area may be available but borrowing bylaw required (public supportive)	M - 4
Service area and borrowing bylaw required	L - 1

9. STAFFING RESOURCES

No new staffing resources are required for during or after project completion	H - 7
Up to 1.0 FTE will likely be required during or after the project is completed (i.e. increase to operations or finance)	M - 4
At least 1.0 FTE or more staff will be required during the project or after the project is complete	L - 1



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Protective Services Committee

Thursday, July 05, 2018

12:00 p.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Protective Services Committee Meeting of July 5, 2018 be adopted.

B. EMERGENCY MANAGEMENT UPDATE – For Information Only

C. ADJOURNMENT



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BOARD of DIRECTORS MEETING

Thursday, July 05, 2018
12:45 p.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

THAT the Agenda for the RDOS Board Meeting of July 5, 2018 be adopted.

1. Consent Agenda – Corporate Issues

a. Electoral Area “D” Advisory Planning Commission – June 12, 2018

THAT the Minutes of the June 12, 2018 Electoral Area “D” Advisory Planning Commission be received.

b. Electoral Area “H” Advisory Planning Commission – June 19, 2018

THAT the Minutes of the June 19, 2018 Electoral Area “H” Advisory Planning Commission be received.

c. Corporate Services Committee – June 21, 2018

THAT the Minutes of the June 21, 2018 Corporate Services Committee be received.

That the Board direct staff to investigate the feasibility of a joint use building.

d. Environment and Infrastructure Committee – June 21, 2018

THAT the Minutes of the June 21, 2018 Environment and Infrastructure Committee be received.

THAT the Board of Directors recommend moving forward with the process of service area creation and acquisition of the water system, upon confirmation of either dissolution of the Missezula Lake Improvement District or removal by Order in Council of the water system portion of the Improvement District.

e. Protective Services Committee – June 21, 2018

THAT the Minutes of the June 21, 2018 Protective Services Committee be received.

f. RDOS Regular Board Meeting – June 21, 2018

THAT the minutes of the June 21, 2018 RDOS Regular Board meeting be adopted.

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)

THAT the Consent Agenda – Corporate Issues be adopted.

2. Consent Agenda – Development Services

- a. Development Variance Permit – 2404 87th Street, Osoyoos, Electoral Area “A”**
 - i. Permit No. A2018.080-DVP

To allow the siting of an accessory structure (pool) within the front yard setback.

THAT the Board of Directors approve Development Variance Permit No. A2018.080-DVP.

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

B. DEVELOPMENT SERVICES – Rural Land Use Matters

- 1. Official Community Plan (OCP) Amendment – Electoral Area “D” Okanagan Falls Town Centre Plan Implementation (Phase 1)**
 - a. Bylaw No. 2603.11, 2018
 - i. Bylaw No. 2603.11, 2018 – Schedule B
 - ii. Bylaw No. 2603.11, 2018 – Schedule C
 - b. Responses Received

To incorporate the recommendations of the Okanagan Falls Town Centre Plan prepared by Urban Forum Associates (November 3, 2017) into the Electoral Area “D-2” Official Community Plan (OCP) Bylaw No. 2603, 2013.

RECOMMENDATION 4 (Unweighted Rural Vote – Simple Majority)
THAT Bylaw No. 2603.11, 2018, Electoral Area “D” 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 this report from the Chief Administrative Officer dated July 5, 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. 2603.11, 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 August 2, 2018; 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 Area “E” Zone Review – 7005 Indian Rock Road (“Sunset Acres”)**
 - a. Bylaw No. 2458.12, 2018
 - b. Bylaw No. 2459.29, 2018
 - i. Bylaw No. 2459.29, 2018 – Schedule B
 - c. Responses Received

The amendment bylaws propose to replace the Tourist Commercial One (CT1) Zone that applies to the property at 7005 Sunset Road (legally described as Lot A, Plan KAP58846, District Lot 391, 3986S & 4018S, SDYD) with a new “Sunset Acres Comprehensive Development” Zone in the Electoral Area “E” Zoning Bylaw No. 2459, 2008.

RECOMMENDATION 5 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2458.12, 2018, Electoral Area “E” Official Community Plan Amendment Bylaw and Bylaw No. 2459.29, 2018, Electoral Area “E” Zoning Amendment Bylaw be read a first and second time and proceed to public hearing; and

THAT the Board of Directors considers the process, as outlined in the report from the Chief Administrative Officer dated July 5, 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. 2458.12, 2018, in conjunction with its Financial and applicable Waste Management Plans.

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*.

3. **Official Community Plan (OCP) & Zoning Bylaw Amendment – Coalmont, Electoral Area “H”**
- a. Bylaw No. 2497.09, 2018
 - b. Bylaw No. 2498.13, 2018

To amend the zoning of 2 parcels to Parks and Recreation (PR) to reflect their donation for public use.

RECOMMENDATION 7 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2497.09, 2018, Electoral Area “H” Official Community Plan Amendment Bylaw and Bylaw No. 2498.13, 2018, Electoral Area “H” Zoning Amendment Bylaw be read a first and second time and proceed to public hearing; and

THAT the Board of Directors considers the process, as outlined in this report from the Chief Administrative Officer dated July 5, 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. 2497.09, 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 August 2, 2018; and

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

4. **Official Community Plan (OCP) & Zoning Bylaw Amendments – Electoral Areas “A”, “C”, “D”, “E” & “F” Commercial Zone Review and Consolidation**
 - a. Bylaw No. 2788, 2018
 - b. Responses Received

Amendment Bylaw No. 2788 seeks to amend the Okanagan Valley Electoral Area Official Community Plan and Zoning Bylaws in order to update the Commercial Zones. This amendment relates to the work being undertaken on the preparation of a single Okanagan Valley Electoral Area Zoning Bylaw.

RECOMMENDATION 8 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2788, 2018, Regional District of Okanagan-Similkameen Commercial Zone Update Amendment Bylaw be read a first and second time and proceed to a public hearing; and

THAT the Board of Directors considers the process, as outlined in this report from the Chief Administrative Officer dated July 5, 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. 2788, 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 August 2, 2018; and

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

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

To correct a mapping error that resulted in the duplex zoning of the property being removed.

RECOMMENDATION 9 (Unweighted Rural Vote – Simple Majority)

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

6. Official Community Plan (OCP) Amendment – Electoral Area “C”

- a. Bylaw No. 2452.20, 2018
 - i. Bylaw No. 2452.20, 2018 – Schedule A
 - ii. Bylaw No. 2452.20, 2018 – Schedule B
 - iii. Bylaw No. 2452.20, 2018 – Schedule C
- b. Responses Received

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.

RECOMMENDATION 10 (Unweighted Rural Vote – 2/3 Majority)

THAT Bylaw No. 2452.20, 2018, Electoral Area “C” Official Community Plan Amendment Bylaw be read a third time and adopted.

7. Zoning Bylaw Amendment – 102 Saliken Drive, Upper Carmi, Electoral Area “D-2”

- a. Bylaw No. 2455.33, 2018
- b. Public Hearing Report – June 11, 2018
- c. Responses Received

To allow for development of an accessory dwelling unit in lieu of a secondary suite.

RECOMMENDATION 11 (Unweighted Corporate Vote – Simple Majority)

THAT the public hearing report be received.

RECOMMENDATION 12 (Unweighted Rural Vote – 2/3 Majority)

THAT Bylaw No. 2455.33, 2018, Electoral Area “D-2” Zoning Amendment Bylaw be read a third time and adopted.

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

- a. Bylaw No. 2797, 2018

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.

RECOMMENDATION 13 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2797, 2018, Regional District of Okanagan-Similkameen Small Holdings One (SH1) Zone Review Amendment Bylaw be adopted.

9. Remedial Action for Demolition or Relocation of Structures Located at 1825 Green Mountain Road, Apex

RECOMMENDATION 14 (Unweighted Corporate Vote – Simple Majority)

WHEREAS Part 3, Division 12, Section 72 of the *Community Charter* (made applicable to Regional Districts by Section 305 of the *Local Government Act*) authorizes the Board to impose a remedial action requirement of the property owner(s) of the property located at 1825 Green Mountain Road, Apex where:

“The Board considers that a hazardous condition exists in relation to a building or other structure”

AND WHEREAS there are various structures located on the property located at 1825 Green Mountain Road including a single family dwelling and a detached garage (the structures);

NOW THEREFORE the Board of the Regional District of Okanagan-Similkameen, in open meeting assembled, resolves as follows:

1. That the Board hereby declares that a hazardous condition exists within the meaning of Section 73 of the *Community Charter* with respect to the structures located on the property legally described as Lot 1, Plan KAP22351, District Lot 3396, SDYD and located at 1825 Green Mountain Road, due to unstable land located both above and below the structures;
2. That the Board orders pursuant to its remedial action powers under Part 3, Division 12, Section 72 of the *Community Charter*, that the Owners of the property located at 1825 Green Mountain Road:
 - i. Immediately evacuate the structures with a provision that temporary access to the dwelling and outbuildings to remove contents is considered safe under current conditions;
 - ii. Obtain building permits to relocate the structures to an acceptable geotechnically stable location; or
 - iii. Obtain permits to demolish the structures; or
 - iv. Obtain building permits authorizing remediation of the structures under the approval of a qualified professional geotechnical and structural engineer
3. That this order be fulfilled not later than 180 days after notice of this remedial action requirement under Section 77 of the *Community Charter* has been sent by the Regional District of Okanagan-Similkameen to the owners;
4. That the Regional District of Okanagan-Similkameen provide notice to the persons entitled to notice under section 77 of the *Community Charter*;

5. That the Regional District of Okanagan-Similkameen notify the persons entitled to Notice under Section 77 of the *Community Charter* that they may request that the Regional Board reconsider the *Remedial Action Requirement* pursuant to Section 78 of the Charter by providing the Regional District of Okanagan-Similkameen written notice within 14 days of the date on which notice under Section 77 of the *Community Charter* was sent; and
 6. That if any or all of the actions required by the *Remedial Action Requirement* are not completed by the date set out above, the Regional District of Okanagan-Similkameen may undertake any or all of the actions required by the *Remedial Action Requirement* at the expense of the Owners, as authorized by Section 17 of the *Community Charter* and Sections 418 and 399 of the *Local Government Act*.
-

10. Letters of Concurrence (Telus) – Electoral Area “E”

- a. Request for Concurrence
- b. Responses Received by RDOS
- c. Responses Received by Telus – BCB576 and BCB577
- d. Responses Received by Telus – BCB577 Only

To allow for the replacement of two (2) Telus utility pole/wireless communication facilities.

RECOMMENDATION 15 (Unweighted Rural Vote – Simple Majority)

THAT the Board of Directors authorize a “Letter of Concurrence” to be sent to Innovation, Science, and Economic Development Canada in relation to a proposed telecommunication tower BCB576 to be located near Naramata Road & Arawana Road; and

THAT the Board of Directors authorize a “Letter of Concurrence” to be sent to Innovation, Science, and Economic Development Canada in relation to a proposed telecommunication tower BCB577 to be located near North Naramata Road & Smethurst Road.

C. LEGISLATIVE SERVICES**1. Repeal of Irrigation and Improvement District Bylaws**

- a. Bylaw 2812, 2018 - Naramata Irrigation District
 - i. Bylaw 2812, 2018 – Schedule A
- b. Bylaw 2813, 2018 - Olalla Improvement District
 - i. Bylaw 2813, 2018 - Schedule A
- c. Bylaw 2814, 2018 - Sun Valley Improvement District
 - i. Bylaw 2814, 2018 - Schedule A
- d. Bylaw 2814, 2018 – West Bench Irrigation District
 - i. Bylaw 2814, 2018 - Schedule A

RECOMMENDATION 16 (Unweighted Corporate Vote – 2/3 Majority)

THAT the following Bylaws be read a first, second and third time and be adopted:

- 1. Naramata Irrigation District Repeal Bylaw 2812, 2018,**
 - 2. Olalla Improvement District Repeal Bylaw 2813, 2018,**
 - 3. Sun Valley Improvement District Repeal Bylaw 2814, 2018, and**
 - 4. West Bench Irrigation District Repeal Bylaw 2815, 2018.**
-

2. Naramata Cemetery Regulation Bylaw No. 2816, 2018

- a. Bylaw No. 2816, 2018
 - i. Bylaw No. 2816, 2018 - Schedule A

To bring the cemetery bylaw into compliance with the new *Cremation, Interment and Funeral Services Act* and to update Schedule 'A' attached to the bylaw, being Permit (Right of Internment - Plot Reservation License) to conform with Regional District Fees and Charges Bylaw (Cemetery Fees).

RECOMMENDATION 17 (Unweighted Corporate Vote – 2/3 Majority)

THAT Bylaw 2816, 2018 Regional District of Okanagan-Similkameen Naramata Cemetery Regulation Bylaw be read a first, second and third time and be adopted.

3. Declaration of State of Local Emergency Approval

D. CAO REPORTS**1. Verbal Update**

E. OTHER BUSINESS

1. Chair's Report

2. Directors Motions

3. Board Members Verbal Update

F. ADJOURNMENT

Minutes

Electoral Area “D” Advisory Planning Commission

Meeting of Tuesday, June 12, 2018

Okanagan Falls Community Centre (Gymnasium)

1141 Cedar Street, Okanagan Falls, BC

Present: Tom Siddon, Director, Electoral Area “D”
Members: Jerry Stewart, Robert Handfield, Ron Obirek, Robert Pearce, Don Allbright, Navid Chaudry, Doreen Olson, Doug Lychak, Jill Adamson.

Absent: Bob Haddow
Staff: Evelyn Riechert, Planner
Jeff Thompson, Recording Secretary

Delegates: Suki Sekhon

1. CALL TO ORDER

The meeting was called to order at 7:24 p.m.

2. APPROVAL OF PREVIOUS MEETING MINUTES

It was Moved and Seconded by the APC that the Minutes of May 8, 2018 be approved.

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

MOTION

CARRIED (UNANIMOUSLY)

3. ADOPTION OF AGENDA

MOTION

It was Moved and Seconded that the Agenda be adopted.

CARRIED

(UNANIMOUSLY)

4. DEVELOPMENT APPLICATIONS

4.1 D02342.001 / D02343.000 / D2017.069-ZONE – Zoning Bylaw Amendment Application

Delegates: Suki Sekhon

Suki Sekhon gave an overview of the proposed development at Twin Lakes.

Discussion

- Concern over phasing process and feasibility/impact of phase 2 of the project.
- Concerns regarding escape routes for fire, and potential impacts to Dominion Radio Astrophysical Observatory if local traffic / population is to increase. Traffic to be strongly discouraged to use White Lake Rd to Hwy 97.
- Possibility of placing a 'no build' covenant on portion of hillside that is to become a Resource Area (RA).
- The RA zone currently permits a campground use, applicant is also using some land for agriculture. It was noted that the hillside is an Environmentally Sensitive Development Permit Area.
- Confirmed that the wastewater system will conform to modern standards and will be able to accommodate vacation rentals – who typically used more water than traditional users.
- Concerns regarding water supply and usage; including how much water will be used during construction.
- Applicant indicated that the Golder report stated that water supply would not be an issue for the first phase of the development (~46 units).
- Ultimately the longevity of the water supply is difficult to predict. For phase 2, a gravity-based reservoir system would be built. It was noted that water monitoring is required for the development, but there is currently no monitoring for private wells in the area.
- The intent of this process is to place a no build covenant on the second phase of the project to allow for monitoring and assessment of the water supply. It may be more appropriate to place a condition and time frame on the completion of the final unit in phase 1 before moving on to phase 2. This will allow for an assessment of the water supply.
- Applicant may keep the RV park, with potential of relocating it towards the highway.
- Development is marketed primarily towards young families and seniors.

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board of Directors that the subject development application be approved with the following conditions:

1. THAT a 'no build' covenant be registered on the title of "Lot A" prior to adoption of Amendment Bylaw 2457.20 in order that those areas identified as "Phase 2" cannot

proceed until groundwater sustainability and availability can be proven to warrant further development *and that "Phase 2" may not proceed until the completion of "Phase 1" and an assessment of the local water supply has been completed**;

2. THAT the property owner enter into a servicing agreement with the Regional District prior to adoption of Amendment Bylaw 2457.20 in order to ensure that the proposed community water system and community sanitary system is designed and built in accordance with RDOS Subdivision Servicing Bylaw 2000, 2002, and for water system design, Development Variance Permit D2016.051-DVP;
3. THAT the property owner petitions and receives approval from the RDOS Board of Directors for the creation of applicable Service Areas for the community water and sanitary systems; and
4. THAT the property owner petitions and receives approval from the RDOS Board of Directors for the creation of applicable Service Area for the monitoring and regulation the existing irrigation wells utilized for the golf course.

- **NOTE additional wording of condition 1.*

CARRIED (1 Opposed)

5. ADJOURNMENT

MOTION

It was Moved and Seconded that the meeting be adjourned at 8:26 pm.

CARRIED

(UNANIMOUSLY)

Advisory Planning Commission Chair



Advisory Planning Commission Recording Secretary



Minutes

Electoral Area 'H' Advisory Planning Commission

Meeting of Tuesday, June 19, 2018

Riverside Centre – 148 Old Hedley Road, Princeton, BC

Present: Bob Coyne, Director, Electoral Area "H"

Members: Ole Juul (Chair), Lynne Smyth, Tom Rushworth, Gail Smart, Dave Rainer, Marg Reichert, Rob Miller (Vice Chair)

Absent: Dennis Dawson

Staff: Christopher Garrish, Planning Supervisor

Recording Secretary: Gail Smart

Delegates: None

1. CALL TO ORDER

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

ADOPTION OF AGENDA

MOTION

It was Moved and Seconded that the Agenda be adopted.

CARRIED

2. DEVELOPMENT APPLICATIONS

2.1 H2018.084-ZONE – Coalmont Parkland Dedication Rezoning Proposal

Discussion.

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board of Directors that the proposed rezoning of the subject parcels to Parks and Recreation (PR) be approved.

CARRIED

3. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION

It was Moved and Seconded by the APC that the Minutes of February 20, 2018 be approved.

CARRIED

4. ADJOURNMENT

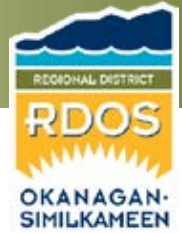
MOTION

It was Moved and Seconded that the meeting be adjourned at 7:08 pm.

CARRIED

Advisory Planning Commission Chair

Advisory Planning Commission Recording Secretary / minute taker



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Corporate Services Committee

Thursday, June 21, 2018

9:01 a.m.

Minutes

MEMBERS PRESENT:

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

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

MEMBERS ABSENT:

STAFF PRESENT:

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

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and SECONDED

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

B. 2018 UBCM CONVENTION MINISTER AND PREMIER MEETINGS

The Committee was asked to identify issues that they wish to pursue at the Union of BC Municipalities convention taking place September 10-14, 2018 in Whistler. The deadline to request meetings with Provincial Ministers and/or senior Provincial staff is July 13, 2018.

The following issues were proposed for meeting requests:

- Orphan dikes
- flood management public service messaging, and FLNRORD (Ministry of Forest, Lands, Natural Resource Operations & Rural Development) to say thanks, recovery approvals

- Rural library funding
- Public Transit options – Okanagan to Lower Mainland, RideShare, Uber
- KVR trail damage and cycling infrastructure
- ALC policies on corporate grow ops
- Provincial policing
- Single approach recycling, eliminate deposit
- prolific offender sentencing – impacts on communities
- Minister Trevena – Drainage in the Regional District

C. GRANT PROJECT RATING CRITERIA

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

D. BOARD ROOM RELOCATION TO CITY HALL

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

It was MOVED and SECONDED

That the Board direct staff to investigate the feasibility of a joint use building. - **CARRIED**

E. ADJOURNMENT

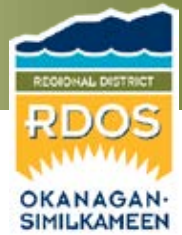
By consensus, the meeting adjourned at 9:59 a.m.

APPROVED:

CERTIFIED CORRECT:

K. Kozakevich
Committee Chair

B. Newell
Corporate Officer



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Environment and Infrastructure Committee

Thursday, June 21, 2018
10:00 a.m.

Minutes

MEMBERS PRESENT:

Chair M. Pendergraft, Electoral Area "A"
Vice Chair T. Siddon, Electoral Area "D"
Director F. Armitage, Town of Princeton
Director M. Bauer, Village of Keremeos
Director T. Boot, District of Summerland
Director M. Brydon, Electoral Area "F"
Director G. Bush, Electoral Area "B"
Director E. Christensen, Electoral Area "G"
Director B. Coyne, Electoral Area "H"

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

MEMBERS ABSENT:

STAFF PRESENT:

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

N. Webb, Manager of Public Works
L. Bloomfield, Engineer

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and SECONDED

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

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

It was MOVED and SECONDED

THAT the Board of Directors recommend moving forward with the process of service area creation and acquisition of the water system, upon confirmation of either dissolution of the Missezula Lake Improvement District or removal by Order in Council of the water system portion of the Improvement District. - **CARRIED**

C. ADJOURNMENT

By consensus, the Environment and Infrastructure Committee meeting adjourned at 10:29 a.m.

APPROVED:

CERTIFIED CORRECT:

M. Pendergraft
Environment and Infrastructure Committee Chair

B. Newell
Chief Administrative Officer



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN Protective Services Committee

Thursday, June 21, 2018
10:49 a.m.

Minutes

MEMBERS PRESENT:

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

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

MEMBERS ABSENT:

STAFF PRESENT:

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

P. Edmonds, Emergency Mgmt. Program Coordinator

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and SECONDED

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

Chair Jakubeit vacated the Boardroom at 10:59 a.m. Vice Chair Schafer chaired the remainder of the Committee meeting.

B. EMERGENCY MANAGEMENT UPDATE – For Information Only

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

C. ADJOURNMENT

By consensus, the Protective Services Committee meeting adjourned at 11:09 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 12:30 p.m. Thursday, June 21, 2018 in the Boardroom, 101 Martin Street, Penticton, British Columbia.

MEMBERS PRESENT:

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

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

MEMBERS ABSENT:

STAFF PRESENT:

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

B. Dollevoet, Manager of Development Services
M. Woods, Manager of Community 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 21, 2018 be amended by:

- removing Item A1f Minutes of June 7, 2018 RDOS Regular Board Meeting from the Consent Agenda;
- adding Item F2 Declaration of State of Local Emergency Approval;
- adding item F3 Items Removed from Consent Agenda.

CARRIED

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

(removed from Consent Agenda)

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)

IT WAS MOVED AND SECONDED

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

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 addressed the Board to discuss offsetting program costs with revenue generation.

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

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. – **CARRIED**

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

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. - **CARRIED**

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)**It was MOVED and SECONDED**

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. - **CARRIED**

Opposed: Directors Christensen, Siddon

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

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*.

CARRIED

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.

Director Siddon advised that the public hearing report reflected an accurate account of what took place at the public hearing held on June 11, 2018.

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

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

RECOMMENDATION 8 (Unweighted Rural Vote – Simple Majority)**It was MOVED and SECONDED**

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.

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

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 adopted. - **CARRIED**

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)

It was MOVED and SECONDED

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

5. Development Variance Permit Application – 164 Secrest Hill Road, Oliver, Electoral Area “C”
 - a. Permit No. C2018.063-DVP
[Response Received](#)

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

RECOMMENDATION 11 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

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

Opposed: Directors Siddon, Christensen

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)**It was MOVED and SECONDED**

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.

CARRIED

2. 2018 Keremeos Volunteer Fire Department Roster

RECOMMENDATION 13 (Unweighted Corporate Vote – Simple Majority)**It was MOVED and SECONDED**

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

CARRIED

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)**It was MOVED and SECONDED**

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). - **CARRIED**

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".

addendum

2. [Declaration of State of Local Emergency Approval](#)**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 surrounding Electoral Area "A" due to expire June 13 2018, at midnight for a further seven days to June 20, 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 20 2018, at midnight for a further seven days to June 27, 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 11 June 2018, at midnight for a further seven days to 18 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 18 June 2018, at midnight for a further seven days to 25 June 2018, at midnight.

Electoral Area "D":

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 12 June 2018, at midnight for a further seven days to 19 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 19 June 2018, at midnight for a further seven days to 26 June 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 9 June 2018, at midnight for a further seven days to 16 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 16 June 2018, at midnight for a further seven days to 23 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 12 June 2018, at midnight for a further seven days to 19 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 19 June 2018, at midnight for a further seven days to 26 June 2018, at midnight.

CARRIED

3. Items removed from Consent Agenda – Corporate Issues

a. RDOS Regular Board Meeting – June 7, 2018

It was MOVED and SECONDED

THAT the minutes of the June 7, 2018 RDOS Regular Board meeting be adopted as amended to include reference to revised public hearing report. - **CARRIED**

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*
-

3. Directors Motions

4. Board Members Verbal Update

I. **ADJOURNMENT**

By consensus, the meeting adjourned at 2:11 p.m.

APPROVED:

CERTIFIED CORRECT:

K. Kozakevich
RDOS Board Chair

B. Newell
Corporate Officer

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 5, 2018

RE: Development Variance Permit — Electoral Area “A”

Administrative Recommendation:

THAT the Board of Directors approve Development Variance Permit No. A2018.080-DVP

Purpose: To allow the siting of an accessory structure (pool) within the front yard setback

Owner: Allan & Shawna Farrell Applicant: Roberta Lowther Folio: A-06315.055

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

Zoning: Residential Single Family One Site Specific (RS1s)

Requested to vary the front yard setback from 7.5 metres to 5.5 metres for an accessory structure

Proposed Development:

This application seeks to vary the minimum front parcel line setback from 7.5 metres to 5.5 metres in order to accommodate the construction of an accessory structure (in ground swimming pool).

In support of this proposal the applicant has stated that the variance is requested because “the lot is odd shaped and the house is on an angle. We would like the pool to be situated parallel to the property line, making more room around the pool”. Further, the applicant “would like the pool to be further away from the house for safety around the pool [and]... the pool will not be seen from the road, hidden by fencing and landscaping.”

Site Context:

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

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

Background:

The subject property was created by subdivision in 1966, and available Regional District records do not indicate any building permit records for the older dwelling, although the Record of Sewerage Report indicates the dwelling was built in 1969. A building permit was issued in February 2018 for an addition to the single family dwelling and an application for a pool has been received.

Under the Electoral Area “A” Official Community Plan (OCP) Bylaw No. 2450, 2008, the property is designated Low Density Residential (LR).

Under the Electoral Area Zoning Bylaw No. 2451, 2008, the property is zoned as Residential Single Family One Site Specific (RS1s), which establishes a front parcel line setback of 7.5 metres.

At its meeting of June 21, 2018, the Regional District Board adopted Amendment Bylaw No. 2451.22, 2018, a site specific bylaw that allowed for the development of a secondary suite on a parcel less than 2,020 m² when serviced by a septic system for the subject property.

Public Process:

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

Analysis:

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

The intent behind the front yard setback is generally to enhance the streetscape by minimizing the visual impact of excessive structures, to allow the front yard spaces of private homes to contribute to the character and visual character enjoyment of the street, and to enable the casual surveillance of the street by residents to contribute to the security of the neighbourhood.

In this case, the zoning allows for the construction of an accessory structure (pool) as an accessory use of the principal residential use of the property. The existing house and the additions being constructed do limit the availability of space for an in ground pool, as well, for aesthetic and safety reasons having some distance between the house and the pool appears to make sense.

A fence of 1.2 metres is required for the swimming pool under the building code, which is permitted within the front yard setback. The applicant intends to re-establish landscaping along 87th Street once the renovations are completed.

Conversely, it is unusual to locate a pool in the front yard of a residential property but in this case, the septic system in the back yard and the addition to the dwelling leave few options. The applicant could choose to install a narrower pool with less or no variance required. The applicant could have also considered designing the overall development from the onset with a view to maintain setbacks.

In summary, given the size and shape of the site, and the relatively low negative neighbourhood impact, Administration supports the requested variance.

Alternatives:

1. THAT the Board of Directors deny Development Variance Permit No. A2018.080-DVP; or
2. THAT the Board of Directors defer consideration of Development Variance Permit No. A2018.080-DVP and refer the application to the Electoral Area "A" Advisory Planning Commission.

Respectfully submitted:

ERiechert
E. Riechert, Planner

Endorsed by:


C. Garrish, Planning Supervisor

Endorsed by:


B. Dollevoet, Dev. Services Manager

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

No. 2 – Aerial Photo (2007)

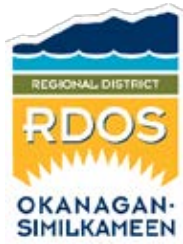
Attachment No. 1 – Site Photos (Google Streetview)



Attachment No. 2 – Aerial Photo (2007)



Subject
Property
(APPROXIMATE)



Development Variance Permit

FILE NO.: A2018.080-DVP

Owner: Allan & Shawna Farrell
2404 87th Street
Osoyoos, BC, V0H 1V1

Agent: Roberta Lowther
2404 87th Street
Osoyoos, BC V0H 1V1

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 'A' and applies to and only to those lands within the Regional District described below, and any and all buildings, structures and other development thereon:

Legal Description: Lot A, District Lot 2450S, SDYD, Plan 31351

Civic Address: 2404 87th Street, Osoyoos, BC

Parcel Identifier (PID): 008-692-041 Folio: A-06315.055

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "A" Zoning Bylaw No. 2451, 2008, in the Regional District of Okanagan-Similkameen:

- a) The minimum front parcel line setback for an accessory building or structure in the Residential Single Family One (RS1) zone, as prescribed at Section 11.1.6(b)(i), is varied:

- i) from: 7.5metres

- to: 5.5 metres, as measured to the outermost projection.

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 St, Penticton, BC, V2A-5J9

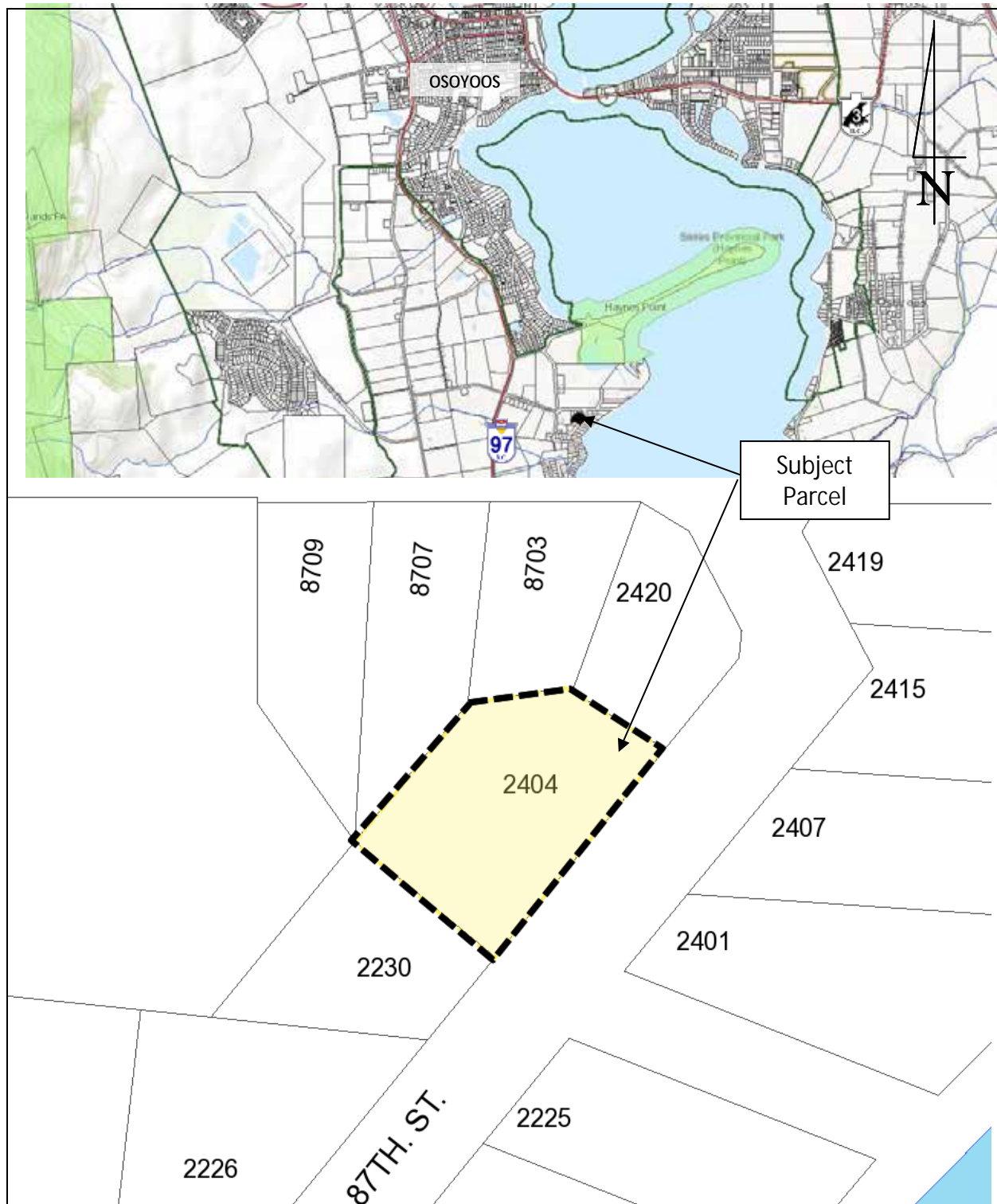
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. A2018.080-DVP

Schedule 'A'



File No. A2018.080-DVP

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Regional District of Okanagan-Similkameen

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

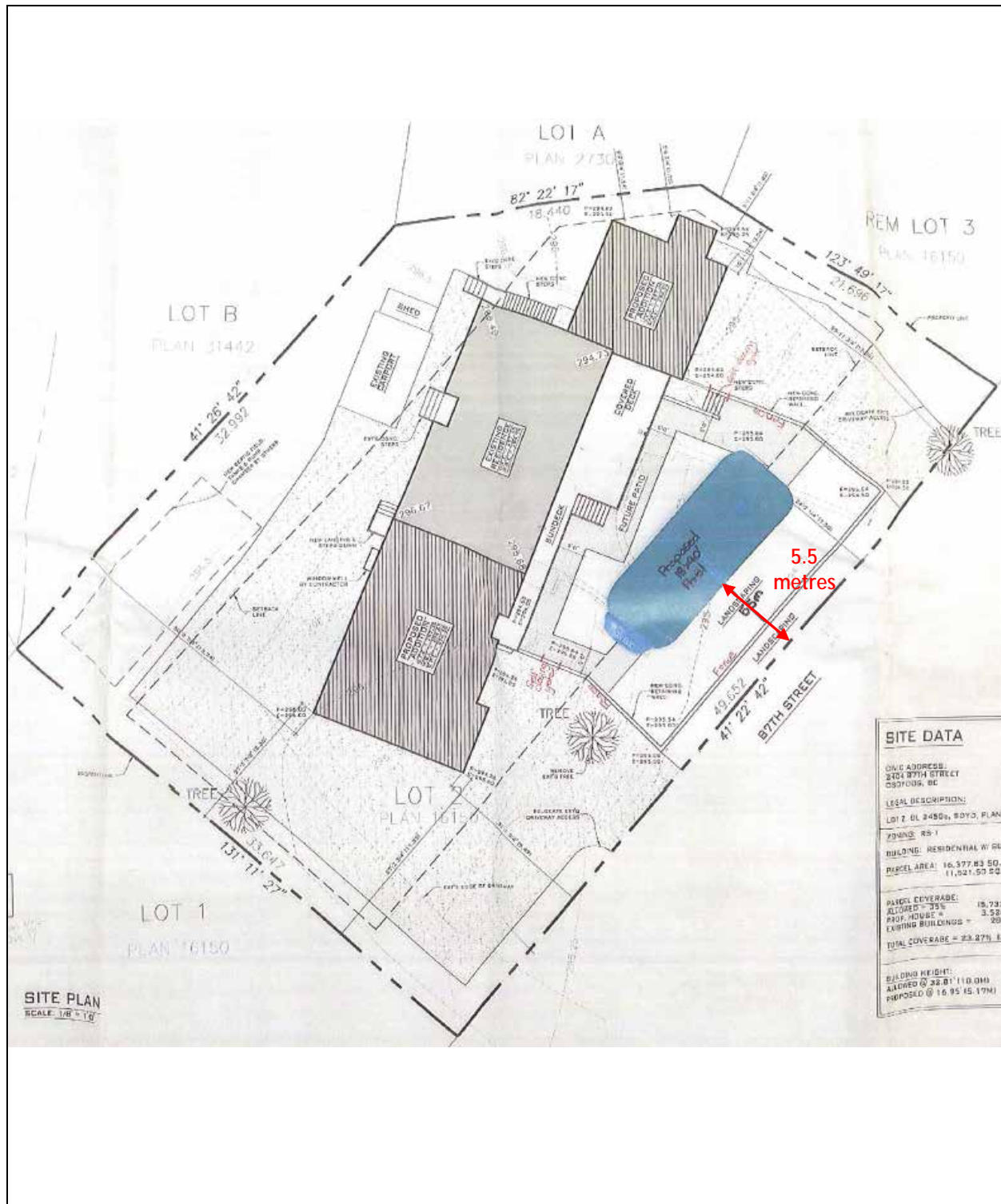
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. A2018.080-DVP

Schedule 'B'



File No. A2018.080-DVP

Page 4 of 4

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 5, 2018

RE: Official Community Plan (OCP) Amendment – Electoral Area “D”
Okanagan Falls Town Centre Plan Implementation (Phase 1)

Administrative Recommendation:

THAT Bylaw No. 2603.11, 2018, Electoral Area “D” 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 this report from the Chief Administrative Officer dated July 5, 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. 2603.11, 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 August 2, 2018;

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

Purpose:

Amendment Bylaw No. 2603.11 proposes to incorporate the recommendations of the Okanagan Falls Town Centre Plan prepared by Urban Forum Associates (November 3, 2017) into the Electoral Area “D-2” Official Community Plan (OCP) Bylaw No. 2603, 2013. The Town Centre Report made a number of recommendations, including:

- the implementation of new Development Permit Area Design Guidelines;
- a new “Town Centre” policy section for the Electoral Area “D-2” Official Community Plan;
- a location for a future “Place Magnet” to act as a new Town Centre attraction; and
- a new plan for local road upgrading, sidewalk & trail connections, parkspace, and lake access.

Another key new direction for the Town Centre is the re-designation of most of the existing Commercial land to Medium Density Residential/Mixed Use development.

Over time, this will create additional population to support local shops and services. Ultimately, when all the residential sites have been developed, an additional 300+ dwelling units are forecast in the Town Centre, along with approximately 60 new Tourist Commercial (i.e. hotel) rooms and approximately 700 m² of additional commercial space.

Background:

In 2013, a new Official Community Plan Bylaw (No.2603) was adopted for Electoral Area "D-2" and included a key objective of "enhance[ing] the vibrancy and attractiveness of Okanagan Falls by supporting a variety of revitalization and beautification programs."

In early 2014, the RDOS commissioned a process to develop a design-focused economic revitalization plan and implementation strategy for Okanagan Falls Town Centre. The objective of this project was to reverse the fortunes of Ok Falls through public and private investments and partnerships, streetscape improvements and quality urban design to make the town centre an enticing place to live, work and play for local residents and visitors.

At its meeting of November 16, 2017, the Planning and Development (P&D) Committee of the Regional District Board resolved to accept the Okanagan Falls Town Centre Plan prepared by Urban Forum Associates (November 3, 2017) as a guiding document for future amendments to the Electoral Area "D-2" Official Community Plan (OCP) and Zoning Bylaws.

Referrals:

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

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

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

As of the writing of this report, agency comments had been received from the Ministry of Forest, Lands, Natural Resource Operations and Rural Development (Ecosystem Section) and these are included as a separate item on the Board Agenda.

Public Process:

The Okanagan Falls Town Centre planning process was conducted in three (3) phases between 2014 and 2017 and which included a number of opportunities for public consultation input, including "stakeholder workshops" (2014), a collaborative charrette process (2015) and public open house (2017). A complete overview of this consultation process was previously provided to the Board at its Planning and Development (P&D) Committee meeting of October 19, 2017.

In light of this previous consultation and in recognition that the intent of Amendment Bylaw 2603.11 is to incorporate the Okanagan Falls Town Centre Plan into the OCP Bylaw, Administration is recommending that formal referral to the agencies listed at Attachment No.1, be considered appropriate consultation for the purpose of Section 475 of the *Local Government Act*.

Analysis:

Further to the direction provided by the Board at the November 16, 2017, meeting of the P&D Committee, Amendment Bylaw No. 2603,11, has been drafted in order to incorporate the recommendations of the Okanagan Falls Town Centre Plan into the Electoral Area "D-2" OCP Bylaw.

This includes the introduction of the Town Centre policy section and Town Centre DP Area designations related to the creation of a "Place Magnet" and local road upgrading, sidewalk & trail connections, parkspace, and lake access.

Administration considers these amendments to represent Phase 1 of the implementation of the Town Centre Plan with the following phases to be pursued over the remainder of 2018:

- Phase 2: the introduction of a new Okanagan Falls Town Centre Zone to the Electoral Area "D-2" Zoning Bylaw;
- Phase 3: the review and updating of the OCP designations that apply to those commercial designated properties fronting Highway 97 south of 9th Avenue; and
- Phase 4: the review of the zoning of those currently Town Centre zoned properties fronting Highway 97 south of 9th Avenue.

Alternative:

THAT Bylaw No. 2603.11, 2018, Electoral Area "D-2" Official Community Plan Amendment Bylaw be denied.

Respectfully submitted:


C. Garrish, Planning Supervisor

Endorsed by:


B. Dollevoet, Dev. Services Manager

Attachments: No. 1 — Agency Referral List

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a **p**, regarding Amendment Bylaw No. 2603.11, 2018:

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

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2603.11, 2018

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

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

1. This Bylaw may be cited for all purposes as the “Electoral Area “D-2” Okanagan Falls Town Centre Update Official Community Plan Amendment Bylaw No. 2603.11, 2018.”
2. The “Electoral Area ‘D-2’ Official Community Plan Bylaw No. 2603, 2013” is amended by:
 - i) adding a reference to “Town Centre Designations” under Section 5.0 (Official Community Plan Map Designations) to read as follows:

Town Centre Designations:

Town Centre

TC

- ii) adding a new Section 12.0 (Town Centre) to read as follows and renumbering all subsequent sub-sections:

12.0 TOWN CENTRE

12.1 Background

The Okanagan Falls Town Centre is a relatively diverse, mixed-use area that is valued by residents and serves as an important business, service and recreational area. It accommodates a range of commercial and institutional uses as well as some residential uses within the broader commercial area of Okanagan Falls found adjacent Highway 97.

The Town Centre area includes Seventh and Eighth Avenues between Skaha Lake to the north and Highway 97 to the south and is bounded by the Okanagan River bridge to the west and Main Street to the east. The area includes a significant number of underutilized properties, including vacant parcels along Highway 97.

Okanagan Falls is designated as a Primary Growth Area under the South Okanagan Regional Growth Strategy Bylaw and is the only urban town centre in Electoral Area "D-2". The Town Centre reinforces that commitment by focusing medium density residential growth in the Town Centre area. Encouraging residential growth in the Okanagan Falls Town Centre will promote a more compact urban form and a more complete community. It will also increase support for local businesses in the Town Centre.

Commercial services are key components of a more sustainable, complete Town Centre and residents have expressed a strong desire for an increase in the amount and diversity of shopping, dining, entertainment, and employment opportunities in the Okanagan Falls Town Centre area. There is also a desire for a more attractive, safe and walkable Town Centre. At the same time, there is a limited market for local commercial services.

To meet these objectives, the Town Centre designation includes a strong emphasis on encouraging commercial, tourist commercial, mixed-use commercial, and medium density residential development north of Highway 97 (as shown on Figure 2: Future Land Use). The Town Centre area has sufficient capacity to accommodate a sustained growth rate for the next 20 years and supports up to 300+ additional medium density residential units.

12.2 Objectives

1. To recognize the Okanagan Falls Town Centre area as the centre for commercial development in the Electoral Area and support the creation of a resilient and diverse commercial base that:
 - a) attracts investment;
 - b) expands and enhances economic partnerships;
 - c) supports a long-term commitment to sustainable economic development; and
 - d) provides a diversity of shopping, dining, entertainment and employment opportunities for local residents.
2. To ensure that developments in the Town Centre contribute to a unique sense of place and identity, and are sited, scaled and designed to enhance and complement the existing natural setting and views towards the lake and improve public access to the lakefront.
3. To attract and retain an appropriate range of commercial uses that encourage tourists to visit and explore Okanagan Falls.
4. To encourage a range of medium residential dwelling types and sizes, including affordable units, in the Okanagan Falls Town Centre area in

order to accommodate and attract people of different socio-economic groups, ages and lifestyles.

5. To create an attractive and more walkable Okanagan Falls Town Centre area.

12.3 Policies

The Regional Board:

- .1 Supports the use of lands designated Town Centre (TC) identified in Schedule 'B' (Official Community Plan Map) for pedestrian oriented, mixed-use retail, office, food and beverage, tourist commercial, and medium density residential (i.e. triplex, fourplex and apartment building) uses.
- .2 Requires a high standard of architectural building design and landscaping for development within the Town Centre by designating this area as the Okanagan Falls Town Centre Development Permit Area.
- .3 Encourages new development being oriented on the north-south axis rather than the east-west axis, to maximise views and physical access towards Skaha Lake.
- .4 Supports reorienting the Town Centre away from Highway 97 and towards Skaha Lake in order to take full advantage of this underutilized natural asset.
- .5 Encourages the continued intensification and growth of commercial activities in the Town Centre.
- .6 May support high density residential uses (i.e. greater than 75 units per hectare) where a high standard of architectural design and public amenity can be demonstrated.
- .7 Encourages the development of seniors housing, group homes and community care housing within the Town Centre.
- .8 Supports the development of a "Place Magnet" to facilitate the creation of a distinctive sense of place and identity as shown on Figure 12.3.1, and to attract locals and visitors to the area.



FIGURE 12.3.1: OKANAGAN FALLS PUBLIC REALM CONCEPT

- .9 Supports focusing initial commercial revitalization efforts on the site designated as the future 'Place Magnet' on Figure 12.3.1 (Okanagan Falls Public Realm Concept) in order to attract visitors and tourists into the Town Centre area, and to encourage new investment
- .10 Supports improving the pedestrian accessibility and walkability of the Town Centre through the provision of:
 - a) a continuous public access along the Skaha Lake waterfront;
 - b) improved access to, from, and across Highway 97 to the waterfront; and
 - c) a pedestrian-oriented street network.
- .11 Encourages developers to upgrade the road network in the Town Centre as per the following street cross sections:

Table 23: Okanagan Falls Street Classification

	Local Street	Greenway Street	Lakeside Main Street
Travel Lane	3.2m	3.2m	3.2m
On-Street Parking	Parallel (2.5m), Both sides	Parallel (2.5m), Both sides	Angled (5.8m), South side only
Sidewalks	1.8m, Both sides	Pathway (2.5m), Sidewalk (1.8m)	Pathway (3.0m), Sidewalk (1.8m)

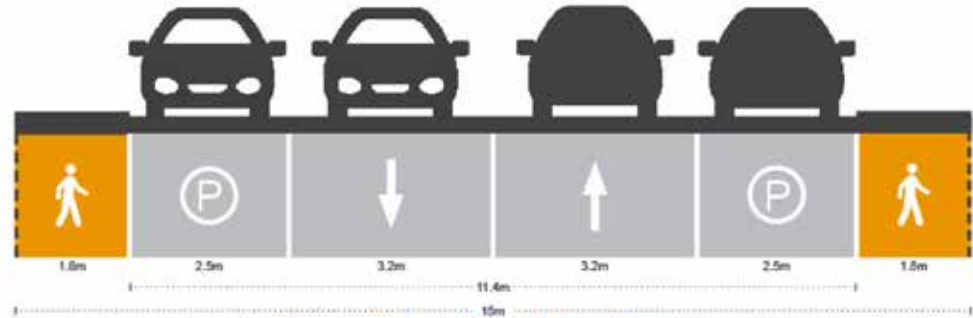


Figure 17: Local Street Cross-Section

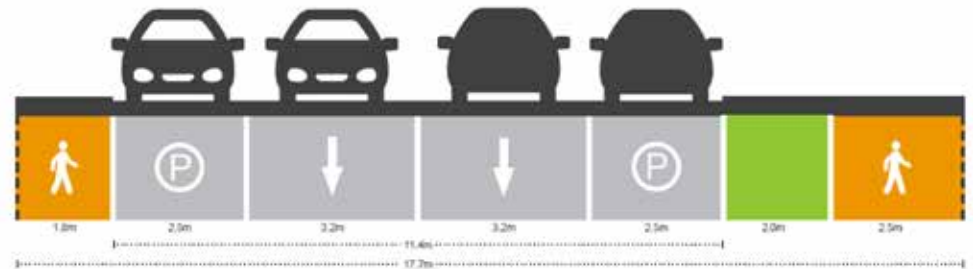


Figure 18: Greenway Street Cross-Section

*Boulevard/Swale widths can vary between 2 to 2.5m

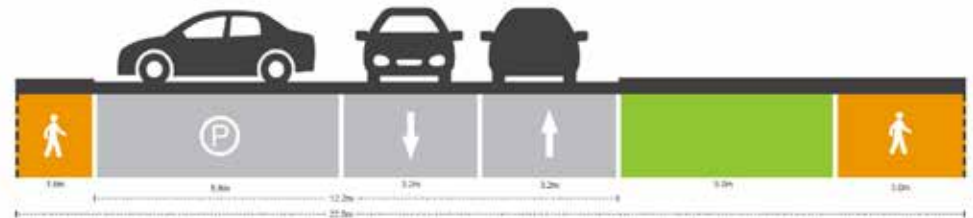


Figure 19: Lakeside Main Street Cross-Section

*Boulevard width can vary between 0 to 5 to 10 m

iii) replacing Section 12.0 (Commercial) in its entirety with the following:

13.0 COMMERCIAL

13.1 Background

Jobs and commercial services are two key components of a sustainable community. A vibrant commercial sector can result in increased local spending and investment, opportunities to retain youth, increased tourism potential,

opportunities to provide jobs close to home, decreased reliance on neighbouring communities, and many other important benefits.

Although Electoral Area “D-2” has some existing activity in its Commercial areas, local residents have a strong desire for an increase in the amount and diversity of shopping, dining, entertainment, and employment opportunities. There is also a desire for a more lively, attractive and walkable Okanagan Falls community. In order to pursue these goals, there must be a strong emphasis on focusing mixed-use commercial, institutional and multi-family development in the Okanagan Falls Commercial area. There also must be strong support for beautification and revitalization initiatives.

Recognizing that Okanagan Falls is not appropriate for all commercial uses, the Commercial OCP designation includes policies for both Tourism activities that may also be best located outside the Town Centre area. Future growth and diversity in these areas should be focused strategically on initiatives that will strengthen the economy without negatively impacting the social fabric and natural environment of the area.

13.2 Objectives

- .1 Maintain the current level of local commercial sites to serve the existing communities and tourists, and expand services as future growth may dictate.
- .2 Direct major commercial development to Primary Growth Areas.
- .3 Support existing and new recreation and resort commercial opportunities.
- .4 To minimize land use incompatibility between commercial activities and surrounding land uses.
- .5 To ensure the scale of all commercial developments harmonize with the natural surroundings and the rural character of the Plan area.

13.3 Policies – General Commercial

The Regional Board:

- .1 Generally supports the use of lands designated Commercial (C) identified in Schedule ‘B’ (Official Community Plan Map) for smaller-scale, neighbourhood-serving commercial activities.
- .2 Limits local commercial uses to those existing designated areas, or to areas where they may be developed in conjunction with future residential or commercial tourism developments.
- .3 Limits highway commercial development along Highways 97 to parcels already zoned accordingly, or designated as Commercial (C) or Commercial Tourist (CT).

- .4 Will work with the Ministry of Transportation and Infrastructure to help ensure safe access and egress for commercial areas fronting Highway 97.
- .5 Directs major office, service and general business commercial uses to Primary Growth Areas such as Okanagan Falls, which have the necessary infrastructure and support services.
- .6 Encourages an attractive and safe highway streetscape by including provisions for adequate off-street parking requirements, landscaping and screening, height requirements, signage and drainage within the implementing bylaws for commercial uses.
- .7 Works collaboratively with the Province to ensure that commercial development and re-development along Highway 97 does not have a negative impact on pedestrian safety or Highway performance.
- .8 Ensures an adequate buffer is maintained around the Okanagan Falls Sewage Treatment Plant, by preventing new commercial areas from being designated and zoned within 300 metres of the facility.

13.4 Policies – Tourist Commercial

The Regional Board:

- .1 Generally supports the use of lands designated Commercial Tourist (CT) identified in Schedule 'B' Official Community Plan Map for commercial services and activities catering to tourists, including campgrounds, resorts, RV parks, and golf courses.
- .2 Encourages open space recreation and resort commercial opportunities, such as guest ranches, trail rides and/or wilderness guides in areas designated as Resource Area provided they do not impact on abutting land uses and meet Watercourse Development and/or Environmentally Sensitive Development Permit Area requirements.
- .3 May support proposed tourist and resort developments that:
 - a) are located outside the Agricultural Land Reserve;
 - b) can accommodate on-site domestic water and sewage disposal, or have community water or sewer available;
 - c) enhance adjacent land uses or the character of the existing area;
 - d) can be accessed safely from local highways (Highway 97);
 - e) can be adequately serviced by emergency services, in particular fire protection;
 - f) meet any Watercourse or Environmentally Sensitive Development Permit Area requirements;

- g) are outside areas susceptible to natural hazards, including but not limited to, steep slopes, flooding, soil instability, or rock fall; and
- h) indicate an adequate wildfire hazard interface area if located in or near an identified high-risk wildfire hazard area.

13.5 Objectives – Okanagan Falls

- .1 To support the Okanagan Falls Town Centre area as the centre for commercial development in the Electoral Area and support the creation of a resilient and diverse commercial base.
- .2 To ensure that all commercial developments in Okanagan Falls, including new and renovated buildings, are sited, scaled and designed to enhance and complement the existing built environment.
- .3 To enhance the vibrancy and attractiveness of Okanagan Falls by supporting a variety of revitalization and beautification programs.
- .4 To attract and retain an appropriate range of commercial uses in Okanagan Falls to meet the needs of industry, residents and tourists.

13.6 Policies – Okanagan Falls

The Regional Board:

- 1. Generally supports the use of lands designated Commercial (C) in Okanagan Falls, being those lands generally adjacent to Highway 97 between the Okanagan River bridge and the Shuttleworth Creek bridge and identified in Schedule 'B' (Official Community Plan Map) for retail, professional, entertainment, hotel, motel and other tourist accommodations, tourist recreation facilities, restaurants, accessory retail establishments.
- 2. Supports economic development activities within the commercial area that are consistent with the Okanagan Falls Economic Development Action Plan (2012).
- 3. Supports the establishment and activities of an Okanagan Falls Business Improvement Association.
- 4. Will maintain the Okanagan Falls Commercial area as a development permit area, and ensure that the associated design guidelines promote a lively and harmonious built environment.
- 5. Ensures that new development in the Okanagan Falls Commercial area can be accommodated within the capacity of existing infrastructure.
- 6. Plans for and encourages the implementation of pedestrian improvements in Okanagan Falls, with a focus on safety, connectivity, and accessibility.

7. Recognizes and where possible, works with landowners to preserve existing heritage buildings in Okanagan Falls.
- iv) adding a new Section 23.4.4 (Development requiring a permit) under Section 23.4 (Okanagan Falls Commercial Development Permit Area) and renumbering all subsequent sub-sections:

23.4.4 Development requiring a permit

A development permit is required, except where exempt under Section 23.4.7 (Exemptions), for the construction of, addition to or alteration of a building or other structure on lands within the Okanagan Falls Commercial Development Permit Area.

- v) adding a new Section 23.8 (Okanagan Falls Town Centre Development Permit Area) to read as follows and renumbering all subsequent sub-section:

23.8 Okanagan Falls Town Centre Development Permit Area

.1 Category

The Okanagan Falls Town Centre Development Permit Area is designated under Section 488(1)(f) of the *Local Government Act*, for the establishment of objectives for the form and character of commercial and multi-family development.

.2 Area

The areas designated within the Okanagan Falls Town Centre Development Permit Area are shown on Schedule 'E' (Form and Character Development Permit Areas).

.3 Justification

The intent of this DPA area is to ensure consistent, high-quality design for all new developments in the Town Centre that respects the local context, supports the creation of a more pedestrian-friendly Town Centre, and optimizes views of and access to the lakefront.

.4 Background

The Okanagan Falls Town Centre Plan has emerged through a multi-phased planning and community engagement process. The RDOS engaged with the local community to identify issues and opportunities in the Town Centre, and to develop a shared vision for the future Town Centre. This vision included land use considerations, public realm enhancements, and transportation recommendations.

The objective of the RDOS in undertaking this planning process was to help reverse the economic fortunes of Okanagan Falls Town Centre through development of a Town Centre Plan that outlines a land use plan, strategic public and private investments and partnerships, positive streetscape improvements and quality urban design that together will provide a distinctive sense of place and help guide the Town Centre towards becoming a more attractive, economically viable place to live, work, shop and recreate, for both local residents and visitors.

.5 Development requiring a permit

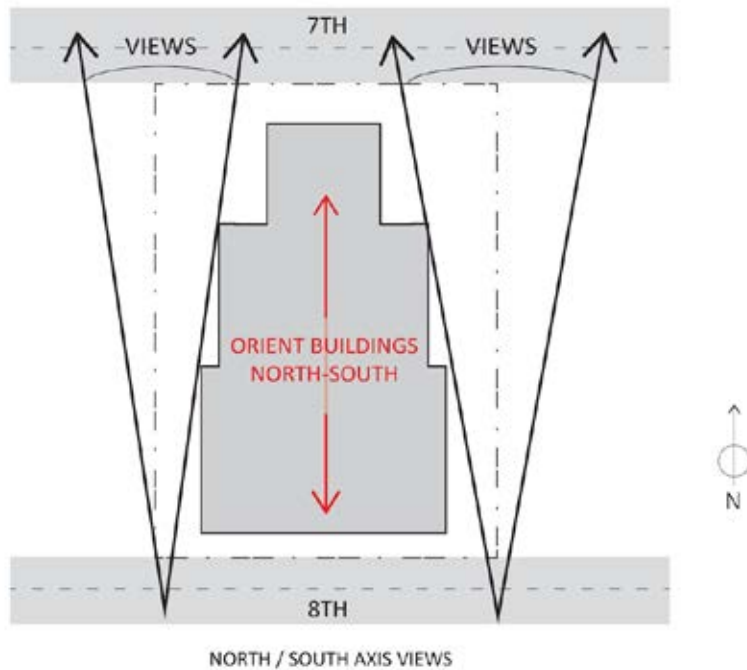
A development permit is required, except where exempt under Section 23.8.7 (Exemptions), for the construction of, addition to or alteration of a building or other structure on lands within the Okanagan Falls Town Centre Development Permit Area.

.6 Guidelines

A Development Permit is required for all development within an Okanagan Falls Town Centre Development Permit Area, and shall be in accordance with the following guidelines:

.1 General Guidelines (for all building types):

- a) Facade cladding materials such as vinyl siding, asphalt shingles, cultured stone, etc., are strongly discouraged.
- b) Building colours should be softer, muted colours such as beige, khaki, light brown, grey and similar, with smaller accent areas of brighter colours (e.g. around entrances, at key corners, etc.).
- c) Buildings should generally be sited with a north-south orientation and massed to present the slimmer or narrower elevation to the north and south sides wherever possible, in order to optimize sunlight penetration and optimize views and access towards the lake front.

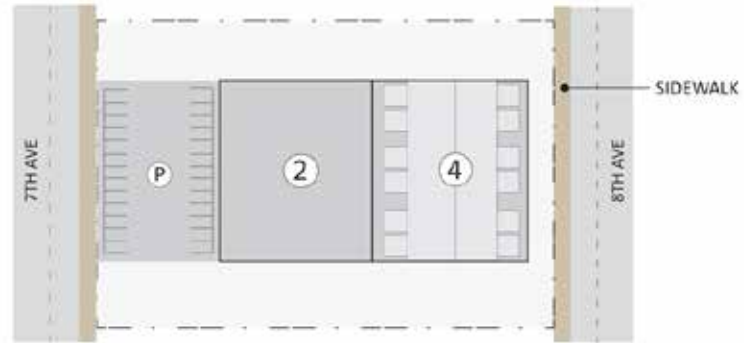


- d) Buildings should be designed to an appropriate scale to support and retain the 'urban village' feel of Okanagan Falls Town Centre. This can be achieved by breaking buildings down into smaller massing components to ensure appropriate scales for building elements. This could include such architectural devices as building setbacks above the ground floor; clear articulation of long frontages into multiple smaller bays; changes in cladding material; the use of architectural elements such as bay windows, recesses, pilasters, gables, dormers, balconies, etc.

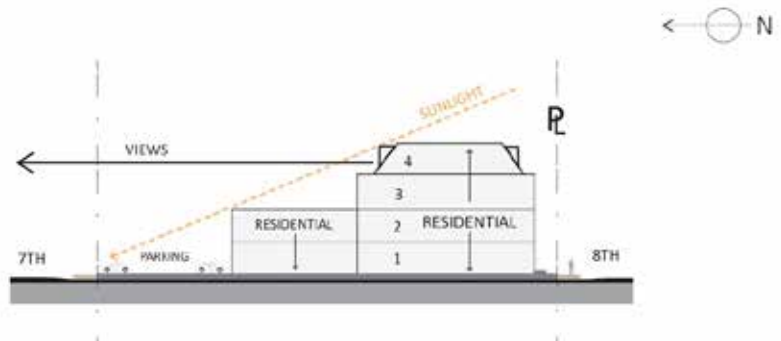


- e) Buildings should generally terrace down in height towards the north (Skaha lakefront) to optimize views towards the lake and sunlight penetration.

PLAN



SECTION



.2 Built Form for Commercial Buildings:

- a) New commercial buildings should have a pedestrian-oriented ground floor treatment, with a high level of transparency between the sidewalk and commercial/retail interiors, orienting windows to the sidewalk, varying building facades to create smaller scale retail store bays, recessed entrances, weather protection, and similar design features.



- b) Retail uses should be oriented towards the adjacent public sidewalk or, in the case of the 'Place Magnet' site, towards the Civic Plaza.



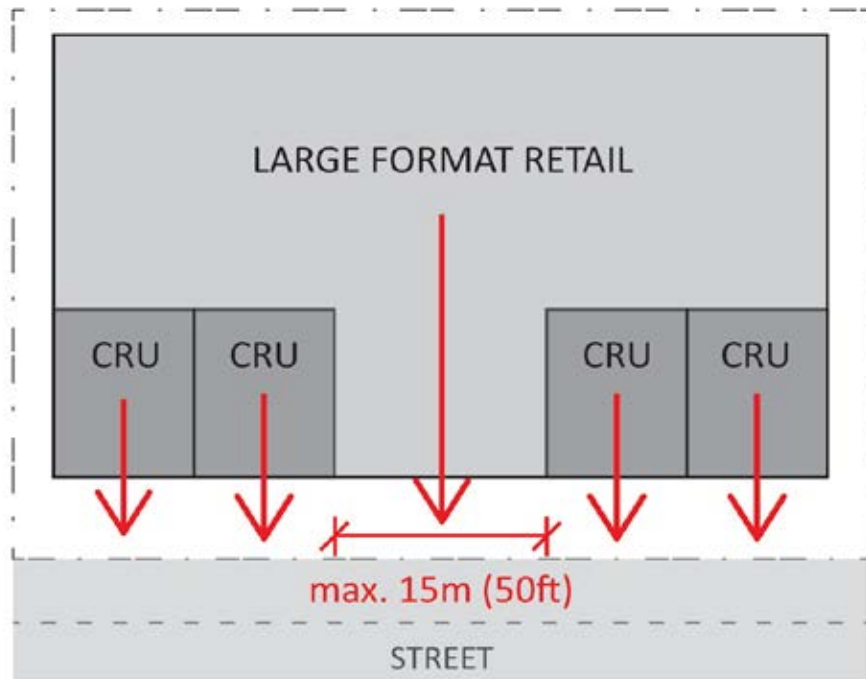
- c) All buildings with retail use at grade should include weather protection canopies and/or awnings.



- d) Store entrances should be recessed to provide an area that is covered and inviting to passersby.
- e) All ground floor commercial space should have a minimum floor-to-floor height of 4.5 metres to accommodate a wide range of retail/service uses and provide a generous scale for these uses.
- f) New commercial and/or mixed-use buildings should help to define the public realm with strong 'streetwall' edges that form a consistent setback along the street, or in the case of the 'Place Magnet', frame the Civic Plaza on at least two sides.
- g) Commercial building street frontages should be divided into small-scale, individually expressed storefronts, with a preferred individual store frontage width of 7.6 metres and a maximum individual store frontage width of 15.0 metres.



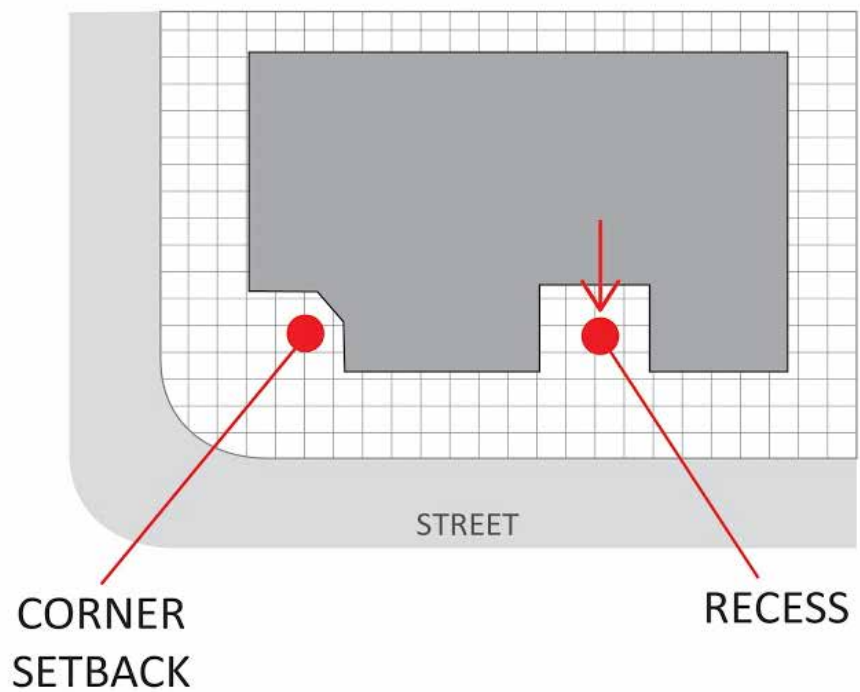
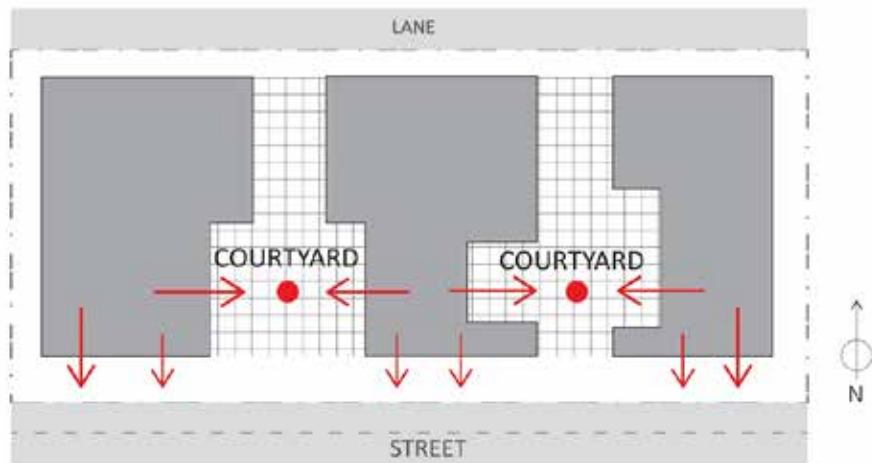
- h) Where a single, larger format commercial use exceeds a frontage width of 15.0 metres, the principal street frontage should be lined with smaller individual commercial retail units (CRUs) that screen this larger commercial use, with a narrower portion of the main use visible to the street.



- i) Active commercial street level uses are strongly encouraged in the Town Centre. Buildings with commercial retail uses at grade should have active, visible uses along the street, and a high degree of permeability. Use of large windows, glazed entryways, roll-up and/or foldaway doors and similar elements to facilitate visibility between the sidewalk and the interior of the building, are encouraged. Blank facades and visible blank sidewalls should be avoided and are strongly discouraged.



- j) Longer building facades should be designed in a way that breaks down the facade massing to create the visual impression of smaller commercial units, by using recesses, courtyards, corner setbacks, and so on.



- k) Commercial and mixed-use building signage, pedestrian lighting and weather protection should be integrated into the building design from the outset, and not be treated as add-ons.



- l) Mixed-use buildings with commercial uses at grade and residential above are encouraged to step back the upper floors a minimum of 2.0 metres above the ground floor.



- m) On corner sites, buildings should have street-facing facades on both streets. Active retail frontages should be oriented towards both streets.
- n) On corner sites, commercial buildings should be designed to have prominent entrances that are oriented either to the corner itself or to the north-south street (e.g. Cedar Street, Main Street).



- o) Encourage built form massing that announces and celebrates key visible corners, through the use of such architectural elements as curved corners, recessed corner plazas, bay windows, taller building elements at the corner, etc.

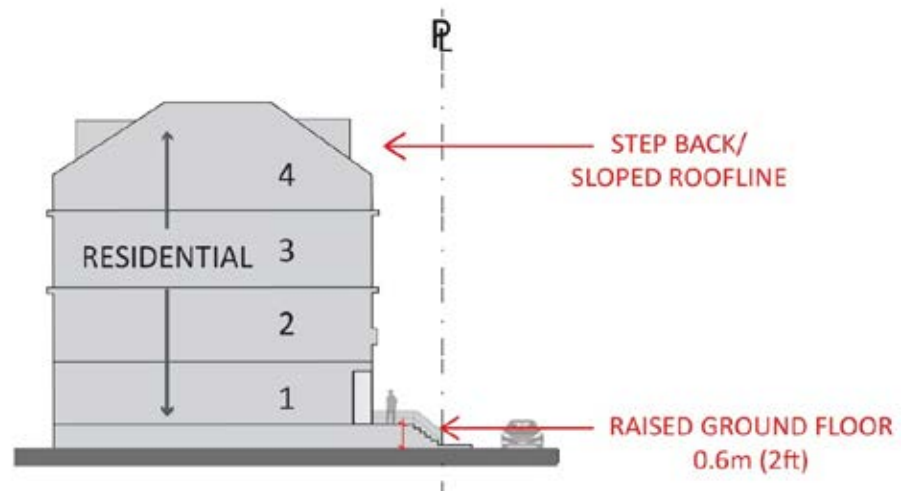
.3 Built Form for Residential Buildings

- a) The building form and façades of medium density residential buildings should be articulated with variations in massing, materials and detailing to reduce the impacts of building scale on the surrounding area. The use of residential design elements such as front porches, verandas, raised front stairs, window and door detailing, sloped and varied roof lines are encouraged, to provide interest and a finer scale while blending into the existing area.



- b) The ground floor of all medium density residential buildings should be raised a minimum of 0.6 m above adjacent grade to create a clear

separation of public and private space, with raised front porches or stoops for all ground floor units.



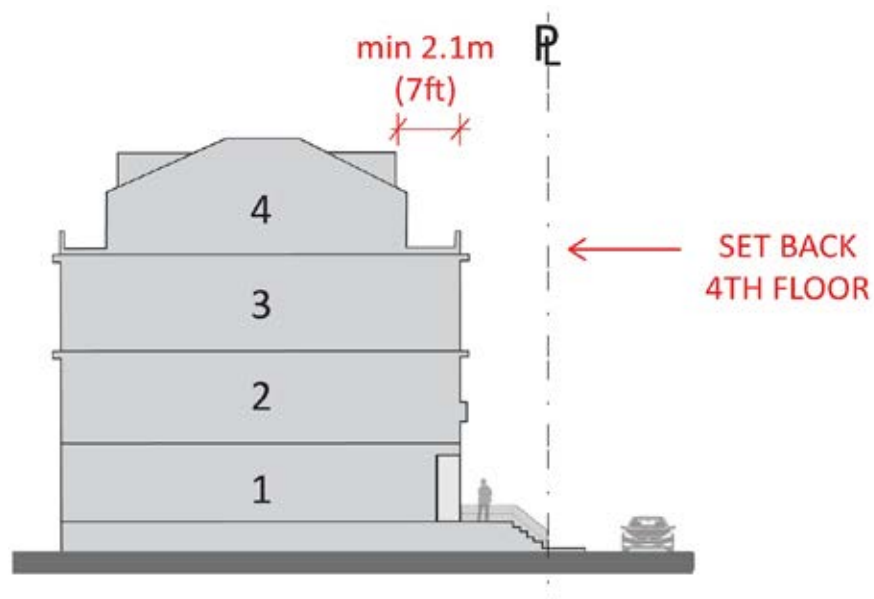
- c) All ground-oriented residential units facing a street should have a street orientation, including individual unit entrances facing the street.



- d) Medium density developments should be sensitive to the existing residential context. The use of residential character elements typically associated with detached homes, such as gables, dormers, balconies, bay windows and varied rooflines, are encouraged. Monotonous, monolithic building forms and rooflines should be avoided.

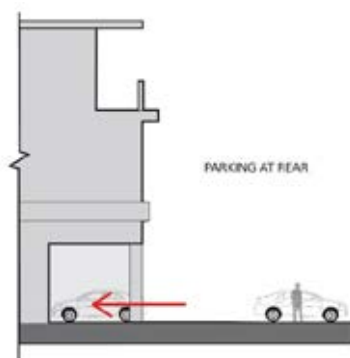
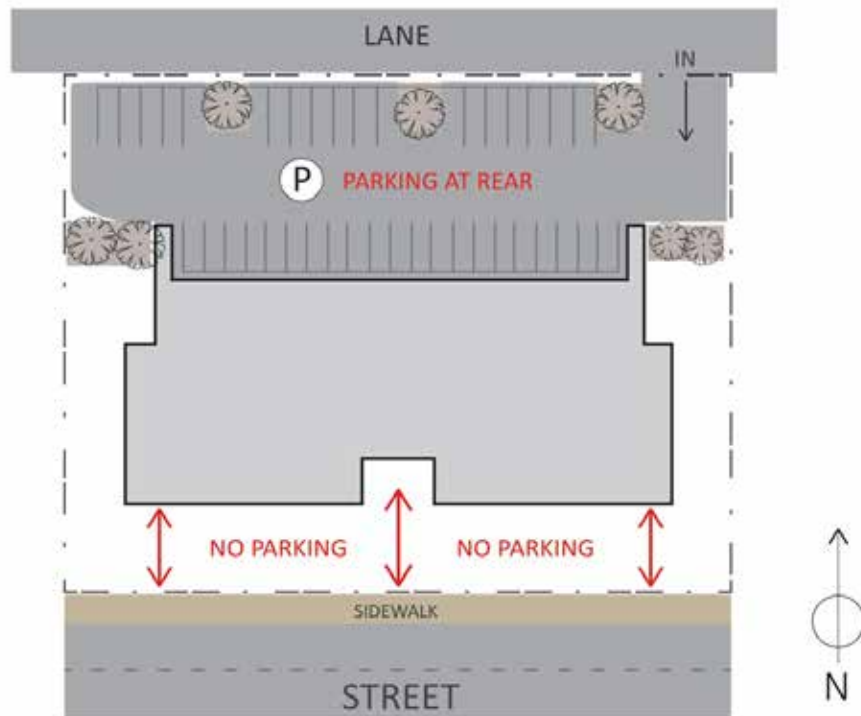


- e) Medium density residential buildings greater than three storeys in height should have the fourth and any higher floors stepped back a minimum of 2.1 metres to reduce the apparent building height and bulk.



.4 Access and Parking (for all building types)

- a) New development shall provide safe and efficient vehicle entrances, exits and site circulation.
- b) Sites should be designed to accommodate alternative modes of transportation, with provisions made for such features as pedestrian sidewalks and pathways, bicycle lanes, and bicycle parking racks on the site. Pedestrian routes/networks on a site should link with pedestrian networks off the site.
- c) On-site surface parking should be located to the rear of the building wherever possible. On-site surface parking is not allowed between the front face of a building and the adjacent street.



- d) Large surface parking areas should be broken into smaller sections that are screened and shaded with landscaping. Site distances at parking area aisle intersections must be preserved to ensure safety of vehicles and pedestrians.
 - e) Onsite roadways, driveways and parking lots should be designed to allow for access by fire fighting vehicles and equipment.
- .5 Screening and Landscaping (for all building types)
- a) Sites should be provided with screening in the form of walls, decorative fencing, hedging, planting, other screening materials in the following areas:
 - i) around outdoor storage areas, waste containers, heating and cooling equipment, and other service areas; and

- vi) between the rear of commercial portions of a building and any adjacent residential area.
- b) All sites should be provided with landscaping:
 - i) between parking areas and roadways; and
 - ii) between adjacent buildings and parking areas.
- c) Landscaping plans prepared by a landscape professional will be required, with landscaping densities as provided in the current Zoning Bylaw.
- d) Landscaping comprised of plant material that is drought tolerant and indigenous is encouraged.
- e) Landscaped areas, and setback areas adjacent to streets and boulevards should be planted with boulevard trees and a combination of shrubs, perennials and groundcover with mulch to conserve water and discourage weed growth.
- f) Landscaped areas should include an underground irrigation system, which should be programmed to maximize efficient water use.
- g) Any existing mature trees or remnant ecosystems that enhance ecological functioning of the urban environment should be incorporated into the site design wherever possible.

.7 Exemptions

A Development Permit is not required under this section for any of the following:

1. Routine building repairs / maintenance including new roof, residing, re-stuccoing, window and door replacement.
 2. Internal renovations.
 3. Installation of canopies, awnings or signs.
 4. Building Code and safety requirements and upgrades such as the installation of fire protection systems, installation of fire exits, construction of ramps for persons with disabilities, etc.
- vii) replacing Schedule 'E' (Form and Character Development Permit Areas), with a new Schedule 'E' (Form and Character Development Permit Areas), as shown on the attached Schedule 'J-1' (which forms part of this bylaw).
 - viii) replacing Schedule 'G' (Transportation and Trail Network), with a new Schedule 'G' (Transportation and Trail Network), as shown on the attached Schedule 'K-1' (which forms part of this bylaw).

3. The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by:
- i) changing land use designation on the land shown shaded yellow on Schedule 'A-1', which forms part of this Bylaw, from Commercial (C) to Town Centre (TC).
 - ii) changing land use designation on the land shown shaded green on Schedule 'A-1', which forms part of this Bylaw, from Commercial (C) to Parks and Recreation (PR).
 - iii) changing land use designation on the land shown shaded purple on Schedule 'A-1', which forms part of this Bylaw, from Medium Density Residential (MR) to Town Centre (TC).

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

PUBLIC HEARING HELD this ____ day of _____, 2018.

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

ADOPTED this ____ day of _____, 2018.

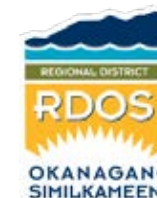
Board Chair

Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

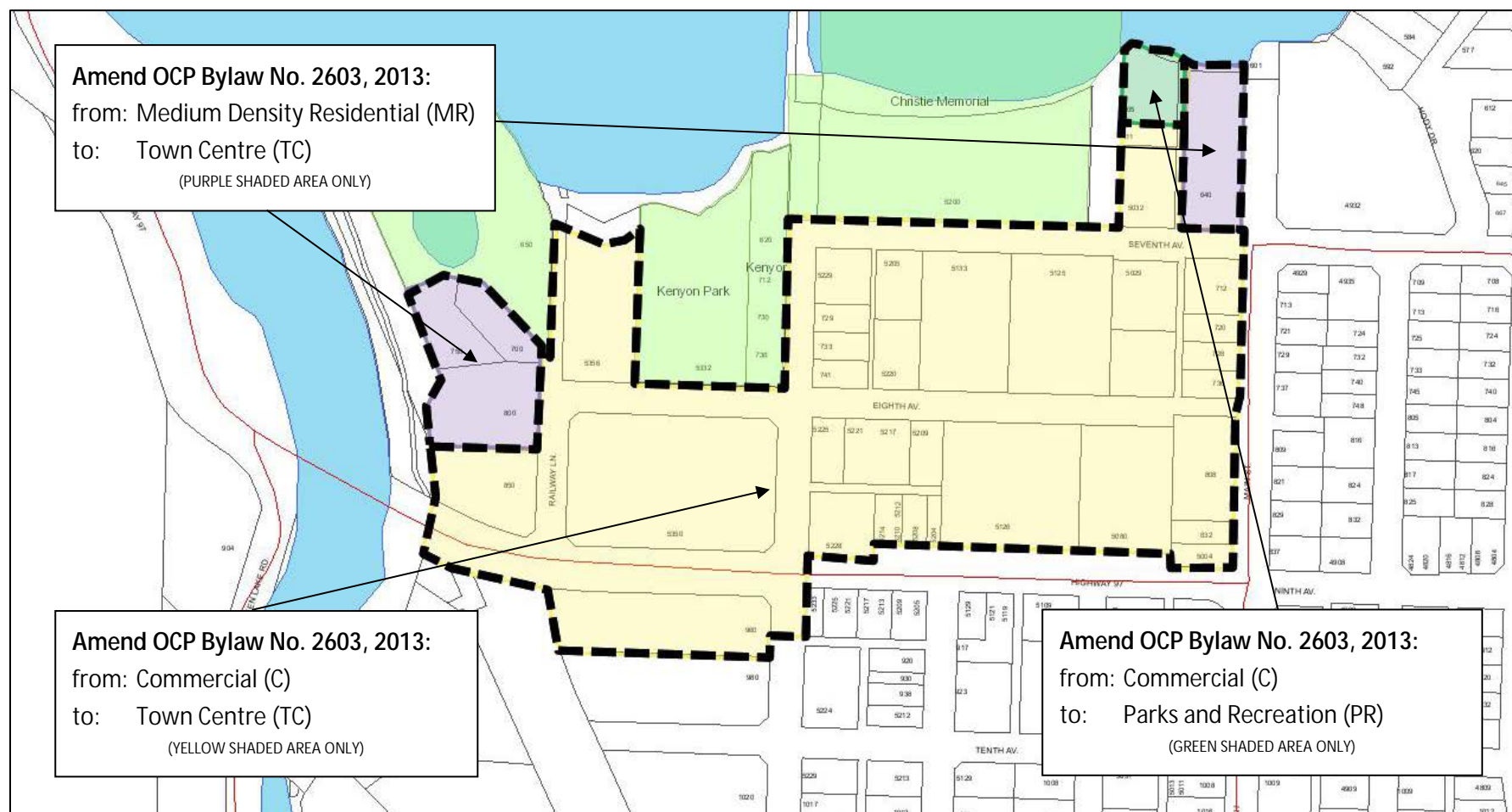
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.11, 2018

Project No: D2017.110-ZONE

Schedule 'A'

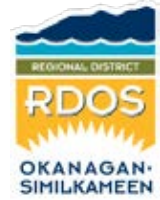


Amendment Bylaw No. 2603.11, 2018
(D2017.110-ZONE)

Regional District of Okanagan-Similkameen

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

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



Amendment Bylaw No. 2603.11, 2018

Project No: D2017.110-ZONE

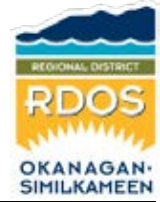
Schedule 'B'

Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013
Schedule 'E' (Form and Character Development Permit Areas)

Regional District of Okanagan-Similkameen

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

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



Amendment Bylaw No. 2603.11, 2018

Project No: D2017.110-ZONE

Schedule 'C'

Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013
Schedule 'G' (Transportation and Trail Network)

Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: June 22, 2018 9:18 AM
To: Planning
Subject: Okanagan Falls Town Centre Okanagan Falls (D2017.110-ZONE)

With respect to the above noted file,

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities within the Okanagan Falls Town Centre along public roads and lanes servicing the affected properties. Future applicants seeking land use changes stemming from the proposed bylaw amendments are responsible for costs associated with any change to the existing service, if any, as well as the provision of appropriate land rights where required.

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



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*"FortisBC" refers to the FortisBC group of companies which includes FortisBC Holdings, Inc., FortisBC Energy Inc., FortisBC Inc., FortisBC Alternative Energy Services Inc. and Fortis Generation Inc.

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RESPONSE SUMMARY

AMENDMENT BYLAW NOS. 2603.11

☐ Approval Recommended for Reasons
Outlined Below

☒ Interests Unaffected by Bylaw

☐ Approval Recommended Subject to
Conditions Below

☐ Approval Not Recommended Due
to Reasons Outlined Below

Signature: JMORRIS

Signed By: JUDY MORRIS

Agency: OKANAGAN FALLS
IRRIGATION DISTRICT

Title: MANAGER

Date: JUNE 21, 2018



Lauri Feindell

From: Referral Apps REG8 FLNR:EX <ReferralAppsREG8@gov.bc.ca>
Sent: June 11, 2018 3:51 PM
To: Lauri Feindell
Cc: Christopher Garrish
Subject: RE: D2017.110-ZONE Bylaw Referral

Hi,

The Ecosystems Section of the Ministry of Forest, Lands, Natural Resource Operations and Rural Development has reviewed the above mentioned referral and has "No Comment".

Thank you.

Cathy Lacey
Admin Support
MFLNRO Penticton

From: Lauri Feindell [mailto:lfeindell@rdos.bc.ca]
Sent: Sunday, June 10, 2018 11:47 AM
To: HBE@interiorHealth.ca; 'fbclands@fortisbc.com'; XT:Shongrunden, Ron FIN:IN; ofid@telus.net; Cooper, Diana FLNR:EX; Referral Apps REG8 FLNR:EX; PIB Referrals (referrals@pib.ca); referrals@oib.ca
Subject: D2017.110-ZONE Bylaw Referral

Re: Project No. D2017.110-ZONE
Okanagan Falls (The area north of Highway 97 and bounded by Skaha Lake to the North,
Main Street to the east and the Okanagan River Channel to the west.
Amendment bylaw No. 2603.11

Attached you will find the Bylaw Referral Sheet with a link to the documentation for the amendment bylaw. Additional Information regarding this proposal can be found at the following link:

<http://www.rdos.bc.ca/departments/development-services/planning/strategic-projects/ok-falls-town-centre-revitalization-plan/>

Please review and forward any comments or concerns you may have with regards to the proposed amendments by **Friday Monday, July 9, 2018**, or at your earliest convenience.

If you have any questions, please contact the file manager, Christopher Garrish, 250-490-4101 or cgarrish@rdos.bc.ca.

Sincerely,

Lauri



ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 5, 2018

RE: Official Community Plan & Zoning Bylaw Amendments – Electoral Area “E”
Zone Review – 7005 Indian Rock Road (“Sunset Acres”)

Administrative Recommendation:

THAT Bylaw No. 2458.12, 2018, Electoral Area “E” Official Community Plan Amendment Bylaw and Bylaw No. 2459.29, 2018, Electoral Area “E” Zoning Amendment Bylaw be read a first and second time and proceed to public hearing;

AND THAT the Board of Directors considers the process, as outlined in the report from the Chief Administrative Officer dated July 5, 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. 2458.12, 2018, in conjunction with its Financial and applicable Waste Management Plans;

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:

The amendment bylaws propose to replace the Tourist Commercial One (CT1) Zone that applies to the property at 7005 Sunset Road (legally described as Lot A, Plan KAP58846, District Lot 391, 3986S & 4018S, SDYD) with a new “Sunset Acres Comprehensive Development” Zone in the Electoral Area “E” Zoning Bylaw No. 2459, 2008.

To facilitate this, it is being proposed to amend the designation of the property under the Electoral Area “E” Official Community Plan (OCP) Bylaw No. 2458, 2008, from Commercial (C) to Small Holdings (SH).

Background:

At its meeting of October 16, 2008, the Regional District Board considered an [Administrative Report](#) proposing the creation of a single Electoral Area Zoning Bylaw and directed staff to investigate the preparation of such a bylaw. The 2018 Business Plan includes a direction about “continuously improving bylaws, policy and processes within the organization ...”

In anticipation of bringing forward a draft zoning bylaw for consideration by the Board, a series of draft amendments (by zone category) have been presented between 2016 and the present related

to various zones updates required in order to facilitate drafting of a single Electoral Area Zoning Bylaw.

The zoning review of the subject property was originally contemplated as part of the Commercial Tourist Zone Review considered by the Planning and Development (P&D) Committee of the Board at its meeting of July 20, 2017.

At its meeting of April 5, 2018, the Regional District Board resolved that staff be directed to initiate the Electoral Area "E" OCP Amendment Bylaw No. 2458.12, and the Electoral Area "E" Zoning Amendment Bylaw No. 2459.29.

Development History:

The current boundaries of the subject property were created as a result of a parcel consolidation deposited in the Land Titles Office in Kamloops on March 26, 1997, while available Regional District records indicate that Building Permits for approximately 11 single detached dwellings have been issued at the property between 1993 and 2017.

It is understood that this past issuance of Building Permits for single detached dwellings was on the proviso that these be used for recreational purposes related to the Sunset Acres "resort".

Land Use Regulations:

Under the Electoral Area "E" OCP Bylaw No. 2458, 2008, the subject property is currently designated Commercial (C), and is the subject of a Watercourse Development Permit (WDP) Area designation (associated with Okanagan Lake and Koost Creek) as well as an Environmentally Sensitive Development Permit (ESDP) Area designation.

Under the Electoral Area "E" Zoning Bylaw No. 2459, 2008, the property is currently zoned Tourist Commercial One (CT1), the general intent of which is to provide a zone that allows for year-round tourism activities such as hotels and indoor and outdoor recreation or amusement facilities.

Compliance:

Administration notes that BC Assessment has assessed the property as Class 01 (Residential) since 2006 (being the earliest date that records are readily available for).

In 2014, the Regional District became aware that shipping containers had been placed within the WDP Area associated with Okanagan Lake at "Lot 15" and were potentially being used for residential purposes.

In 2018, the Regional District received a number of referrals from the province regarding the reconstruction of "residential" docks at the subject property that were damaged during the 2017 flood event.

Referrals:

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required prior to adoption as the proposed amendments involve lands beyond 800 m of a controlled access highway.

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

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

Public Process:

On April 18, 2018, the Regional District sent letters to all registered property owners for "Sunset Acres" (approximately 13) advising of the proposed changes to the land use bylaws as well as a Question and Answer (Q&A) Session to be held on May 2, 2018.

At the Q&A Session, approximately six (6) property owners attended and Regional District staff were advised that the proposed zoning changes would be discussed at the ownership group's annual general meeting. On June 15, 2018, the Regional District was advised that "a unanimous resolution was passed supporting the proposed rezoning" by the ownership group at its AGM.

Administration recommends that the written notification of affected property owners as well as formal referral to the agencies listed at Attachment No. 1, should be considered appropriate consultation for the purpose of Section 475 of the *Local Government Act*. As such, this process is seen to be sufficient early and does not need to be further ongoing consultation.

Agency comments have been received from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (Archaeology Branch & Ecosystem Section), FortisBC (Electric), Interior Health Authority (IHA) and the Penticton Indian Band (PIB) and these are included as a separate item on the Board Agenda.

Analysis:

Despite the tourist commercial zoning of this property and the requirement that the dwellings constructed on the site over the past 25 years only be used for the short-term accommodation of tourists, available evidence in the form of bylaw enforcement action, referrals from other government agencies as well as the assessment of the property speak to it being used primarily for residential purposes.

Following the Q&A Session with property owners on May 2nd, it is also understood that the governing bylaws used by the ownership group to regulate the use of the property limit development to residential only. For these reasons, Administration reconfirms its support for amending the zoning of the property from CT1 Zone to a new Comprehensive Development (CD) zone.

The benefits of such a review are seen to include the formalisation of existing residential uses, the ability for dwelling expansions or re-construction to occur without further questions about compliance with zoning and the removal of a barrier to other agency approvals (i.e. Crown approval of residential dock replacements).

The introduction of a new CD is also consistent with the approach applied by the Regional District when dealing with other "share lots" at North Beach Estates in Electoral Area "F" and "Kennedy Lake Resort" in Electoral Area "H".

Alternative:

-
- .1 THAT Bylaw No. 2458.12, 2018, Electoral Area "E" Official Community Plan Amendment Bylaw and Bylaw No. 2459.29, 2018, Electoral Area "E" Zoning Amendment Bylaw be read a first and second time and proceed to public hearing;

AND THAT the Board of Directors considers the process, as outlined in the report from the Chief Administrative Officer dated July 5, 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. 2458.12, 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 August 2, 2018;

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

OR

- .2 THAT first reading of the Electoral Area "E" Official Community Plan (OCP) Amendment Bylaw No. 2458.12, and the Electoral Area "E" Zoning Amendment Bylaw No. 2459.29, be denied.

Respectfully submitted:


C. Garrish, Planning Supervisor

Endorsed by:


B. Dollevoet, Dev. Services Manager

Attachments: No. 1 — Agency Referral List
No. 2 — Site Photo

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a p, regarding Amendment Bylaw No. 2458.12:

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

Attachment No. 2 – Site Photo



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2458.12, 2018

**A Bylaw to amend the Electoral Area "E"
Official Community Plan Bylaw No. 2458, 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" Official Community Plan Amendment Bylaw No. 2458.12, 2018."
2. 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 the land described as Lot A, Plan KAP58846, District Lot 391, 3986S & 4018S, SDYD, and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Commercial (C) to Small Holdings (SH).

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

PUBLIC HEARING held on this ____ day of _____, 2018.

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

ADOPTED this ____ day of _____, 2018.

Board Chair

Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

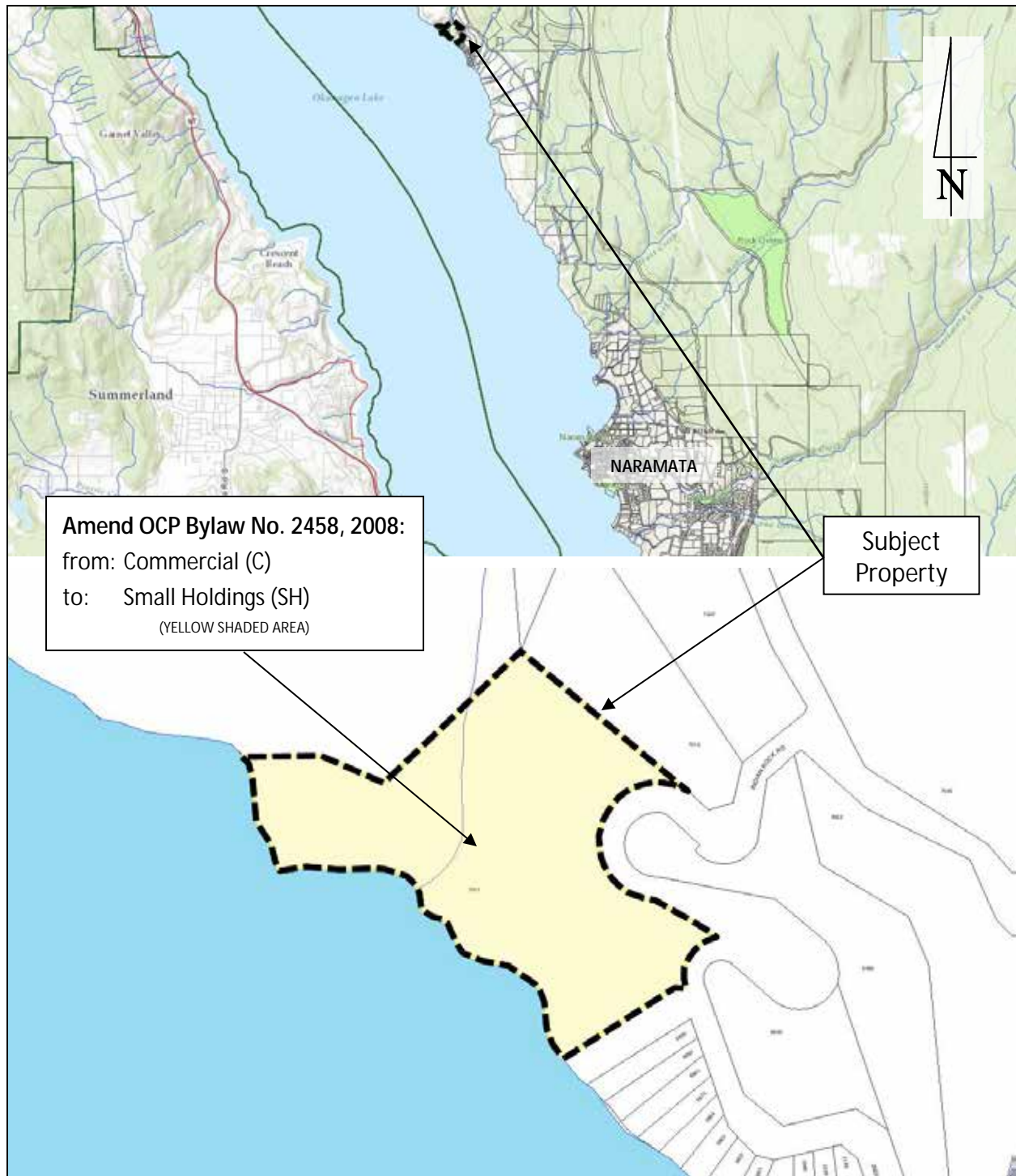
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2458.12, 2018

Project No: E2018.058-ZONE

Schedule 'A'



Amendment Bylaw No. 2458.12, 2018
(E2018.058-ZONE)

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2459.29, 2018

A Bylaw to amend the Electoral Area "E" 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. 2459.29, 2018.”
2. The Electoral Area “E” Zoning Bylaw No. 2459, 2008, is amended by:
 - i) adding a new reference to “Schedule ‘3’ Sunset Acres Comprehensive Development Zone Map” under Section 1.2.
 - ii) adding a new reference to “Comprehensive Development Zones” under Section 5.1 (Zoning Districts) to read as follows:

Comprehensive Development Zones

Sunset Acres Comprehensive Development Zone

CD2

- iii) replacing Section 5.4.1 under Section 5.4 (Permitted Uses) in its entirety with the following:
- .1 the only uses permitted are those listed in respect of each zone under the heading "Permitted Uses" in Section 10.0 to 16.0 of this Bylaw;

- iv) replacing Section 5.5 (Conditions of Use) under Section 5.0 (Creation of Zones) in its entirety with the following:

On a particular parcel in a specified zone created under this Bylaw, the maximum permitted parcel coverage, height and density and the minimum required setbacks are set out in respect of each specified zone in the provisions found in Sections 10.0 to 16.0 of this Bylaw.

- v) adding a new Section 16.0 (Comprehensive Development) to read as follows:

16.0 COMPREHENSIVE DEVELOPMENT

The purpose of the CD zone is to allow for the creation of comprehensive, site-specific land use regulations on specified sites within Electoral Area "E" where the circumstances are such that regulation by other zones would be inappropriate or inadequate, having regard to existing physical and environmental constraints.

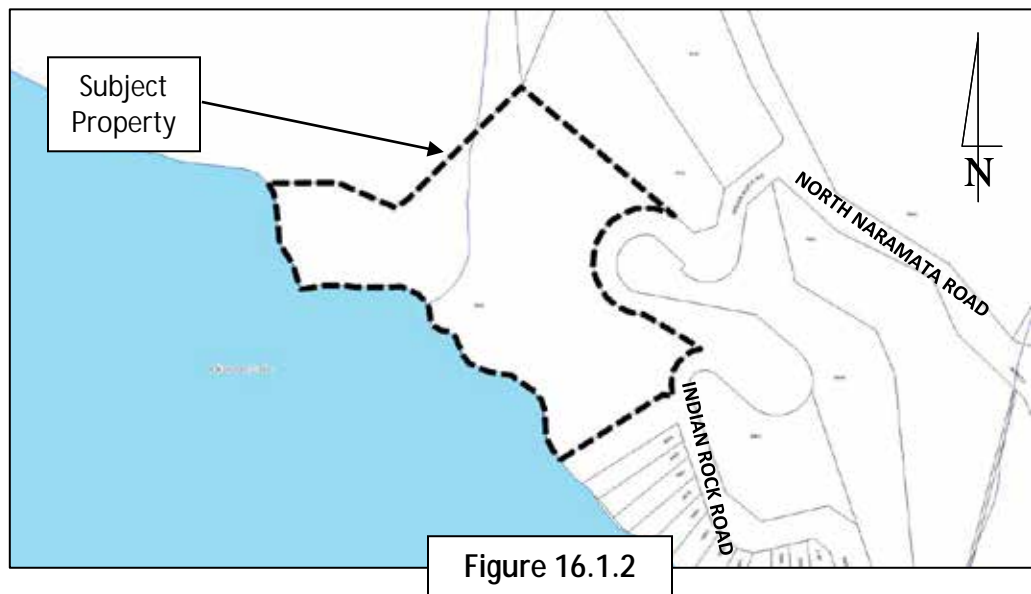
16.1 SUNSET ACRES COMPREHENSIVE DEVELOPMENT (CD2) ZONE

16.1.1 Purpose

The purpose of the Sunset Acres Comprehensive Development Zone is to create comprehensive, site-specific land use regulations for the parcel located at 7005 Indian Rock Road, which is legally described as Lot A, Plan KAP58846, District Lot 391, 3986S & 4018S, SDYD (PID: 023-765-640), and hereinafter referred to as the "Sunset Acres", in order to reconcile the historical land use pattern on the lands with the regulations of the Zoning Bylaw.

16.1.2 Location

The property is situated approximately 9.4 km north of the Naramata town centre near the intersection of Indian Rock Road and North Naramata Road and is bounded by Okanagan Lake to the west.



16.1.3 Parcel and Share Lot Plan

A plan that identifies the Sunset Acres “share lots” is included at Schedule ‘G’ to this Bylaw, and forms part of this Bylaw.

16.1.4 Background:

The tourist commercial zoning of the subject property dates to the introduction of the first Zoning Bylaw (No. 122) for Electoral Area “E” in 1973, the purpose of which was “to accommodate those uses which provide tourist or short-term accommodation and associated services in areas with unique scenic or locational qualities.”

Available Regional District records indicate that a geotechnical assessment of the property was completed in 1995 in order to support the development of the subject property for additional “recreational buildings” and the a number of building permits for single detached dwellings were subsequently issued between 1997 and 2017.

16.1.5 Definitions

In this CD zone:

“accessory building or structure” means a detached building or structure located on the same share lot as the principal building, the use of which building or structure is subordinate, customarily incidental, and exclusively devoted to that of the principal building;

“corporation” means the owner of the parcel;

“common property” means that portion of the parcel identified as “COMMON PROPERTY” on Figure 16.1.3;

“exterior side share lot line” means the boundary between a share lot and common property other than front, rear and interior side share lot lines;

“front share lot line” means the westernmost boundary of the share lots identified on Figure 16.1.3;

“parcel” means the land shown outlined in a dashed black line in Figure 16.1.2 of this Bylaw;

“professional engineer or geoscientist” means a practicing member in good standing of the Association of Professional Engineers and Geoscientists of the Province of British Columbia;

“rear share lot line” means the easternmost boundary of the share lots as identified in Figure 16.1.3;

“share lots” means the 17 surveyed portions of the parcel reserved for the exclusive use and enjoyment of a shareholder in the corporation, and shown on Figure 16.1.3;

“share lot coverage” means the combined area covered by all buildings and structures on a share lot, expressed as a percentage of the total share lot area;

“interior side share lot line” means the boundary between two or more share lots other than a front, rear or exterior share lot line;

“Zone” means the Sunset Acres Comprehensive Development (CD2) Zone.

16.1.6 Permitted Uses for Share Lots:

Principal Uses:

- a) single detached dwelling;

Accessory Uses:

- b) bed and breakfast operation, subject to Section 7.19;
- c) home occupation, subject to Section 7.17;
- d) secondary suites, subject to Section 7.12; and
- e) accessory buildings or structures, subject to Section 7.13.

16.1.7 Permitted Uses for Common Property:

- a) service facilities and uses in connection with one or more share lots.

16.1.8 Minimum Parcel Size for Subdivision:

- a) 6.0 ha

16.1.9 Maximum Parcel Density and Share Lot Density:

- a) 17 share lots per parcel, as shown on Figure 16.1.3;
- b) one (1) single detached dwelling per share lot; and
- c) one (1) secondary suite per share lot.

16.1.10 Maximum Share Lot Coverage:

- a) 35%

16.1.11 Minimum Setbacks:

- a) Buildings and Structures on a Share Lot:

- i) Front share lot line: 7.5 metres
 - ii) Rear share lot line: 7.5 metres
 - iii) Interior side share lot line: 1.0 metres
 - iv) Exterior side share lot line: 4.5 metres
- b) Accessory buildings and Structures on a Share Lot:
 - i) Front share lot line: 7.5 metres
 - ii) Rear share lot line: 1.0 metres
 - iii) Interior side share lot line: 1.0 metres
 - iv) Exterior side share lot line: 4.5 metres
- c) for All Buildings and Structures on Common Property:
 - i) All parcel lot lines 1.0 metres

16.1.12 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 5.0 metres.

16.1.13 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres as originally designed and constructed.

3. The 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, Plan KAP58846, District Lot 391, 3986S & 4018S, SDYD, and shown shaded blue on Schedule 'A', which forms part of this Bylaw, from Tourist Commercial One (CT1) to Sunset Acres Comprehensive Development (CD2).
4. adding a new Schedule '3' (Sunset Acres Comprehensive Development Zone Map) as shown on the attached Schedule 'B' (which forms part of this bylaw).

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

PUBLIC HEARING held on this ____ day of _____, 2018.

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

ADOPTED this ____ day of _____, 2018.

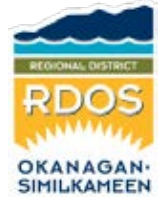
Board Chair

Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

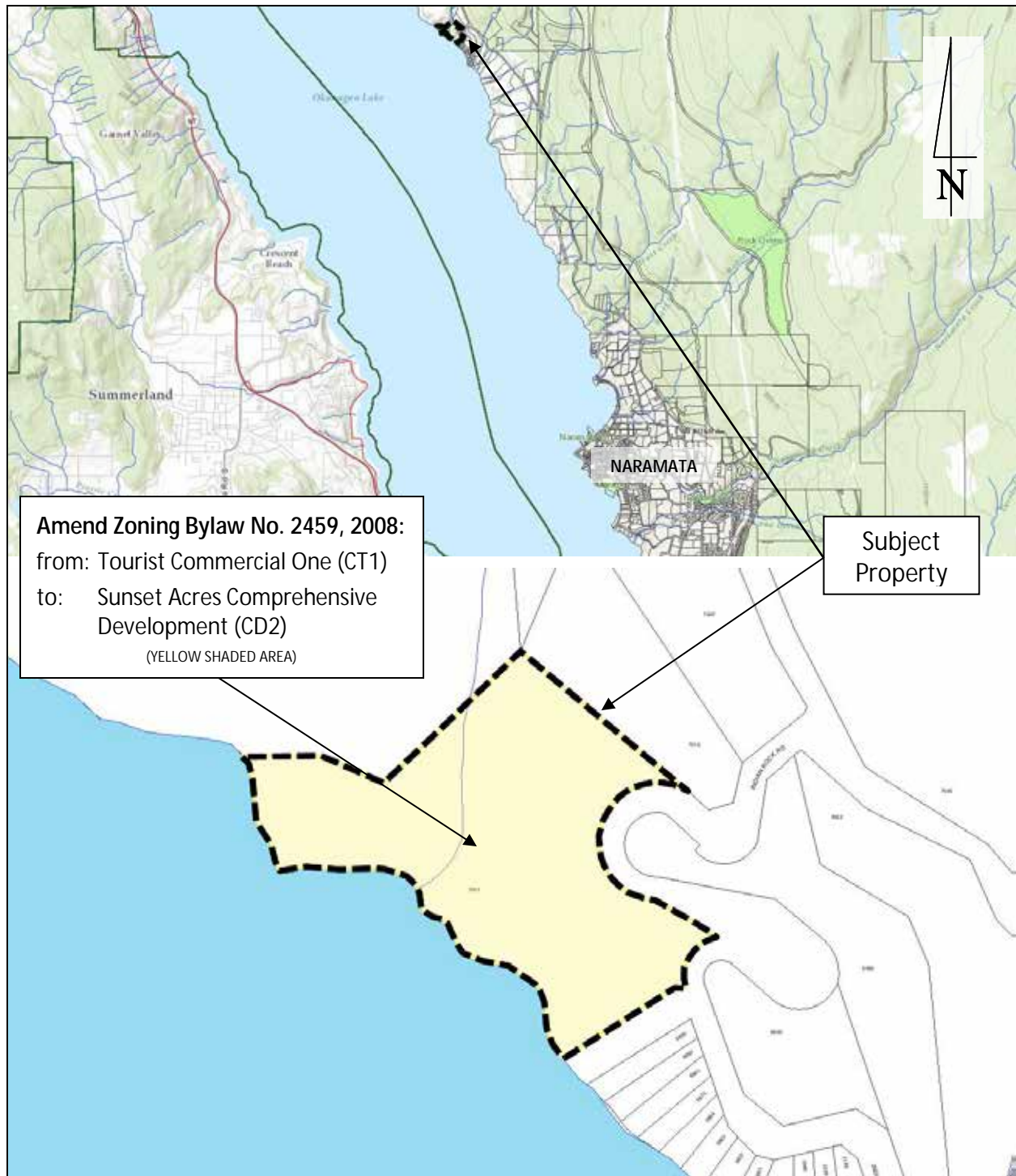
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2459.29, 2018

Project No: E2018.058-ZONE

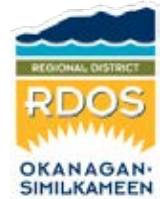
Schedule 'A'



Regional District of Okanagan-Similkameen

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

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



Amendment Bylaw No. 2459.29, 2018

Project No: E2018.058-ZONE

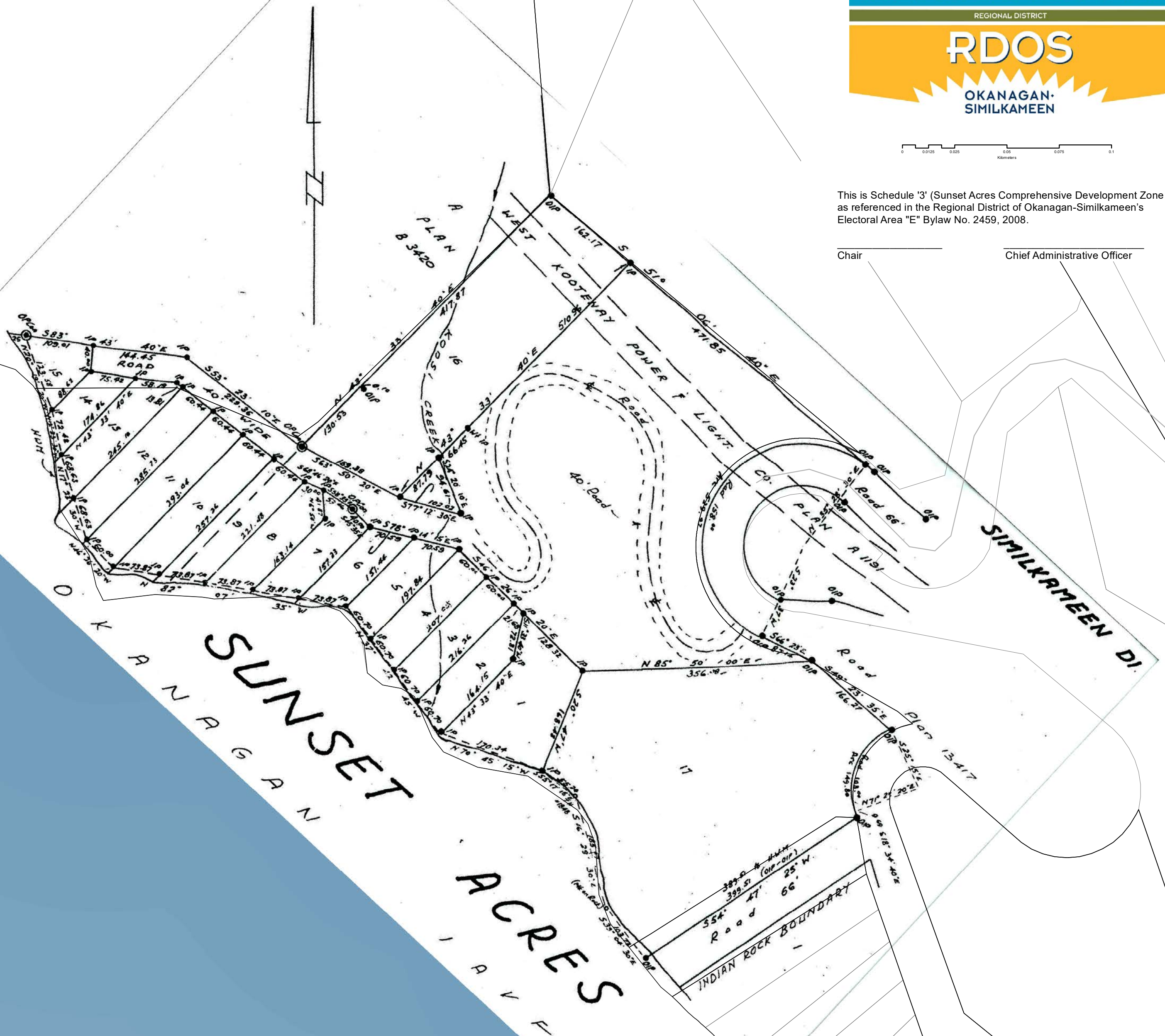
Schedule 'B'

Electoral Area "E" Zoning Bylaw No. 2459, 2008
Schedule '3' (Sunset Acres Comprehensive Development Zone Map)

Schedule '3' – Electoral Area "E"
Zoning Bylaw No. 2459, 2008



Chair



Lauri Feindell

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: April 18, 2018 4:52 PM
To: Planning
Cc: Lauri Feindell
Subject: RE: Bylaw Referral E2018.058-ZONE

Greetings to the Planners Extraordinaire of the Regional District of Okanagan Similkameen!

Thank you for your referral E2018.058-ZONE regarding 7005 Indian Rock Road, Naramata, PID 023765640, L A DLS 391 3986S & 4018S SIMILKAMEEN DIVISION YALE DISTRICT PL KAP58846. According to Provincial records there are no known archaeological sites recorded on the subject property. However, the waterfront location and archaeological potential modeling for the area indicate that there is a high 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: Friday, April 13, 2018 1:51 PM

To: HBE@interiorHealth.ca; 'fbclands@fortisbc.com'; Cooper, Diana FLNR:EX; Referral Apps REG8 FLNR:EX; XT:Shongrunden, Ron FIN:IN

Cc: Christopher Garrish; Janine Dougall; Noelle Evans-MacEwan; Cameron Baughen

Subject: Bylaw Referral E2018.058-ZONE

Re: Project No. E2018.058-ZONE

Bylaw No. 2458.11 and 2459.29

7005 Indian Rock Road, Naramata

Lot A, Plan KAP58846, DL391, 3986S & 4018S, SDYD



April 18, 2018

File: 58000-20/2018043
Your File: E2018.058-ZONE

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

Attention: Christopher Garrish

Re: Bylaw referral to change zoning from Tourist Commercial One to a new "Sunset Acres Comprehensive Development Zone AND Commercial to Small Holdings for property at Lot A, Plan KAP58846, DL 391, 3986S & 40185, SDYD

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

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

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

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

Yours truly,

Lora Nield
A/Ecosystems Section Head

LN/cl



Lauri Feindell

Indian Rock Sunset Area

To: Cameron Baughen
Subject: RE: Bylaw Referral E2018.058-ZONE

From: Cameron Baughen
Sent: April 18, 2018 12:59 PM
To: Lauri Feindell <lfeindell@rdos.bc.ca>
Subject: RE: Bylaw Referral E2018.058-ZONE

Hi Lauri. This does not affect the Solid Waste Management Plan.

Cameron Baughen, RDOS Solid Waste Management Coordinator
101 Martin Street, Penticton BC
Ph 250-490-4203 TF 1-877-610-3737
cbaughen@rdos.bc.ca www.rdos.bc.ca

This Communication is intended for the use of the recipient to which it is addressed, and may contain confidential, personal and/or privileged information. Please contact the



RESPONSE SUMMARY

AMENDMENT BYLAW NOS. 2458.11 & 2459.29

☐ Approval Recommended for Reasons
Outlined Below

☒ Interests Unaffected by Bylaw

☐ Approval Recommended Subject to
Conditions Below

☐ Approval Not Recommended Due
to Reasons Outlined Below

Signature: 

Signed By: Janelle Rimell

Agency: Interior Health Authority

Title: Environmental Health Officer

Date: May 8, 2018



Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: April 26, 2018 3:50 PM
To: Planning
Subject: Indian Rock Rd, 7005 Naramata (E2018.058-ZONE)

With respect to the above noted file,

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Indian Rock 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.

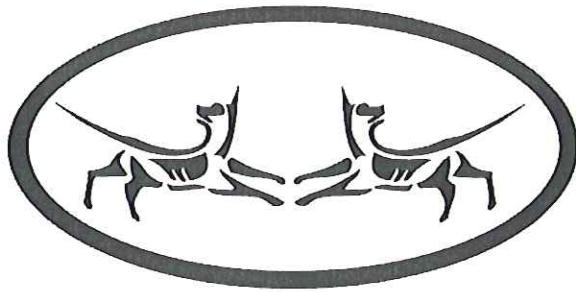
Best Regards,

*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





Penticton Indian Band

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

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

May-30-18

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

RTS ID: 3181

Referral Date: April-13-18

Referral ID: E2018.058-ZONE

Reference ID:

Summary: The Regional District is proposing that the Tourist Commercial One (CT1) zoning of the subject property be replaced with a comprehensive development zone.

Attention: Christopher Garrish

The Penticton Indian Band acknowledges receipt of your referral dated April-13-18. The PIB has insufficient information to begin review of your referral. Please provide the information indicated below.

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

- KMZ file for area of interest
- Shape files of are of interest

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.

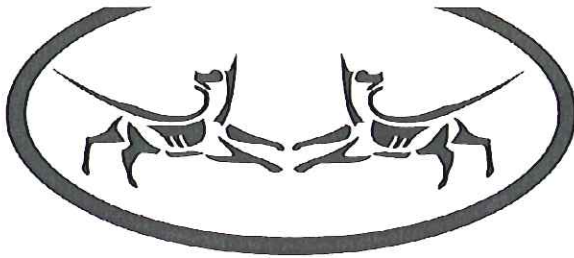
Limlɛmt,

Lavonda Nelson
Referrals Administrator

RTS ID: 3181

CC:





Penticton Indian Band

Natural Resources Department
773 Westhills Drive | R.R. #2, Site 80, Comp. 19
Penticton, British Columbia
Canada V2A 6J7

Referrals@pib.ca | www.pib.ca
Telephone: 250-492-0411 Fax: 250-493-2882

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

May-30-18

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

RTS ID: 3181

Referral Date: April-13-18

Referral ID: E2018.058-ZONE

Reference ID:

Summary: The Regional District is proposing that the Tourist Commercial One (CT1) zoning of the subject property be replaced with a comprehensive development zone.

Attention: Christopher Garrish

RE: Request for a 60 (sixty) day extension

Thank you for the above application that was received on May-30-18. This letter is to inform you that due to current levels of internal capacity, we are unable to review your referral in your proposed timeline. With additional time, Penticton Indian Band will be able to ensure that an informed review process will occur. We are setting the new timeline to be 60 days from the existing timeline.

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

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

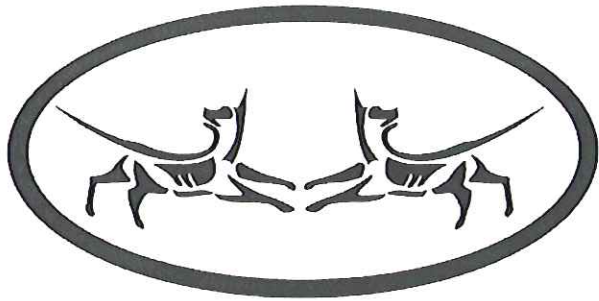
I appreciate your co-operation.

Limlɛmt,
Venessa Gonzales
Referrals Administrator

RTS ID: 3181

CC:





Penticton Indian Band

Natural Resources Department

R.R. #2, Site 80, Comp.19

Penticton, B.C. CAN

V2A 6J7

Referrals@pib.ca | www.pib.ca

Telephone: 250-492-0411 Fax: 250-493-2882

May-30-18

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

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

RTS ID: 3181

Referral ID: E2018.058-ZONE

Referral Date: April-13-18

Reference ID:

Summary: The Regional District is proposing that the Tourist Commercial One (CT1) zoning of the subject property be replaced with a comprehensive development zone.

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: 1033

	SubTotal	Tax	Total
Admin (12%)	\$ 52.50	\$ 0.00	\$ 52.50
G.I.S. Tracking and Review (GIS Project Technican)	\$ 110.00	\$ 0.00	\$ 110.00
R.T.S. Data Entry (Technical Services)	\$ 80.00	\$ 0.00	\$ 80.00
Referral Assessment (Band Administrator)	\$ 67.50	\$ 0.00	\$ 67.50
Referral Coordination (Referrals Coordinator)	\$ 190.00	\$ 0.00	\$ 190.00
Total	\$ 500.00	\$ 0.00	\$ 500.00

INVOICE AMOUNT FOR PRELIMINARY OFFICE REVIEW \$500.00

Please make cheque payable to Penticton Indian Band. re: P.C.132 RTS #3181

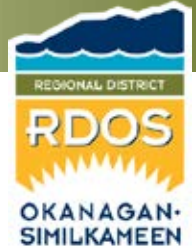
limləmt,

Venessa Gonzales
Referrals Administrator
P: 250-492-0411
Referrals@pib.ca

RTS ID: 3181

CC:

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 5, 2018

RE: Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “H”

Administrative Recommendation:

THAT Bylaw No. 2497.09, 2018, Electoral Area “H” Official Community Plan Amendment Bylaw and Bylaw No. 2498.13, 2018, Electoral Area “H” Zoning Amendment Bylaw be read a first and second time and proceed to public hearing;

AND THAT the Board of Directors considers the process, as outlined in this report from the Chief Administrative Officer dated July 5, 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. 2497.09, 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 August 2, 2018;

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

Purpose: To amend the zoning of 2 parcels to Parks and Recreation (PR) to reflect their donation for public use.

Owners: Regional District of Okanagan-Similkameen Agent: n/a Folio: H-00634.100/.150

Legal: Lots 1 & 2, Plan KAP28772, District Lot 99, 360 & 378, YDYD Civic: n/a (Coalmont)

OCP: part Resource Area (RA); and Proposed OCP: Parks (P)
part Large Holdings (LH)

Zone: part Resource Area (RA) Proposed Zoning: Parks and Recreation (PR)
part Large Holdings Two (LH2)

Proposed Development:

The Regional District is proposing to amend the zoning of the subject properties to Parks and Recreation (PR) in order to reflect their recent donation for public purposes.

To accomplish this it is being proposed to change the designation of these parcels under the Electoral Area “H” Official Community Plan (OCP) Bylaw No. 2497, 2012, from part Large Holdings (LH) and part Resource Area (RA) to Parks (P).

Similarly, it is also proposed to amend the zoning of these same parcels under the Electoral Area “H” Zoning Bylaw No. 2498, 2012, from part Large Holdings Two (LH2) and part Resource Area (RA) to Parks and Recreation (PR) under the Zoning Bylaw.

Site Context:

The subject properties represent a combined land area of approximately 2.75 ha (i.e. Lot 1 is 1.02 ha while Lot 2 is 1.73 ha) and are situated between Front Street and the KVR Trail right-of-way in Coalmont and are bisected by Coalmont Road.

The surrounding pattern of development is generally characterised by the Coalmont townsite to the south and large tracks of relatively undeveloped lands (both privately held and Crown) to the north.

Background:

It is understood that the properties were created by subdivision in March of 1978 in order so that the land could be separated from the existing Canadian Pacific Limited (CP Rail) linear rail property. Prior to subdivision, the properties were utilized as the train station and water tower (Lot 1) and a siding (Lot 2) for the then railway. Canadian Pacific Limited subsequently divested itself of the properties shortly after their subdivision.

As a condition of donation of these lands to the Regional District, which was finalized on April 15, 2017, the current property owners requested that the lands be retained by the Regional District in perpetuity (i.e. not subsequently sold to a third-party) and that the lands be retained in a generally un-developed state.

Referrals:

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required prior to adoption as the proposed amendments involve lands beyond 800 metres of a controlled access highway (i.e. Highway 3).

Pursuant to Section 476 of the *Local Government Act*, the Regional District must consult with the relevant School District when proposing to amend an OCP for an area that includes the whole or any part of that School District. In this instance, School District No. 58 has been made aware of the proposed amendment bylaw.

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

As of the writing of this report, no agency comments had been received in relation to these amendment bylaws.

Public Process:

At its meeting of June 19, 2018, the Electoral Area “H” Advisory Planning Commission (APC) resolved to recommend to the Regional District Board that this application be approved.

A Public Information Meeting was held ahead of the APC meeting on June 19, 2018, and was attended by no members of the public.

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

Analysis:

In considering the condition of the donation of these lands that be retained in a generally undeveloped stated, Administration believes this can best be achieved by rezoning the properties to Parks and Recreation (PR) as this will limit future uses to "parks", "recreation services, outdoors" and "cemeteries".

In addition, at the time of the OCP Review in 2012, residents of Electoral Area "H" stated a need for additional parkland to provide, amongst other things, linear walking trails and outdoor recreational and leisure neighbourhood park opportunities.

Rezoning the subject parcels to Parks and Recreation (PR) is seen to generally be consistent with this as they are situated adjacent to the KVR trail and could be used to support this recreation feature and may also provide a neighbourhood park opportunity for Coalmont residents.

For these reasons, Administration supports the proposed rezoning.

Alternative:

THAT first reading of the Electoral Area "H" Official Community Plan (OCP) Amendment Bylaw No. 2497.09, and the Electoral Area "H" Zoning Amendment Bylaw No. 2498.13, be denied.

Respectfully submitted:



C. Garrish, Planning Supervisor

Endorsed By:



B. Dollevoet, Development Services Manager

Attachments: No. 1 – Agency Referral List

No. 2 – Aerial Photo (2007)

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a **p**, regarding Amendment Bylaw No. 2497.09:

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

Attachment No. 2 – Aerial Photo (2007)



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2497.09, 2018

A Bylaw to amend the Electoral Area "H" Official Community Plan Bylaw No. 2497, 2012

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

1. This Bylaw may be cited for all purposes as the "Electoral Area "H" Official Community Plan Amendment Bylaw No. 2497.09, 2018."
2. The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "H" Official Community Plan Bylaw No. 2497, 2012, is amended by changing the land use designation of Lot 1, Plan KAP28772, District Lot 99, YDYD, and an approximately 1.2 ha part of Lot 2, Plan KAP28772, District Lot 99, 360 & 378, YDYD, and shown shaded yellow on the attached Schedule 'A', which forms part of this Bylaw, from Large Holdings (LH) to Parks (P).
3. The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "H" Official Community Plan Bylaw No. 2497, 2012, is amended by changing the land use designation of approximately 0.4 ha area comprised of part of Lot 2, Plan KAP28772, District Lot 99, 360 & 378, YDYD, shown shaded purple on the attached Schedule 'A', which forms part of this Bylaw, from Resource Area (RA) to Parks (P).
4. The Electoral Area "H" Official Community Plan Bylaw No. 2497, 2012, is amended by:
 - (i) adding the following as Sections 16.3.9 & 16.3.10 and renumbering the subsequent sections accordingly:
 9. Supports the land described as Lot 2, Plan KAP28772, District Lot 99, 360 & 378, YDYD, being kept in a natural state so as to protect existing flora, including black cottonwoods.
 10. Supports the development of the land described as Lot 1, Plan KAP 28772, District Lot 99, YDYD, in a manner that meets the recreational needs of the community.

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

PUBLIC HEARING held on this ____ day of _____, 2018.

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

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

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

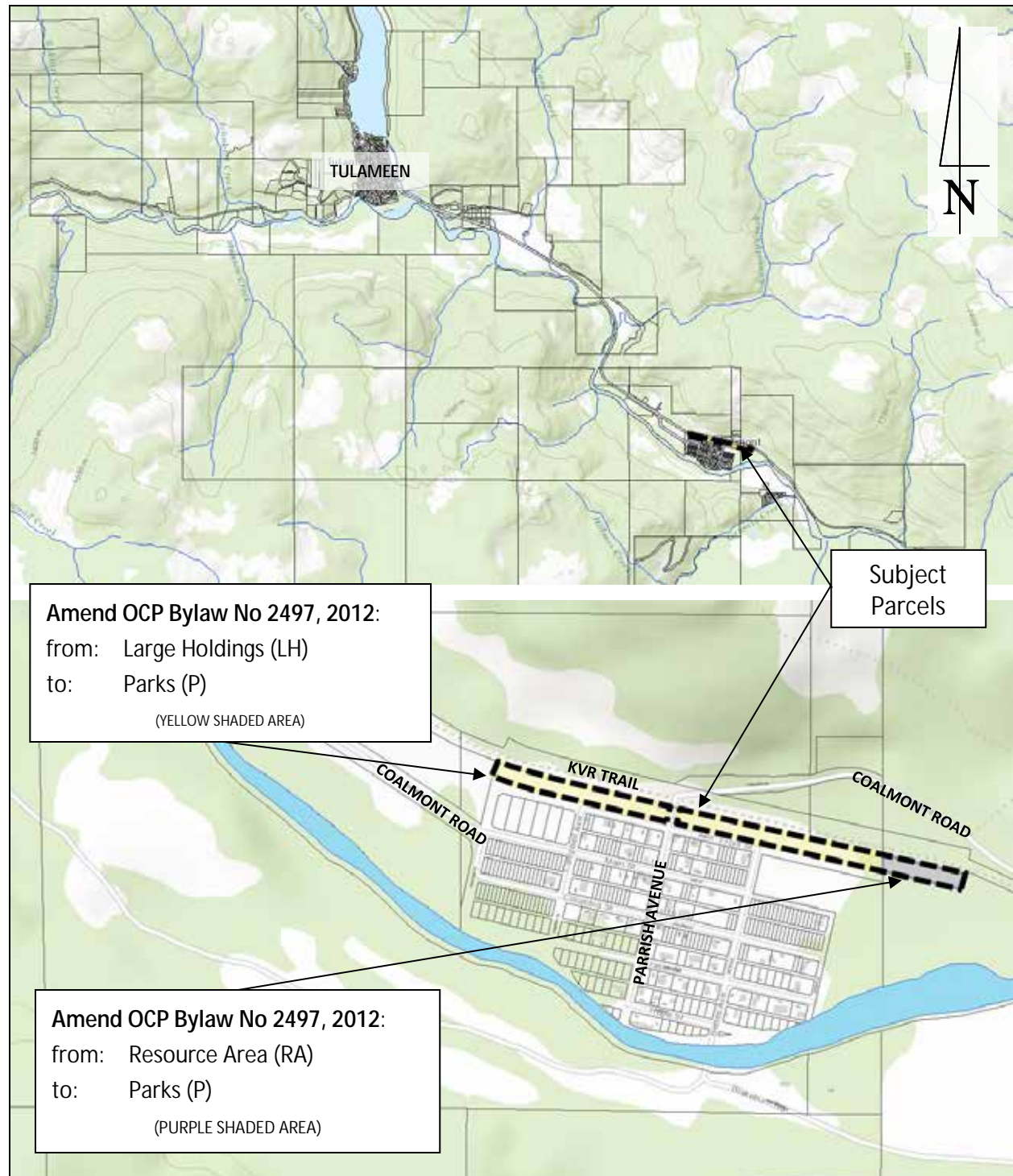
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2497.09, 2018

Project No: H2018.084-ZONE

Schedule 'A'



Amendment Bylaw No. 2497.09, 2018

(H2018.084-ZONE)

Page 3 of 3

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2498.13, 2018

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

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

1. This Bylaw may be cited for all purposes as the "Electoral Area "H" Zoning Amendment Bylaw No. 2498.13, 2018."
2. The Zoning Bylaw Map, being Schedule '2' of the Electoral Area "H" Zoning Bylaw No. 2498, 2012, is amended by changing the land use designation of Lot 1, Plan KAP28772, District Lot 99, YDYD, and an approximately 1.2 ha part of Lot 2, Plan KAP28772, District Lot 99, 360 & 378, YDYD, and shown shaded yellow on the attached Schedule 'A', which forms part of this Bylaw, from Large Holdings Two (LH2) to Parks and Recreation (PR).
3. The Zoning Bylaw Map, being Schedule '2' of the Electoral Area "H" Zoning Bylaw No. 2498, 2012, is amended by changing the land use designation of an approximately 0.4 ha area comprised of part of Lot 2, Plan KAP28772, District Lot 99, 360 & 378, YDYD, shown shaded purple on the attached Schedule 'A', which forms part of this Bylaw, from Resource Area (RA) to Parks and Recreation (PR).

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

PUBLIC HEARING held on this ____ day of _____, 2018.

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

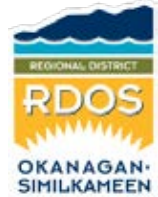
Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

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

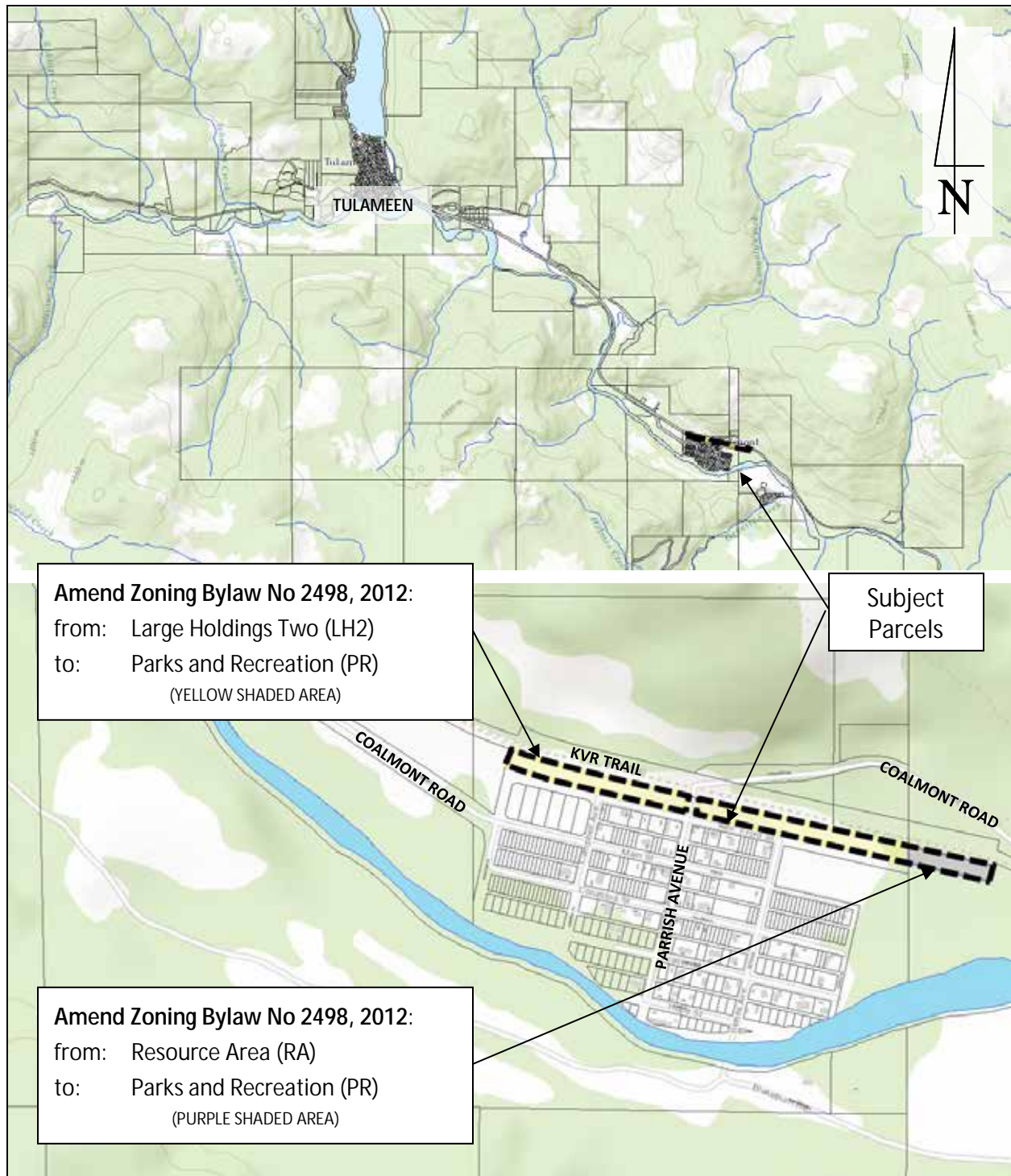
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2498.13, 2018

Project No: H2018.084-ZONE

Schedule 'A'



ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 5, 2018

RE: OCP Bylaw & Zoning Bylaw Amendments – Electoral Areas "A", "C", "D", "E" & "F"
Commercial Zone Review and Consolidation

Administrative Recommendation:

THAT Bylaw No. 2788, 2018, Regional District of Okanagan-Similkameen Commercial Zone Update Amendment Bylaw be read a first and second time and proceed to a public hearing;

AND THAT the Board of Directors considers the process, as outlined in this report from the Chief Administrative Officer dated July 5, 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. 2788, 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 August 2, 2018;

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

Purpose:

Amendment Bylaw No. 2788 seeks to amend the Okanagan Valley Electoral Area Official Community Plan and Zoning Bylaws in order to update the Commercial Zones. 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 October 16, 2008, the Board considered an [Administrative Report](#) proposing the creation of a single Electoral Area Zoning Bylaw and directed staff to investigate the preparation of such a bylaw. The 2018 Business Plan includes a direction to "continuously improving bylaws, policy and process within the organization ..."

In anticipation of bringing forward a draft zoning bylaw for consideration by the Board in Q3 of 2018, a series of draft amendments (by zone category) will be presented over the coming months intended to update various zones and facilitate their eventual consolidation in a new bylaw.

At its meeting of August 17, 2017, the Planning and Development (P&D) Committee of the Board considered an Administrative Report (for information) related to a proposed update of the Commercial Zones.

Referrals:

Approval from the Ministry of Transportation and Infrastructure (MoTI) will be required prior to adoption as the proposed amendments involve lands within 800 metres of a controlled access highway.

Pursuant to Section 476 of the *Local Government Act*, the Regional District must consult with the relevant School District when proposing to amend an OCP for an area that includes the whole or any part of that School District. In this instance, School District No. 53 & 67 have been made aware of the proposed amendment bylaw.

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

Public Process:

On April 24, 2018, the Regional District sent letters to all registered property owners with land zoned Commercial advising of the proposed changes to the land use bylaws and seeking feedback. Two representations were returned and are included as a separate item on the Board Agenda. Administration also met (including phone conversations) with a number of property owners to discuss the proposed zoning changes to their property.

Administration recommends that the written notification of affected property owners as well as formal referral to the agencies listed at Attachment No.1, should be considered appropriate consultation for the purpose of Section 475 of the *Local Government Act*. As such, this process is seen to be sufficiently early and does not need to be further ongoing consultation.

Agency comments have been received from Interior Health Authority (IHA), Ministry of Forest Lands Natural Resources Operations and Rural Development (Ecosystems Section) and the Penticton Indian Band (PIB) and these are included as a separate item on the Board Agenda.

Analysis:

The principal objective of the Commercial Zone Review is to update the language and regulations of the various commercial zones in the Okanagan Electoral Area zoning bylaws.

Not only will this facilitate the integration of these zones into a single zoning bylaw, but it allows for these zones to be modernised to reflect current trends in land use (i.e. allowing breweries, distilleries and wineries in more urban settings) and to ensure consistency and fairness across Electoral Areas.

This review has also allowed a number of redundant site specific provisions to be addressed as well as the zoning of properties whose zoning may no longer reflect the current use (i.e. commercially zoned parcels in the ALR that are being used for agricultural purposes).

As a result of this review, Administration is proposing to apply a new General Commercial (C1) Zone to a majority of commercial zoned properties in the Okanagan Electoral Areas.

Exceptions to this approach include service stations, which will be accommodated through the Service Commercial (CS1) Zone. Town/village centre areas in Okanagan Falls, Naramata, Apex and Twin Lakes will be accommodated through new "Town Centre" or "Village Centre" Zones, which are the subject of separate reviews being undertaken in each of these communities.

With regard to commercial marinas and the Penticton Speedway, it is being proposed that these be transitioned to the Tourist Commercial (CT) land use class (and will be the subject of a separate report to the Board on the CT Zone Update).

For reference purposes, tables are included at Attachment Nos. 2 & 3 showing the transition of these zones as well as how existing zones compare to the proposed new zones.

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

In order to facilitate this review, a number of changes to the Okanagan Electoral Area OCP Bylaws (textual and mapping) is required. This is primarily in order to allow for the introduction of the Tourist Commercial (CT) land use designation and supporting objectives and policies and also to address the transition of certain properties from the commercial land use designation.

Alternatives:

THAT the Board of Directors deny first reading of Amendment Bylaw No. 2788, 2018.

Respectfully submitted:


C. Garrish, Planning Supervisor

Endorsed By:


B. Dollevoet, Development Services Manager

Attachments: No. 1 — Agency Referral List
 No. 2 — Commercial Zone Transition Matrix
 No. 3 — C1 Zone Comparison

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a p, regarding Amendment Bylaw No. 2788:

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

Attachment No. 2 – Commercial Zone Transition Matrix

ELECTORAL AREA	EXISTING ZONE	PROPOSED ZONE	COMMENTS
"A"	General Commercial (C1)	General Commercial (C1)	
"C"	General Commercial (C1)	Service Commercial (CS1)	Apply to the Gas Station at Gallagher Lake
	General Commercial (Limited) (C2)	General Commercial (C1)	C2 only applies to Distillery at Gallagher Lake
"C"	Neighbourhood Commercial (C3)	N/A	C3 Zone ceased to exist following rezoning of 8360 Gallagher Lake Road in 2016 (Amendment Bylaw No. 2453.28).
"D-1"	General Commercial (C1)	General Commercial (C1)	Proposed to consolidate the Highway Commercial Zone into the proposed C1 Zone.
"D-1"	Highway Commercial (C4)		
		Service Commercial (CS1)	Apply to the Petro-Canada in Kaleden and at Twin Lakes
"D-2"	Neighbourhood Commercial (C3)	General Commercial (C1)	Only parcel zoned C3: 5129 10 th Avenue
"D-2"	Okanagan Falls Town Centre (C4)	Okanagan Falls Town Centre (C2)	No changes proposed, pending OK Falls Town Centre Plan
"D-2"	Commercial Amusement (C6)	Penticton Speedway (CT5)	[Amendment Bylaw 2808]
"D-2"	Recreation Vehicle Park (C7)	Recreation Vehicle Park (C7)	
"D-2"	Service Commercial One (CS1)	Service Commercial (CS1)	Continue to apply to service stations in OK Falls Town Centre
"E"	General Commercial (C1)	General Commercial (C1)	Will only apply to distillery and adjacent pottery operation.
"F"	Neighbourhood Commercial (C3)	General Commercial (C1)	2 parcels; West Bench & Greata Ranch, address through C1s zoning
"F"	Marina Commercial (C5)	Commercial Marina (CT4)	[Amendment Bylaw 2808]

Attachment No. 3 – C1 Zone Comparison

ELECTORAL AREA “A” (C1)	ELECTORAL AREA “C” (C1)	ELECTORAL AREA “D-1” (C1)	ELECTORAL AREA “D-1” (C4)	ELECTORAL AREA “E” (C1)	PROPOSED C1 ZONE
Principal Uses: eating & drinking establishment; indoor commercial warehousing, not to exceed 250 m ² in gross floor area; retail, outdoor, not to exceed 200 m ² in gross floor area; retail stores, general, not to exceed 250 m ² in gross floor area; vehicle sales and rentals; veterinary establishment; service industry establishment; service stations;	Principal Uses: eating & drinking establishment; indoor self-storage, not to exceed 250 m ² in gross floor area; retail, outdoor, not to exceed 200 m ² ; retail stores, general, not to exceed 200 m ² in gross floor area; vehicle sales and rentals; veterinary establishment; car wash; manufactured home sales and rentals; service industry establishment; retail stores, convenience; service stations;	Principal Uses: community hall; convenience store; eating & drinking establishment; golf course; gas bar; offices; personal service establishment; post office;	Principal Uses: campground; car wash; community hall; convenience store; eating & drinking establishment; fruit and vegetable stand; gas bar; hotel; motel; offices; personal service establishment; service station; tourist information facility;	Principal Uses: amusement establishment, indoor; clubs, lodges and fraternal organisations; eating & drinking establishment; indoor commercial warehousing, not to exceed 250 m ² in gross floor area; hotel; motel; offices; parking lot; personal service establishment; retail, outdoor, sales area not to exceed 200 m ² ; retail stores, general, not to exceed 250 m ² in gross floor area; service industry establishment; veterinary establishment; recreation and farm equipment sales, service, rentals and repairs;	Principal Uses: brewery, cidery, distillery or winery; eating & drinking establishment; indoor recreational facilities self-storage, not to exceed 250 m ² in gross floor area; offices; outdoor market; personal service establishment; retail store, general; vehicle sales and rental;
Accessory Uses: accessory dwelling; accessory buildings and structures; car wash; offices.	Accessory Uses: accessory dwelling; accessory buildings and structures.	Accessory Uses: accessory dwelling; accessory buildings and structures. care centre, minor; home occupation;	Accessory Uses: accessory dwelling; accessory buildings and structures. home occupation;	Accessory Uses: accessory dwelling; car wash; accessory buildings and structures.	Accessory Uses: accessory dwelling; accessory buildings and structures.
Minimum Parcel Size: 2,020 m ²	Minimum Parcel Size: 1,010 m ²	Minimum Parcel Size: 505 m ²	Minimum Parcel Size: 505 m ² / 0.8 ha for campgrounds	Minimum Parcel Size: 505 m ²	Minimum Parcel Size: 1,000 m ²
Minimum Parcel Width: 15.0 metres	Minimum Parcel Width: 18.0 metres	Minimum Parcel Width: 15.0 metres	Minimum Parcel Width: 10.0 metres	Minimum Parcel Width: Not less than 25% of parcel depth	Minimum Parcel Width: Not less than 25% of parcel depth
Minimum Setbacks: <u>All buildings:</u> Front parcel line: 7.5 m Rear parcel line: 4.5 m Interior side parcel line: 4.5 m Exterior side parcel line: 4.5 m	Minimum Setbacks: <u>All buildings:</u> Front parcel line: 7.5 m Rear parcel line: 4.5 m Interior side parcel line: 4.5 m Exterior side parcel line: 4.5 m	Minimum Setbacks: <u>Principal buildings:</u> Front parcel line: 4.5 m Rear parcel line: 4.5 m Interior side parcel line: 1.5 m Exterior side parcel line: 4.5 m	Minimum Setbacks: <u>Principal buildings:</u> Front parcel: [various] Rear parcel: [various] Interior side parcel: [various] Exterior side parcel:[various]	Minimum Setbacks: <u>All buildings:</u> Front parcel line: 1.5 m Rear parcel line: 4.5 m Interior side parcel line: 4.5 m Exterior side parcel line: 4.5 m	Minimum Setbacks: <u>All buildings:</u> Front parcel line: 7.5 m Rear parcel line: 4.5 m Interior side parcel line: 4.5 m Exterior side parcel line: 4.5 m
Maximum Height: 10.0 metres	Maximum Height: 10.0 metres	Maximum Height: 10.0 metres	Maximum Height: 12.0 m (principal) / 5.5 m (accessory)	Maximum Height: 10.0 metres	Maximum Height: 10.0 metres
Maximum Parcel Coverage: 35%	Maximum Parcel Coverage: 35%	Maximum Parcel Coverage: 50%	Maximum Parcel Coverage: 50%	Maximum Parcel Coverage: 35%	Maximum Parcel Coverage: 50%

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2788, 2018

**A Bylaw to amend the Electoral Area "A", "C", "D", "E" and "F"
Official Community Plan and 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 "Okanagan Electoral Area Commercial Zone Update Amendment Bylaw No. 2788, 2018."

Electoral Area "A"

2. The Electoral Area "A" Official Community Plan Bylaw No. 2450, 2008, is amended by:
 - i) replacing the reference to "Commercial Designations" under Section 2.0 (Official Community Plan Map Designations) in its entirety with the following:

Commercial Designations:

Commercial	C
Commercial Tourist	CT

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

9.0 COMMERCIAL

9.1 Background

Commercial development in the Plan area is generally limited to existing commercial sites along Highway 97 and Highway 3, and adjacent to Osoyoos Lake. The Plan recognizes that large scale service and commercial development will be directed to existing settlement areas, such as the Town of Osoyoos, which are better able to function as service centers.

9.2 Objectives

- .1 Maintain the current level of local commercial sites to serve the existing communities and tourists, and expand services as future growth may dictate.
- .2 Direct major commercial development to Primary Growth Areas.
- .3 Support existing and new recreation and resort commercial opportunities.
- .4 To minimize land use incompatibility between commercial activities and surrounding land uses.
- .5 To ensure the scale of all commercial developments harmonize with the natural surroundings and the rural character of the Plan area.

9.3 Policies – General Commercial

The Regional Board:

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

- .8 Encourages future commercial development to locations away from Osoyoos Lake to reduce human impact on the lake, and in order to maintain and improve water quality and habitat.

9.4 Policies – Tourist Commercial

The Regional Board:

- .1 Generally supports the use of lands designated Commercial Tourist (CT) identified in Schedule 'B' Official Community Plan Map for commercial services and activities catering to tourists, including campgrounds, resorts, RV parks, and golf courses.
 - .2 Encourages open space recreation and resort commercial opportunities, such as guest ranches, trail rides and/or wilderness guides in areas designated as Resource Area provided they do not impact on abutting land uses and meet Watercourse Development and/or Environmentally Sensitive Development Permit Area requirements.
 - .3 May support proposed tourist and resort developments that:
 - a) are located outside the Agricultural Land Reserve;
 - b) can accommodate on-site domestic water and sewage disposal, or have community water or sewer available;
 - c) enhance adjacent land uses or the character of the existing area;
 - d) can be accessed safely from local highways (Highway 97 & 3);
 - e) can be adequately serviced by emergency services, in particular fire protection;
 - f) meet any Watercourse or Environmentally Sensitive Development Permit Area requirements;
 - g) are outside areas susceptible to natural hazards, including but not limited to, steep slopes, flooding, soil instability, or rock fall; and
 - h) indicate an adequate wildfire hazard interface area if located in or near an identified high-risk wildfire hazard area.
3. The Official Community Plan Map, being Schedule 'B' of the Electoral Area "A" Official Community Plan Bylaw No. 2450, 2008, is amended by:
 - i) changing the land use designation on an approximately 2.25 ha part of the land described as Lot 640, Plan KAP1950, District Lot 2450S, SDYD, Except Plan B3527, 3705, 5125 and B7120 (401 2nd Avenue), and as shown shaded yellow on Schedule 'A-101', which forms part of this Bylaw, from Commercial (C) to Commercial Tourist (CT).

- ii) changing the land use designation on an approximately 1.67 ha part of the land described as Lot 1, Plan KAP22229, District Lot 2450S, SDYD, Portion Lot 677 (9330 202nd Avenue), and as shown shaded yellow on Schedule 'A-102', which forms part of this Bylaw, from Commercial (C) to Commercial Tourist (CT).
- iii) changing the land use designation of the land described as Lot 1, Plan KAP5097, District Lot 42, SDYD; and Lot 3, Plan KAP3345, District Lot 42, SDYD, Except Plan 5097 (1219 45th Street), and as shown shaded yellow on Schedule 'A-103', which forms part of this Bylaw, from Commercial (C) to Commercial Tourist (CT).
- iv) changing the land use designation of the land described as Lot A, Plan KAP10545, District Lot 100, SDYD, Portion Plus Lot 1, Plan 19864, Except Plan 19864; Lot A, Plan KAP81557, District Lot 100, SDYD (2231 45th Street); and Lot 1, Plan KAP46233, District Lot 100, SDYD, (2057 45th Street), and as shown shaded yellow on Schedule 'A-104', which forms part of this Bylaw, from Commercial (C) to Commercial Tourist (CT).
- v) changing the land use designation of the land described as Lot A, Plan KAP12209, District Lot 41, SDYD (3645 Highway 97), and as shown shaded yellow on Schedule 'A-105', which forms part of this Bylaw, from Commercial (C) to Commercial Tourist (CT).
- vi) changing the land use designation of the land described as Lots 5-8, Plan KAP2092, District Lot 2450S, SDYD (16229 87th Street) and Lot 9, Plan KAP2092, District Lot 2450S, SDYD, Portion Lot 432 (16235 87th Street) and as shown shaded yellow on Schedule 'A-107', which forms part of this Bylaw, from Commercial (C) to Commercial Tourist (CT).
- vii) changing the land use designation of the land described as Lot 1, Plan KAP16080, District Lot 2450S, SDYD, Portion Lot 499 (9420 Highway 97) and as shown shaded yellow on Schedule 'A-108', which forms part of this Bylaw, from Commercial (C) to Commercial Tourist (CT).
- viii) changing the land use designation of the land described as Lot 10, Plan KAP2092, District Lot 2450S, SDYD, Portion ex nw 10 feet (16239 87th Street) and as shown shaded yellow on Schedule 'A-109', which forms part of this Bylaw, from Commercial (C) to Low Density Residential (LR).
- ix) changing the land use designation of the land described as Lot 1, Plan KAP18884, District Lot 2450S, SDYD (10412 Highway 97) and as shown shaded yellow on Schedule 'A-111', which forms part of this Bylaw, from Commercial (C) to Agriculture (AG).
- x) changing the land use designation of the land described as Lot 2, Plan KAP7911, District Lot 2450S, SDYD, Portion Lot 639 (9506 6th Avenue) and as shown shaded yellow on Schedule 'A-112', which forms part of this Bylaw, from Commercial (C) to Commercial Tourist (CT).

4. The Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by:

- i) deleting the definitions of “amusement establishment, indoor”, “amusement establishment, outdoor”, “open land recreation”, “recreation services, indoor”, “recreation services, outdoor”, “resort”, retail, outdoor” under Section 4.0 (Definitions).
- ii) replacing the definition of “campground” under Section 4.0 (Definitions) with the following:

“**campground**” means a parcel of land occupied and maintained for temporary accommodation (maximum 30 days) of the traveling public in tents, tourist cabins or recreation vehicles which are licensed for the current year and have been brought to the site by the traveler. May include an office as part of the permitted use but does not include hotels, manufactured homes, manufactured home parks, motels or park model trailers;
- iii) replacing the definition of “conservation area” under Section 4.0 (Definitions) with the following:

“**conservation area**” means land that is preserved and protected, and may be owned by an individual, the Province including ecological reserves or protected areas, the Canadian Wildlife Service, The Nature Trust, The Land Conservancy, Regional District of Okanagan-Similkameen, the public or other not for profit organizations interested in conservation for the prime purpose of conserving natural habitat. Typical examples include but are not limited to land protected in a natural state for the purpose of conserving plant life and providing sanctuary, habitat and breeding grounds for wildlife or fish. A Conservation Area does not include indoor and outdoor recreation;
- iv) adding the definition of “cooking facilities” under Section 4.0 (Definitions) to read as follows:

“**cooking facilities**” means facilities for the preparation or cooking of food, and includes any room containing counters, cabinets, sinks, stoves, dishwashers and other appliances, plumbing, or wiring which, may be intended or used for the preparation or cooking of food;
- v) adding the definition of “golf course” under Section 4.0 (Definitions) to read as follows:

“**golf course**” means a tract of land for playing golf, pitch and putt courses or driving ranges, including clubhouses, restaurants, pro shops and similar accessory facilities, including banquet facilities, necessary for golf purposes and which may include buildings necessary for the maintenance and administration of the golf course;
- vi) adding the definition of “hotel” under Section 4.0 (Definitions) to read as follows:

“hotel” means a building containing commercial guest sleeping units, and a lobby area for guest registration and access to the sleeping units and may contain accessory uses such as a restaurant, licensed drinking facilities, accessory retail store, and meeting rooms;

- vii) adding the definition of “indoor recreation” under Section 4.0 (Definitions) to read as follows:

“indoor recreation” means a facility within an enclosed building intended for leisure activities where patrons are predominantly participants or spectators. Typical uses include amusement arcades, bingo halls, health and fitness centres, athletic facilities and ice rinks, billiard and pool halls, swimming pools, bowling alleys, theatres and concert or music halls;

- viii) replacing the definition of “motel” under Section 4.0 (Definitions) with the following:

“motel” means a building or buildings containing housekeeping and/or not less than six sleeping units each with an exterior entrance and designed to provide temporary accommodation for the travelling public;

- ix) adding the definition of “motorsports facility” under Section 4.0 (Definitions) to read as follows:

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

- x) adding the definition of “office” under Section 4.0 (Definitions) to read as follows:

“office” means a business premises or building, designed, intended and used for the provision of professional, management, administrative, government, consulting, or financial services in an office setting including but not limited to the offices of: lawyers, accountants, travel agents, real estate and insurance firms, planners, non-government organizations, clerical agencies, Crown corporations, municipalities and provincial or federal governments;

- xi) adding the definition of “outdoor market” under Section 4.0 (Definitions) to read as follows:

“outdoor market” means a temporary use where groups of individual sellers offer new and used goods, crafts or produce for sale directly to the public;

- xii) adding the definition of “outdoor recreation” under Section 4.0 (Definitions) to read as follows:

“outdoor recreation” means a facility used and equipped for the conduct of outdoor sports, leisure and entertainment activities, instructional courses and equipment rentals and may require amenities such as showers and storage, and that excludes equestrian centres and golf course;

- xiii) adding the definition of “personal services establishment” under Section 4.0 (Definitions) to read as follows:

“personal services establishment” means a business or building where services intended for an individual are provided, and where any sale of retail goods is accessory to the provision of such services, including: hair cutting, beauty services, tanning, tattoo shop, shoe repair, medical and dental services, chiropractor services, acupuncture, naturopathy, physical therapy, massage therapy, counseling, veterinary establishment, tailoring, locksmithing and dry cleaning or laundries;

- xiv) adding the definition of “retail store, convenience” under Section 4.0 (Definitions) to read as follows:

“retail store, convenience” means a retail sales outlet for the sale of foodstuffs, periodicals, sundries, fresh fruit and vegetables, hygienic or cosmetic goods or plants to serve the residents of the surrounding community on a day to day basis, which may include a confectionery, delicatessen, meat market, bakery, automated banking machines, video sales and rental, and depots for film or postal services, and which has a maximum gross retail floor area including storage of 250 m²;

- xv) adding the definition of “sleeping unit” under Section 4.0 (Definitions) to read as follows:

“sleeping unit” means one or more habitable rooms used or intended to be used for sleeping or sleeping and living purposes, but does not include cooking facilities;

- xvi) adding the definition of “tourist accommodation” under Section 4.0 (Definitions) to read as follows:

“tourist accommodation” means a building or buildings providing temporary accommodation for the travelling public, such as tourist cabins, lodges, motels, hotels, inns, or hostels, which may include common public facilities, such as an eating and drinking establishment, gift shop; personal services, or spa; but shall not include recreational vehicles, park model trailers or mobile homes;

- xvii) adding the definition of “tourist cabin” under Section 4.0 (Definitions) to read as follows:

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

xviii) adding the definition of “wet bar” under Section 4.0 (Definitions) to read as follows:

“**wet bar**” means an area within a dwelling unit, other than a cooking facility, used for the preparation of beverages. A wet bar includes one single sink, one compact refrigerator, freezer or ice maker and no more than 1.5 metres of counter and lower cabinet space. No natural gas or 220-volt connections are permitted in the same room as a wet bar, and a wet bar is not permitted in an accessory building or structure;

xix) replacing the section for “Commercial Zones” found at Section 5.1 (Zoning Districts) under Section 5.0 (Creation of Zones) with the following:

Commercial Zones

General Commercial Zone	C1
Tourist Commercial One Zone	CT1

xx) replacing Section 13.1 (General Commercial Zone) in its entirety with the following:

13.1 GENERAL COMMERCIAL ZONE (C1)

13.1.1 Permitted Uses:

Principal Uses:

- a) brewery, cidery, distillery, meadery or winery;
- b) eating and drinking establishments;
- c) indoor recreation;
- d) self-storage, not to exceed 250 m² in gross floor area;
- e) office;
- f) outdoor market;
- g) personal service establishment;
- h) retail stores, general;
- i) vehicle sales and rental;

Secondary Uses:

- j) accessory dwelling, subject to Section 7.11; and
- k) accessory buildings and structures, subject to Section 7.13.

13.1.2 Site Specific General Commercial (C1s) Provisions:

- a) see Section 16.11.

13.1.3 Minimum Parcel Size:

- a) 1,000 m², subject to servicing requirements.

13.1.5 Minimum Parcel Width:

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

13.1.4 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

13.1.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 4.5 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres

13.1.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres.

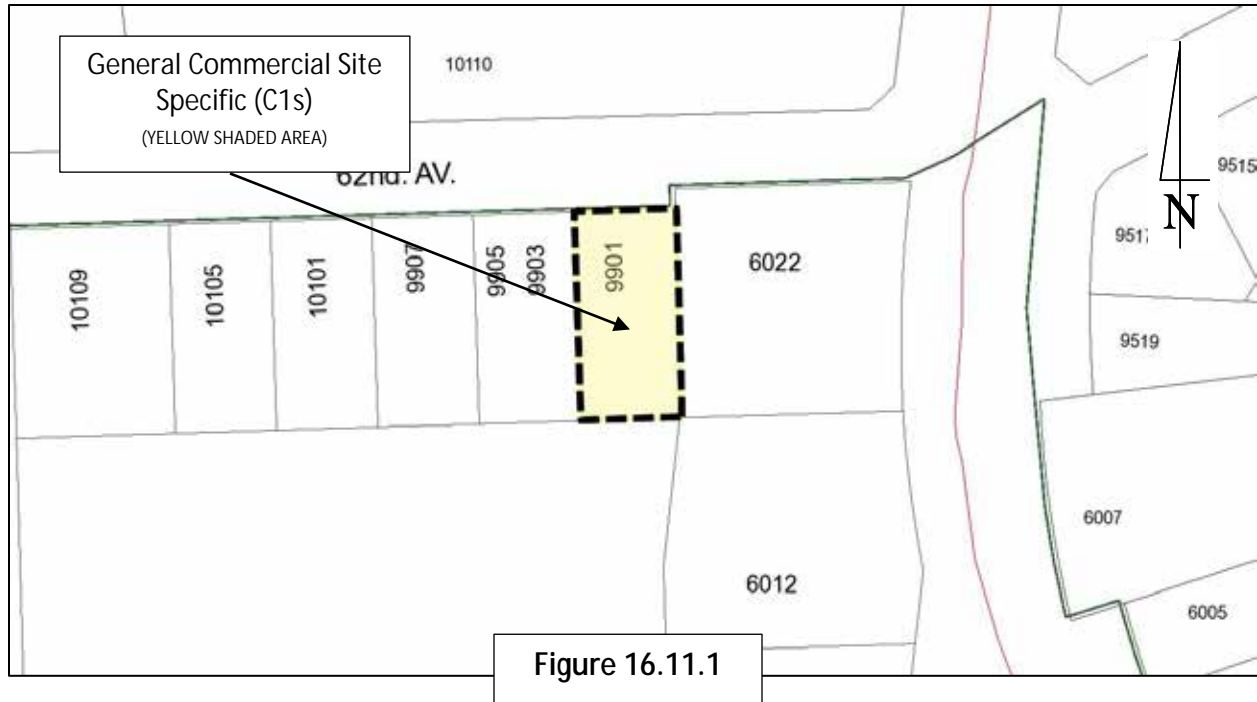
13.1.8 Maximum Parcel Coverage:

- a) 50%

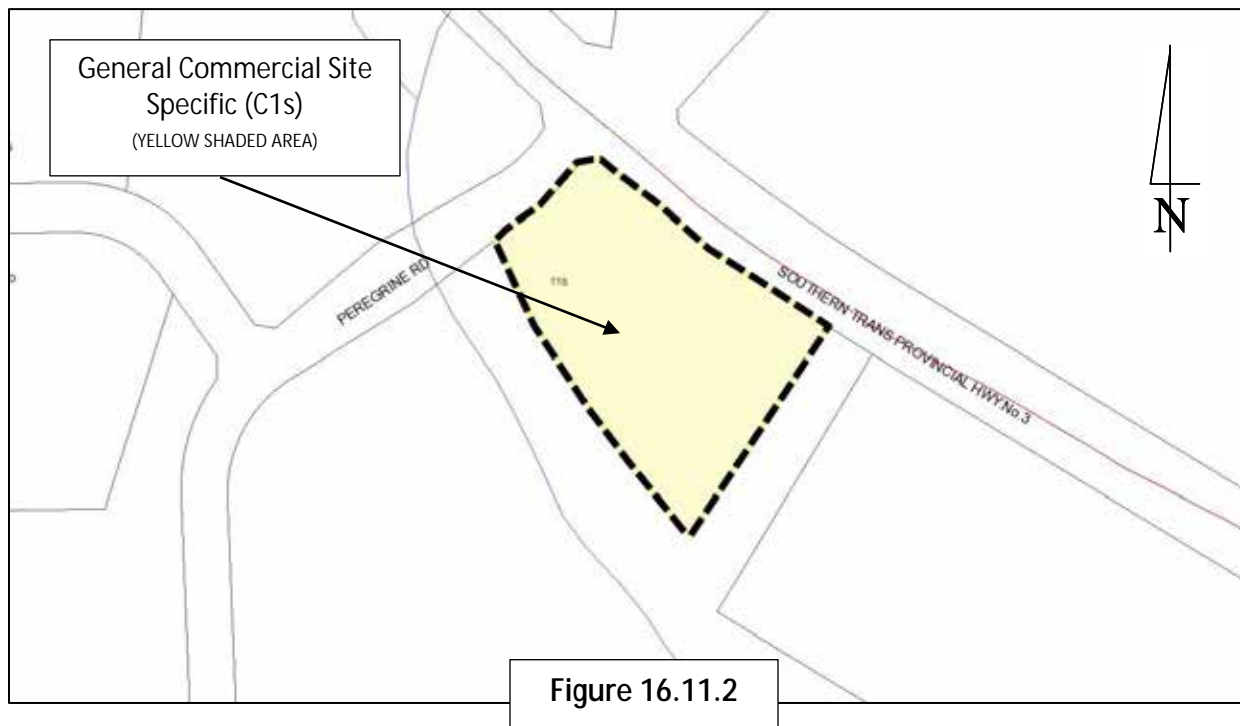
- xxi) replacing Section 16.11 (Site Specific General Commercial One (C1s) Provisions) under Section 16.0 (Site Specific Designations) in its entirety with the following:

16.11 Site Specific General Commercial (C1s) Provisions:

- .1 in the case of land described as Lot 1, Plan KAP16590, District Lot 2450S, SDYD, Portion Lot 568 (9901 62nd Avenue), and shown shaded yellow on Figure 16.11.1:
 - a) the following principal and accessory use(s) and no others shall be permitted on the land:
 - i) indoor storage and warehouse, not to exceed 250 m² in gross floor area.



- .2 in the case of land shown shaded yellow on Figure 16.11.2:
- a) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 13.1.1:
 - i) community hall.



5. The Zoning Map, being Schedule '2' of the Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by:
- i) changing the land use designation of the land described as Lot 1, Plan KAP7911, District Lot 2450S, SDYD, Portion Lot 639 (609 Highway 97), and as shown shaded yellow on Schedule 'A-206', which forms part of this Bylaw, from Tourist Commercial One (CT1) to General Commercial (C1).
 - ii) changing the land use designation of the land described as Lot 10, Plan KAP2092, District Lot 2450S, SDYD, Portion ex nw 10 feet (16239 87th Street) and as shown shaded yellow on Schedule 'A-209', which forms part of this Bylaw, from Tourist Commercial One (CT1) to Residential Single Family One (RS1).
 - iii) changing the land use designation of the land shown shaded yellow on Schedule 'A-210', which forms part of this Bylaw, from General Commercial Site Specific (C1s) to General Commercial (C1).
 - iv) changing the land use designation of the land described as Lot 1, Plan KAP18884, District Lot 2450S, SDYD (10412 Highway 97) and as shown shaded yellow on Schedule 'A-211', which forms part of this Bylaw, from General Commercial (C1) to Agriculture One (AG1).

Electoral Area "C"

6. The Electoral Area "C" Official Community Plan Bylaw No. 2452, 2008, is amended by:
- i) replacing the reference to "Commercial Designations" under Section 4.0 (Official Community Plan Map Designations) in its entirety with the following:

Commercial Designations:	
Commercial	C
Commercial Tourist	CT
7. The Official Community Plan Map, being Schedule 'B' of the Electoral Area "C" Official Community Plan Bylaw No. 2452, 2008, is amended by:
- i) changing the land use designation of the land described as Lot 1, Plan KAP23659, District Lot 3473, SDYD (8977 Highway 97), and as shown shaded yellow on Schedule 'C-103', which forms part of this Bylaw, from Commercial (C) to Agriculture (AG).
 - ii) changing the land use designation of the land described as Lot 2, Plan KAP42096, District Lot 28S, SDYD (8464 Gallagher Lake Frontage Road), and as shown shaded yellow on Schedule 'C-105', which forms part of this Bylaw, from Commercial (C) to Commercial Tourist (CT).

- iii) changing the land use designation of the land described as Lot 1, Plan KAP11959, District Lot 28S, SDYD (8374 Gallagher Lake Frontage Road), and as shown shaded yellow on Schedule 'C-107', which forms part of this Bylaw, from Commercial (C) to Commercial Tourist (CT).
- iv) changing the land use designation of the land described as Lot A, Plan KAP91344, District Lot 2450S, SDYD (8112 Highway 97), and as shown shaded yellow on Schedule 'C-108', which forms part of this Bylaw, from Commercial (C) to Commercial Tourist (CT).
- v) changing the land use designation of the land described as Lot 2, Plan KAP68288, District Lot 2450S, SDYD (5650 Highway 97), and as shown shaded yellow on Schedule 'C-111', which forms part of this Bylaw, from Commercial (C) to Commercial Tourist (CT).
- vi) changing the land use designation of the land described as Lot 1, Plan KAP62023, District Lot 2450S, SDYD (933 Old Golf Course Road), and as shown shaded yellow on Schedule 'C-113', which forms part of this Bylaw, from Resource Area (RA) to Commercial Tourist (CT).
- vii) changing the land use designation of the land shown shaded yellow on Schedule 'C-114', which forms part of this Bylaw, from Commercial (C) to Commercial Tourist (CT).

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

- i) deleting the definitions of "amusement establishment, indoor", "amusement establishment, outdoor", "fruit stand", "open land recreation", "recreation services, indoor", "recreation services, outdoor", "resort", retail, outdoor" under Section 4.0 (Definitions).
- ii) replacing the definition of "campground" under Section 4.0 (Definitions) with the following:

campground" means a parcel of land occupied and maintained for temporary accommodation (maximum 30 days) of the traveling public in tents, tourist cabins or recreation vehicles which are licensed for the current year and have been brought to the site by the traveler. May include an office as part of the permitted use but does not include hotels, manufactured homes, manufactured home parks, motels or park model trailers;
- iii) replacing the definition of "conservation area" under Section 4.0 (Definitions) with the following:

"conservation area" means land that is preserved and protected, and may be owned by an individual, the Province including ecological reserves or protected areas, the Canadian Wildlife Service, The Nature Trust, The Land Conservancy, Regional District of Okanagan-Similkameen, the public or other not for profit organizations interested

in conservation for the prime purpose of conserving natural habitat. Typical examples include but are not limited to land protected in a natural state for the purpose of conserving plant life and providing sanctuary, habitat and breeding grounds for wildlife or fish. A Conservation Area does not include indoor and outdoor recreation;

- iv) adding the definition of “cooking facilities” under Section 4.0 (Definitions) to read as follows:

“cooking facilities” means facilities for the preparation or cooking of food, and includes any room containing counters, cabinets, sinks, stoves, dishwashers and other appliances, plumbing, or wiring which, may be intended or used for the preparation or cooking of food;

- v) adding the definition of “golf course” under Section 4.0 (Definitions) to read as follows:

“golf course” means a tract of land for playing golf, pitch and putt courses or driving ranges, including clubhouses, restaurants, pro shops and similar accessory facilities, including banquet facilities, necessary for golf purposes and which may include buildings necessary for the maintenance and administration of the golf course;

- vi) adding the definition of “hotel” under Section 4.0 (Definitions) to read as follows:

“hotel” means a building containing commercial guest sleeping units, and a lobby area for guest registration and access to the sleeping units and may contain accessory uses such as a restaurant, licensed drinking facilities, accessory retail store, and meeting rooms;

- vii) adding the definition of “indoor recreation” under Section 4.0 (Definitions) to read as follows:

“indoor recreation” means a facility within an enclosed building intended for leisure activities where patrons are predominantly participants or spectators. Typical uses include amusement arcades, bingo halls, health and fitness centres, athletic facilities and ice rinks, billiard and pool halls, swimming pools, bowling alleys, theatres and concert or music halls;

- viii) replacing the definition of “motel” under Section 4.0 (Definitions) with the following;

“motel” means a building or buildings containing housekeeping and/or not less than six sleeping units each with an exterior entrance and designed to provide temporary accommodation for the travelling public;

- ix) adding the definition of “motorsports facility” under Section 4.0 (Definitions) to read as follows:

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

- x) adding the definition of “office” under Section 4.0 (Definitions) to read as follows:

“office” means a business premises or building, designed, intended and used for the provision of professional, management, administrative, government, consulting, or financial services in an office setting including but not limited to the offices of: lawyers, accountants, travel agents, real estate and insurance firms, planners, non-government organizations, clerical agencies, Crown corporations, municipalities and provincial or federal governments;

- xi) adding the definition of “outdoor market” under Section 4.0 (Definitions) to read as follows:

“outdoor market” means a temporary use where groups of individual sellers offer new and used goods, crafts or produce for sale directly to the public;

- xii) adding the definition of “outdoor recreation” under Section 4.0 (Definitions) to read as follows:

“outdoor recreation” means a facility used and equipped for the conduct of outdoor sports, leisure and entertainment activities, instructional courses and equipment rentals and may require amenities such as showers and storage, and that excludes equestrian centres and golf course;

- xiii) replacing the definition of “personal services establishment” under Section 4.0 (Definitions) with the following:

“personal services establishment” means a business or building where services intended for an individual are provided, and where any sale of retail goods is accessory to the provision of such services, including: hair cutting, beauty services, tanning, tattoo shop, shoe repair, medical and dental services, chiropractor services, acupuncture, naturopathy, physical therapy, massage therapy, counseling, veterinary establishment, tailoring, locksmithing and dry cleaning or laundries;

- xiv) replacing the definition of “retail store, convenience” under Section 4.0 (Definitions) with the following:

“retail store, convenience” means a retail sales outlet for the sale of foodstuffs, periodicals, sundries, fresh fruit and vegetables, hygienic or cosmetic goods or plants to serve the residents of the surrounding community on a day to day basis, which may include a confectionery, delicatessen, meat market, bakery, automated banking

machines, video sales and rental, and depots for film or postal services, and which has a maximum gross retail floor area including storage of 250 m²;

- xv) adding the definition of “sleeping unit” under Section 4.0 (Definitions) to read as follows:

“**sleeping unit**” means one or more habitable rooms used or intended to be used for sleeping or sleeping and living purposes, but does not include cooking facilities;

- xvi) adding the definition of “tourist accommodation” under Section 4.0 (Definitions) to read as follows:

“**tourist accommodation**” means a building or buildings providing temporary accommodation for the travelling public, such as, cabins, lodges, motels, hotels, inns, or hostels, which may include common public facilities, such as a dining room, restaurant, licensed premises, gift shop; personal services, or spa; but shall not include recreational vehicles, park model trailers or mobile homes;

- xvii) adding the definition of “tourist cabin” under Section 4.0 (Definitions) to read as follows:

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

- xviii) adding the definition of “wet bar” under Section 4.0 (Definitions) to read as follows:

“**wet bar**” means an area within a dwelling unit, other than a cooking facility, used for the preparation of beverages. A wet bar includes one single sink, one compact refrigerator, freezer or ice maker and no more than 1.5 metres of counter and lower cabinet space. No natural gas or 220-volt connections are permitted in the same room as a wet bar, and a wet bar is not permitted in an accessory building or structure;

- xix) replacing the reference to “Commercial Zones” found at Section 5.1 (Zoning Districts) under Section 5.0 (Creation of Zones) with the following:

Commercial Zones

General Commercial Zone	C1
Service Commercial Zone	CS1
Tourist Commercial One Zone	CT1
Tourist Commercial Four (Campground) Zone	CT4

xx) replacing Section 10.1.1(g) under Section 10.1 (Resource Area Zone) in its entirety with the following:

g) outdoor recreation;

xxi) replacing Section 13.1 (General Commercial Zone) in its entirety with the following:

13.1 GENERAL COMMERCIAL ZONE (C1)

13.1.1 Permitted Uses:

Principal Uses:

- a) brewery, cidery, distillery, meadery or winery;
- b) eating and drinking establishments;
- c) indoor recreation;
- d) self-storage, not to exceed 250 m² in gross floor area;
- e) office;
- f) outdoor market;
- g) personal service establishment;
- h) retail stores, general;
- i) vehicle sales and rental;

Secondary Uses:

- j) accessory dwelling, subject to Section 7.11; and
- k) accessory buildings and structures, subject to Section 7.13.

13.1.2 Site Specific General Commercial (C1s) Provisions:

- a) see Section 16.15

13.1.3 Minimum Parcel Size:

- a) 1,000 m², subject to servicing requirements.

13.1.4 Minimum Parcel Width:

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

13.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

13.1.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 4.5 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres

13.1.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres.

13.1.8 Maximum Parcel Coverage:

- a) 50%

xxii) replacing Section 13.2 (General Commercial (Limited) Zone) in its entirety with the following:

13.2 SERVICE COMMERCIAL ZONE (CS1)

13.2.1 Permitted Uses:

Principal Uses:

- a) car washes;
- b) propane and other vehicle fuel sales;
- c) retail store, convenience;
- d) service industry establishment;
- e) service stations;
- f) vehicle sales and rentals;

Secondary Uses:

- g) accessory dwelling, subject to Section 7.11;
- h) eating and drinking establishment; and
- i) accessory buildings and structures, subject to Section 7.13.

13.2.2 Site Specific Service Commercial (CS1s) Provisions:

- a) see Section 16.16.

13.2.3 Minimum Parcel Size:

- a) 1,000 m², subject to servicing requirements.

13.2.4 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

13.2.5 Minimum Parcel Width:

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

13.2.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 3.0 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Fuel distribution pumps, storage tanks or devices situated above ground:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres

13.2.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

13.2.8 Maximum Parcel Coverage:

- a) 35%

xxiii) replacing Section 13.3 (Neighbourhood Commercial Zone) in its entirety with the following:

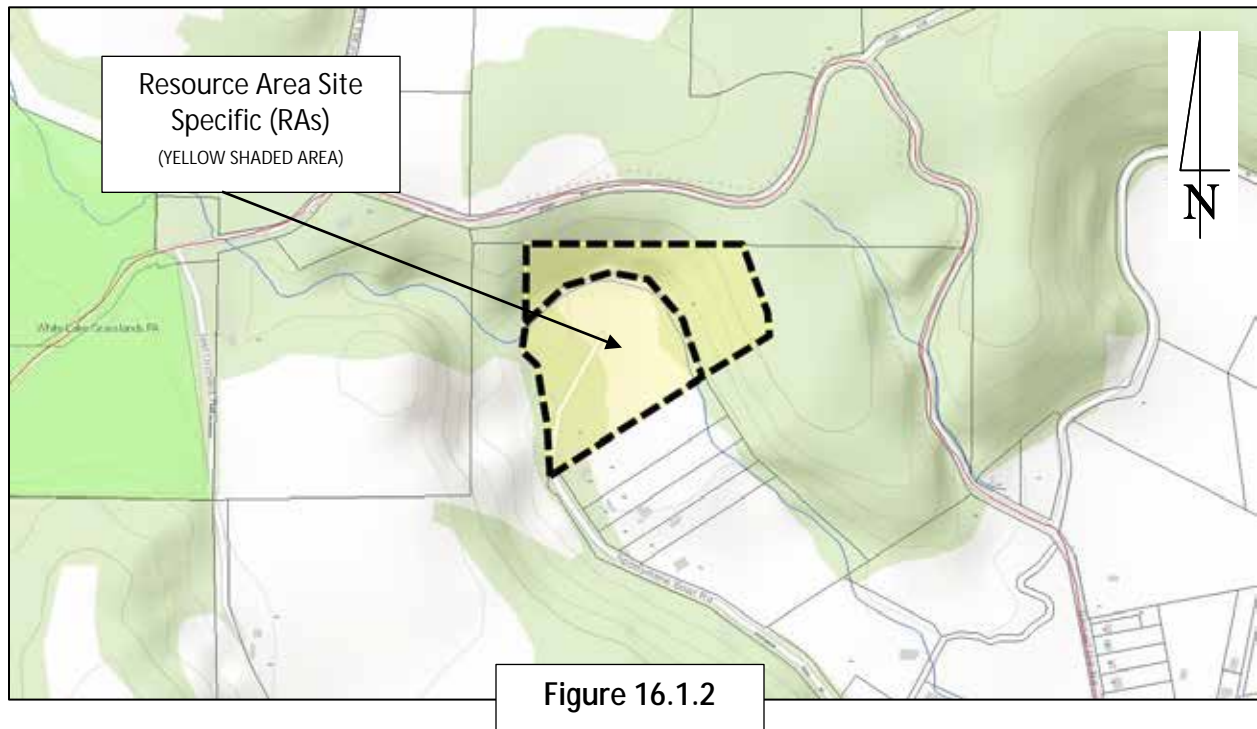
13.3 *deleted.*

xxiv) replacing Section 15.2.1(b) under Section 15.2 (Parks and Recreation Zone) with the following:

- b) outdoor recreation;

xxv) replacing Section 15.2.1(g) under Section 15.2 (Parks and Recreation Zone) with the following:

- g) indoor recreation;
- xxvi) replacing Section 16.1.1 (Site Specific Resource Area (RAs) Provisions) under Section 16.0 (Site Specific Provisions) with the following:
 - .1 *deleted.*
- xxvii) replacing Section 16.1.2 (Site Specific Resource Area (RAs) Provisions) under Section 16.0 (Site Specific Provisions) with the following:
 - .2 in the case of land described as Lot 1, Plan KAP62023, District Lot 2450S, SDYD (398 Sportsmens Bowl Road), and Lot 3, Plan KAP4041, District Lot 2450S, SDYD, Portion Lot 727 (352 Sportsmens Bowl Road), and shown shaded yellow on Figure 16.1.2:
 - i) the following principal use and no other shall be permitted on the land:
 - a) outdoor recreation, which includes a rifle range.
 - ii) the following accessory use and no other shall be permitted on the land:
 - a) one (1) accessory dwelling, subject to Section 7.11; and
 - b) accessory buildings and structures, subject to Section 7.13.



- xxviii) replacing Section 16.15.1(i) under Section 16.0 (Site Specific Provisions) in its entirety with the following:

- i) despite Section 13.1.1.(d), the maximum gross floor area of an indoor self-storage use shall not exceed 1,176.0 m²; and
- xxix) replacing Section 16.15.1(ii) under Section 16.0 (Site Specific Provisions) in its entirety with the following:
 - ii) despite Section 13.1.6(a)(iii), the minimum setback from an interior side parcel line for an indoor self-storage use shall be 3.5 metres.
- xxx) replacing Section 16.16 (Site Specific General Commercial (Limited) Two (C2s) Provisions) under Section 16.0 (Site Specific Provisions) with the following:

16.16 Site Specific Service Commercial (CS1s) Provisions:

.1 *blank*

- 9. The Zoning Map, being Schedule '2' of the Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by:
 - i) changing the land use designation of the land described as Lot A, Plan KAP68598, District Lot 28S, SDYD, Except Plan EPP56154 (8486 Gallagher Lake Frontage Road), and as shown shaded yellow on Schedule 'C-201', which forms part of this Bylaw, from General Commercial Limited Site Specific (C2s) to General Commercial (C1).
 - ii) changing the land use designation of the land described as Lot 1, Plan KAP16871, District Lot 3473, SDYD, Except Plan 43596 (162 Brauns Road), and as shown shaded yellow on Schedule 'C-202', which forms part of this Bylaw, from Tourist Commercial One (CT1) to General Commercial (C1).
 - iii) changing the land use designation of the land described as Lot 1, Plan KAP23659, District Lot 3473, SDYD (8977 Highway 97), and as shown shaded yellow on Schedule 'C-204', which forms part of this Bylaw, from Tourist Commercial Four (Campground) (CT4) to Agriculture One (AG1).
 - iv) changing the land use designation of the land described as Lot 1, Plan KAP42096, District Lot 28S, SDYD (8386 Gallagher Lake Frontage Road), and as shown shaded yellow on Schedule 'C-206', which forms part of this Bylaw, from Tourist Commercial Four (Campground) (CT4) to General Commercial (C1).
 - v) changing the land use designation on an approximately 4,200 m² part of the land described as Lot 834, Plan KAP5650, District Lot 2450S, SDYD, Except Plan KAP73342 & KAP91344 (8102 Highway 97), and as shown shaded purple on Schedule 'C-209', which forms part of this Bylaw, from Tourist Commercial Four (Campground) (CT4) to Service Commercial (CS1).
 - vi) changing the land use designation on an approximately 6,500 m² part of the land described as Lot 834, Plan KAP5650, District Lot 2450S, SDYD, Except Plan KAP73342 & KAP91344 (8102 Highway 97), and as shown shaded yellow on Schedule 'C-209',

which forms part of this Bylaw, from General Commercial (C1) to Service Commercial (CS1).

- vii) changing the land use designation of the land shown shaded yellow on Schedule 'C-210', which forms part of this Bylaw, from General Commercial (C1) to Parks and Recreation (PR).
- viii) changing the land use designation of an approximately 1,275 m² part of the land described as Lot 15, Plan KAP5631B, District Lot 2450S, SDYD, Portion Plan KAP1729, Except Plan 14334 (7910 Highway 97), and as shown shaded yellow on Schedule 'C-212', which forms part of this Bylaw, from General Commercial (C1) to Agriculture One (AG1).

Electoral Area "D-1"

10. The Official Community Plan Map, being Schedule 'B' of the Electoral Area "D-1" Official Community Plan Bylaw No. 2683, 2016, is amended by:

- i) changing the land use designation of the land shown shaded purple on Schedule 'I-103', which forms part of this Bylaw, from Commercial (C) to Low Density Residential (LR).

11. The Electoral Area "D-1" Zoning Bylaw No. 2457, 2008, is amended by:

- i) deleting the definitions of "fruit and vegetable stand", "gas bar", "open land recreation", "recreation services, indoor", "recreation services, outdoor", "residential use zone", "resort", retail, outdoor" and "sporting and amusement facility" under Section 4.0 (Definitions).

- ii) replacing the definition of "campground" under Section 4.0 (Definitions) with the following:

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

- iii) replacing the definition of "conservation area" under Section 4.0 (Definitions) with the following:

"conservation area" means land that is preserved and protected, and may be owned by an individual, the Province including ecological reserves or protected areas, the Canadian Wildlife Service, The Nature Trust, The Land Conservancy, Regional District of Okanagan-Similkameen, the public or other not for profit organizations interested in conservation for the prime purpose of conserving

natural habitat. Typical examples include but are not limited to land protected in a natural state for the purpose of conserving plant life and providing sanctuary, habitat and breeding grounds for wildlife or fish. A Conservation Area does not include indoor and outdoor recreation;

- iv) adding the definition of “cooking facilities” under Section 4.0 (Definitions) to read as follows:

“**cooking facilities**” means facilities for the preparation or cooking of food, and includes any room containing counters, cabinets, sinks, stoves, dishwashers and other appliances, plumbing, or wiring which, may be intended or used for the preparation or cooking of food;

- v) replacing the definition of “duplex” under Section 4.0 (Definitions) with the following:

“**duplex dwelling**” means a building containing two principal dwelling units with each unit having an independent exterior entrance;

- vi) replacing the definition of “golf course” under Section 4.0 (Definitions) with the following:

“**golf course**” means a tract of land for playing golf, pitch and putt courses or driving ranges, including clubhouses, restaurants, pro shops and similar accessory facilities, including banquet facilities, necessary for golf purposes and which may include buildings necessary for the maintenance and administration of the golf course;

- vii) replacing the definition of “hotel” under Section 4.0 (Definitions) with the following:

“**hotel**” means a building containing commercial guest sleeping units, and a lobby area for guest registration and access to the sleeping units and may contain accessory uses such as a restaurant, licensed drinking facilities, accessory retail store, and meeting rooms;

- viii) adding the definition of “indoor recreation” under Section 4.0 (Definitions) to read as follows:

“**indoor recreation**” means a facility within an enclosed building intended for leisure activities where patrons are predominantly participants or spectators. Typical uses include amusement arcades, bingo halls, health and fitness centres, athletic facilities and ice rinks, billiard and pool halls, swimming pools, bowling alleys, theatres and concert or music halls;

- ix) replacing the definition of “motel” under Section 4.0 (Definitions) with the following:

“motel” means a building or buildings containing housekeeping and/or not less than six sleeping units each with an exterior entrance and designed to provide temporary accommodation for the travelling public;

- x) adding the definition of “motorsports facility” under Section 4.0 (Definitions) to read as follows:

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

- xi) replacing the definition of “business office” under Section 4.0 (Definitions) with the following:

“office” means a business premises or building, designed, intended and used for the provision of professional, management, administrative, government, consulting, or financial services in an office setting including but not limited to the offices of: lawyers, accountants, travel agents, real estate and insurance firms, planners, non-government organizations, clerical agencies, Crown corporations, municipalities and provincial or federal governments;

- xii) adding the definition of “outdoor market” under Section 4.0 (Definitions) to read as follows:

“outdoor market” means a temporary use where groups of individual sellers offer new and used goods, crafts or produce for sale directly to the public;

- xiii) adding the definition of “outdoor recreation” under Section 4.0 (Definitions) to read as follows:

“outdoor recreation” means a facility used and equipped for the conduct of outdoor sports, leisure and entertainment activities, instructional courses and equipment rentals and may require amenities such as showers and storage, and that excludes equestrian centres and golf course;

- xiv) replacing the definition of “personal services establishment” under Section 4.0 (Definitions) with the following:

“personal services establishment” means a business or building where services intended for an individual are provided, and where any sale of retail goods is accessory to the provision of such services, including: hair cutting, beauty services, tanning, tattoo shop, shoe repair, medical and dental services, chiropractor services, acupuncture, naturopathy, physical therapy, massage therapy, counseling, veterinary establishment, tailoring, locksmithing and dry cleaning or laundries;

- xv) replacing the definition of “retail store” under Section 4.0 (Definitions) with the following:

“retail store, general” means premises where goods, merchandise, and other materials, and personal services, including those listed for convenience retail stores, are offered for sale at retail to the general public. Typical uses include by are not limited to grocery, clothing, shoe, hardware, pharmaceutical, appliance, and sporting goods stores. This use excludes warehouse sales and the sale of gasoline, heavy agricultural and industrial equipment or retail stores requiring outdoor storage;

- xvi) replacing the definition of “convenience store” under Section 4.0 (Definitions) with the following:

“retail store, convenience” means a retail sales outlet for the sale of foodstuffs, periodicals, sundries, fresh fruit and vegetables, hygienic or cosmetic goods or plants to serve the residents of the surrounding community on a day to day basis, which may include a confectionery, delicatessen, meat market, bakery, automated banking machines, video sales and rental, and depots for film or postal services, and which has a maximum gross retail floor area including storage of 250 m²;

- xvii) adding the definition of “sleeping unit” under Section 4.0 (Definitions) to read as follows:

“sleeping unit” means one or more habitable rooms used or intended to be used for sleeping or sleeping and living purposes, but does not include cooking facilities;

- xviii) adding the definition of “tourist accommodation” under Section 4.0 (Definitions) to read as follows:

“tourist accommodation” means a building or buildings providing temporary accommodation for the travelling public, such as tourist cabins, lodges, motels, hotels, inns, or hostels, which may include common public facilities, such as an eating and drinking establishment, gift shop; personal services, or spa; but shall not include recreational vehicles, park model trailers or mobile homes;

- xix) adding the definition of “tourist cabin” under Section 4.0 (Definitions) to read as follows:

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

- xx) adding the definition of “wet bar” under Section 4.0 (Definitions) to read as follows:

“**wet bar**” means an area within a dwelling unit, other than a cooking facility, used for the preparation of beverages. A wet bar includes one single sink, one compact refrigerator, freezer or ice maker and no more than 1.5 metres of counter and lower cabinet space. No natural gas or 220-volt connections are permitted in the same room as a wet bar, and a wet bar is not permitted in an accessory building or structure;

- xxi) replacing the reference to “Commercial Zones” found at Section 5.1 (Zoning Districts) under Section 5.0 (Creation of Zones) with the following:

Commercial Zones

General Commercial Zone	C1
Service Commercial Zone	CS1
Tourist Commercial One Zone	CT1
Tourist Commercial Four (Campground) Zone	CT4
Tourist Commercial Six Zone	CT6

- xxii) replacing Section 7.16 (Fuel Storage and Distribution) under Section 7.0 (General Regulations) in its entirety with the following:

7.16 *deleted.*

- xxiii) replacing Section 10.1.1(j) under Section 10.1 (Resource Area Zone) in its entirety with the following:

j) outdoor recreation;

- xxiv) replacing Section 10.4.1(f) under Section 10.4 (Large Holdings One Zone) in its entirety with the following:

f) outdoor recreation;

- xxv) replacing Section 10.5.1(f) under Section 10.5 (Large Holdings Two Zone) in its entirety with the following:

f) outdoor recreation;

- xxvi) replacing Section 13.1 (General Commercial Zone) in its entirety with the following:

13.1 GENERAL COMMERCIAL ZONE (C1)

13.1.1 Permitted Uses:

Principal Uses:

- a) brewery, cidery, distillery, meadery or winery;

- b) eating and drinking establishments;
- c) indoor recreation;
- d) self-storage, not to exceed 250 m² in gross floor area;
- e) office;
- f) outdoor market;
- g) personal service establishment;
- h) retail stores, general;
- i) vehicle sales and rental;

Secondary Uses:

- j) accessory dwelling, subject to Section 7.11; and
- k) accessory buildings and structures, subject to Section 7.13.

13.1.2 Site Specific General Commercial (C1s) Provisions:

- a) see Section 16.15.

13.1.3 Minimum Parcel Size:

- a) 1,000 m², subject to servicing requirements.

13.1.4 Minimum Parcel Width:

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

13.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

13.1.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 4.5 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres

13.1.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres.

13.1.8 Maximum Parcel Coverage:

- a) 50%

xxvii) replacing Section 13.2 (Highway Commercial Zone) in its entirety with the following:

13.2 SERVICE COMMERCIAL ZONE (CS1)

13.2.1 Permitted Uses:

Principal Uses:

- a) car washes;
- b) propane and other vehicle fuel sales;
- c) retail store, convenience;
- d) service industry establishment;
- e) service stations;
- f) vehicle sales and rentals;

Secondary Uses:

- g) accessory dwelling, subject to Section 7.11;
- h) eating and drinking establishment; and
- i) accessory buildings and structures, subject to Section 7.13.

13.2.2 Site Specific Service Commercial (CS1s) Provisions:

- a) see Section 16.16.

13.2.3 Minimum Parcel Size:

- a) 1,000 m², subject to servicing requirements.

13.2.4 Minimum Parcel Width:

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

13.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

13.2.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 3.0 metres

- iv) Exterior side parcel line 4.5 metres
- b) Fuel distribution pumps, storage tanks or devices situated above ground:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres

13.2.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

13.2.8 Maximum Parcel Coverage:

- a) 35%

xxviii) replacing Section 15.2.1(b) under Section 15.2 (Parks and Recreation Zone) with the following:

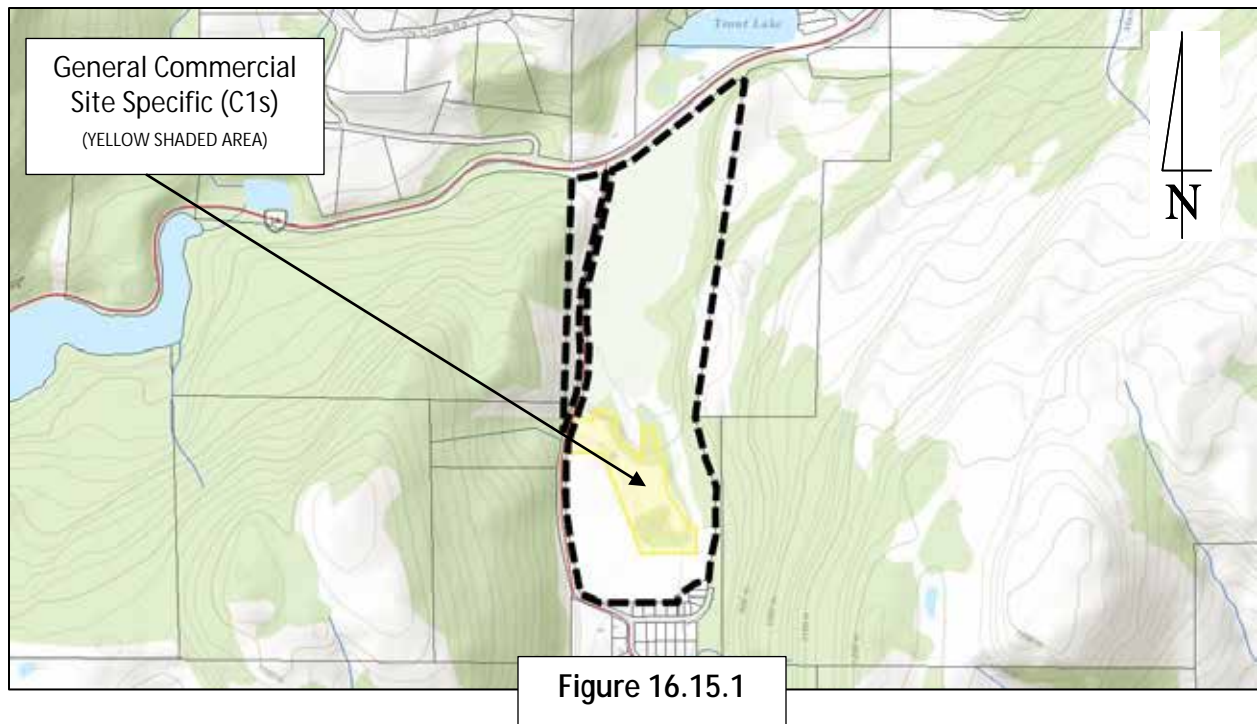
- b) outdoor recreation;

xxix) replacing Section 15.2.1(g) under Section 15.2 (Parks and Recreation Zone) with the following:

- g) indoor recreation;

xxx) replacing Section 16.15.1 (Site Specific General Commercial C1s) Provisions) under Section 16.0 (Site Specific Designations) with the following:

- .1 in the case of land described as Lot A, Plan KAP46761, District Lot 228S, 2169 & 4098S, SDYD, Except Plan KAP53180 (79 Twin Lakes Road), and shown shaded yellow on Figure 16.15.1:
 - i) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 13.1.1:
 - a) golf course.



xxxi) adding a new Section 16.16 (Site Specific Highway Commercial (C4s) Provisions) under Section 16.0 (Site Specific Designations) to read as follows:

16.16 Site Specific Service Commercial (CS1s) Provisions:

.1 Not applicable.

12. The Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2457, 2008, is amended by:
 - i) changing the land use designation of an approximately 6,800 m² part of the land described as Lot 1, Plan KAP11044, District Lot 228S, SDYD (1146 Highway 3A), shown shaded yellow on Schedule 'I-201', which forms part of this Bylaw, from General Commercial (C1) to Service Commercial (CS1).
 - ii) changing the land use designation of an approximately 1.2 ha part of the land described as Lot 180, Plan KAP719, District Lot 103S, SDYD, Except Plan H734; and an approximately 2,550 m² part of the land described as Lot 181, Plan KAP719, District Lot 103S, 104S and 105S, SDYD, Except Plan H734, shown shaded yellow on Schedule 'I-202', which forms part of this Bylaw, from Highway Commercial (C4) to General Commercial (C1).
 - iii) changing the land use designation of the land shown shaded yellow on Schedule 'I-203', which forms part of this Bylaw, from Highway Commercial (C4) to General Commercial (C1).

- iv) changing the land use designation of the land shown shaded purple on Schedule 'I-203', which forms part of this Bylaw, from Highway Commercial (C4) to Residential Single Family One (RS1).
- v) changing the land use designation of the land described as Lot A, Plan KAP46761, District Lot 228S, 2169 & 4098S, SDYD, Except Plan KAP53180 (79 Twin Lakes Road) and shown shaded purple on Schedule 'I-204', which forms part of this Bylaw, from General Commercial (C1) to General Commercial Site Specific (C1s).
- vi) changing the land use designation of an approximately 2,200 m² part of the land described as Lot B, Plan EPP44207, District Lot 103S, SDYD (204 Highway 97), shown shaded yellow on Schedule 'I-205', which forms part of this Bylaw, from Highway Commercial (C4) to Service Commercial (CS1).

Electoral Area "D-2"

13. The Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by:

- i) replacing the reference to "Commercial" under Section 5.0 (Official Community Plan Map Designations) in its entirety with the following:

Commercial Designations:

Commercial	C
Commercial Tourist	CT

14. The Official Community Plan Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by:

- i) changing the land use designation of an approximately 13.8 ha area of the land described as Plan KAP1189, District Lot 2710, SDYD, Subsidy Lot 17, Except Plan 23219 26390 28957 31444 31786 32942 KAP44266 KAP49472 KAP50708, & EXC PL: KAP50709 KAP51358 KAP57111 KAP58268 KAP63730, and as shown shaded yellow on Schedule 'D-103', which forms part of this Bylaw, from Commercial (C) to Commercial Tourist (CT).
- ii) changing the land use designation of the land described as Lot 2, Plan KAP44365, District Lot 2710, SDYD, Subsidy Lot 15, and as shown shaded yellow on Schedule 'D-104', which forms part of this Bylaw, from Commercial (C) to Commercial Tourist (CT).
- iii) changing the land use designation of an approximately 1.7 ha part of the land described as Lot 1, Plan KAP1340, Township 85, SDYD, Section 16 & 21, and as shown shaded yellow on Schedule 'D-105', which forms part of this Bylaw, from Commercial (C) to Commercial Tourist (CT).
- iv) changing the land use designation of the land described as Lot 9, Plan KAP15861B, District Lot 697S, SDYD, Portion of Plan 1434, and as shown shaded yellow on Schedule

'D-106', which forms part of this Bylaw, from Tourist Commercial (C) to Commercial Tourist (CT).

- v) changing the land use designation of the land described as Lot 1, Plan KAP7681, District Lot 10, SDYD, Except Plan H950, and as shown shaded yellow on Schedule 'D-110', which forms part of this Bylaw, from Commercial (C) to Small Holdings (SH).
- vi) changing the land use designation of the land described as Lot 8, Plan KAP28957, District Lot 2710, SDYD, Subsidy Lot 17, and as shown shaded yellow on Schedule 'D-111', which forms part of this Bylaw, from Commercial (C) to Small Holdings (SH).
- vii) changing the land use designation of an approximately 1.6 ha area of the land described as Lot 1, Plan KAP35151, District Lot 2710, SDYD, Subsidy Lot 38, and as shown shaded yellow on Schedule 'D-112', which forms part of this Bylaw, from Commercial (C) to Commercial Tourist (CT).

15. The Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by:

- i) deleting the definitions of "amusement establishment, indoor", "amusement establishment, outdoor", "fruit stand", "open land recreation", "privacy zone", "recreation services, indoor", "recreation services, outdoors", "resort", "riparian assessment area", "special needs housing" under Section 4.0 (Definitions).
- ii) replacing the definition of "campground" under Section 4.0 (Definitions) with the following:

"campground" means a parcel of land occupied and maintained for temporary accommodation (maximum 30 days) of the traveling public in tents, tourist cabins or recreation vehicles which are licensed for the current year and have been brought to the site by the traveler. May include an office as part of the permitted use but does not include hotels, manufactured homes, manufactured home parks, motels or park model trailers;
- iii) replacing the definition of "conservation area" under Section 4.0 (Definitions) with the following:

"conservation area" means land that is preserved and protected, and may be owned by an individual, the Province including ecological reserves or protected areas, the Canadian Wildlife Service, The Nature Trust, The Land Conservancy, Regional District of Okanagan-Similkameen, the public or other not for profit organizations interested in conservation for the prime purpose of conserving natural habitat. Typical examples include but are not limited to land protected in a natural state for the purpose of conserving plant life and providing sanctuary, habitat and breeding grounds for wildlife or fish. A Conservation Area does not include indoor and outdoor recreation;

- iv) adding the definition of “cooking facilities” under Section 4.0 (Definitions) to read as follows:

“**cooking facilities**” means facilities for the preparation or cooking of food, and includes any room containing counters, cabinets, sinks, stoves, dishwashers and other appliances, plumbing, or wiring which, may be intended or used for the preparation or cooking of food;
- v) replacing the definition of “duplex dwelling” under Section 4.0 (Definitions) with the following:

“**duplex dwelling**” means a building containing two principal dwelling units with each unit having an independent exterior entrance;
- vi) replacing the definition of “golf course” under Section 4.0 (Definitions) with the following:

“**golf course**” means a tract of land for playing golf, pitch and putt courses or driving ranges, including clubhouses, restaurants, pro shops and similar accessory facilities, including banquet facilities, necessary for golf purposes and which may include buildings necessary for the maintenance and administration of the golf course
- vii) replacing the definition of “hotel” under Section 4.0 (Definitions) with the following:

“**hotel**” means a building containing commercial guest sleeping units, and a lobby area for guest registration and access to the sleeping units and may contain accessory uses such as a restaurant, licensed drinking facilities, accessory retail store, and meeting rooms;
- viii) adding the definition of “indoor recreation” under Section 4.0 (Definitions) to read as follows:

“**indoor recreation**” means a facility within an enclosed building intended for leisure activities where patrons are predominantly participants or spectators. Typical uses include amusement arcades, bingo halls, health and fitness centres, athletic facilities and ice rinks, billiard and pool halls, swimming pools, bowling alleys, theatres and concert or music halls;
- ix) replacing the definition of “motel” under Section 4.0 (Definitions) with the following:

“**motel**” means a building or buildings containing housekeeping and/or not less than six sleeping units each with an exterior entrance and designed to provide temporary accommodation for the travelling public;
- x) adding the definition of “motorsports facility” under Section 4.0 (Definitions) to read as follows:

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

- xi) replacing the definition of “business office” under Section 4.0 (Definitions) with the following:

“office” means a business premises or building, designed, intended and used for the provision of professional, management, administrative, government, consulting, or financial services in an office setting including but not limited to the offices of: lawyers, accountants, travel agents, real estate and insurance firms, planners, non-government organizations, clerical agencies, Crown corporations, municipalities and provincial or federal governments;

- xii) adding the definition of “outdoor recreation” under Section 4.0 (Definitions) to read as follows:

“outdoor recreation” means a facility used and equipped for the conduct of outdoor sports, leisure and entertainment activities, instructional courses and equipment rentals and may require amenities such as showers and storage, and that excludes equestrian centres and golf course;

- xiii) replacing the definition of “personal services establishment” under Section 4.0 (Definitions) with the following:

“personal services establishment” means a business or building where services intended for an individual are provided, and where any sale of retail goods is accessory to the provision of such services, including: hair cutting, beauty services, tanning, tattoo shop, shoe repair, medical and dental services, chiropractor services, acupuncture, naturopathy, physical therapy, massage therapy, counseling, veterinary establishment, tailoring, locksmithing and dry cleaning or laundries;

- xiv) adding the definition of “sleeping unit” under Section 4.0 (Definitions) to read as follows:

“sleeping unit” means one or more habitable rooms used or intended to be used for sleeping or sleeping and living purposes, but does not include cooking facilities;

- xv) adding the definition of “tourist accommodation” under Section 4.0 (Definitions) to read as follows:

“tourist accommodation” means a building or buildings providing temporary accommodation for the travelling public, such as tourist cabins, lodges, motels, hotels, inns, or hostels, which may include common public facilities, such as an

eating and drinking establishment, gift shop; personal services, or spa; but shall not include recreational vehicles, park model trailers or mobile homes;

- xvi) adding the definition of “tourist cabin” under Section 4.0 (Definitions) to read as follows:

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

- xvii) adding the definition of “wet bar” under Section 4.0 (Definitions) to read as follows:

“**wet bar**” means an area within a dwelling unit, other than a cooking facility, used for the preparation of beverages. A wet bar includes one single sink, one compact refrigerator, freezer or ice maker and no more than 1.5 metres of counter and lower cabinet space. No natural gas or 220-volt connections are permitted in the same room as a wet bar, and a wet bar is not permitted in an accessory building or structure;

- xviii) replacing the reference to “Commercial Zones” found at Section 5.1 (Zoning Districts) under Section 5.0 (Creation of Zones) with the following:

Commercial Zones

General Commercial Zone	C1
Okanagan Falls Town Centre Zone	C4
Commercial Amusement Zone	C6
Recreational Vehicle Park Zone	C7
Service Commercial Zone	CS1
Tourist Commercial One Zone	CT1
Tourist Commercial Four (Campground) Zone	CT4

- xix) replacing Section 7.16 (Fuel Storage and Distribution) under Section 7.0 (General Regulations) in its entirety with the following:

7.16 *deleted.*

- xx) replacing Section 10.1.1(i) under Section 10.1 (Resource Area Zone) in its entirety with the following:

- i) outdoor recreation;

- xxi) replacing Section 13.1 (Neighbourhood Commercial Zone) in its entirety with the following:

13.1 GENERAL COMMERCIAL ZONE (C1)

13.1.1 Permitted Uses:

Principal Uses:

- a) brewery, cidery, distillery, meadery or winery;
- b) eating and drinking establishments;
- c) indoor recreation;
- d) self-storage, not to exceed 250 m² in gross floor area;
- e) office;
- f) outdoor market;
- g) personal service establishment;
- h) retail stores, general;
- i) vehicle sales and rental;

Secondary Uses:

- j) accessory dwelling, subject to Section 7.11; and
- k) accessory buildings and structures, subject to Section 7.13.

13.1.2 Site Specific General Commercial (C1s) Provisions:

- a) see Section 17.14.

13.1.3 Minimum Parcel Size:

- a) 1,000 m², subject to servicing requirements.

13.1.4 Minimum Parcel Width:

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

13.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

13.1.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres

- ii) Rear parcel line 4.5 metres
- iii) Interior side parcel line 4.5 metres
- iv) Exterior side parcel line 4.5 metres

13.1.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres.

13.1.8 Maximum Parcel Coverage:

- a) 50%

xxii) replacing Section 13.2 (Okanagan Falls Town Centre Zone) in its entirety with the following:

13.2 OKANAGAN FALLS TOWN CENTRE ZONE (C4)

13.2.1 Permitted Uses:

Principal Uses:

- a) art galleries, libraries, museums
- b) eating and drinking establishments;
- c) indoor recreation;
- d) multi-dwelling units, Subject to Section 13.2.5;
- e) offices;
- f) outdoor market;
- g) personal service establishment;
- h) retail stores, general;
- i) tourist accommodation;

Secondary Uses:

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

13.2.2 Site Specific Okanagan Falls Town Centre (C4s) Provisions:

- a) see Section 17.15.

13.2.3 Minimum Parcel Size:

- a) 500 m², subject to servicing requirements.

13.2.4 Minimum Parcel Width:

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

13.2.5 Multi-Unit Dwelling Regulations:

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

13.2.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 3.0 metres
 - ii) Rear parcel line 0.0 metres
 - iii) Interior side parcel line 0.0 metres
 - iv) Exterior side parcel line 3.0 metres
- a) Accessory buildings and structures:
 - i) Front parcel line 3.0 metres
 - ii) Rear parcel line 0.0 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 3.0 metres

13.2.7 Maximum Height:

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

13.2.8 Maximum Parcel Coverage:

- a) 80%

xxiii) replacing Section 13.9 (Service Commercial One Zone) in its entirety with the following:

13.9 SERVICE COMMERCIAL ONE ZONE (CS1)

13.9.1 Permitted Uses:

Principal Uses:

- a) car washes;

- b) propane and other vehicle fuel sales;
- c) retail store, convenience;
- d) service industry establishment;
- e) service stations;
- f) vehicle sales and rentals;

Secondary Uses:

- g) accessory dwelling, subject to Section 7.11;
- h) eating and drinking establishment; and
- i) accessory buildings and structures, subject to Section 7.13.

13.9.2 Site Specific Service Commercial (CS1s) Provisions:

- a) see Section 17.31.

13.9.3 Minimum Parcel Size:

- a) 1,000 m², subject to servicing requirements.

13.9.4 Minimum Parcel Width:

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

13.9.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

13.9.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 3.0 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Fuel distribution pumps, storage tanks or devices situated above ground:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres

13.9.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

13.9.8 Maximum Parcel Coverage:

- a) 35%

xxiv) replacing Section 15.2.1(b) under Section 15.2 (Parks and Recreation Zone) with the following:

- b) outdoor recreation;

xxv) replacing Section 15.2.1(g) under Section 15.2 (Parks and Recreation Zone) with the following:

- g) indoor recreation;

xxvi) replacing Section 17.14 (Site Specific Neighbourhood Commercial (C3s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.14 Site Specific General Commercial (C1s) Provisions:

- .1 Not applicable.

16. The Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by:

- i) changing the land use designation of the land described as Lot 1, Plan KAP20086, District Lot 374, SDYD, and as shown shaded yellow on Schedule 'D-201', which forms part of this Bylaw, from Neighbourhood Commercial (C3) to General Commercial (C1).
- ii) changing the land use designation of an approximately 3,400 m² part of the land described as Plan KAP434A, SDYD, PT OF OSOYOOS IR (DOG LAKE) EXC: PCL A PL B12862, PCL 1 PL B12863 & EXC PL 29119, KAP56993 & KAP6584, and as shown shaded yellow on Schedule 'D-202', which forms part of this Bylaw, from Commercial Amusement (C6) to Residential Two Family (Duplex) (RS3).
- iii) changing the land use designation of the land described as Lot A, Plan KAP35861, District Lot 374, SDYD (1207 Highway 97), and Lot A, Plan KAP9712, District Lot 374, SDYD, Except Plan 9973 (1279 Highway 97), and as shown shaded yellow on Schedule 'D-209', which forms part of this Bylaw, from Tourist Commercial One (CT1) to General Commercial (C1).

- iv) changing the land use designation of all parcels zoned Service Commercial One (CS1) to Service Commercial (CS1).

Electoral Area “E”

17. The Electoral Area “E” Official Community Plan Bylaw No. 2458, 2008, is amended by:

- i) replacing the reference to “Commercial Designation” under Section 4.0 (Official Community Plan Map Designations) in its entirety with the following:

Commercial Designations:

Commercial	C
Commercial Tourist	CT

- ii) replacing Section 12.0 (Commercial) in its entirety with the following and renumbering all subsequent sections:

12.0 COMMERCIAL

12.1 Background

Traditional commercial development in the Plan area has generally been limited to the Naramata Town Centre designation, however, a thriving service industry centred around the wineries of Naramata has supplanted this, offering visitors and locals varied eating, drinking, recreational and accommodation opportunities on agricultural lands.

The Plan will continue, however, to recognize commercial and tourist commercial developments under the same Commercial land use designation and as occurring on lands outside of the Agricultural Land Reserve (ALR).

The Plan recognizes that large scale service, industrial, and commercial development will be directed to Primary Growth Areas, such as the City of Penticton, as they are better able to function as regional service centers.

12.2 Objectives

- .1 Maintain the current level of local commercial sites to serve the existing communities and tourists, and expand services as future growth may dictate.
- .2 Direct major commercial development to Primary Growth Areas.
- .3 Support existing and new recreation and resort commercial opportunities.

- .4 To minimize land use incompatibility between commercial activities and surrounding land uses.
- .5 To ensure the scale of all commercial developments harmonize with the natural surroundings and the rural character of the Plan area.

12.3 Policies – General Commercial

The Regional Board:

- .1 Generally supports the use of lands designated Commercial (C) identified in Schedule 'B' (Official Community Plan Map) for smaller-scale, neighbourhood-serving commercial activities.
- .2 Limits local commercial uses to those existing designated areas, or to areas where they may be developed in conjunction with future residential or commercial tourism developments.
- .3 Limits commercial development along Naramata Road to parcels already zoned accordingly, or designated as Commercial (C) or Commercial Tourist (CT).
- .4 Directs major office, service and general business commercial uses to Primary Growth Areas such as the City of Penticton, which have the necessary infrastructure and support services.
- .5 Encourages an attractive and safe streetscapes by including provisions for adequate off-street parking requirements, landscaping and screening, height requirements, signage and drainage within the implementing bylaws for commercial uses.
- .6 Encourages, through responsible environmental practices, future commercial development to locate away from Okanagan Lake and other watercourses in order to reduce human impacts on the lake, and in order to maintain and improve water quality and habitat.

12.4 Policies – Tourist Commercial

The Regional Board:

- .1 Generally supports the use of lands designated Commercial Tourist (CT) identified in Schedule 'B' Official Community Plan Map for commercial services and activities catering to tourists, including campgrounds, resorts, RV parks, and golf courses.
- .2 Encourages open space recreation and resort commercial opportunities, such as guest ranches, trail rides and/or wilderness guides in areas designated as Resource Area provided they do not impact on abutting land

uses and meet Watercourse Development and/or Environmentally Sensitive Development Permit Area requirements.

.3 May support proposed tourist and resort developments that:

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

18. The Official Community Plan Map, being Schedule 'B' of the Electoral Area "E" Official Community Plan Bylaw No. 2458, 2008, is amended by:

- i) changing the land use designation of an approximately 7.9 ha part of the land described as District Lot 86S, SDYD (7451 North Naramata Road) and Parcel A, Portion DD49640F, Plan KAP3420B, District Lot 391, SDYD (7307 North Naramata Road), and as shown shaded yellow on Schedule 'E-102', which forms part of this Bylaw, from Commercial (C) to Commercial Tourist (CT).
- ii) changing the land use designation of an approximately 4.7 ha part of the land described as District Lot 86S, SDYD, and as shown shaded yellow on Schedule 'E-103', which forms part of this Bylaw, from Commercial (C) to Commercial Tourist (CT).
- iii) changing the land use designation of the land described as District Lot 511S, SDYD, Commercial Resort at Chute Lake, and as shown shaded yellow on Schedule 'E-104', which forms part of this Bylaw, from Commercial (C) to Commercial Tourist (CT).
- iv) changing the land use designation of the land described as Lot A, Plan KAP41292, District Lot 210, SDYD, and as shown shaded yellow on Schedule 'E-105', which forms part of this Bylaw, from Commercial (C) to Commercial Tourist (CT).
- v) changing the land use designation of the land described as Lots 1-4, Block 61, Plan KAP519, District Lot 210, SDYD, and as shown shaded yellow on Schedule 'E-106', which forms part of this Bylaw, from Commercial (C) to Commercial Tourist (CT).

- vi) changing the land use designation of the land described as Plan KAP575, District Lot 210, SDYD, Except Plan KAP45385; Plan KAP575, Block 155, District Lot 210, SDYD, Except Plan KAP45385; and Plan KAP575, Block 156, District Lot 210, SDYD, Except Plan KAP45385, and as shown shaded yellow on Schedule 'E-107, which forms part of this Bylaw, from Commercial (C) to Commercial Tourist (CT).

19. The Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by:

- i) deleting the definitions of "amusement establishment, indoor", "amusement establishment, outdoor", "fruit and vegetable stand", "other agricultural activity", "permits", "recreation services, indoor", "recreation services, outdoor", "resort", "riparian assessment area" under Section 4.0 (Definitions).

- ii) replacing the definition of "campground" under Section 4.0 (Definitions) with the following:

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

- iii) replacing the definition of "conservation area" under Section 4.0 (Definitions) with the following:

"conservation area" means land that is preserved and protected, and may be owned by an individual, the Province including ecological reserves or protected areas, the Canadian Wildlife Service, The Nature Trust, The Land Conservancy, Regional District of Okanagan-Similkameen, the public or other not for profit organizations interested in conservation for the prime purpose of conserving natural habitat. Typical examples include but are not limited to land protected in a natural state for the purpose of conserving plant life and providing sanctuary, habitat and breeding grounds for wildlife or fish. A Conservation Area does not include indoor and outdoor recreation;

- iv) adding the definition of "cooking facilities" under Section 4.0 (Definitions) to read as follows:

"cooking facilities" means facilities for the preparation or cooking of food, and includes any room containing counters, cabinets, sinks, stoves, dishwashers and other appliances, plumbing, or wiring which, may be intended or used for the preparation or cooking of food;

- v) replacing the definition of “duplex” under Section 4.0 (Definitions) with the following:

“**duplex dwelling**” means a building containing two principal dwelling units with each unit having an independent exterior entrance;
- vi) adding the definition of “golf course” under Section 4.0 (Definitions) to read as follows:

“**golf course**” means a tract of land for playing golf, pitch and putt courses or driving ranges, including clubhouses, restaurants, pro shops and similar accessory facilities, including banquet facilities, necessary for golf purposes and which may include buildings necessary for the maintenance and administration of the golf course;
- vii) adding a definition of “hotel” under Section 4.0 (Definitions) to read as follows:

“**hotel**” means a building containing commercial guest sleeping units, and a lobby area for guest registration and access to the sleeping units and may contain accessory uses such as a restaurant, licensed drinking facilities, accessory retail store, and meeting rooms;
- viii) adding the definition of “indoor recreation” under Section 4.0 (Definitions) to read as follows:

“**indoor recreation**” means a facility within an enclosed building intended for leisure activities where patrons are predominantly participants or spectators. Typical uses include amusement arcades, bingo halls, health and fitness centres, athletic facilities and ice rinks, billiard and pool halls, swimming pools, bowling alleys, theatres and concert or music halls;
- ix) replacing the definition of “motel” under Section 4.0 (Definitions) with the following:

“**motel**” means a building or buildings containing housekeeping and/or not less than six sleeping units each with an exterior entrance and designed to provide temporary accommodation for the travelling public;
- x) adding the definition of “motorsports facility” under Section 4.0 (Definitions) to read as follows:

“**motorsports facility**” means land, buildings or structures used for the purpose of racing automobiles, motorcycles, go-karts and other motorized vehicles, and includes advanced driver training and vehicle testing, drag strip, racing circuit, sports car track, skidpad, off-road course and other uses and facilities accessory to motor vehicle racing;
- xi) adding the definition of “office” under Section 4.0 (Definitions) to read as follows:

“office” means a business premises or building, designed, intended and used for the provision of professional, management, administrative, government, consulting, or financial services in an office setting including but not limited to the offices of: lawyers, accountants, travel agents, real estate and insurance firms, planners, non-government organizations, clerical agencies, Crown corporations, municipalities and provincial or federal governments;

- xii) adding the definition of “outdoor market” under Section 4.0 (Definitions) to read as follows:

“outdoor market” means a temporary use where groups of individual sellers offer new and used goods, crafts or produce for sale directly to the public;

- xiii) adding the definition of “outdoor recreation” under Section 4.0 (Definitions) to read as follows:

“outdoor recreation” means a facility used and equipped for the conduct of outdoor sports, leisure and entertainment activities, instructional courses and equipment rentals and may require amenities such as showers and storage, and that excludes equestrian centres and golf course;

- xiv) replacing the definition of “personal services establishment” under Section 4.0 (Definitions) with the following:

“personal services establishment” means a business or building where services intended for an individual are provided, and where any sale of retail goods is accessory to the provision of such services, including: hair cutting, beauty services, tanning, tattoo shop, shoe repair, medical and dental services, chiropractor services, acupuncture, naturopathy, physical therapy, massage therapy, counseling, veterinary establishment, tailoring, locksmithing and dry cleaning or laundries;

- xv) adding the definition of “retail store, convenience” under Section 4.0 (Definitions) to read as follows:

“retail store, convenience” means a retail sales outlet for the sale of foodstuffs, periodicals, sundries, fresh fruit and vegetables, hygienic or cosmetic goods or plants to serve the residents of the surrounding community on a day to day basis, which may include a confectionery, delicatessen, meat market, bakery, automated banking machines, video sales and rental, and depots for film or postal services, and which has a maximum gross retail floor area including storage of 250 m²;

- xvi) replacing the definition of “retail store, general” under Section 4.0 (Definitions) with the following:

“retail store, general” means premises where goods, merchandise, and other materials, and personal services, including those listed for convenience retail

stores, are offered for sale at retail to the general public. Typical uses include by are not limited to grocery, clothing, shoe, hardware, pharmaceutical, appliance, and sporting goods stores. This use excludes warehouse sales and the sale of gasoline, heavy agricultural and industrial equipment or retail stores requiring outdoor storage;

- xvii) adding the definition of “sleeping unit” under Section 4.0 (Definitions) to read as follows:

“**sleeping unit**” means one or more habitable rooms used or intended to be used for sleeping or sleeping and living purposes, but does not include cooking facilities;

- xviii) adding the definition of “tourist accommodation” under Section 4.0 (Definitions) to read as follows:

“**tourist accommodation**” means a building or buildings providing temporary accommodation for the travelling public, such as tourist cabins, lodges, motels, hotels, inns, or hostels, which may include common public facilities, such as an eating and drinking establishment, gift shop; personal services, or spa; but shall not include recreational vehicles, park model trailers or mobile homes;

- xix) replacing the definition of “tourist cabin” under Section 4.0 (Definitions) in its entirety with the following:

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

- xx) adding the definition of “wet bar” under Section 4.0 (Definitions) to read as follows:

“**wet bar**” means an area within a dwelling unit, other than a cooking facility, used for the preparation of beverages. A wet bar includes one single sink, one compact refrigerator, freezer or ice maker and no more than 1.5 metres of counter and lower cabinet space. No natural gas or 220-volt connections are permitted in the same room as a wet bar, and a wet bar is not permitted in an accessory building or structure;

- xxi) replacing the reference to “Commercial Zones” found at Section 5.1 (Zoning Districts) under Section 5.0 (Creation of Zones) with the following:

Commercial Zones

General Commercial Zone	C1
Tourist Commercial One Zone	CT1

xxii) replacing Section 13.1 (General Commercial Zone) in its entirety with the following:

13.1 GENERAL COMMERCIAL ZONE (C1)

13.1.1 Permitted Uses:

Principal Uses:

- a) brewery, cidery, distillery, meadery or winery;
- b) eating and drinking establishments;
- c) indoor recreation;
- d) self-storage, not to exceed 250 m² in gross floor area;
- e) office;
- f) outdoor market;
- g) personal service establishment;
- h) retail stores, general;
- i) vehicle sales and rental;

Secondary Uses:

- j) accessory dwelling, subject to Section 7.11; and
- k) accessory buildings and structures, subject to Section 7.13.

13.1.2 Site Specific General Commercial (C1s) Provisions:

- a) see Section 15.11.

13.1.3 Minimum Parcel Size:

- a) 1,000 m², subject to servicing requirements.

13.1.4 Minimum Parcel Width:

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

13.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

13.1.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 4.5 metres

- iii) Interior side parcel line 4.5 metres
- iv) Exterior side parcel line 4.5 metres

13.1.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres.

13.1.8 Maximum Parcel Coverage:

- a) 50%

xxiii) replacing Section 14.3.1(b) under Section 14.2 (Parks and Recreation Zone) with the following:

- b) outdoor recreation;

xxiv) replacing Section 14.2.1(g) under Section 14.2 (Parks and Recreation Zone) with the following:

- g) indoor recreation;

20. The Zoning Map, being Schedule '2' of the Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by:

- i) changing the land use designation of the land described as Lot 2, Plan KAP26537, District Lot 207, SDYD, and as shown shaded yellow on Schedule 'E-201', which forms part of this Bylaw, from General Commercial Site Specific (C1s) to General Commercial (C1).

Electoral Area "F":

21. The Electoral Area "F" Official Community Plan Bylaw No. 2460, 2008, is amended by:

- i) replacing the reference to "Commercial Designation" under Section 3.0 (Official Community Plan Map Designations) in its entirety with the following:

Commercial Designations:

Commercial	C
Commercial Tourist	CT

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

9.0 COMMERCIAL

9.1 Background

Commercial development in the Plan area is very limited, comprising a neighbourhood commercial zone in the West Bench, a fruit stand and tourist accommodation uses adjacent Highway 97 north of Summerland and unrealized commercial development opportunities north of Okanagan Lake Provincial Park (including at Greata Ranch).

9.2 Objectives

- .1 Maintain the current level of local commercial sites to serve the existing communities and tourists, and expand services as future growth may dictate.
- .2 Direct major commercial development to Primary Growth Areas.
- .3 Support existing and new recreation and resort commercial opportunities.

9.3 Policies – General Commercial

The Regional Board:

- .1 Generally supports the use of lands designated Commercial (C) identified in Schedule 'B' (Official Community Plan Map) for smaller-scale, neighbourhood-serving commercial activities.
- .2 Limits local commercial uses to those existing designated areas, or to areas where they may be developed in conjunction with future residential or commercial tourism developments.
- .3 Limits highway commercial development along Highways 97 to parcels already zoned accordingly, or designated as Commercial (C) or Commercial Tourist (CT).
- .4 Will work with the Ministry of Transportation and Infrastructure to help ensure safe access and egress for commercial areas fronting Highway 97.
- .5 Directs major office, service and general business commercial uses to Primary Growth Areas such as the District of Summerland or City of Penticton, which have the necessary infrastructure and support services.

9.4 Policies – Tourist Commercial

The Regional Board:

- .1 Generally supports the use of lands designated Commercial Tourist (CT) identified in Schedule 'B' Official Community Plan Map for commercial services and activities catering to tourists, including campgrounds, resorts, RV parks, and golf courses.
- .2 Encourages open space recreation and resort commercial opportunities, such as guest ranches, trail rides and/or wilderness guides in areas

designated as Resource Area provided they do not impact on abutting land uses and meet Watercourse Development and/or Environmentally Sensitive Development Permit Area requirements.

.3 May support proposed tourist and resort developments that:

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

iii) The Official Community Plan Map, being Schedule 'B' of the Electoral Area "F" Official Community Plan Bylaw No. 2460, 2008, is amended by

- a) changing the land use designation of the land shown shaded yellow on Schedule 'F-101', which forms part of this Bylaw, from Commercial (C) to Commercial Tourist (CT).
- b) changing the land use designation of an approximately 11.49 ha part of the land described as Lot A, Plan EPP5204, District 2695, ODYD, and shown shaded yellow on Schedule 'F-104', which forms part of this Bylaw, from Small Holdings (SH) to Commercial Tourist (CT).
- c) changing the land use designation of an approximately 1,900 m² part of the land described as Lot A, Plan KAP40762, District 702, ODYD, and District Lot 5136, and shown shaded purple on Schedule 'F-107', which forms part of this Bylaw, from Administrative, Cultural and Institutional (AI) to Commercial Tourist (CT).
- d) changing the land use designation of the land described as Lot A, Plan KAP45722, District 5076 & 5087, ODYD, and shown shaded purple on Schedule 'F-108', which forms part of this Bylaw, from Small Holdings (SH) to Commercial Tourist (CT).

22. The Electoral Area "F" Zoning Bylaw No. 2461, 2008, is amended by:

- i) deleting the definitions of “commercial use”, “environmentally sensitive area”, “fruit and vegetable stand”, “household pets”, “lodge”, “on-site sewage disposal”, “open land recreation”, “permitted use”, qualified environmental professional (QEP)”, “recreation services, indoor”, “recreation services, outdoor”, “resort”, “retail trade”, “riparian assessment area”, “senior citizen housing” under Section 4.0 (Definitions).
- ii) replacing the definition of “campground” under Section 4.0 (Definitions) with the following:

“**campground**” means a parcel of land occupied and maintained for temporary accommodation (maximum 30 days) of the traveling public in tents, tourist cabins or recreation vehicles which are licensed for the current year and have been brought to the site by the traveler. May include an office as part of the permitted use but does not include hotels, manufactured homes, manufactured home parks, motels or park model trailers;
- iii) replacing the definition of “conservation area” under Section 4.0 (Definitions) with the following:

“**conservation area**” means land that is preserved and protected, and may be owned by an individual, the Province including ecological reserves or protected areas, the Canadian Wildlife Service, The Nature Trust, The Land Conservancy, Regional District of Okanagan-Similkameen, the public or other not for profit organizations interested in conservation for the prime purpose of conserving natural habitat. Typical examples include but are not limited to land protected in a natural state for the purpose of conserving plant life and providing sanctuary, habitat and breeding grounds for wildlife or fish. A Conservation Area does not include indoor and outdoor recreation;
- iv) replacing the definition of “kitchen” under Section 4.0 (Definitions) with the following:

“**cooking facilities**” means facilities for the preparation or cooking of food, and includes any room containing counters, cabinets, sinks, stoves, dishwashers and other appliances, plumbing, or wiring which, may be intended or used for the preparation or cooking of food;
- v) replacing the definition of “golf course” under Section 4.0 (Definitions) with the following:

“**golf course**” means a tract of land for playing golf, pitch and putt courses or driving ranges, including clubhouses, restaurants, pro shops and similar accessory facilities, including banquet facilities, necessary for golf purposes and which may include buildings necessary for the maintenance and administration of the golf course;
- vi) replacing the definition of “hotel” under Section 4.0 (Definitions) with the following:

“hotel” means a building containing commercial guest sleeping units, and a lobby area for guest registration and access to the sleeping units and may contain accessory uses such as a restaurant, licensed drinking facilities, accessory retail store, and meeting rooms;

- vii) adding the definition of “indoor recreation” under Section 4.0 (Definitions) to read as follows:

“indoor recreation” means a facility within an enclosed building intended for leisure activities where patrons are predominantly participants or spectators. Typical uses include amusement arcades, bingo halls, health and fitness centres, athletic facilities and ice rinks, billiard and pool halls, swimming pools, bowling alleys, theatres and concert or music halls;

- viii) replacing the definition of “motel” under Section 4.0 (Definitions) with the following:

“motel” means a building or buildings containing housekeeping and/or not less than six sleeping units each with an exterior entrance and designed to provide temporary accommodation for the travelling public;

- ix) adding the definition of “motorsports facility” under Section 4.0 (Definitions) to read as follows:

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

- x) adding the definition of “office” under Section 4.0 (Definitions) to read as follows:

“office” means a business premises or building, designed, intended and used for the provision of professional, management, administrative, government, consulting, or financial services in an office setting including but not limited to the offices of: lawyers, accountants, travel agents, real estate and insurance firms, planners, non-government organizations, clerical agencies, Crown corporations, municipalities and provincial or federal governments;

- xi) adding the definition of “outdoor market” under Section 4.0 (Definitions) to read as follows:

“outdoor market” means a temporary use where groups of individual sellers offer new and used goods, crafts or produce for sale directly to the public;

- xii) adding the definition of “outdoor recreation” under Section 4.0 (Definitions) to read as follows:

“outdoor recreation” means a facility used and equipped for the conduct of outdoor sports, leisure and entertainment activities, instructional courses and equipment rentals and may require amenities such as showers and storage, and that excludes equestrian centres and golf course;

- xiii) replacing the definition of “personal services establishment” under Section 4.0 (Definitions) with the following:

“personal services establishment” means a business or building where services intended for an individual are provided, and where any sale of retail goods is accessory to the provision of such services, including: hair cutting, beauty services, tanning, tattoo shop, shoe repair, medical and dental services, chiropractor services, acupuncture, naturopathy, physical therapy, massage therapy, counseling, veterinary establishment, tailoring, locksmithing and dry cleaning or laundries;

- xiv) adding the definition of “retail store, general” under Section 4.0 (Definitions) to read as follows:

“retail store, general” means premises where goods, merchandise, and other materials, and personal services, including those listed for convenience retail stores, are offered for sale at retail to the general public. Typical uses include but are not limited to grocery, clothing, shoe, hardware, pharmaceutical, appliance, and sporting goods stores. This use excludes warehouse sales and the sale of gasoline, heavy agricultural and industrial equipment or retail stores requiring outdoor storage;

- xv) replacing the definition of “convenience store” under Section 4.0 (Definitions) with the following:

“retail store, convenience” means a retail sales outlet for the sale of foodstuffs, periodicals, sundries, fresh fruit and vegetables, hygienic or cosmetic goods or plants to serve the residents of the surrounding community on a day to day basis, which may include a confectionery, delicatessen, meat market, bakery, automated banking machines, video sales and rental, and depots for film or postal services, and which has a maximum gross retail floor area including storage of 250 m²;

- xvi) adding the definition of “sleeping unit” under Section 4.0 (Definitions) to read as follows:

“sleeping unit” means one or more habitable rooms used or intended to be used for sleeping or sleeping and living purposes, but does not include cooking facilities;

- xvii) adding the definition of “tourist accommodation” under Section 4.0 (Definitions) to read as follows:

“tourist accommodation” means a building or buildings providing temporary accommodation for the travelling public, such as tourist cabins, lodges, motels,

hotels, inns, or hostels, which may include common public facilities, such as an eating and drinking establishment, gift shop; personal services, or spa; but shall not include recreational vehicles, park model trailers or mobile homes;

- xviii) adding the definition of “tourist cabin” under Section 4.0 (Definitions) to read as follows:

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

- xix) adding the definition of “wet bar” under Section 4.0 (Definitions) to read as follows:

“**wet bar**” means an area within a dwelling unit, other than a cooking facility, used for the preparation of beverages. A wet bar includes one single sink, one compact refrigerator, freezer or ice maker and no more than 1.5 metres of counter and lower cabinet space. No natural gas or 220-volt connections are permitted in the same room as a wet bar, and a wet bar is not permitted in an accessory building or structure;

- xx) replacing the reference to “Commercial Zones” found at Section 5.1 (Zoning Districts) under Section 5.0 (Creation of Zones) with the following:

Commercial Zones

General Commercial Zone	C1
Marina Commercial Zone	C5
Tourist Commercial One Zone	CT1
Tourist Commercial Two (Limited) Zone	CT2
Tourist Commercial Three (Limited) Zone	CT3

- xxi) replacing Section 10.1.1(l) under Section 10.1 (Resource Area Zone) in its entirety with the following:

l) outdoor recreation on parcels greater than 12.0 ha in area;

- xxii) replacing Section 13.1 (Neighbourhood Commercial Zone) in its entirety with the following:

13.1 GENERAL COMMERCIAL ZONE (C1)

13.1.1 Permitted Uses:

Principal Uses:

- a) brewery, cidery, distillery, meadery or winery;

- b) eating and drinking establishments;
- c) indoor recreation;
- d) self-storage, not to exceed 250 m² in gross floor area;
- e) office;
- f) outdoor market;
- g) personal service establishment;
- h) retail stores, general;
- i) vehicle sales and rental;

Secondary Uses:

- j) accessory dwelling, subject to Section 7.11; and
- k) accessory buildings and structures, subject to Section 7.13.

13.1.2 Site Specific General Commercial (C1s) Provisions:

- a) see Section 16.13.

13.1.3 Minimum Parcel Size:

- a) 1,000 m², subject to servicing requirements.

13.1.4 Minimum Parcel Width:

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

13.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

13.1.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 4.5 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres

13.1.7 Maximum Height:

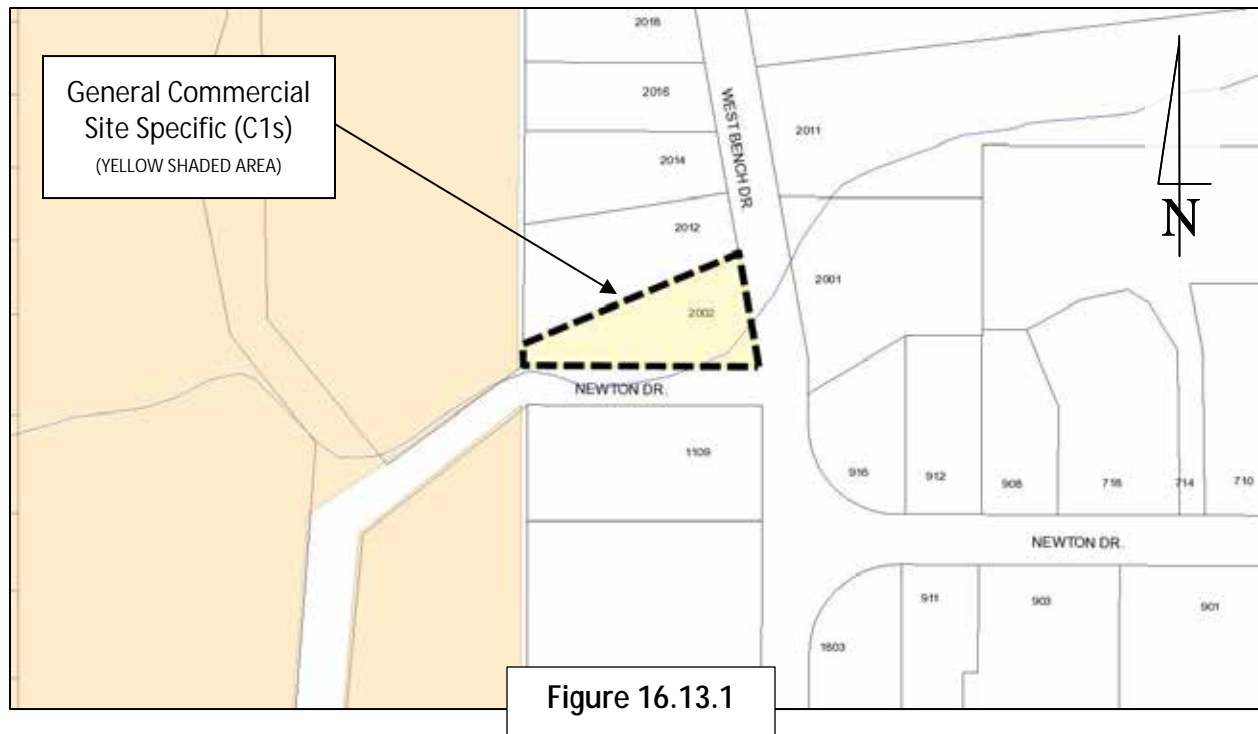
- a) No building or structure shall exceed a height of 10.0 metres.

13.1.8 Maximum Parcel Coverage:

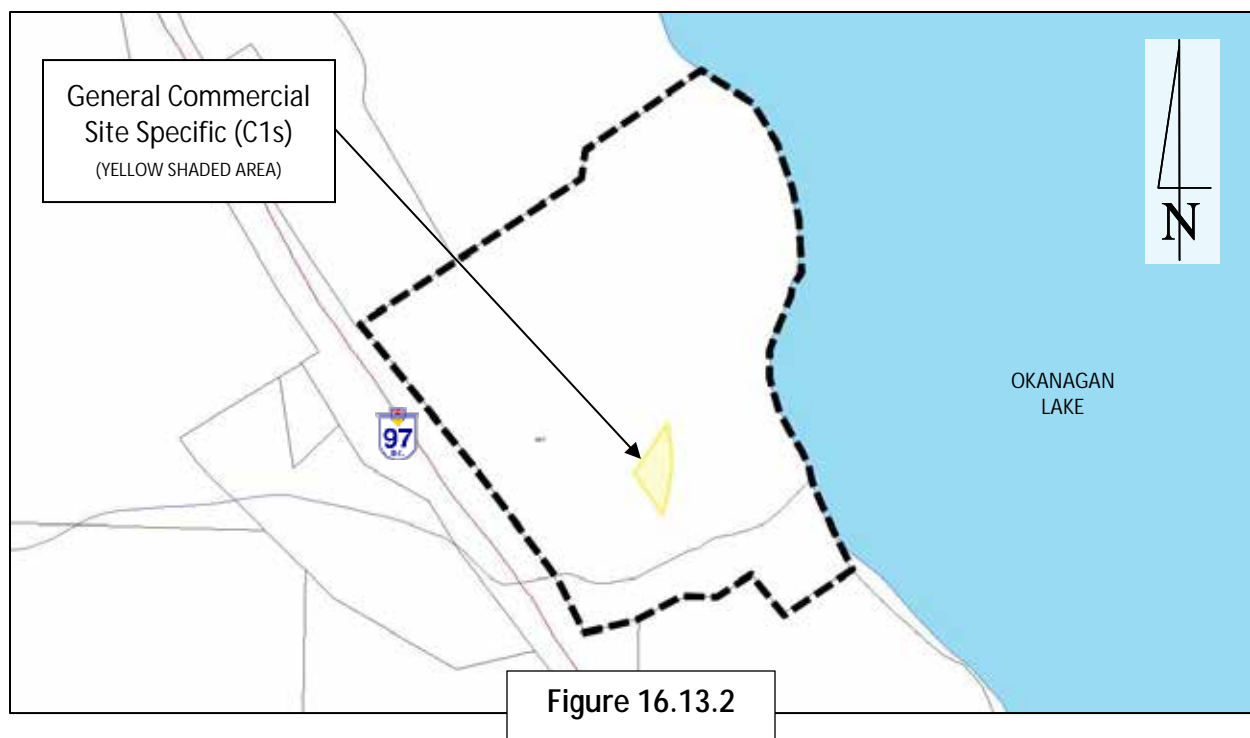
- a) 50%
- xxiii) replacing Section 15.2.1(b) under Section 15.2 (Parks and Recreation Zone) with the following:
 - b) outdoor recreation;
- xxiv) replacing Section 15.2.1(g) under Section 15.2 (Parks and Recreation Zone) with the following:
 - g) indoor recreation;
- xxv) replacing Section 16.1.1(b)(i) under Section 16.1 (Site Specific Resource Area (RAs) Provisions) in its entirety with the following:
 - i) provincial reserve, community recreation services and outdoor recreation;
- xxvi) replacing Section 16.13 (Site Specific Neighbourhood Commercial (C3s) Provisions) under Section 16.0 (Site Specific Provisions) in its entirety with the following:

16.13 Site Specific General Commercial (C1s) Provisions:

- .1 in the case of land described as Lot 1, Plan KAP14266, District Lot 5076, ODYD (2002 West Bench Drive), and shown shaded yellow on Figure 16.13.1:
 - a) the following principal uses and no others shall be permitted on the land:
 - i) eating and drinking establishment;
 - ii) offices;
 - iii) personal service establishment;
 - iv) retail sales, convenience.
 - b) the following accessory uses and no others shall be permitted on the land:
 - i) one (1) accessory dwelling, subject to Section 7.11; and
 - ii) accessory buildings and structures, subject to Section 7.13.



- .2 in the case of an approximately 1,150 m² part of the land described as Lot 1, Plan KAP83541, District Lot 2537, ODYD, Except Plan KAP85241 (697 Highway 97), and shown shaded yellow on Figure 16.13.2:
- a) the following principal uses and no others shall be permitted on the land:
 - i) eating and drinking establishment;
 - ii) offices;
 - iii) personal service establishment;
 - iv) retail sales, convenience.
 - b) the following accessory uses and no others shall be permitted on the land:
 - iii) one (1) accessory dwelling, subject to Section 7.11; and
 - iv) accessory buildings and structures, subject to Section 7.13.



23. The Zoning Map, being Schedule '2' of the Electoral Area "F" Zoning Bylaw No. 2461, 2008, is amended by:
- i) changing the land use designation of the land described as Lot 1, Plan KAP12218, District Lot 2694, ODYD (533 Highway 97), and shown shaded yellow on Schedule 'F-205', which forms part of this Bylaw, from Tourist Commercial One (CT1) to General Commercial (C1).
 - ii) changing the land use designation of the land described as Lot 1, Plan KAP14266, District Lot 5076, ODYD, and shown shaded yellow on Schedule 'F-203', which forms part of this Bylaw, from Neighbourhood Commercial Site Specific (C3s) to General Commercial Site Specific (C1s).
 - iii) changing the land use designation of an approximately 1,150 m² part of the land described as Lot 1, Plan KAP83541, District Lot 2537, ODYD, Except Plan KAP85241, and shown shaded yellow on Schedule 'F-206', which forms part of this Bylaw, from Neighbourhood Commercial Site Specific (C3s) to General Commercial Site Specific (C1s).

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

PUBLIC HEARING held on this ____ day of _____, 2018.

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

I hereby certify the foregoing to be a true and correct copy of the "Okanagan Electoral Area Commercial Zone Update Amendment Bylaw No. 2788, 2018" as read a Third time by the Regional Board on this ____ day of _____, 2018.

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

Corporate Officer

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

For the Minister of Transportation & Infrastructure

ADOPTED this ____ day of _____, 2018.

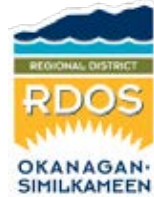
Board Chair

Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

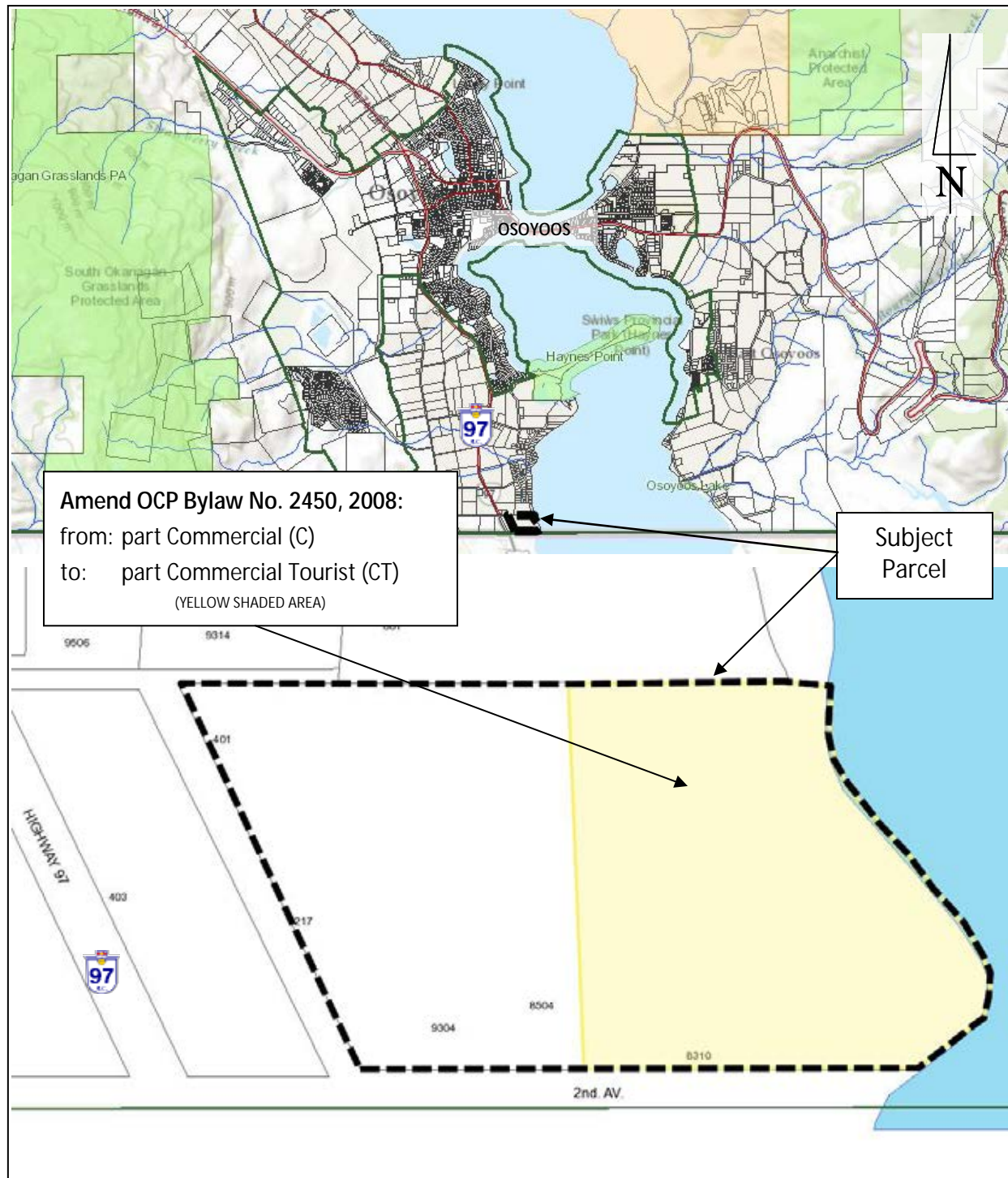
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

Schedule 'A-101'



Amendment Bylaw No. 2788, 2018

(X2017.106-ZONE)

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Regional District of Okanagan-Similkameen

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

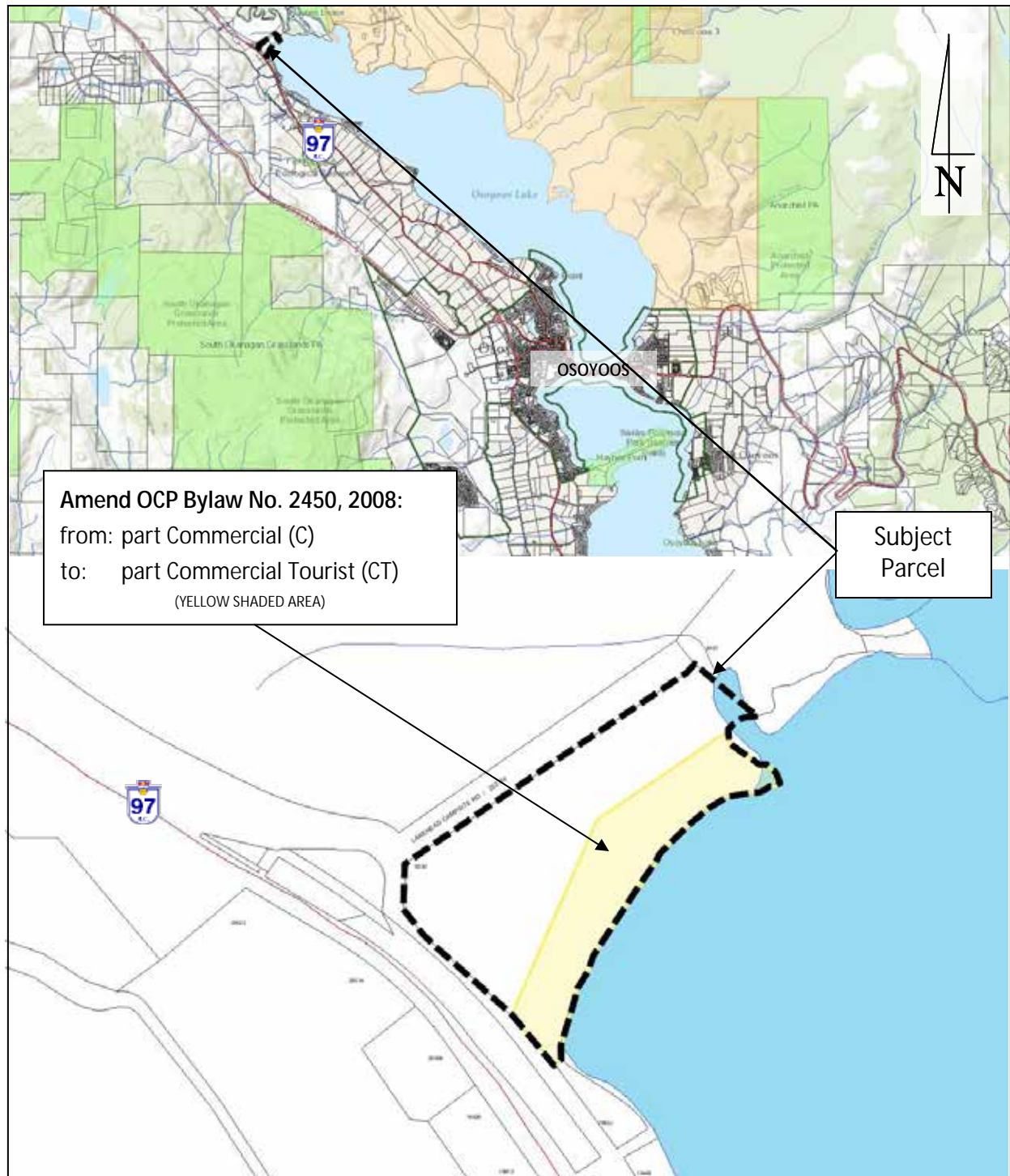
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

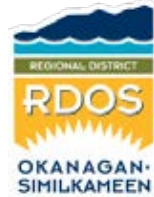
Schedule 'A-102'



Regional District of Okanagan-Similkameen

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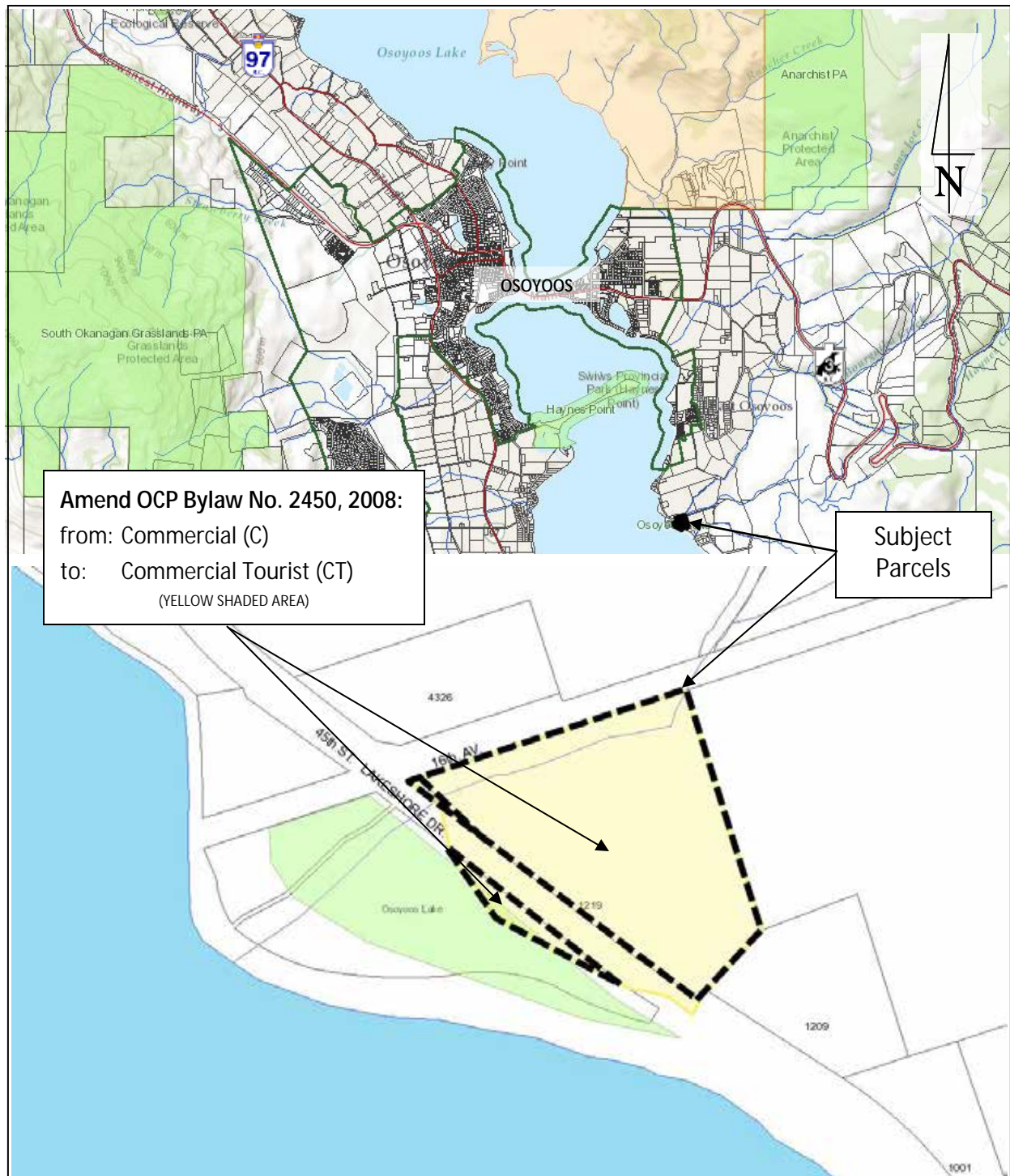
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

Schedule 'A-103'



Regional District of Okanagan-Similkameen

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

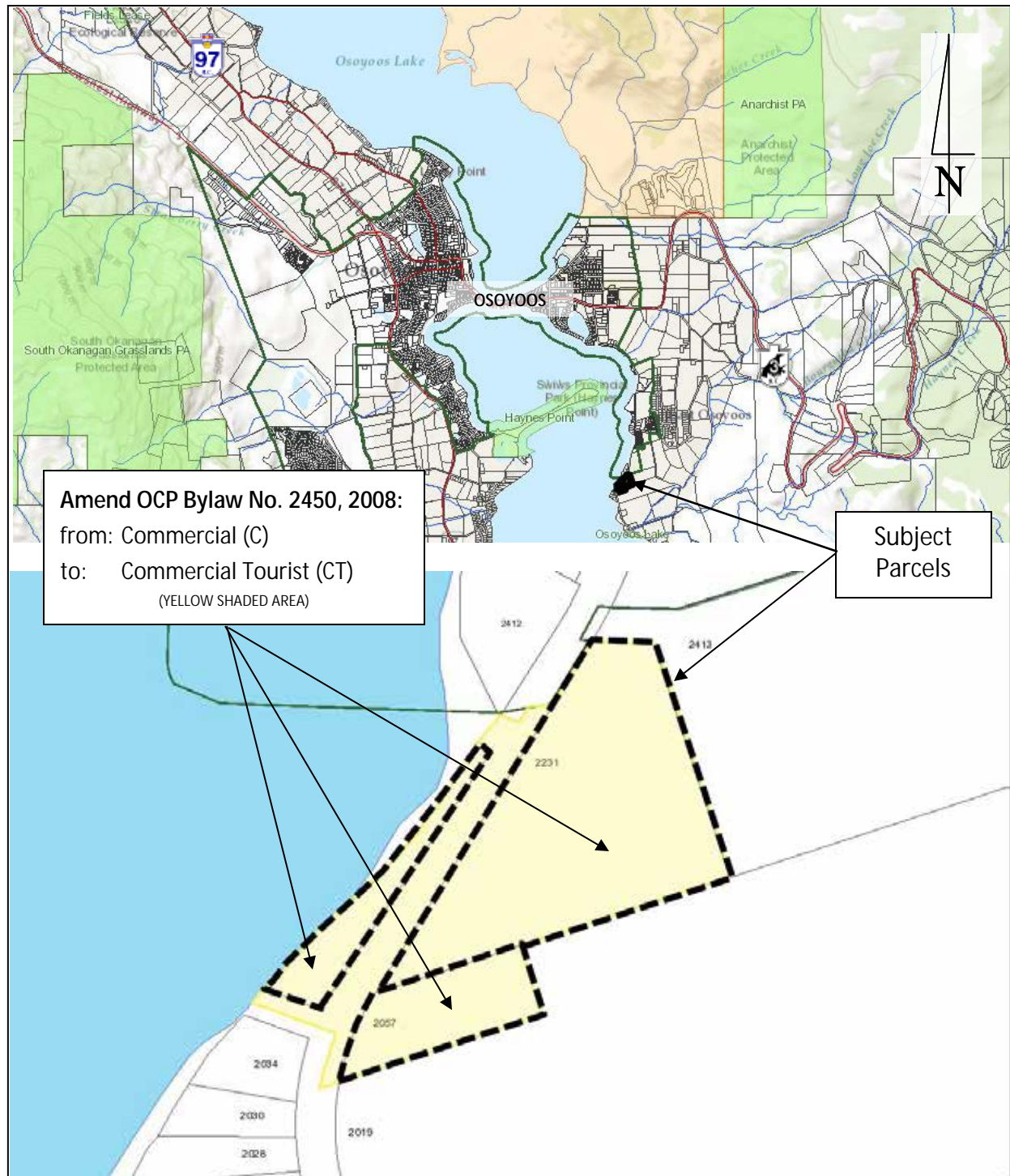
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

Schedule 'A-104'



Regional District of Okanagan-Similkameen

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

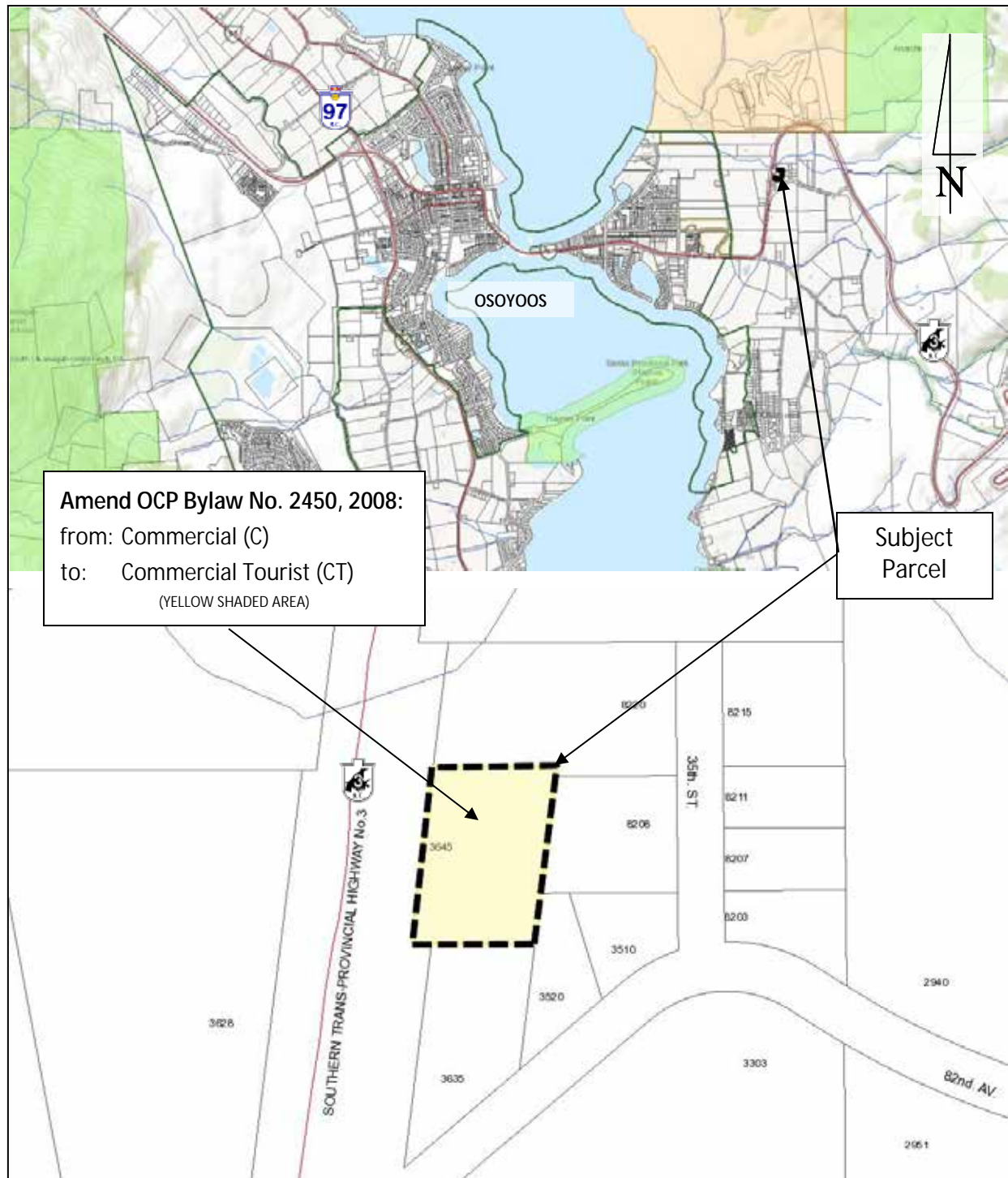
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

Schedule 'A-105'



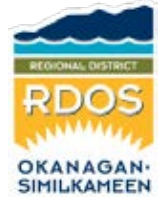
Amend OCP Bylaw No. 2450, 2008:
from: Commercial (C)
to: Commercial Tourist (CT)
(YELLOW SHADED AREA)

**Subject
Parcel**

Regional District of Okanagan-Similkameen

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

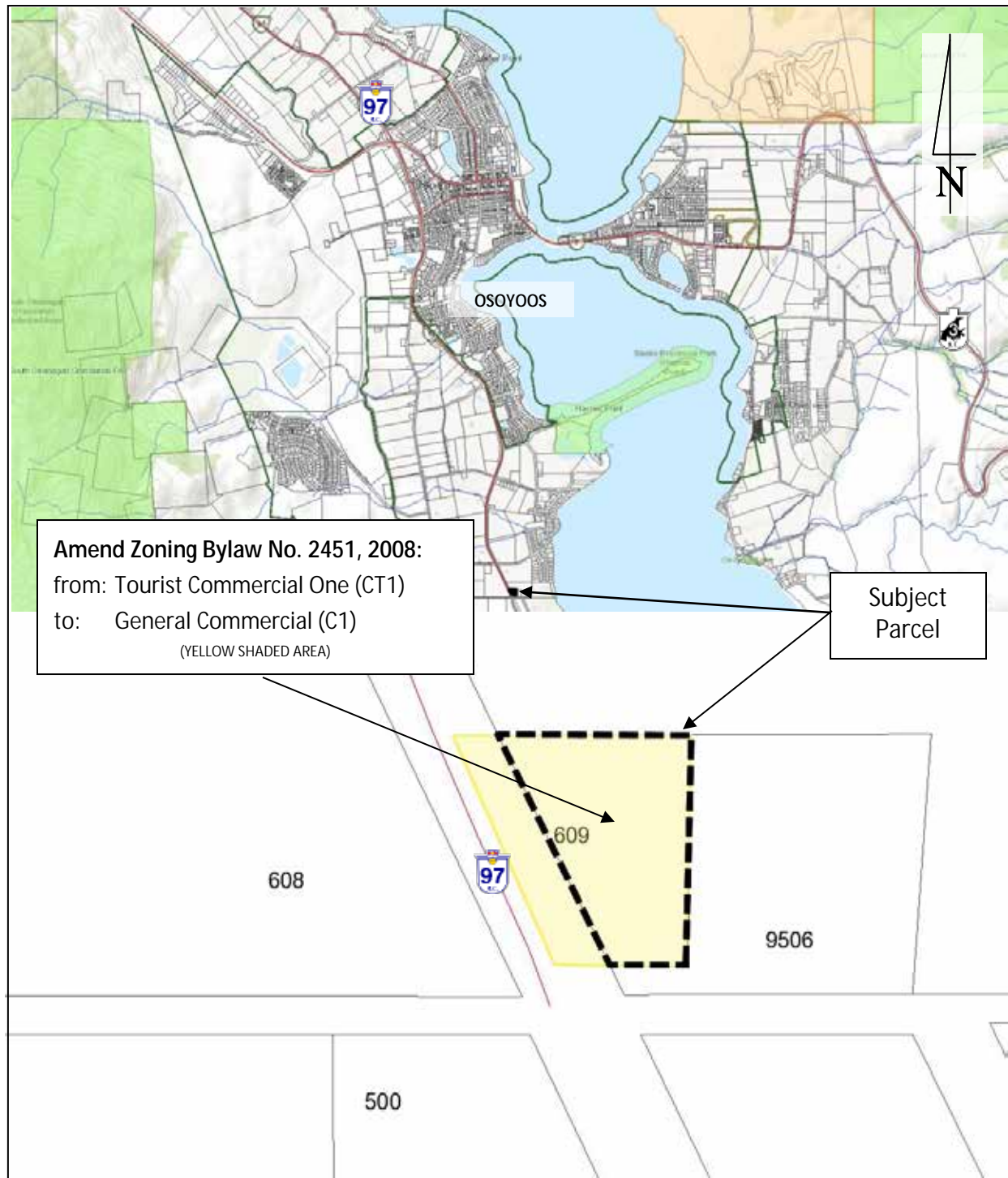
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

Schedule 'A-206'



Amendment Bylaw No. 2788, 2018

(X2017.106-ZONE)

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Regional District of Okanagan-Similkameen

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

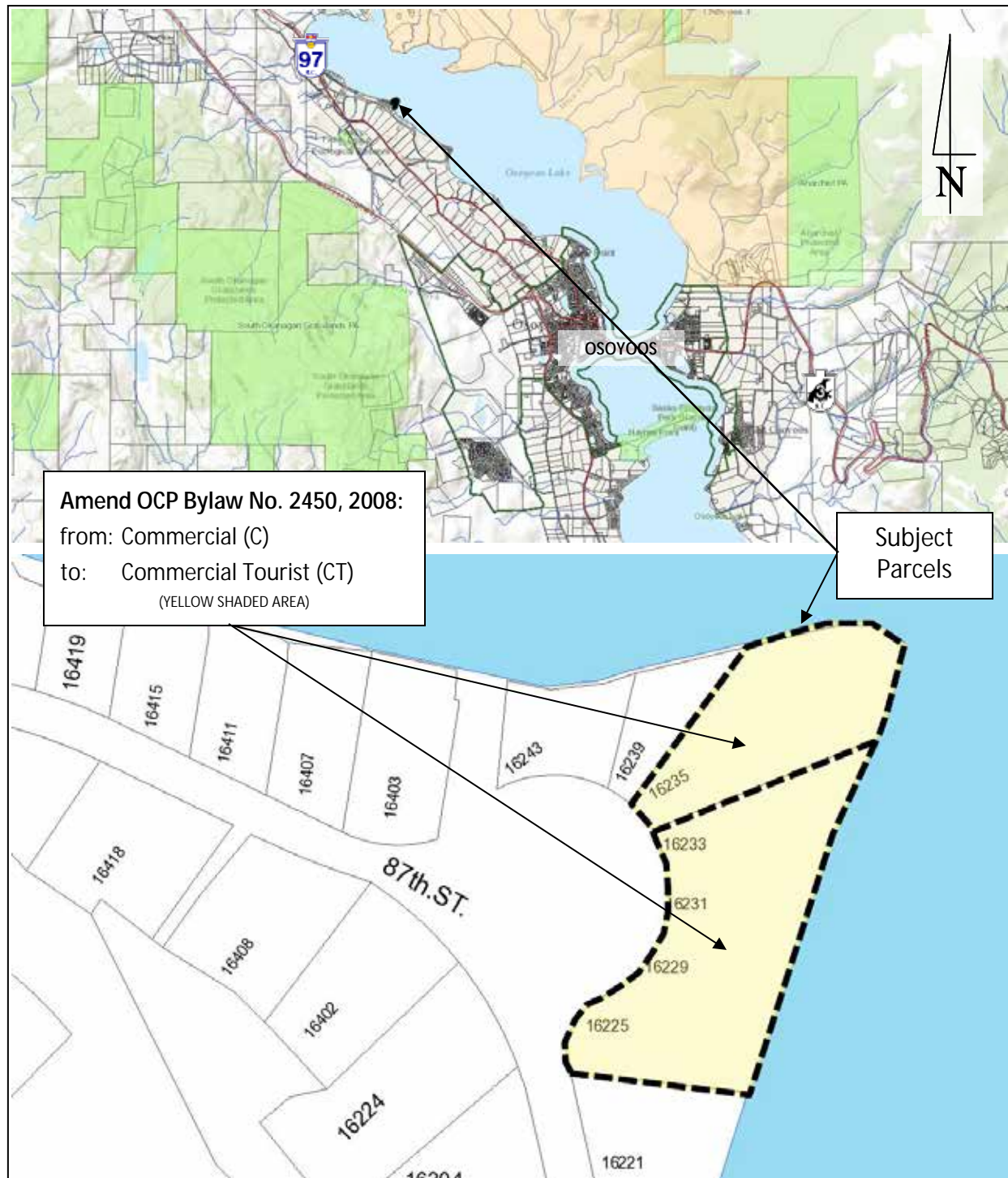
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Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

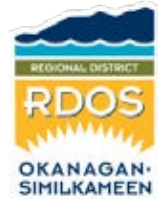
Schedule 'A-107'



Regional District of Okanagan-Similkameen

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

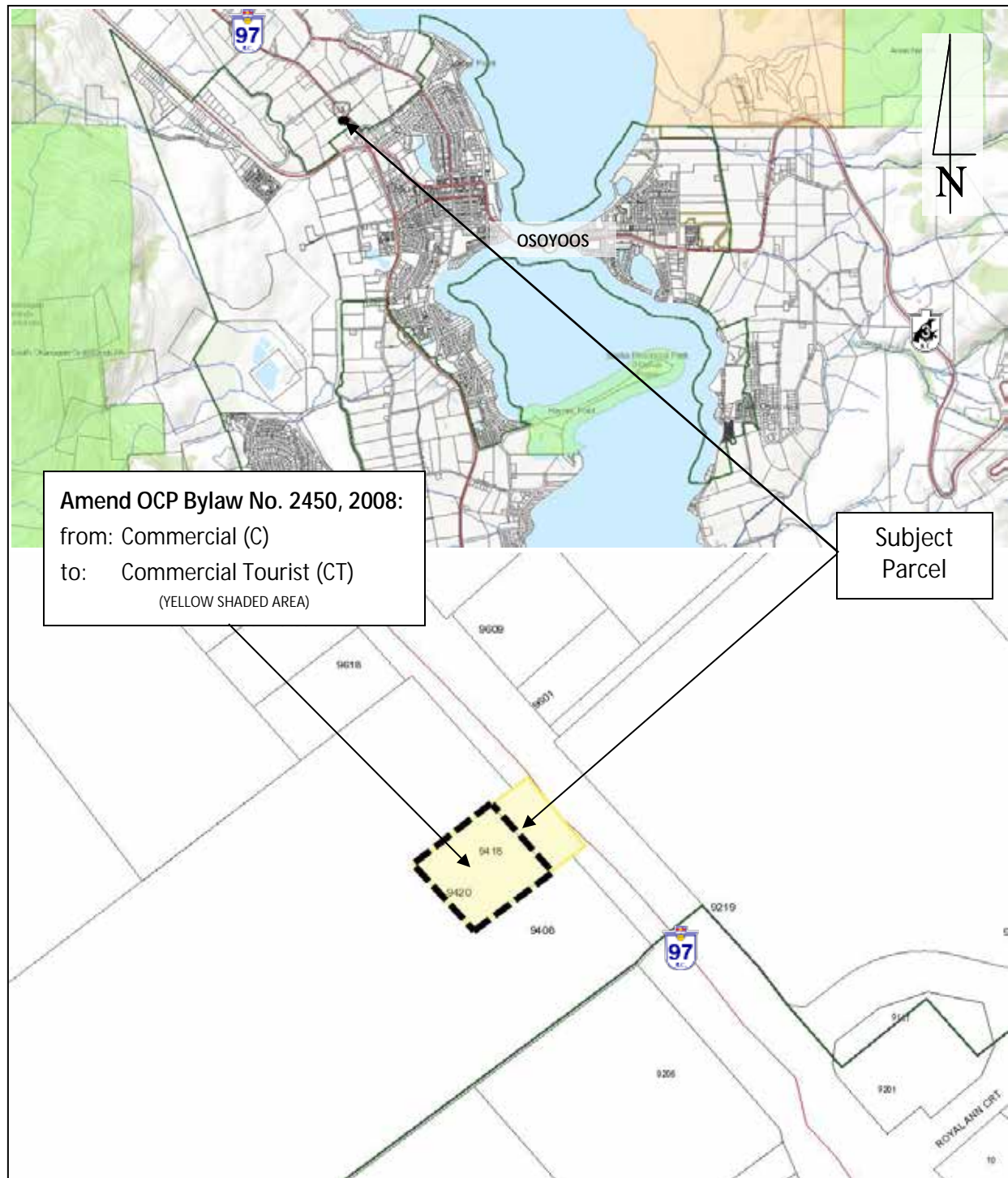
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Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

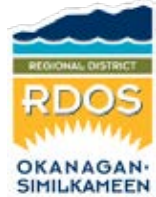
Schedule 'A-108'



Regional District of Okanagan-Similkameen

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

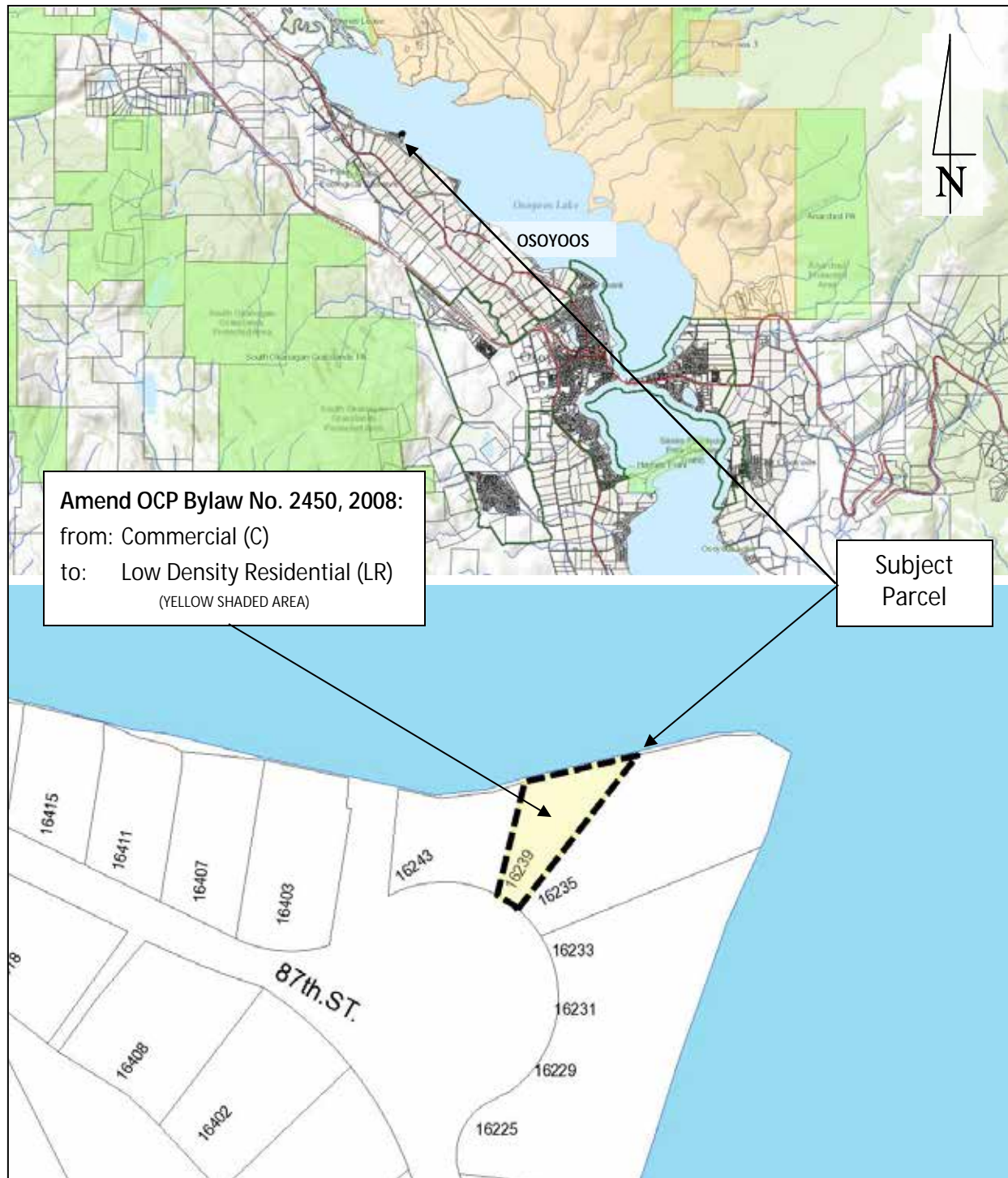
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

Schedule 'A-109'



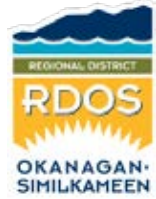
Amend OCP Bylaw No. 2450, 2008:
from: Commercial (C)
to: Low Density Residential (LR)
(YELLOW SHADED AREA)

**Subject
Parcel**

Regional District of Okanagan-Similkameen

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

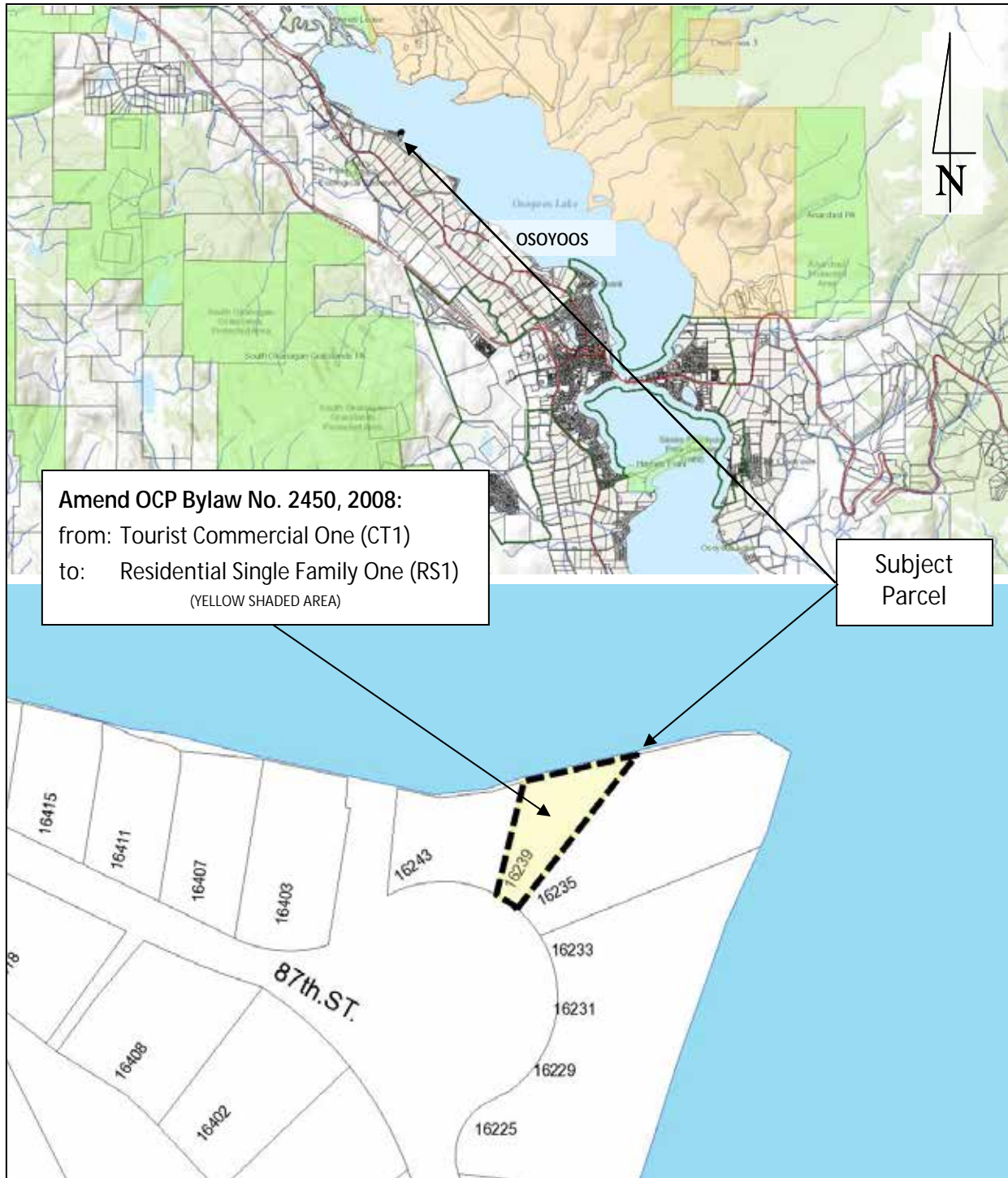
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

Schedule 'A-209'



Amend OCP Bylaw No. 2450, 2008:
from: Tourist Commercial One (CT1)
to: Residential Single Family One (RS1)
(YELLOW SHADED AREA)

**Subject
Parcel**

Regional District of Okanagan-Similkameen

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

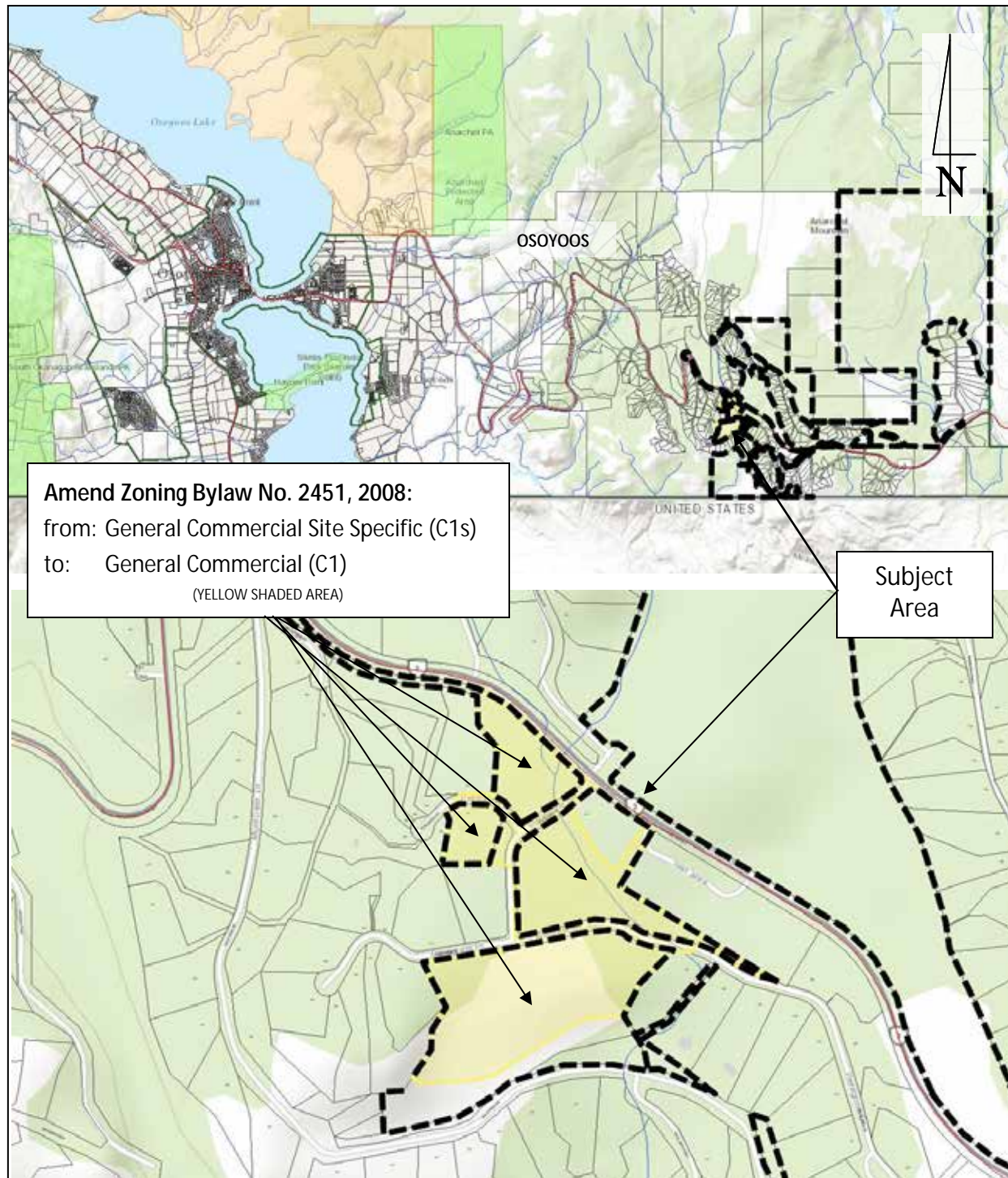
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

Schedule 'A-210'



Amend Zoning Bylaw No. 2451, 2008:
from: General Commercial Site Specific (C1s)
to: General Commercial (C1)
(YELLOW SHADED AREA)

Subject
Area

Regional District of Okanagan-Similkameen

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

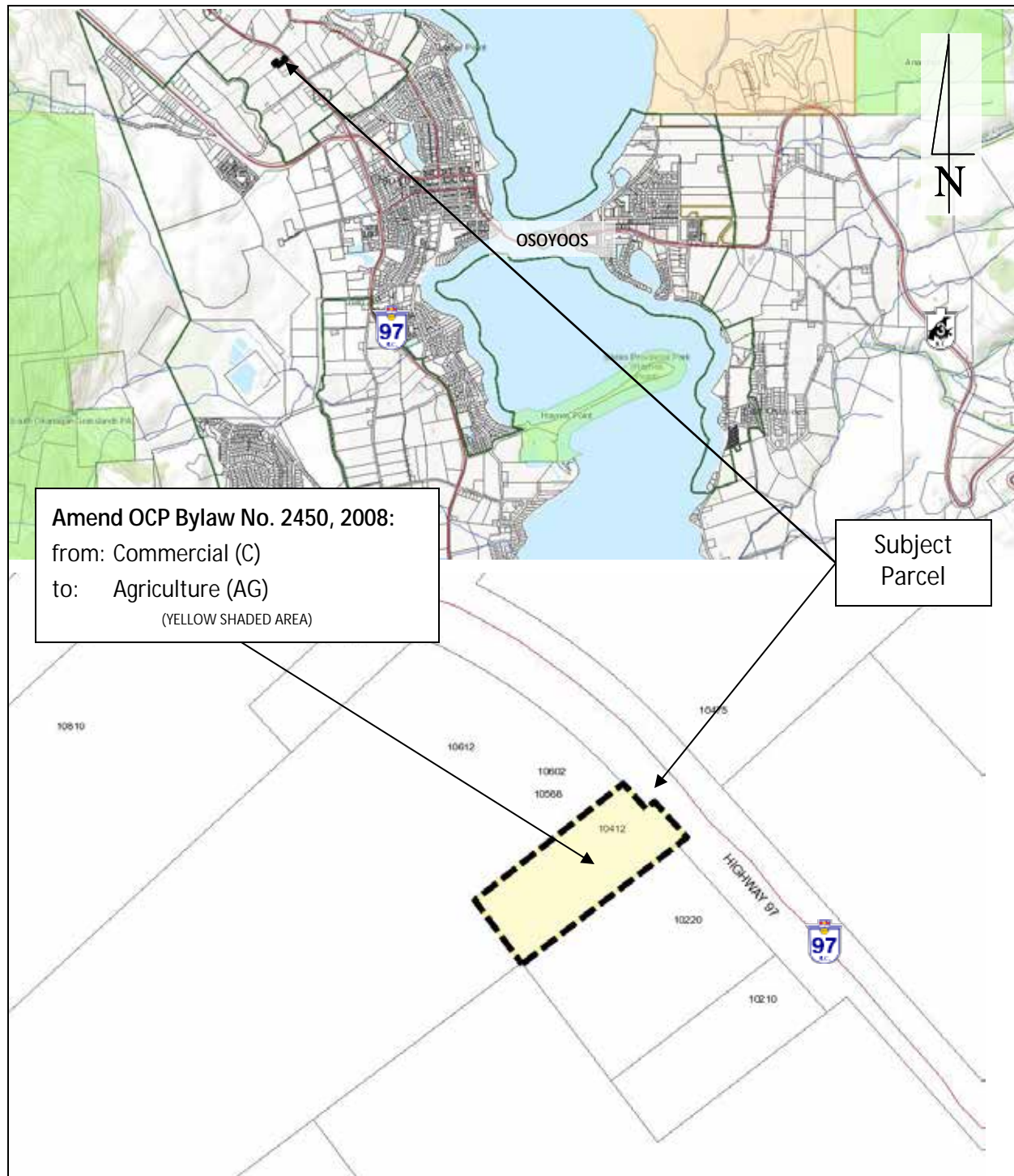
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Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

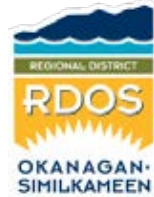
Schedule 'A-111'



Regional District of Okanagan-Similkameen

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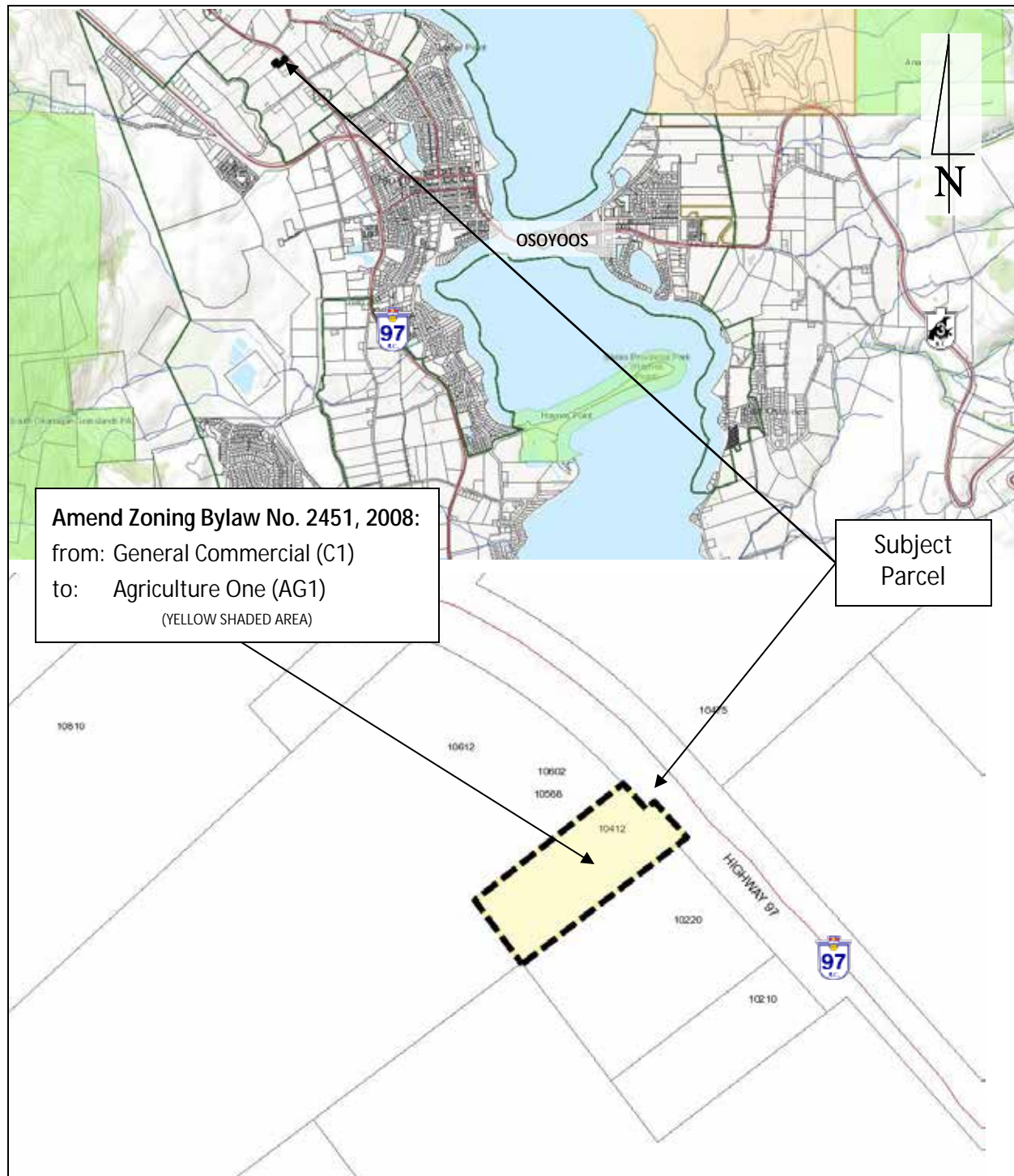
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

Schedule 'A-211'



Regional District of Okanagan-Similkameen

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

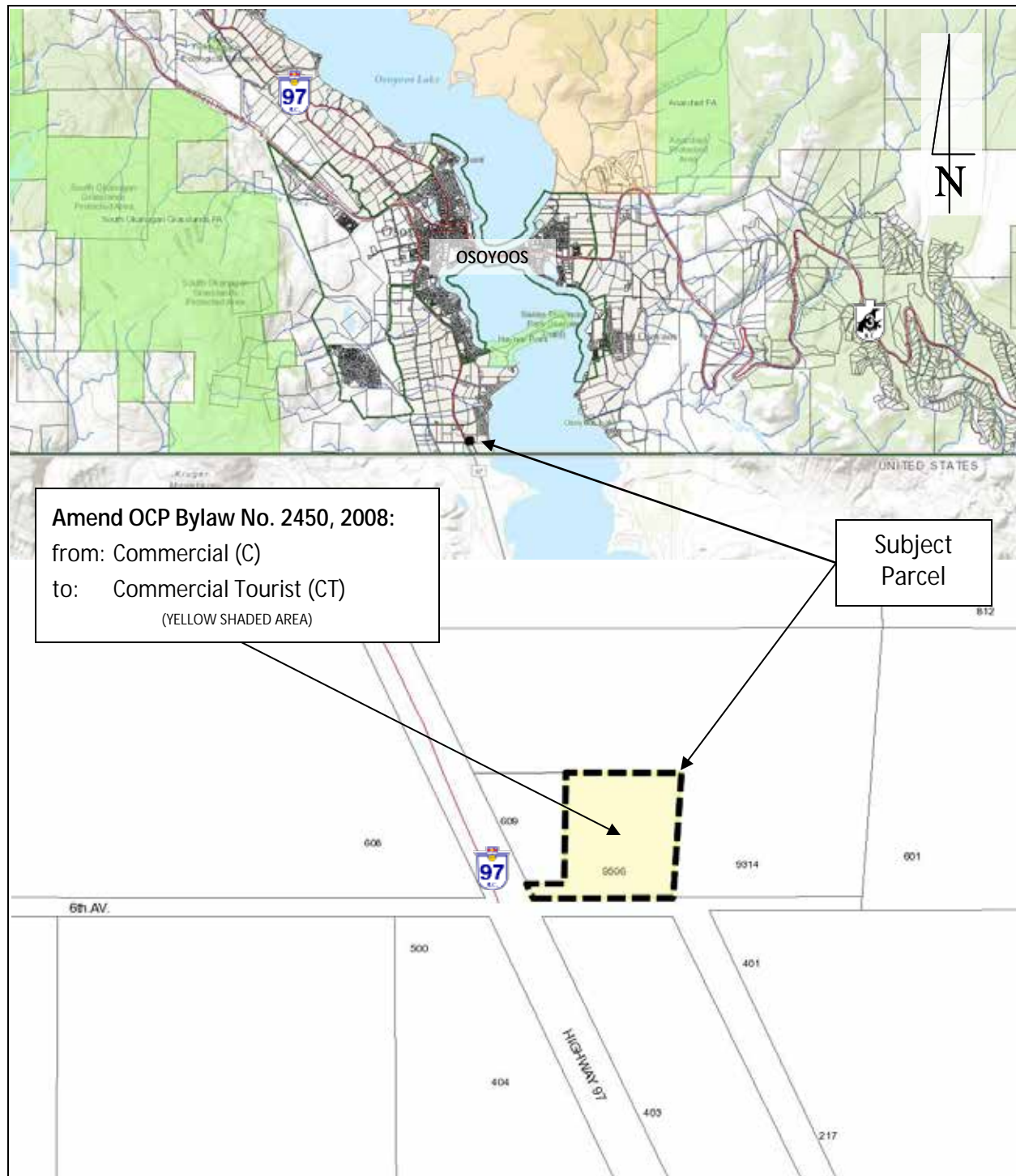
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Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

Schedule 'A-112'



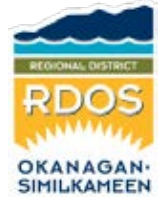
Amend OCP Bylaw No. 2450, 2008:
from: Commercial (C)
to: Commercial Tourist (CT)
(YELLOW SHADED AREA)

Subject
Parcel

Regional District of Okanagan-Similkameen

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

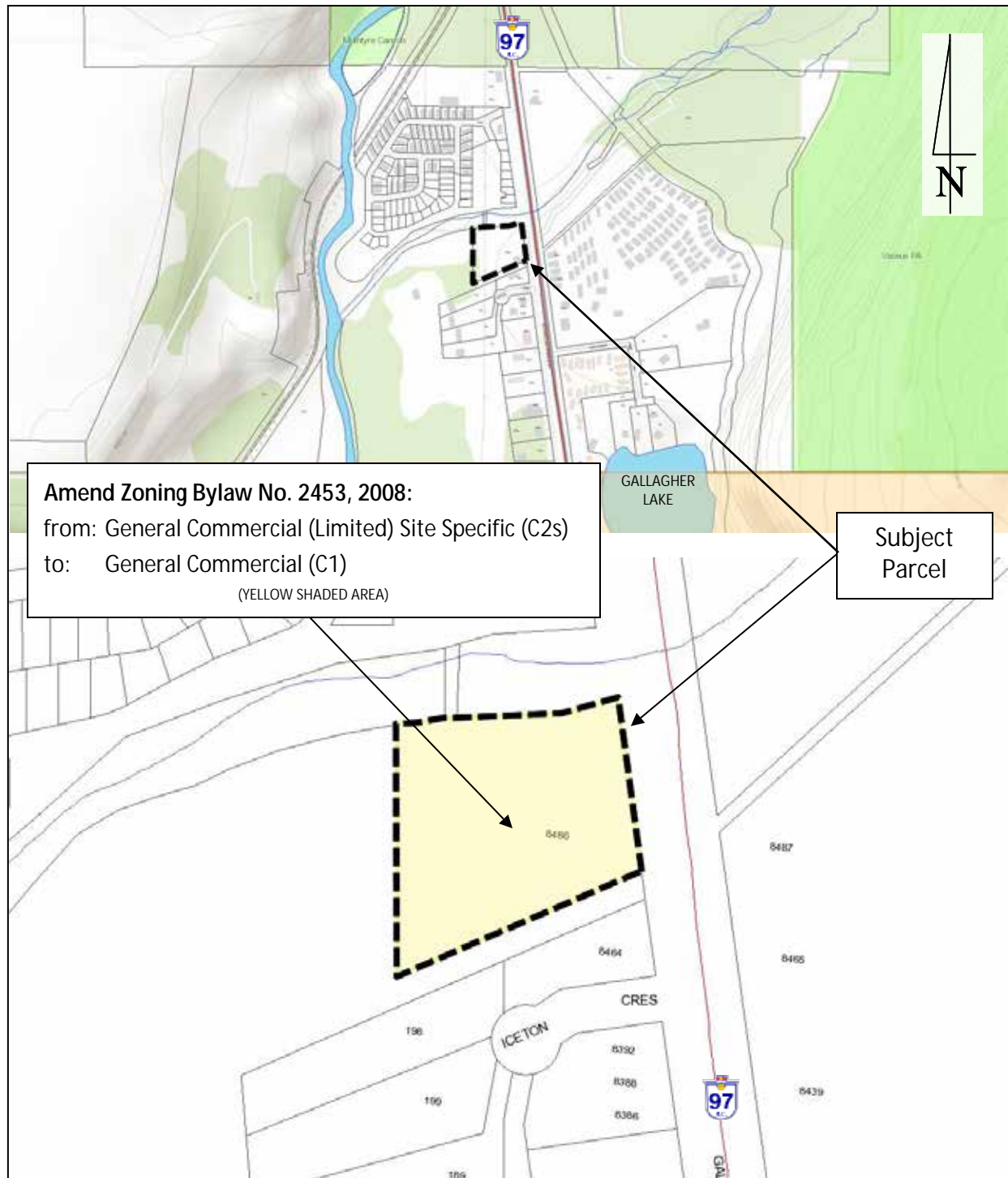
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Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

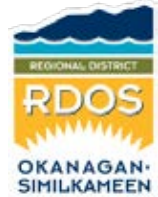
Schedule 'C-201'



Regional District of Okanagan-Similkameen

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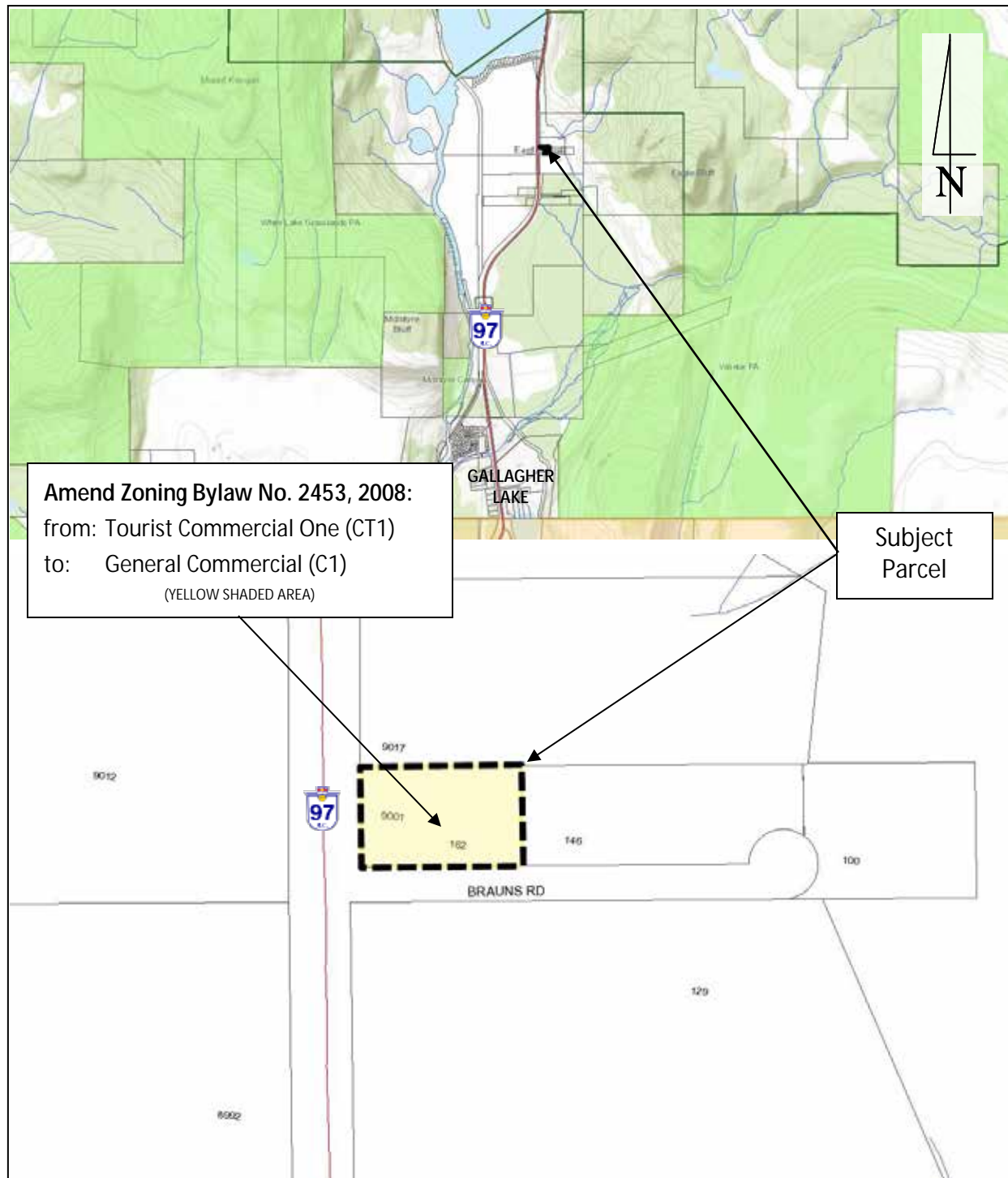
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

Schedule 'C-202'



Regional District of Okanagan-Similkameen

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

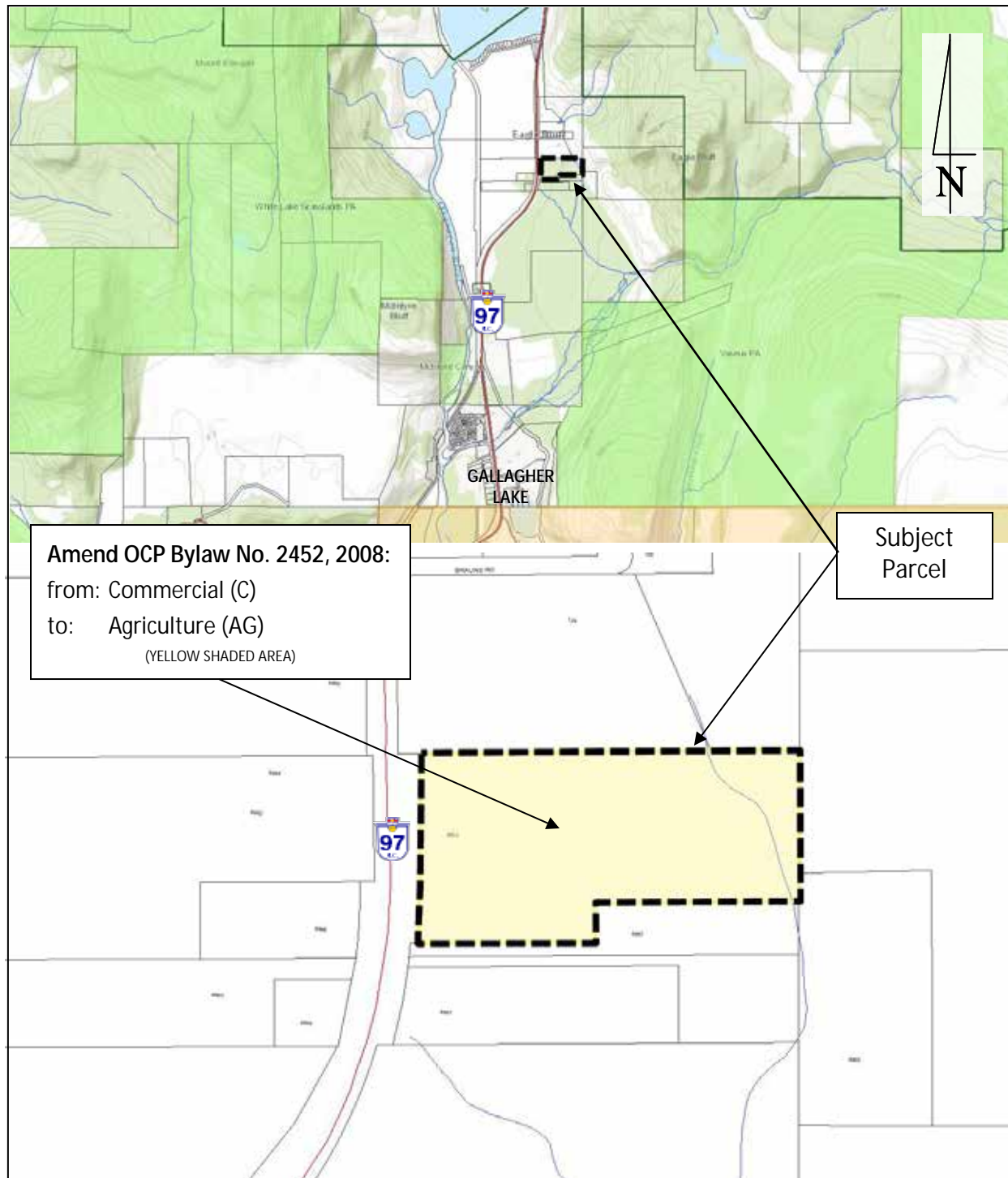
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

Schedule 'C-103'



Amend OCP Bylaw No. 2452, 2008:
from: Commercial (C)
to: Agriculture (AG)
(YELLOW SHADED AREA)

Subject
Parcel

Regional District of Okanagan-Similkameen

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

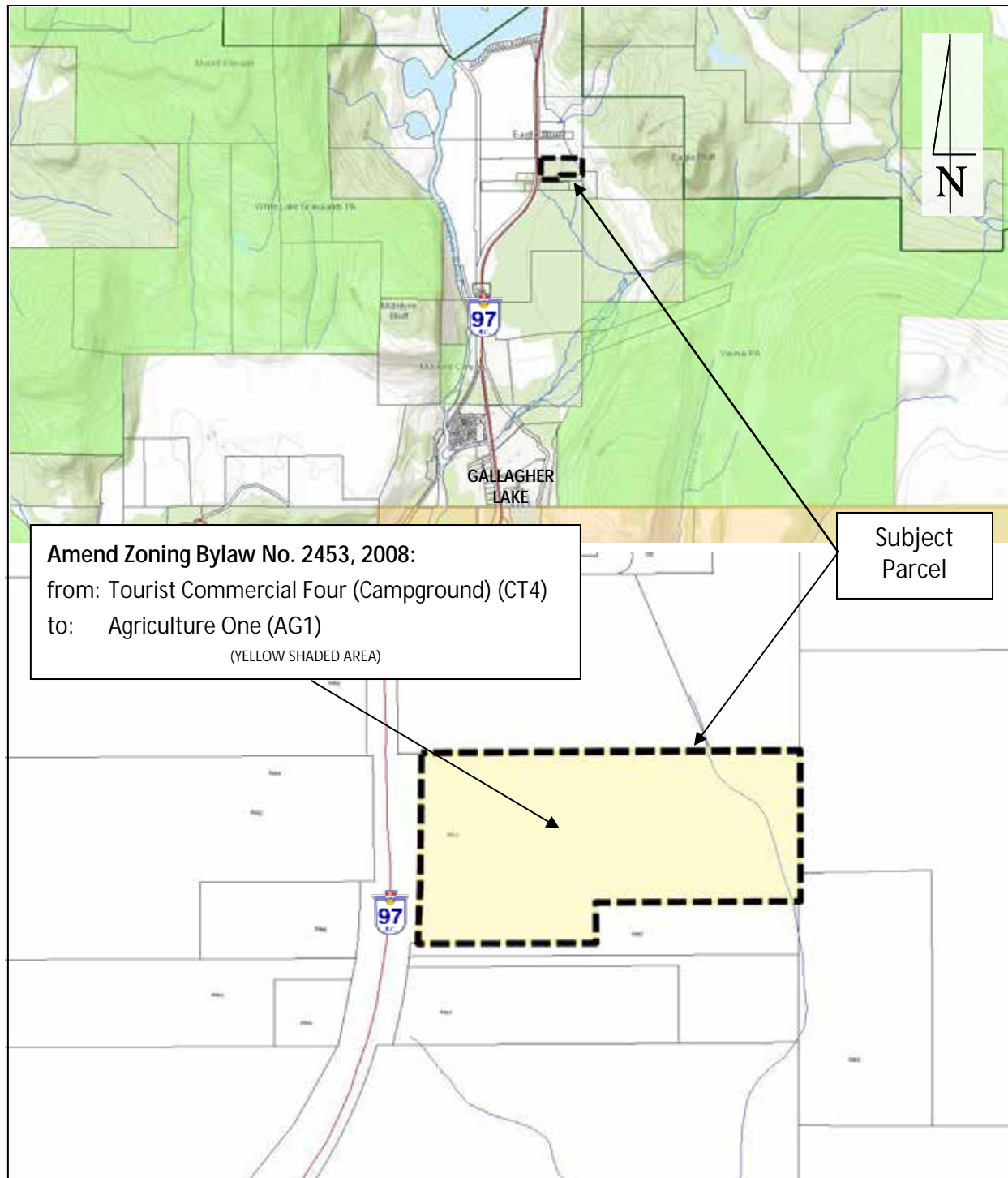
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

Schedule 'C-204'



Amend Zoning Bylaw No. 2453, 2008:

from: Tourist Commercial Four (Campground) (CT4)

to: Agriculture One (AG1)

(YELLOW SHADED AREA)

Subject
Parcel

Amendment Bylaw No. 2788, 2018

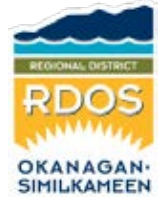
(X2017.106-ZONE)

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Regional District of Okanagan-Similkameen

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

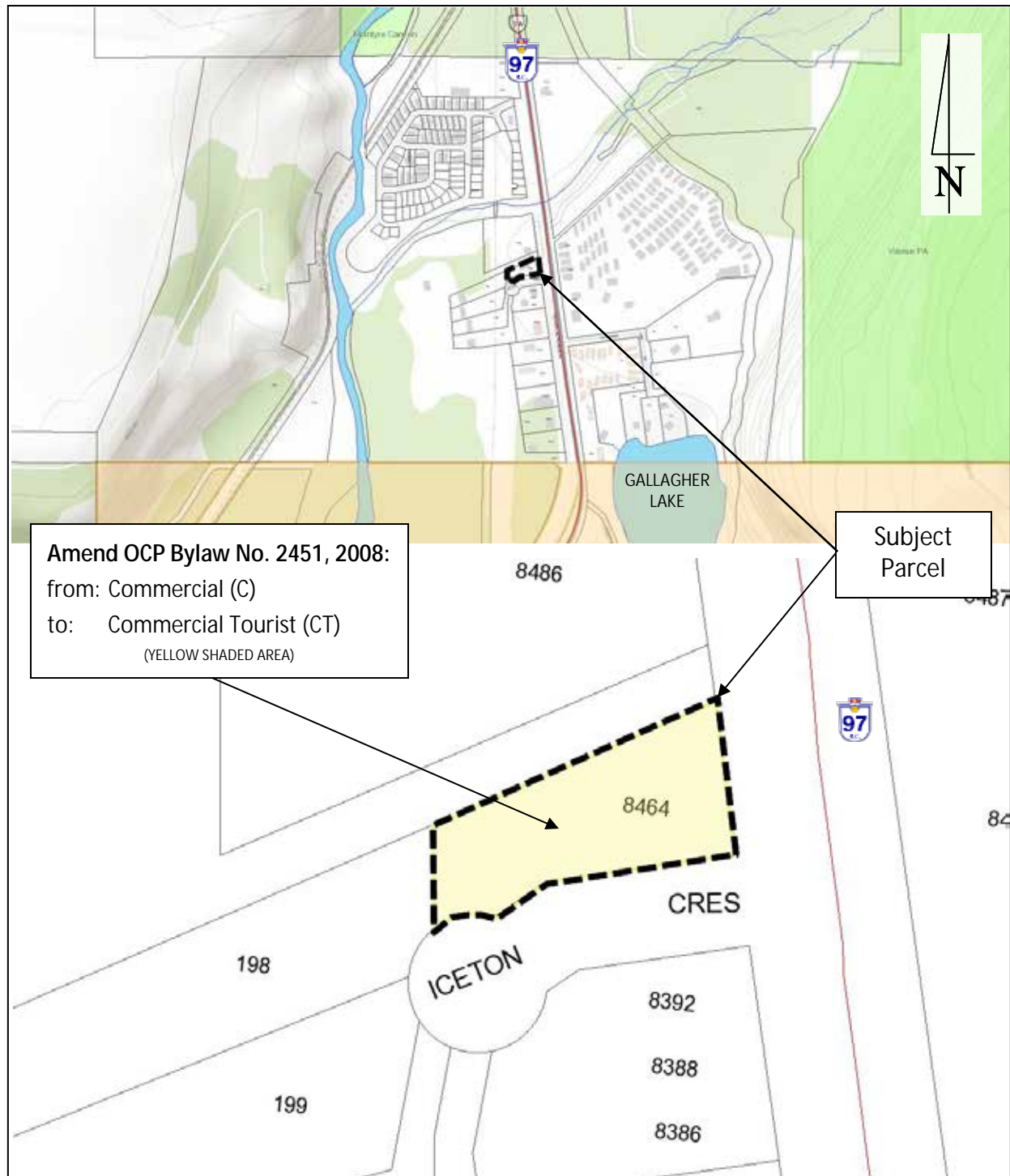
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Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

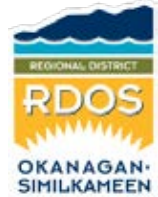
Schedule 'C-105'



Regional District of Okanagan-Similkameen

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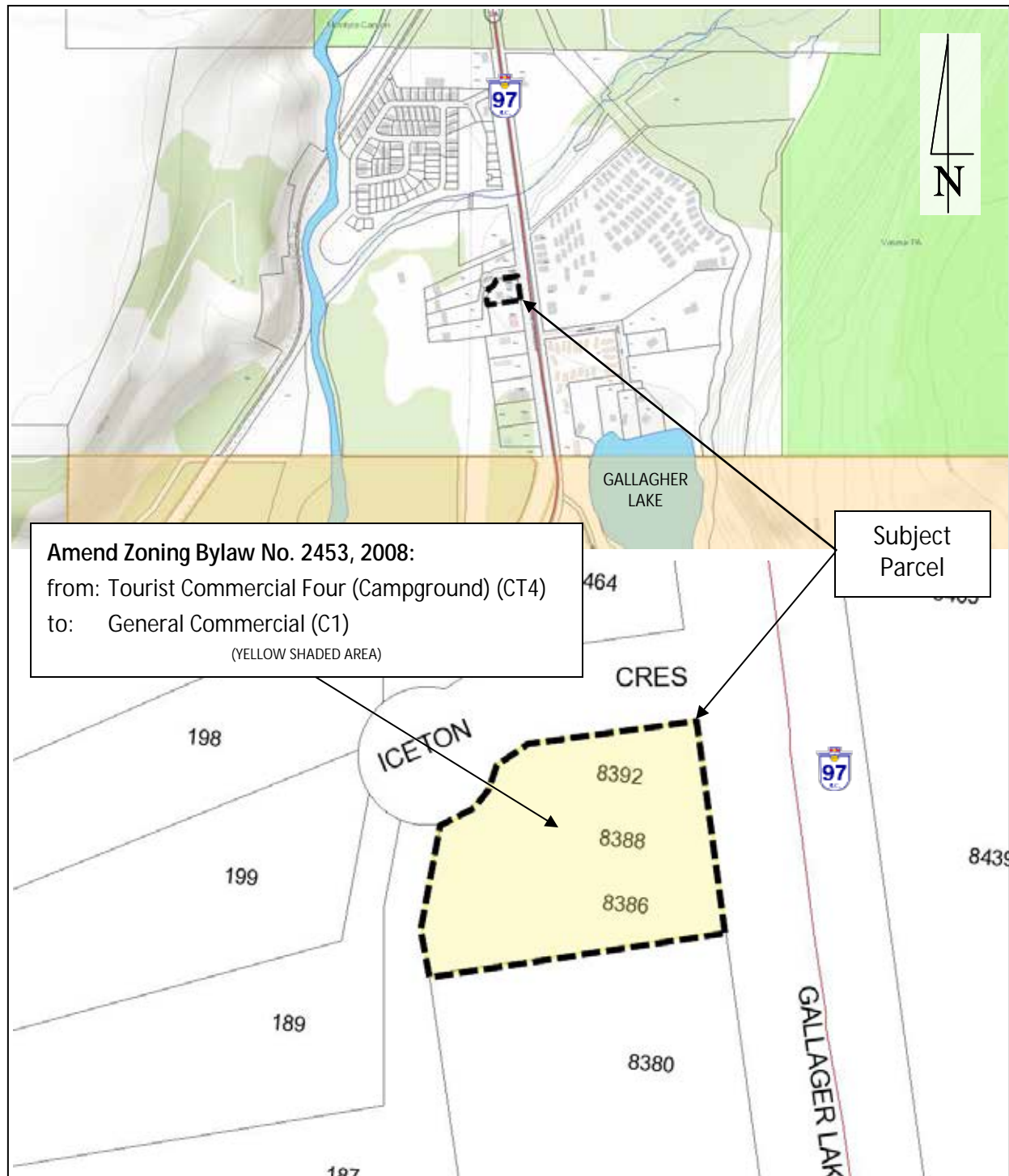
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

Schedule 'C-206'



Amendment Bylaw No. 2788, 2018

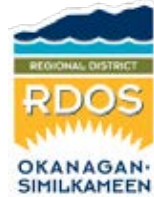
(X2017.106-ZONE)

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Regional District of Okanagan-Similkameen

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

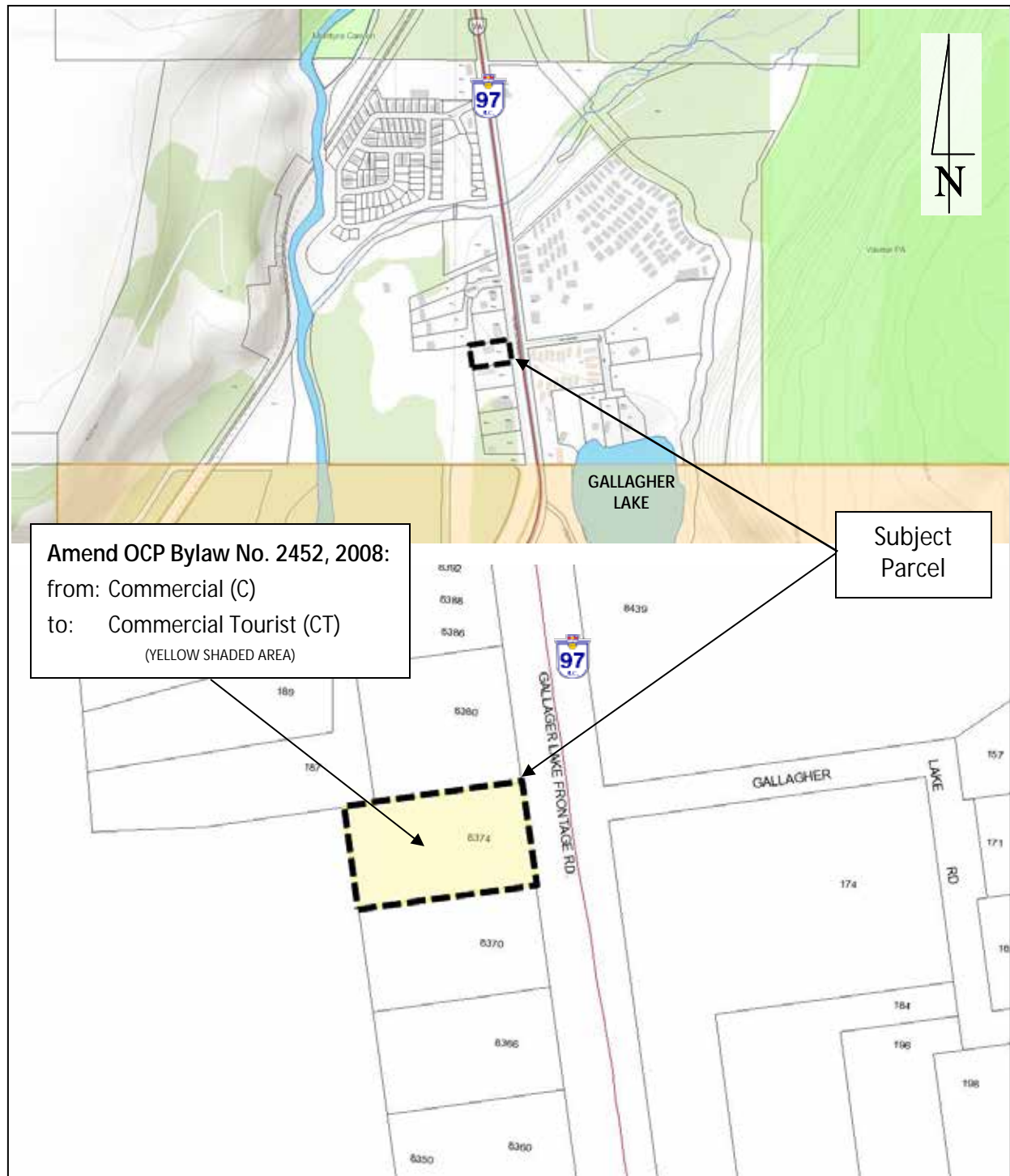
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

Schedule 'C-107'



Regional District of Okanagan-Similkameen

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

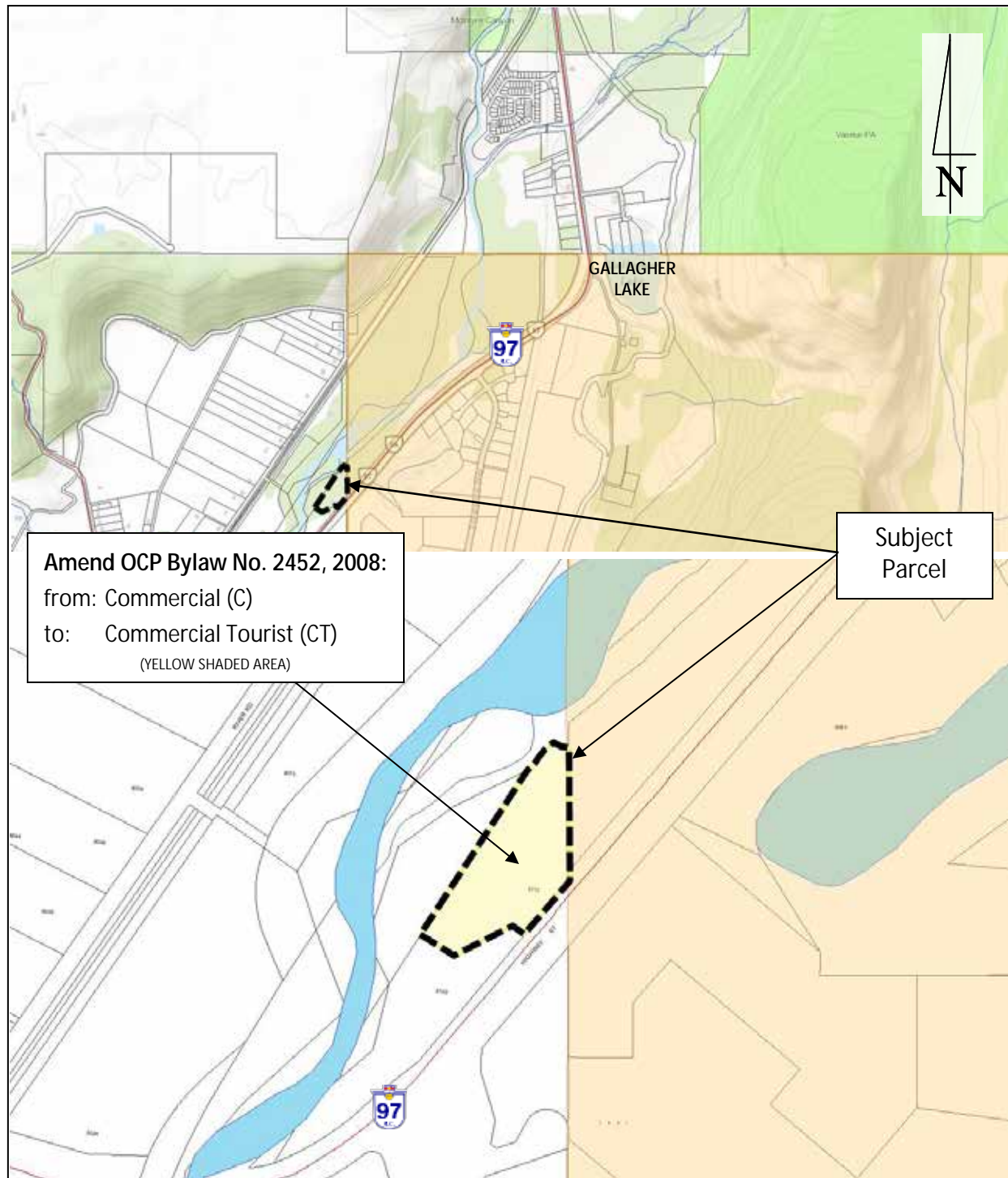
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Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

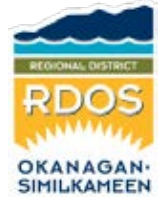
Schedule 'C-108'



Regional District of Okanagan-Similkameen

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

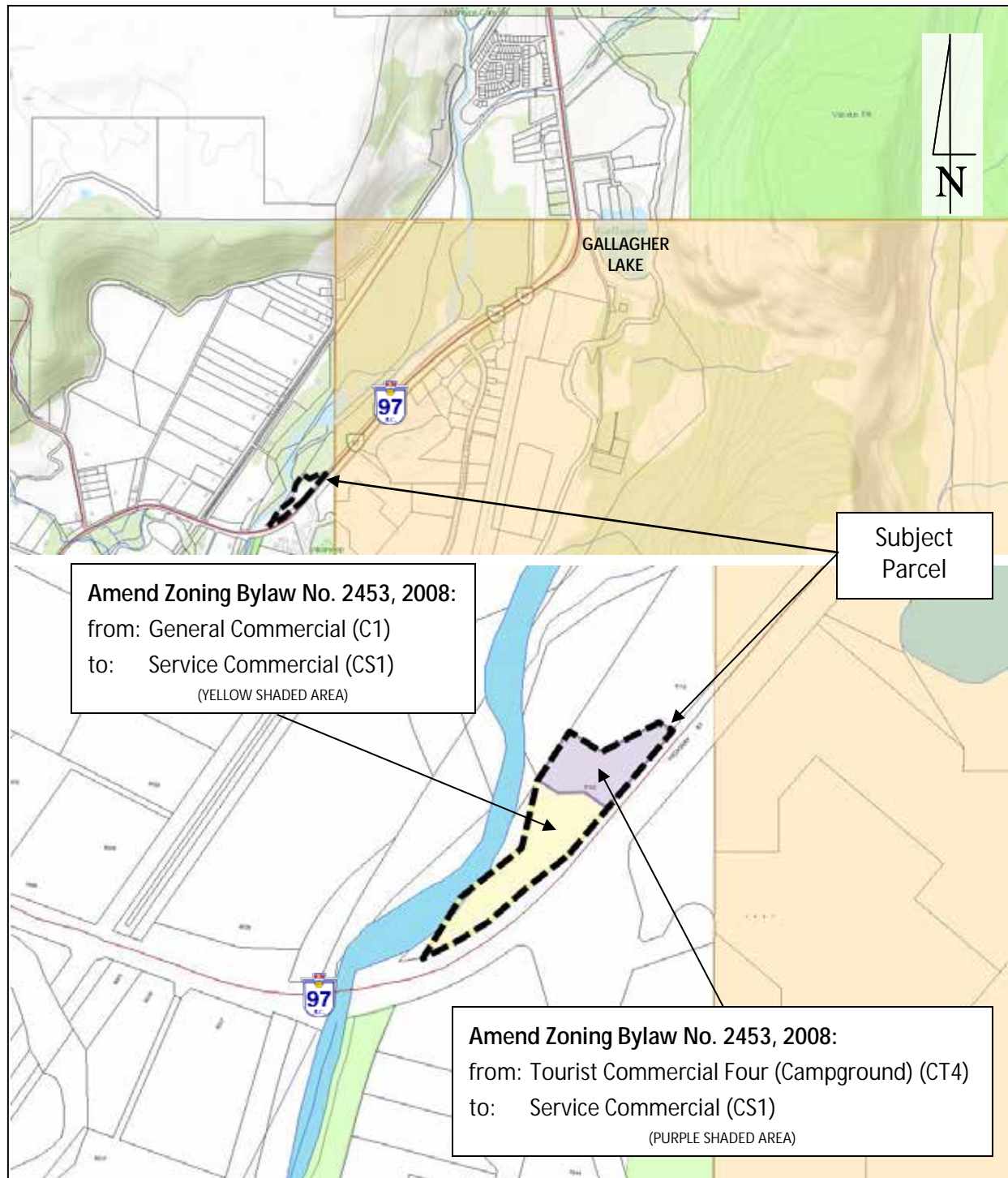
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

Schedule 'C-209'



Regional District of Okanagan-Similkameen

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

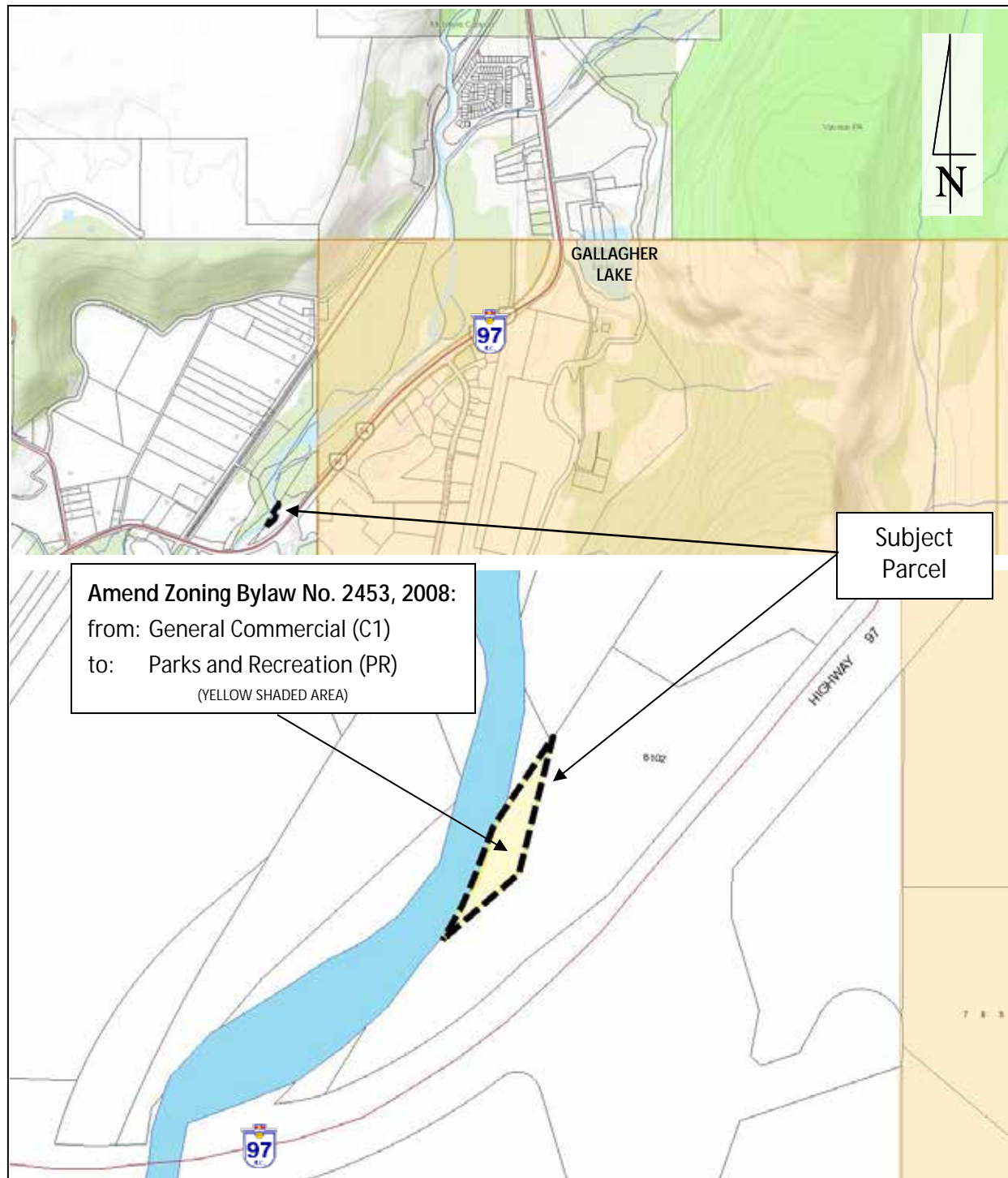
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

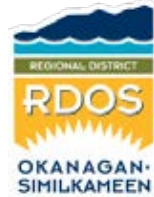
Schedule 'C-210'



Regional District of Okanagan-Similkameen

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

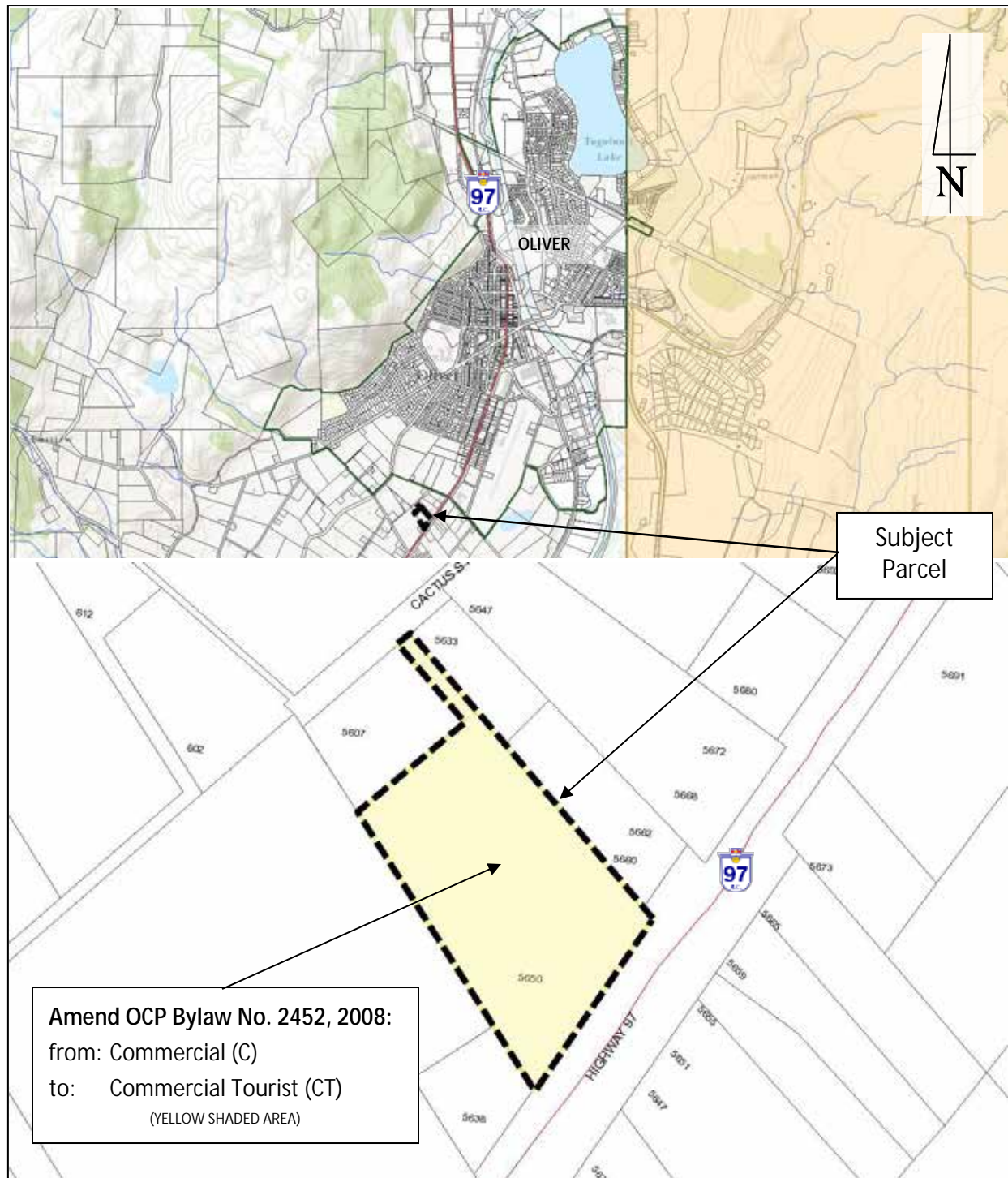
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

Schedule 'C-111'



Amend OCP Bylaw No. 2452, 2008:
from: Commercial (C)
to: Commercial Tourist (CT)
(YELLOW SHADED AREA)

Regional District of Okanagan-Similkameen

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

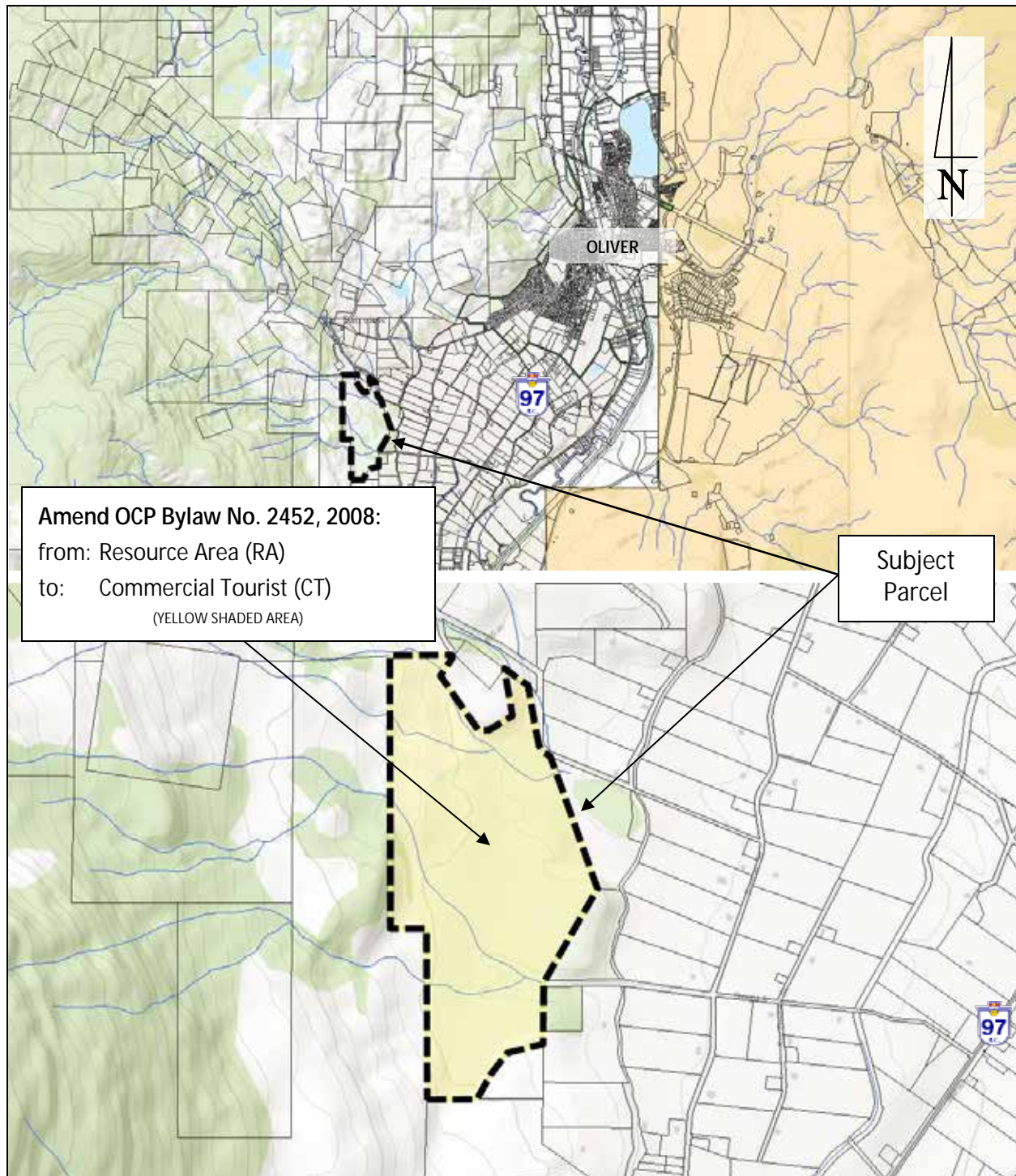
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

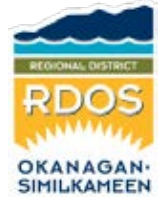
Schedule 'C-113'



Regional District of Okanagan-Similkameen

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

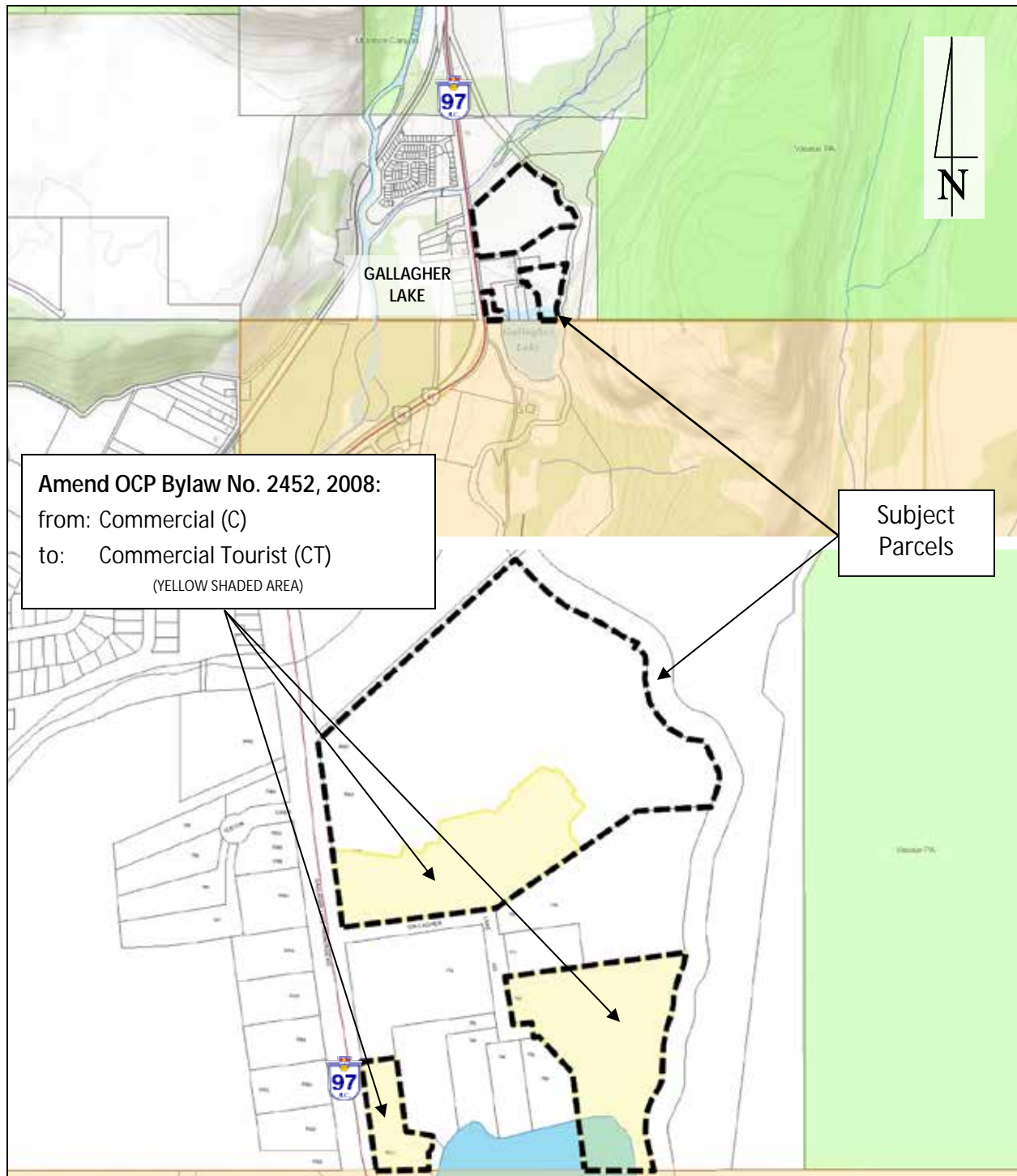
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

Schedule 'C-114'



Regional District of Okanagan-Similkameen

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

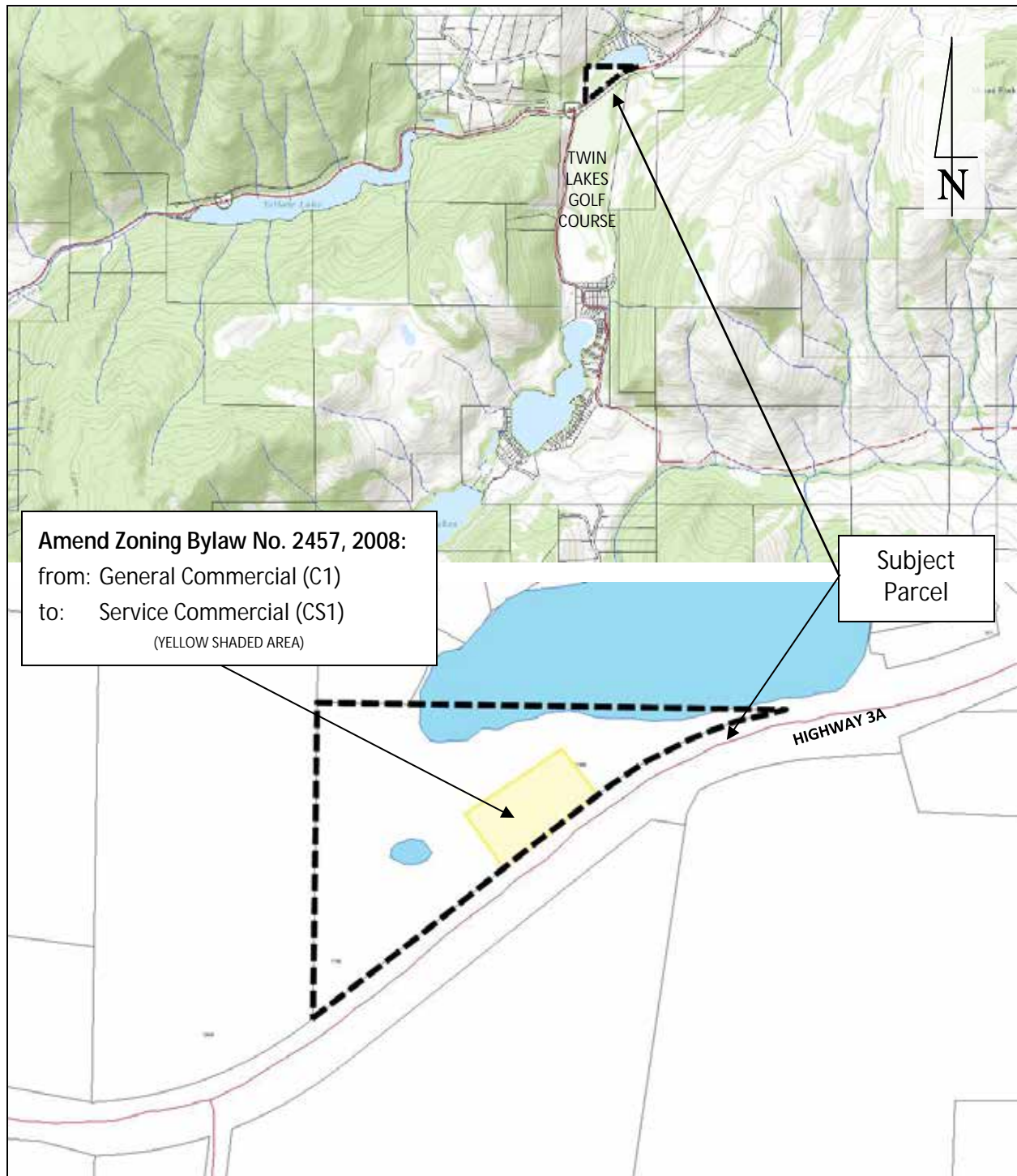
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

Schedule 'I-201'



Amend Zoning Bylaw No. 2457, 2008:

from: General Commercial (C1)

to: Service Commercial (CS1)

(YELLOW SHADED AREA)

Subject
Parcel

HIGHWAY 3A

Amendment Bylaw No. 2788, 2018

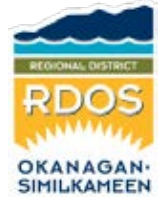
(X2017.106-ZONE)

Page 87 of 115

Regional District of Okanagan-Similkameen

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

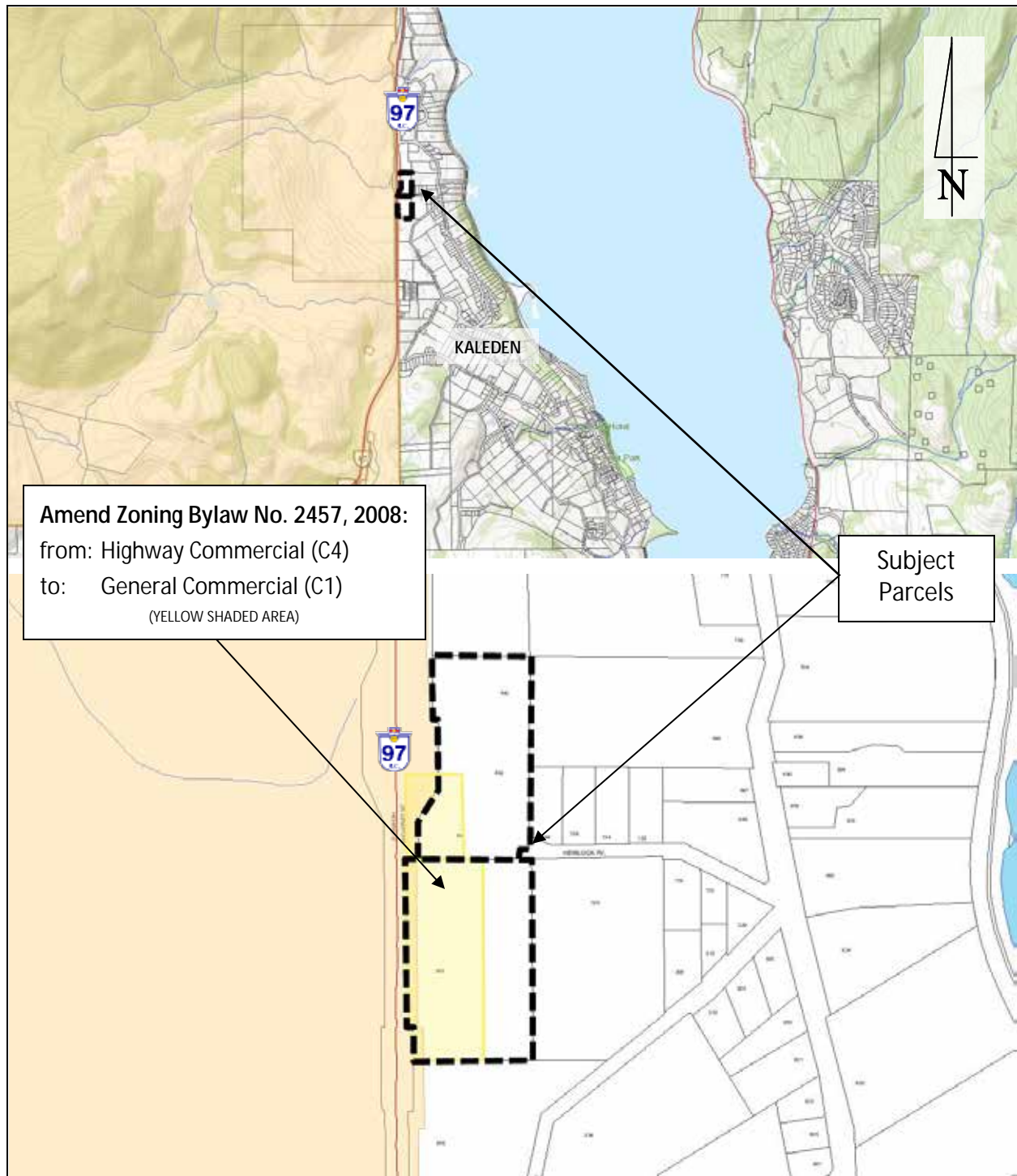
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

Schedule '1-202'



Regional District of Okanagan-Similkameen

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

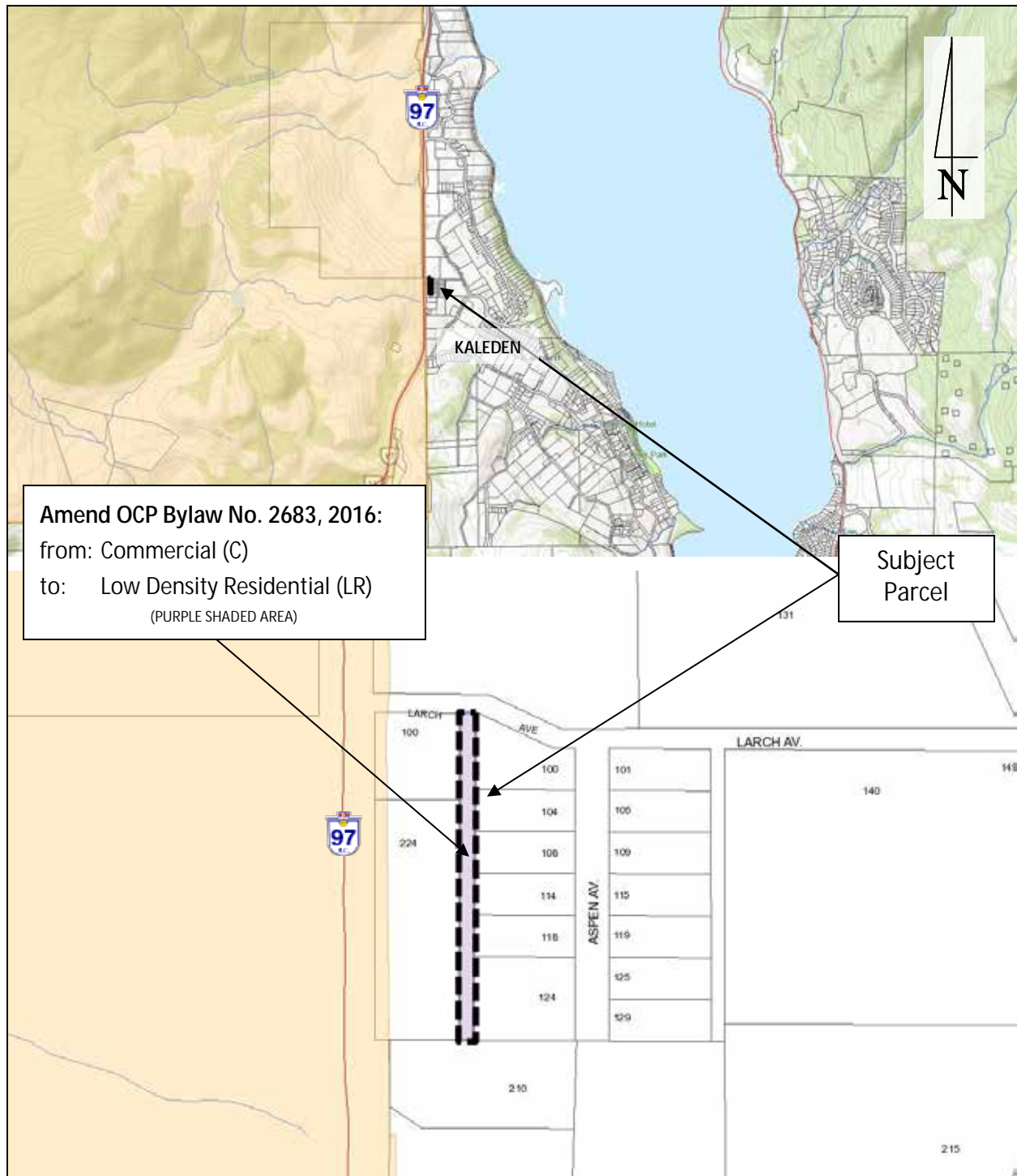
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

Schedule 'I-103'



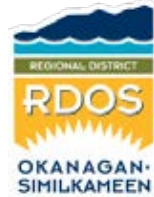
Amend OCP Bylaw No. 2683, 2016:
from: Commercial (C)
to: Low Density Residential (LR)
(PURPLE SHADED AREA)

**Subject
Parcel**

Regional District of Okanagan-Similkameen

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

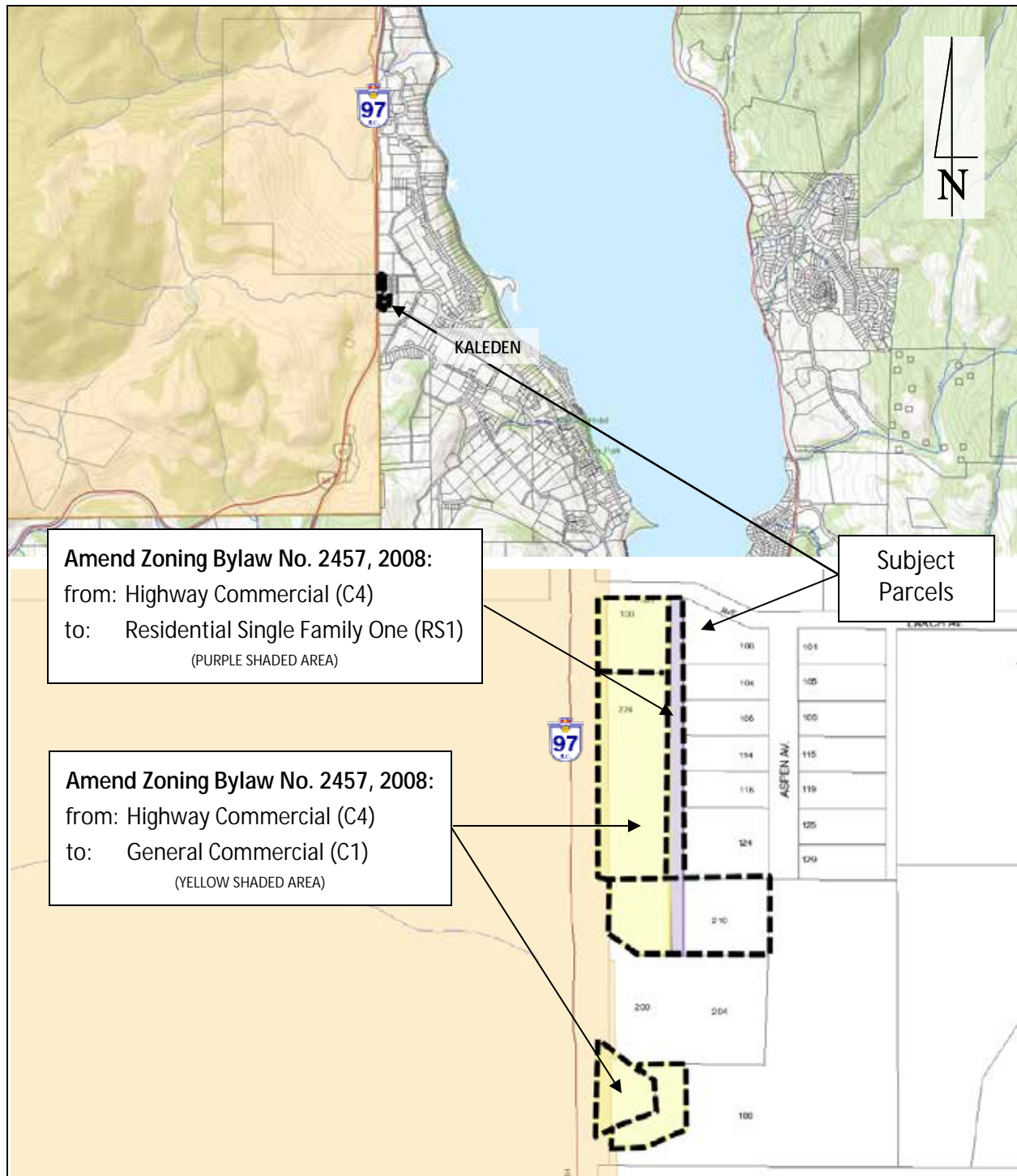
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

Schedule 'I-203'



Amendment Bylaw No. 2788, 2018

(X2017.106-ZONE)

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Regional District of Okanagan-Similkameen

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

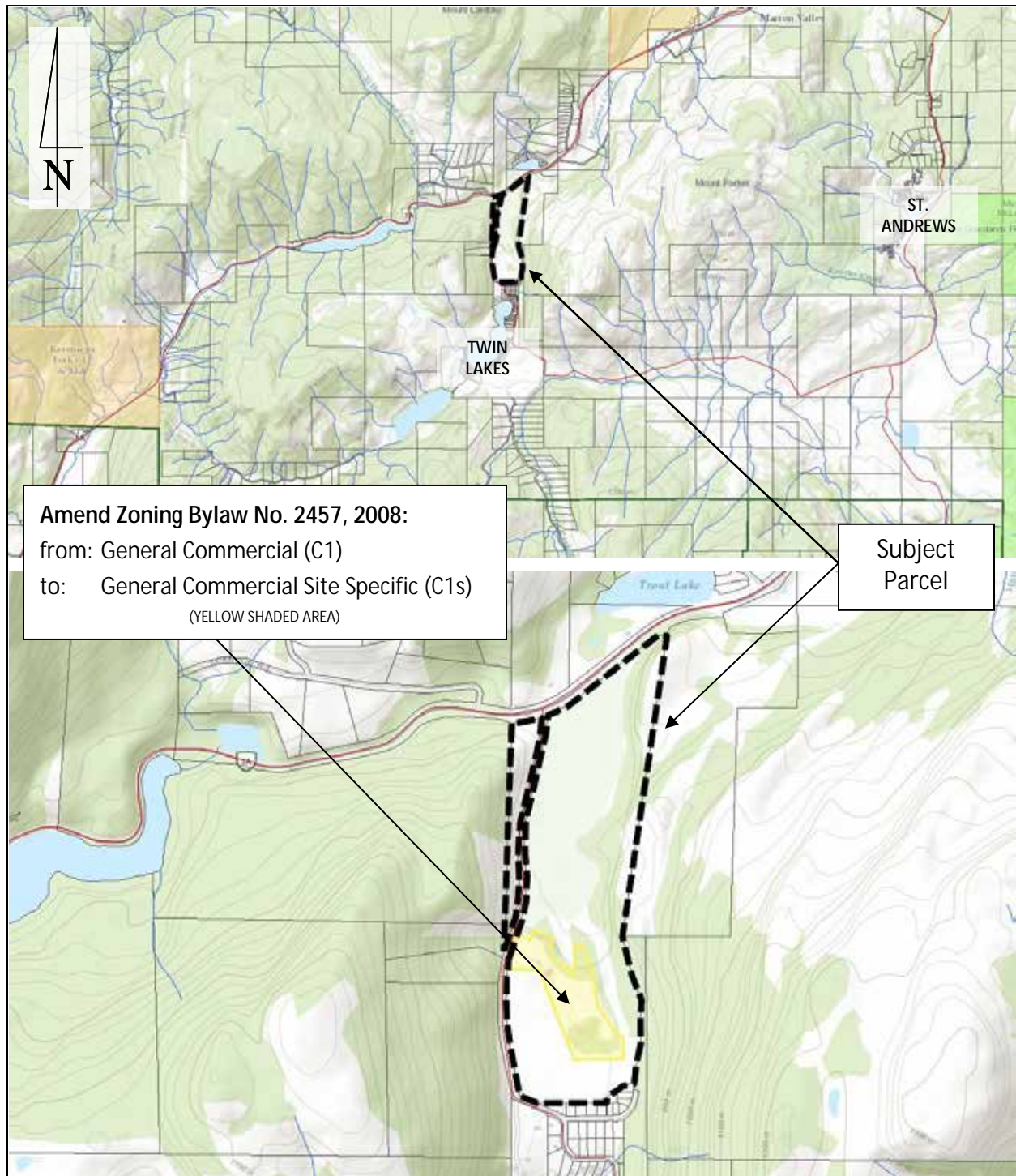
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

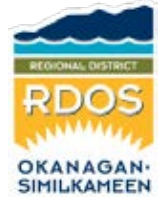
Schedule 'I-204'



Regional District of Okanagan-Similkameen

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

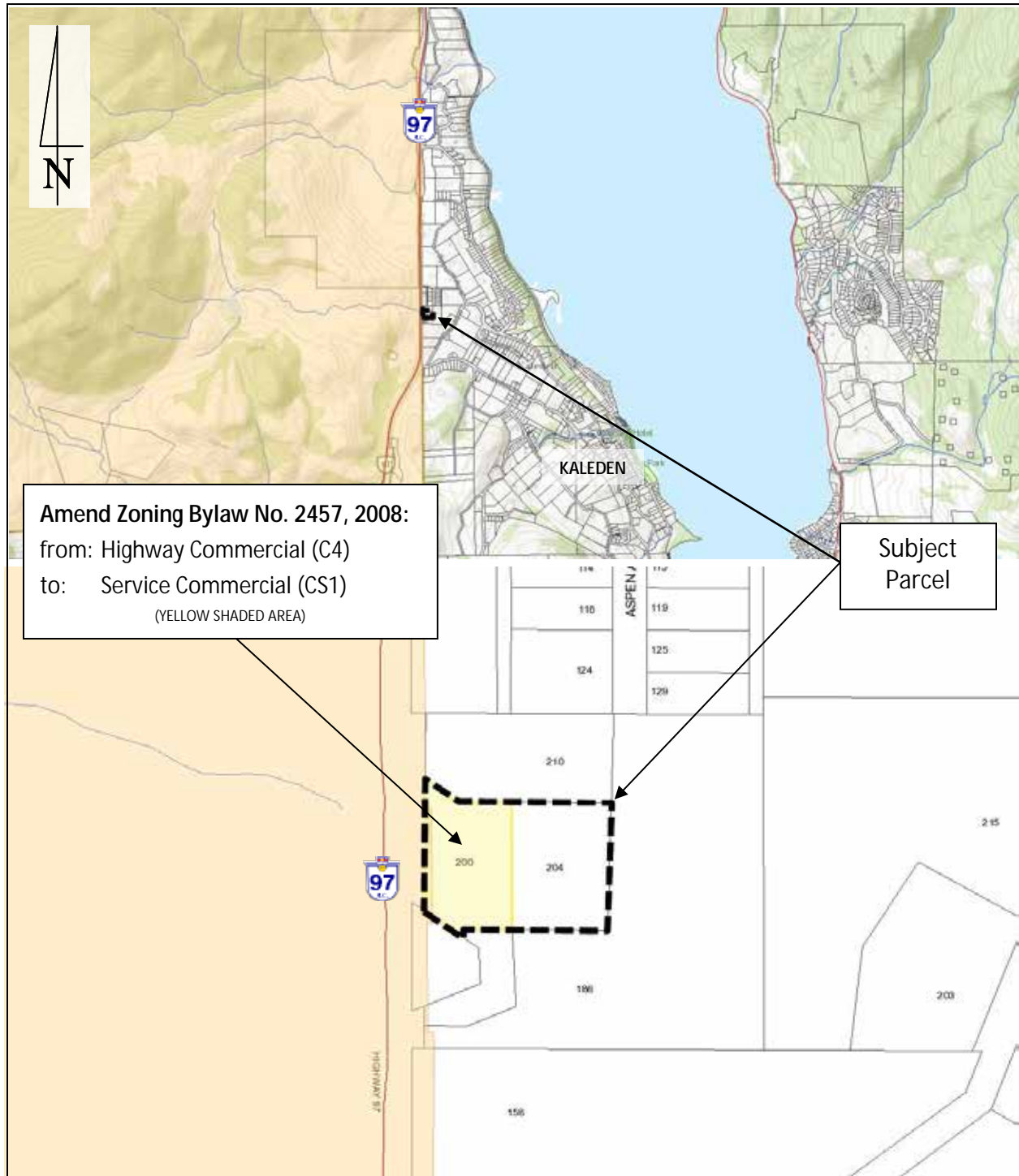
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

Schedule 'I-205'



Regional District of Okanagan-Similkameen

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

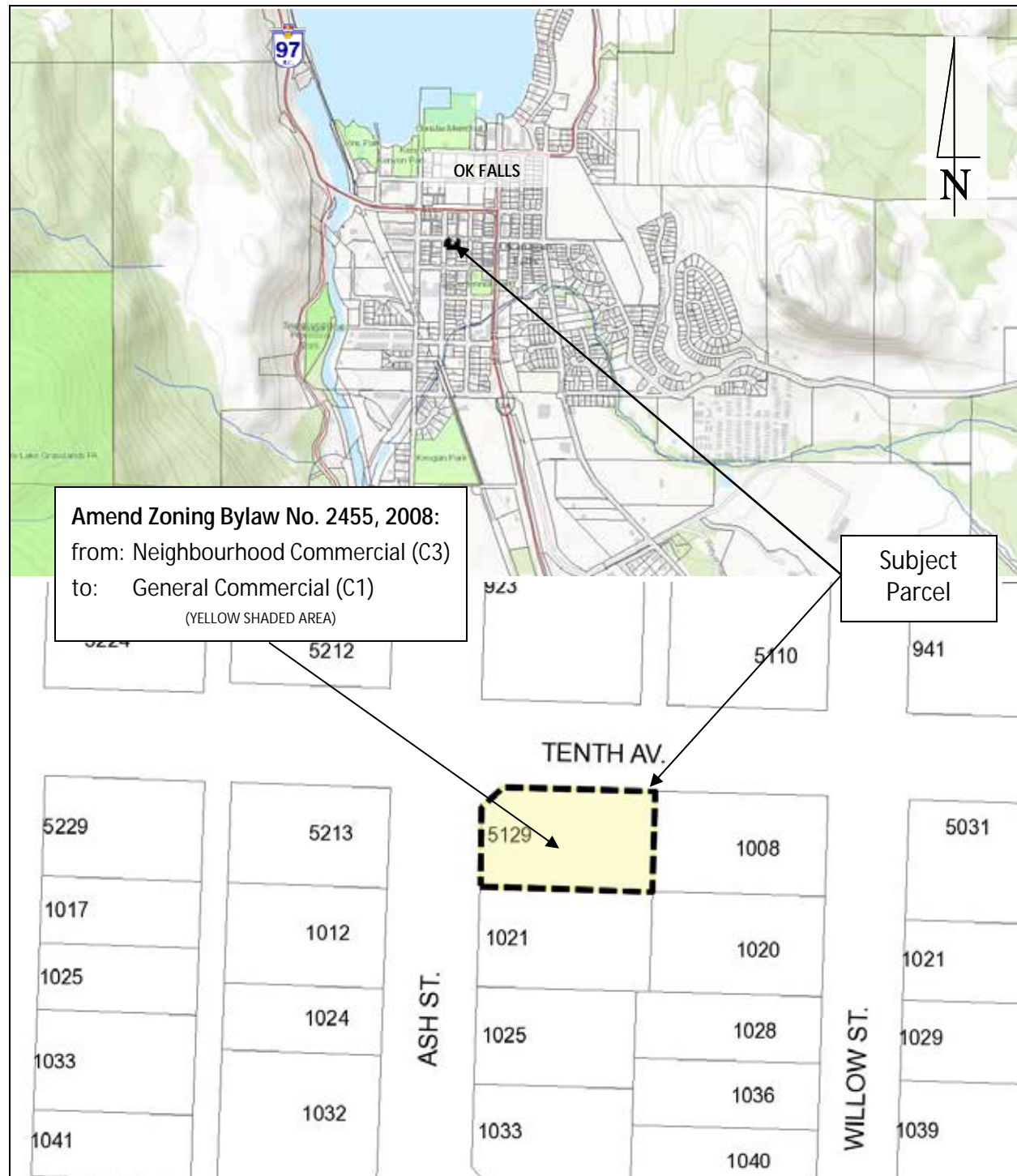
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

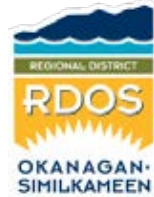
Schedule 'D-201'



Regional District of Okanagan-Similkameen

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

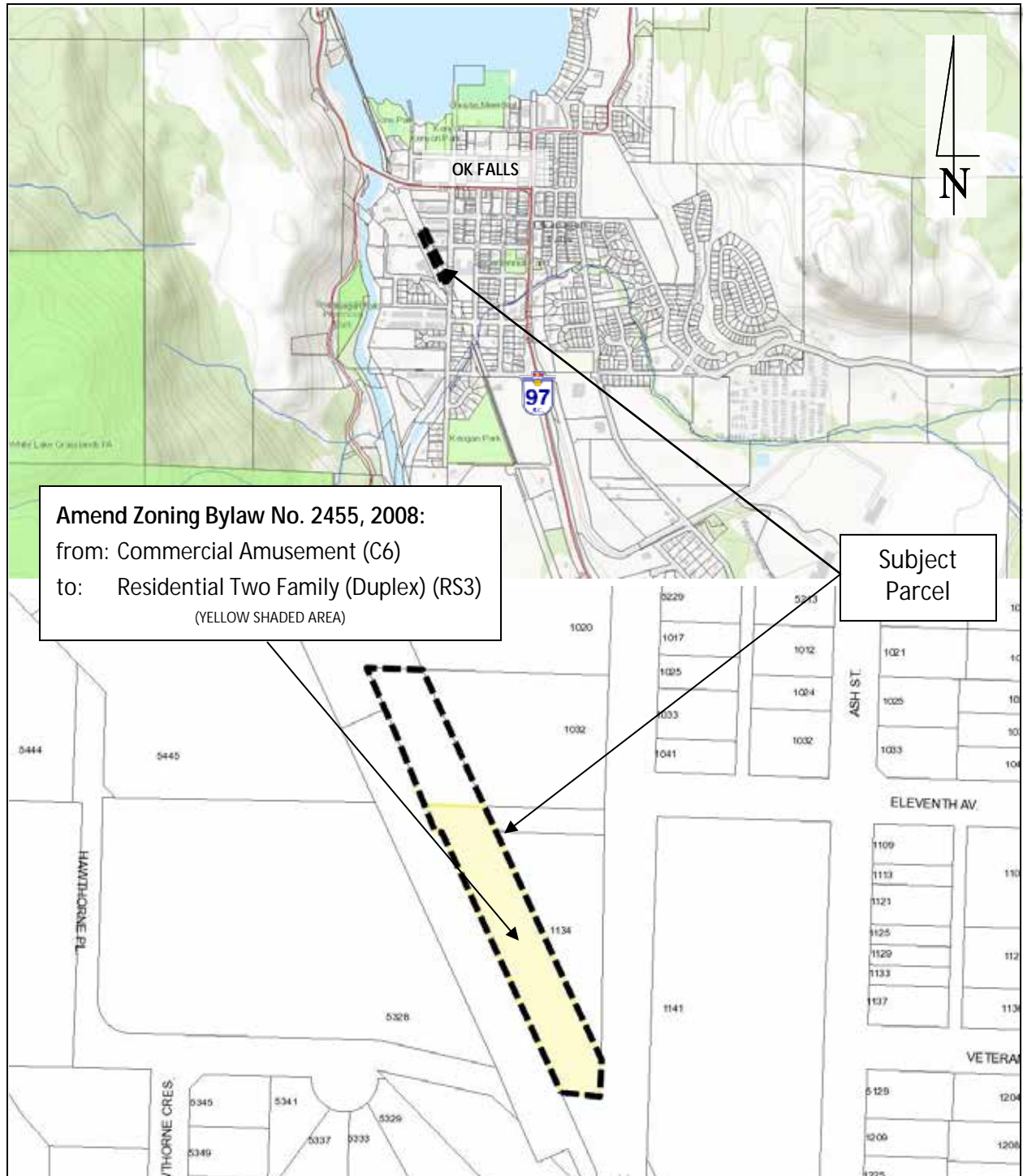
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

Schedule 'D-202'



Regional District of Okanagan-Similkameen

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

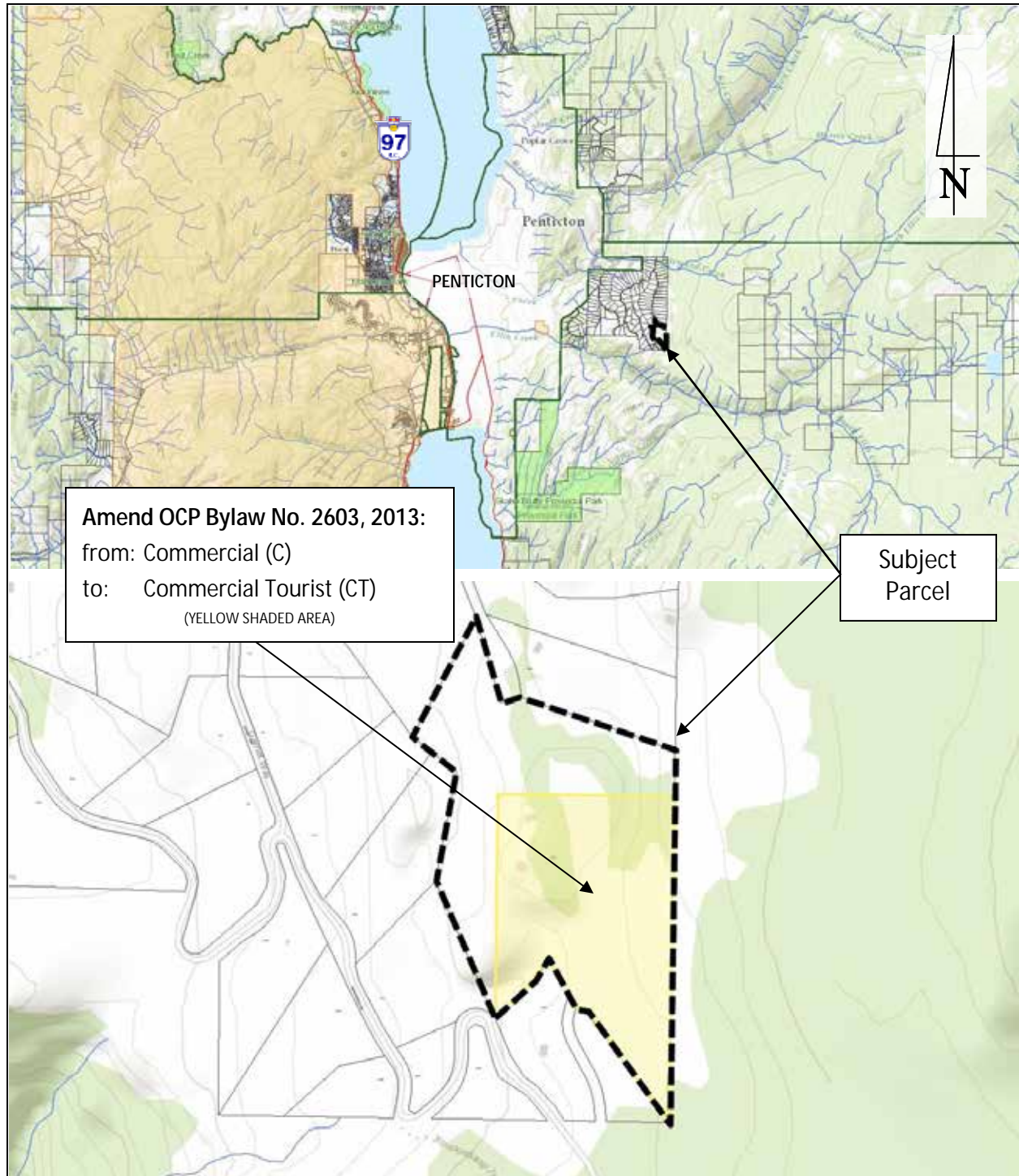
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

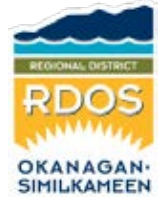
Schedule 'D-103'



Regional District of Okanagan-Similkameen

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

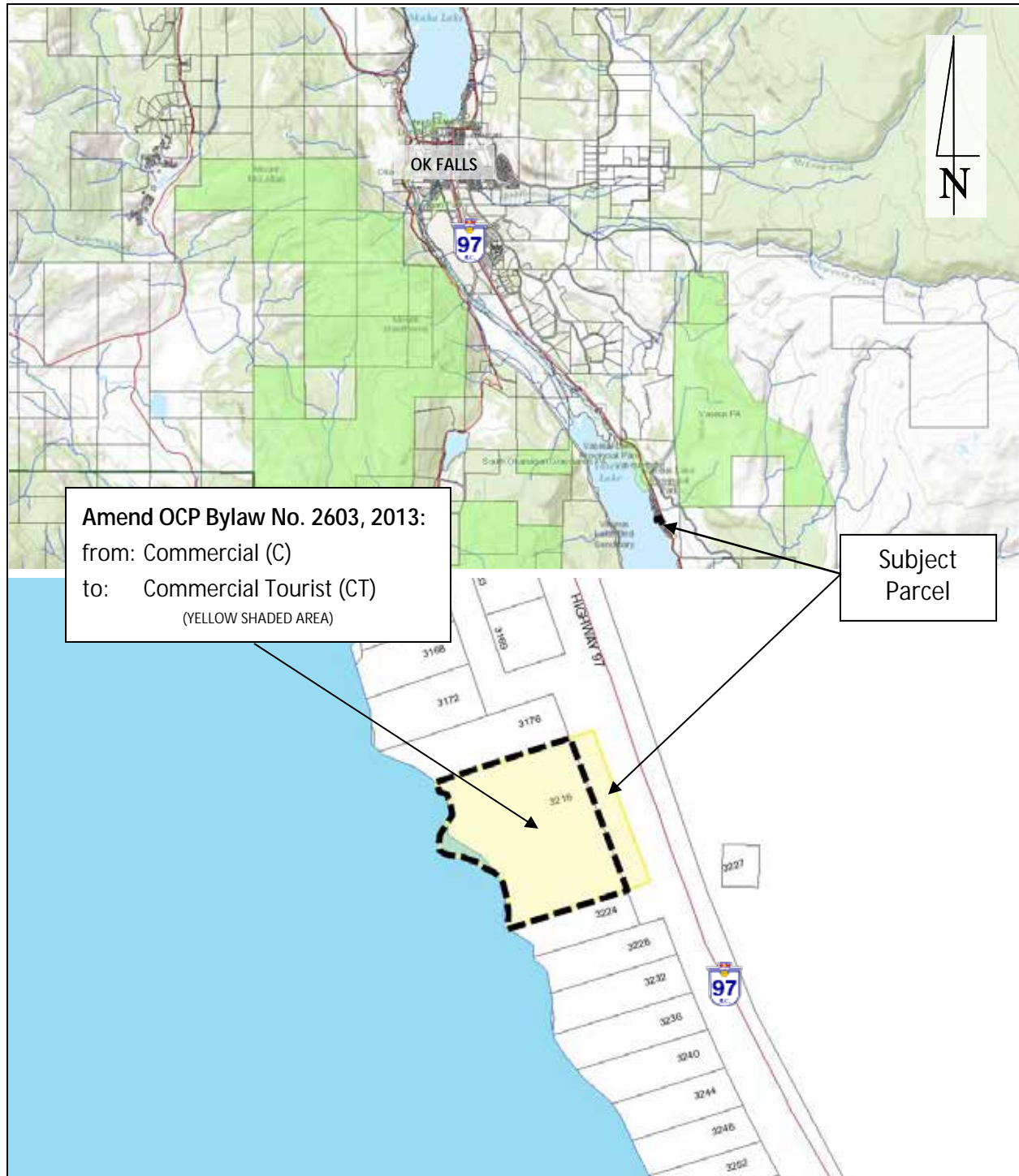
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

Schedule 'D-104'



Regional District of Okanagan-Similkameen

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

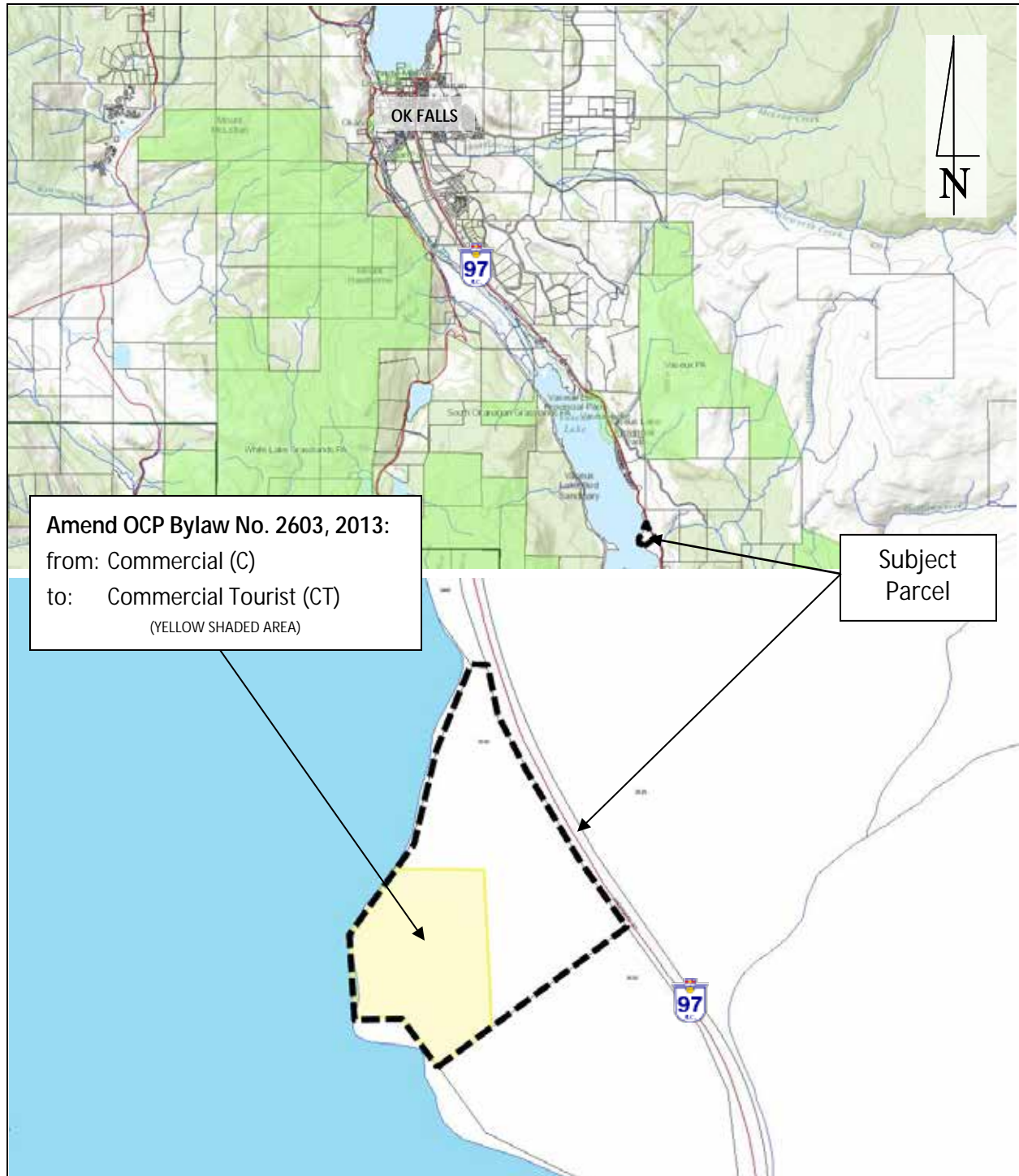
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

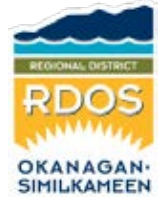
Schedule 'D-105'



Regional District of Okanagan-Similkameen

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

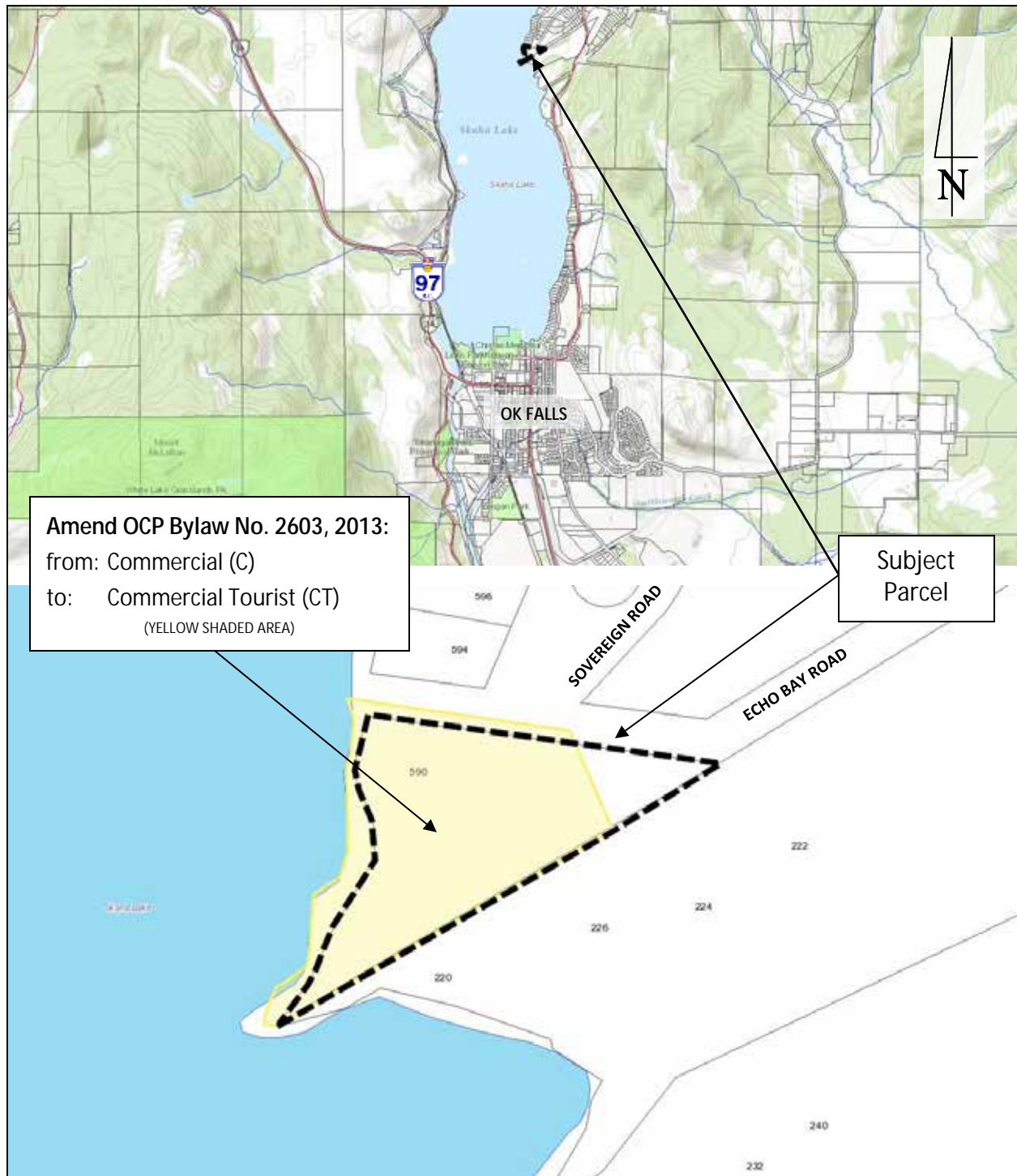
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

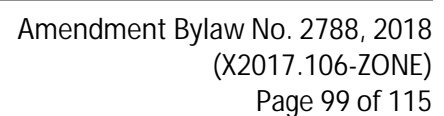
Schedule 'D-106'



Amend OCP Bylaw No. 2603, 2013:
from: Commercial (C)
to: Commercial Tourist (CT)
(YELLOW SHADED AREA)

Subject
Parcel

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



Regional District of Okanagan-Similkameen

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

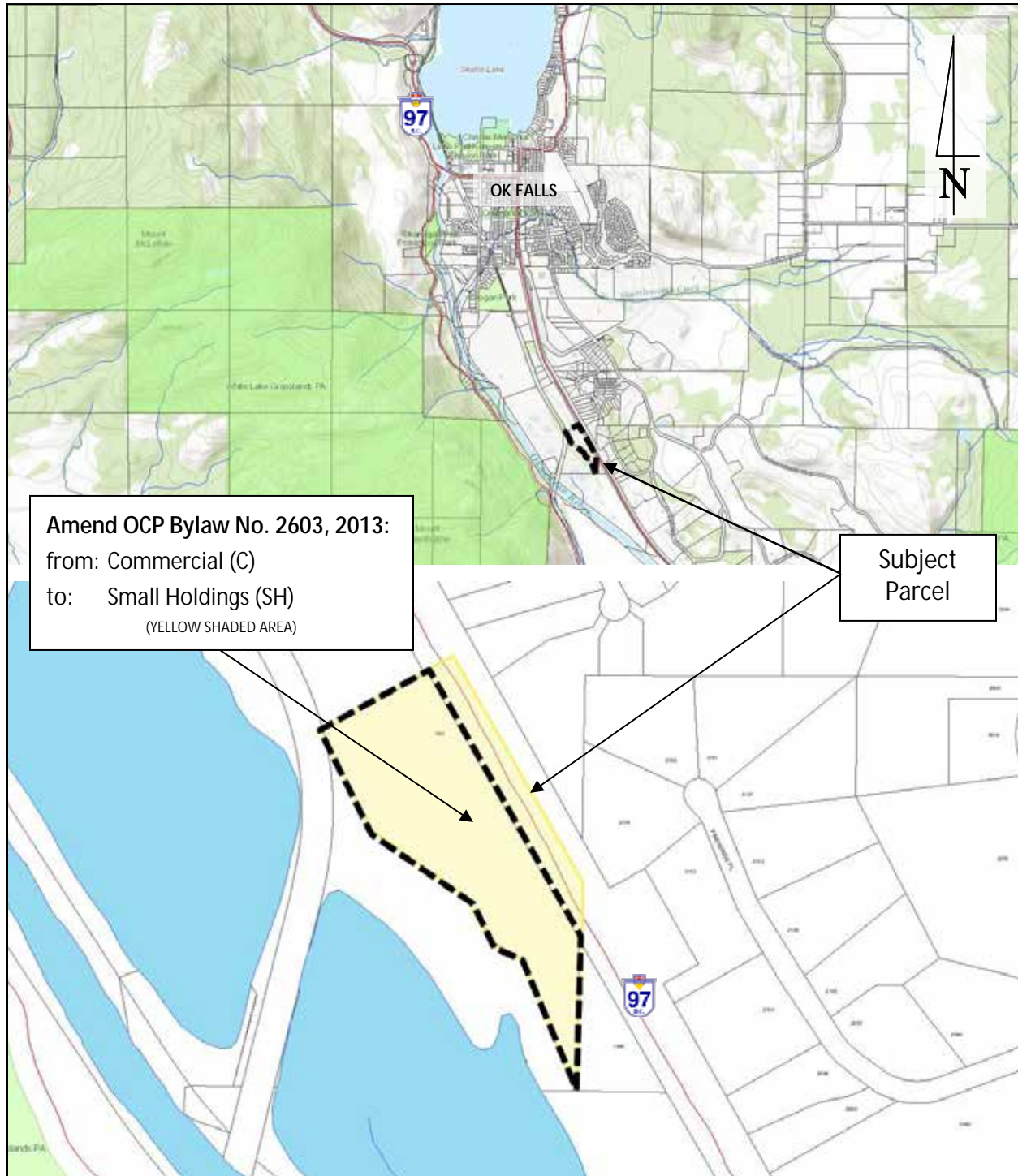
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

Schedule 'D-110'



Regional District of Okanagan-Similkameen

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

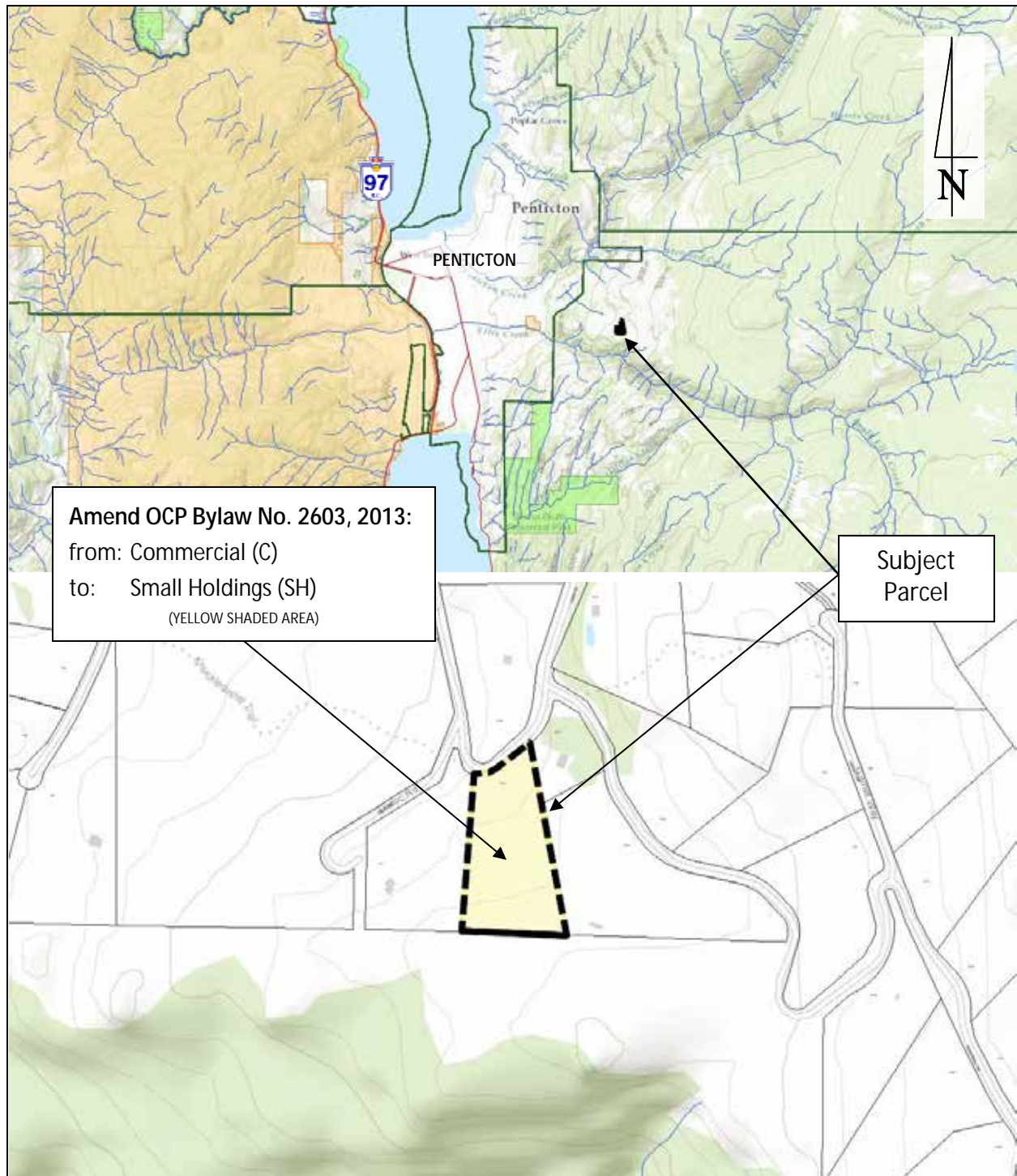
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

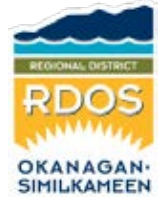
Schedule 'D-111'



Regional District of Okanagan-Similkameen

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

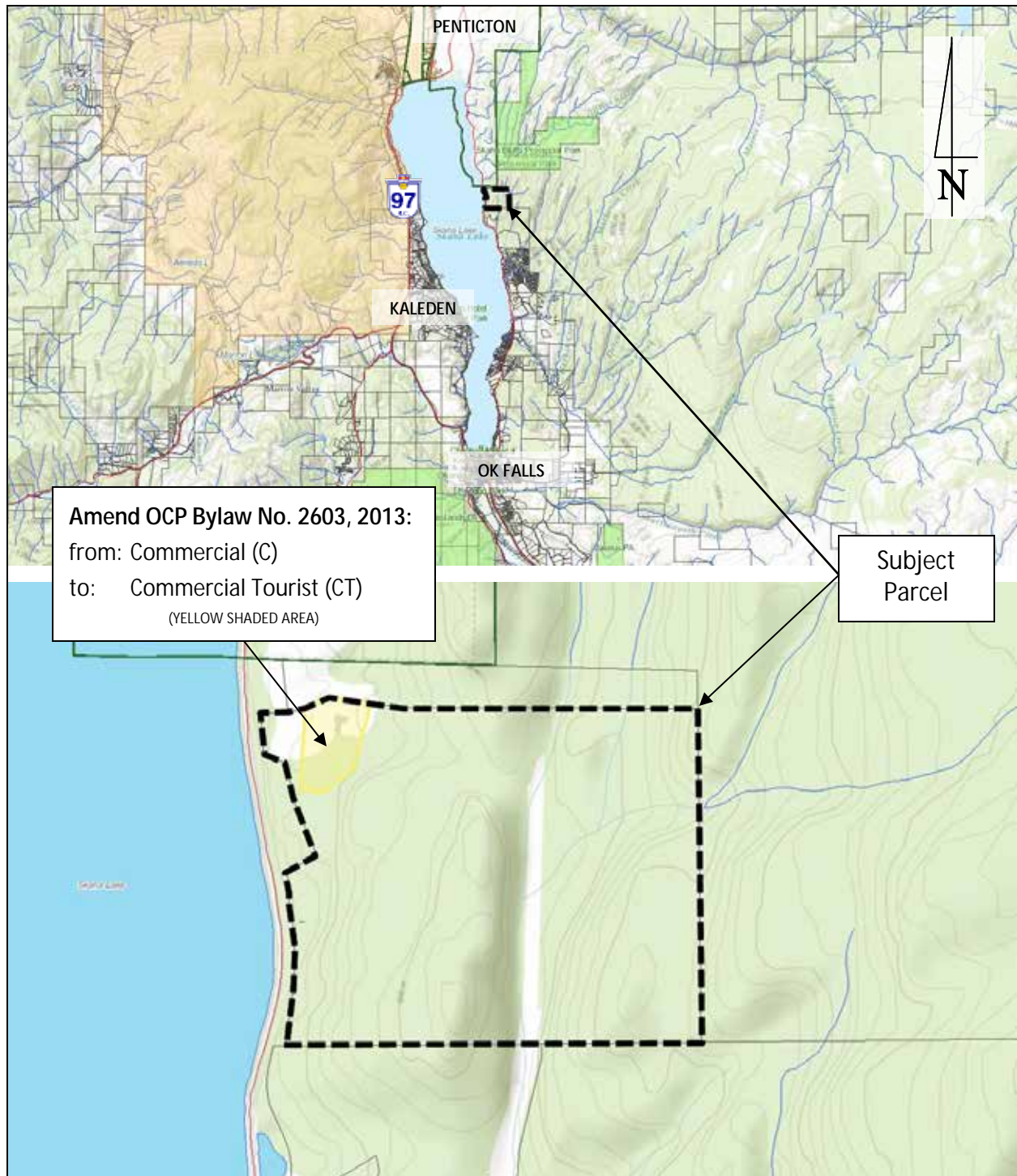
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

Schedule 'D-112'



Regional District of Okanagan-Similkameen

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

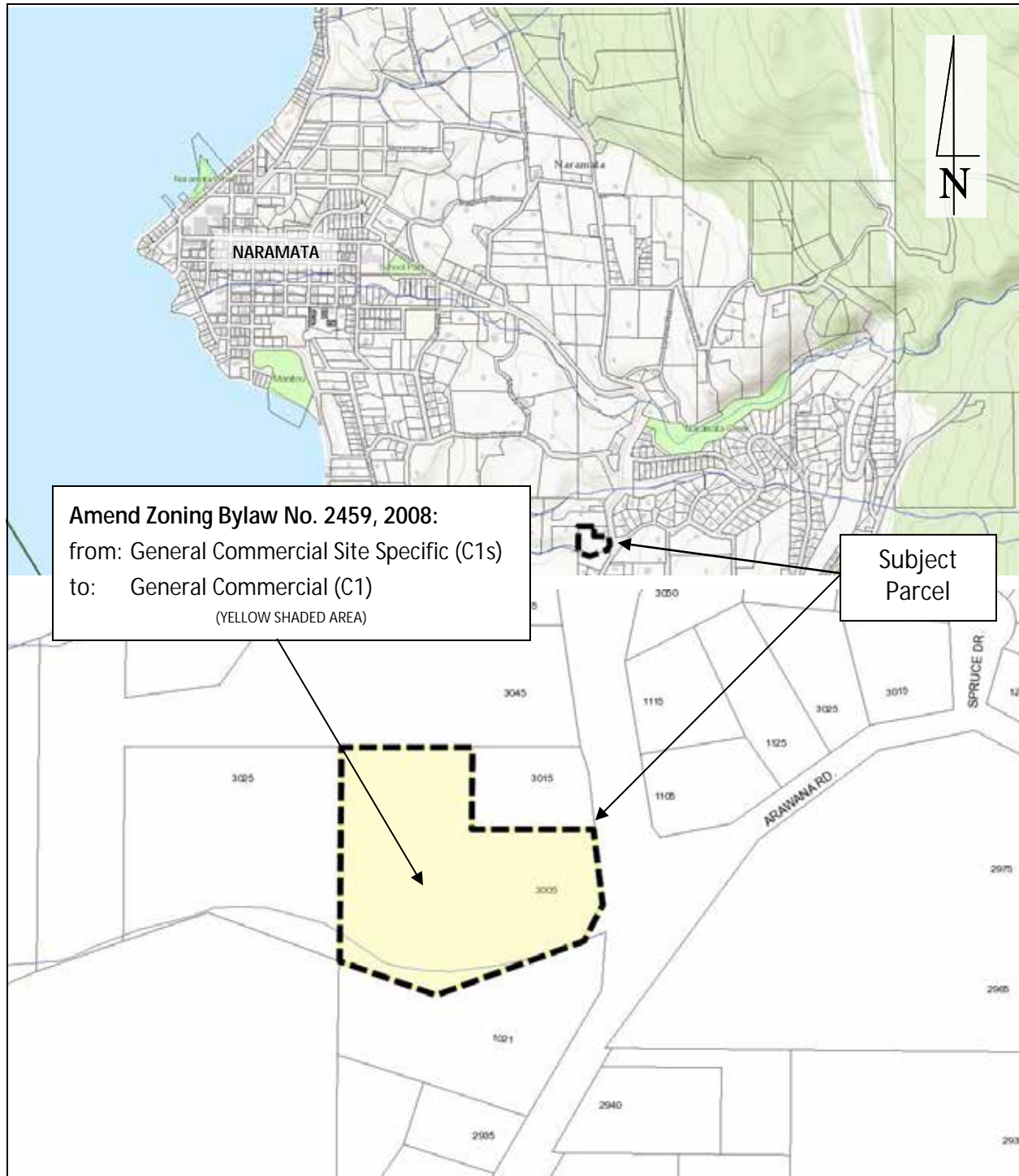
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

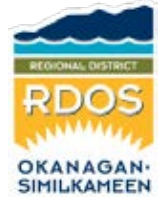
Schedule 'E-201'



Regional District of Okanagan-Similkameen

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

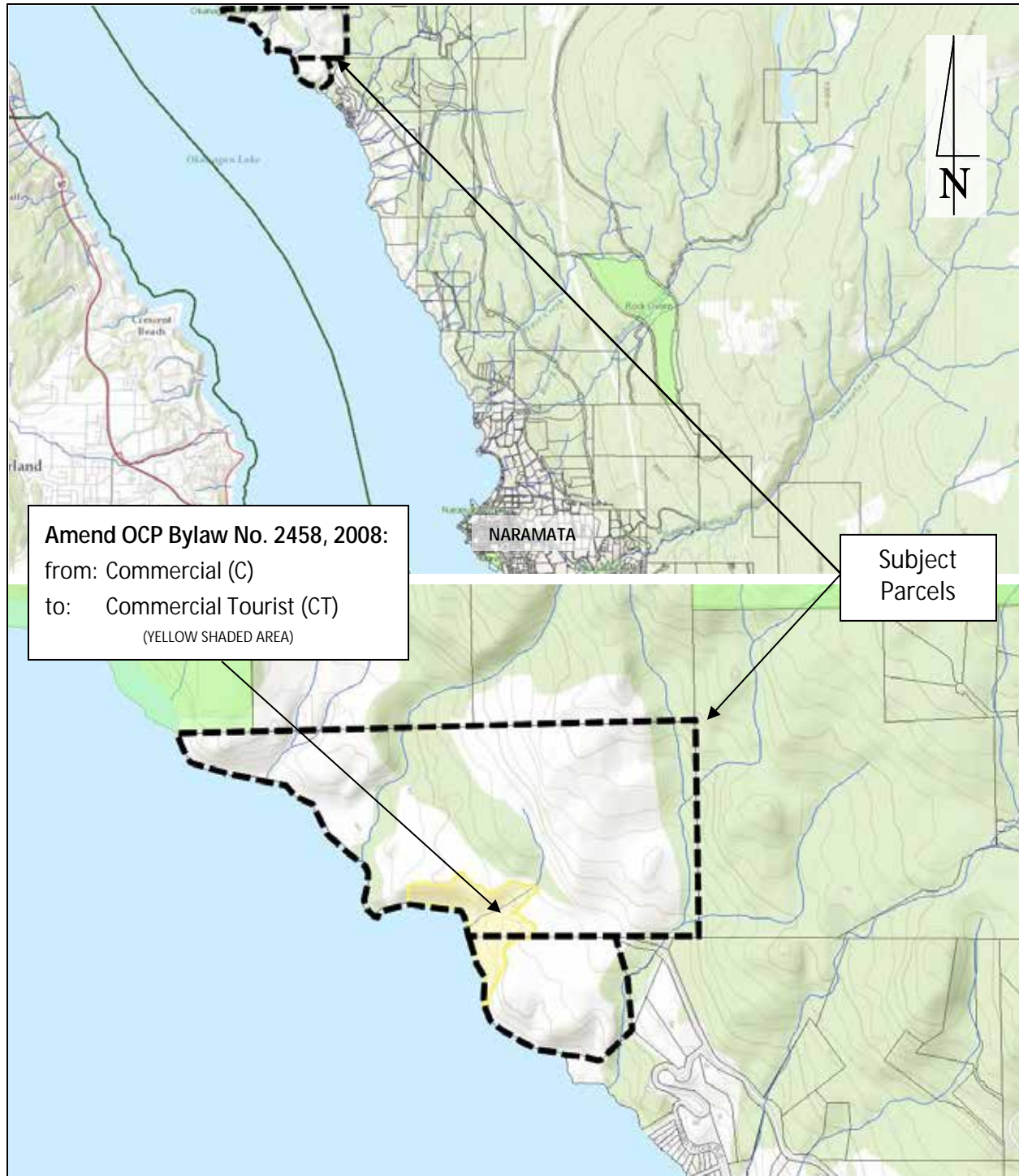
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

Schedule 'E-102'



Amendment Bylaw No. 2788, 2018

(X2017.106-ZONE)

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Regional District of Okanagan-Similkameen

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

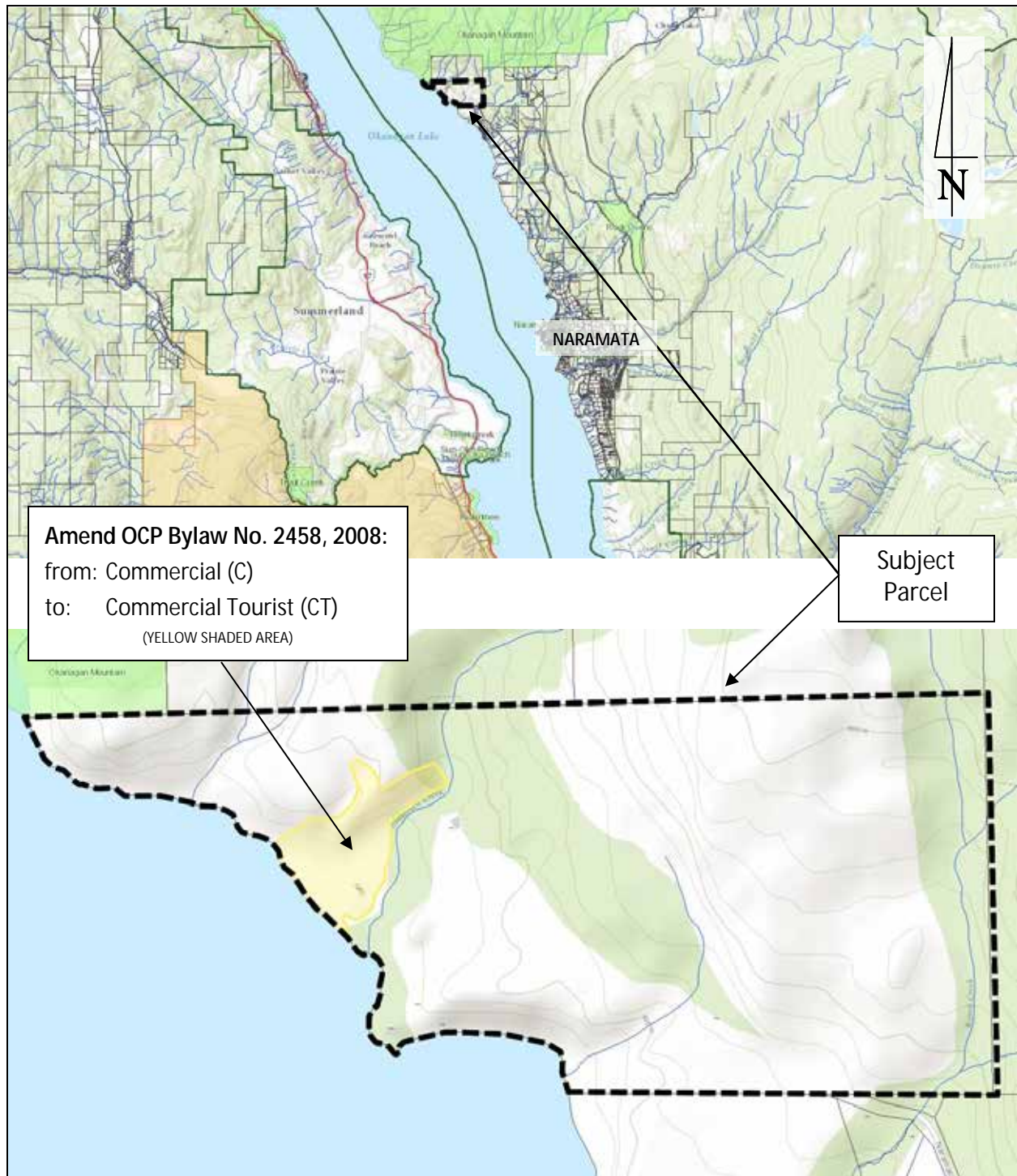
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

Schedule 'E-103'



Amend OCP Bylaw No. 2458, 2008:

from: Commercial (C)

to: Commercial Tourist (CT)

(YELLOW SHADED AREA)

Subject
Parcel

Amendment Bylaw No. 2788, 2018

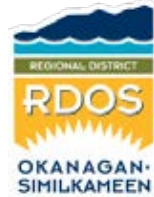
(X2017.106-ZONE)

Page 105 of 115

Regional District of Okanagan-Similkameen

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

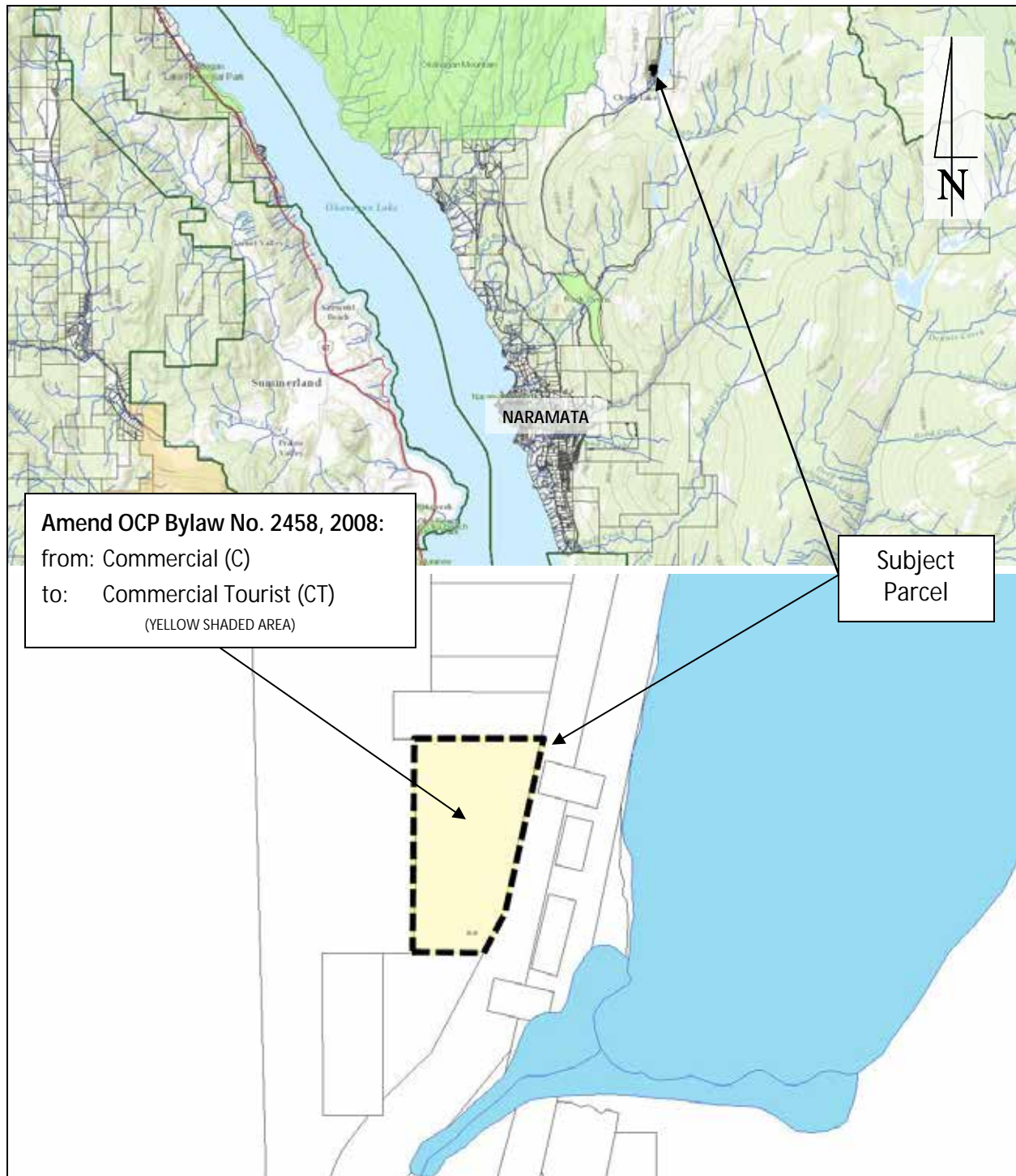
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

Schedule 'E-104'



Regional District of Okanagan-Similkameen

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

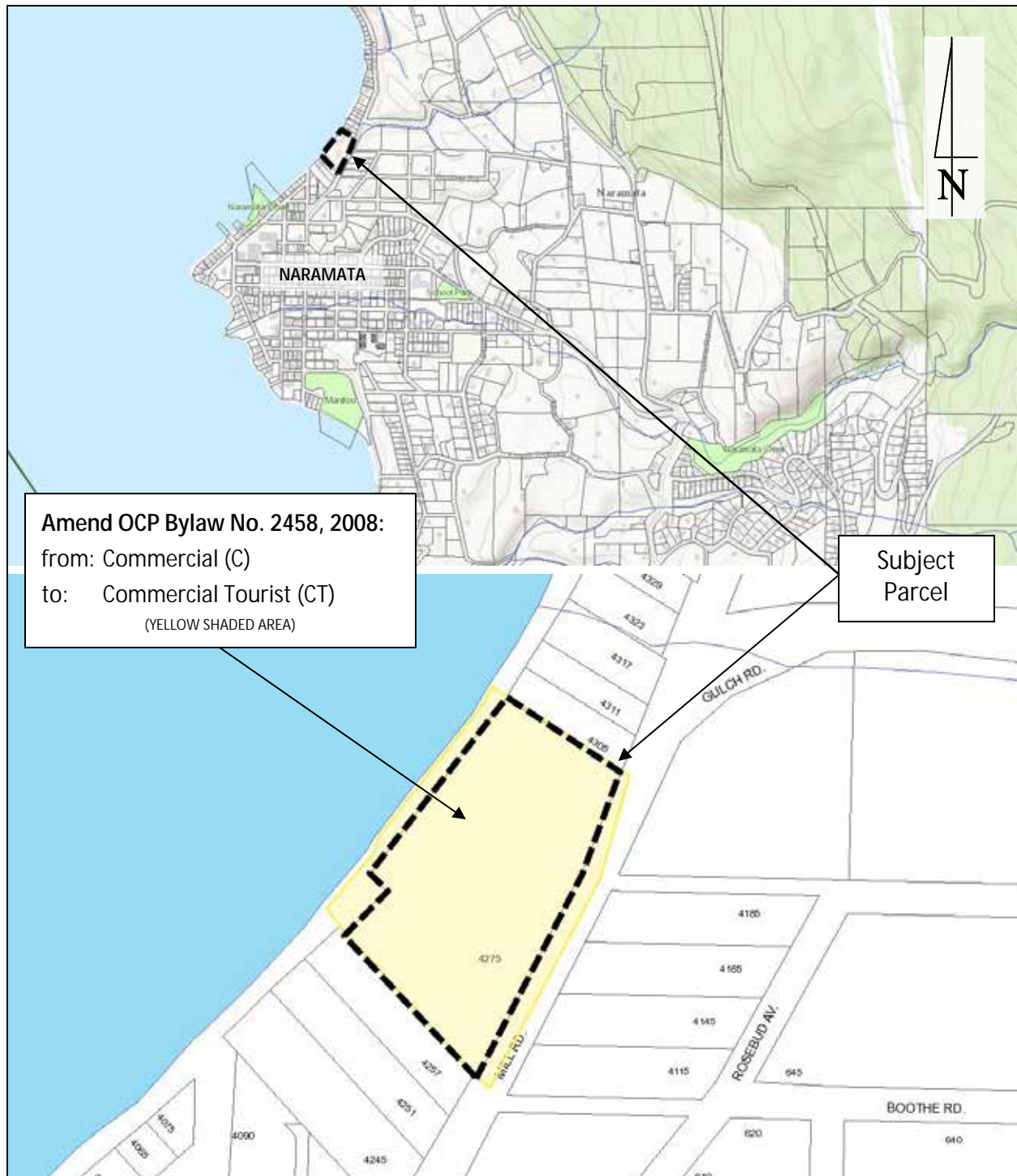
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

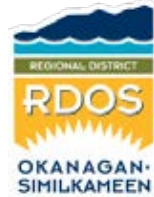
Schedule 'E-105'



Regional District of Okanagan-Similkameen

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

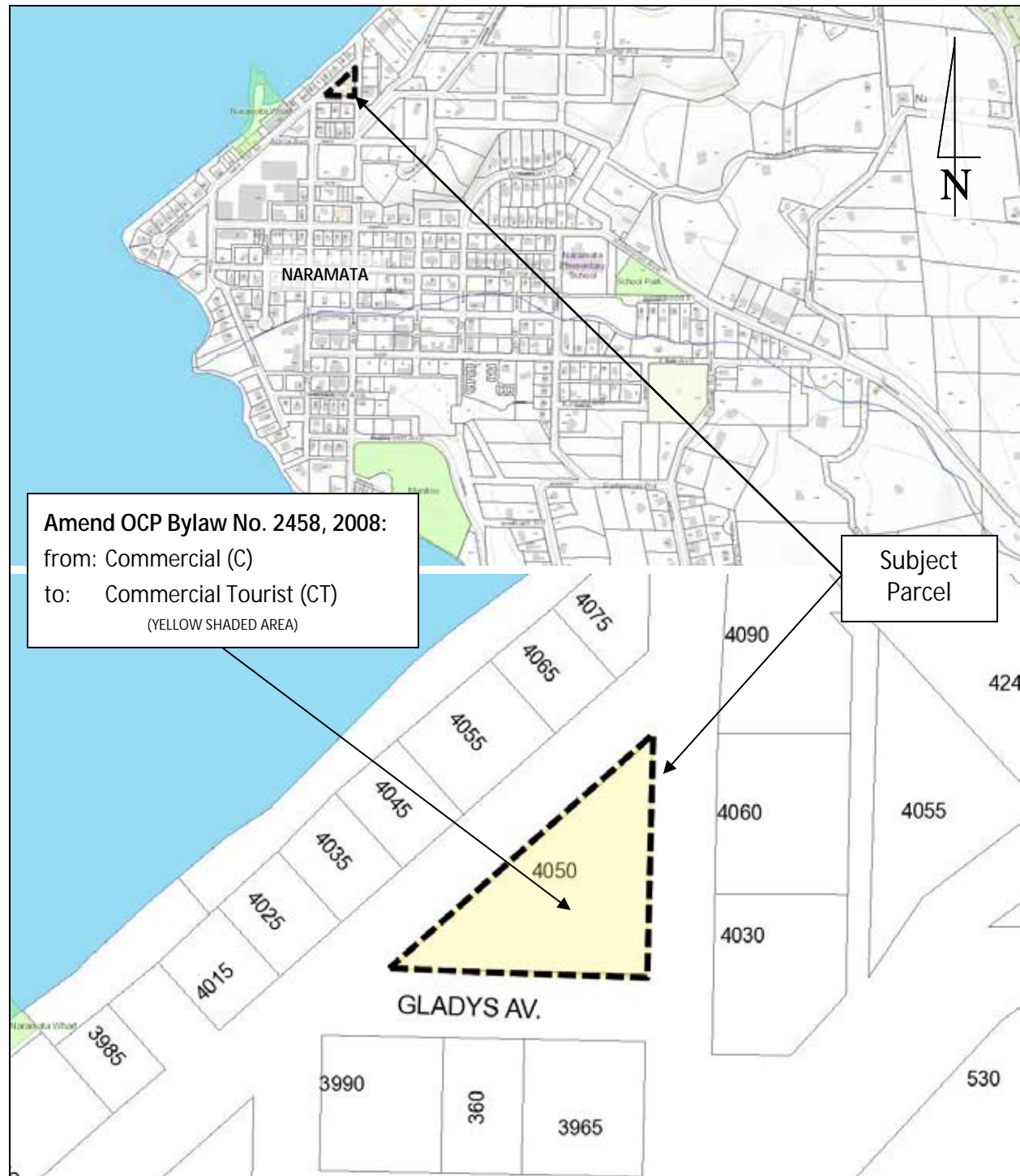
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

Schedule 'E-106



Amendment Bylaw No. 2788, 2018

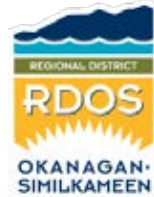
(X2017.106-ZONE)

Page 108 of 115

Regional District of Okanagan-Similkameen

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

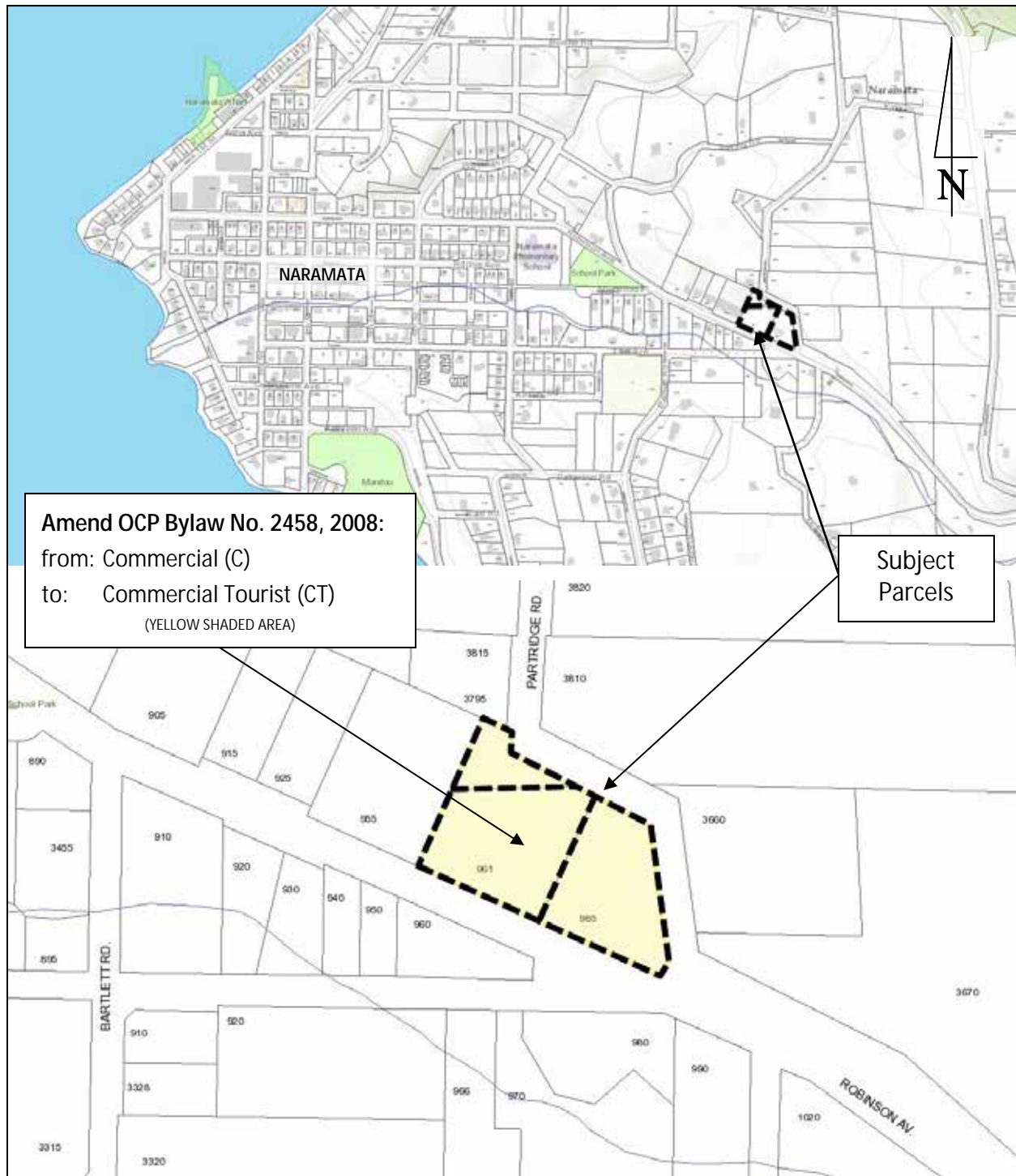
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

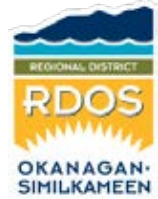
Schedule 'E-107



Regional District of Okanagan-Similkameen

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

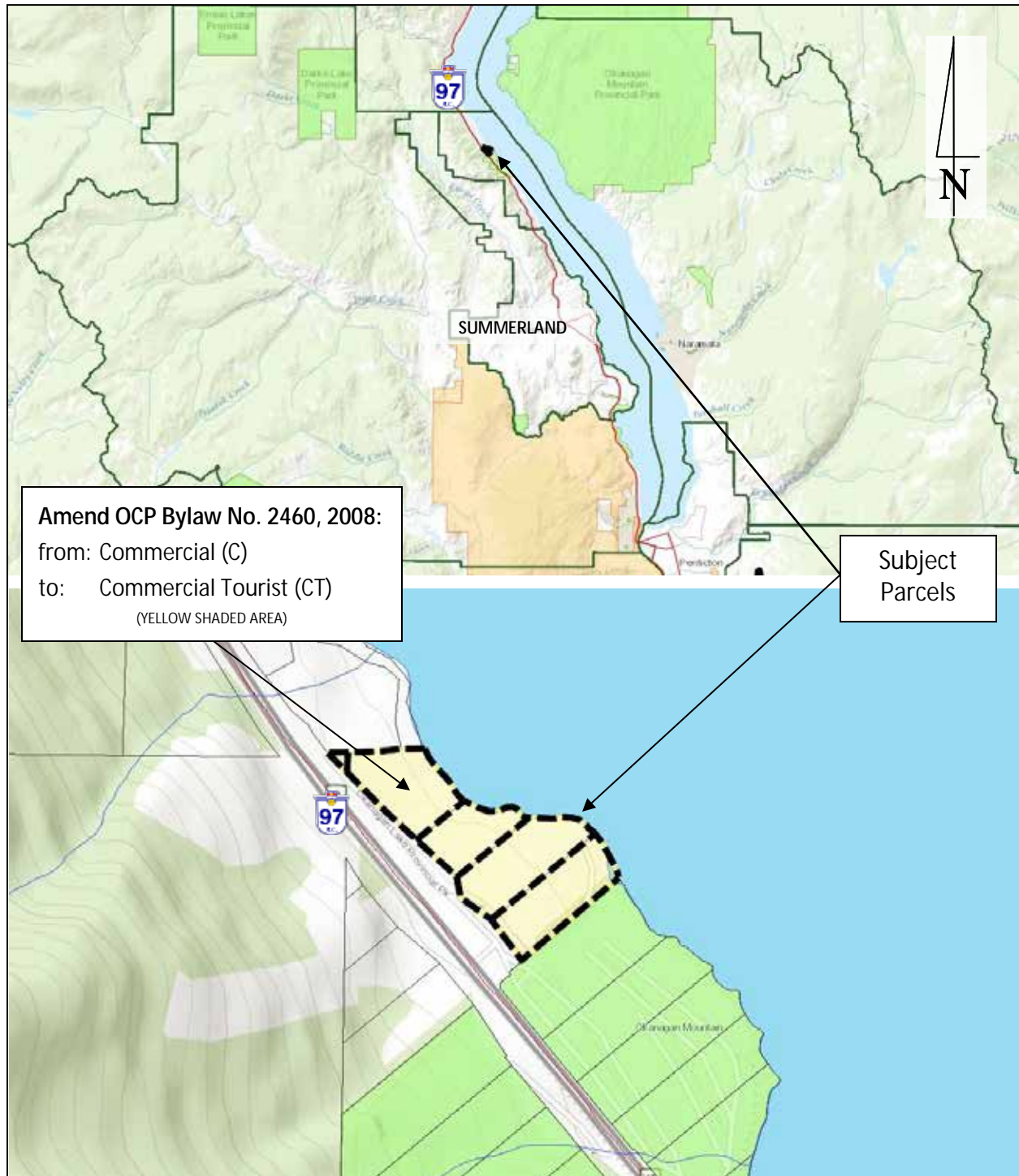
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

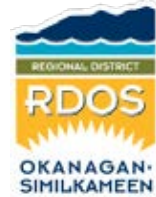
Schedule 'F-101'



Regional District of Okanagan-Similkameen

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

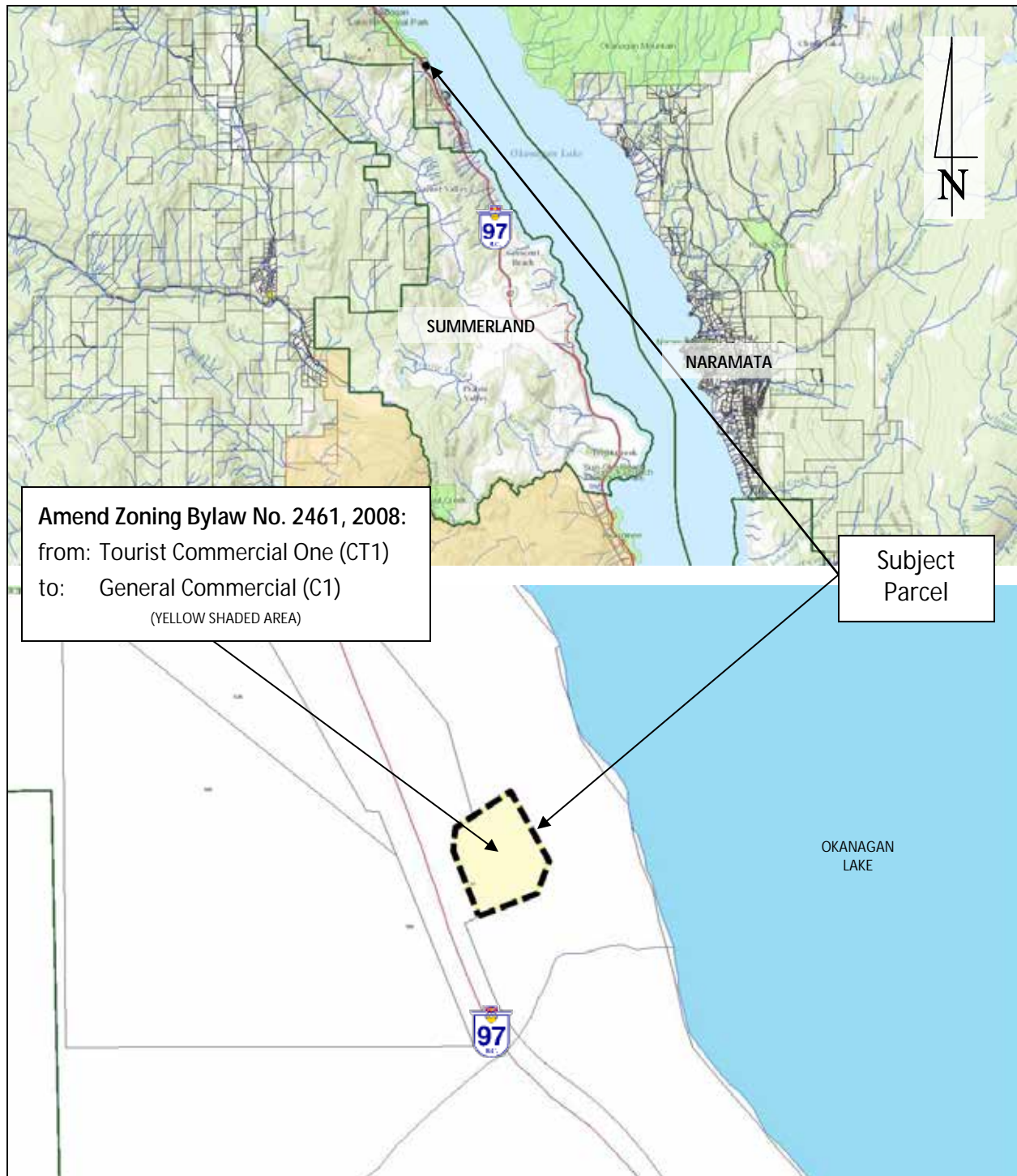
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

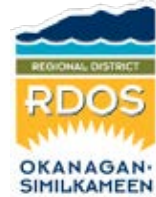
Schedule 'F-203'



Regional District of Okanagan-Similkameen

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

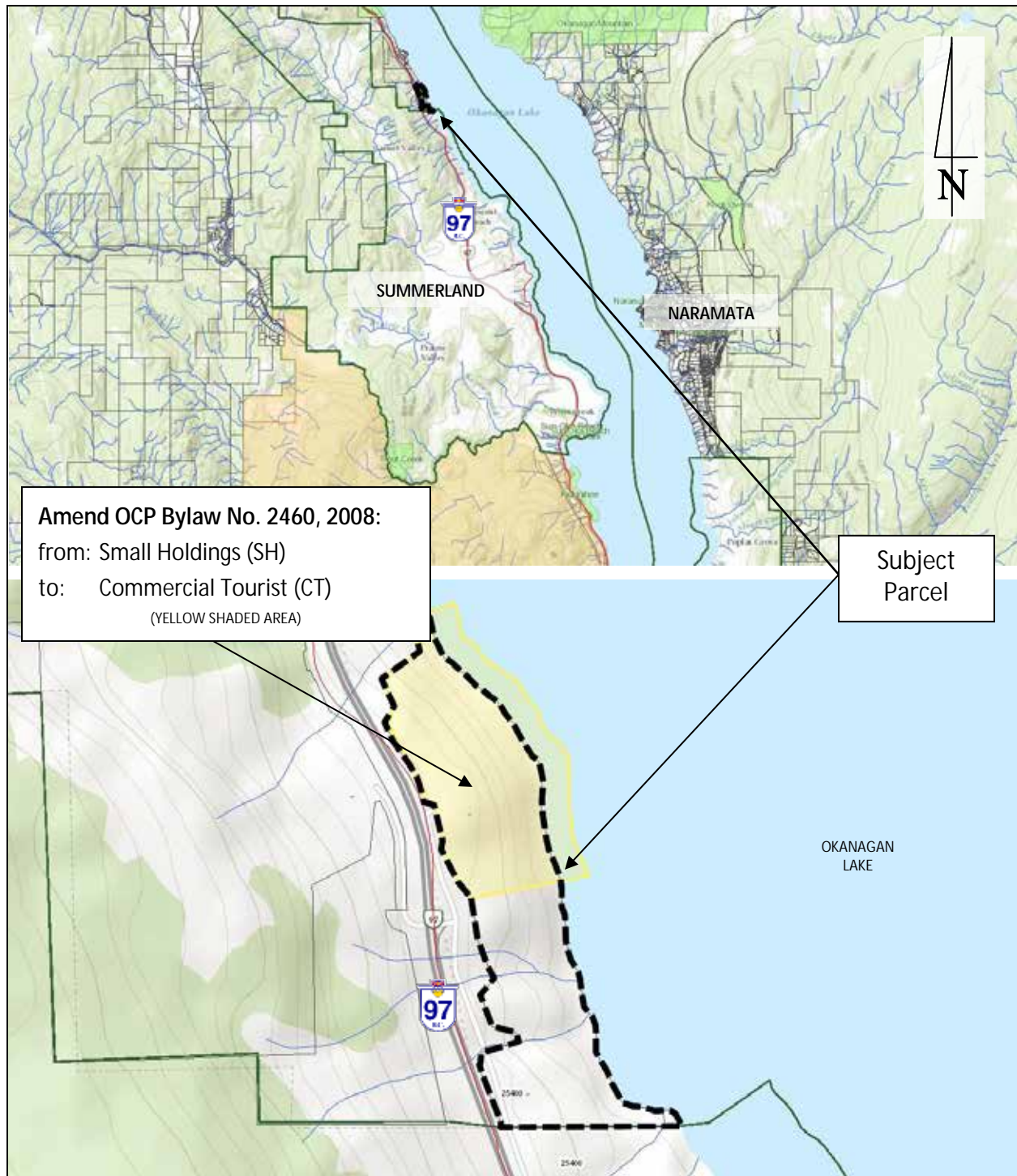
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

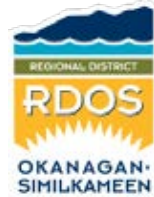
Schedule 'F-104'



Regional District of Okanagan-Similkameen

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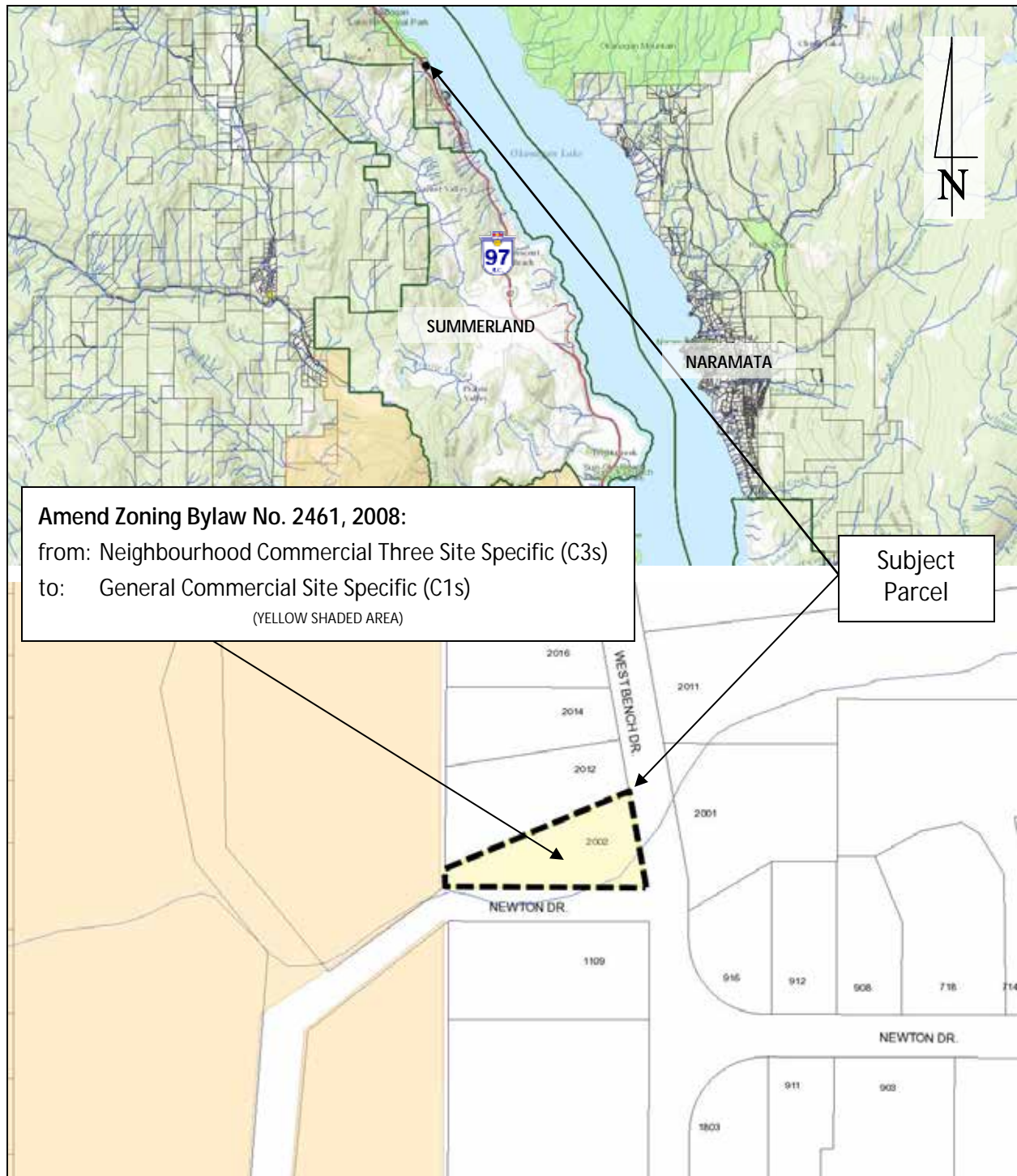
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

Schedule 'F-205'



Regional District of Okanagan-Similkameen

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

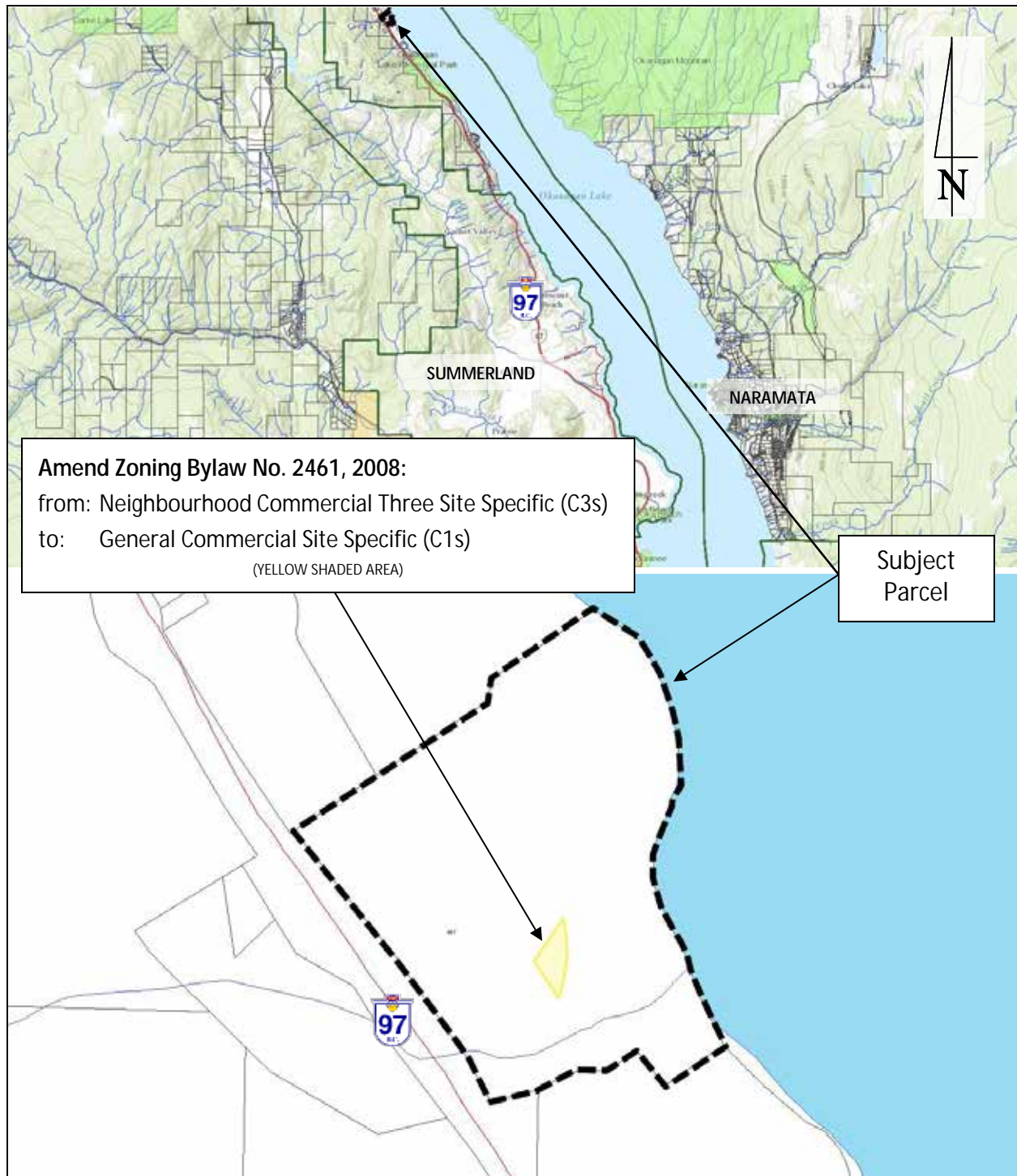
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

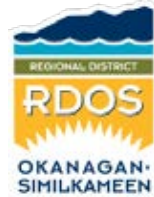
Schedule 'F-206'



Regional District of Okanagan-Similkameen

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

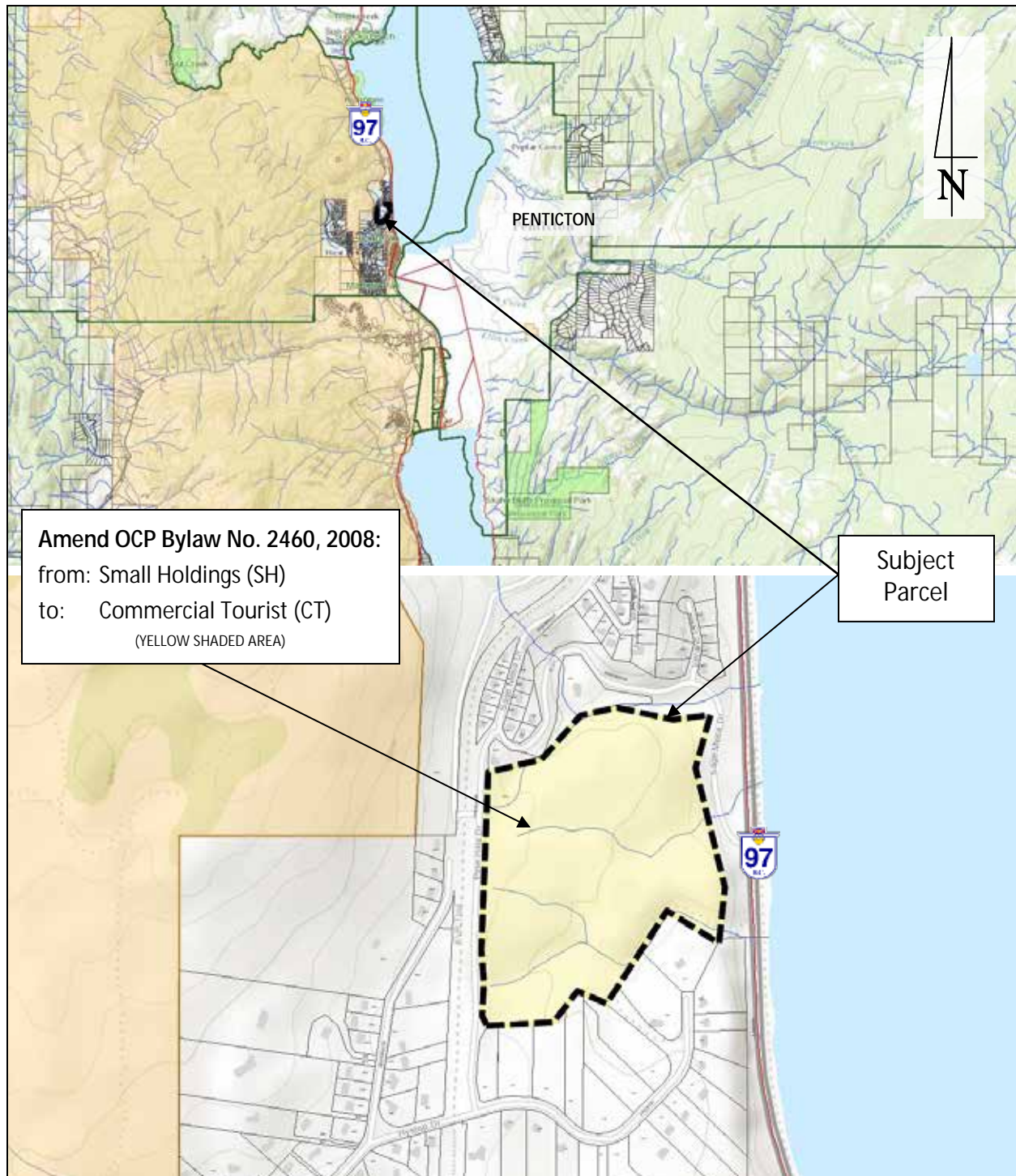
Telephone: 250-492-0237 Email: info@rdos.bc.ca

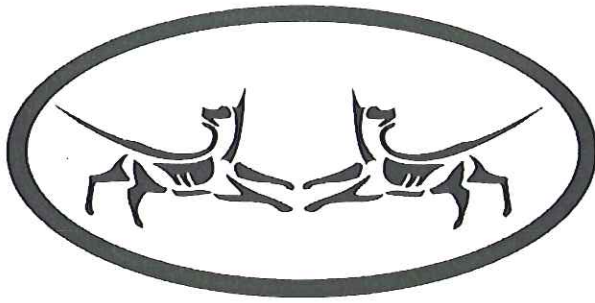


Amendment Bylaw No. 2788, 2018

Project No: X2017.106-ZONE

Schedule 'F-108'





Penticton Indian Band

Natural Resources Department

R.R. #2, Site 80, Comp.19

Penticton, B.C. CAN

V2A 6J7

Referrals@pib.ca | www.pib.ca

Telephone: 250-492-0411 Fax: 250-493-2882

May-30-18

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

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

RTS ID: 3184

Referral ID: X2017.106-ZONE

Referral Date: April-24-18

Reference ID:

Summary: the Okanagan Electoral Area Official Community Plan and Zoning Bylaws is generally to update and consolidate the Commercial Zones.

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: 1037

	SubTotal	Tax	Total
Defer Admin (12%)	\$ 9.60	\$ 0.00	\$ 9.60
Desktop Review (Defer)	\$ 80.00	\$ 0.00	\$ 80.00
Total	\$ 89.60	\$ 0.00	\$ 89.60

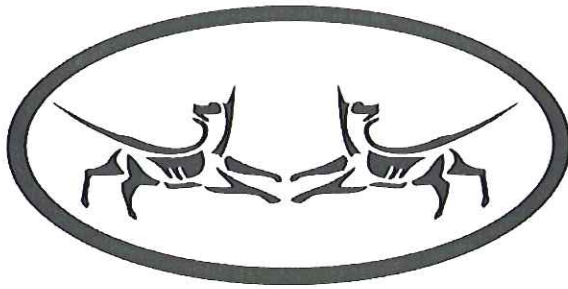
INVOICE AMOUNT FOR PRELIMINARY OFFICE REVIEW \$89.60

Please make cheque payable to Penticton Indian Band. re: P.C.132 RTS #3184

limlɛmt,

Venessa Gonzales
Referrals Administrator
P: 250-492-0411
Referrals@pib.ca

RTS ID: 3184
CC: Osoyoos Indian Band (Referrals@oib.ca)



Penticton Indian Band

Natural Resources Department

R.R. #2, Site 80, Comp. 19

Penticton, B.C. CAN

V2A 6J7

Referrals@pib.ca | www.pib.ca

Telephone: 250-492-0411 Fax: 250-493-2882

DEFER LETTER

May-30-18

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

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

RTS ID: 3184

Referral ID: X2017.106-ZONE

Date: April-24-18

Reference ID:

Summary: the Okanagan Electoral Area Official Community Plan and Zoning Bylaws is generally to update and consolidate the Commercial Zones.

Attention: Christopher Garrish

This referral has been processed by the Penticton Indian Band (PIB) and, based on our review; PIB will defer this project to neighbouring ONA Band(s) - Osoyoos Indian Band and Okanagan Nation Alliance (ONA) at this time.

There is a cost associated with the processing and review of your referral. Please pay the following amount within 30days of receipt.

Invoice Number: 1037

	SubTotal	Tax	Total
Defer Admin (12%)	\$ 9.60	\$ 0.00	\$ 9.60
Desktop Review (Defer)	\$ 80.00	\$ 0.00	\$ 80.00
Total	\$ 89.60	\$ 0.00	\$ 89.60

INVOICE AMOUNT FOR PRELIMINARY OFFICE REVIEW \$89.60

Please make cheque payable to Penticton Indian Band. Re: P.C.132 RTS #3184



Please keep us informed of any and all changes. Thank you for your interest in the views of the Penticton Indian Band.

limlœmt,

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

RTS ID: 3184

"CC": Osoyoos Indian Band (Referrals@oib.ca)

-----Original Message-----

From: Tony Markoff [REDACTED]

Sent: May 8, 2018 9:54 AM

To: Christopher Garrish <cgarrish@rdos.bc.ca>

Cc: Karla Kozakevich <kkozakevich@rdos.bc.ca>

Subject: Lot 15 Plan KAP56318 Lot 2450S Portion Plan 1729 Exc. Plan 14334

I am representing Roy and Joan Remillard (the registered owners of the above referenced property) who have received your letter of April 24, 2018 notifying them of an upcoming zoning bylaw change to which we are most adamantly opposed.

The subject lands have and continue to be used for vehicle repair, storage, and sales dating back many years. In fact, the previous owner continues to reside and earn his living on the property. Although a portion of the land may have been used in decades past for agricultural use, the same may be said for all lands in the Okanagan Valley.

The current owners purchased this property in 2017 with the full knowledge of its permitted uses and proceeded in good faith with this acquisition. No indication whatsoever had been given to them of any upcoming bylaw amendments (such as those referenced in your letter) during their inquiries prior to purchase.

I would like to meet with you at your earliest convenience to present our concerns in further detail, emphasizing such a bylaw change could have a most detrimental effect on the financial viability of the property.

I may be reached by phone or text at [REDACTED]

A.W. (Tony) Markoff

X2017.106 (zone)
TOWN OF COMMERCE

RESPONSE SUMMARY


AMENDMENT BYLAW NO. 2788

☐ Approval Recommended for Reasons
Outlined Below

☒ Interests Unaffected by Bylaw

☐ Approval Recommended Subject to
Conditions Below

☐ Approval Not Recommended Due
to Reasons Outlined Below

Signature: 

Signed By: Janelle Rimell

Agency: Interior Health Authority

Title: Environmental Health Officer

Date: May 22, 2018

Lauri Feindell

From: Lacey, Cathy M FLNR:EX <Cathy.Lacey@gov.bc.ca>
Sent: May 24, 2018 10:47 AM
To: Planning
Cc: Christopher Garrish
Subject: Response - MFLNRO

Hi,

The Ecosystems Section of the Ministry of Forest Lands Natural Resources Operations and Rural Development has reviewed the above noted and referral and has "No Concerns".

Thanks you

Cathy Lacey
Admin Support
MFLNRO Penticton

Christopher Garrish

From: jason alton [REDACTED]
Sent: May 30, 2018 5:26 PM
To: Christopher Garrish
Subject: Fwd: Signed letter
Attachments: Doc - May 30 2018 - 5-06 PM.pdf; ATT00001.htm

FYI

RICCO BAMBINO WINES

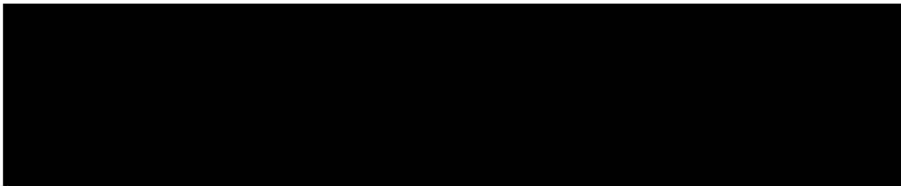


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Begin forwarded message:



Hi Jason
Attached is the signed letter by Mr Sidhu. I will reach out again tomorrow in regards to the well info I requested yesterday.
Best regards
Quinton

Sent from my iPad

May 14, 2018

X2017.106-ZONE



Harbans & Baldev Sidhu

To whom it may concern,

**Re: Commercial Zone Update — 8977 Highway 97
(Lot 1, Plan KAP23659, District Lot 3473, SDYD)**

Further to our letter of April 24, 2018, I am writing to advise you of a Commercial Zone Update that the Regional District is currently undertaking as part of a larger project that is proposing to replace the six (6) existing South Okanagan Electoral Area Zoning Bylaws with a single, uniform zoning bylaw.

As part of this Update, Regional District staff have been reviewing all existing Commercial (C) Zones and the properties that these are applied to.

With regard to the property at 8977 Highway 97, which is currently zoned Tourist Commercial Four (Campground) (CT4), we note that it is in the Agricultural Land Reserve (ALR) and that the Agricultural Land Commission (ALC) has previously refused proposals to use the property for campground purposes (see ALC Resolution Nos. 2836/2010 & 390/2011).

For this reason, it is being proposed to change the zoning from CT4 to Agriculture One (AG1) as this is the zoning that the Regional District has historically applied to farm properties in the ALR.

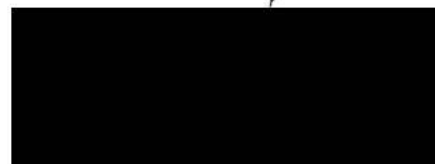
For your reference, I am including with this letter a comparison table of the current CT4 Zone versus the proposed AG1 Zone.

Additional information regarding this Update, including a copy of Draft Amendment Bylaw No. 2788, Feedback Forms as well as future public information meeting and public hearing dates can also be found on the Regional District's web-site (www.rdos.bc.ca → Departments → Development Services → Planning → Strategic Projects → Commercial Zone Update).

Please note that it is intended bring forward an amendment bylaw for Regional District Board consideration in June of 2018 and should you wish to discuss this proposed change further I encourage you to contact me at your earliest convenience at 250-490-4101 or via email at cgarrish@rdos.bc.ca.

Sincerely,

Christopher Garrish MCIP, RPP
Planning Supervisor



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 5, 2018

RE: Zoning Bylaw Amendment – Electoral Area “D-2”

Administrative Recommendation:

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

Purpose: To correct a mapping error that resulted in the duplex zoning of the property being removed.

Applicant: Not applicable (RDOS) Folio: D-00921.020 Civic: 737 Main Street, Okanagan Falls

Legal: KAP1280, Block 16, District Lot 337, SDYD, Parcel C, Except Plan KAP 5480, Okanagan Falls Townsite

Zone: Residential Single Family One (RS1) Proposed Zoning: Residential Two Family (Duplex) (RS3)

Proposed Development:

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

Site Context:

The subject property is approximately 879 m² in area and is situated on the east side of Main Street in Okanagan Falls. It is understood that the parcel is comprised of a single detached dwelling and a secondary suite.

The surrounding pattern of development is generally characterised by similarly sized and zoned parcels to the north, south, and east and Commercial zoned parcels to the west.

Background:

A Public Information Meeting was held on May 8, 2018, at the Community Centre in Okanagan Falls and no members of the public attended.

At its meeting of May 8, 2018, the Electoral Area “D” Advisory Planning Commission (APC) resolved to recommend to the Regional District Board that this application be approved.

At its meeting of June 7, 2018, the Regional District Board resolved to approve first and second reading of the amendment bylaw and to waive the scheduling of a public hearing in accordance with Section 464 of the *Local Government Act*.

In accordance with Section 467 of the Act, staff gave notice of the waiving of the public hearing in the June 20 and 27, 2018, editions of the Penticton Western.

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

Analysis:

In considering this situation, Administration recognises that the zoning adopted by the Board in 2006 to address the illegal suite also granted the property owner the ability to develop a duplex on the subject property. That this duplex zoning was removed in 2011 is seen to be related to an attempt to address errors related to the R&R process and not a reflection of the suitability of the property (or area) for greater densities.

In fact, an objective of the LR designation of this area under the OCP Bylaw is to support the use of land for “single family dwellings, secondary suites, manufactured homes [and] duplexes ...” [emphasis added].

It is further noted that the subject property (and surrounding area) is within the Okanagan Falls Primary Growth Area under the Regional Growth Strategy (RGS) Bylaw and is serviced with community water and sewer – making it the type of location that the Regional District is seeking to encourage appropriate infill types of development.

For these reasons, Administration is supportive of restoring the duplex zoning that previously applied to the subject property.

Conversely, Administration recognises that the original intent of the 2006 rezoning of the subject property was merely to address an illegal suite and that subsequent amendments to the zoning bylaw have introduced suites as a permitted use in the RS1 Zone.

The Board was also advised during consideration of Amendment Bylaw No. 1801.07 that the application to formalise the suite did not contemplate any “new development” (i.e. duplex development).

Alternatives:

THAT first and second reading of Bylaw No. 2455.36, 2018, Electoral Area “D” Zoning Amendment Bylaw, be rescinded and the bylaw abandoned.

Respectfully submitted

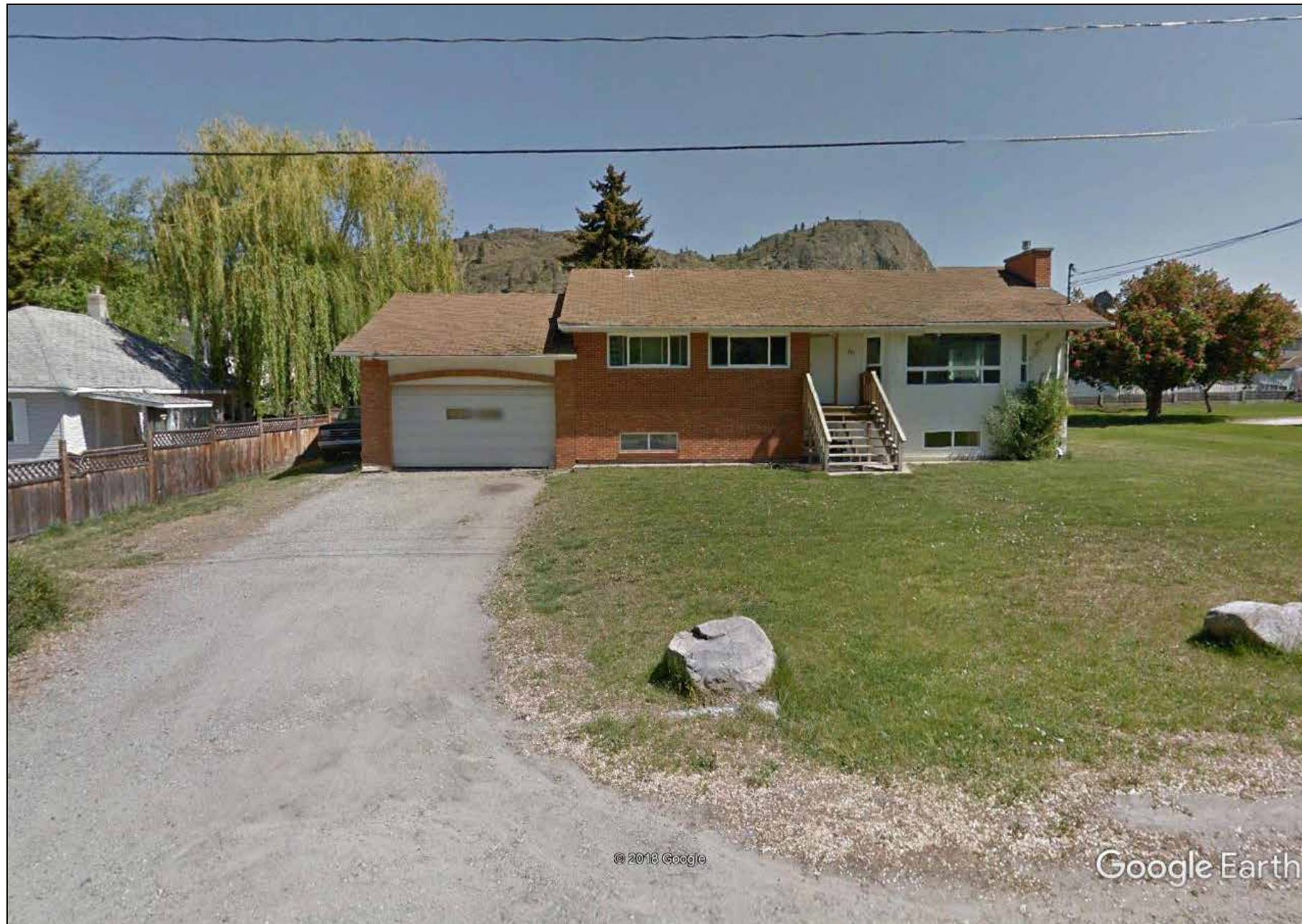
C. Garrish, Planning Supervisor

Endorsed by:

B. Dollevoet, Dev. Services Manager

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

Attachment No. 1 – Site Photo (Google Streetview)



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2453.36, 2018

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

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

1. This Bylaw may be cited for all purposes as the "Electoral Area "D" Zoning Amendment Bylaw No. 2455.36, 2018."
2. The Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation of the land described as Plan KAP1280, Block 16, District Lot 337, SDYD, Parcel C, Except Plan KAP54800, and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Residential Single Family One (RS1) to Residential Two Family (Duplex) (RS3).

READ A FIRST AND SECOND TIME this 7th day of June, 2018.

PUBLIC HEARING waived this 7th day of June, 2018.

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

I hereby certify the foregoing to be a true and correct copy of the "Electoral Area "D" Zoning Amendment Bylaw No. 2455.36, 2018" as read a Third time by the Regional Board on this ____ day of _____, 2018.

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

Corporate Officer

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

For the Minister of Transportation & Infrastructure

ADOPTED this ____ day of _____, 2018.

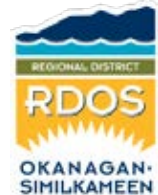
Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

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

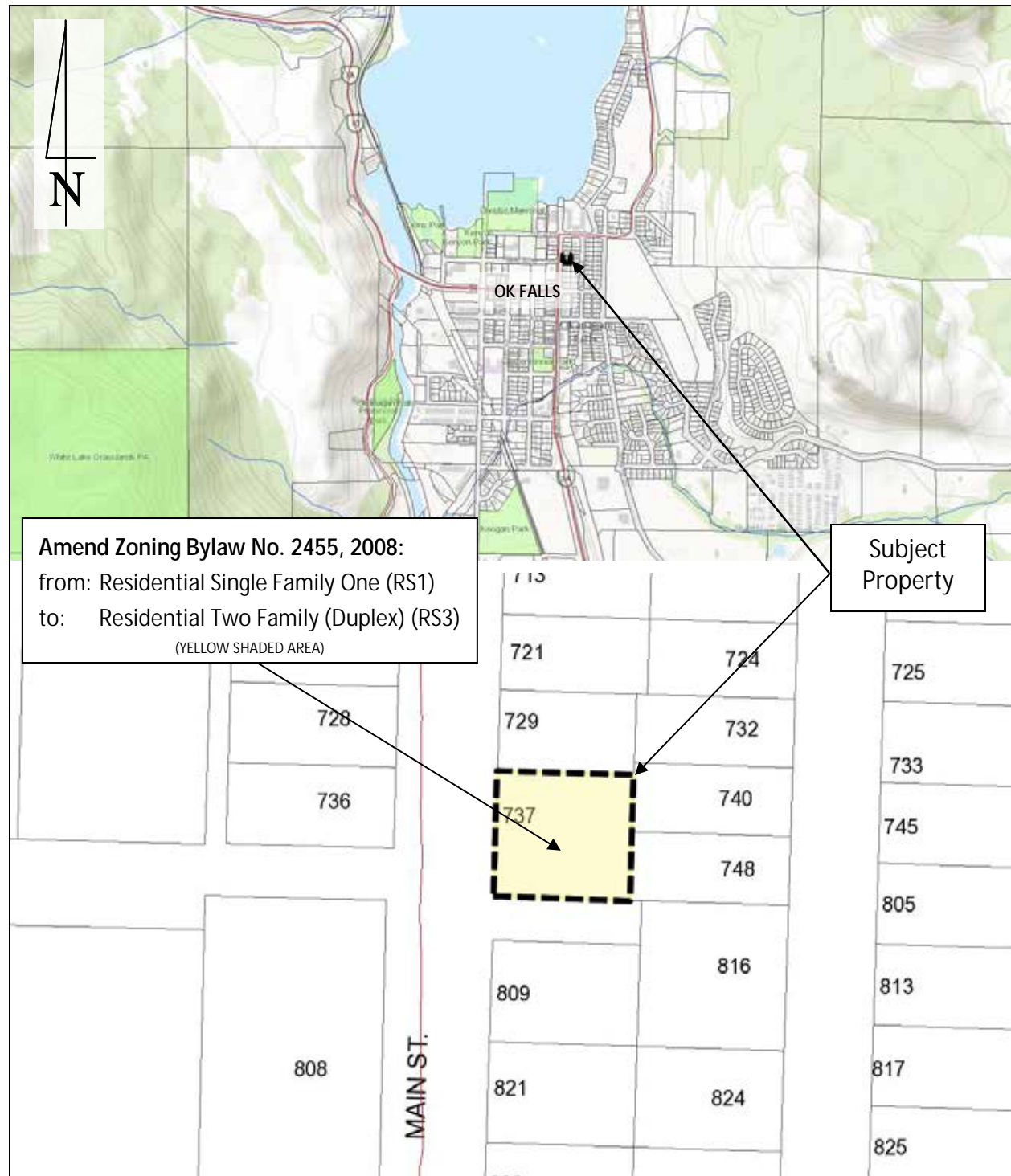
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.36, 2018

Project No: D2018.052-ZONE

Schedule 'A'



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 5, 2018

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

Administrative Recommendation:

THAT Bylaw No. 2452.20, 2018, Electoral Area “C” Official Community Plan Amendment Bylaw be read a third time and adopted.

Purpose:

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

At present, the Area Plan objectives, policies and mapping exist as a separate appendix and its incorporation into the main schedules of the OCP Bylaw is being proposed as part of on-going work being undertaken on the preparation of a single Okanagan Valley Electoral Area Zoning Bylaw.

Background:

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

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

At its meeting of June 7, 2018, the Regional District Board resolved to approve first and second reading of the amendment bylaw and directed that a public hearing occur at the Board meeting of July 5, 2018.

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

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

Analysis:

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

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

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

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

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

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

Alternative:

THAT first and second reading of Bylaw No. 2452.20, 2018, Electoral Area "C" Official Community Plan Amendment Bylaw be rescinded and the bylaw abandoned.

Respectfully submitted:


C. Garrish, Planning Supervisor

Endorsed by:


B. Dollevoet, Dev. Services Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2452.20, 2018

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

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

1. This Bylaw may be cited for all purposes as the “Electoral Area “C” Official Community Plan Amendment Bylaw No. 2452.20, 2018.”
2. The Electoral Area “C” Official Community Plan Bylaw No. 2452, 2008, is amended by:
 - i) adding a new Section 2.0 (What Is an Official Community Plan?) to read as follows and renumbering all subsequent sections:

2.0 WHAT IS AN OFFICIAL COMMUNITY PLAN?

2.1 Background

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

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

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

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

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

2.2 Planning Process

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

2.3 Amending the Plan

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

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

3.0 COMMUNITY PROFILE

3.1 Location and Geography

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

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

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

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

3.2 Population and Demographics

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

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

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

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

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

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

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

Table 3.2.2 – Age Group Characteristics

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

* Estimates based upon available Census information

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

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

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

Table 3.2.2 — Permanent Population Growth Projections

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

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

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

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

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

4.0 GROWTH MANAGEMENT

4.1 Background

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

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

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

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

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

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

4.2 Rural Growth Areas and Capacity

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

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

Figure 4.2: New Dwelling Unit Requirements Projections

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

4.3 Gallagher Lake Rural Growth Area

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

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

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

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

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

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

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

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



Figure 4.3: Gallagher Lake Rural Growth Area Containment Boundary

4.4 Objectives

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

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

4.5 Policies

The Regional Board:

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

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

5.0 LOCAL AREA POLICIES

5.1 Background

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

5.2 Gallagher Lake

The community takes its name from Gallagher Lake, a small fresh water lake approximately 3.8 miles north of Oliver and 40 kilometers south of Penticton. The community is located on both sides of Highway 97 in the south Okanagan valley and adjacent to, N5aylitrn, (formerly McIntyre Bluff), an area landmark. Over the years, the lake, area camping, seasonal accommodation and roadside service helped create a small tourist destination.

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

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

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

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

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

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

5.2.1 Vision – Gallagher Lake

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

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

5.2.2 Broad Goals – Gallagher Lake

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

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

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

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

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

5.2.3 Policies – Gallagher Lake

The Regional Board:

Resource Area:

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

Residential:

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

Commercial:

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

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

Industrial:

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

Natural Environment:

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

Parks, Recreation and Trails:

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

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

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

9.0 COMMERCIAL

9.1 Background

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

9.2 Objectives

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

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

9.3 Policies – General Commercial

The Regional Board:

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

9.4 Policies – Tourist Commercial

The Regional Board:

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

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

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

15.0 TRANSPORTATION

15.1 Background

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

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

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

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

15.2 Objectives

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

15.3 Policies - General

The Regional Board:

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

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

15.4 Policies – Gallagher Lake

The Regional Board:

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

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

16.0 INFRASTRUCTURE AND SERVICING

16.1 Background

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

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

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

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

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

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

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

16.2 Objectives

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

16.3 Policies - Water Supply and Distribution

The Regional Board:

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

16.4 Policies - Sewage Collection and Disposal

The Regional Board:

- .1 Encourages Registered Onsite Wastewater Practitioners to design onsite sewage systems that avoid the placement of dispersal areas within environmentally sensitive areas.

- .2 Works with the Province to assess the need for alternative systems and consider evaluating the feasibility of a future community system in the Sawmill Road and Gallagher Lake areas.
- .3 Will consider amending the RDOS servicing bylaw to allow alternative sewerage system evaluation studies done at the time of subdivision.
- .4 Co-operates with the Town of Oliver and government agencies to consider future options and proposals regarding the need for expansion of the Town's reclaimed water irrigation system.

16.5 Policies - Drainage

The Regional Board:

- .1 Encourages the review of stormwater management in new and existing developments by the relevant Provincial agencies.
- .2 Encourages the Regional Subdivision Approving Authority to require that each parcel of land within a proposed subdivision have a plan to address storm water runoff.
- .3 Coordinates efforts with the Province to monitor water quality runoff into major watercourses.
- .4 Will consider regulations that control or prevent discharge of construction silts, gravel and debris into natural drainage courses, streams, or onto agricultural lands or highways.

16.6 Policies - Other Utilities

The Regional Board:

- .1 Encourages the cooperation and coordination of utility companies in utilizing existing corridors for multiple uses.
- .2 Encourages public utility companies and the Province to locate and develop utility corridors and roads in a way that will not have a negative impact on environmentally sensitive areas, as shown on Schedule 'C'.
- .3 Recognizes the various interests, in particular those of the Province, in the future use of the Kettle Valley Railway right-of-way. The right-of-way is designated as 'Public Corridor (PC)' on the Official Community Plan Map in order to protect options for future use as a continuous traffic, utility and/ or recreation corridor. The context for review and referrals for future use of the Kettle Valley Railway will be the 'Management Strategy for Abandoned Right-of-way of Kettle Valley Railway', KVR Planning Committee, 2000. The abandoned irrigation canal right-of-way is also designated 'PC' in order to protect options for future use as a continuous utility and/or recreation corridor.

16.7 Policies – Gallagher Lake

The Regional Board:

1. Requires that any new development or subdivision of land less than 1.0 hectare in area in the Gallagher Lake Area Plan must be connected to the sanitary sewer system.
2. Will prioritize the extension of community sewer services to development on the west side of Highway 97 and, as demand warrants, phasing in community sewer services on the east side of Highway 97 at a later date.
3. Requires that new development petition the Regional District in order to formally enter into water and sewer service areas.
4. Will work closely with the Osoyoos Indian Band and residents of Gallagher Lake to explore the option of extending the domestic water system throughout the community in the short term.
5. Will work closely with other responsible agencies to monitor the functional and environmental aspects of ground water and any potential impacts of existing development and attendant septic systems on the natural and aquatic environment.
6. Will work with responsible Provincial agencies to implement a long term lake water quality testing/monitoring program that serves to confirm water quality for the benefit of tourism and the environmental integrity of the lake.
7. Will continue to investigate sources of funds and financing mechanisms to lessen the financial burden on all residents that may ultimately need to connect to a community sanitary sewer system.
8. Will continue a close working relationship with OIB with regard to system upgrades to their main water and sanitary sewer treatment plants and to extend the Servicing Agreement to accommodate growth and development at Gallagher Lake.
9. Will continue to engage community residents in their ongoing needs for infrastructure improvements and changes as the community evolves and circumstances arise.
10. Will collaborate with the Town of Oliver regarding the protection, access and use of the Irrigation Canal running through the community.

viii) adding a new sub-section 18.5 (Gallagher Lake Commercial Development Permit Area) under Section 18.0 (Development Permit Areas) to read as follows:

18.5 Gallagher Lake Commercial Development Permit (GLCDP) Area

18.5.1 Category

The Gallagher Lake Commercial Development Permit Area is designated under Section 488(1)(f) of the *Local Government Act*, for the establishment of objectives for the form and character of commercial development

18.5.2 Area

The lands shown as Gallagher Lake Commercial Development Permit Area on Schedule 'H' are designated as "Gallagher Lake Commercial Development Permit Area".

18.5.3 Justification

The Gallagher Lake commercial area is located on the west side of the Frontage Road with a focus on local, tourist commercial uses and other service. With Highway 97 running right through the community it is highly visible to many motorists. The commercial area serves as a strong focal point and it provides a sense of identity for the community. Residents would like to encourage the commercial area to develop as a pedestrian oriented, vibrant hub of mixed use commercial and residential land uses. Future development should be harmonious and in keeping with the current scale and character of Gallagher Lake.

18.5.5 Development Requiring a Permit

- .1 A development permit is required, except where exempt under Section 18.5.7 (Exemptions), for the following:
 - a) construction of, addition to or alteration of a building or other structure; and
 - b) alteration of the land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services.

18.5.6 Guidelines

- .1 A Development Permit is required for development within a GLCDP Area, and shall be in accordance with the following guidelines:
 - a) Buildings and Structures:
 - i) Buildings should define a pedestrian oriented first floor with canopies, window and door trim, varied building facades, and similar design features.
 - ii) Variety, continuity and pedestrian interest should be expressed in the design of buildings, especially at ground level and articulated roof lines are encouraged.
 - iii) Front entrances should be well defined and provide a focal point to the building.

- iv) Monolithic structures and long expanses of straight walls should be avoided.
- v) Large buildings should be designed in a way that creates the impression of smaller units and less bulk, by using building jogs and irregular faces.
- vi) Building finish should be consistent in terms of appearance and colour on all elevations, and should be comprised largely of stucco, rock, stone, brick, and wood materials.
- vii) Earth tones and natural colour schemes are encouraged but with some contrasting colours for accentuating architectural details, façade elements or change in materials.

b) Signage:

Notwithstanding the requirements of the Electoral Area "C" Zoning Bylaw, additional signage may be assessed and approved in keeping with the guidelines below:

- i) As part of an overall comprehensive sign plan, businesses may erect a combination of sign types. Signs must be of high quality and must be appropriately scaled to positively contribute to the community's visual appeal and people's overall experience.
- ii) Awning, canopy signs or projecting signs, must be located on the first storey of a building and must not project 2.5 metres beyond the face of the building.
- iii) Fascia signs should not exceed more than 15% of a building face.
- iv) Window signs should not exceed more than 15% of a window face.
- v) Businesses located on corners of intersecting streets may place signs on each building's frontage.
- vi) Only one sidewalk sandwich board sign per business is permitted and must be no larger than 1.0 m². Sandwich board signs must be located directly in front of the business it advertises and must not block pedestrian traffic.
- vii) Signs on roof tops, signs with flashing lights, outdoor neon signs, and signs with moving parts are not permitted.
- viii) Free standing signage is permitted if it is low, front lit or unlit, with a landscaped base, and free standing signage will not be permitted on Highway right-of-way without Ministry of Transportation and Infrastructure approval.

c) Access and Parking:

- i) New development must provide safe and efficient vehicle entrances, exits and site circulation as approved by Ministry of Transportation and Infrastructure.
 - ii) Sites should be designed in a way that accommodates alternative modes of transportation, with provisions made for such features as pedestrian sidewalks, bicycle and walking paths or lanes, and bicycle parking racks on the site. Networks on the site would link with networks off the site.
 - iii) Parking lots should be located at the side or rear of the principal buildings. Large parking areas should be broken into smaller groups that are screened and shaded with landscaping. Site distances at parking area aisle intersections must be preserved to ensure safety of vehicles and pedestrians.
- d) Screening, Landscaping and Amenities:
- i) Sites should be provided with screening in the form of walls, decorative fencing, hedging, planting, other screening materials or a combination of materials in the following areas:
 - .1 between parking areas and roadways; and
 - .2 between buildings and parking areas.
 - ii) Landscaping design plans prepared by a landscape professional will be required with landscaping densities designed to industry standards.
 - iii) Landscaping comprised of plant material that has high decorative value and is drought tolerant and indigenous is encouraged.
 - iv) Boulevards, landscaped areas, and setback areas adjacent to streets and boulevards should be planted with boulevard trees and a combination of shrubs, perennials and groundcover with mulch to conserve water and discourage weed growth.
 - v) Landscaping areas should include an underground irrigation system which should be programmed to maximize efficient water use.
 - vi) Any existing mature trees or remnant ecosystems that enhance the amenity and ecological functioning of the urban environment should be incorporated into the site design wherever possible.

18.5.7 Exemptions

A Development Permit is not required under this section for any of the following:

- a) routine building repairs / maintenance including new roof, residing, re-stuccoing, window and door replacement;
- b) internal renovations;
- c) canopies, awnings and decks;
- d) Building Code and safety requirements / upgrades such as fire alarms, fire exits, disabled ramps, etc.;
- e) building additions less than 20.0 m²;
- f) open roofed structures, gazebos and trellises;
- g) glass balcony enclosures;
- h) subdivision;
- i) construction of fences; and
- j) signs attached to businesses they are advertising and not installed at the same time as the building construction.

ix) adding new sub-sections 20.5.5-.8 under Section 20.5 (Other Studies and Initiatives) to read as follows:

- .5 Consideration of gaining public access to Gallagher Lake for local residents. (A more definitive survey of the public or properly defined study of the merits of public access is warranted).
- .6 Design of frontage road streetscape and pedestrian facilities.
- .7 Over time, review the extension of community water and sewer services throughout Gallagher Lake with the Osoyoos Indian Band and the local community and with recognition of the concerns of Country Pines residents about the potentially high costs of sewer service.
- .8 Acquisition and ongoing development and of trail corridors and local parks identified in the Plan.

x) replacing Section 20.6 (Other Agencies) under Section 20.0 (Implementation) to read as follows:

20.6 Other Agencies

The Regional District will need to work with Provincial agencies, the School District and other agencies to help implement and complement portions of the Plan.

With regard to the recommendations of the 2016 Gallagher Lake Area Plan, the Regional District will communicate with all necessary levels of government,

First Nations, local developers and institutions that will provide assistance, direction or cooperation in addressing the studies or initiatives in the Plan and:

- .1 Will coordinate with the Ministry of Transportation and Infrastructure regarding pedestrian safety, highway crossings, highway traffic speeds, and access along the highway and the Gallagher Lake Frontage Road design of streetscape and pedestrian facilities.
- .2 Will continue communication with all agencies regarding the use of the KVR right-of-way and river walkway to connect Gallagher Lake to a regional trail system.
- .3 Will develop the Vaseux Creek trail network, the Vaseux Creek Bridge underpass and walkways along either side of Highway 97 / Frontage Road to connect the community to the KVR.
- .4 Will coordinate with the Osoyoos Indian Band regarding provision of sanitary sewer treatment and water services in the short term and long term.
- .5 Will work with the Ministry of Environment and/or other Provincial agencies on establishing a water quality testing program for Gallagher Lake.

xi) replacing Schedule 'B' (Official Community Plan Map) with a new Schedule 'B' (Official Community Plan Map), as shown on the attached Schedule 'A' (which forms part of this bylaw).

xii) adding a new Schedule 'G' (Road and Trail Network Plan), as shown on the attached Schedule 'B' (which forms part of this bylaw).

xiii) adding a new Schedule 'H' (Form and Character Development Permit Areas), as shown on the attached Schedule 'C' (which forms part of this bylaw).

READ A FIRST AND SECOND TIME this 7th day of June, 2018.

PUBLIC HEARING held on this 5th day of July, 2018.

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

ADOPTED this ____ day of _____, 2018.

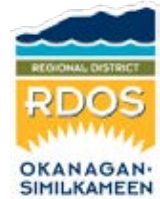
Board Chair

Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

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



Amendment Bylaw No. 2452.20, 2018

Project No: C2018.061-ZONE

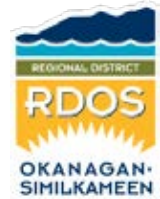
Schedule 'A'

Electoral Area "C" Official Community Plan Bylaw No. 2452, 2008
Schedule 'B' (Official Community Plan Map)

Regional District of Okanagan-Similkameen

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

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



Amendment Bylaw No. 2452.20, 2018

Project No: C2018.061-ZONE

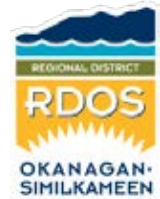
Schedule 'B'

Electoral Area "C" Official Community Plan Bylaw No. 2452, 2008
Schedule 'G' (Road and Trail Network Plan)

Regional District of Okanagan-Similkameen

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

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



Amendment Bylaw No. 2452.20, 2018

Project No: C2018.061-ZONE

Schedule 'C'

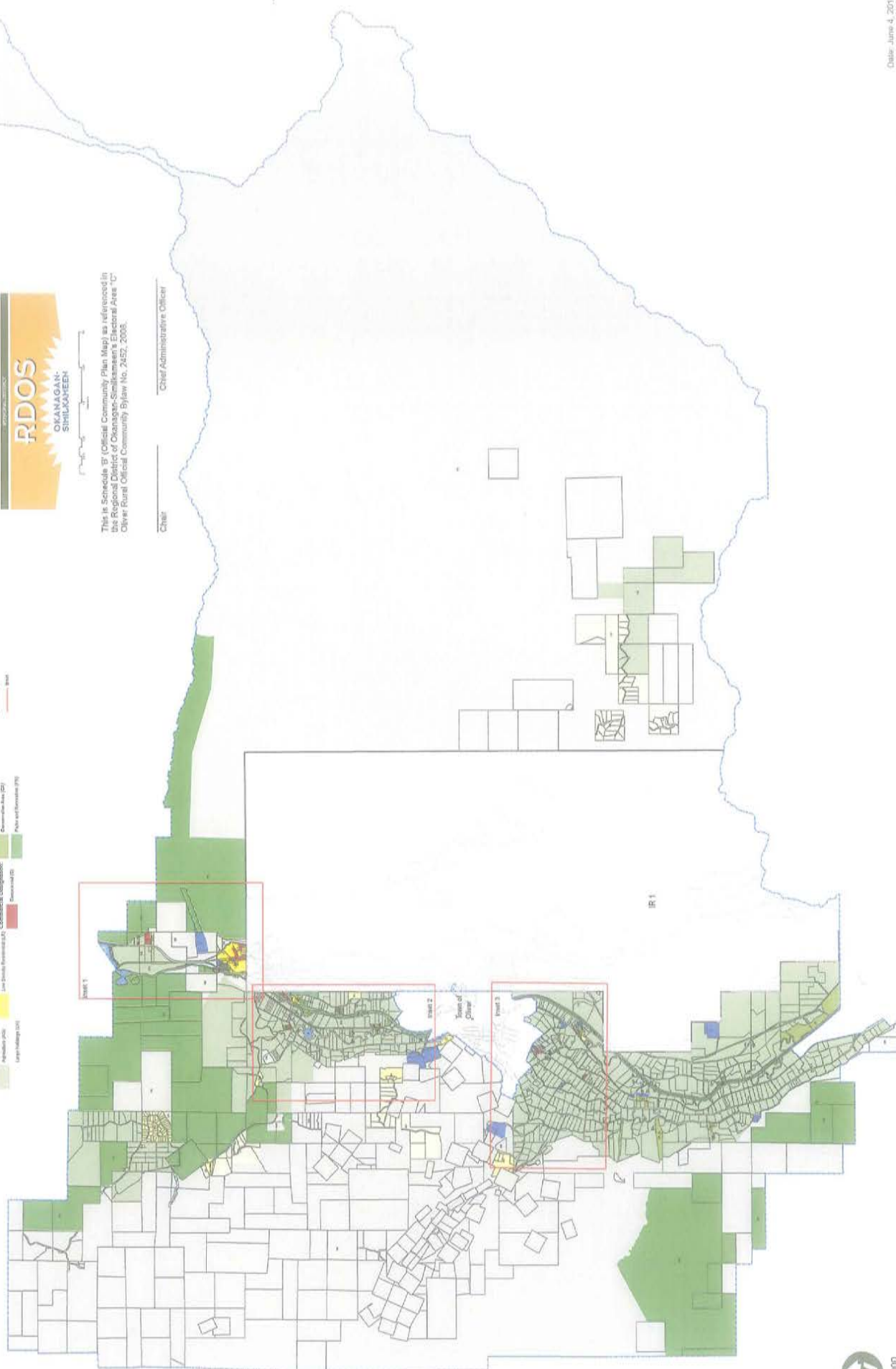
Electoral Area "C" Official Community Plan Bylaw No. 2452, 2008
Schedule 'H' (Form and Character Development Permit Areas)

Schedule 'B' – Oliver Rural Official
Community Plan Bylaw No. 2452, 2008.



This is Schedule 'B' (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "C" Oliver Rural Official Community Bylaw No. 2452, 2006.

Chief Administrative Officer



Official Community Plan Map

Schedule 'B' - Oliver Rural Official Community Plan Bylaw No. 2452, 2008.

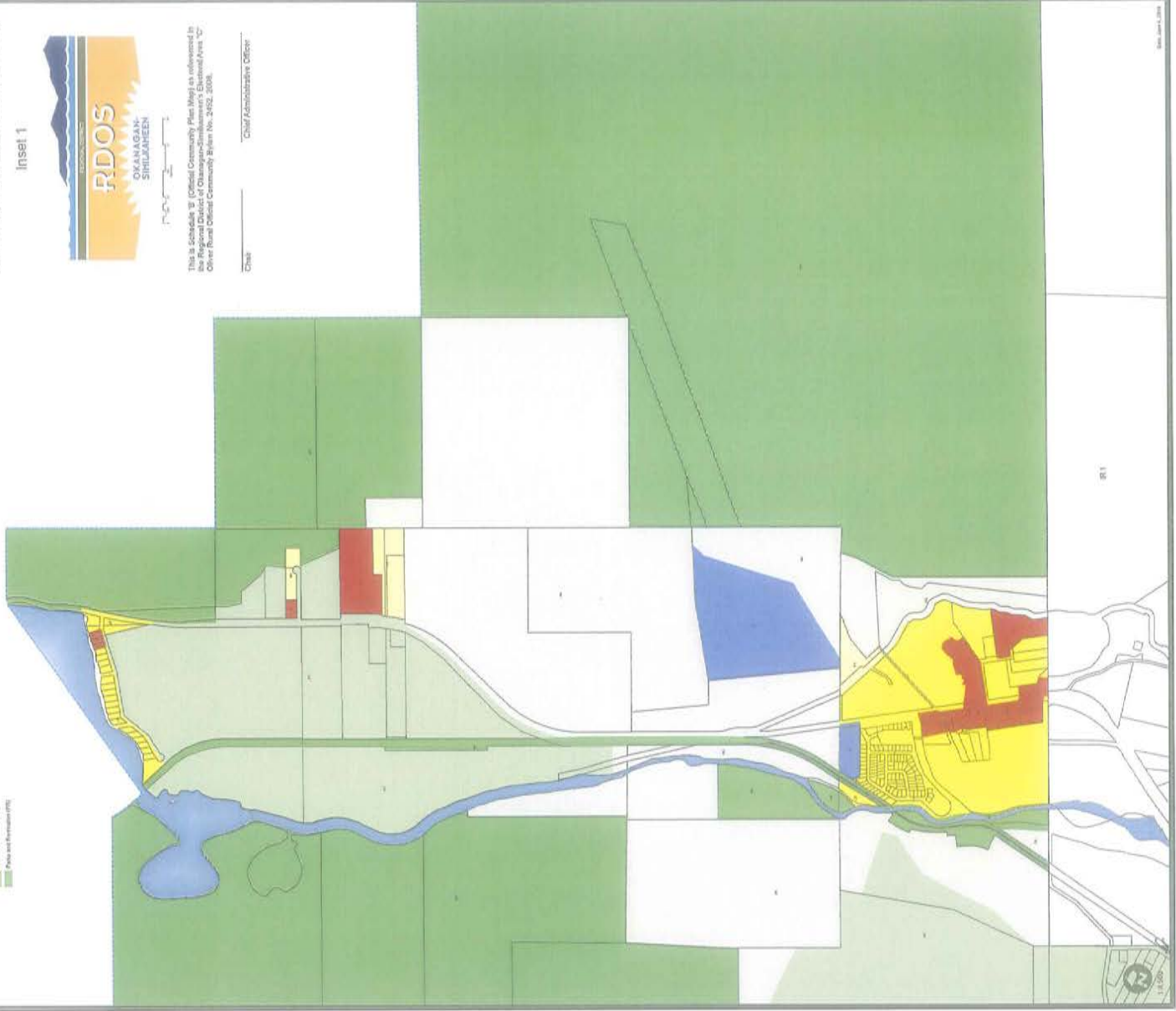
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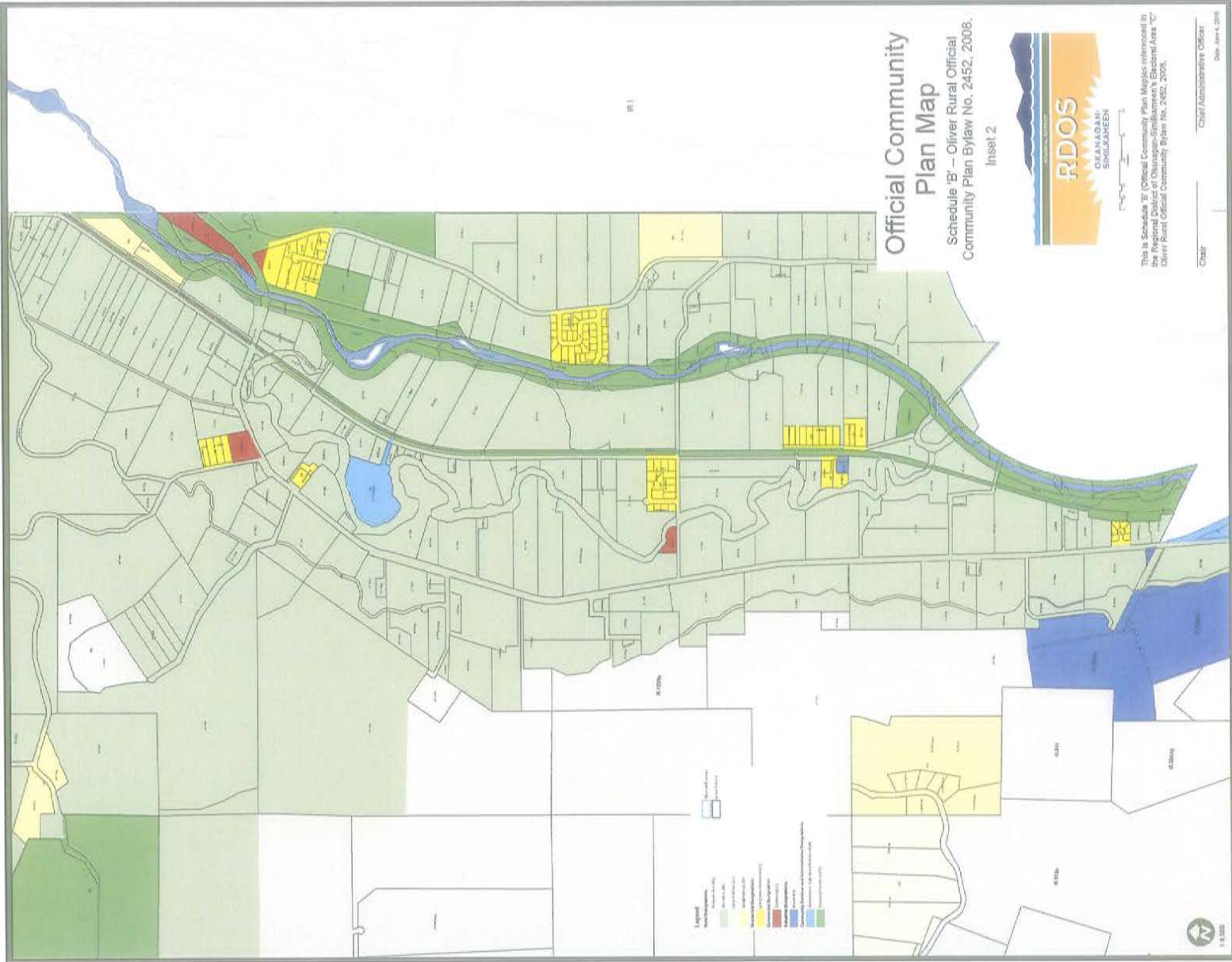


This is Schedule 'B' (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area 'C' Official Rural Official Community Bylaw No. 2452, 2008.

Chief _____ Chief Administrative Officer

- Legend**
- Rural Designations:**
- Residential (R)
 - Agriculture (A)
 - Forest (F)
 - Special Use (SU)
 - Industrial (I)
 - Low Density Residential (LD)
 - Medium Density Residential (MD)
 - High Density Residential (HD)
- Community Services and Administrative Designations:**
- Community Services (CS)
 - Administrative, Cultural and Recreational (ACR)
 - Other (O)
- Comprehensive Development (CD):**
- Comprehensive Development (CD)
- Industrial Designations:**
- Industrial (I)
- Other:**
- Other (O)
- Other:**
- Other (O)





Official Community Plan Map

Schedule 'B' – Oliver Rural Official Community Plan Bylaw No. 2452, 2008.

Inset 3



This is Schedule 'B' (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area 'C' Oliver Rural Official Community Bylaw No. 2452, 2008.

Chair

Chief Administrative Officer

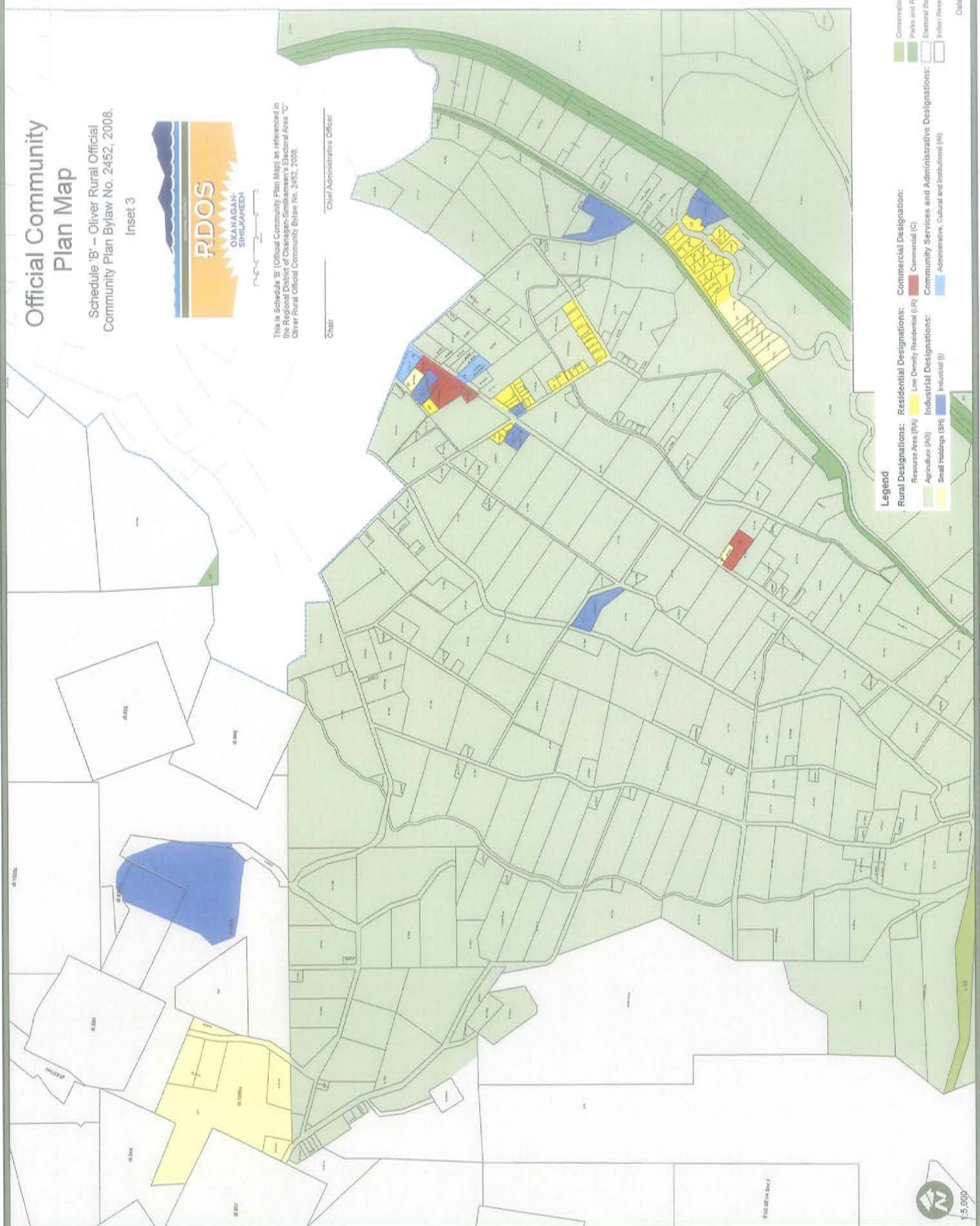
Legend

Rural Designations: Residential Designations:
 Resource Area (RA) Low Density Residential (LD)
 Agricultural (AG) Industrial Designations:
 Small Holdings (SH) Industrial (I)

Commercial Designation:
 Commercial (C)
Community Services and Administrative Designations:
 Administrative, Cultural and Institutional (AI)

Conservation Area (CA)
Parks and Recreation (PR)
External Boundary
Water Reserve

Date: June 4, 2018



File: 2018-06-04



Road and Trail Network Plan

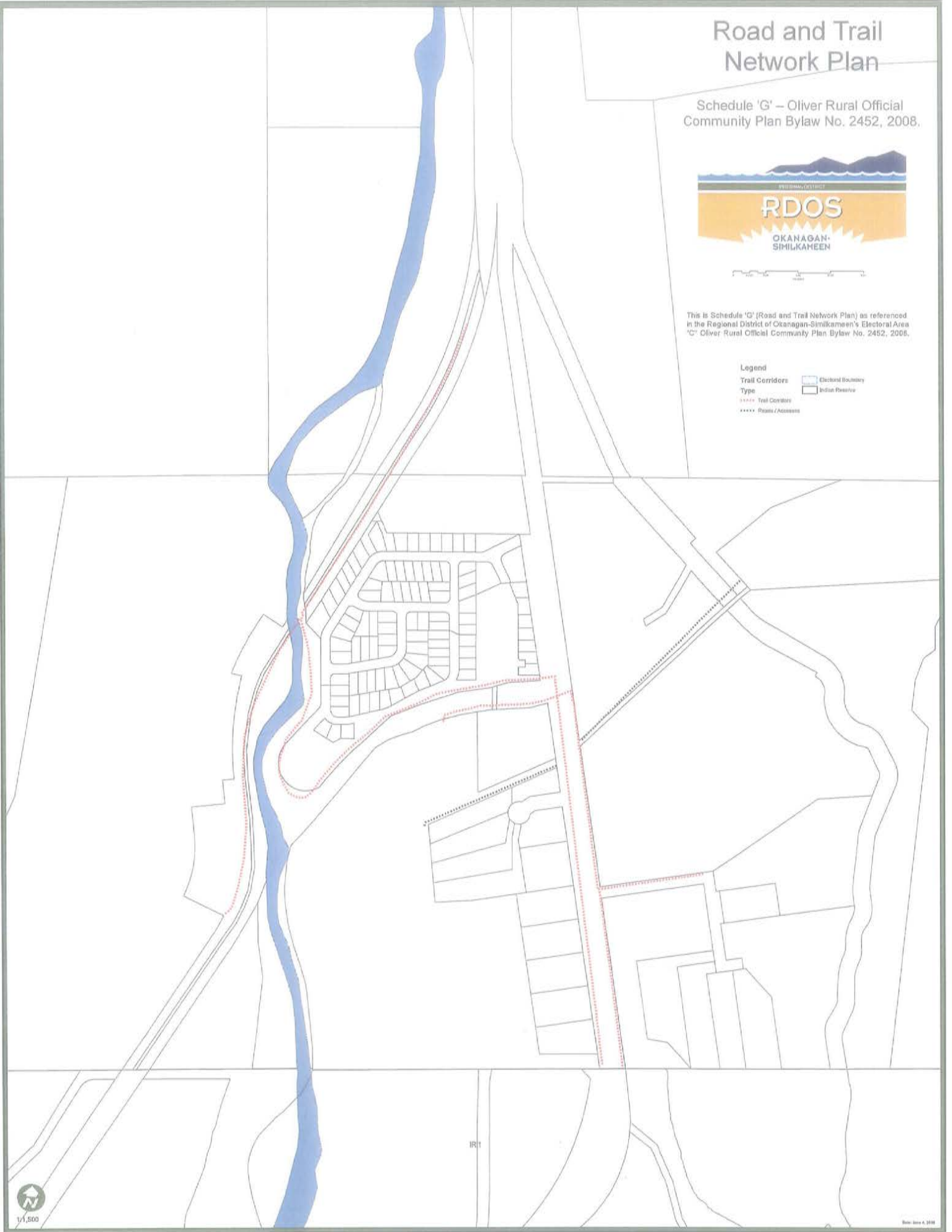
Schedule 'G' – Oliver Rural Official
Community Plan Bylaw No. 2452, 2008.



This is Schedule 'G' (Road and Trail Network Plan) as referenced
in the Regional District of Okanagan-Similkameen's Electoral Area
'C' Oliver Rural Official Community Plan Bylaw No. 2452, 2008.

Legend

Trail Corridors	Electoral Boundary
Type	Indian Reserve
..... Trail Corridors	
..... Paths / Access	



IR 1



1/1,500

Gallagher Lake Development Permit Area

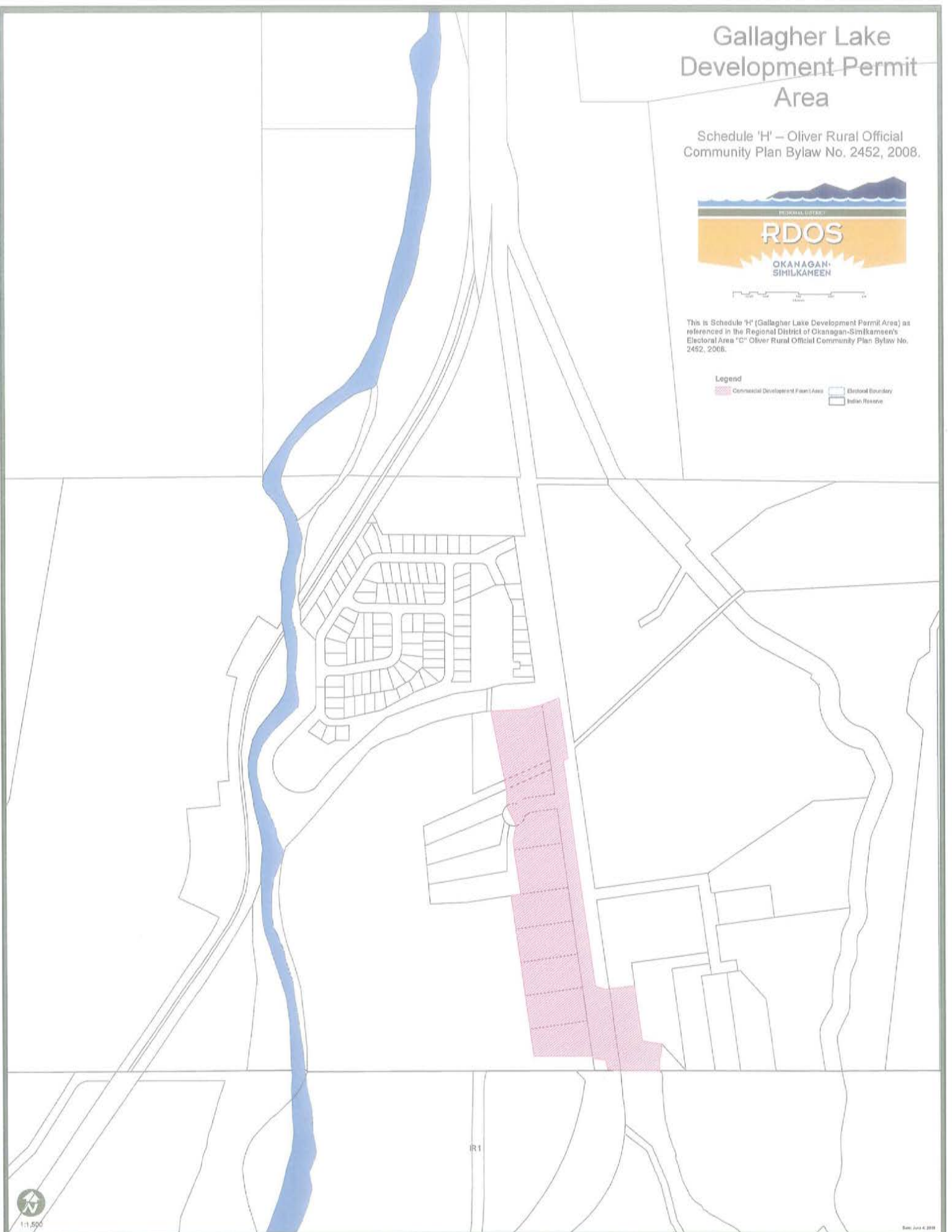
Schedule 'H' – Oliver Rural Official Community Plan Bylaw No. 2452, 2008.



This is Schedule 'H' (Gallagher Lake Development Permit Area) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "C" Oliver Rural Official Community Plan Bylaw No. 2452, 2008.

Legend

- Commercial Development Permit Area
- Electional Boundary
- Indian Reserve



1:1,500



OSOYOOS INDIAN BAND

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

OFFICE REVIEW RESULTS

May-15-18

Referral ID: Bylaw 2452.20 File C2018.061-ZONE
Reference #: R-77-001089
RTS #1396

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

Attention: Christopher Garrish,

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

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

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

Other recent court cases involving the Taku River Tlingit First Nation and the Haida Nation have heightened the accountability of British Columbia to consult with First Nations with respect to third party development activities on alleged Crown lands. The Court found that the Province of B.C. has a legal fiduciary obligation to deal with First Nations' concerns about their traditional lands and resources and that it is not necessary for B.C. First Nations to first prove the existence of our rights.

The tmxulaxw (land) which constitute the focus of this referral as well as the areas around it are of great cultural and heritage significance to the Osoyoos Indian Band. Some of the significant attributes include but are not limited to archaeological resources; habitation sites, resource procurement sites, resource processing sites, sacred sites including burials, pictographs, spiritual use areas, hunting and fishing locations, and various landforms. The Osoyoos Indian Band and Nation members have used, occupied, managed, and protected this tmxulaxw (land) since time immemorial.

GALLAGHER LAKE Area Plan

Based upon the results of our Preliminary Office Review of the proposed activity/development proper consultation and consideration of potential impacts and infringements to our Aboriginal Title and Rights cannot occur without the following recommendations. It is only with these recommendations that proper consultation can begin and the proposed activity/development can be reviewed .

- The proposed activity/development is located in a high potential archeological area. It is imperative that a qualified Archaeologist and two OIB field technicians conduct an Archaeological Overview Assessment and Preliminary Field Reconnaissance on the proposed areas before any ground altering developments occur.
- This area is a known use and occupancy area for OIB Community members; it is imperative that our Aboriginal interests are protected and managed in a way that it will not cause undue hardship on our community. We recommend that a Traditional Ecological Knowledge (TEK) Assessment be completed to locate known cultural heritage resources, prevent impacts, and propose appropriate mitigation measures.

Please advise the Osoyoos Indian Band in writing as to your ability to meet the above listed conditions as outlined. Failure to meet these conditions will result in our disapproval and objection of the proposed activity/development . We will not consent, agree, or otherwise approve of the activity / development.

Our participation in the referral and consultation process does not define or amend the Osoyoos Indian Bands Aboriginal Rights and Title, or limit any priorities afforded to Aboriginal Rights and Title, nor does it limit the positions that we may take in future negotiations or court actions. If you require further information or clarification, please do not hesitate to contact me.

Please contact me through email or phone at your earliest convenience to set up a meeting to discuss our concerns.

limlɛmt,



Amanda Anderson
Referrals Officer
Osoyoos Indian Band
aanderson@oib.ca
250-498-3444 Ext .3033
cc:

Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: May 10, 2018 10:08 AM
To: Planning
Subject: Gallagher Lake, Electoral Area C (C2018.061-ZONE)

With respect to the above noted file,

There are FortisBC Inc (Electric) ("FBC(E)") transmission and primary distribution facilities within the Gallagher Lake Area Plan. Applicants are responsible for costs associated with any change to a property's existing service, if any, as well as the provision of appropriate land rights where required.

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

FortisBC Overhead Design Requirements

<http://fortisbc.com/ServiceMeterGuide>

FortisBC Underground Design Specification

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

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

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

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

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

Best Regards,

Steven Danielson,
Contract Land Agent for:

Nicholas Mirsky, B.Comm., AACI, SR/WA
Supervisor | Property Services | FortisBC Inc.

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



Lauri Feindell

To: Cameron Baughen
Subject: RE: Bylaw Referral C2018.061-ZONE (Gallagher Lake)

From: Cameron Baughen
Sent: April 27, 2018 3:28 PM
To: Lauri Feindell <lfeindell@rdos.bc.ca>; Noelle Evans-MacEwan <nevansmacewan@rdos.bc.ca>
Cc: Christopher Garrish <cgarrish@rdos.bc.ca>
Subject: RE: Bylaw Referral C2018.061-ZONE (Gallagher Lake)

There appears to be no issues with the Solid Waste Plan. I can't comment on the Liquid Waste Plan which does exist for the area I believe.

Cameron Baughen, RDOS Solid Waste Management Coordinator
101 Martin Street, Penticton BC
Ph 250-490-4203 TF 1-877-610-3737
cbaughen@rdos.bc.ca www.rdos.bc.ca

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

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2452.20, 2018

☐ Approval Recommended for Reasons
Outlined Below

☒ Interests Unaffected by Bylaw

☐ Approval Recommended Subject to
Conditions Below

☐ Approval Not Recommended Due
to Reasons Outlined Below

Signature:  _____

Signed By: Janelle Rimell

Agency: Interior Health Authority

Title: Environmental Health Officer

Date: May 25, 2018

Lauri Feindell

From: Lacey, Cathy M FLNR:EX <Cathy.Lacey@gov.bc.ca>
Sent: May 24, 2018 10:58 AM
To: Planning
Cc: Christopher Garrish
Subject: Your file C2018.061-ZONE

Hi,

The Ecosystems Section of the Ministry of Forest Lands Natural Resource Operations and Rural Development has reviewed the above mentioned referral and has "No Concerns".

Thank you

Cathy Lacey
Admin Support
MFLNRO Penticton

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 5, 2018

RE: Zoning Bylaw Amendment – Electoral Area “D-2”

Administrative Recommendation:

THAT Bylaw No. 2455.33, 2018, Electoral Area “D-2” Zoning Amendment Bylaw be read a third time and adopted.

Purpose: To allow for development of an accessory dwelling unit in lieu of a secondary suite

Owner: Warren & Beverley Lee Applicant: Donna Butler (Ecora) Folio: D06752.280

Legal: Lot19, Plan KAP23178, DL 2710, SDYD, Except Plans KAP61627 & KAP86573 Civic: 102 Saliken Dr

Zoning: Large Holdings One Site Specific (LH1s) Proposed Zoning: Large Holdings One Site Specific (LH1s)

Proposed Development:

This application proposes to amend the zoning bylaw in order to allow for the legitimization of an accessory dwelling unit contained within an existing workshop building. Specifically, the proposal seeks to allow an accessory dwelling unit as a replacement of a secondary suite that is required to be located within the principal dwelling. No increase in density is proposed.

Site Context:

The subject property is approximately 4.0 ha in area and is located at the corner of Carmi Rd and Saliken Drive, adjacent to the City of Penticton’s boundary, in the area known as Upper Carmi.

Background:

A Public Information Meeting was held on April 9, 2018, at the Regional District office in Penticton and was attended by two (2) members of the public.

At its meeting of April 10, 2018, the Electoral Area “D” Advisory Planning Commission (APC) resolved to recommend to the Regional District Board that this development proposal be approved.

At its meeting April 19, 2018, the Regional District Board resolved to approve first and second reading of the amendment bylaw and directed that a public hearing be delegated to Director Siddon.

A Public Hearing was held on June 11, 2018, where approximately seven (7) member of the public attended (including the applicant).

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

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required as the subject property is situated beyond 800 metres of a controlled area (i.e. Highway 97).

NOTE: the Board is to consider adoption of Amendment Bylaw Nos. 2603.12 and 2455.30 at its meeting of July 5, 2018, which will amend the zoning of the Upper Carmi area from Small Holdings One (SH1) to Large Holdings One Site Specific (LH1s).

Analysis:

In considering this proposal, Administration notes that the proposal is not increasing the overall density permitted but is instead requesting that the secondary suite that is permitted within the principal dwelling be located instead in an accessory structure.

The Board should be aware that the Regional District has received a number of inquiries regarding permission to develop 'carriage houses' on properties in Upper Carmi, and that Administration plans to assess options across Electoral Areas in terms of permitting this type of accessory housing.

Concerns regarding 'carriage houses' on un-serviced properties include issues such as water supply, and how septic is disposed (e.g. will it tie into an existing system or require a new one?), where it is to be located on a property, and future potential to subdivide. Given the unresolved issues and concerns regarding 'carriage houses' generally, and the constraints within the Upper Carmi area specifically, the subject application is seen as a "one-off" and Administration will need to assess any future carriage house or accessory dwelling applications on the merits of a case by case basis.

In this instance, Administration is supporting a site specific zone that will pertain only to the subject property as it will be investigating the issue of 'carriage houses' in the future. Any future enforcement related matters regarding use of the property will be dealt with under a separate application or process as required.

Alternative:

THAT first and second reading of Bylaw No. 2455.33, 2018, Electoral Area "D" Zoning Amendment Bylaw be rescinded and the application be abandoned.

Respectfully submitted

ERiechert

E. Riechert, Planner

Endorsed by:

CG

C. Garrish, Planning Supervisor

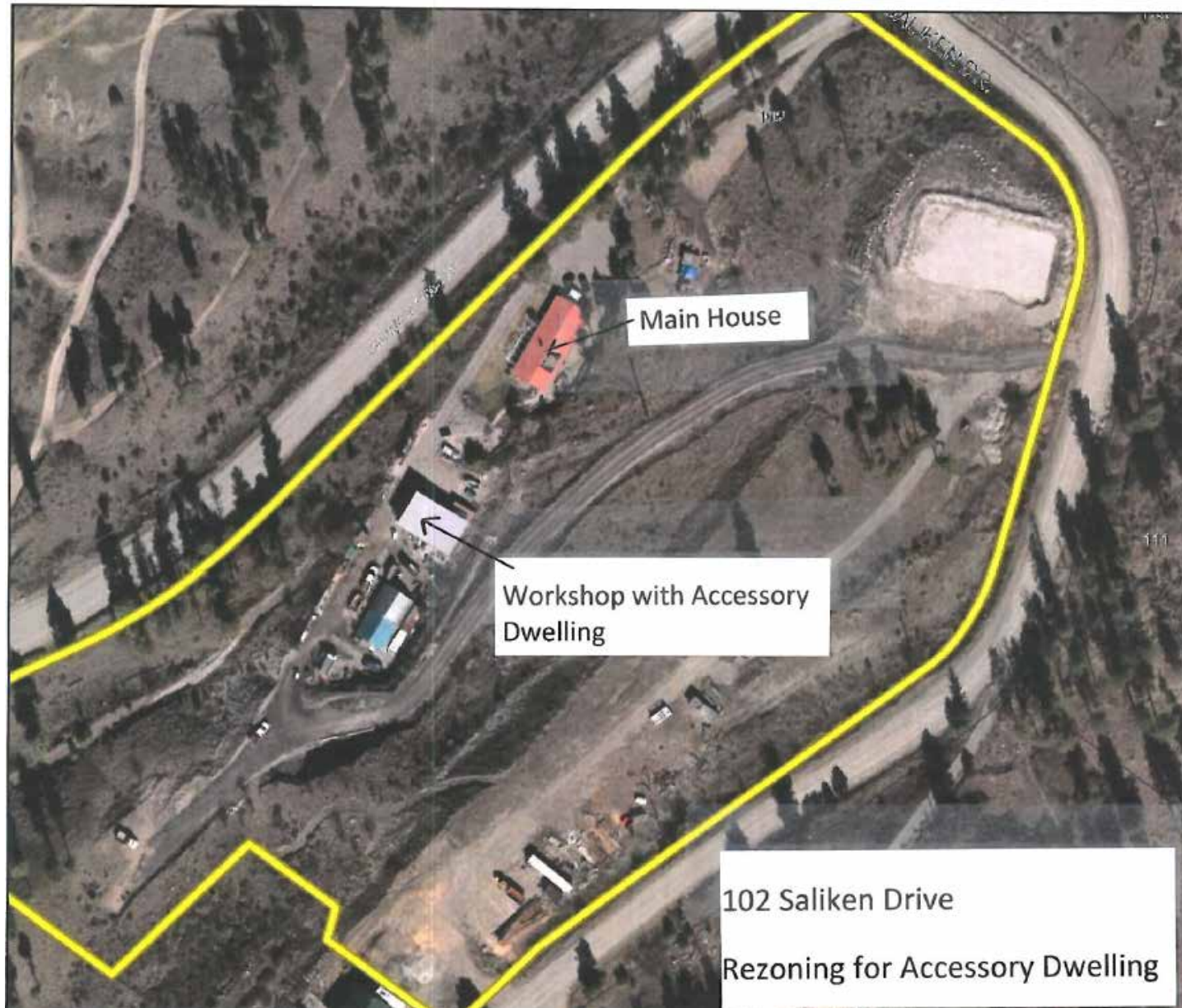
Endorsed by:

B. Dollevoet

B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Applicant's Site Plan

Attachment No. 1 – Applicant's Site Plan



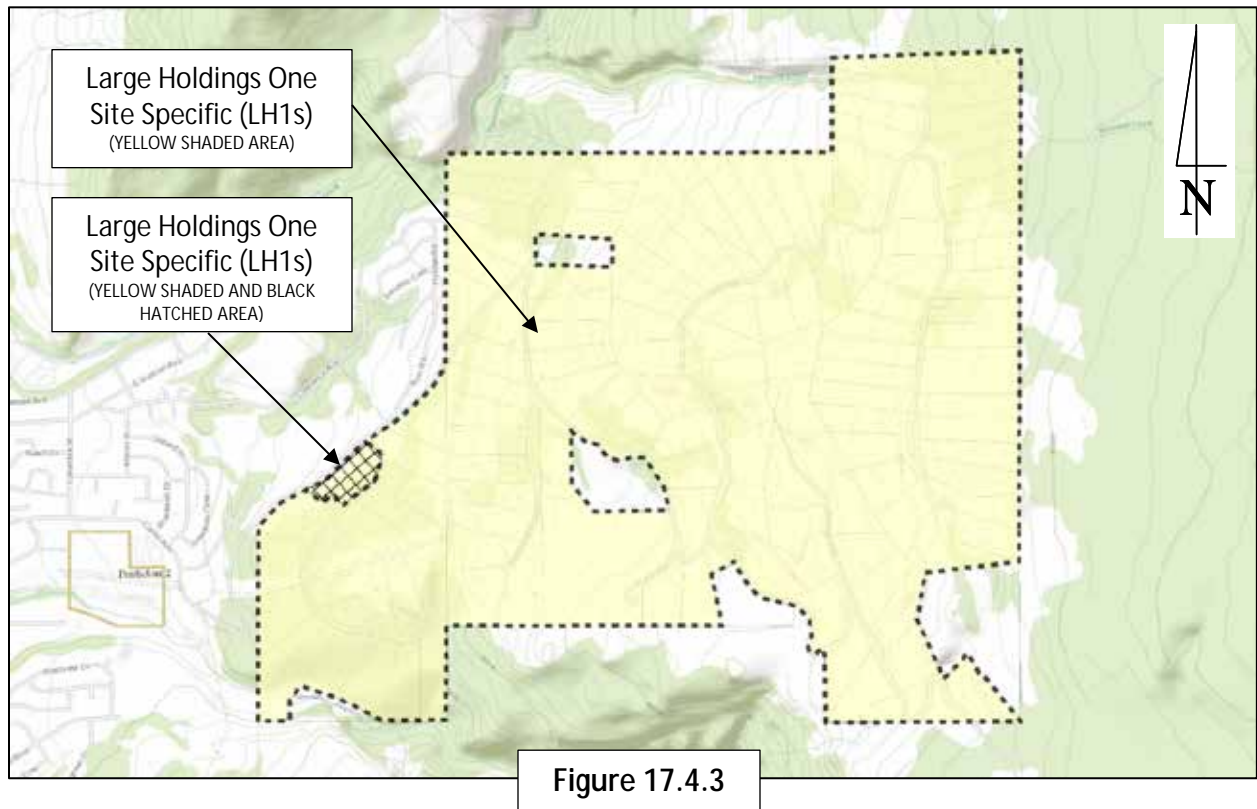
REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2455.33, 2018

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

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

1. This Bylaw may be cited for all purposes as the "Electoral Area "D" Zoning Amendment Bylaw No. 2455.33, 2018."
2. The "Electoral Area "D" Zoning Bylaw No. 2455, 2008" is amended by:
 - i) adding a new Section 17.4.4 under Section 17.4 (Site Specific Large Holdings One (LH1s) Provisions) to read as follows:
 - .4 In the case of land described as Lot 19, District Lot 2710, SDYD, Plan 23178 Except Plans KAP61627 and KAP86573, and shown shaded yellow and hatched black on Figure 17.4.3:
 - a) despite Section 7.12.1, a secondary suite shall be located in either a principal single detached dwelling unit or an accessory structure; and
 - b) the regulations contained at Section 17.4.3 shall apply.
 - ii) replacing Figure 17.4.3 in its entirety with the following Figure 17.4.3:



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

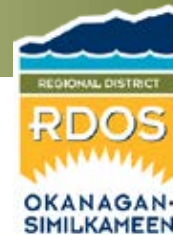
PUBLIC HEARING held on this 11th day of June, 2018.

READ A THIRD TIME this ____day of ____, 2018.

AND ADOPTED this ____day of ____, 2018.

Board Chair

Corporate Officer



TO: Regional Board of Directors

FROM: Chair Tom Siddon, Electoral Area "D"

DATE: June 11, 2018

RE: Public Hearing Report - Amendment Bylaw No. 2455.33, 2018

Purpose of Bylaw:

The amendment bylaws proposes to amend the Electoral Area "D" Zoning Bylaw No. 2455.33, 2008, by changing the zoning designation from Small Holdings One (SH1) to Small Holdings One Site specific (SH1s) to permit an accessory dwelling located in an existing workshop building, as a replacement for a secondary suite normally located within the principal dwelling.

Public Hearing Overview:

The Public Hearing for Bylaw No. 2455.33, 2018, was convened on Monday, June 11, 2018 at 6:02 p.m., at RDOS Board Room 101 Martin Street, Penticton.

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 7 members of the public present.

Chair Siddon called the Public Hearing to order at 6:09 p.m. at the RDOS Board Room, 101 Martin Street, Penticton.

The hearing convened pursuant to Section 464, 465 & 468 of the *Local Government Act* in order to consider Amendment Bylaw No. 2455.33, 2018.

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

Copies of reports and correspondence received related to Bylaw No. 2455.33, 2018, were available for viewing at the Regional District office during the required posting period.

Summary of Representations:

There was 1 written brief submitted at the public hearing.

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

E. Riechert, Planner, outlined the proposed bylaw.

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

Alex Juhasz of 123 Saliken Dr. Submitted written brief.

Rhonda Reynen of 135 Saliken Dr. In support of application. Application does not directly affect them.

Warren Lee 102 of Saliken Dr (applicant). Wants to look after brother. Requesting the rezoning to have a caretaker live on the property.

Karl Pramberger of 134 Saliken Dr. Sympathizes with the applicant. Has concern that application sets precedent for the neighbourhood and that it gives the impression that others in the neighbourhood can apply for the same thing. Not in support of application. Would prefer to see a structure built in accordance with current bylaws. Concerned about property values and does not want to see them diminished.

E. Riechert. Clarified a secondary suite is permitted as per the Zoning Bylaw. The proposed rezoning does not change the density on the property.

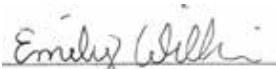
Chair Siddon asked a second time if there was anyone who wished to speak further to the proposed bylaw.

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 6:25 p.m.

Recorded by:

Confirmed:

Confirmed:



ERiechert

Emily Williamson
Recording Secretary

Evelyn Riechert
Planner

Tom Siddon
Chair

June 11, 2018

TOM SIDDON
Director Electoral Area 'D2'

Public Hearing Bylaw No. 2455.33,2018
c/o Regional District of Okanagan-Similkameen
101 Martin Street
Penticton, BC
V2A 5J9

**Re. Electoral Area "D-2" Zoning Bylaw Amendment 102 Saliken Drive
(Lot 19, District Lot 2710, SDYD, Plan 23178 Except Plans KAP61627 and KAP86573)**

As stated in the Public Notice, an application has been made to permit an accessory dwelling to be located in an existing workshop building. As direct neighbours to the property in question, my wife and I do consider ourselves affected by the proposed Zoning Bylaw Amendment.

Our main concern is that by granting this request, the RDOS will set a precedent and give property owners in the area, reason to believe that all they need to do is to apply for a variance, if they see a benefit, and it will be granted to them. Approval of this proposed amendment has the potential to become the 'law of the land'.

Also, it might lead to misuse of the stated purpose, while in reality the intended purpose might be to create an income property.

We also object to the 'rule of convenience', meaning to build first, and apply for rezoning when it's not legal.

Other questions which come to mind are: is it safe, what about water supply, sewage disposal and fire danger? At times, we can smell diesel fumes coming from the workshop area.

If in a household, a family member needs care and additional floor space in the principal dwelling is therefor needed, there are provisions in the applicable bylaws of the RDOS to allow just that. No need for rezoning.

For the above reasons, we are opposed to permitting rezoning of Lot 19, at 102 Saliken Drive.

[REDACTED]
Karl and Angela Pramberger
[REDACTED]

June 11, 2018

Re: Amendment Bylaw No. 2455.33, 2018 (102 Saliken Drive).

We do **NOT** support the amendment of this Bylaw for the following reasons and concerns.

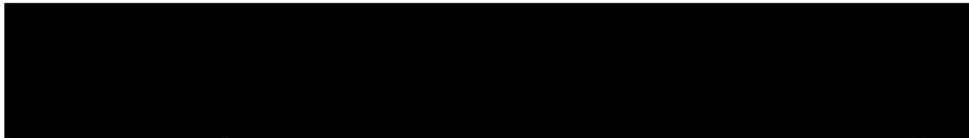
1. Approving the Bylaw would set a detrimental precedent for our neighbourhood as well as for all of the Upper Carmi Community and the RDOS as a whole. Furthermore, setting a precedent is unnecessary because there is an appropriate mechanism to provide an additional accommodation at this location – adding a suite to the main dwelling under the existing Bylaws. With such a simple solution in hand, amending the Bylaw with its potentially harmful consequences -- a precedent that could be evoked and applied throughout the impending nine RDOS districts -- is inappropriate and unwarranted in this case. Moreover, since a simple solution is available to provide additional accommodation at this location, the following conclusion comes to mind: there is no clear and convincing reason for the Amendment of the existing Bylaw?
2. Approval would also perpetuate a culture of exceptions – variances and amendments *etc.* Over the twenty years we have lived in the RDOS, this apparent culture appears to knowingly take advantage of the latitude and leniency of the Bylaw system that is hobbled by the legal costs of challenging such applications that are apparently designed to penetrate the weak points in the Bylaws and their application. Perpetuating such a culture engenders the perception that the extant Bylaws are almost empty and valueless. Perpetuation of this culture gums-up the function of the RDOS. Each exception burdens the RDOS, hence the taxpayer, with more costs.
3. Not approving the Amendment would suggest that an inflexion point has been recognized where the culture of exceptions will no longer be tolerated in cases where existing Bylaws work efficiently and effectively. In a recent case where The Penticton City Council denied a variance application, Councilor Judy Senten said, "at some point here,

the line here has to be reinforced, or our whole system of bylaws here is worthless.” (See appendix). In the case of 102 Saliken Drive, adding a suite to the main dwelling is the more appropriate remedy rather than granting an exception – an amendment to the existing Bylaw.

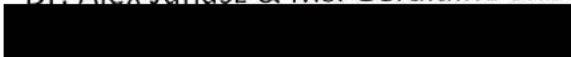
4. We have concerns about the proposed and future use of the suite. How would the RDOS monitor the usage of the suite to ensure it truly fulfills rather than strays from its proposed purpose? What happens when the situation changes?
5. In discussing this matter, we ask The Board to consider the opinions of the members of the immediate neighbours with substantially more weight than those outside our community. We live here. We make our homes here. We should therefore have significantly more say in our neighbourhood than those who don't reside here.

In conclusion, we do **NOT** support the Amendment and we ask The Board to consider not approving the Amendment for the reasons and concerns stated above.

Respectfully,

A large black rectangular redaction box covering the signature area.

Dr. Alex Juhasz & Ms. Geraldine Shockey

A black rectangular redaction box covering the contact information.

Appendix

Castanet Article: Colin Dacre (June 6, 2018)

Councilor's Sentes's comments can be found in the second last Paragraph

<https://www.castanet.net/news/Penticton/228181/Monster-wall-must-be-rebuilt>

Monster wall must be rebuilt

Colin Dacre - Jun 6, 2018 / 11:01 am



Photo: City of Penticton

Red section of wall previously approved by the city, blue section (on property line) deemed illegal.

A massive retaining wall illegally constructed at the edge of a new subdivision must come down and be rebuilt to comply with city bylaws, city council ruled Tuesday.

Wade Wagstaff of Grizzly Excavating was before council to ask for a variance that would have seen him make minor changes to a wall built on the property line at 2753 Evergreen Drive, the southmost lot at the under-construction Avery Heights Subdivision.

The 7.23 metre wall had drawn the ire of the landowner next door, Hugo Deuschle, who urged city councillors to stick to their bylaws which limit retaining walls on property lines to 1.2 metres.

"He created a view lot, gained an excellent view lot — I lost," he said, claiming he would lose up to 20 per cent of the value on four of his impacted lots.

City staff had recommended council accept the variance, which would have seen the wall stepped back 1.2 metres about halfway up the wall.

"I do feel bad, I'm a pretty honest person," Wagstaff said. "It was never our intention to do any harm to the Deuschles and their property value."

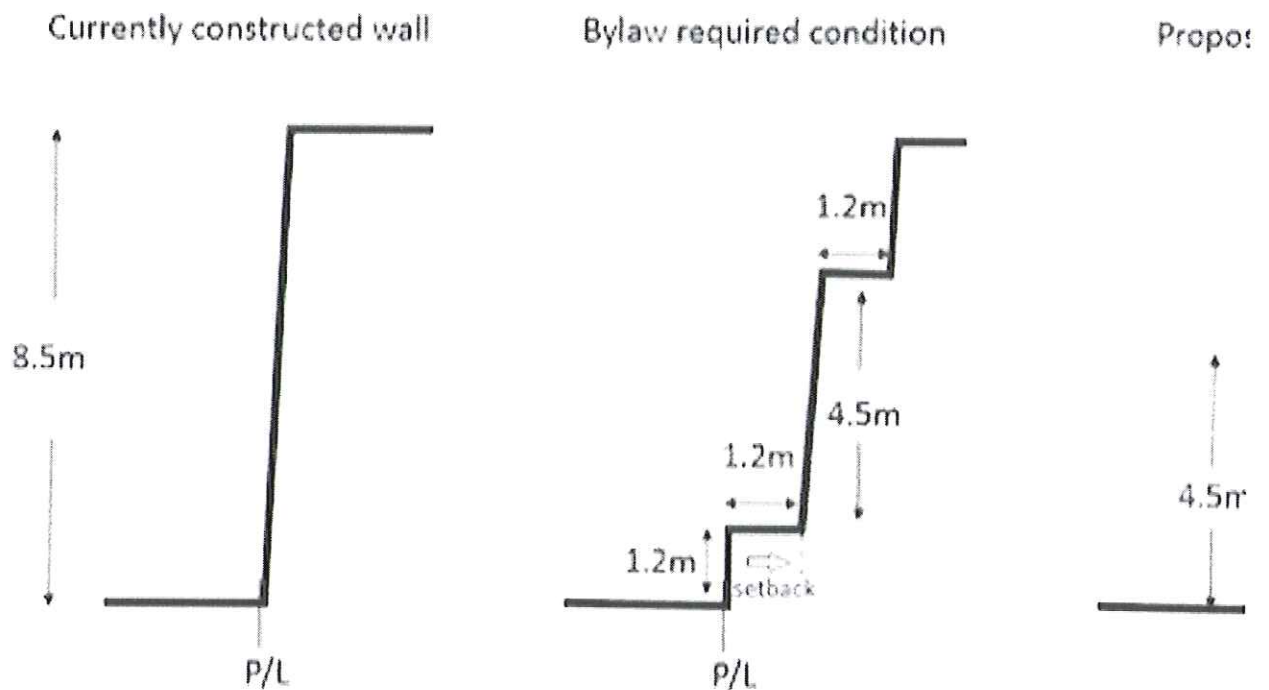
"I was pretty shaken up and shocked when this all came to light there was an issue. I apologize for having to sit before you all and plead my case," he added.

Council didn't bite.

"We shouldn't be here at all. We are in a position now where we have to follow our bylaws and we are neglect if we don't," Coun. Campbell Watt said. "I truly feel bad for the Wagstaffs and the position they are in, but I don't think we should have to pay for their mistake."

Coun. Judy Sentes said developers need to be building according to the land and stop relying on variances, "at some point here, the line here has to be reinforced, or our whole system of bylaws here is worthless."

Council ended up voting 5 - 1 (Picton opposed) to order the wall come into compliance with city bylaws. The changes will require Wagstaff to break the wall into three steps. The ultimate height of the wall will be unchanged.



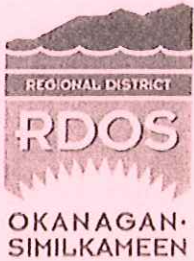
PREVIOUSLY VIEWED AT

APRIL 19, 2018

BOARD MEETING

(1ST-2ND)

BID MTA: APR 19, 2018
ADDITIONAL REPRESENTATION
D.08.b. D2018. (28-ZONE)
Lee



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.:

FROM: Name:

Patrick /melanie Simpson
(please print)

Street Address:

Tel/Email:

RE:

Re: Rezoning 102 Saliken
Drive, Penticton, BC

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.

See attached.

RECEIVED
Regional District

APR 13 2018

Feedback Forms must be completed and returned to the Regional District

no later than Wednesday April 15, 2018

101 Martin Street
Penticton BC V2A 5J9

Pat Simpson

From: Melanie <
Sent: April 9, 2018 8:12 AM
To: eriechert@rdos.bc.ca
Cc: Melanie; Kieson
Subject: Proposed Rezoning of 102 Saliken Drive

Hello,

In regards to the rezoning application of 102 Saliken Drive, we are not in support of this. While we do sympathize with their individual situation and they have, but due to the precedent it would set for the entire RDOS we are opposed.

We have chosen to live in a low density residential area, and by this being approved we foresee the possibility of the density doubling among other issues it would bring forth.

Thank you,

The Simpson's

Lauri Feindell

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: March 20, 2018 2:57 PM
To: Planning
Cc: Lauri Feindell
Subject: RE: Bylaw Referral - D2018.028-ZONE (2455.33, 2018)

Hello RDOS planners!

Thank you for your referral regarding proposed rezoning for 102 Saliken Road, PID 006557651, L 19 DL 2710 SIMILKAMEEN DIVISION YALE DISTRICT PL 23178 EXC PLS KAP61627 & KAP86573. According to Provincial records there are no known archaeological sites recorded on the subject property.

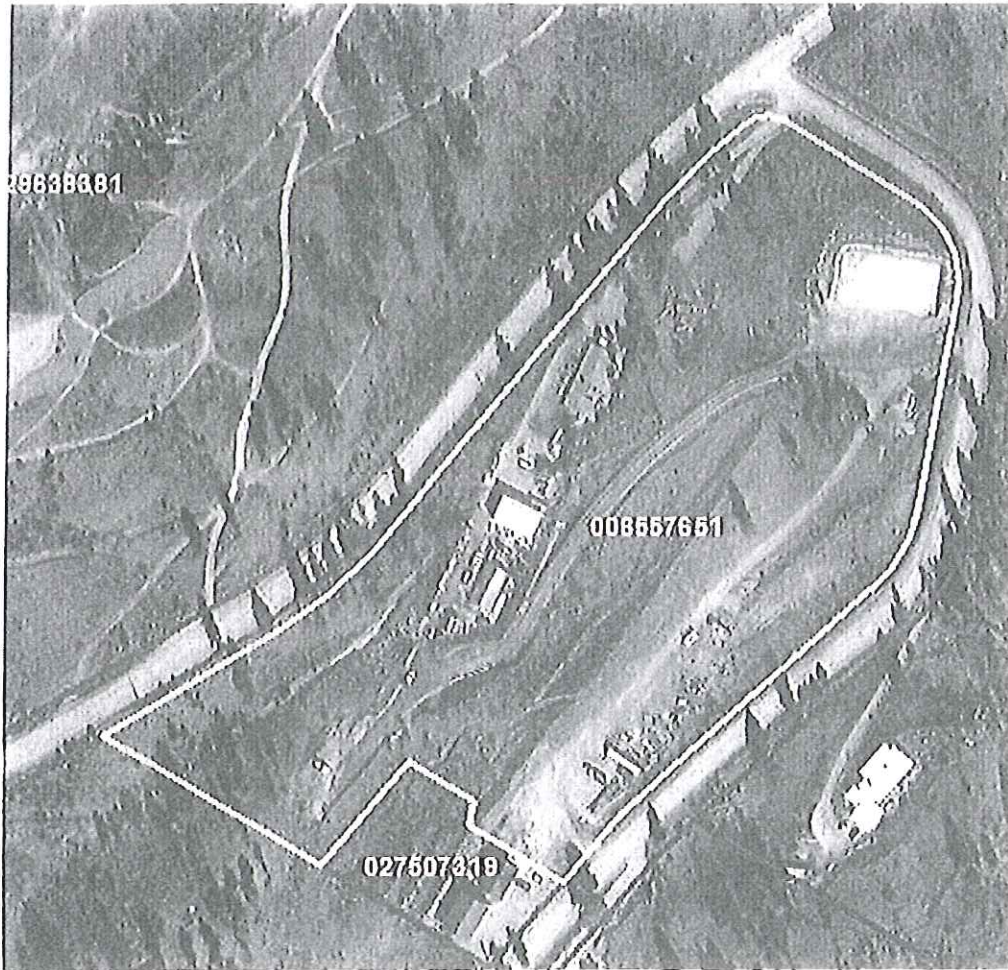
There is always a possibility for unknown archaeological sites to exist on the property. Archaeological sites (both recorded and unrecorded) are protected under the *Heritage Conservation Act* and must not be altered or damaged without a permit from the Archaeology Branch. If any land-altering development is planned for the property, 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.

Please review the screenshot of the property below (outlined in yellow). If this does not represent the property listed in the referral please contact me.

Do not hesitate to contact me if you have any further questions.

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 11:57 AM
To: HBE@interiorHealth.ca; FLNR DOS Referrals CSNR:EX; 'development@penticton.ca'; Cooper, Diana FLNR:EX; 'fbclands@fortisbc.com'; Referral Apps REG8 FLNR:EX; lucy.relss@canada.ca
Subject: Bylaw Referral - D2018.028-ZONE (2455.33, 2018)

Re: Project No. D2018.028-ZOE
Bylaw Referral
Amendment Notification Bylaw No. 2455.33, 2018

Please find attached a Bylaw Referral for the above noted amendment with a link to the website that has the relevant documents (link below as well). Please forward any comments/concerns you may have to planning@rdos.bc.ca.

If you have any questions, please contact Evelyn Riechert at eriechert@rdos.bc.ca.

Lauri Feindell

To: Referral Apps REG8 FLNR:EX
Subject: RE: Bylaw Referral - D2018.028-ZONE (2455.33, 2018)

From: Referral Apps REG8 FLNR:EX <ReferralAppsREG8@gov.bc.ca>
Sent: March 13, 2018 2:14 PM
To: Lauri Feindell <lfeindell@rdos.bc.ca>
Cc: Evelyn Riechert <eriechert@rdos.bc.ca>
Subject: RE: Bylaw Referral - D2018.028-ZONE (2455.33, 2018)

Hi,

Ecosystems Biologist, Brian Robertson, with the Ministry of Forest Lands Natural Resources and Rural Development has reviewed the above noted referral and has "No Comment".

Thank you

Cathy Lacey
Admin Support
MFLNRO Penticton

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2455.33, 2018

- | | |
|---|---|
| <input type="checkbox"/> Approval Recommended for Reasons Outlined Below | <input type="checkbox"/> Interests Unaffected by Bylaw |
| <input type="checkbox"/> Approval Recommended Subject to Conditions Below | <input type="checkbox"/> Approval Not Recommended Due to Reasons Outlined Below |

Interests unaffected

Signature: Mary Lee

Signed By: Marianne Hassen

Agency: Interior Health Unit

Title: Environmental Health Officer

Date: 4/6/2018

CC-Agent - Apr 9/



Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: April 5, 2018 2:25 PM
To: Planning
Subject: Saliken Dr, 102 RDOS (D2018.028-ZONE)

With respect to the above noted file,

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Saliken Drive. 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

FORTIS BC

cc Agent Apr 9 

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 5, 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 adopted.

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.

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 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.

At its meeting of June 21, 2018, the Regional District Board resolved to approve third reading, as amended, of the amendment bylaw.

Approval from the Ministry of Transportation and Infrastructure (MoTI) due to the changes approved to the amendment bylaw at 3rd reading and these changes applying to land within 800 metres of a controlled area, was obtained on June 26, 2018.

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"

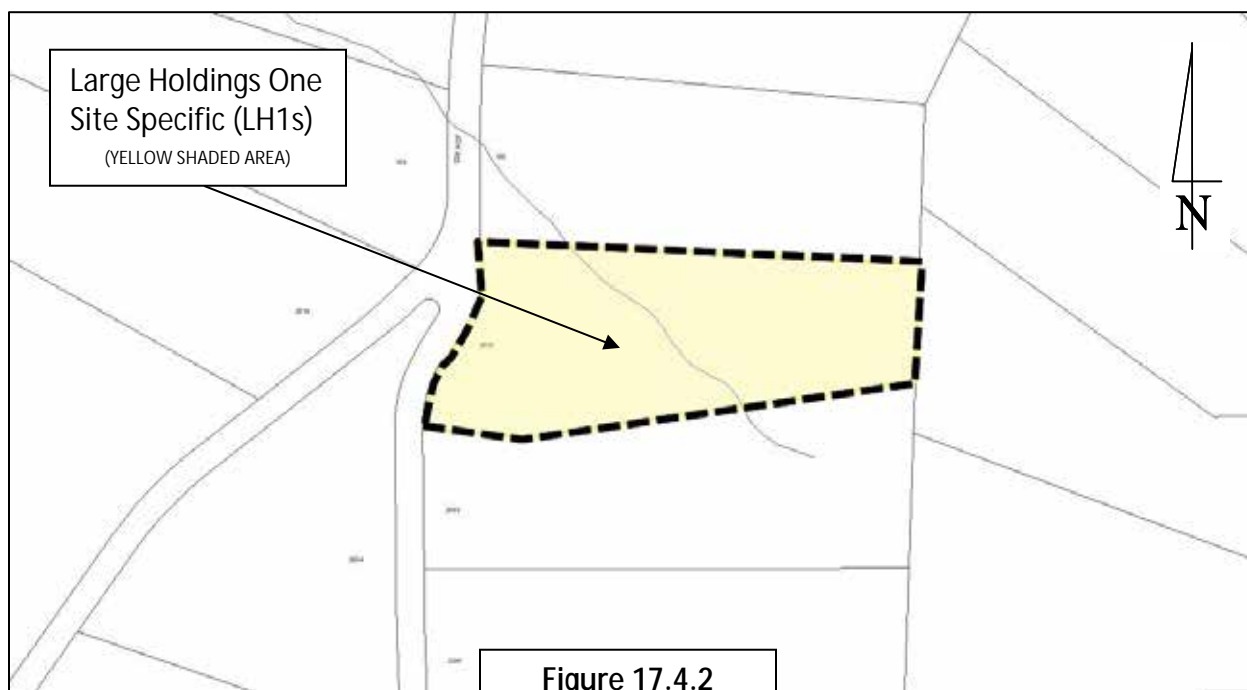
2. The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing the land use designation on:
 - i) the land shown shaded yellow on Schedule 'D-101', which forms part of this Bylaw, from Small Holdings (SH) to 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.

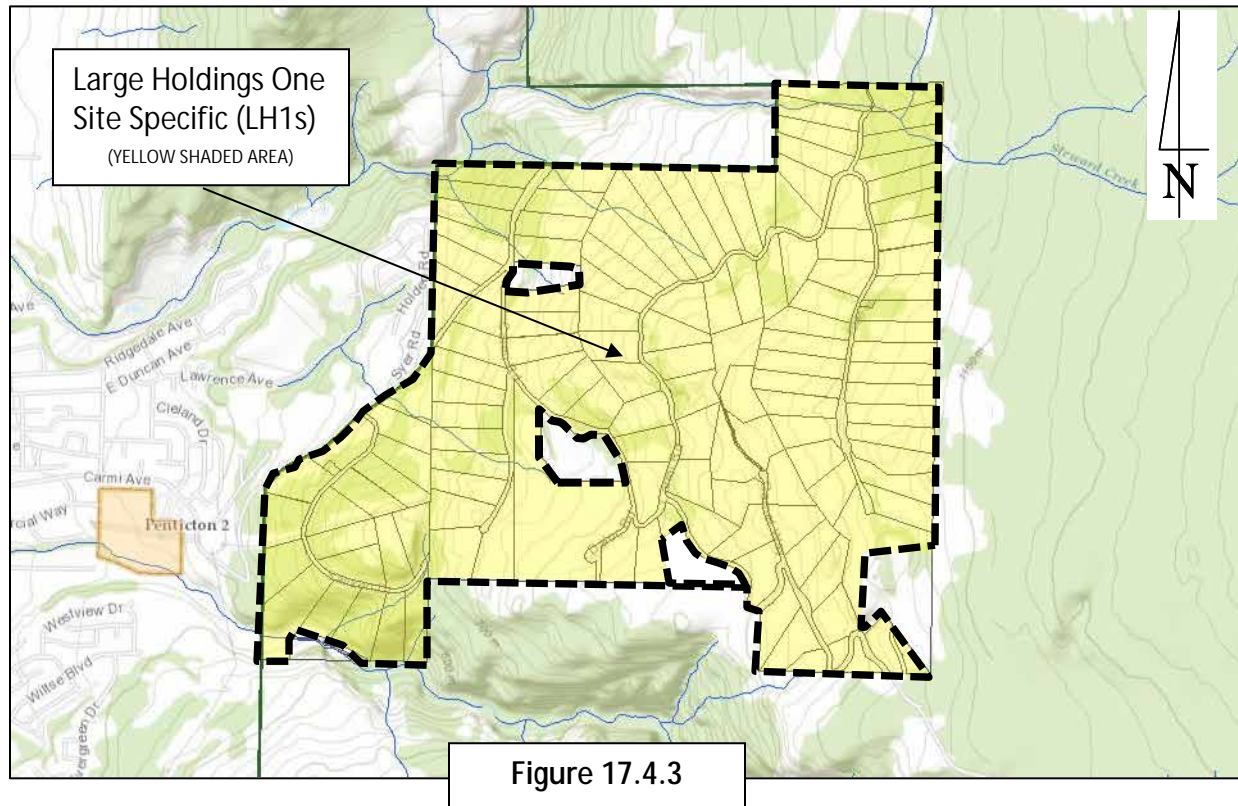


vi) adding a new Section 17.4.3 under Section 17.4 (Site Specific Large Holdings One (LH1s) Provisions) to read as follows:

.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

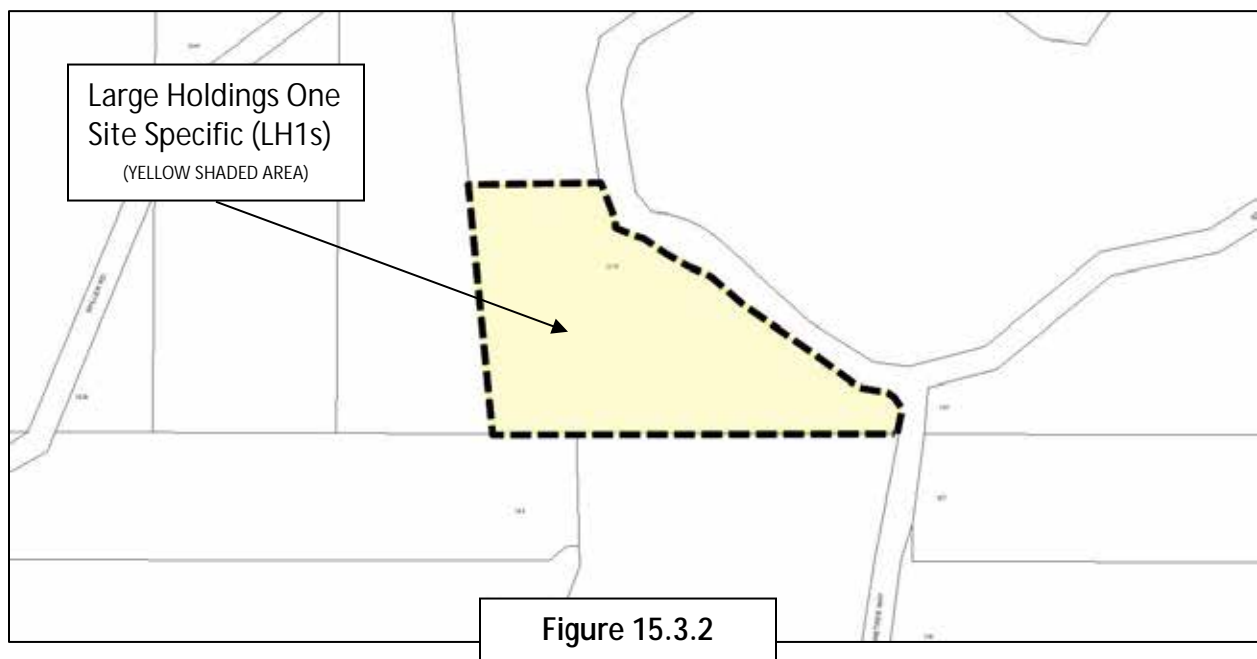
residential, hobby farming, limited agriculture and others uses that fit within the rural character of the surrounding area.

- .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 21st day of June, 2018.

Approved pursuant to Section 52(3) of the *Transportation Act* this 26th day of June, 2018.

ADOPTED this 26th day of June, 2018.

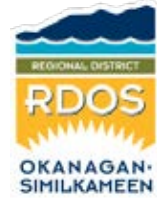
Board Chair

Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

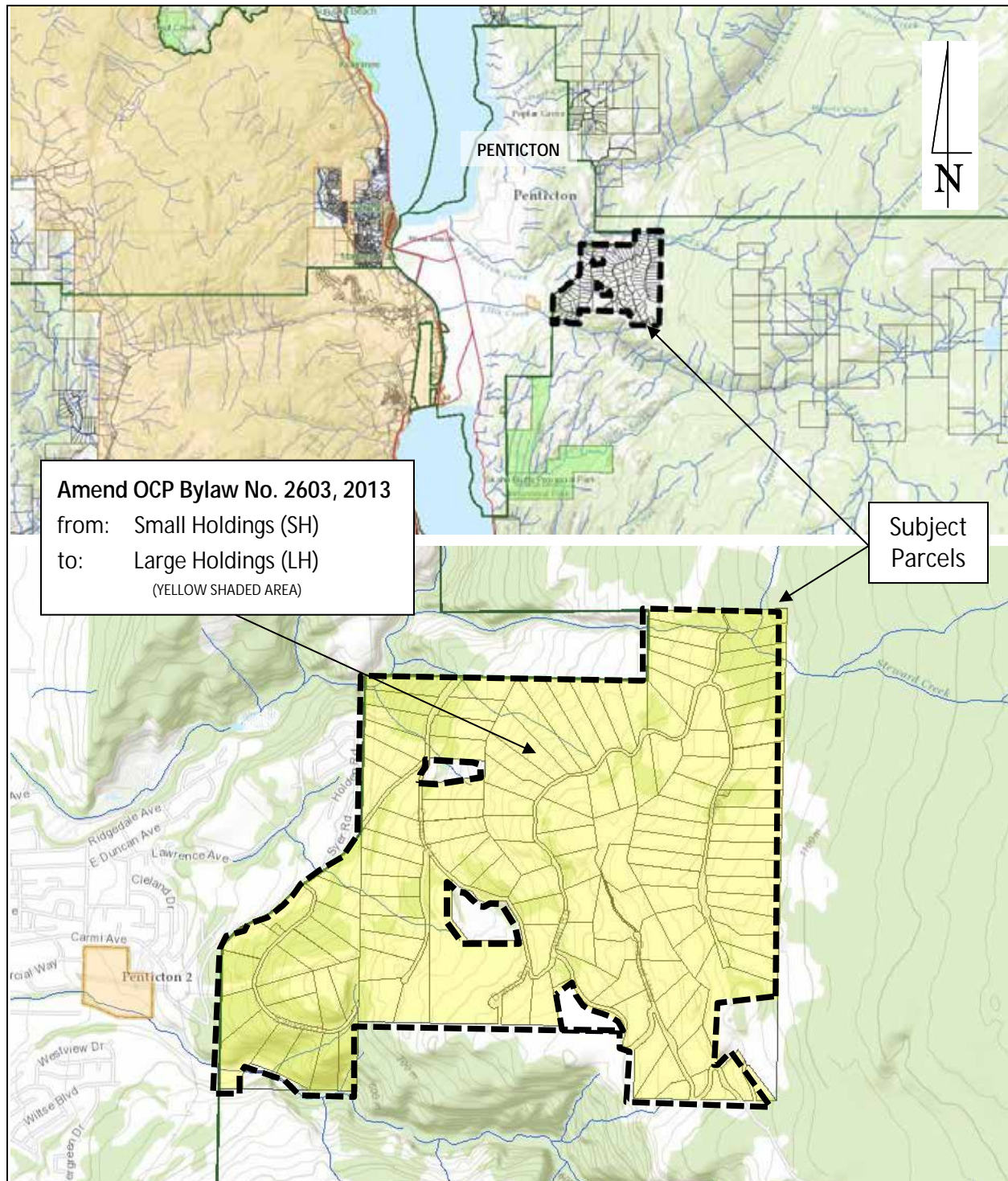
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2797, 2018

Project No: X2018.003-ZONE

Schedule 'D-101'



Regional District of Okanagan-Similkameen

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

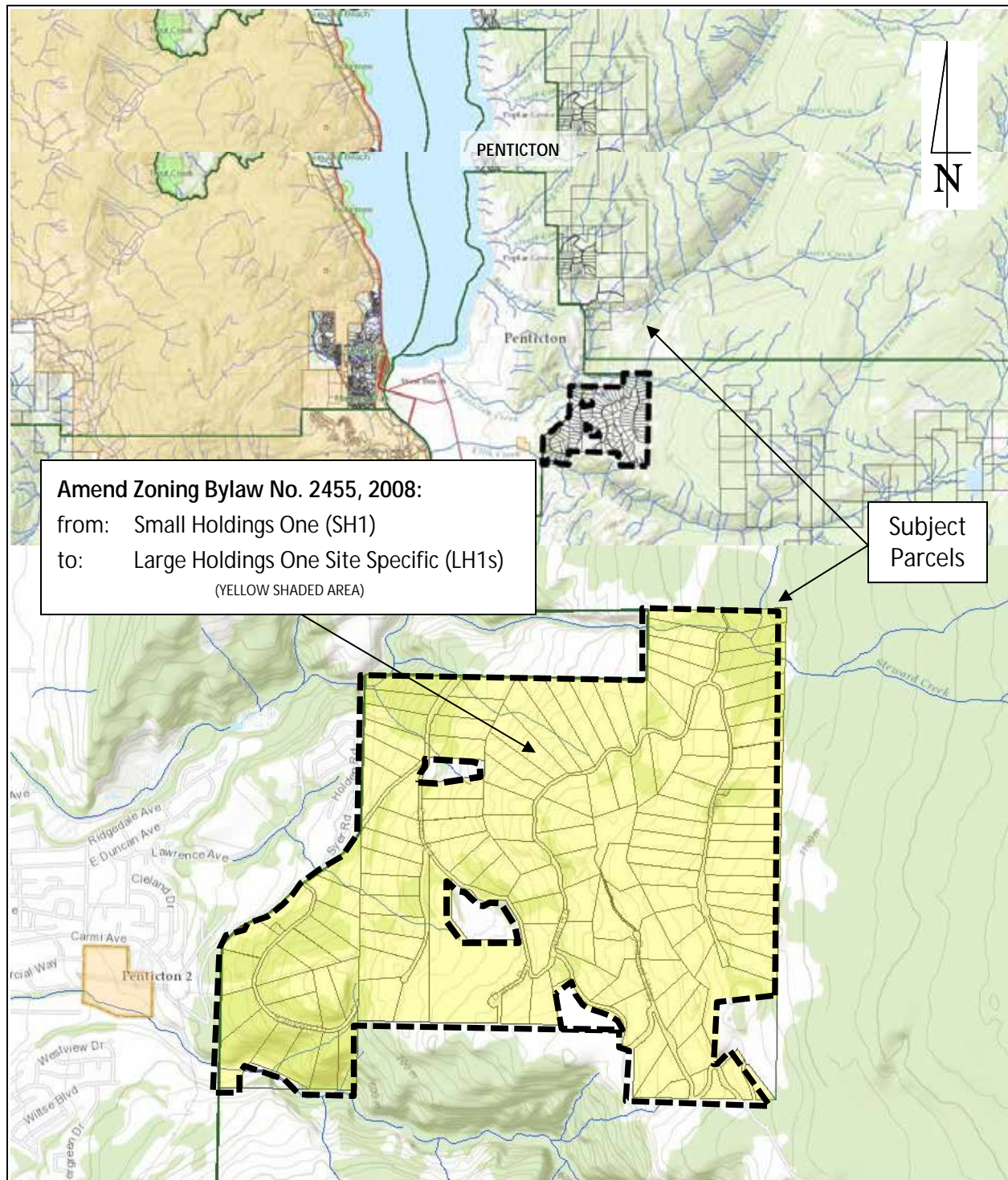
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2797, 2018

Project No: X2018.003-ZONE

Schedule 'D-201'



Regional District of Okanagan-Similkameen

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

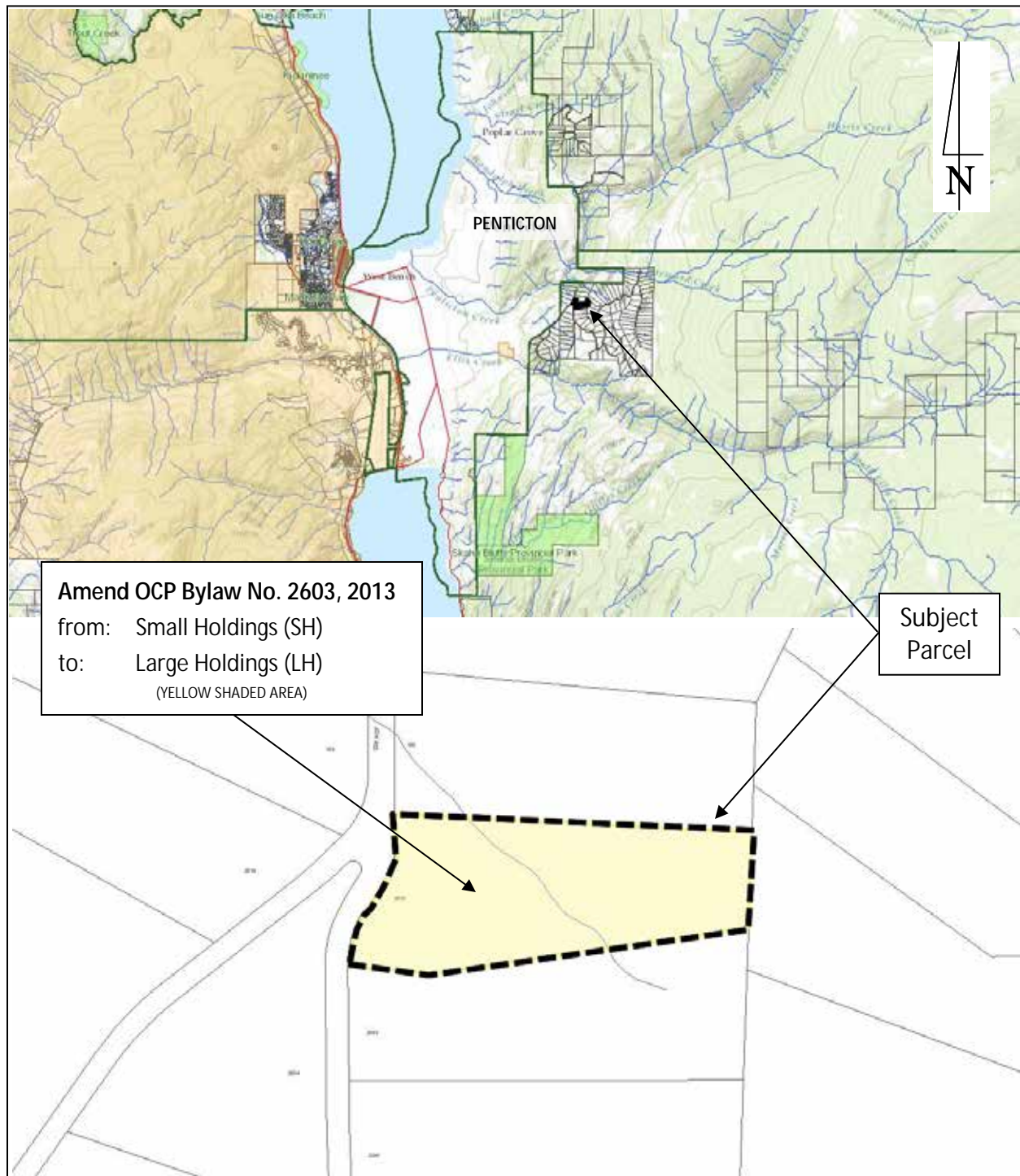
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2797, 2018

Project No: X2018.003-ZONE

Schedule 'D-102'



Regional District of Okanagan-Similkameen

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

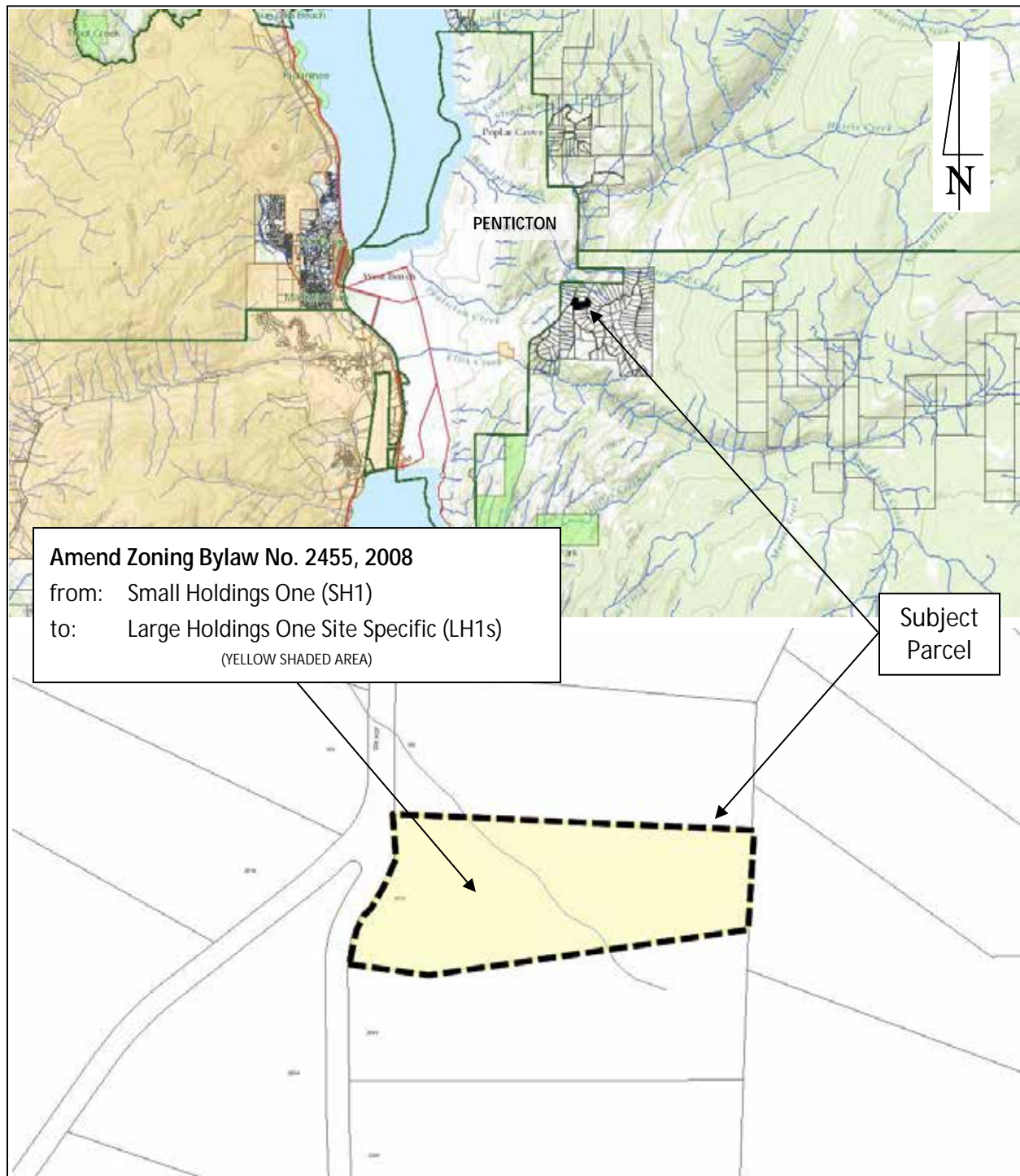
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2797, 2018

Project No: X2018.003-ZONE

Schedule 'D-202'



Regional District of Okanagan-Similkameen

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

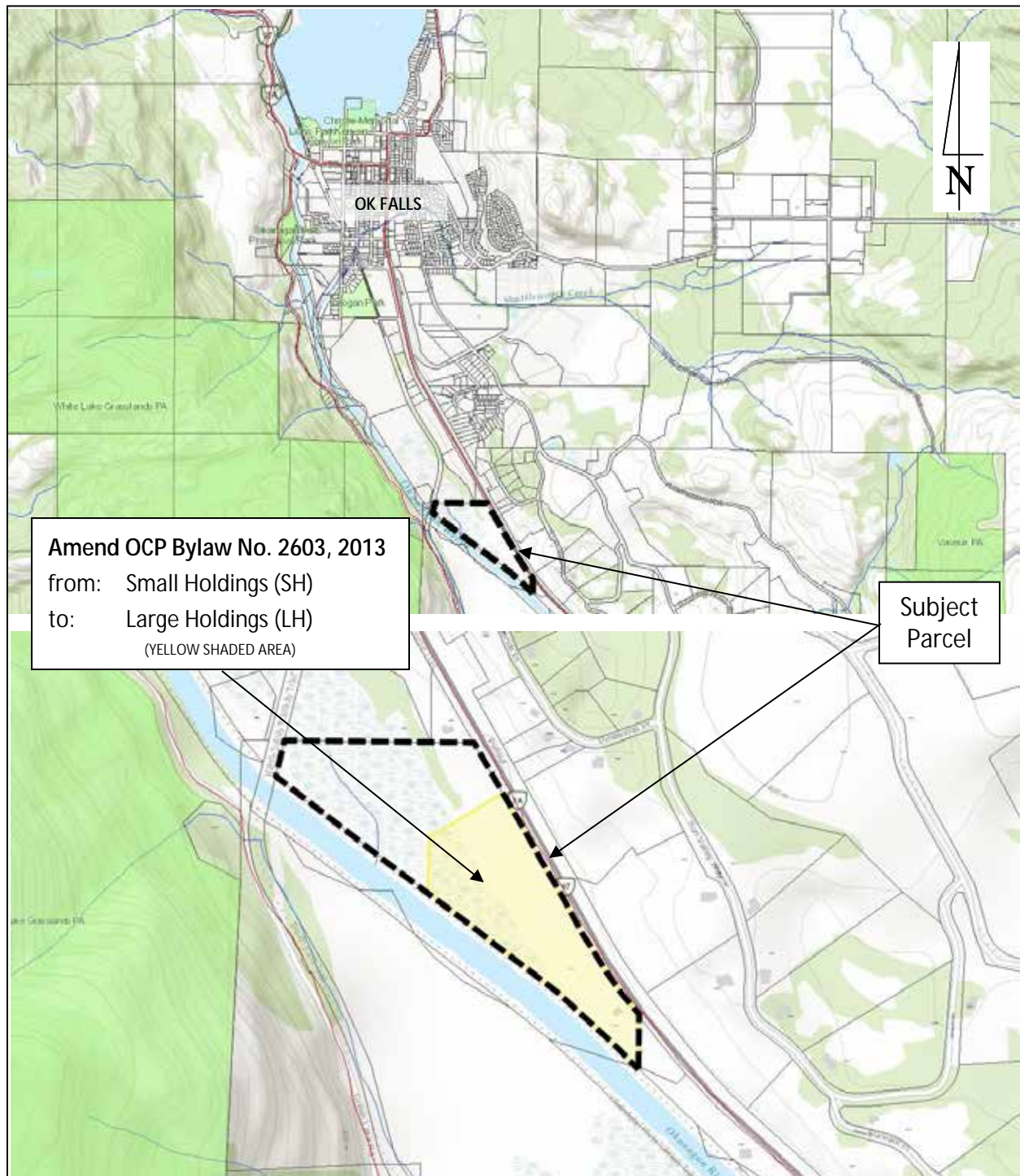
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2797, 2018

Project No: X2018.003-ZONE

Schedule 'D-103'



Regional District of Okanagan-Similkameen

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

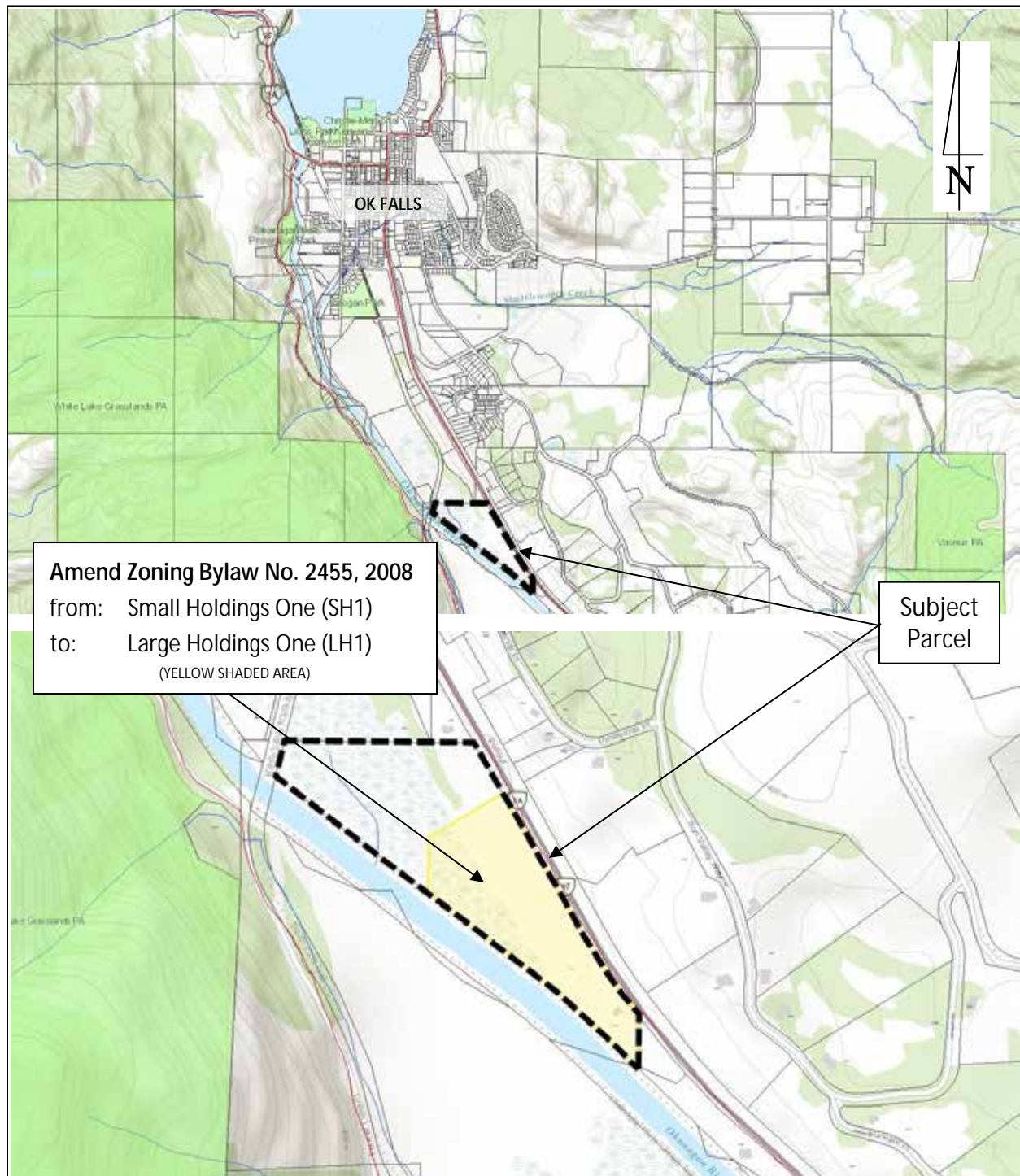
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2797, 2018

Project No: X2018.003-ZONE

Schedule 'D-203'



Regional District of Okanagan-Similkameen

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

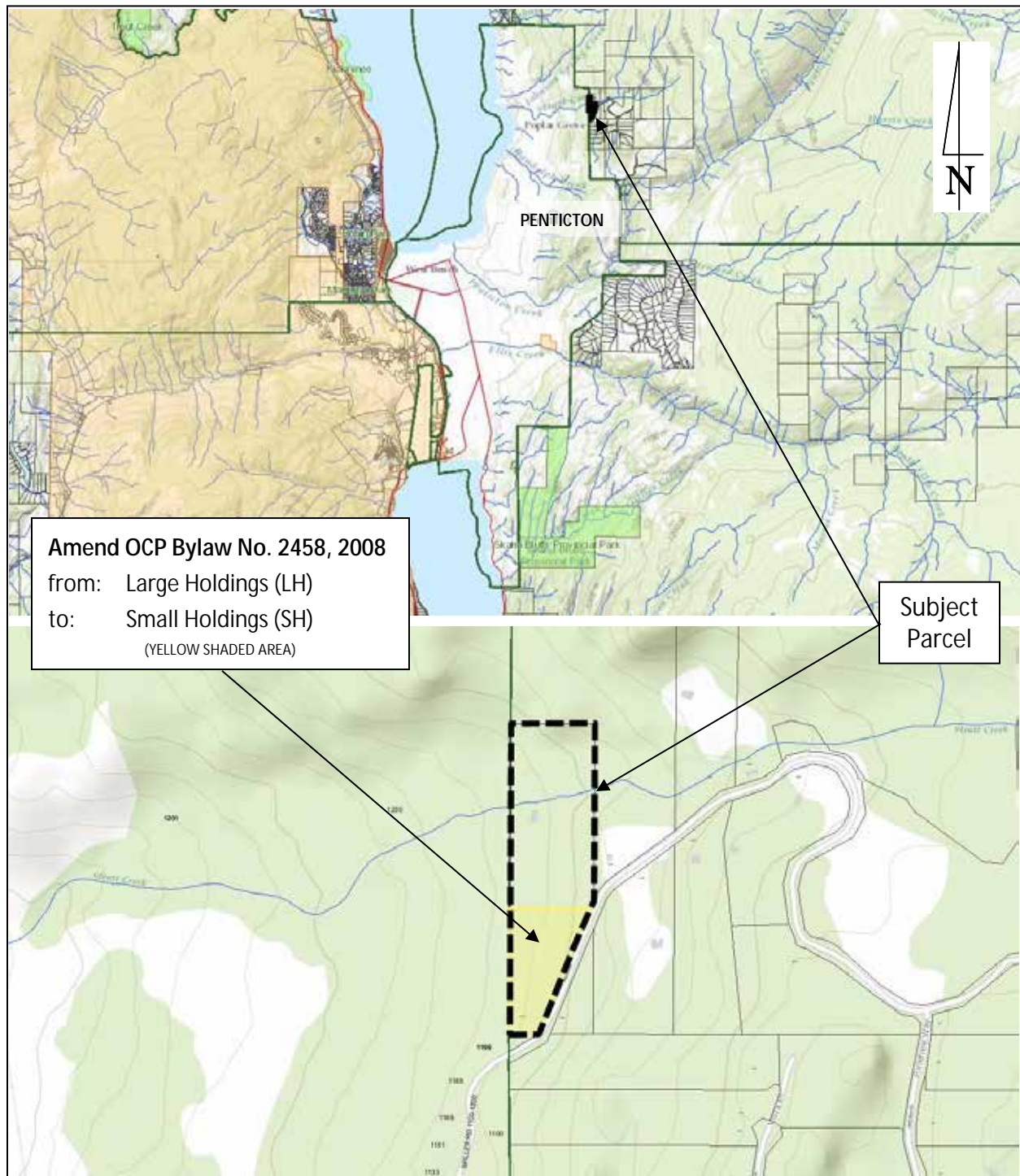
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2797, 2018

Project No: X2018.003-ZONE

Schedule 'E-101'



Regional District of Okanagan-Similkameen

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

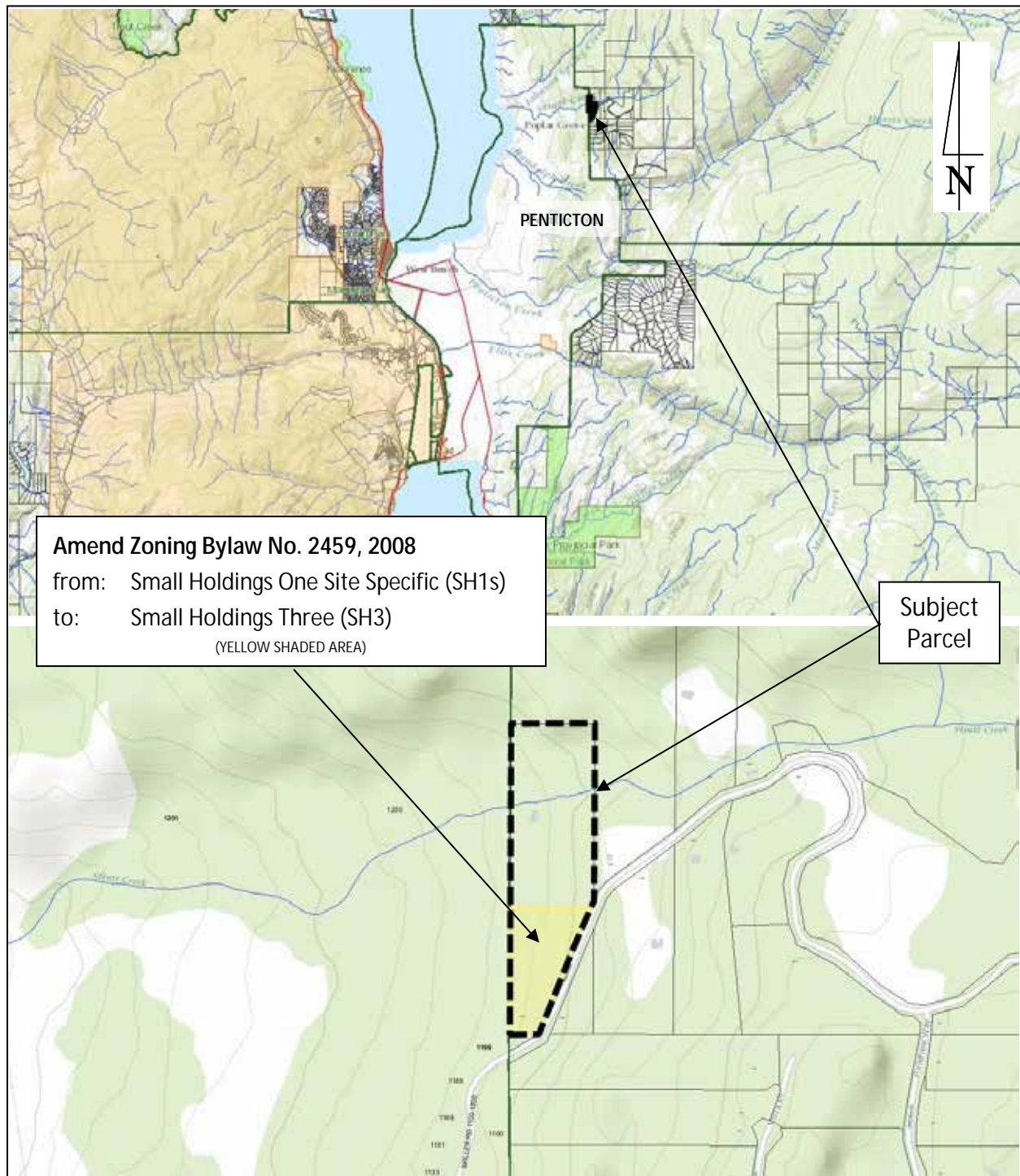
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2797, 2018

Project No: X2018.003-ZONE

Schedule 'E-201'



Regional District of Okanagan-Similkameen

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

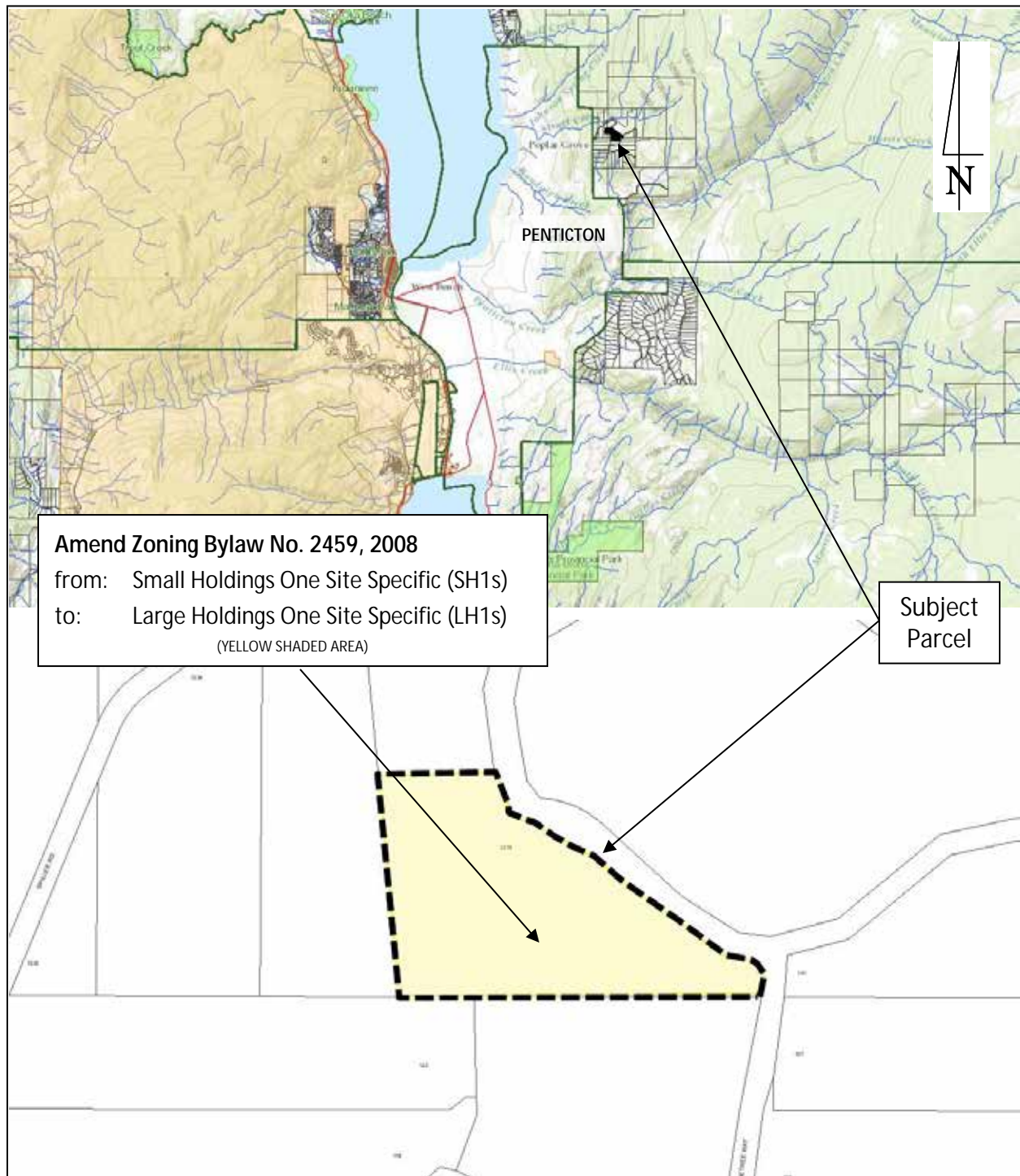
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2797, 2018

Project No: X2018.003-ZONE

Schedule 'E-202'



Regional District of Okanagan-Similkameen

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

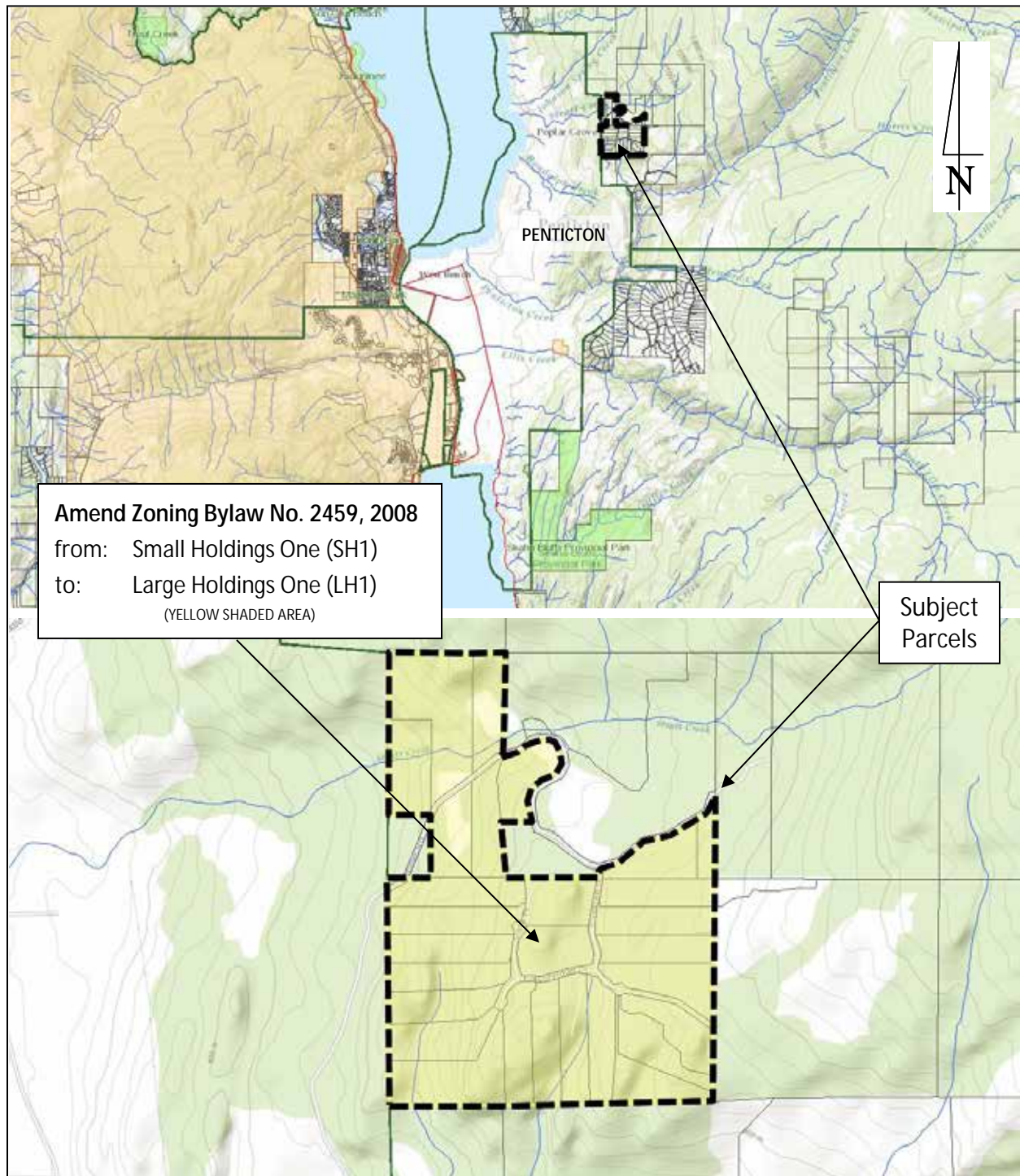
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2797, 2018

Project No: X2018.003-ZONE

Schedule 'E-203'



Regional District of Okanagan-Similkameen

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

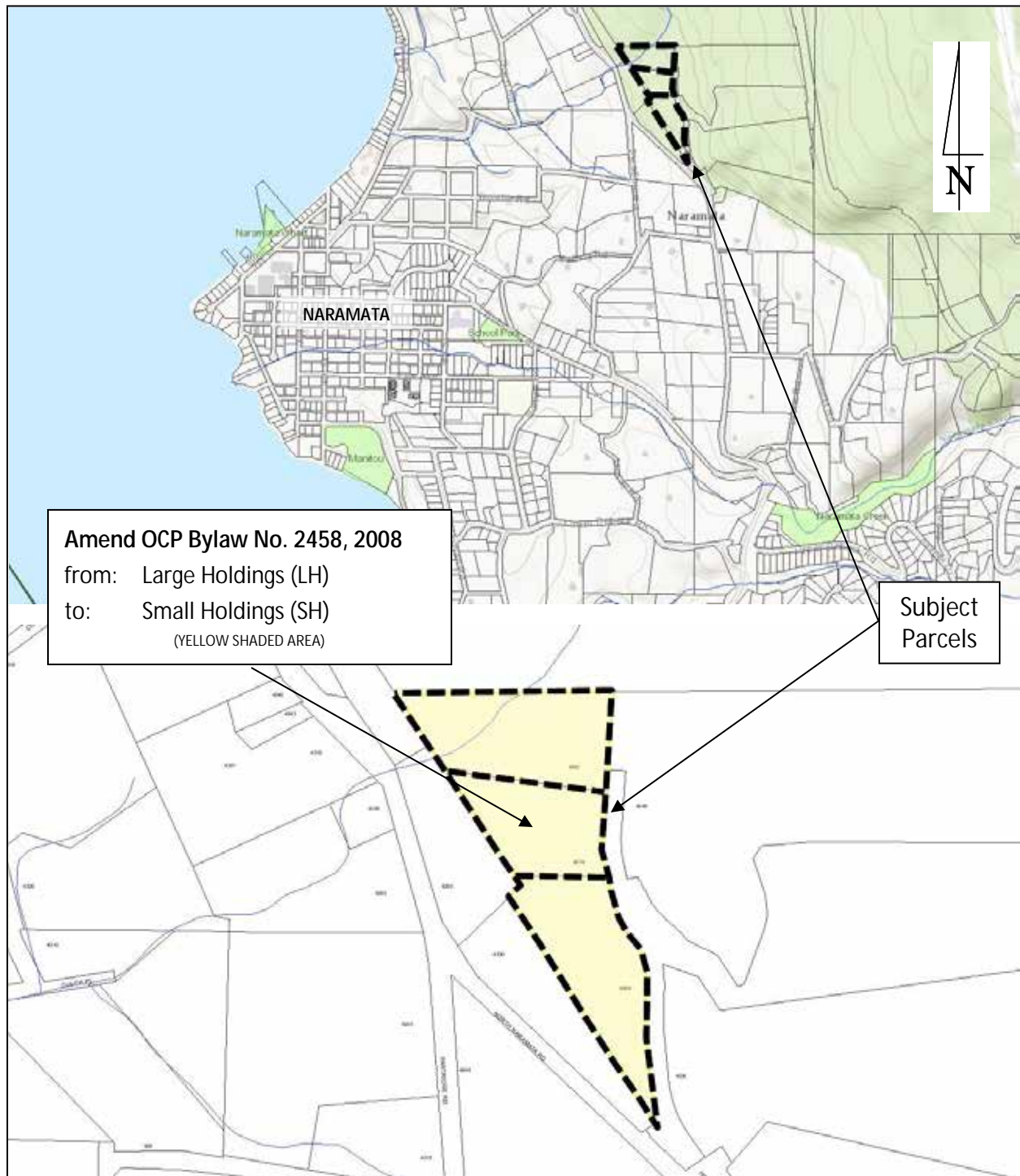
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2797, 2018

Project No: X2018.003-ZONE

Schedule 'E-102'



Regional District of Okanagan-Similkameen

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

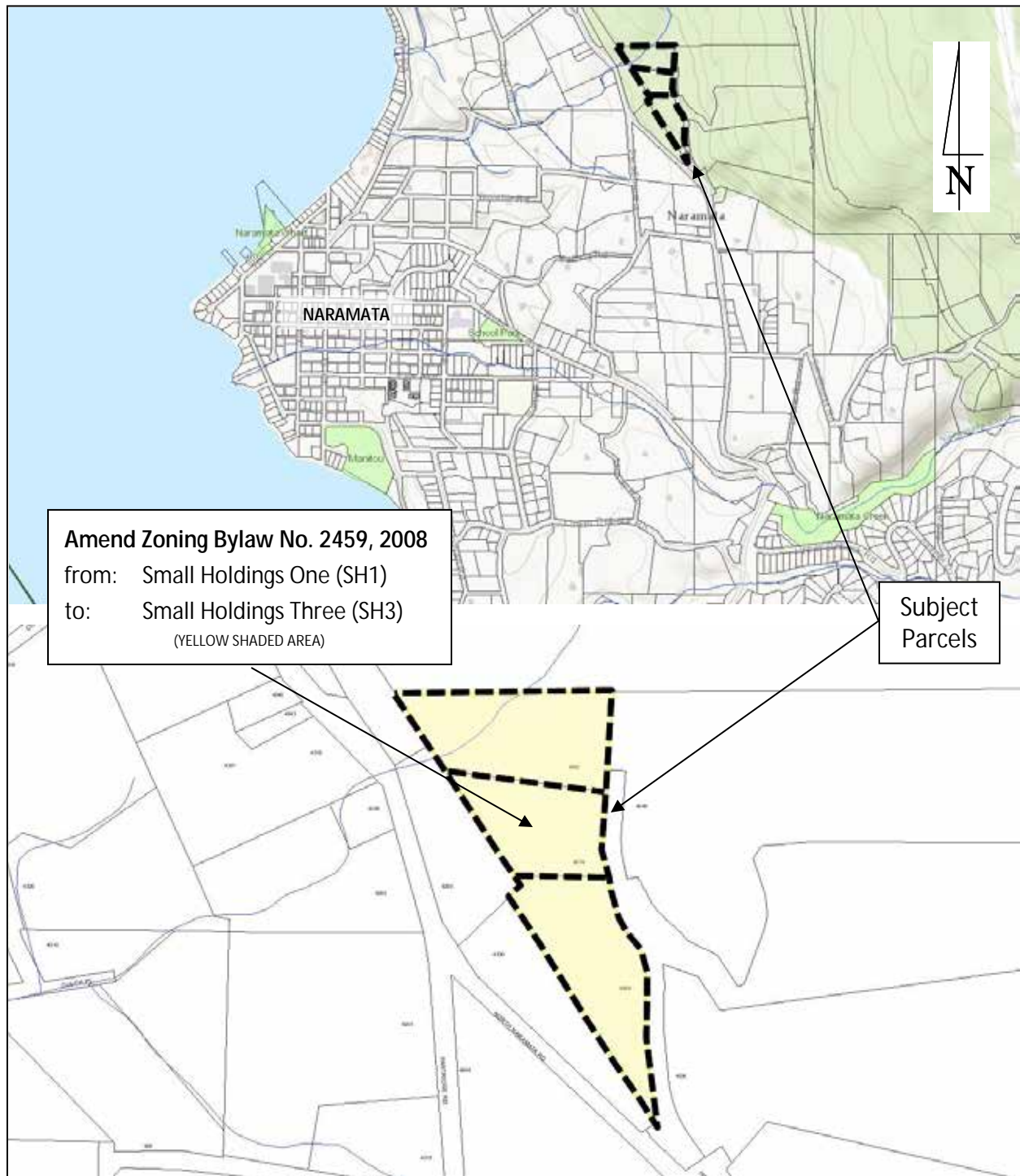
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2797, 2018

Project No: X2018.003-ZONE

Schedule 'E-204'



Amend Zoning Bylaw No. 2459, 2008

from: Small Holdings One (SH1)

to: Small Holdings Three (SH3)

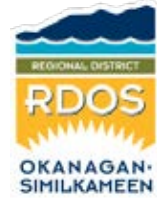
(YELLOW SHADED AREA)

Subject
Parcels

Regional District of Okanagan-Similkameen

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

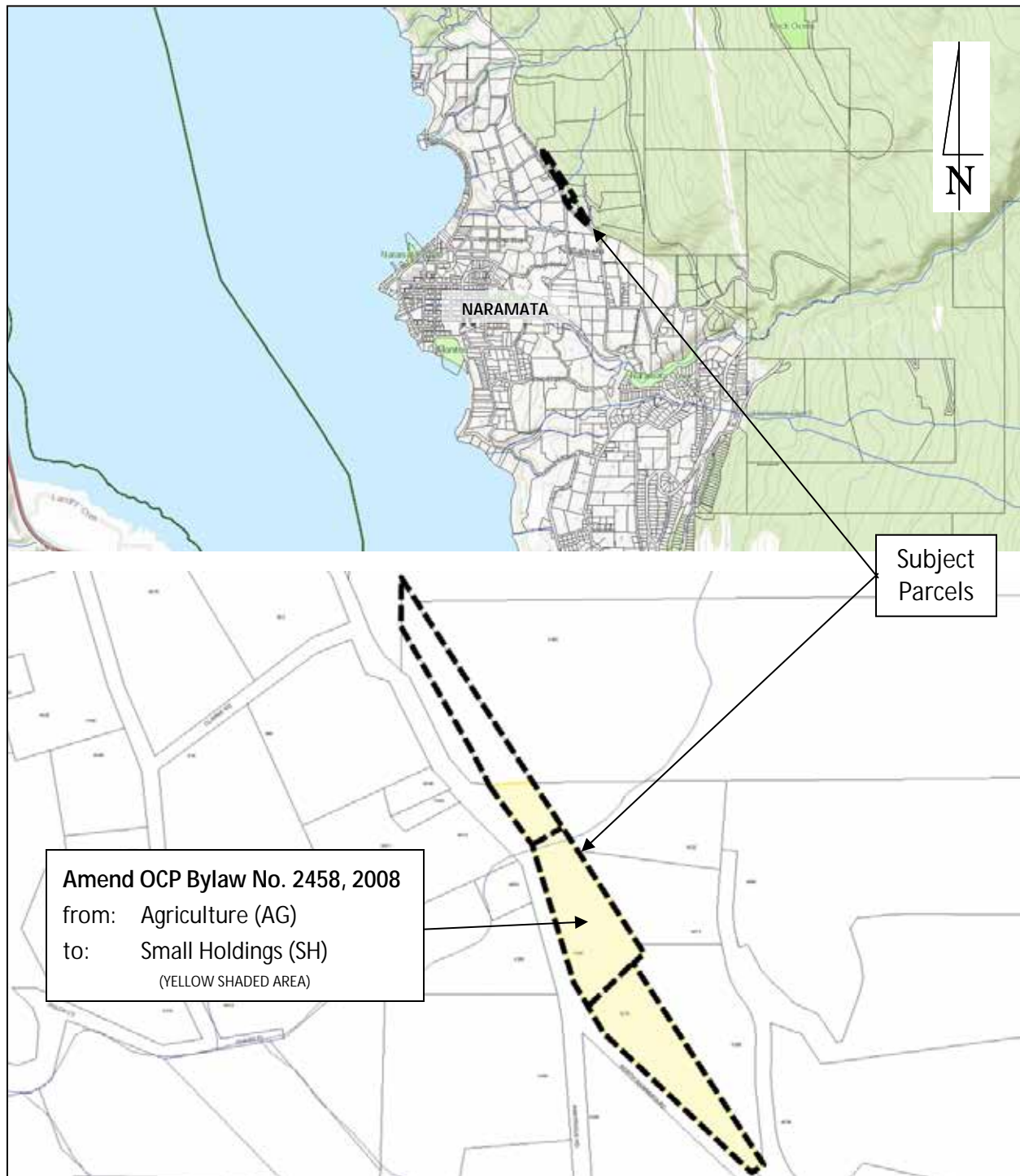
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2797, 2018

Project No: X2018.003-ZONE

Schedule 'E-103'



Regional District of Okanagan-Similkameen

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

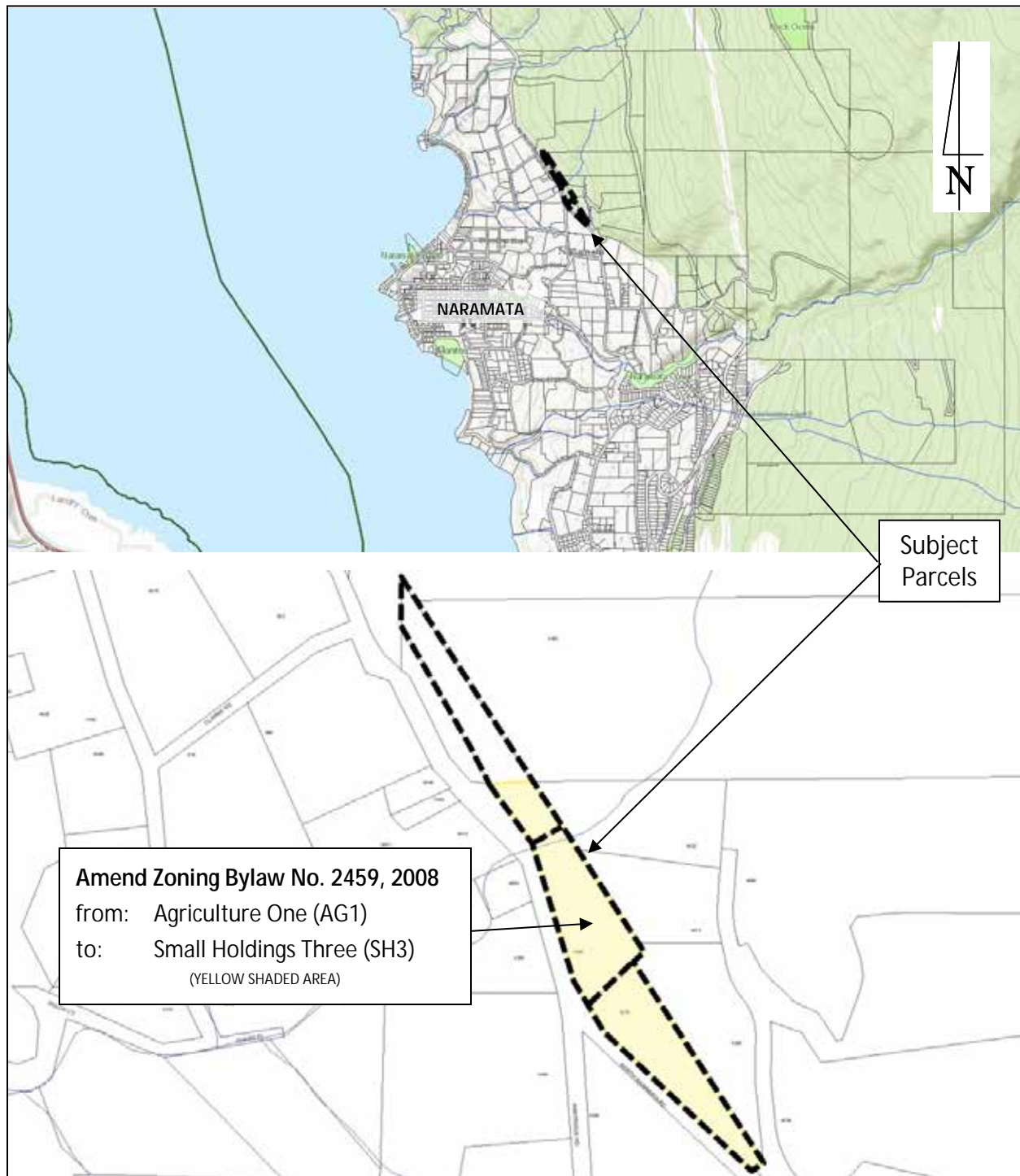
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2797, 2018

Project No: X2018.003-ZONE

Schedule 'E-205'



Regional District of Okanagan-Similkameen

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

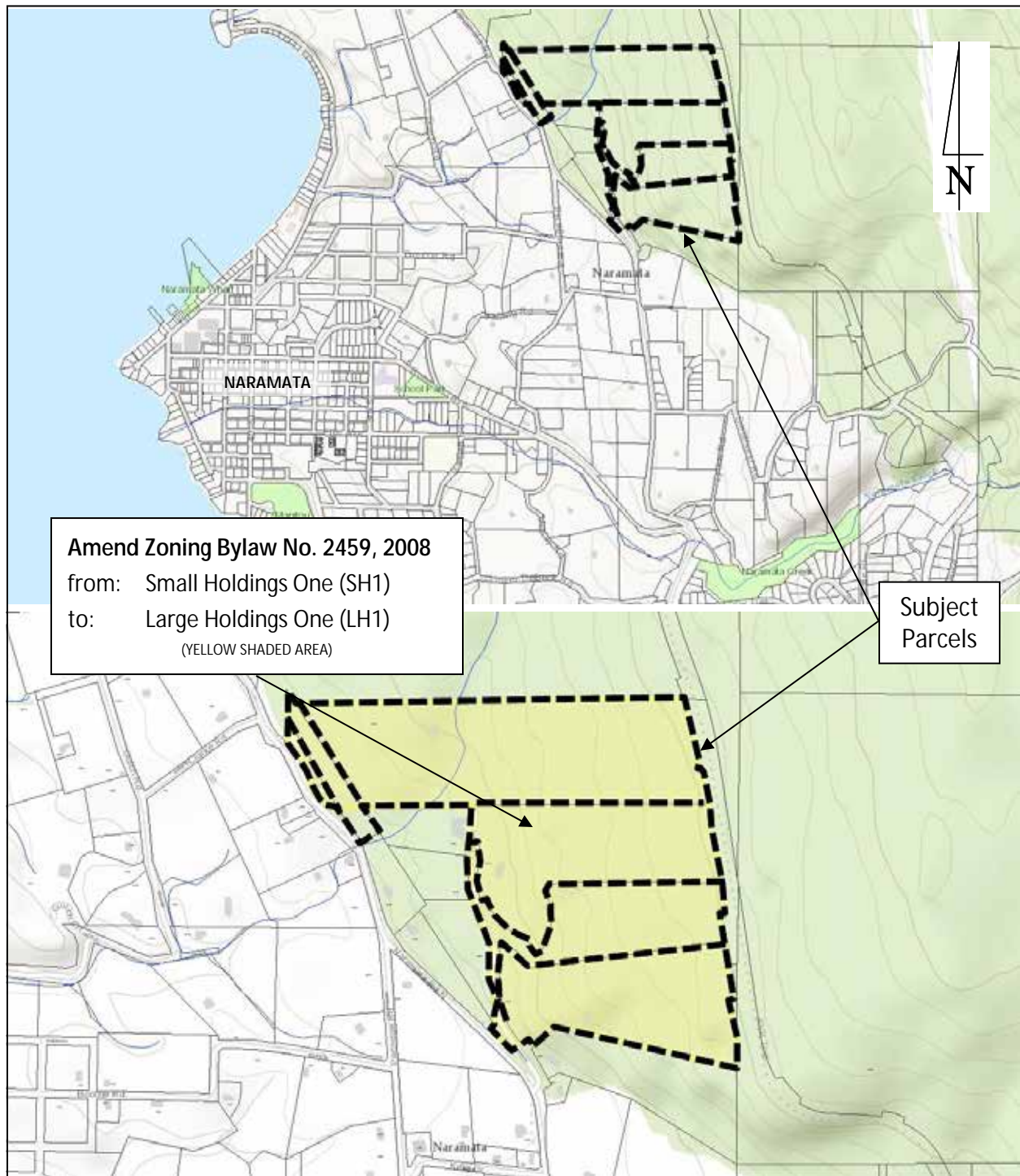
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Amendment Bylaw No. 2797, 2018

Project No: X2018.003-ZONE

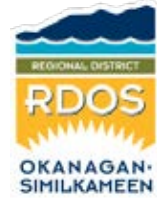
Schedule 'E-206'



Regional District of Okanagan-Similkameen

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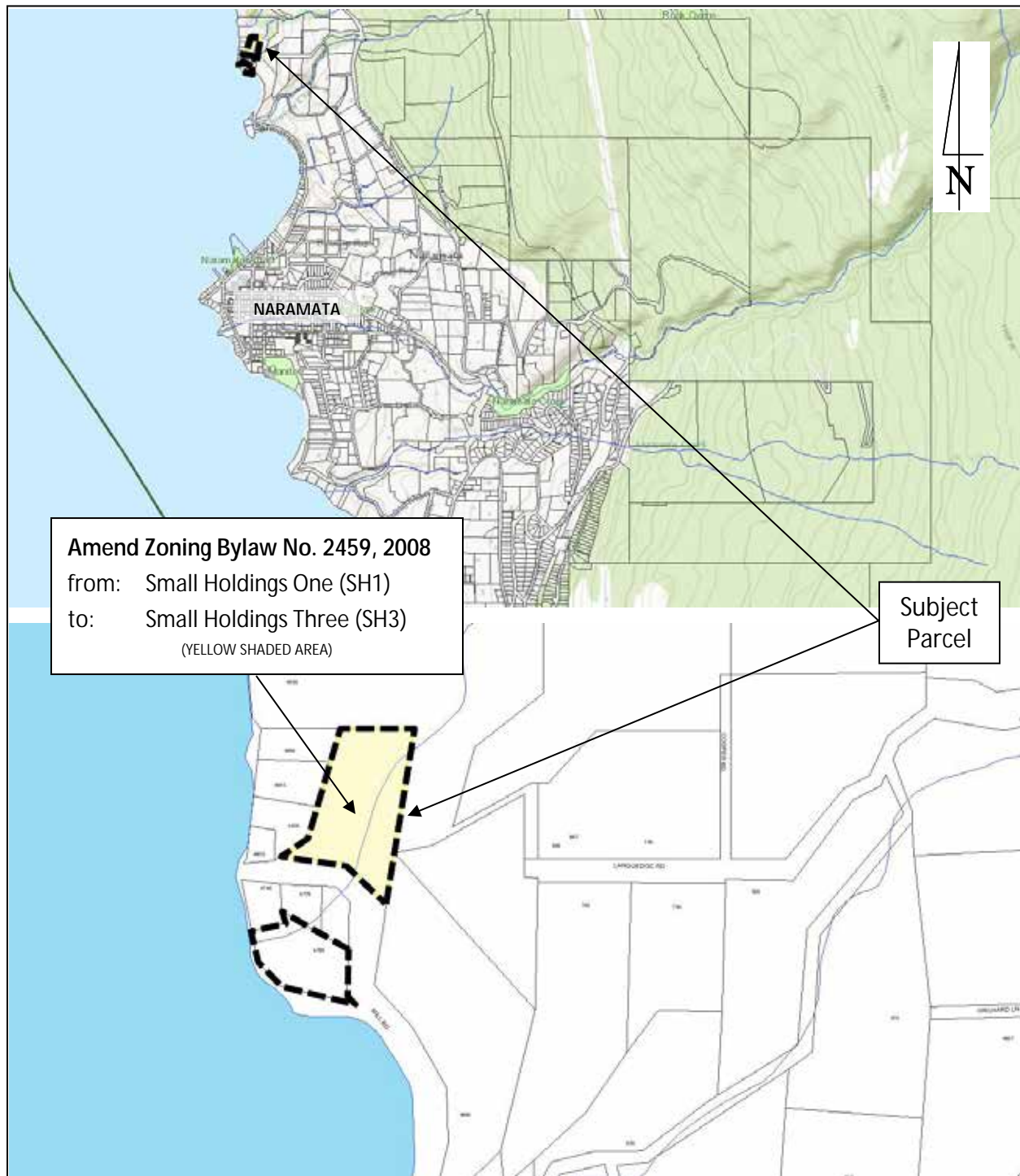
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2797, 2018

Project No: X2018.003-ZONE

Schedule 'E-207'



ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 5, 2018

RE: Remedial Action for demolition or relocation of structures located at 1825 Green Mountain Road, Apex

Administrative Recommendation:

WHEREAS Part 3, Division 12, Section 72 of the *Community Charter* (made applicable to Regional Districts by Section 305 of the *Local Government Act*) authorizes the Board to impose a remedial action requirement of the property owner(s) of the property located at 1825 Green Mountain Road, Apex where:

“The Board considers that a hazardous condition exists in relation to a building or other structure”

AND WHEREAS there are various structures located on the property located at 1825 Green Mountain Road including a single family dwelling and a detached garage (the structures);

NOW THEREFORE the Board of the Regional District of Okanagan-Similkameen, in open meeting assembled, resolves as follows:

1. That the Board hereby declares that a hazardous condition exists within the meaning of Section 73 of the *Community Charter* with respect to the structures located on the property legally described as Lot 1, Plan KAP22351, District Lot 3396, SDYD and located at 1825 Green Mountain Road, due to unstable land located both above and below the structures;
2. That the Board orders pursuant to its remedial action powers under Part 3, Division 12, Section 72 of the *Community Charter*, that the Owners of the property located at 1825 Green Mountain Road:
 - i. Immediately evacuate the structures with a provision that temporary access to the dwelling and outbuildings to remove contents is considered safe under current conditions;
 - ii. Obtain building permits to relocate the structures to an acceptable geotechnically stable location; or
 - iii. Obtain permits to demolish the structures; or
 - iv. Obtain building permits authorizing remediation of the structures under the approval of a qualified professional geotechnical and structural engineer
3. That this order be fulfilled not later than 180 days after notice of this remedial action requirement under Section 77 of the *Community Charter* has been sent by the Regional District of Okanagan-Similkameen to the owners;
4. That the Regional District of Okanagan-Similkameen provide notice to the persons entitled to notice under section 77 of the *Community Charter*;

5. That the Regional District of Okanagan-Similkameen notify the persons entitled to Notice under Section 77 of the *Community Charter* that they may request that the Regional Board reconsider the *Remedial Action Requirement* pursuant to Section 78 of the Charter by providing the Regional District of Okanagan-Similkameen written notice within 14 days of the date on which notice under Section 77 of the *Community Charter* was sent; and
6. That if any or all of the actions required by the *Remedial Action Requirement* are not completed by the date set out above, the Regional District of Okanagan-Similkameen may undertake any or all of the actions required by the *Remedial Action Requirement* at the expense of the Owners, as authorized by Section 17 of the *Community Charter* and Sections 418 and 399 of the *Local Government Act*.

Reference:

1. [Preliminary Geotechnical Assessment dated April 27, 2018 \(Ecora Engineering\)](#)
2. [Geotechnical Assessment dated June 5, 2018 \(Ecora Engineering\)](#)
3. [Engineering Assessment dated June 20, 2018 \(Ecora Engineering\)](#)

Background:

Sections 76 to 80 of the *Community Charter* establishes the administrative process for utilizing the remedial action requirements and the Regional District has taken the following steps in compliance with this section.

On April 24, 2018 an Evacuation Order was issued pursuant to the *Emergency Program Act* due to immediate danger to life due to unstable land above and below 1825 Green Mountain Road.

A Preliminary Geotechnical Assessment was conducted by Ecora Engineering on behalf of the Regional District of Okanagan-Similkameen and the BC Ministry of Transportation and Infrastructure (MoTI) to assess and monitor the deformation of Green Mountain Road in the area above and on either side of the property located at 1825 Green Mountain Road.

The Ecora Engineering Report recommended that the home at 1825 Green Mountain Road should remain evacuated until a detailed site assessment by a qualified professional geotechnical engineer was undertaken and suitable remedial works were implemented.

A detailed site assessment was conducted by Ecora Engineering and recommendations are set out in a report dated June 5, 2018. A final engineering assessment was conducted by Ecora Engineering with a report dated June 20, 2018.

Analysis:

Ecora Engineering concludes that damage to the dwelling was caused by site (land) stability issues and the evacuated dwelling should not be re-occupied as its structural integrity has been compromised and it may not be able to withstand the design loads required by the BC Building Code. Further ground movement will worsen the structural integrity of the dwelling. Ecora further

advises that the dwelling may be repaired if ground movement stops and stability confirmed by a qualified geotechnical engineer. It may also be possible to move the house to a more geotechnically stable location. This would require that the level of structural damage be assessed with a more intrusive investigation prior to a final recommendation and bracing of the structure to be designed by a qualified structural engineer.

The comments and recommendations of Ecora Engineering are as follows:

- Movement of the slides to the east of the property at 1825 Green Mountain Road suggest that once mobilized, ground movements are extremely likely to continue during periods of elevated groundwater, i.e. annually during spring runoff conditions;
- Ground movement is likely to decrease and possibly stop over the drier summer months. However, it is anticipated that it will restart in the future under elevated groundwater or extreme precipitation events;
- Temporary access to the dwelling and outbuildings is considered safe under current conditions, i.e. to remove contents. If heavy precipitation occurs or conditions otherwise change, this should be re-evaluated by a qualified professional geotechnical engineer;
- The residence should not be re-occupied without remediation approved by a qualified professional geotechnical engineer;
- According to provincial guidelines as summarized in Section 5 of the final report, the expected return period for ground movement is considered less than the accepted hazard threshold criteria. Therefore, it is the opinion of the engineer, given current available data, that the area within the landslide mass is not suitable for habitation without significant remedial works; and
- Due to the large size of the total slide mass, remedial works to stabilize the ground long term would be extensive, costly, and may or may not be successful.

Alternatives:

1. That the Board receive the report for information and not proceed with a remedial action requirement at this time.

Respectfully submitted:



B. Dollevoet, Development Services Manager

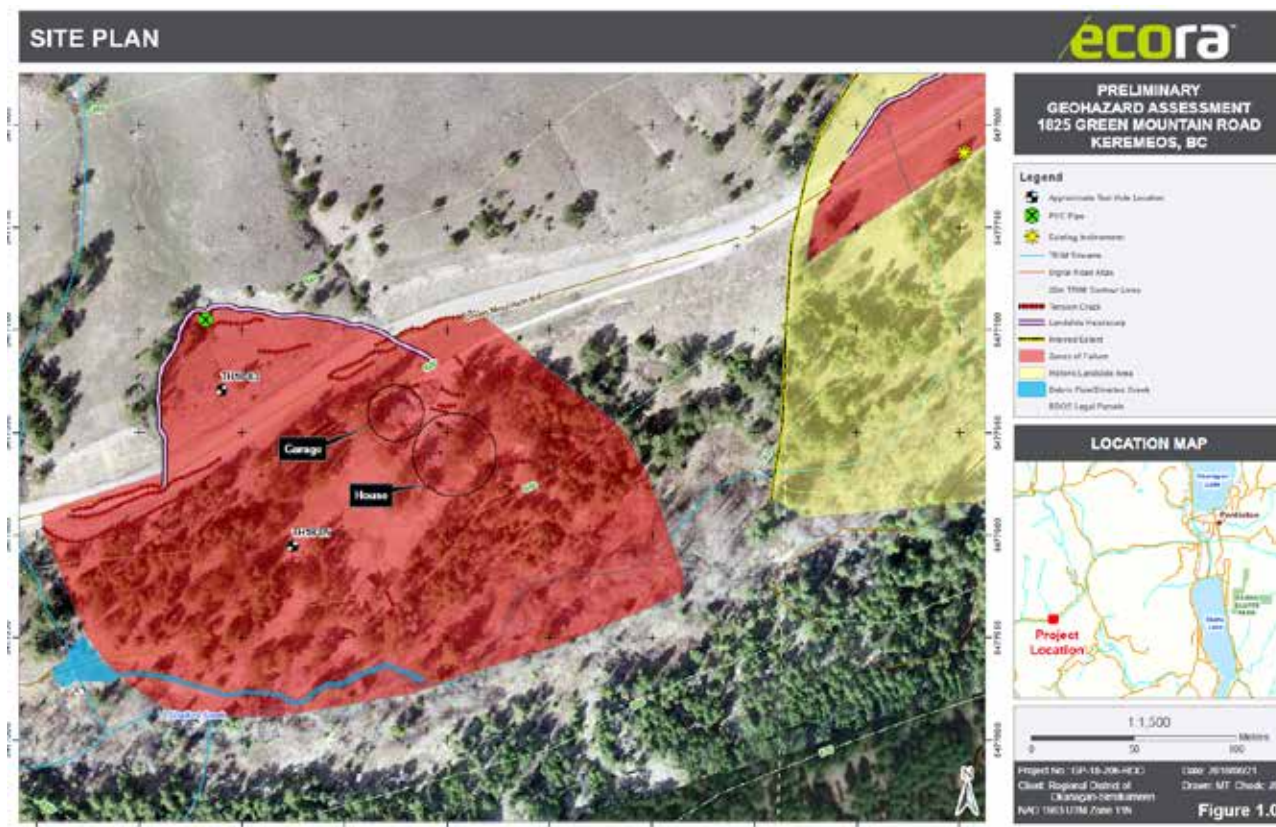
Attachment No. 1: Aerial map.

Attachment No. 2: Ecora map of hazard area (Report dated June 20, 2018)

Attachment No. 1: 1825 Green Mountain Road



Attachment No. 2: Ecora Hazard area



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 5, 2018

RE: Letters of Concurrence (Telus) – Electoral Area “E”

Administrative Recommendation:

THAT the Board authorize a “Letter of Concurrence” to be sent to Innovation, Science, and Economic Development Canada in relation to a proposed telecommunication tower BCB576 to be located near Naramata Road & Arawana Road;

AND THAT the Board authorize a “Letter of Concurrence” to be sent to Innovation, Science, and Economic Development Canada in relation to a proposed telecommunication tower BCB577 to be located near North Naramata Road & Smethurst Road.

Purpose: To allow for the replacement of two (2) Telus utility pole / Wireless Communication facilities.

Owners: Crown Provincial (MoTI road r-o-w) Agent: Tawny Verigin (Cypress Land Services for Telus)

Civic: Pole No. BCB576 is adjacent 2975 Gammon Road; and Zoning: Agriculture One (AG1)
Pole No. BCB577 is adjacent 3740 North Naramata Road

Proposed Development:

Telus is requesting of the Regional District Board its concurrence for the proposed replacement of two (2) existing wood utility poles with two (2) new, higher-grade wood utility poles with wireless communications equipment added to the poles in Electoral Area “E”.

Pole No. BCB576 is proposed to replace an existing 7.0 metre pole with a new pole 15.85 metres in height and located within the Ministry of Transportation and Infrastructure (MoTI) right-of-way on the east side of Naramata Road, just below the intersection of Naramata Road and Arawana Road (see Attachment No. 1).

Pole No. BCB577 is proposed to replace an existing 6.61 m pole with a new pole 14.85 metres in height and located within the MoTI right-of-way on the east side of North Naramata Road approximately 45 metres south of Smethurst Road (see Attachment No. 2).

Telus has undertaken a public consultation process following the RDOS Board Policy for Communication Towers / Antenna Systems Approval Process (adopted May 7, 2015), and in support of the concurrence request, has stated that:

TELUS is aware of poor (spotty) wireless service in the Naramata area and regularly receives complaints from community members related to poor service (close to a hundred complaints in recent years). Approximately five (5) years ago, TELUS attempted to improve wireless services by proposing new infrastructure. At that time TELUS proposed a larger cell tower at the north end of Naramata just below the KVR Trails. As a result of public input, TELUS decided to relook

at alternatives for the placement of wireless infrastructure in an effort to improve community service.

The proposed utility pole upgrade includes the replacement of two existing wood utility poles with new higher-grade utility poles in the same locations with wireless equipment attached to the poles. In essence, TELUS is "piggybacking" off the existing utilities in the area so not to require additional infrastructure. The proposed poles would be approximately the same height as the existing hydro poles running along Naramata Rd. The location of the poles have been strategically chosen so not to be immediately in view of homes while still providing the required improved wireless services to the area.

As a result of the consultation process and comments received from home owners on Albrecht Road, near the proposed Pole No. BCB577, Telus proposed to relocate the pole replacement approximately 200 metres south along North Naramata Road at a lower elevation and to reduce the pole height by one metre.

Statutory Requirements:

Under Section 4.2 of Innovation, Science and Economic Development Canada (ISED) Antenna Tower Siting Policy, "proponents must follow Industry Canada's Default Public Consultation process where the local land use authority does not have an established and documented public consultation process applicable to antenna siting."

The RDOS Board Policy for Communication Towers / Antenna Systems Approval Process was adopted on May 7, 2015 and outlines items required for the public consultation process and design details expected by the RDOS.

Site Context:

Pole No. BCB576 is near Naramata Road and Arawana Road intersection is within the MOTI road right-of-way with adjacent properties to the east, west and south that are within the Agricultural Land Reserve (ALR) with a productive field immediately to the east. To the west are commercially zoned properties, still within the ALR. To the north along Arawana Road and into Spruce Drive, there are a number of houses within a residential subdivision. There are also a few pockets of residential subdivision along Naramata Rd to the south, interspersed between farm parcels.

Pole No. BCB577 is near North Naramata Road and Smethurst Road intersection and is also within the MOTI road right-of-way with adjacent properties comprised of agricultural uses within the ALR. To the north are two pockets of residential subdivision along North Naramata Rd, north of Smethurst Road, and along Albrecht Street, off Smethurst Road.

Background:

Under the Electoral Area "E" Official Community Plan (OCP) Bylaw No. 2458, 2008, both proposed locations are designated Agriculture (AG), although both locations are not on private property.

Under the Electoral Area "E" Zoning Bylaw No. 2459 2008, both locations are zoned Agriculture One (AG1), and defines 'utility uses' as meaning "facilities for broadcast transmission and the distribution and collection of electrical, telephone, T.V., cable, natural gas, sewer, water and transportation services servicing the general public". Section 7.3 (Uses Permitted in Every Zone) of the bylaw permits 'utility uses' in every zone.

Under Section 3(m) of the *Agricultural Land Reserve Use, Subdivision and Procedures Regulation*, "telecommunications equipment, buildings and installations [are permitted in the agricultural land reserve] as long as the area occupied by the equipment, buildings and installations does not exceed 100m² for each parcel."

Public Consultation:

In November 2017 Telus began the public consultation process with property owners and the RDOS. As a result of public comments, Telus agreed to look for an alternative location for Pole No. BCB577, and proposed to relocate the pole approximately 200m south along North Naramata Road, at a lower level and reduced pole height. Telus consulted with those property owners that initially expressed concerns for a second time in April, 2018.

On June 4, 2018, Telus submitted a package that included a summary of the project and evidence of the public consultation engagement process, including compliance with the Board's Policy for Communication Towers / Antenna Systems Approvals:

- public notification to be sent to all properties within a 1000 m radius of the proposed facility;
- the holding of a public meeting and inclusion of the public meeting details in the written notice to properties;
- newspaper advertisements placed in separate editions, and advertisement placed on the myNaramata web page;
- the proponent to keep RDOS informed of significant public concerns.

At the end of the consultation, period (December 21, 2017) information provided in the concurrence submission package shows 36 households provided comments directly to Telus, 16 were in support, 19 expressed concerns and one comment was neutral.

As a result of the comments received in November and December for the BCB577 pole, TELUS proposed to relocate the pole replacement and consulted with those property owners that initially expressed concerns for a second time on April 9, 2018. TELUS received ten (10) comments, with five still expressing concerns, four in support and one neutral.

In addition to the comments received by TELUS, the RDOS received 19 emails, 13 of which were also included in the Telus submission. The majority of the comments received by the RDOS were related to the proposed Pole No. BCB577 location and to the general health and safety of communication electromagnetic radiation.

Any additional public comments received by the RDOS and not contained in the Telus submission have been included as a separate item on the agenda.

Analysis:

In general, the proposed facilities are seen to meet the Board's policy guidelines and Administration supports the Letter of Concurrence to proceed.

The Board Policy also contains guidelines for the design and style of a proposed antenna system (i.e. negative visual impacts should be mitigated through use of appropriate landscaping, screening, stealth design techniques and similar approaches such as non-reflective surfaces and colours).

In terms of visibility, Telus has relocated Pole No. BCB577 further from the homes on Albrecht Road and increased the setback between the nearest homes, relocated it on a lower location, and decreased the overall height of the pole by 1.0 metre.

It should be noted that the hydro poles on the west side on both Naramata Road and North Naramata Road are similar in height to the proposed Telus poles. Wooden poles would provide the most 'natural' and non-intrusive look for utility poles.

In terms of the public comments regarding health and safety, the applicant states that the proposed installation will need to meet Health Canada's Safety Code 6 (Radiofrequency Exposure) Guidelines. Administration consider it is the responsibility of the federal government to ensure that standards are established to ensure public safety.

For the Board's information, Telus seeks to find the best option for the community and placement of any new facilities; however, if the Board were to approve a letter of non-concurrence to be sent, Telus has an option to apply for an 'Impasse' and the file will be reviewed and the decision may be overturned by Innovation, Science and Economic Development Canada.

Alternatives:

- .1 THAT the Board of Directors provide a "Letter of Non-Concurrence" to Industry Canada in relation to proposed telecommunication tower facility BCB576 located near Naramata Road and Arawana Road, Naramata.
- .2 THAT the Board of Directors provide a "Letter of Non-Concurrence" to Industry Canada in relation to proposed telecommunication tower facility BCB577 located near North Naramata Road and Smethurst Road, Naramata.
- .3 THAT the Board of Directors defer providing a letter of non-concurrence in order to allow Telus to seek an alternative location or design.

Respectfully submitted

ERiechert

E. Riechert, Planner

Endorsed by:

CG

C. Garrish, Planning Supervisor

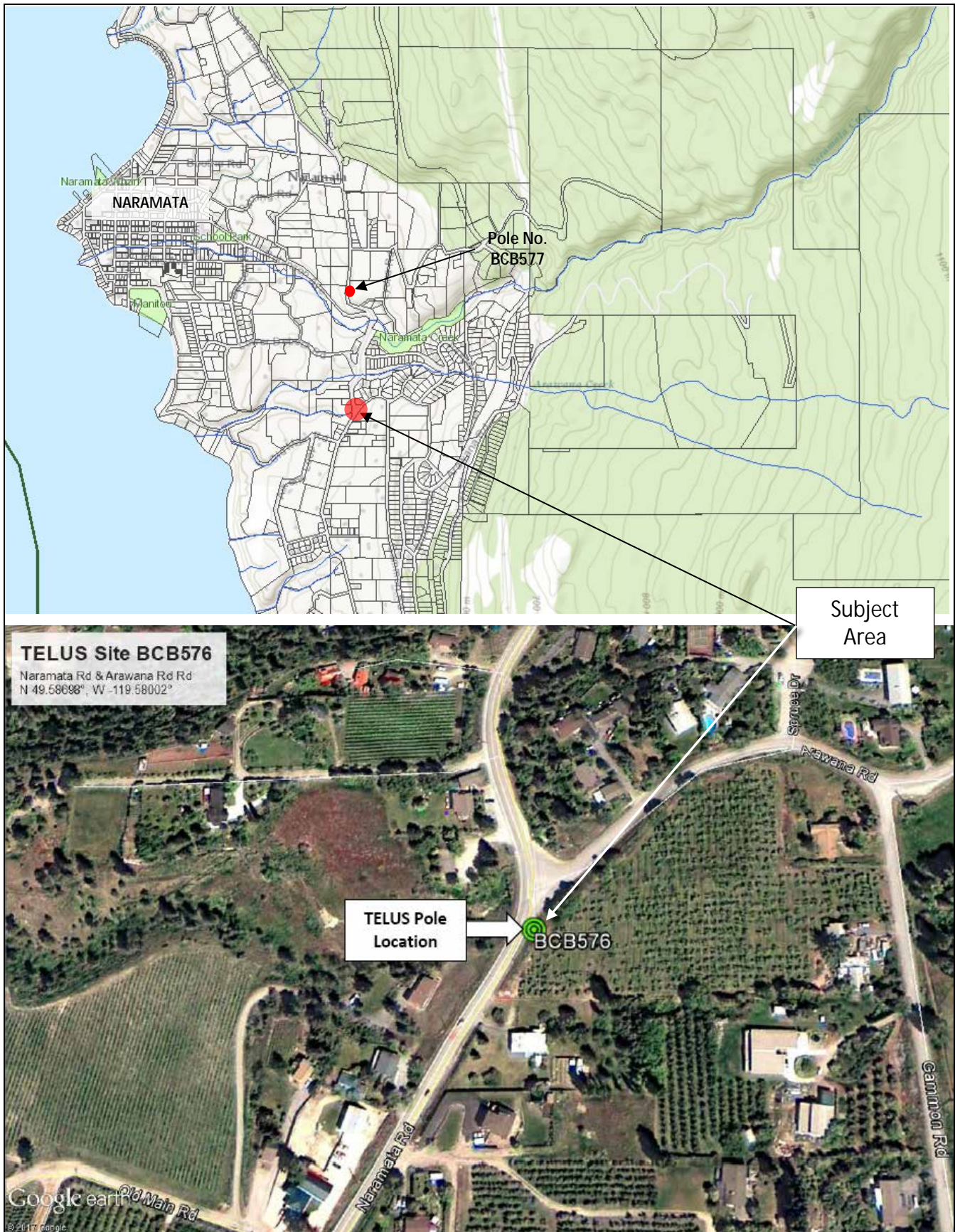
Endorsed by:

B. Dollevoet

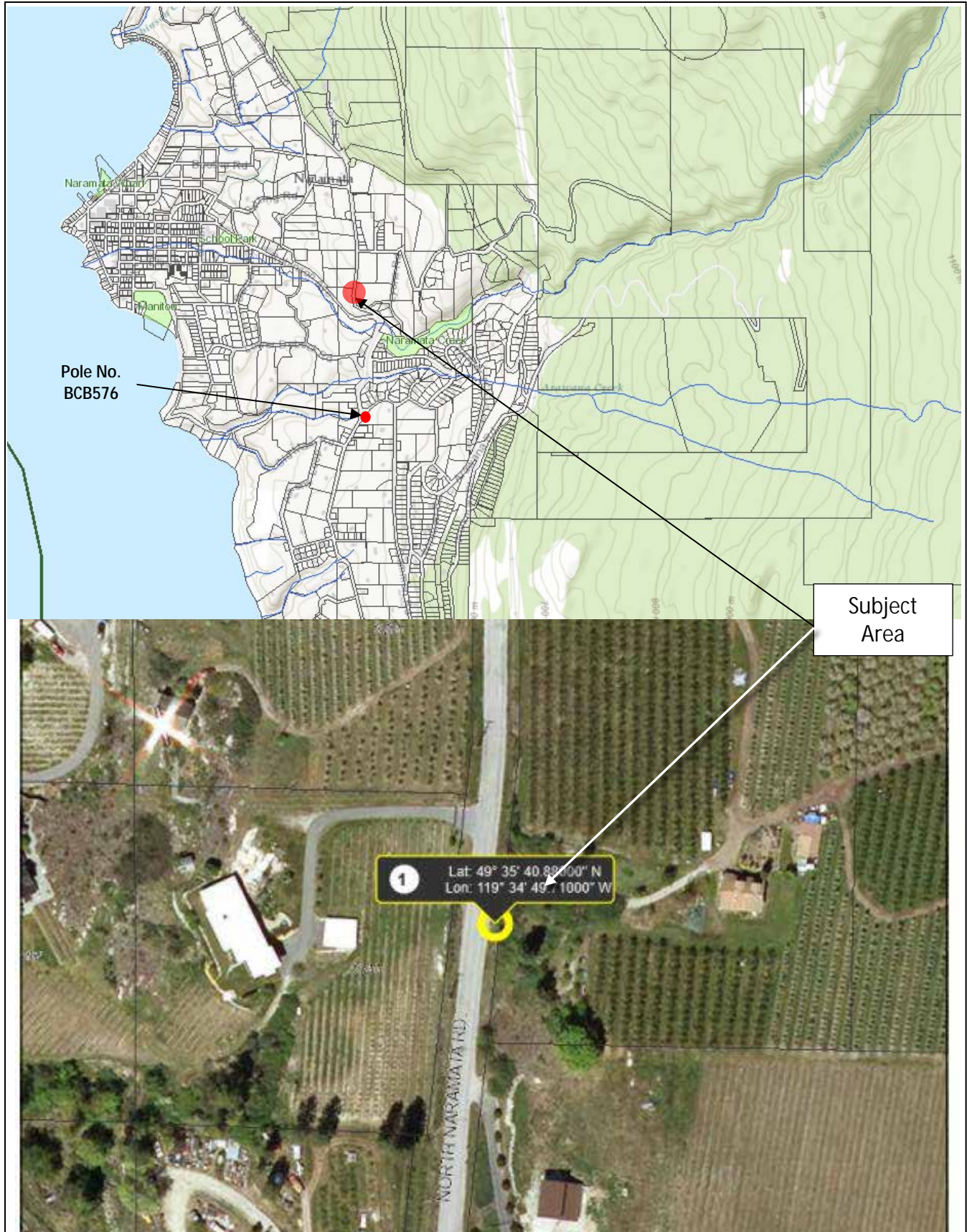
B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Context Maps (Pole No. BCB576) No. 7 – Applicant's Site Plan BCB577
No. 2 – Context Maps (Pole No. BCB577) No. 8 – Equipment Layout BCB577
No. 3 – Applicant's Site Plan BCB576 No. 9 – Elevations BCB577
No. 4 – Equipment Layout BCB576 No. 9 – Isometric View BCB577
No. 5 – Elevations BCB576 No. 10 – Photo Simulations BCB577
No. 6 – Photo Simulations BCB 576

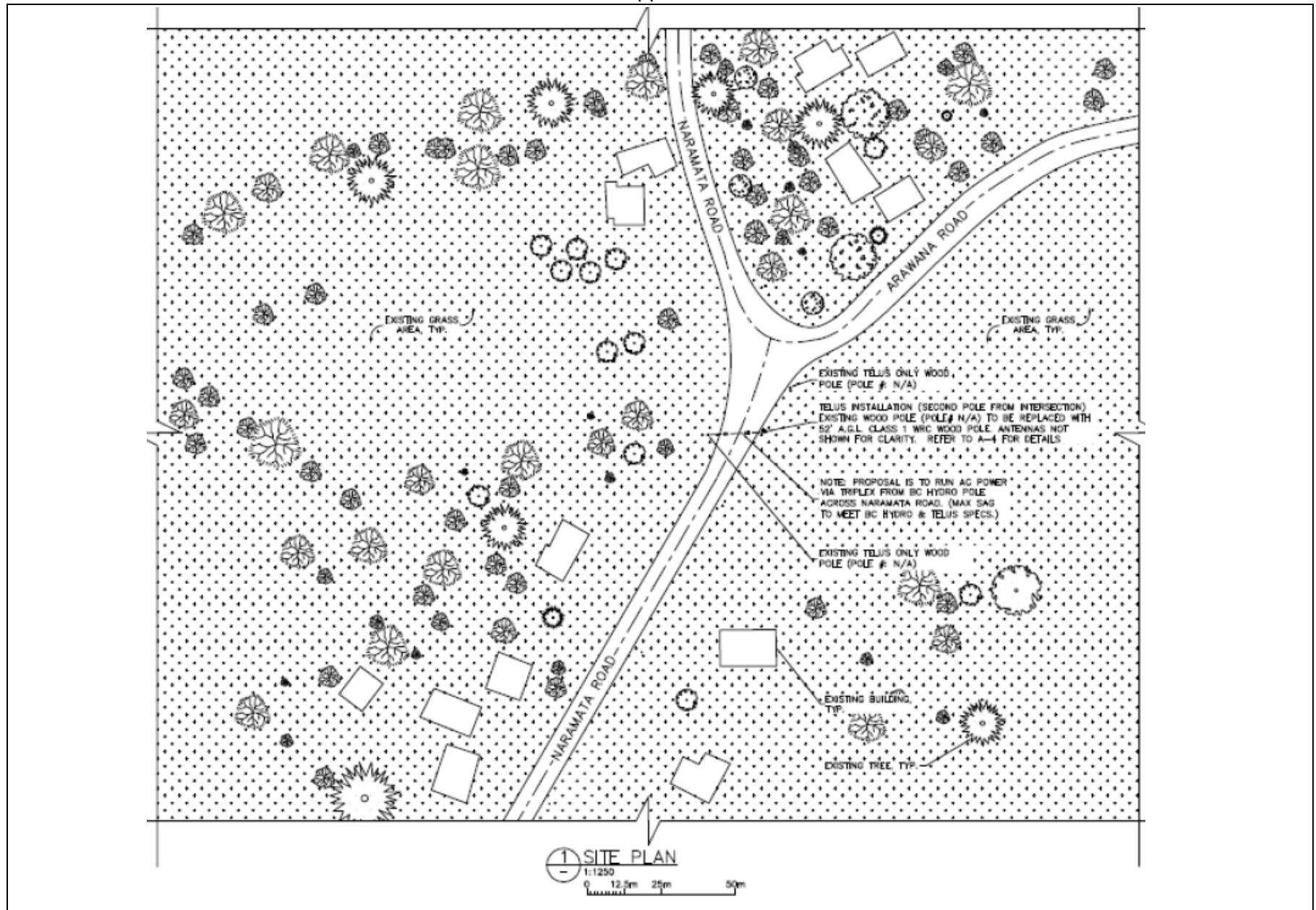
Attachment No. 1 – Context Maps (Pole No. BCB576)



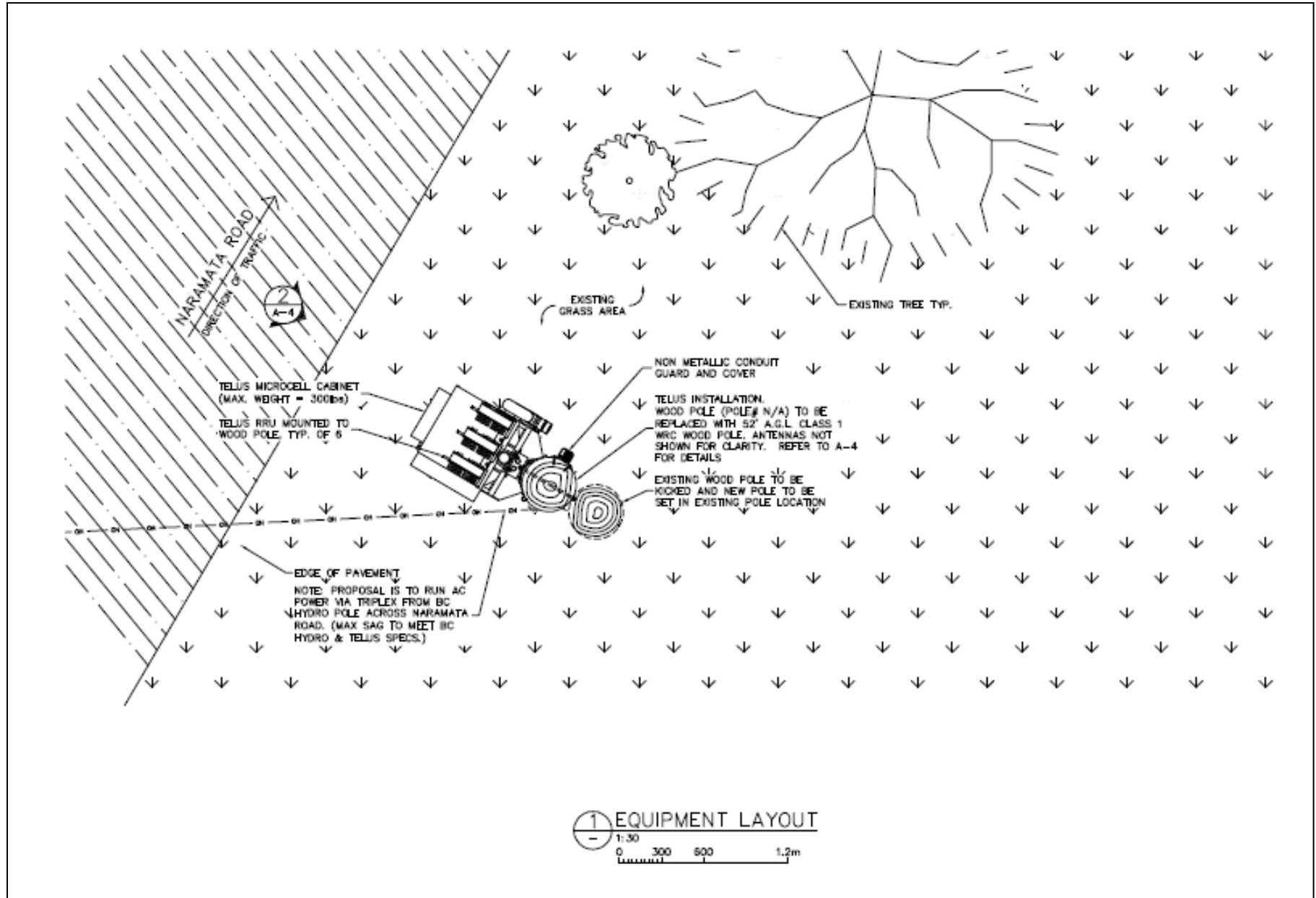
Attachment No. 2 – Context Maps (Pole No. BCB577)



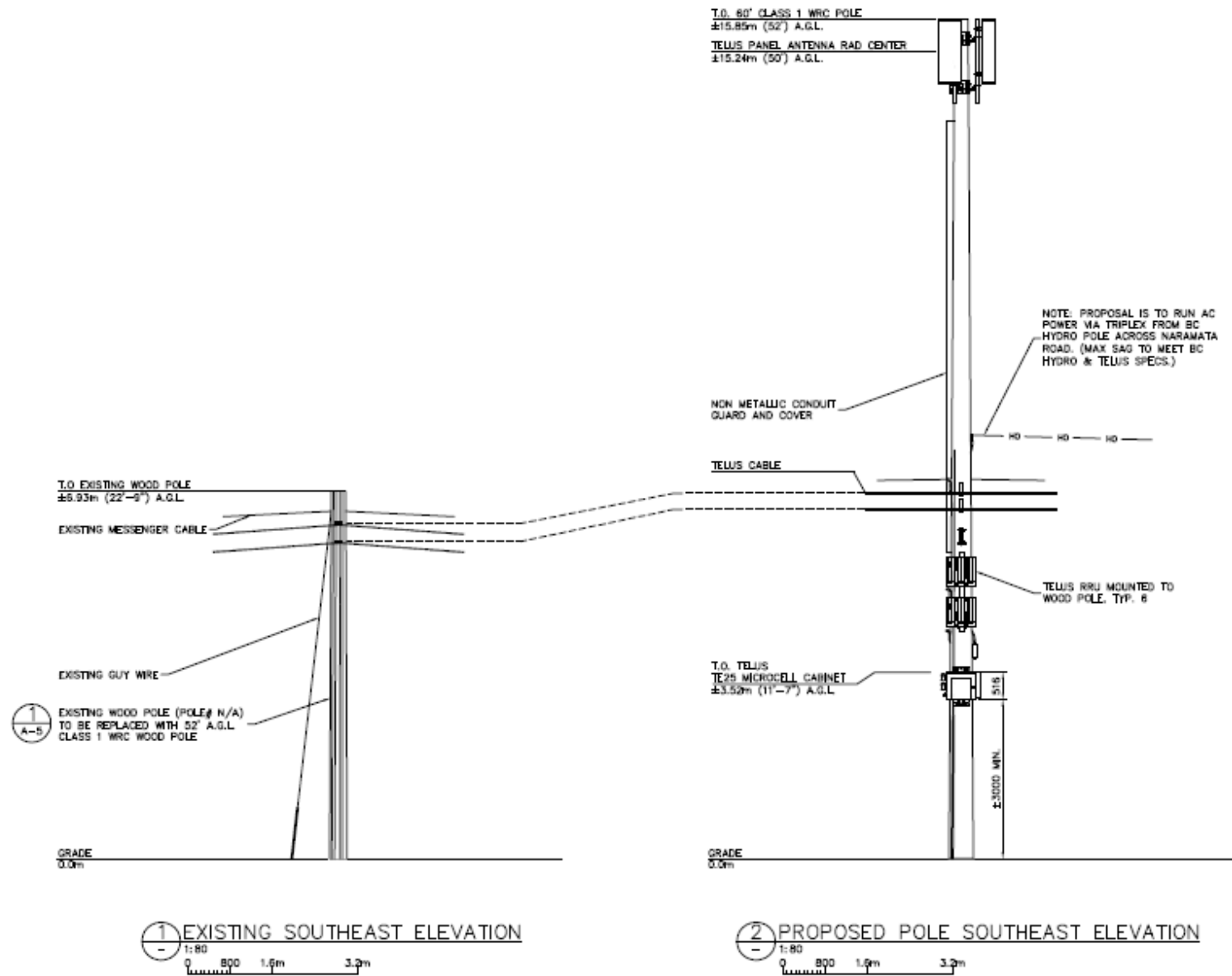
Attachment No. 3 – Applicants Site Plan BCB576



Attachment No. 4 – Equipment Layout Plan BCB576



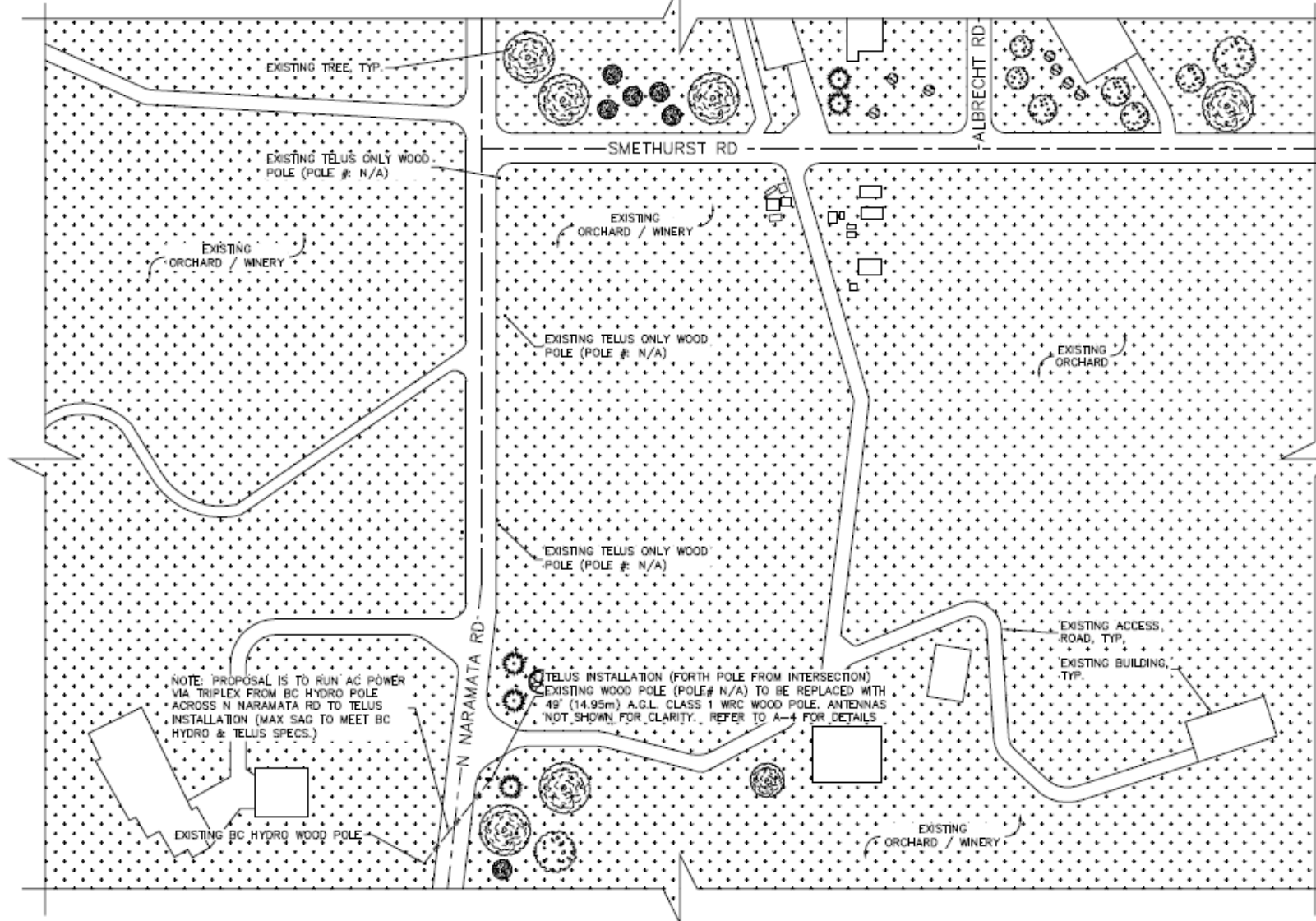
Attachment No. 5 – Elevations – BCB576



Attachment No. 6 – Photo Simulation – BCB576



Attachment No. 7 - Site Plan BCB577

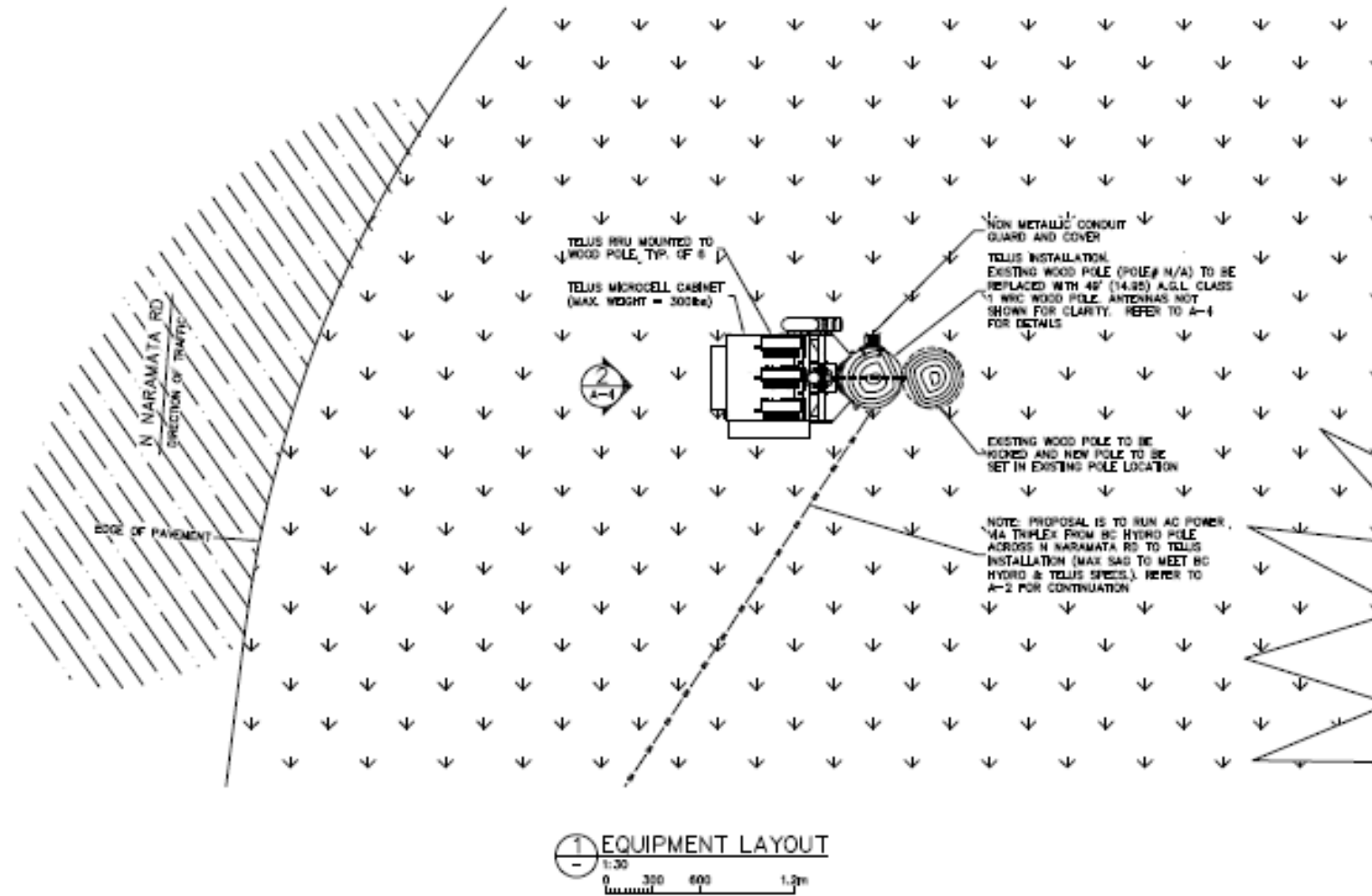


1 SITE PLAN
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0 12.5m 25m 50m

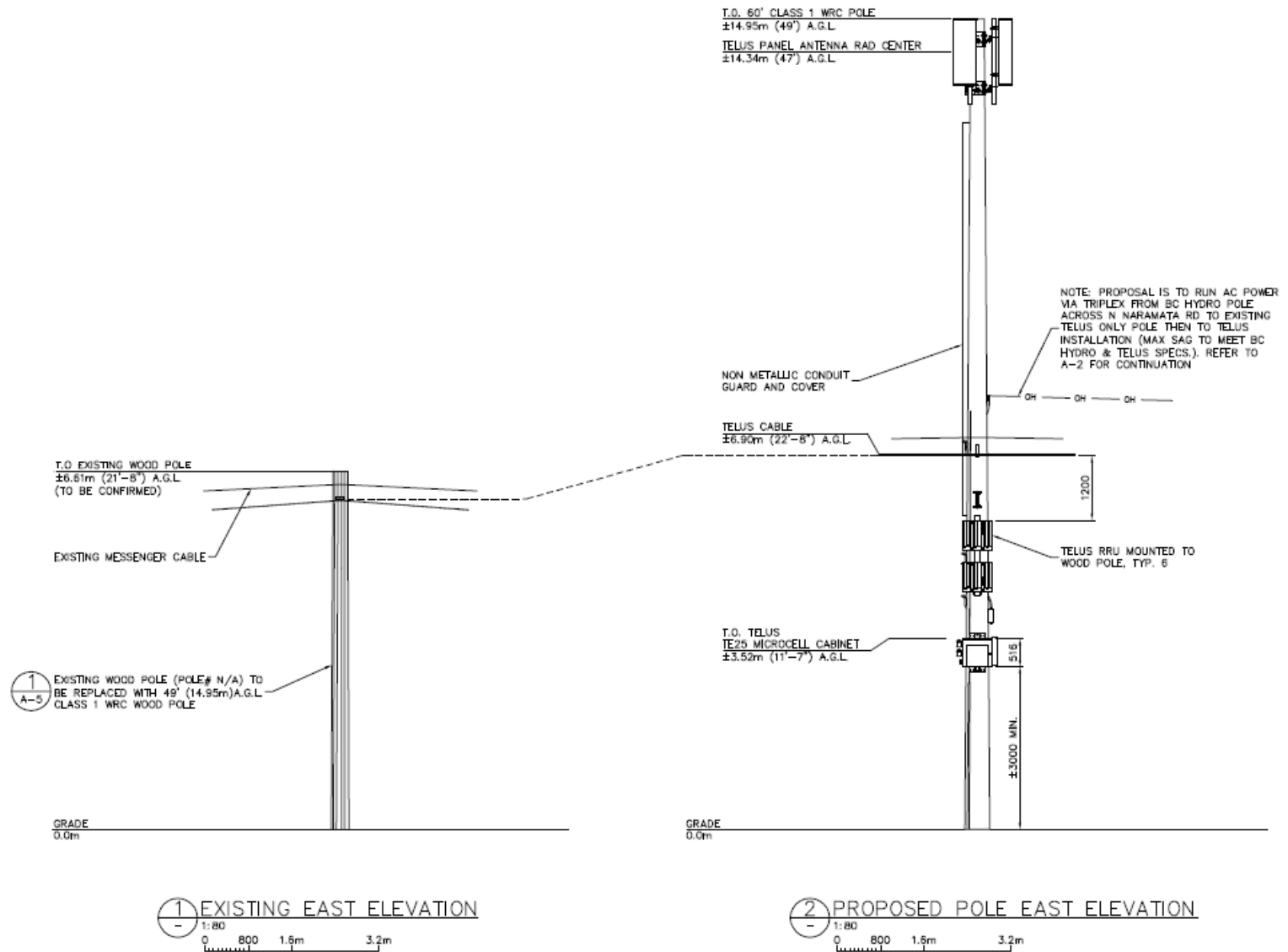
Attachment No. 8 – Equipment layout – BCB577



TRUE NORTH ARROW
SHOWN ON THIS DRAWING
IS APPROXIMATE ONLY
AND MUST BE VERIFIED



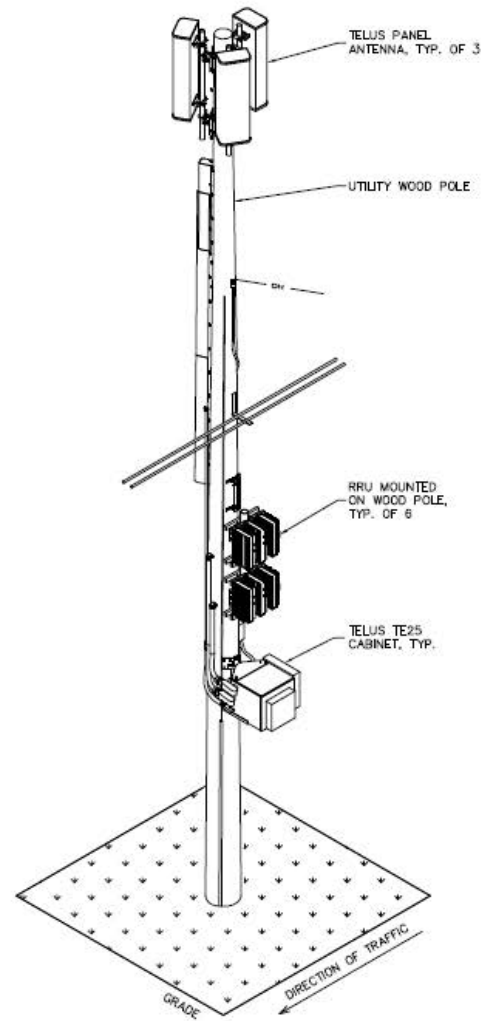
Attachment No. 9 – Elevations BCB577



Schedule 10 – Isometric View BCB577



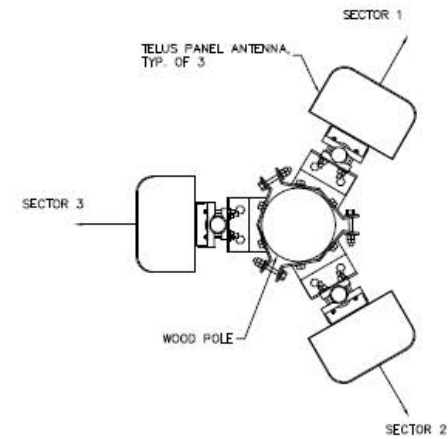
1 EXISTING POLE PICTURE



2 ISOMETRIC VIEW
N.T.S.



TRUE NORTH ARROW
SHOWN ON THIS DRAWING
IS APPROXIMATE ONLY
AND MUST BE VERIFIED



3 PROPOSED ANTENNA LAYOUT
1:20
0 200 400 800

Attachment No. 11– Photo Simulation



BCB577





June 4, 2018

Via Email: eriechert@rdos.bc.ca

Evelyn Riechert
Development Services Manager
101 Martin Street
Penticton, BC, V2A 5J9

Dear Ms. Riechart:

Subject: Request for Concurrence for two Replacement TELUS Utility Pole / Wireless Communications Facilities

TELUS Site:	BCB576
Proposed Location:	Near intersection of Naramata Rd. & Arawana Rd. Nearest Address: 2940 Naramata Rd., Naramata, BC, RDOS
Coordinates:	49.58698°, -119.58002°
Description:	15.85 metre utility pole / wireless communications facility

TELUS Site:	BCB577
Proposed Location:	Approx. 150 south of the intersection of North Naramata Rd. & Smethurst Rd. Nearest Address: 3740 N. Naramata Rd., Naramata, BC, RDOS
Coordinates:	49.59468°, -119.58047°
Description:	14.85 metre utility pole / wireless communications facility

Please be advised that TELUS has completed the public consultation process, following the Regional District of Okanagan Similkameen's (RDOS) adopted Board Policy: Communication Towers / Antenna Systems Approval Process and Location & Design Guidelines as it relates to the proposed wireless antenna installations in the above noted subject line. TELUS is respectfully requesting, from the RDOS Board, concurrence for the proposed replacement of two (2) existing wood utility poles with two (2) new, higher grade wood utility poles with wireless communications equipment added to the poles. The proposed replacement poles will provide much needed improved wireless services to the Naramata area. Enclosed please find a summary of the proposal, background information, details of the public consultation process and TELUS' request for concurrence.

Background:

TELUS is aware of poor (spotty) wireless service in the Naramata area and regularly receives complaints from community members related to poor service (close to a hundred complaints in recent years). Approximately five (5) years ago, TELUS attempted to improve wireless services by proposing new infrastructure. At that time, TELUS proposed a larger cell tower at the north end of Naramata just below the KVR Trail. As a result of public input, TELUS decided to relook at alternatives for the placement of

wireless infrastructure in an effort to improve community service. TELUS has successfully completed utility pole upgrades to include wireless equipment in several BC communities where above ground utilities are available. As such, TELUS has proposed similar utility pole replacements with wireless antennas on the top to improve service in Naramata. The proposed utility pole upgrade includes the replacement of two existing wood utility poles with new higher-grade utility poles in the same locations with wireless equipment attached to the poles. In essence, TELUS is “piggybacking” off the existing utilities in the area so not to require additional infrastructure. The proposed poles would be approximately the same height as the existing hydro poles running along Naramata Road. The location of the poles has been strategically chosen so not to be immediately in view of homes while still providing the required improved wireless services to the area.

Consultation Summary:

On September 26, 2017, an Information Package was submitted to the RDOS formalizing the initiation of the consultation process. Please see **Appendix 1: BCB576 - Information Package** and **Appendix 2: BCB577 – Information Package**.

On November 9, 2017, notification packages were mailed to property owners within a radius of 1000 metres to advise them of the proposal and to invite them to attend a Public Information Meeting. A total of 503 notification packages were sent for BCB576 and a total of 406 notification packages were sent for BCB577. Please see **Appendix 3: BCB576 - Affidavit of Notification Package** and **Appendix 4: BCB577 – Affidavit of Notification Package**.

On November 10, 2017 and November 15, 2017, notices were also placed in the Penticton Herald inviting the public to the Public Information Meeting and to comment on the proposal, please see **Appendix 5: Newspaper Tear Sheets**.

On November 20, 2017 an notice was also placed on mynaramata.com inviting the public to the Public Information Meeting and to comment on the proposal, please see **Appendix 6: Webpage mynaramata.com**.

On Thursday, November 22, 2017, TELUS held a “Public Information Meeting” from 5:30pm to 7:00pm for the proposed facilities. Nineteen (19) people signed in at the meeting; please see **Appendix 7: Meeting Sign in**, **Appendix 8: Photos of Meeting** and **Appendix 9: Storyboards**.

On December 21, 2017, the consultation period ended. During the consultation period 36 households provided comments. Sixteen (16) were in support, nineteen (19) expressed concerns and one (1) comment was neutral. Please see **Appendix 10: BCB576 BCB577 - Comments Received During Consultation**.

As a result of comments received by a small group of home owners on Albrecht Road near TELUS pole replacement project BCB577, TELUS agreed to look at an alternative pole replacement location. TELUS proposed to relocate the pole replacement approximately 200m south along North Naramata Road at a lower elevation and to reduce the pole height by one metre. TELUS consulted those property owners that initially expressed concerns for a second time on April 9, 2018. Please see **Appendix 11 – Notification Package for relocated BCB577**. In total approximately ten (10) property owners were sent a notification with details of the newly proposed location. As a result of the notices sent, we received ten (10) comments with five (5) still expressing concerns, four (4) supportive of the relocated pole and one neutral. **Please see Appendix 12: BCB577 Relocation – Comments Received During Consultation**.

Summary of Concerns:

In general, there was a much larger amount of support for this project compared to the previous proposal a five (5) years ago. That said, the response rate to the project was still quite low with only an approximate four (4) percent providing input. Typical concerns expressed throughout the consultation process generally included comments related to *health and safety* or *visibility of the installation*.

Health and Safety: Please note that the new installation will meet Health Canada's Safety Code 6 requirements to ensure public safety. It is the responsibility of the federal government to ensure that standards are established to ensure public safety. TELUS strictly complies with these standards at all times.

Visibility: As per above, there are a handful of properties along Albrecht Road that are located between 150 m and 250 m (and beyond) northeast of the proposed replacement pole (BCB577) near the intersection of North Naramata Road and Smethurst Road that expressed concerns for the visibility of top of the pole. While the top of the pole may be visible, similar to the existing hydro utility poles running along North Naramata Road, TELUS agreed to relocate the pole further from the homes on Albrecht Road. The proposed new location includes:

- an increased setback between the pole and homes (nearest homes between 200 and 350 metres away;
- a location with trees around the pole (to help screen from view the pole);
- a location that is lower in elevation, so the pole would appear less tall;
- a location that is off to the side view and not directly from the front view of homes on Albrecht Road; and
- a reduction in the height of the pole by 1m to further reduce visibility.

In both instances (BCB576 and BCB577) the replacement poles are well setback from homes and are similar in height to the existing BC Hydro poles across the street. In both instances there is mature vegetation between the poles and nearby homes. The replacement poles have been specifically chosen so they are not directly in front of any homes in the area. These poles will be far less visible than existing BC Hydro poles along Albrecht Road with transformer.

Next Steps:

It is critical for TELUS to have the new equipment in place as soon as possible to improve service to the community of Naramata. TELUS looks forward to support for the wireless improvements in near future. Attached in **Appendix 13: Sample Resolution**, is a sample resolution granting concurrence for the project.

TELUS is committed to providing reliable wireless service to Naramata. Should you require any additional information, please do not hesitate to contact us 604-620-0877 or by e-mail at tawny@cypresslandservices.com.

Tawny Verigin
Municipal Affairs Specialist



Cypress Land Services
Agents for TELUS

Appendix 1: BCB576 - Information Package



Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2
Phone: (604) 620-0877 Toll Free: (855) 301-1520 Fax: (604) 620-0876

September 26, 2017

Via Email

Manager of Planning
RDOS

Dear:

Subject: TELUS Telecommunications Facility Proposal
Address or Legal: Near 2940 Naramata Road, Naramata, BC
PID: N/A
Coordinates: N 49.58698°, W -119.58002°
TELUS Site: BCB576 – Naramata Rd & Arawana Rd

Overview

Cypress Land Services, in our capacity as agent to TELUS, is submitting this information package ("Information Package") to initiate the consultation process related to the installation and operation of a telecommunications facility. We have been in preliminary consultation with the Regional District of Okanagan-Similkameen ("RDOS") to identify a suitable site for a wireless communications facility in order to provide dependable wireless data and voice communication services. This Information Package is intended to formalize the consultation process.

Proposed Site

TELUS proposes to replace an existing approximately 7.0 metre utility pole along the eastern side of Naramata Road with a 15.85 metre wood utility pole with antenna equipment attached. The pole will have three (3) antennas attached to the top and radio equipment attached near the base of the pole. Please see **Schedule A: Site Location and Design** for further details.

Rationale for Site Selection

TELUS has attempted for a few years to improve wireless services in Naramata. This proposed project and similar project BCB577 will result in improved wireless services for the community. TELUS previously proposed a larger tower in the area and upon further analysis is proposing the attached as an alternative. As per the Regional Districts policy, the preferred approach is to use existing infrastructure (such as utility poles) as an alternative to new tower.

The proposed location is considered to be appropriate as it is on a main road and does not impede views/vistas from neighbouring properties.

Tower Proposal Details

The installation meets Regional District Policy *Communication Towers / Antenna Systems Approval Process And Location & Design Guidelines* as it:

- Utilizes a utility pole
- Is located adjacent to agricultural lands
- Minimizes impact to views and vistas in the area

Consultation Process with the RDOS

Innovation, Science and Economic Development Canada (ISED), formerly Industry Canada, requires all proponents to consult with the local land use authority and public, notwithstanding that ISED has exclusive jurisdiction in the licensing of telecommunication sites, such as the proposed. The Regional District's policy *Communication Towers / Antenna Systems Approval Process And Location & Design Guidelines* outlines the consultation process including submission of the proposal, notification to all properties owners within 1km, advertisement of the proposal in local paper and requests an Open House/Public meeting. Given the nature of the proposal is not to construct a new tower but to use an existing utility line TELUS feels that a Public Meeting is not required unless there are large amount of concern expressed through the notification process.

At the conclusion of the consultation process, TELUS will prepare a summary of comments received from the community as well as the replies provided by TELUS. TELUS is requesting that, subsequent to the completed consultation process and report to the Board, a letter or resolution of concurrence is issued by the RDOS.

Health and Safety

Health Canada's Safety Code 6 regulations are applicable to this, and all, telecommunications sites. Safety Code 6 seeks to limit the public's exposure to radiofrequency electromagnetic fields and ensures public safety. Additional information on health and safety may be found on-line at:

Health Canada:

http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php

Concurrence Requirements

In order to complete the consultation process, TELUS will be requesting concurrence from the RDOS in a form acceptable to both the District and to ISED. Examples of concurrence include a resolution, staff letter, or report.

Conclusion

Please consider this information package as the commencement of the consultation process for this site. TELUS is committed to working with the RDOS and the community in determining an appropriate location and design for a telecommunications tower that will improve wireless services.

We look forward to working together during this process. Please do not hesitate to contact us by phone at 604.620.0877 or by email at tawny@cypresslandservices.com.

Thank you in advance for your assistance and consideration.

Sincerely,
CYPRESS LAND SERVICES
Agents for TELUS

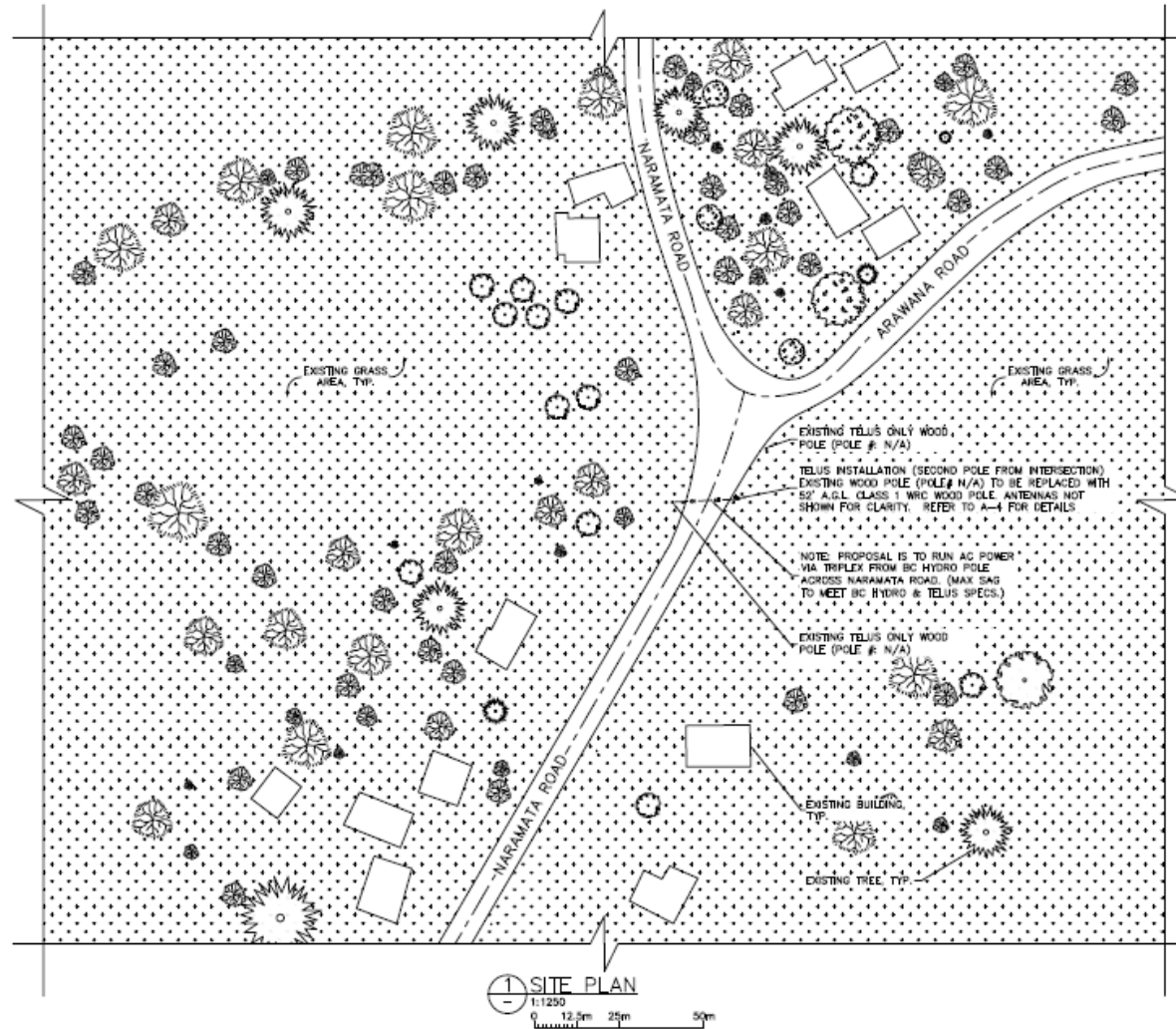


Tawny Verigin
Municipal Affairs Specialist
cc: Cheryl Bilyk, Real Estate & Government Affairs Manager, TELUS

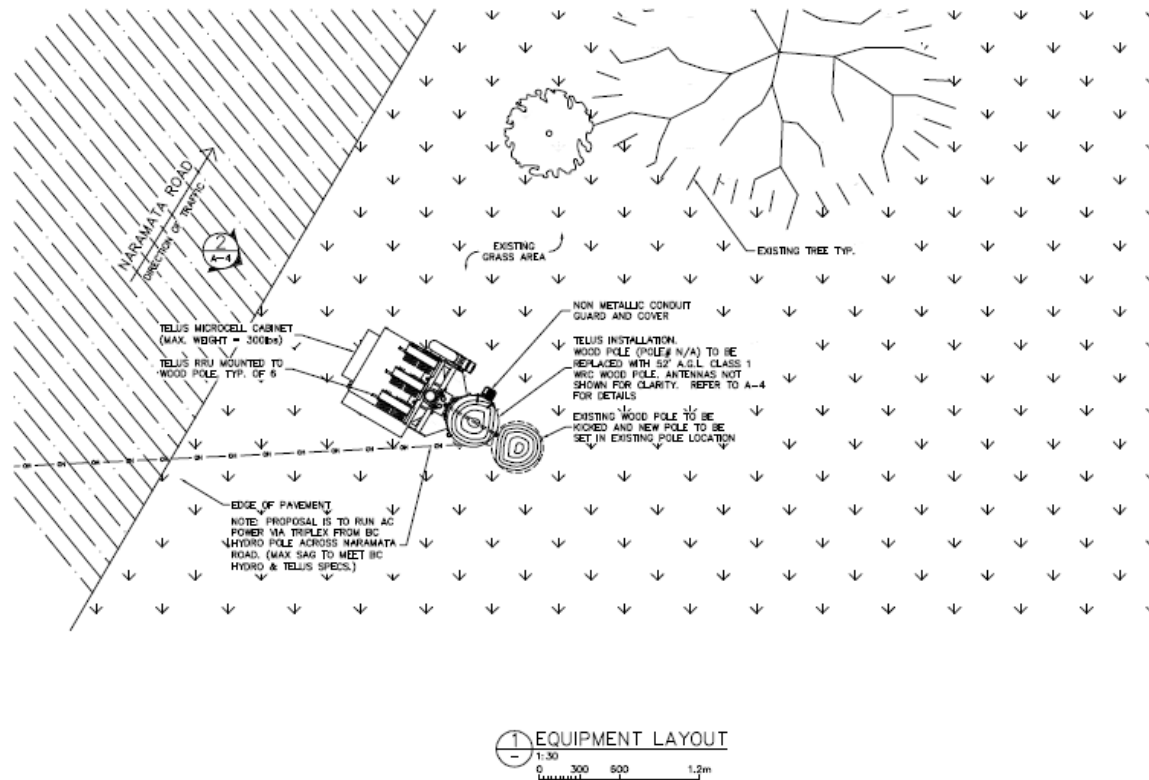
**SCHEDULE A
SITE LOCATION**



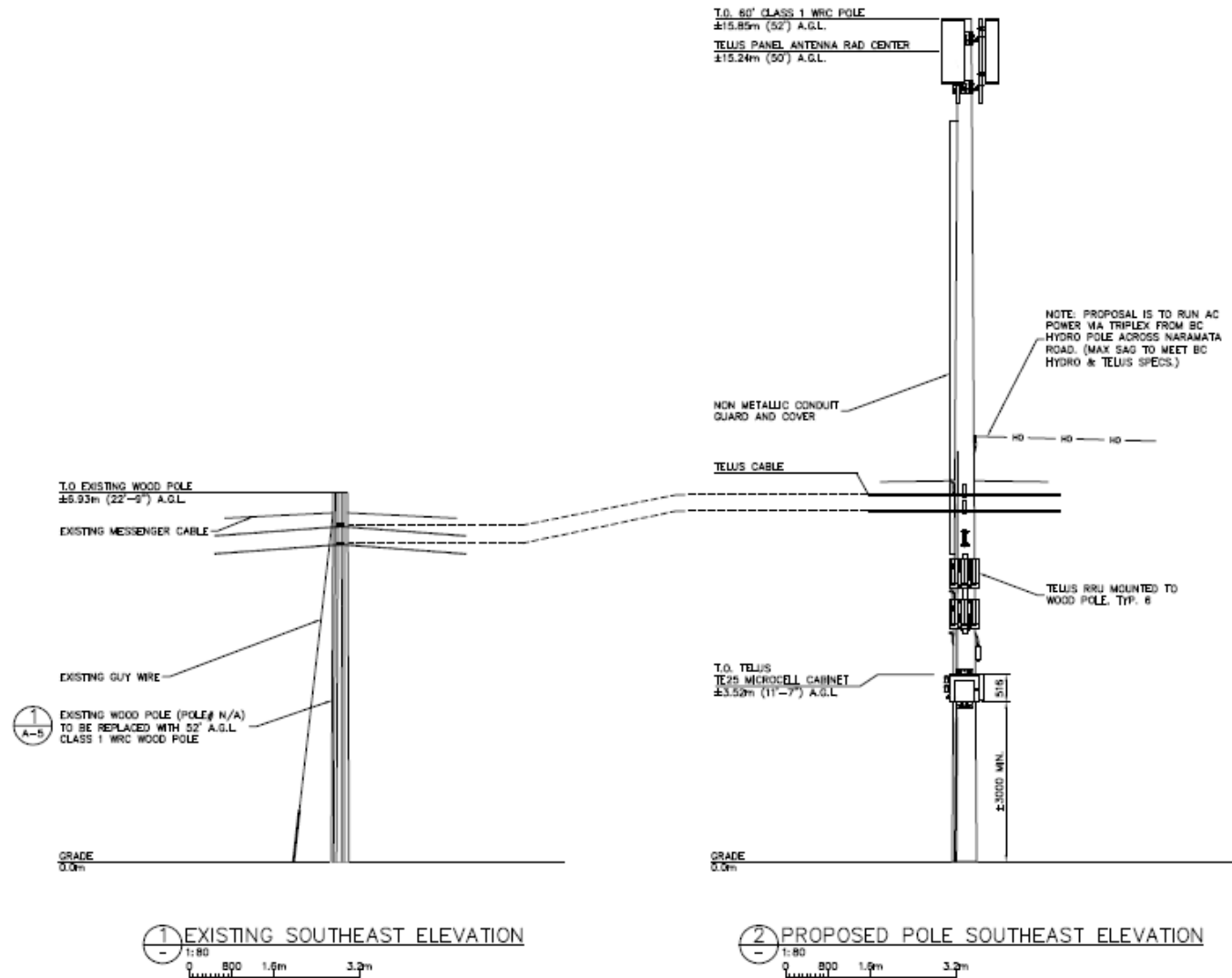
SCHEDULE A DESIGN - SITE PLAN



SCHEDULE A DESIGN – EQUIPMENT LAYOUT



SCHEDULE A DESIGN – ELEVATION



**SCHEDULE A
DESIGN – PHOTO-SIMULATION**

BEFORE



AFTER



Artist's rendering of proposed facility.

Note: Photo-simulation is for conceptual purposes only. Proposed design is subject to change based on final engineer plans.

Appendix 2: BCB577 – Information Package



Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2
Phone: (604) 620-0877 Toll Free: (855) 301-1520 Fax: (604) 620-0876

September 26, 2017

Via Email

Manager of Planning
RDOS

Dear:

Subject: TELUS Telecommunications Facility Proposal
Address or Legal: Near 3740 N Naramata Road, Naramata, BC
PID: N/A
Coordinates: N 49.59558°, W -119.58046°
TELUS Site: BCB577 – N Naramata Rd & Smethurst Rd

Overview

Cypress Land Services, in our capacity as agent to TELUS, is submitting this information package ("Information Package") to initiate the consultation process related to the installation and operation of a telecommunications facility. We have been in preliminary consultation with the Regional District of Okanagan-Similkameen ("RDOS") to identify a suitable site for a wireless communications facility in order to provide dependable wireless data and voice communication services. This Information Package is intended to formalize the consultation process.

Proposed Site

TELUS proposes to replace an existing approximately 6.61 metre utility pole along the eastern side of N Naramata Road with a 15.85 metre wood utility pole with antenna equipment attached. The pole will have three (3) antennas attached to the top and radio equipment attached near the base of the pole. Please see **Schedule A: Site Location and Design** for further details.

Rationale for Site Selection

TELUS has attempted for a few years to improve wireless services in Naramata. This proposed project and similar project BCB576 will result in improved wireless services for the community. TELUS previously proposed a larger tower in the area and upon further analysis is proposing the attached as an alternative. As per the Regional Districts policy, the preferred approach is to use existing infrastructure (such as utility poles) as an alternative to new tower.

The proposed location is considered to be appropriate as it is on a main road and does not impede views/vistas from neighbouring properties.

Tower Proposal Details

The installation meets Regional District Policy *Communication Towers / Antenna Systems Approval Process And Location & Design Guidelines* as it:

- Utilizes a utility pole
- Is located adjacent to agricultural lands
- Minimizes impact to views and vistas in the area

Consultation Process with the RDOS

Innovation, Science and Economic Development Canada (ISED), formerly Industry Canada, requires all proponents to consult with the local land use authority and public, notwithstanding that ISED has exclusive jurisdiction in the licensing of telecommunication sites, such as the proposed. The Regional District's policy *Communication Towers / Antenna Systems Approval Process And Location & Design Guidelines* outlines the consultation process including submission of the proposal, notification to all properties owners within 1km, advertisement of the proposal in local paper and requests an Open House/Public meeting. Given the nature of the proposal is not to construct a new tower but to use an existing utility line TELUS feels that a Public Meeting is not required unless there are large amount of concern expressed through the notification process.

At the conclusion of the consultation process, TELUS will prepare a summary of comments received from the community as well as the replies provided by TELUS. TELUS is requesting that, subsequent to the completed consultation process and report to the Board, a letter or resolution of concurrence is issued by the RDOS.

Health and Safety

Health Canada's Safety Code 6 regulations are applicable to this, and all, telecommunications sites. Safety Code 6 seeks to limit the public's exposure to radiofrequency electromagnetic fields and ensures public safety. Additional information on health and safety may be found on-line at:

Health Canada:

http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php

Concurrence Requirements

In order to complete the consultation process, TELUS will be requesting concurrence from the RDOS in a form acceptable to both the District and to ISED. Examples of concurrence include a resolution, staff letter, or report.

Conclusion

Please consider this information package as the commencement of the consultation process for this site. TELUS is committed to working with the RDOS and the community in determining an appropriate location and design for a telecommunications tower that will improve wireless services.

We look forward to working together during this process. Please do not hesitate to contact us by phone at 604.620.0877 or by email at tawny@cypresslandservices.com.

Thank you in advance for your assistance and consideration.

Sincerely,
CYPRESS LAND SERVICES
Agents for TELUS



Tawny Verigin
Municipal Affairs Specialist
cc: Cheryl Bilyk, Real Estate & Government Affairs Manager, TELUS

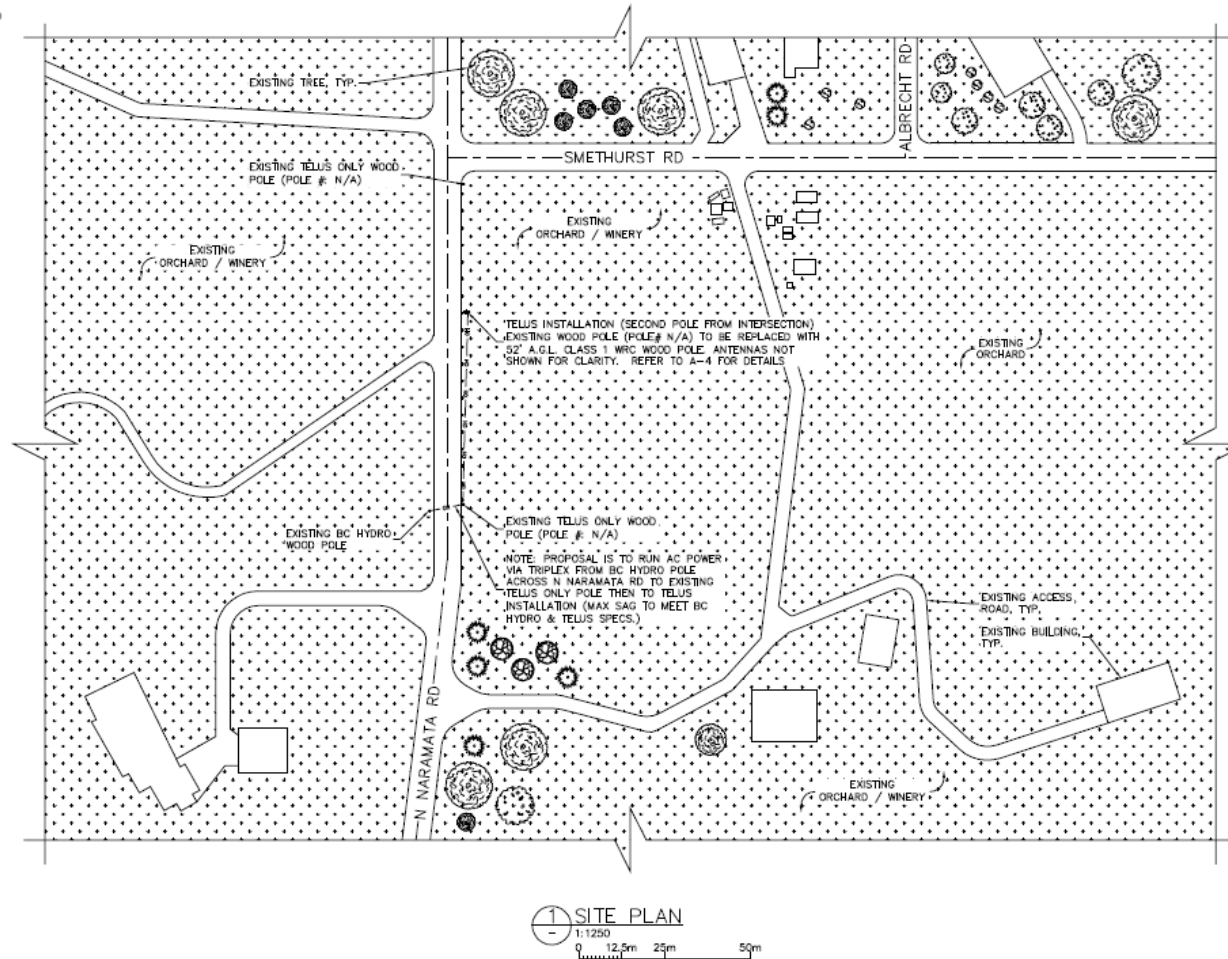
**SCHEDULE A
SITE LOCATION**



SCHEDULE A DESIGN - SITE PLAN



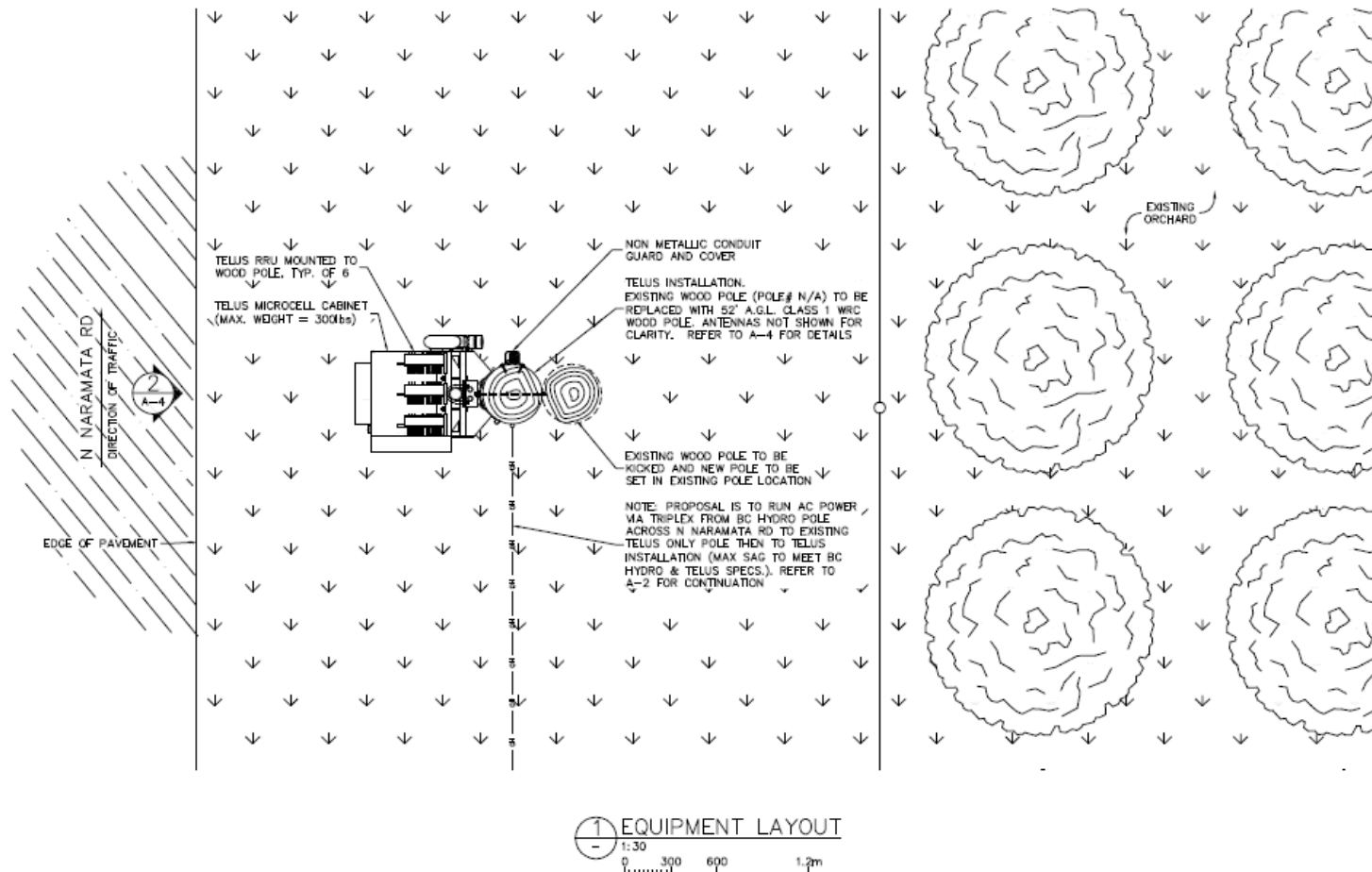
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AND MUST BE VERIFIED



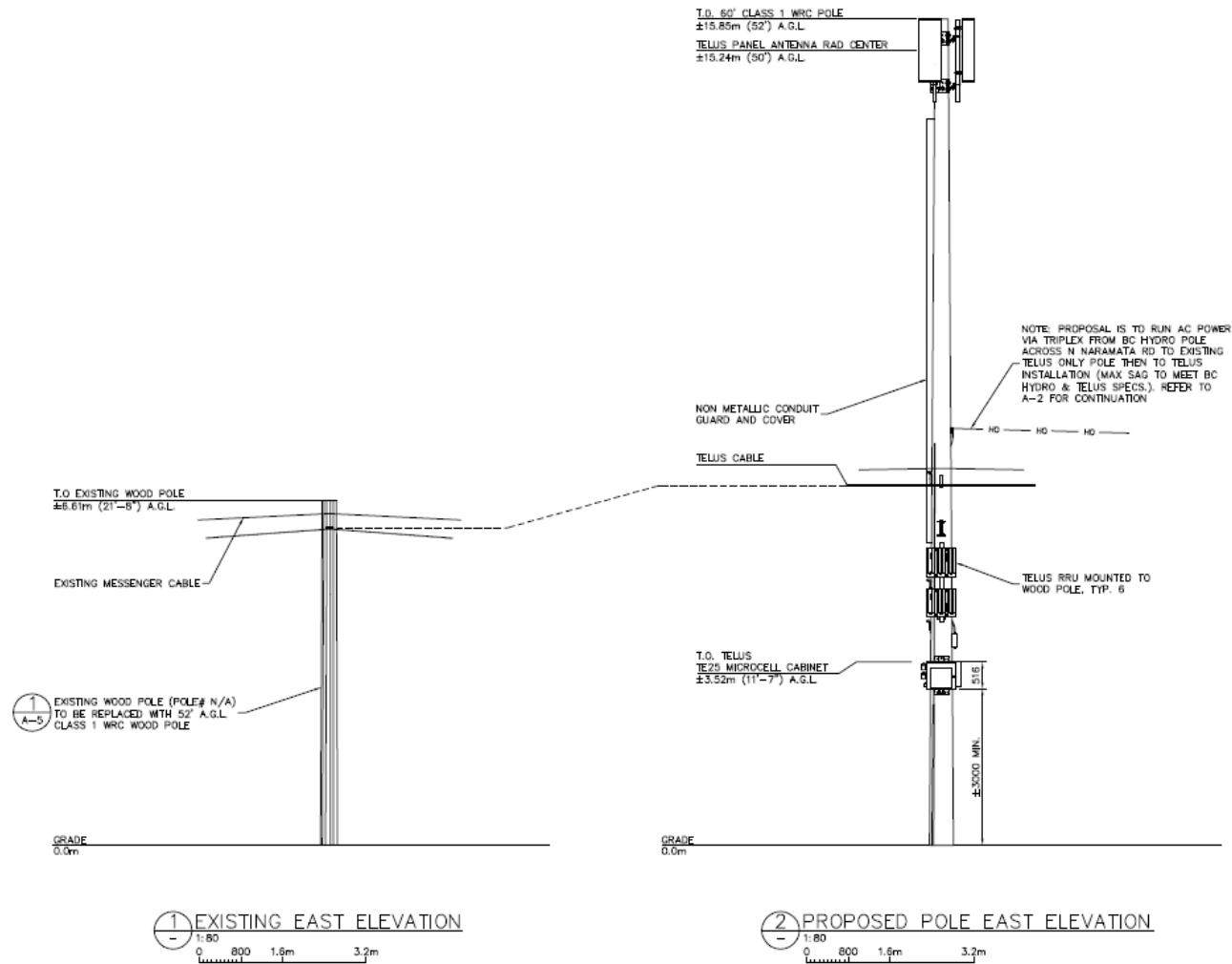
SCHEDULE A DESIGN – EQUIPMENT LAYOUT



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IS APPROXIMATE ONLY
AND MUST BE VERIFIED



SCHEDULE A DESIGN – ELEVATION



SCHEDULE A
DESIGN – PHOTO-SIMULATION
BEFORE



AFTER



Artist's rendering of proposed facility.

Note: Photo-simulation is for conceptual purposes only. Proposed design is subject to change based on final engineer plans.

Appendix 3: BCB576 - Affidavit of Notification Package


Affidavit of Cypress Land Services

I, Tawny Verigin, Municipal Affairs Specialist, in the City of Vancouver in the Province of B.C., make an Oath and say:

1. THAT I caused to be sent by regular mail, a notification letter, as included in Appendix A, to property owners, occupants and other recipients, as listed in Appendix B, on November 9, 2017.


 Tawny Verigin, Municipal Affairs Specialist
 Cypress Land Services

Sworn/Affirmed/Declared before me at the City of Vancouver, in the Province of B.C., this 9th day of November 2017.


 (Commissioner's Signature)

A Commissioner for Taking Affidavits for the Province of B.C.

Ivan Staeheli
 A Commissioner for Taking Affidavits
 For British Columbia
 Cypress Land Services Inc.
 1051 - 409 Granville Street
 Vancouver, BC V6C 1T2
 (Commissioner's stamp or printed name and expiry date)
 Expires on: August 31, 2019

Appendix A: Notification Letter

Dear Owner/Occupant,

November 9, 2017

Please accept this notification regarding proposed TELUS wireless service improvements in your community.

You are invited to a Public Meeting (drop in format):
Date: Thursday, November 23, 2017, **Time:** 5:30pm – 7:00pm
Location: Naramata Centre – The Loft Building, 3475 3rd Street, Naramata, BC

Subject: TM Mobile Inc. ("TELUS") Telecommunications Facility Proposal
Legal: TELUS Utility Pole in Right-of-Way
(Near intersection of Naramata Rd. & Arawana Rd.)
Nearest Address: 2940 Naramata Rd., Naramata, BC, RDOS
Coordinates: 49.58698°, -119.58002°
TELUS Site: BCB576

What is TELUS Proposing?

TELUS seeks to continue to provide high quality wireless telecommunications services to communities throughout British Columbia. Increasingly, communities depend on wireless voice, data and internet communications for business, personal enjoyment and personal security reasons. In response to demand for improved wireless service in the Naramata area, TELUS is proposing to utilize existing infrastructure by replacing a TELUS utility pole with a taller pole to enable wireless telecommunications equipment to be attached to the pole to service the area.

The existing pole is approximately 6.93 metres in height. It is proposed to be replaced with a taller pole at the same location, 15.85 metres in height. The TELUS utility pole is located along the east side of North Naramata Road. Three (3) wireless antennas will be attached to the top of the pole, a microcell cabinet attached approx. 3.0 metres from the bottom of the pole, and six (6) remote radios units (RRUs) mounted above the microcell cabinet. The TELUS cables will be reattached to the pole. No equipment will be located on the ground. An aerial map of the proposed location and a photo-simulation are included as part of this notification package.

Regulatory Authority

Telecommunication providers are required by Innovation, Science, and Economic Development Canada (ISED), formerly Industry Canada, to consult with the local municipality and the general public regarding new installations. ISED does have exclusive jurisdiction over the approval and placement of telecommunications installations.

The consultation process will provide an opportunity for residents, stakeholders and landowners to obtain detailed information regarding the proposal and to provide comments for consideration. Any inquiries that are received as a result of this notification will be logged and submitted to the Regional District Okanagan-Similkameen (RDOS) and ISED as part of our application for concurrence.

Local Municipality

The RDOS has adopted Board Policy: Communication Towers / Antenna Systems Approval Process and Location & Design Guidelines to establish the preferences of the Board of Directors for enhanced public consultation and location and design guidelines in the Antenna System approval process. The policy requires that notification letters be mailed to all properties within 1000 metres from the Antenna system, that the proponent hold a public meeting (meeting details on cover page of this notification) and two (2) newspaper advertisements be placed in separate editions of the local newspaper.



This notification is to provide the opportunity to obtain information regarding the proposal, ask questions and provide comments. The closing period for comments to be received by TELUS is **December 11, 2017**. For additional and detailed information regarding RDOS Board Policy: Communication Towers / Antenna Systems Approval Process and Location & Design Guidelines, please go on-line to:

http://www.rdosmaps.bc.ca/min_bylaws/admin/BoardPolicies/current/13_3_3CommunicationsTowersAntennaSystemsApprovalProcess.pdf

Location

The pole is located along the east side of Naramata Rd., approx. 30 metres south of the intersection of Naramata Rd. and Arawana Rd., at the coordinates 49.58698°, -119.58002°.

Safety Code 6

ISED requires all wireless carriers to operate in accordance with Health Canada's safety standards. TELUS attests that the installation described in this notification package will be installed and operated on an ongoing basis so as to comply with Health Canada's Safety Code 6, as may be amended from time to time.

Site Access

Access will be obtained via the existing roadway as the pole is situated within the road right-of-way. Construction is anticipated to take approximately two to four weeks.

Environment

TELUS confirms that the installation is excluded from environmental assessment under the Canadian Environmental Assessment Act. Any municipal environmental regulations will be followed.

Transport Canada

The pole will be constructed to include any aeronautical markings or lighting required by Transport Canada. No markings or lighting are required.

Structural Considerations

TELUS confirms that the antenna structure described in this notification package will apply good engineering practices including, structural adequacy during construction.

General Information

General information relating to antenna systems is available on ISED's Spectrum Management and Telecommunications website:

<http://www.ic.gc.ca/eic/site/ic-gc.nsf/eng/07422.html>

Contacts:

TELUS c/o Tawny Verigin of Cypress Land Services, Agents for TELUS

Suite 1051, 409 Granville Street | Vancouver, BC V6C 1T2 | Phone: 1-855-301-1520 | Fax: 604-620-0876

Email: publicconsultation@cypresslandservices.com

ISED, Interior British Columbia, Okanagan-Kootenay Office

1726 Dolphin Avenue, Room 603 | Kelowna, BC V1Y 9R9 | Phone: 250-470-5026 or 1-800-667-3780

Fax: 250-470-5045 | Email: ic.spectrumkelowna-kelownaspectre.ic@canada.ca (By appointment only)

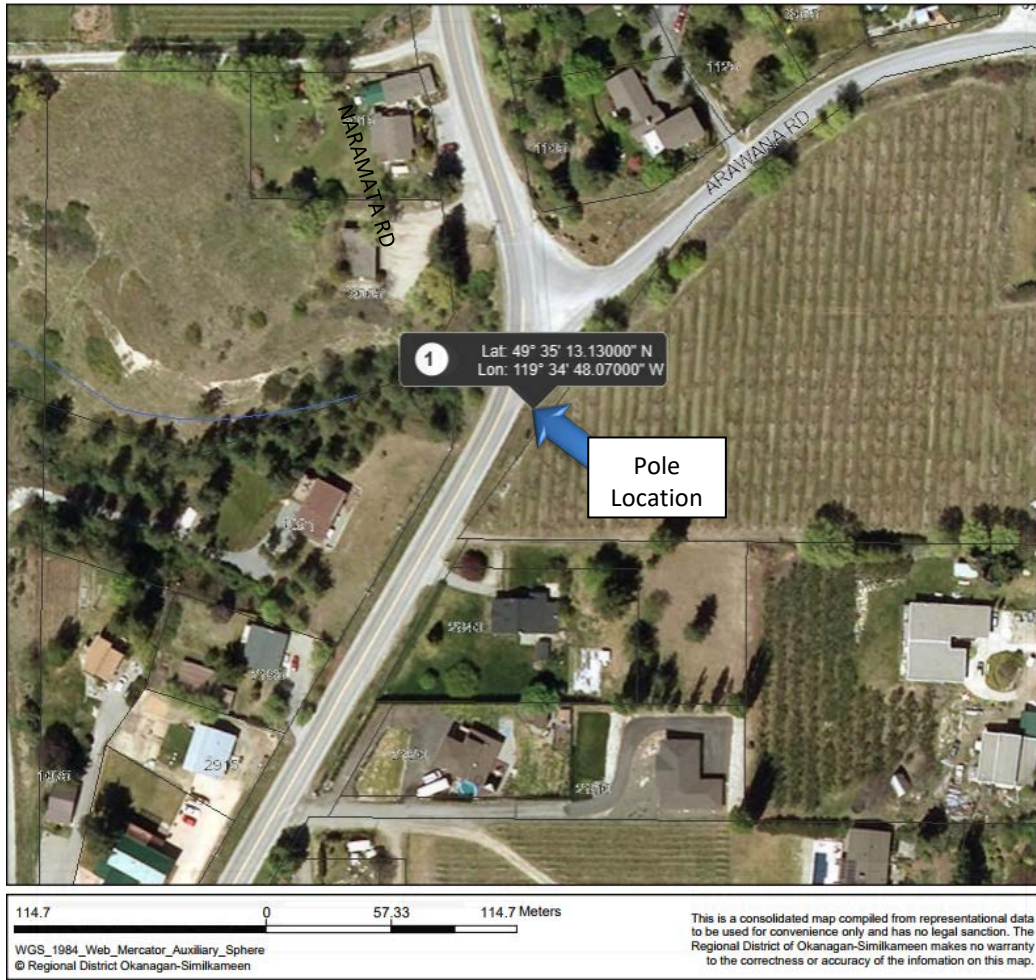
RDOS

Brad Dollevoet, Development Services Manager

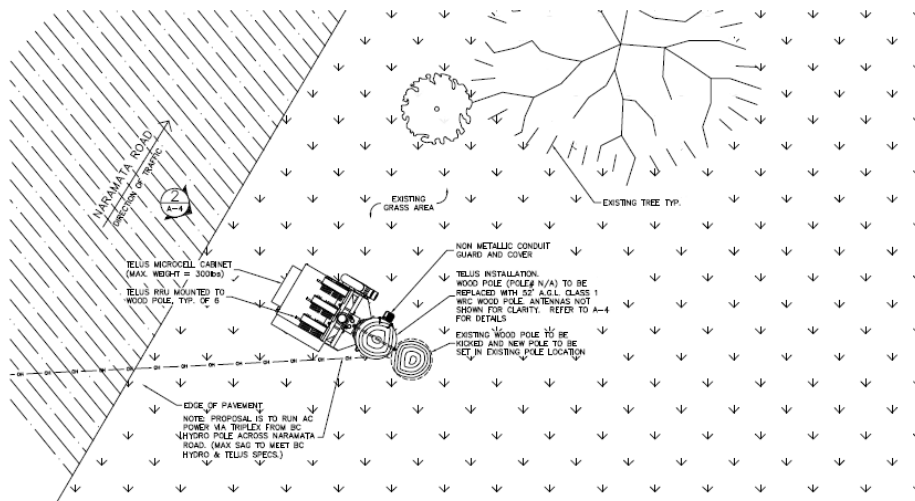
101 Martin Street | Penticton, BC, V2A 5J9 | Phone: 604-490-4109 | Email: bdollevoet@rdos.bc.ca

If you have any specific questions regarding the proposal, please feel welcome to contact the above.

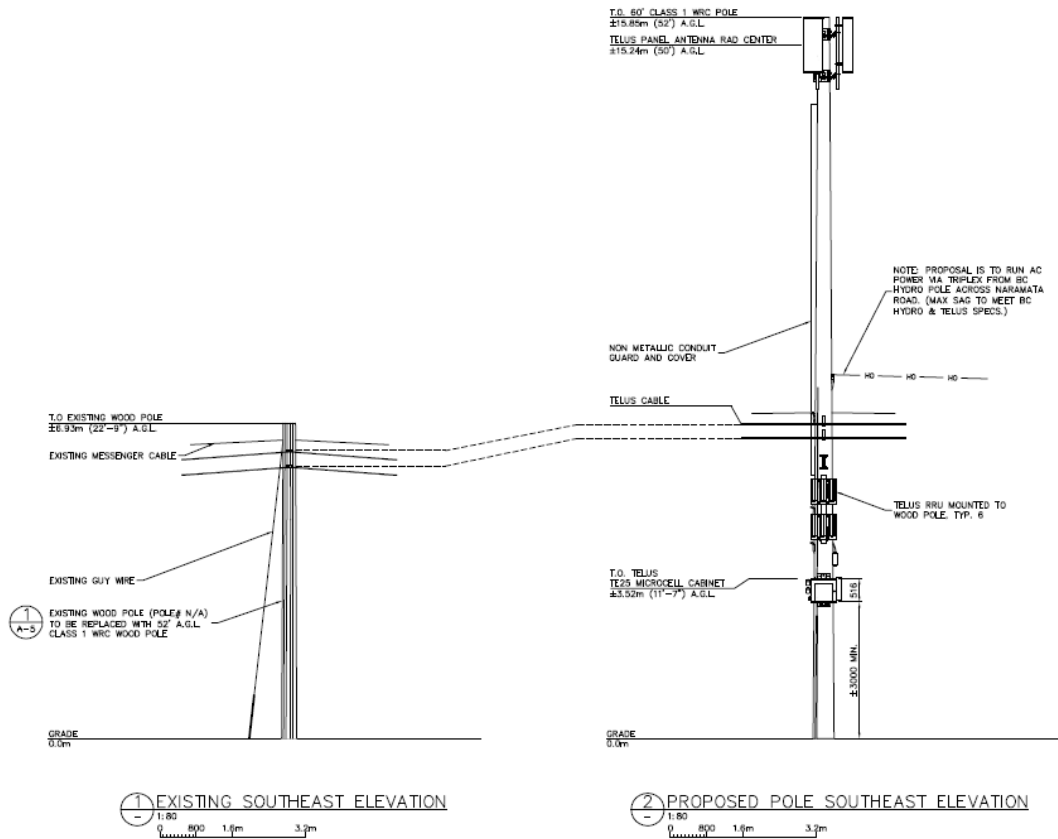
TELUS UTILITY POLE LOCATION - AERIAL MAP



PRELIMINARY DESIGN PLANS – EQUIPMENT LAYOUT



PRELIMINARY DESIGN PLANS – EXISTING AND PROPOSED ELEVATION



PRELIMINARY DESIGN PLANS – POLE PERSPECTIVE & PROPOSED ANTENNA LAYOUT

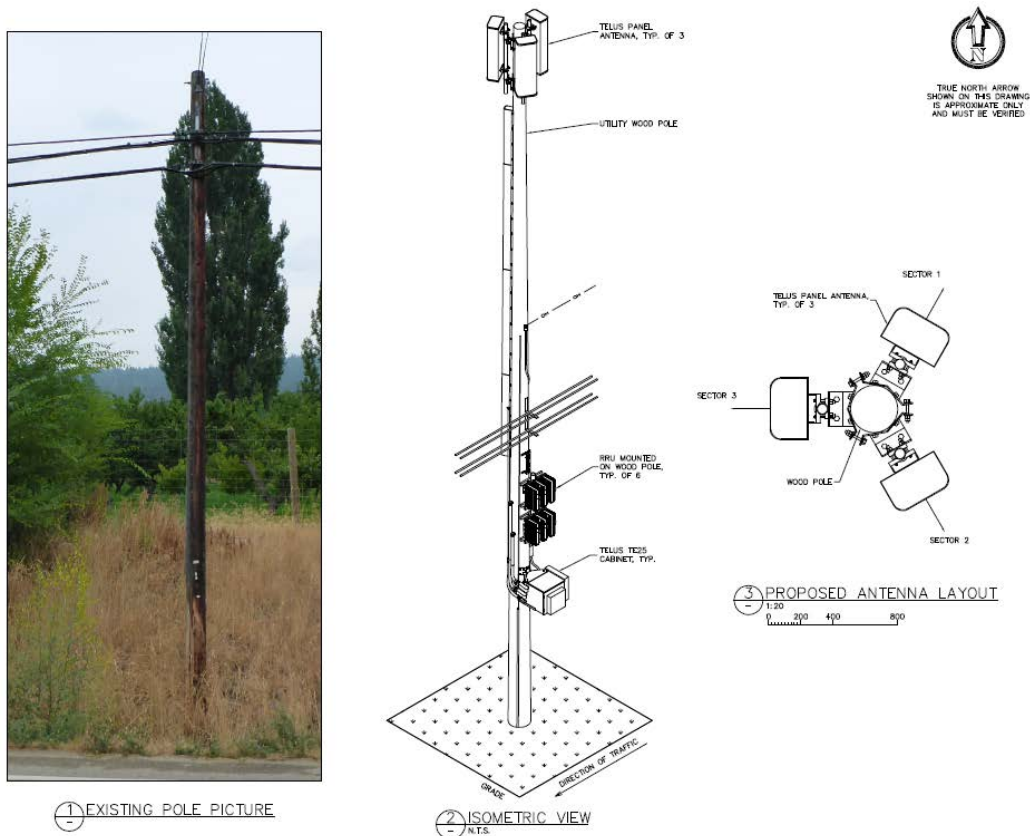


PHOTO-SIMULATION
BEFORE



AFTER



Artist's rendering of proposed facility.

Note: Photo-simulation is for conceptual purposes only. Proposed design is subject to change based on final engineer plans.



COMMENT SHEET
TELECOMMUNICATIONS FACILITY PROPOSAL
TELUS UTILITY POLE IN RIGHT-OF-WAY (NEAR NARAMATA RD. & ARAWANA RD.)
NEAREST ADDRESS: 2940 NARAMATA RD., NARAMATA, BC, RDOS
COORDINATES: 49.58698°, -119.58002°
TELUS SITE: BCB576

1. Do you feel this is an appropriate location for the proposed facility?

- ☐ Yes
☐ No

Comments _____

2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest?

- ☐ Yes
☐ No

Comments _____

3. Additional Comments _____

Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes; however, your comments will only be used by TELUS in satisfying RDOS adopted Board Policy: Communication Towers / Antenna Systems Approval Process and Location & Design Guidelines consultation process. The closing period for comments to be received by TELUS is December 11, 2017.

Name _____
(Please print clearly)
Email Address _____
Mailing Address _____

TELUS c/o Cypress Land Services Inc.
Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2
Attention: Tawny Verigin, Municipal Affairs Specialist
Thank you for your input.

Appendix B: List of Property Owners, Occupants and Other Recipients

Owner / Occupant
890 TILLAR RD
Naramata, BC V0H 1N1

Owner / Occupant
2745 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
2838 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
2860 ARAWANA RD
Naramata, BC V0H 1N1

Owner / Occupant
3135 RUSHBURY PL
Naramata, BC V0H 1N1

Owner / Occupant
912 TILLAR RD
Naramata, BC V0H 1N1

Owner / Occupant
101 FLAGSTONE RISE
Naramata, BC V0H 1N1

Owner / Occupant
1020 ROBINSON RD
Naramata, BC V0H 1N1

Owner / Occupant
1025 SAMMET RD
Naramata, BC V0H 1N1

Owner / Occupant
105 FLAGSTONE RISE
Naramata, BC V0H 1N1

Owner / Occupant
890 LOWER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
2785 GAMMON RD
Naramata, BC V0H 1N1

Owner / Occupant
2842 GAMMON RD
Naramata, BC V0H 1N1

Owner / Occupant
2975 GAMMON RD
Naramata, BC V0H 1N1

Owner / Occupant
3180 MCKAY RD
Naramata, BC V0H 1N1

Owner / Occupant
950 LOWER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1015 SAMMET RD
Naramata, BC V0H 1N1

Owner / Occupant
1021 OLD MAIN RD
Naramata, BC V0H 1N1

Owner / Occupant
1030 LOWER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1050 AIKENS LOOP
Naramata, BC V0H 1N1

Owner / Occupant
1039 LOWER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
2824 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
2885 ARAWANA RD
Naramata, BC V0H 1N1

Owner / Occupant
3059 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
3690 PARTRIDGE RD
Naramata, BC V0H 1N1

Owner / Occupant
100 SLATE PL
Naramata, BC V0H 1N1

Owner / Occupant
1020 AIKENS LOOP
Naramata, BC V0H 1N1

Owner / Occupant
1024 OLD MAIN RD
Naramata, BC V0H 1N1

Owner / Occupant
104 SLATE PL
Naramata, BC V0H 1N1

Owner / Occupant
1070 LOWER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1075 OLD MAIN RD
Naramata, BC V0H 1N1

Owner / Occupant
1085 LOWER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1090 OLD MAIN RD
Naramata, BC V0H 1N1

Owner / Occupant
1095 OLD MAIN RD
Naramata, BC V0H 1N1

Owner / Occupant
1105 ARAWANA RD
Naramata, BC V0H 1N1

Owner / Occupant
111 SLATE PL
Naramata, BC V0H 1N1

Owner / Occupant
1115 MCPHEE RD
Naramata, BC V0H 1N1

Owner / Occupant
1125 ARAWANA RD
Naramata, BC V0H 1N1

Owner / Occupant
1135 MCPHEE RD
Naramata, BC V0H 1N1

Owner / Occupant
1145 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1075 ROBINSON AVE
Naramata, BC V0H 1N1

Owner / Occupant
109 FLAGSTONE RISE
Naramata, BC V0H 1N1

Owner / Occupant
1092 ROBINSON AVE
Naramata, BC V0H 1N1

Owner / Occupant
1099 LOWER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1109 ROUNDS RD
Naramata, BC V0H 1N1

Owner / Occupant
1110 ROUNDS RD
Naramata, BC V0H 1N1

Owner / Occupant
1115 ROUNDS RD
Naramata, BC V0H 1N1

Owner / Occupant
1125 MCPHEE RD
Naramata, BC V0H 1N1

Owner / Occupant
114 SLATE PL
Naramata, BC V0H 1N1

Owner / Occupant
115 FLAGSTONE RISE
Naramata, BC V0H 1N1

Owner / Occupant
108 SLATE PL
Naramata, BC V0H 1N1

Owner / Occupant
1090 AIKENS LOOP
Naramata, BC V0H 1N1

Owner / Occupant
1095 AIKENS LOOP
Naramata, BC V0H 1N1

Owner / Occupant
110 SLATE PL
Naramata, BC V0H 1N1

Owner / Occupant
111 GRANITE CRT
Naramata, BC V0H 1N1

Owner / Occupant
1115 ARAWANA RD
Naramata, BC V0H 1N1

Owner / Occupant
1120 ROUNDS RD
Naramata, BC V0H 1N1

Owner / Occupant
1125 ROUNDS RD
Naramata, BC V0H 1N1

Owner / Occupant
1145 MCPHEE RD
Naramata, BC V0H 1N1

Owner / Occupant
115 GRANITE CRT
Naramata, BC V0H 1N1

Owner / Occupant
1150 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1160 MCPHEE RD
Naramata, BC V0H 1N1

Owner / Occupant
1165 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1175 MCPHEE RD
Naramata, BC V0H 1N1

Owner / Occupant
1180 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
1185 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
121 FLAGSTONE RISE
Naramata, BC V0H 1N1

Owner / Occupant
1215 MCPHEE RD
Naramata, BC V0H 1N1

Owner / Occupant
1221 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
123 GRANITE CRT
Naramata, BC V0H 1N1

Owner / Occupant
1155 MCPHEE RD
Naramata, BC V0H 1N1

Owner / Occupant
1160 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1170 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
1175 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1180 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
119 GRANITE CRT
Naramata, BC V0H 1N1

Owner / Occupant
1210 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
122 SLATE PL
Naramata, BC V0H 1N1

Owner / Occupant
1223 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1230 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1155 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1165 MCPHEE RD
Naramata, BC V0H 1N1

Owner / Occupant
1170 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
118 SLATE PL
Naramata, BC V0H 1N1

Owner / Occupant
1185 MCPHEE RD
Naramata, BC V0H 1N1

Owner / Occupant
1190 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1215 ARAWANA RD
Naramata, BC V0H 1N1

Owner / Occupant
1220 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1225 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1240 MCPHEE RD
Naramata, BC V0H 1N1

Owner / Occupant
1240 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1260 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1280 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
130 SLATE PL
Naramata, BC V0H 1N1

Owner / Occupant
1306 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
1312 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
1320 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
1330 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
135 GRANITE CRT
Naramata, BC V0H 1N1

Owner / Occupant
139 GRANITE CRT
Naramata, BC V0H 1N1

Owner / Occupant
1250 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
127 FLAGSTONE RISE
Naramata, BC V0H 1N1

Owner / Occupant
1290 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
1305 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
131 GRANITE CRT
Naramata, BC V0H 1N1

Owner / Occupant
1315 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1320 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
134 SLATE PL
Naramata, BC V0H 1N1

Owner / Occupant
1360 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
1420 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
126 SLATE PL
Naramata, BC V0H 1N1

Owner / Occupant
127 GRANITE CRT
Naramata, BC V0H 1N1

Owner / Occupant
1298 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
1305 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1310 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1316 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
1325 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1340 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
1380 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
1430 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
144 GRANITE CRT
Naramata, BC V0H 1N1

Owner / Occupant
2560 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
2580 WINIFRED RD
Naramata, BC V0H 1N1

Owner / Occupant
2589 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
2645 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
2660 MARIPOSA RD
Naramata, BC V0H 1N1

Owner / Occupant
2675 NOYES RD
Naramata, BC V0H 1N1

Owner / Occupant
2681 WORKMAN PL
Naramata, BC V0H 1N1

Owner / Occupant
2690 WINIFRED RD
Naramata, BC V0H 1N1

Owner / Occupant
2700 WORKMAN PL
Naramata, BC V0H 1N1

Owner / Occupant
1440 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
2575 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
2585 WINIFRED RD
Naramata, BC V0H 1N1

Owner / Occupant
2615 WINIFRED RD
Naramata, BC V0H 1N1

Owner / Occupant
2655 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
2665 NOYES RD
Naramata, BC V0H 1N1

Owner / Occupant
2675 WINIFRED RD
Naramata, BC V0H 1N1

Owner / Occupant
2685 NOYES RD
Naramata, BC V0H 1N1

Owner / Occupant
2691 WORKMAN PL
Naramata, BC V0H 1N1

Owner / Occupant
2701 WORKMAN PL
Naramata, BC V0H 1N1

Owner / Occupant
2527 GAMMON RD
Naramata, BC V0H 1N1

Owner / Occupant
2575 WINIFRED RD
Naramata, BC V0H 1N1

Owner / Occupant
2587 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
2625 GAMMON RD
Naramata, BC V0H 1N1

Owner / Occupant
2659 GAMMON RD
Naramata, BC V0H 1N1

Owner / Occupant
2670 WINIFRED RD
Naramata, BC V0H 1N1

Owner / Occupant
2680 WINIFRED RD
Naramata, BC V0H 1N1

Owner / Occupant
2690 NOYES RD
Naramata, BC V0H 1N1

Owner / Occupant
2700 WINIFRED RD
Naramata, BC V0H 1N1

Owner / Occupant
2705 WINIFRED RD
Naramata, BC V0H 1N1

Owner / Occupant
2710 NOYES RD
Naramata, BC V0H 1N1

Owner / Occupant
2710 WINIFRED RD
Naramata, BC V0H 1N1

Owner / Occupant
2710 WORKMAN PL
Naramata, BC V0H 1N1

Owner / Occupant
2711 WORKMAN PL
Naramata, BC V0H 1N1

Owner / Occupant
2715 AIKENS LOOP
Naramata, BC V0H 1N1

Owner / Occupant
2715 NOYES RD
Naramata, BC V0H 1N1

Owner / Occupant
2715 WINIFRED RD
Naramata, BC V0H 1N1

Owner / Occupant
2715 WORKMAN PL
Naramata, BC V0H 1N1

Owner / Occupant
2720 NOYES RD
Naramata, BC V0H 1N1

Owner / Occupant
2720 WINIFRED RD
Naramata, BC V0H 1N1

Owner / Occupant
2720 WORKMAN PL
Naramata, BC V0H 1N1

Owner / Occupant
2725 AIKENS LOOP
Naramata, BC V0H 1N1

Owner / Occupant
2725 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
2725 NOYES RD
Naramata, BC V0H 1N1

Owner / Occupant
2725 WINIFRED RD
Naramata, BC V0H 1N1

Owner / Occupant
2725 WORKMAN PL
Naramata, BC V0H 1N1

Owner / Occupant
2730 AIKENS LOOP
Naramata, BC V0H 1N1

Owner / Occupant
2730 NOYES RD
Naramata, BC V0H 1N1

Owner / Occupant
2730 WINIFRED RD
Naramata, BC V0H 1N1

Owner / Occupant
2730 WORKMAN PL
Naramata, BC V0H 1N1

Owner / Occupant
2735 NOYES RD
Naramata, BC V0H 1N1

Owner / Occupant
2735 WINIFRED RD
Naramata, BC V0H 1N1

Owner / Occupant
2735 WORKMAN PL
Naramata, BC V0H 1N1

Owner / Occupant
2740 NOYES RD
Naramata, BC V0H 1N1

Owner / Occupant
2740 WINIFRED RD
Naramata, BC V0H 1N1

Owner / Occupant
2740 WORKMAN PL
Naramata, BC V0H 1N1

Owner / Occupant
2745 NOYES RD
Naramata, BC V0H 1N1

Owner / Occupant
2745 WINIFRED RD
Naramata, BC V0H 1N1

Owner / Occupant
2745 WORKMAN PL
Naramata, BC V0H 1N1

Owner / Occupant
2750 NOYES RD
Naramata, BC V0H 1N1

Owner / Occupant
2750 WINIFRED RD
Naramata, BC V0H 1N1

Owner / Occupant
2755 WINIFRED RD
Naramata, BC V0H 1N1

Owner / Occupant
2760 WINIFRED RD
Naramata, BC V0H 1N1

Owner / Occupant
2765 NOYES RD
Naramata, BC V0H 1N1

Owner / Occupant
2770 GAMMON RD
Naramata, BC V0H 1N1

Owner / Occupant
2770 WORKMAN PL
Naramata, BC V0H 1N1

Owner / Occupant
2775 NOYES RD
Naramata, BC V0H 1N1

Owner / Occupant
2780 NOYES RD
Naramata, BC V0H 1N1

Owner / Occupant
2785 WORKMAN PL
Naramata, BC V0H 1N1

Owner / Occupant
2790 WINIFRED RD
Naramata, BC V0H 1N1

Owner / Occupant
2750 WORKMAN PL
Naramata, BC V0H 1N1

Owner / Occupant
2755 WORKMAN PL
Naramata, BC V0H 1N1

Owner / Occupant
2760 WORKMAN PL
Naramata, BC V0H 1N1

Owner / Occupant
2765 WINIFRED RD
Naramata, BC V0H 1N1

Owner / Occupant
2770 NOYES RD
Naramata, BC V0H 1N1

Owner / Occupant
2772 WINIFRED RD
Naramata, BC V0H 1N1

Owner / Occupant
2775 WINIFRED RD
Naramata, BC V0H 1N1

Owner / Occupant
2780 WINIFRED RD
Naramata, BC V0H 1N1

Owner / Occupant
2790 GAMMON RD
Naramata, BC V0H 1N1

Owner / Occupant
2795 WINIFRED RD
Naramata, BC V0H 1N1

Owner / Occupant
2755 NOYES RD
Naramata, BC V0H 1N1

Owner / Occupant
2760 NOYES RD
Naramata, BC V0H 1N1

Owner / Occupant
2765 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
2765 WORKMAN PL
Naramata, BC V0H 1N1

Owner / Occupant
2770 WINIFRED RD
Naramata, BC V0H 1N1

Owner / Occupant
2773 NOYES RD
Naramata, BC V0H 1N1

Owner / Occupant
2780 GAMMON RD
Naramata, BC V0H 1N1

Owner / Occupant
2785 WINIFRED RD
Naramata, BC V0H 1N1

Owner / Occupant
2790 NOYES RD
Naramata, BC V0H 1N1

Owner / Occupant
2800 AIKENS LOOP
Naramata, BC V0H 1N1

Owner / Occupant
2805 AIKENS LOOP
Naramata, BC V0H 1N1

Owner / Occupant
2810 NOYES RD
Naramata, BC V0H 1N1

Owner / Occupant
2815 GAMMON RD
Naramata, BC V0H 1N1

Owner / Occupant
2820 NOYES RD
Naramata, BC V0H 1N1

Owner / Occupant
2825 NOYES RD
Naramata, BC V0H 1N1

Owner / Occupant
2833 ARAWANA PL
Naramata, BC V0H 1N1

Owner / Occupant
2835 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
2840 NOYES RD
Naramata, BC V0H 1N1

Owner / Occupant
2841 NOYES RD
Naramata, BC V0H 1N1

Owner / Occupant
2845 ARAWANA PL
Naramata, BC V0H 1N1

Owner / Occupant
2805 WINIFRED RD
Naramata, BC V0H 1N1

Owner / Occupant
2810 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
2815 WORKMAN PL
Naramata, BC V0H 1N1

Owner / Occupant
2820 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
2830 NOYES RD
Naramata, BC V0H 1N1

Owner / Occupant
2835 ARAWANA PL
Naramata, BC V0H 1N1

Owner / Occupant
2837 ARAWANA PL
Naramata, BC V0H 1N1

Owner / Occupant
2840 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
2843 ARAWANA PL
Naramata, BC V0H 1N1

Owner / Occupant
2845 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
2810 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
2810 WINIFRED RD
Naramata, BC V0H 1N1

Owner / Occupant
2820 ARAWANA RD
Naramata, BC V0H 1N1

Owner / Occupant
2825 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
2830 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
2835 NOYES RD
Naramata, BC V0H 1N1

Owner / Occupant
2839 ARAWANA PL
Naramata, BC V0H 1N1

Owner / Occupant
2841 ARAWANA PL
Naramata, BC V0H 1N1

Owner / Occupant
2844 GAMMON RD
Naramata, BC V0H 1N1

Owner / Occupant
2850 NOYES RD
Naramata, BC V0H 1N1

Owner / Occupant
2850 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
2855 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
2862 GAMMON RD
Naramata, BC V0H 1N1

Owner / Occupant
2870 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
2875 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
2885 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
2895 GAMMON RD
Naramata, BC V0H 1N1

Owner / Occupant
2905 ARAWANA RD
Naramata, BC V0H 1N1

Owner / Occupant
2910 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
2920 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
2855 GAMMON RD
Naramata, BC V0H 1N1

Owner / Occupant
2856 ARAWANA RD
Naramata, BC V0H 1N1

Owner / Occupant
2865 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
2870 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
2880 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
2890 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
2895 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
2905 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
2915 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
2920 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
2855 NOYES RD
Naramata, BC V0H 1N1

Owner / Occupant
2860 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
2870 GAMMON RD
Naramata, BC V0H 1N1

Owner / Occupant
2875 GAMMON RD
Naramata, BC V0H 1N1

Owner / Occupant
2880 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
2890 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
2900 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
2910 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
2915 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
2921 ARAWANA RD
Naramata, BC V0H 1N1

Owner / Occupant
2925 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
2935 GAMMON RD
Naramata, BC V0H 1N1

Owner / Occupant
2940 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
2950 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
2960 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
2975 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
2988 HAYMAN RD
Naramata, BC V0H 1N1

Owner / Occupant
3005 DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
3010 DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
3015 DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
2930 ARAWANA RD
Naramata, BC V0H 1N1

Owner / Occupant
2935 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
2941 ARAWANA RD
Naramata, BC V0H 1N1

Owner / Occupant
2955 ARAWANA RD
Naramata, BC V0H 1N1

Owner / Occupant
2965 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
2975 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
2990 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
3005 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
3010 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
3015 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
2930 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
2940 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
2945 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
2955 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
2970 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
2980 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
3000 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
3005 PONDEROSA DR
Naramata, BC V0H 1N1

Owner / Occupant
3010 PONDEROSA DR
Naramata, BC V0H 1N1

Owner / Occupant
3015 PONDEROSA DR
Naramata, BC V0H 1N1

Owner / Occupant
3015 SPRUCE DR
Naramata, BC V0H 1N1

Owner / Occupant
3020 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
3023 STEEL RD
Naramata, BC V0H 1N1

Owner / Occupant
3025 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
3026 DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
3030 HAYMAN RD
Naramata, BC V0H 1N1

Owner / Occupant
3030 SPRUCE DR
Naramata, BC V0H 1N1

Owner / Occupant
3035 HAYMAN RD
Naramata, BC V0H 1N1

Owner / Occupant
3035 STEEL RD
Naramata, BC V0H 1N1

Owner / Occupant
3040 SPRUCE DR
Naramata, BC V0H 1N1

Owner / Occupant
3018 DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
3020 PONDEROSA DR
Naramata, BC V0H 1N1

Owner / Occupant
3025 DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
3025 PONDEROSA DR
Naramata, BC V0H 1N1

Owner / Occupant
3027 SPRUCE DR
Naramata, BC V0H 1N1

Owner / Occupant
3030 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
3034 DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
3035 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
3040 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
3044 DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
3020 HAYMAN RD
Naramata, BC V0H 1N1

Owner / Occupant
3020 SPRUCE DR
Naramata, BC V0H 1N1

Owner / Occupant
3025 HAYMAN RD
Naramata, BC V0H 1N1

Owner / Occupant
3025 SPRUCE DR
Naramata, BC V0H 1N1

Owner / Occupant
3029 SPRUCE DR
Naramata, BC V0H 1N1

Owner / Occupant
3030 PONDEROSA DR
Naramata, BC V0H 1N1

Owner / Occupant
3035 DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
3035 PONDEROSA DR
Naramata, BC V0H 1N1

Owner / Occupant
3040 PONDEROSA DR
Naramata, BC V0H 1N1

Owner / Occupant
3045 DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
3045 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
3050 HAYMAN RD
Naramata, BC V0H 1N1

Owner / Occupant
3050 PONDEROSA DR
Naramata, BC V0H 1N1

Owner / Occupant
3055 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
3056 DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
3060 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
3070 HAYMAN RD
Naramata, BC V0H 1N1

Owner / Occupant
3076 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3085 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3090 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3045 PONDEROSA DR
Naramata, BC V0H 1N1

Owner / Occupant
3050 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
3055 DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
3055 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
3059 PONDEROSA DR
Naramata, BC V0H 1N1

Owner / Occupant
3060 PONDEROSA DR
Naramata, BC V0H 1N1

Owner / Occupant
3070 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3084 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3085 STEEL RD
Naramata, BC V0H 1N1

Owner / Occupant
3095 HAYMAN RD
Naramata, BC V0H 1N1

Owner / Occupant
3048 DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
3050 OUTLOOK WAY
Naramata, BC V0H 1N1

Owner / Occupant
3055 HAYMAN RD
Naramata, BC V0H 1N1

Owner / Occupant
3055 PONDEROSA DR
Naramata, BC V0H 1N1

Owner / Occupant
3060 HAYMAN RD
Naramata, BC V0H 1N1

Owner / Occupant
3064 DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
3075 HAYMAN RD
Naramata, BC V0H 1N1

Owner / Occupant
3085 HAYMAN RD
Naramata, BC V0H 1N1

Owner / Occupant
3090 HAYMAN RD
Naramata, BC V0H 1N1

Owner / Occupant
3095 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3096 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3110 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3125 BARTLETT RD
Naramata, BC V0H 1N1

Owner / Occupant
3130 BARTLETT RD
Naramata, BC V0H 1N1

Owner / Occupant
3140 BARTLETT RD
Naramata, BC V0H 1N1

Owner / Occupant
3145 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3155 RUSHBURY PL
Naramata, BC V0H 1N1

Owner / Occupant
3170 BARTLETT RD
Naramata, BC V0H 1N1

Owner / Occupant
3175 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3186 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3109 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3115 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3125 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3135 BARTLETT RD
Naramata, BC V0H 1N1

Owner / Occupant
3140 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3145 RUSHBURY PL
Naramata, BC V0H 1N1

Owner / Occupant
3159 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3170 MCKAY RD
Naramata, BC V0H 1N1

Owner / Occupant
3180 BARTLETT RD
Naramata, BC V0H 1N1

Owner / Occupant
3195 BARTLETT RD
Naramata, BC V0H 1N1

Owner / Occupant
3110 HAYMAN RD
Naramata, BC V0H 1N1

Owner / Occupant
3120 BARTLETT RD
Naramata, BC V0H 1N1

Owner / Occupant
3125 RUSHBURY PL
Naramata, BC V0H 1N1

Owner / Occupant
3135 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3145 BARTLETT RD
Naramata, BC V0H 1N1

Owner / Occupant
3150 BARTLETT RD
Naramata, BC V0H 1N1

Owner / Occupant
3165 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3175 BARTLETT RD
Naramata, BC V0H 1N1

Owner / Occupant
3185 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3195 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3199 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3205 RUSHBURY PL
Naramata, BC V0H 1N1

Owner / Occupant
3216 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3230 LYONS RD
Naramata, BC V0H 1N1

Owner / Occupant
3240 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3250 BARTLETT RD
Naramata, BC V0H 1N1

Owner / Occupant
3257 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3265 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3273 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3285 LYONS RD
Naramata, BC V0H 1N1

Owner / Occupant
3200 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3208 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3224 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3232 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3240 NORTH NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
3250 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
3264 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3270 RUSHBURY PL
Naramata, BC V0H 1N1

Owner / Occupant
3280 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3288 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3201 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3210 BARTLETT RD
Naramata, BC V0H 1N1

Owner / Occupant
3225 LYONS RD
Naramata, BC V0H 1N1

Owner / Occupant
3239 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3245 MCKAY RD
Naramata, BC V0H 1N1

Owner / Occupant
3256 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3264 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
3272 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3281 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3296 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant 3297 JUNIPER DR Naramata, BC V0H 1N1	Owner / Occupant 3304 JUNIPER DR Naramata, BC V0H 1N1	Owner / Occupant 3305 JUNIPER DR Naramata, BC V0H 1N1
Owner / Occupant 3312 JUNIPER DR Naramata, BC V0H 1N1	Owner / Occupant 3313 JUNIPER DR Naramata, BC V0H 1N1	Owner / Occupant 3320 BARTLETT RD Naramata, BC V0H 1N1
Owner / Occupant 3320 JUNIPER DR Naramata, BC V0H 1N1	Owner / Occupant 3321 JUNIPER DR Naramata, BC V0H 1N1	Owner / Occupant 3328 JUNIPER DR Naramata, BC V0H 1N1
Owner / Occupant 3336 JUNIPER DR Naramata, BC V0H 1N1	Owner / Occupant 3344 JUNIPER DR Naramata, BC V0H 1N1	Owner / Occupant 3352 JUNIPER DR Naramata, BC V0H 1N1
Owner / Occupant 3360 JUNIPER DR Naramata, BC V0H 1N1	Owner / Occupant 3430 ARAWANA RD Naramata, BC V0H 1N1	Owner / Occupant 3440 ARAWANA RD Naramata, BC V0H 1N1
Owner / Occupant 3670 PARTRIDGE RD Naramata, BC V0H 1N1	Owner / Occupant 3700 PARTRIDGE RD Naramata, BC V0H 1N1	Owner / Occupant 3710 NORTH NARAMATA RD Naramata, BC V0H 1N1
Owner / Occupant 3740 NORTH NARAMATA RD Naramata, BC V0H 1N1	Owner / Occupant 3755 NORTH NARAMATA RD Naramata, BC V0H 1N1	Owner / Occupant 3795 NORTH NARAMATA RD Naramata, BC V0H 1N1
Owner / Occupant 604 OLD MAIN RD Naramata, BC V0H 1N1	Owner / Occupant 610 OLD MAIN RD Naramata, BC V0H 1N1	Owner / Occupant 745 LOWER DEBECK RD Naramata, BC V0H 1N1
Owner / Occupant 755 LOWER DEBECK RD Naramata, BC V0H 1N1	Owner / Occupant 765 LOWER DEBECK RD Naramata, BC V0H 1N1	Owner / Occupant 769 LOWER DEBECK RD Naramata, BC V0H 1N1
Owner / Occupant 770 LOWER DEBECK RD Naramata, BC V0H 1N1	Owner / Occupant 780 LOWER DEBECK RD Naramata, BC V0H 1N1	Owner / Occupant 795 LOWER DEBECK RD Naramata, BC V0H 1N1

Owner / Occupant
850 PATTERSON RD
Naramata, BC V0H 1N1

Owner / Occupant
905 LOWER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
920 TILLAR RD
Naramata, BC V0H 1N1

Owner / Occupant
935 TILLAR RD
Naramata, BC V0H 1N1

Owner / Occupant
945 OLD MAIN RD
Naramata, BC V0H 1N1

Owner / Occupant
955 TILLAR RD
Naramata, BC V0H 1N1

Owner / Occupant
965 OLD MAIN RD
Naramata, BC V0H 1N1

Owner / Occupant
970 TILLAR RD
Naramata, BC V0H 1N1

Owner / Occupant
980 ROBINSON RD
Naramata, BC V0H 1N1

Owner / Occupant
990 LOWER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
891 LOWER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
915 LOWER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
925 TILLAR RD
Naramata, BC V0H 1N1

Owner / Occupant
940 AIKENS LOOP
Naramata, BC V0H 1N1

Owner / Occupant
945 TILLAR RD
Naramata, BC V0H 1N1

Owner / Occupant
960 AIKENS LOOP
Naramata, BC V0H 1N1

Owner / Occupant
966 ROBINSON RD
Naramata, BC V0H 1N1

Owner / Occupant
980 AIKENS LOOP
Naramata, BC V0H 1N1

Owner / Occupant
980 TILLAR RD
Naramata, BC V0H 1N1

Owner / Occupant
990 ROBINSON RD
Naramata, BC V0H 1N1

Owner / Occupant
891 OLD MAIN RD
Naramata, BC V0H 1N1

Owner / Occupant
920 AIKENS LOOP
Naramata, BC V0H 1N1

Owner / Occupant
930 TILLAR RD
Naramata, BC V0H 1N1

Owner / Occupant
940 TILLAR RD
Naramata, BC V0H 1N1

Owner / Occupant
950 TILLAR RD
Naramata, BC V0H 1N1

Owner / Occupant
960 TILLAR RD
Naramata, BC V0H 1N1

Owner / Occupant
970 ROBINSON RD
Naramata, BC V0H 1N1

Owner / Occupant
980 LOWER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
985 LOWER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
880 TILLAR RD
Naramata, BC V0H 1N1

Owner / Occupant
3034 STEEL RD
Naramata, BC V0H 1N1

Owner / Occupant
2765 GAMMON RD
Naramata, BC V0H 1N1

Owner / Occupant
2845 NOYES PL
Naramata, BC V0H 1N1

Owner / Occupant
2965 GAMMON RD
Naramata, BC V0H 1N1

Owner / Occupant
3260 MCKAY RD
Naramata, BC V0H 1N1

Owner / Occupant
940 LOWER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
884 TILLAR RD
Naramata, BC V0H 1N1

TELUS
Cheryl Bilyk
4535 Canada Way, 3rd Floor
Burnaby, BC V5G 1J9

Owner / Occupant
1035 LOWER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
2820 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
2861 ARAWANA RD
Naramata, BC V0H 1N1

Owner / Occupant
3057 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
3692 PARTRIDGE RD
Naramata, BC V0H 1N1

Owner / Occupant
886 TILLAR RD
Naramata, BC V0H 1N1

Cypress Land Services
Suite 1051, 409 Granville Street
Vancouver, BC V6C 1T2

RDOS
Brad Dollevoet
101 Martin Street
Penticton, BC V2A 5J9

Owner / Occupant
2735 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
2830 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
2864 ARAWANA RD
Naramata, BC V0H 1N1

Owner / Occupant
3131 RUSHBURY PL
Naramata, BC V0H 1N1

Owner / Occupant
910 TILLAR RD
Naramata, BC V0H 1N1

Owner / Occupant
930 LOWER DEBECK RD
Naramata, BC V0H 1N1

ISED, Interior British Columbia,
Okanagan-Kootenay Office
1726 Dolphin Avenue, Room 603
Kelowna, BC V1Y 9R9

BCB576
Total: 503

Appendix C: Envelope

TM Mobile Inc. (TELUS)
c/o Cypress Land Services Inc.
Suite 1051, 409 Granville Street
Vancouver, BC V6C 1T2

**IMPORTANT INFORMATION ENCLOSED REGARDING A PROPOSED TELECOMMUNICATIONS FACILITY WITHIN
1000 METRES OF A PROPERTY YOU HAVE AN INTEREST IN.**

Appendix 4: BCB577 – Affidavit of Notification Package


Affidavit of Cypress Land Services

I, Tawny Verigin, Municipal Affairs Specialist, in the City of Vancouver in the Province of B.C., make an Oath and say:

1. THAT I caused to be sent by regular mail, a notification letter, as included in Appendix A, to property owners, occupants and other recipients, as listed in Appendix B, on November 9, 2017.


 Tawny Verigin, Municipal Affairs Specialist
 Cypress Land Services

Sworn/Affirmed/Declared before me at the City of Vancouver, in the Province of B.C., this 9th day of November 2017.


 (Commissioner's Signature)

A Commissioner for Taking Affidavits for the Province of B.C.

Ivan Staeheli
 A Commissioner for Taking Affidavits
 For British Columbia
 Cypress Land Services Inc.
 1051 - 409 Granville Street
 Vancouver, BC V6C 1T2

(Commissioner's stamp or printed name and expiry date)
 Tel: 604-601-1151
 Expires on: August 31, 2019

Appendix A: Notification Letter



Dear Owner/Occupant,

November 9, 2017

Please accept this notification regarding proposed TELUS wireless service improvements in your community.

You are invited to a Public Meeting (drop in format):
Date: Thursday, November 23, 2017, **Time:** 5:30pm – 7:00pm
Location: Naramata Centre – The Loft Building, 3475 3rd Street, Naramata, BC

Subject: TM Mobile Inc. ("TELUS") Telecommunications Facility Proposal
Legal: TELUS Utility Pole in Right-of-Way
(Near the intersection of North Naramata Rd. & Smethurst Rd.)
Nearest Address: 1170 Smethurst Rd., Naramata, BC, RDOS
Coordinates: 49.59558°, -119.58046°
TELUS Site: BCB577

What is TELUS Proposing?

TELUS seeks to continue to provide high quality wireless telecommunications services to communities throughout British Columbia. Increasingly, communities depend on wireless voice, data and internet communications for business, personal enjoyment and personal security reasons. In response to demand for improved wireless service in the Naramata area, TELUS is proposing to utilize existing infrastructure by replacing a TELUS utility pole with a taller pole to enable wireless telecommunications equipment to be attached to the pole to service the area.

The existing pole is approximately 6.61 metres in height. It is proposed to be replaced with a taller pole at the same location 15.85 metres in height. The TELUS utility pole is located within the road right-of-way along the east side of North Naramata Rd. Three (3) wireless antennas will be attached to the top of the pole, a microcell cabinet attached approx. 3.0 metres from the bottom of the pole and six (6) remote radios units (RRUs) mounted above the microcell cabinet. The TELUS cables will be reattached to the pole. No equipment will be located on the ground. An aerial map of the proposed location and a photo-simulation are included as part of this notification package.

Regulatory Authority

Telecommunication providers are required by Innovation, Science, and Economic Development Canada (ISED), formerly Industry Canada, to consult with the local municipality and the general public regarding new installations. ISED does have exclusive jurisdiction over the approval and placement of telecommunications installations.

The consultation process will provide an opportunity for residents, stakeholders and landowners to obtain detailed information regarding the proposal and to provide comments for consideration. Any inquiries that are received as a result of this notification will be logged and submitted to the Regional District Okanagan-Similkameen (RDOS) and ISED as part of our application for concurrence.

Local Municipality

The RDOS has adopted Board Policy: Communication Towers / Antenna Systems Approval Process and Location & Design Guidelines to establish the preferences of the Board of Directors for enhanced public consultation and location and design guidelines in the Antenna System approval process. The policy requires that notification letters be mailed to all properties within 1000 metres from the Antenna system, that the proponent hold a public meeting (meeting details on cover page of this notification) and two (2) newspaper advertisements be placed in separate editions of the local newspaper.



This notification is to provide the opportunity to obtain information regarding the proposal, ask questions and provide comments. The closing period for comments to be received by TELUS is **December 11, 2017**. For additional and detailed information regarding RDOS Board Policy: Communication Towers / Antenna Systems Approval Process and Location & Design Guidelines, please go on-line to:

http://www.rdosmaps.bc.ca/min_bylaws/admin/BoardPolicies/current/13_3_3CommunicationsTowersAntennaSystemsApprovalProcess.pdf

Location

The pole is located along the east side of North Naramata Rd., approx. 40 metres south of the intersection of North Naramata Rd. and Smethurst Rd. at the coordinates 49.59558°, -119.58046°.

Safety Code 6

ISED requires all wireless carriers to operate in accordance with Health Canada's safety standards. TELUS attests that the installation described in this notification package will be installed and operated on an ongoing basis so as to comply with Health Canada's Safety Code 6, as may be amended from time to time.

Site Access

Access will be obtained via the existing roadway as the pole is situated within the road right-of-way. Construction is anticipated to take approximately two to four weeks.

Environment

TELUS confirms that the installation is excluded from environmental assessment under the Canadian Environmental Assessment Act. Any municipal environmental regulations will be followed.

Transport Canada

The pole will be constructed to include any aeronautical markings or lighting required by Transport Canada. No markings or lighting are required.

Structural Considerations

TELUS confirms that the antenna structure described in this notification package will apply good engineering practices including, structural adequacy during construction.

General Information

General information relating to antenna systems is available on ISED's Spectrum Management and Telecommunications website: <http://www.ic.gc.ca/eic/site/ic-gc.nsf/eng/07422.html>

Contacts:

TELUS, c/o Tawny Verigin of Cypress Land Services, Agents for TELUS

Suite 1051, 409 Granville Street | Vancouver, BC V6C 1T2 | Phone: 1-855-301-1520 | Fax: 604-620-0876

Email: publicconsultation@cypresslandservices.com

ISED, Interior British Columbia, Okanagan-Kootenay Office

1726 Dolphin Avenue, Room 603 | Kelowna, BC V1Y 9R9 | Phone: 250-470-5026 or 1-800-667-3780

Fax: 250-470-5045 | Email: ic.spectrumkelowna-kelownaspectre.ic@canada.ca (By appointment only)

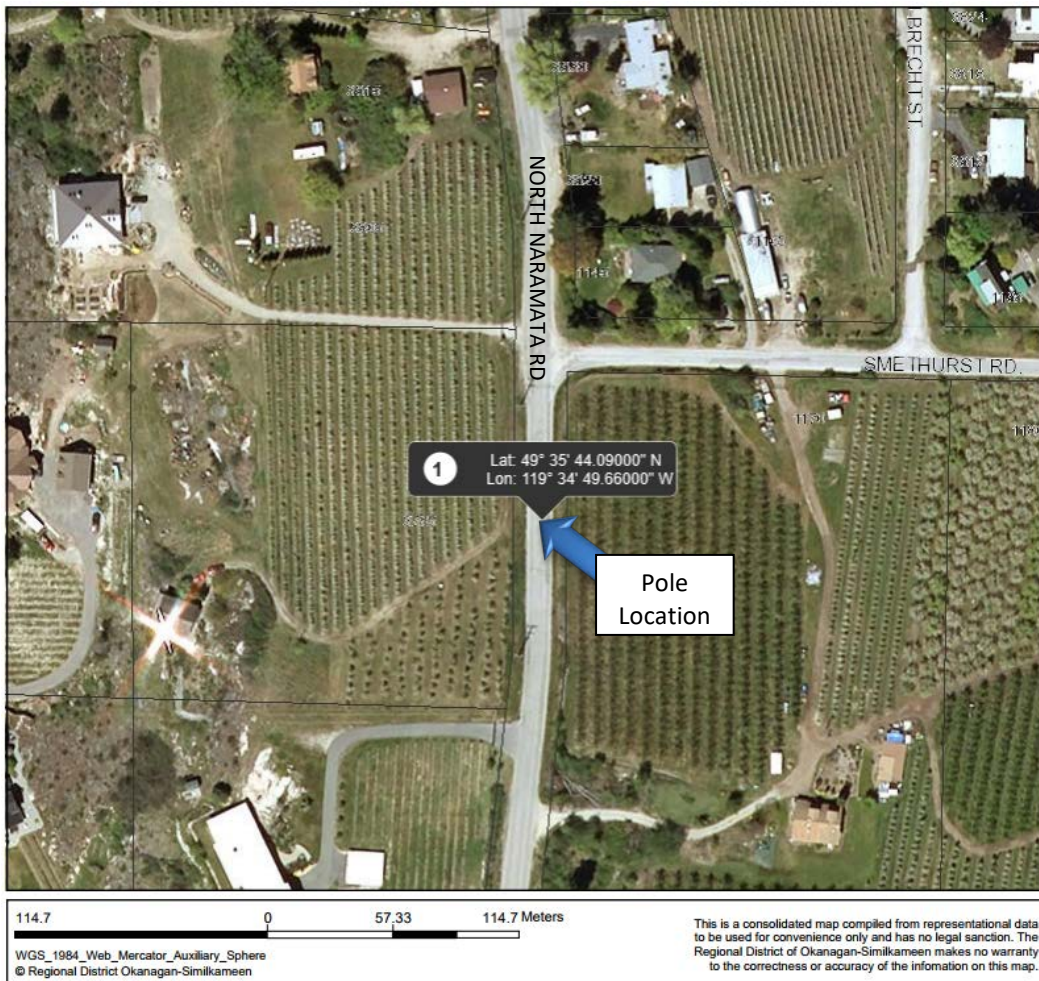
RDOS

Brad Dollevoet, Development Services Manager

101 Martin Street | Penticton, BC V2A 5J9 | Phone: 604-490-4109 | Email: bdollevoet@rdos.bc.ca

If you have any specific questions regarding the proposal, please feel welcome to contact the above.

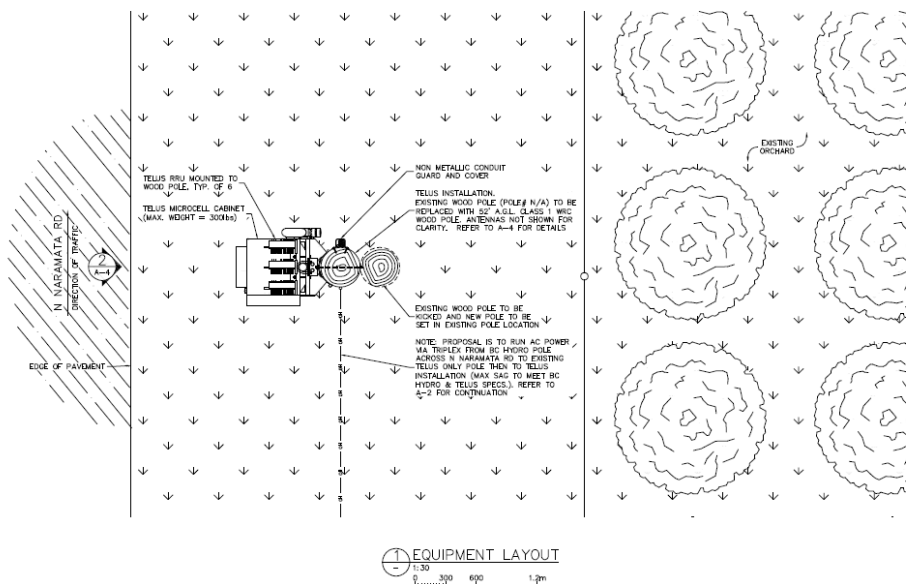
TELUS UTILITY POLE LOCATION - AERIAL MAP



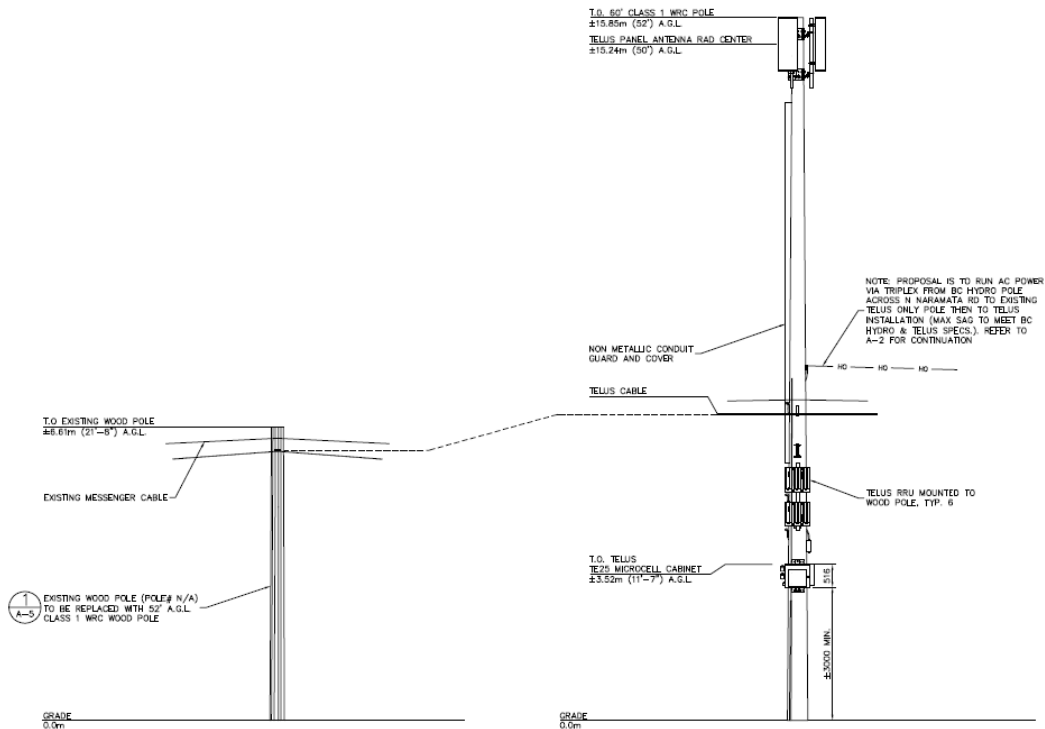
PRELIMINARY DESIGN PLANS – EQUIPMENT LAYOUT



TRUE NORTH ARROW
SHOWN ON THIS DRAWING
IS APPROXIMATE ONLY
AND MUST BE VERIFIED



PRELIMINARY DESIGN PLANS – EXISTING AND PROPOSED ELEVATION



1 EXISTING EAST ELEVATION
 1:80
 0 800 1.6m 3.2m

2 PROPOSED POLE EAST ELEVATION
 1:80
 0 800 1.6m 3.2m

PRELIMINARY DESIGN PLANS – POLE PERSPECTIVE & PROPOSED ANTENNA LAYOUT



1 EXISTING POLE PICTURE

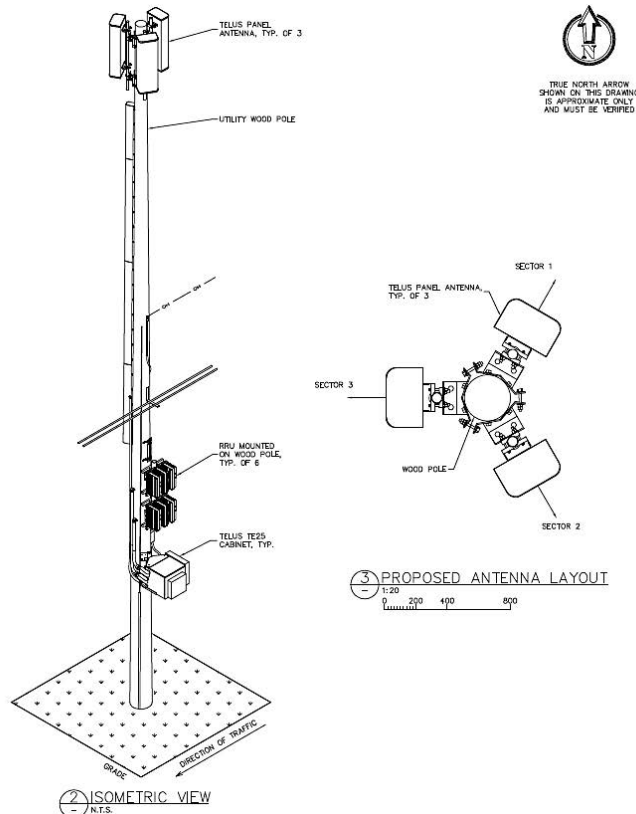


PHOTO-SIMULATION
BEFORE



AFTER



Artist's rendering of proposed facility.

Note: Photo-simulation is for conceptual purposes only. Proposed design is subject to change based on final engineer plans.



COMMENT SHEET

TELECOMMUNICATIONS FACILITY PROPOSAL

TELUS UTILITY POLE IN RIGHT-OF-WAY (NEAR NORTH NARAMATA RD. & SMETHURST RD.)

NEAREST ADDRESS: 1170 SMETHURST RD., NARAMATA, BC, RDOS

COORDINATES: 49.59558°, -119.58046°

TELUS SITE: BCB577

1. Do you feel this is an appropriate location for the proposed facility?

☐ Yes

☐ No

Comments _____

2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest?

☐ Yes

☐ No

Comments _____

3. Additional Comments _____

Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes; however, your comments will only be used by TELUS in satisfying RDOS adopted Board Policy: Communication Towers / Antenna Systems Approval Process and Location & Design Guidelines consultation process. The closing period for comments to be received by TELUS is December 11, 2017.

Name _____
(Please print clearly)
Email Address _____
Mailing Address _____

TELUS c/o Cypress Land Services Inc.
Suite 1051, 409 Granville Street, Vancouver, BC V6C 1T2
Attention: Tawny Verigin, Municipal Affairs Specialist
Thank you for your input.

Appendix B: List of Property Owners, Occupants and Other Recipients

Owner / Occupant
890 LOWER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1287 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
3059 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
3284 8TH ST
Naramata, BC V0H 1N1

Owner / Occupant
3795 PARTRIDGE RD
Naramata, BC V0H 1N1

Owner / Occupant
3960 COTTONWOOD LN
Naramata, BC V0H 1N1

Owner / Occupant
825 ROBINSON AVE
Naramata, BC V0H 1N1

Owner / Occupant
1005 KING DR
Naramata, BC V0H 1N1

Owner / Occupant
1025 KING DR
Naramata, BC V0H 1N1

Owner / Occupant
104 SLATE PL
Naramata, BC V0H 1N1

Owner / Occupant
1039 LOWER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1525 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
3135 RUSHBURY PL
Naramata, BC V0H 1N1

Owner / Occupant
3690 PARTRIDGE RD
Naramata, BC V0H 1N1

Owner / Occupant
3840 PARTRIDGE RD
Naramata, BC V0H 1N1

Owner / Occupant
4003 PARTRIDGE RD
Naramata, BC V0H 1N1

Owner / Occupant
950 LOWER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1020 ROBINSON RD
Naramata, BC V0H 1N1

Owner / Occupant
1030 KING DR
Naramata, BC V0H 1N1

Owner / Occupant
1055 KING DR
Naramata, BC V0H 1N1

Owner / Occupant
1239 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
2975 GAMMON RD
Naramata, BC V0H 1N1

Owner / Occupant
3180 MCKAY RD
Naramata, BC V0H 1N1

Owner / Occupant
3815 NORTH NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
1165 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
730 RITCHIE AVE
Naramata, BC V0H 1N1

Owner / Occupant
100 SLATE PL
Naramata, BC V0H 1N1

Owner / Occupant
1021 OLD MAIN RD
Naramata, BC V0H 1N1

Owner / Occupant
1030 LOWER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1070 LOWER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1075 ROBINSON AVE
Naramata, BC V0H 1N1

Owner / Occupant
1085 LOWER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
110 SLATE PL
Naramata, BC V0H 1N1

Owner / Occupant
1115 ARAWANA RD
Naramata, BC V0H 1N1

Owner / Occupant
1145 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
1155 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1170 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
118 SLATE PL
Naramata, BC V0H 1N1

Owner / Occupant
1185 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
1190 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
108 SLATE PL
Naramata, BC V0H 1N1

Owner / Occupant
1092 ROBINSON AVE
Naramata, BC V0H 1N1

Owner / Occupant
1105 ARAWANA RD
Naramata, BC V0H 1N1

Owner / Occupant
1125 ARAWANA RD
Naramata, BC V0H 1N1

Owner / Occupant
1145 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1160 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1170 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1180 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
1185 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1210 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1085 KING DR
Naramata, BC V0H 1N1

Owner / Occupant
1099 LOWER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
111 SLATE PL
Naramata, BC V0H 1N1

Owner / Occupant
114 SLATE PL
Naramata, BC V0H 1N1

Owner / Occupant
1150 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1165 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1175 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1180 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
119 GRANITE CRT
Naramata, BC V0H 1N1

Owner / Occupant
1215 ARAWANA RD
Naramata, BC V0H 1N1

Owner / Occupant
122 SLATE PL
Naramata, BC V0H 1N1

Owner / Occupant
1223 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1230 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
126 SLATE PL
Naramata, BC V0H 1N1

Owner / Occupant
1280 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1298 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
1305 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1310 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1316 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
1325 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1220 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1225 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1240 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1260 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1285 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
130 SLATE PL
Naramata, BC V0H 1N1

Owner / Occupant
1306 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
1312 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
1320 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
1330 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1221 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
123 GRANITE CRT
Naramata, BC V0H 1N1

Owner / Occupant
1250 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
127 GRANITE CRT
Naramata, BC V0H 1N1

Owner / Occupant
1290 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
1305 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
131 GRANITE CRT
Naramata, BC V0H 1N1

Owner / Occupant
1315 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1320 UPPER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
134 SLATE PL
Naramata, BC V0H 1N1

Owner / Occupant
1340 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
1380 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
1400 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
1430 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
144 GRANITE CRT
Naramata, BC V0H 1N1

Owner / Occupant
1480 SMETHURST PL
Naramata, BC V0H 1N1

Owner / Occupant
2905 ARAWANA RD
Naramata, BC V0H 1N1

Owner / Occupant
3005 DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
3010 DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
3015 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
135 GRANITE CRT
Naramata, BC V0H 1N1

Owner / Occupant
139 GRANITE CRT
Naramata, BC V0H 1N1

Owner / Occupant
1415 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
1432 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
1440 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
1490 SMETHURST PL
Naramata, BC V0H 1N1

Owner / Occupant
2935 GAMMON RD
Naramata, BC V0H 1N1

Owner / Occupant
3005 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
3010 PONDEROSA DR
Naramata, BC V0H 1N1

Owner / Occupant
3015 PONDEROSA DR
Naramata, BC V0H 1N1

Owner / Occupant
1360 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
140 GRANITE CRT
Naramata, BC V0H 1N1

Owner / Occupant
1420 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
1435 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
1450 SMETHURST PL
Naramata, BC V0H 1N1

Owner / Occupant
1510 SMETHURST PL
Naramata, BC V0H 1N1

Owner / Occupant
2955 ARAWANA RD
Naramata, BC V0H 1N1

Owner / Occupant
3005 PONDEROSA DR
Naramata, BC V0H 1N1

Owner / Occupant
3015 DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
3015 SPRUCE DR
Naramata, BC V0H 1N1

Owner / Occupant
3018 DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
3025 DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
3025 SPRUCE DR
Naramata, BC V0H 1N1

Owner / Occupant
3029 SPRUCE DR
Naramata, BC V0H 1N1

Owner / Occupant
3034 DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
3035 PONDEROSA DR
Naramata, BC V0H 1N1

Owner / Occupant
3044 DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
3045 PONDEROSA DR
Naramata, BC V0H 1N1

Owner / Occupant
3050 PONDEROSA DR
Naramata, BC V0H 1N1

Owner / Occupant
3055 PONDEROSA DR
Naramata, BC V0H 1N1

Owner / Occupant
3020 PONDEROSA DR
Naramata, BC V0H 1N1

Owner / Occupant
3025 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
3026 DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
3030 PONDEROSA DR
Naramata, BC V0H 1N1

Owner / Occupant
3035 DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
3040 PONDEROSA DR
Naramata, BC V0H 1N1

Owner / Occupant
3045 DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
3048 DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
3055 DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
3056 DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
3020 SPRUCE DR
Naramata, BC V0H 1N1

Owner / Occupant
3025 PONDEROSA DR
Naramata, BC V0H 1N1

Owner / Occupant
3027 SPRUCE DR
Naramata, BC V0H 1N1

Owner / Occupant
3030 SPRUCE DR
Naramata, BC V0H 1N1

Owner / Occupant
3035 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
3040 SPRUCE DR
Naramata, BC V0H 1N1

Owner / Occupant
3045 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
3050 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
3055 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
3059 PONDEROSA DR
Naramata, BC V0H 1N1

Owner / Occupant
3060 PONDEROSA DR
Naramata, BC V0H 1N1

Owner / Occupant
3076 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3085 STEEL RD
Naramata, BC V0H 1N1

Owner / Occupant
3095 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3110 HAYMAN RD
Naramata, BC V0H 1N1

Owner / Occupant
3120 BARTLETT RD
Naramata, BC V0H 1N1

Owner / Occupant
3125 RUSHBURY PL
Naramata, BC V0H 1N1

Owner / Occupant
3135 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3145 BARTLETT RD
Naramata, BC V0H 1N1

Owner / Occupant
3150 BARTLETT RD
Naramata, BC V0H 1N1

Owner / Occupant
3064 DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
3084 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3090 HAYMAN RD
Naramata, BC V0H 1N1

Owner / Occupant
3096 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3110 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3125 BARTLETT RD
Naramata, BC V0H 1N1

Owner / Occupant
3130 BARTLETT RD
Naramata, BC V0H 1N1

Owner / Occupant
3140 BARTLETT RD
Naramata, BC V0H 1N1

Owner / Occupant
3145 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3150 HAYMAN RD
Naramata, BC V0H 1N1

Owner / Occupant
3070 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3085 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3090 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3109 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3115 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3125 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3135 BARTLETT RD
Naramata, BC V0H 1N1

Owner / Occupant
3140 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3145 RUSHBURY PL
Naramata, BC V0H 1N1

Owner / Occupant
3155 RUSHBURY PL
Naramata, BC V0H 1N1

Owner / Occupant
3159 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3170 BARTLETT RD
Naramata, BC V0H 1N1

Owner / Occupant
3175 BARTLETT RD
Naramata, BC V0H 1N1

Owner / Occupant
3180 BARTLETT RD
Naramata, BC V0H 1N1

Owner / Occupant
3186 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3195 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3201 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3210 BARTLETT RD
Naramata, BC V0H 1N1

Owner / Occupant
3225 LYONS RD
Naramata, BC V0H 1N1

Owner / Occupant
3239 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3164 HAYMAN RD
Naramata, BC V0H 1N1

Owner / Occupant
3170 HAYMAN RD
Naramata, BC V0H 1N1

Owner / Occupant
3175 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3180 HAYMAN RD
Naramata, BC V0H 1N1

Owner / Occupant
3190 HAYMAN RD
Naramata, BC V0H 1N1

Owner / Occupant
3199 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3205 RUSHBURY PL
Naramata, BC V0H 1N1

Owner / Occupant
3216 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3230 LYONS RD
Naramata, BC V0H 1N1

Owner / Occupant
3240 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3165 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3170 MCKAY RD
Naramata, BC V0H 1N1

Owner / Occupant
3176 HAYMAN RD
Naramata, BC V0H 1N1

Owner / Occupant
3185 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3195 BARTLETT RD
Naramata, BC V0H 1N1

Owner / Occupant
3200 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3208 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3224 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3232 JUNIPER DR
Naramata, BC V0H 1N1

Owner / Occupant
3240 NORTH NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
3245 MCKAY RD
Naramata, BC V0H 1N1

Owner / Occupant
3264 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
3275 8TH ST
Naramata, BC V0H 1N1

Owner / Occupant
3305 8TH ST
Naramata, BC V0H 1N1

Owner / Occupant
3310 8TH ST
Naramata, BC V0H 1N1

Owner / Occupant
3320 BARTLETT RD
Naramata, BC V0H 1N1

Owner / Occupant
3335 8TH ST
Naramata, BC V0H 1N1

Owner / Occupant
3425 8TH ST
Naramata, BC V0H 1N1

Owner / Occupant
3480 7TH ST
Naramata, BC V0H 1N1

Owner / Occupant
3660 PARTRIDGE RD
Naramata, BC V0H 1N1

Owner / Occupant
3250 BARTLETT RD
Naramata, BC V0H 1N1

Owner / Occupant
3265 BARTLETT RD
Naramata, BC V0H 1N1

Owner / Occupant
3285 8TH ST
Naramata, BC V0H 1N1

Owner / Occupant
3305 MCGIBNEY RD
Naramata, BC V0H 1N1

Owner / Occupant
3315 8TH ST
Naramata, BC V0H 1N1

Owner / Occupant
3325 8TH ST
Naramata, BC V0H 1N1

Owner / Occupant
3340 8TH ST
Naramata, BC V0H 1N1

Owner / Occupant
3455 BARTLETT RD
Naramata, BC V0H 1N1

Owner / Occupant
3535 8TH ST
Naramata, BC V0H 1N1

Owner / Occupant
3670 PARTRIDGE RD
Naramata, BC V0H 1N1

Owner / Occupant
3250 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
3270 RUSHBURY PL
Naramata, BC V0H 1N1

Owner / Occupant
3285 LYONS RD
Naramata, BC V0H 1N1

Owner / Occupant
3309 MCGIBNEY RD
Naramata, BC V0H 1N1

Owner / Occupant
3315 BARTLETT RD
Naramata, BC V0H 1N1

Owner / Occupant
3328 BARTLETT RD
Naramata, BC V0H 1N1

Owner / Occupant
3420 8TH ST
Naramata, BC V0H 1N1

Owner / Occupant
3469 8TH ST
Naramata, BC V0H 1N1

Owner / Occupant
3660 8TH ST
Naramata, BC V0H 1N1

Owner / Occupant
3700 PARTRIDGE RD
Naramata, BC V0H 1N1

Owner / Occupant 3710 NORTH NARAMATA RD Naramata, BC V0H 1N1	Owner / Occupant 3740 NORTH NARAMATA RD Naramata, BC V0H 1N1	Owner / Occupant 3755 NORTH NARAMATA RD Naramata, BC V0H 1N1
Owner / Occupant 3795 NORTH NARAMATA RD Naramata, BC V0H 1N1	Owner / Occupant 3810 PARTRIDGE RD Naramata, BC V0H 1N1	Owner / Occupant 3812 ALBRECHT ST Naramata, BC V0H 1N1
Owner / Occupant 3818 ALBRECHT ST Naramata, BC V0H 1N1	Owner / Occupant 3820 NORTH NARAMATA RD Naramata, BC V0H 1N1	Owner / Occupant 3820 PARTRIDGE RD Naramata, BC V0H 1N1
Owner / Occupant 3824 ALBRECHT ST Naramata, BC V0H 1N1	Owner / Occupant 3830 ALBRECHT ST Naramata, BC V0H 1N1	Owner / Occupant 3830 NORTH NARAMATA RD Naramata, BC V0H 1N1
Owner / Occupant 3836 ALBRECHT ST Naramata, BC V0H 1N1	Owner / Occupant 3840 NORTH NARAMATA RD Naramata, BC V0H 1N1	Owner / Occupant 3842 ALBRECHT ST Naramata, BC V0H 1N1
Owner / Occupant 3845 NORTH NARAMATA RD Naramata, BC V0H 1N1	Owner / Occupant 3845 PARTRIDGE RD Naramata, BC V0H 1N1	Owner / Occupant 3850 ALBRECHT ST Naramata, BC V0H 1N1
Owner / Occupant 3850 VINEYARD LN Naramata, BC V0H 1N1	Owner / Occupant 3855 PARTRIDGE RD Naramata, BC V0H 1N1	Owner / Occupant 3860 NORTH NARAMATA RD Naramata, BC V0H 1N1
Owner / Occupant 3860 PARTRIDGE RD Naramata, BC V0H 1N1	Owner / Occupant 3865 NORTH NARAMATA RD Naramata, BC V0H 1N1	Owner / Occupant 3880 PARTRIDGE RD Naramata, BC V0H 1N1
Owner / Occupant 3890 NORTH NARAMATA RD Naramata, BC V0H 1N1	Owner / Occupant 3890 PARTRIDGE RD Naramata, BC V0H 1N1	Owner / Occupant 3900 NORTH NARAMATA RD Naramata, BC V0H 1N1
Owner / Occupant 3901 COTTONWOOD LN Naramata, BC V0H 1N1	Owner / Occupant 3910 NORTH NARAMATA RD Naramata, BC V0H 1N1	Owner / Occupant 3925 NARAMATA RD Naramata, BC V0H 1N1

Owner / Occupant 4020 HOOK PL Naramata, BC V0H 1N1	Owner / Occupant 4030 HOOK PL Naramata, BC V0H 1N1	Owner / Occupant 4036 HOOK PL Naramata, BC V0H 1N1
Owner / Occupant 4040 HOOK PL Naramata, BC V0H 1N1	Owner / Occupant 4074 HOOK PL Naramata, BC V0H 1N1	Owner / Occupant 4086 HOOK PL Naramata, BC V0H 1N1
Owner / Occupant 4215 PARTRIDGE RD Naramata, BC V0H 1N1	Owner / Occupant 4230 NORTH NARAMATA RD Naramata, BC V0H 1N1	Owner / Occupant 4240 PARTRIDGE RD Naramata, BC V0H 1N1
Owner / Occupant 4255 PARTRIDGE RD Naramata, BC V0H 1N1	Owner / Occupant 4285 NORTH NARAMATA RD Naramata, BC V0H 1N1	Owner / Occupant 4290 NORTH NARAMATA RD Naramata, BC V0H 1N1
Owner / Occupant 4600 NORTH NARAMATA RD Naramata, BC V0H 1N1	Owner / Occupant 4800 NORTH NARAMATA RD Naramata, BC V0H 1N1	Owner / Occupant 720 ELLIS AVE Naramata, BC V0H 1N1
Owner / Occupant 735 ELLIS AVE Naramata, BC V0H 1N1	Owner / Occupant 745 LOWER DEBECK RD Naramata, BC V0H 1N1	Owner / Occupant 745 RITCHIE AVE Naramata, BC V0H 1N1
Owner / Occupant 750 BOOTHE RD Naramata, BC V0H 1N1	Owner / Occupant 750 WISEMAN PL Naramata, BC V0H 1N1	Owner / Occupant 755 LOWER DEBECK RD Naramata, BC V0H 1N1
Owner / Occupant 755 ROBINSON AVE Naramata, BC V0H 1N1	Owner / Occupant 760 ROBINSON AVE Naramata, BC V0H 1N1	Owner / Occupant 765 LOWER DEBECK RD Naramata, BC V0H 1N1
Owner / Occupant 765 RITCHIE AVE Naramata, BC V0H 1N1	Owner / Occupant 765 ROBINSON AVE Naramata, BC V0H 1N1	Owner / Occupant 769 LOWER DEBECK RD Naramata, BC V0H 1N1
Owner / Occupant 770 LOWER DEBECK RD Naramata, BC V0H 1N1	Owner / Occupant 770 WISEMAN PL Naramata, BC V0H 1N1	Owner / Occupant 780 LOWER DEBECK RD Naramata, BC V0H 1N1

Owner / Occupant
780 ROBINSON AVE
Naramata, BC V0H 1N1

Owner / Occupant
795 LOWER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
810 BOOTHE RD
Naramata, BC V0H 1N1

Owner / Occupant
815 BOOTHE RD
Naramata, BC V0H 1N1

Owner / Occupant
815 ROBINSON AVE
Naramata, BC V0H 1N1

Owner / Occupant
825 ELLIS AVE
Naramata, BC V0H 1N1

Owner / Occupant
835 ELLIS AVE
Naramata, BC V0H 1N1

Owner / Occupant
840 PATTERSON RD
Naramata, BC V0H 1N1

Owner / Occupant
845 KINNEY RD
Naramata, BC V0H 1N1

Owner / Occupant
850 PATTERSON RD
Naramata, BC V0H 1N1

Owner / Occupant
790 RITCHIE AVE
Naramata, BC V0H 1N1

Owner / Occupant
795 WISEMAN PL
Naramata, BC V0H 1N1

Owner / Occupant
810 ELLIS AVE
Naramata, BC V0H 1N1

Owner / Occupant
815 ELLIS AVE
Naramata, BC V0H 1N1

Owner / Occupant
815 WISEMAN PL
Naramata, BC V0H 1N1

Owner / Occupant
826 ELLIS AVE
Naramata, BC V0H 1N1

Owner / Occupant
835 ROBINSON AVE
Naramata, BC V0H 1N1

Owner / Occupant
842 ELLIS AVE
Naramata, BC V0H 1N1

Owner / Occupant
845 ROBINSON AVE
Naramata, BC V0H 1N1

Owner / Occupant
855 ROBINSON AVE
Naramata, BC V0H 1N1

Owner / Occupant
790 WISEMAN PL
Naramata, BC V0H 1N1

Owner / Occupant
805 ROBINSON AVE
Naramata, BC V0H 1N1

Owner / Occupant
810 WISEMAN PL
Naramata, BC V0H 1N1

Owner / Occupant
815 KINNEY RD
Naramata, BC V0H 1N1

Owner / Occupant
818 ELLIS AVE
Naramata, BC V0H 1N1

Owner / Occupant
834 ELLIS AVE
Naramata, BC V0H 1N1

Owner / Occupant
835 SALTING RD
Naramata, BC V0H 1N1

Owner / Occupant
845 ELLIS AVE
Naramata, BC V0H 1N1

Owner / Occupant
850 BOOTHE RD
Naramata, BC V0H 1N1

Owner / Occupant
855 SALTING RD
Naramata, BC V0H 1N1

Owner / Occupant
860 ROBINSON AVE
Naramata, BC V0H 1N1

Owner / Occupant
872 SHERWOOD PL
Naramata, BC V0H 1N1

Owner / Occupant
884 SHERWOOD PL
Naramata, BC V0H 1N1

Owner / Occupant
895 ELLIS AVE
Naramata, BC V0H 1N1

Owner / Occupant
905 LOWER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
910 ELLIS AVE
Naramata, BC V0H 1N1

Owner / Occupant
915 ROBINSON AVE
Naramata, BC V0H 1N1

Owner / Occupant
925 ROBINSON AVE
Naramata, BC V0H 1N1

Owner / Occupant
930 BOOTHE RD
Naramata, BC V0H 1N1

Owner / Occupant
940 SALTING RD
Naramata, BC V0H 1N1

Owner / Occupant
860 SHERWOOD PL
Naramata, BC V0H 1N1

Owner / Occupant
875 ELLIS AVE
Naramata, BC V0H 1N1

Owner / Occupant
890 SHERWOOD PL
Naramata, BC V0H 1N1

Owner / Occupant
900 SALTING RD
Naramata, BC V0H 1N1

Owner / Occupant
905 ROBINSON AVE
Naramata, BC V0H 1N1

Owner / Occupant
910 ROBINSON AVE
Naramata, BC V0H 1N1

Owner / Occupant
920 ELLIS AVE
Naramata, BC V0H 1N1

Owner / Occupant
925 ROBINSON AVE
Naramata, BC V0H 1N1

Owner / Occupant
930 ROBINSON AVE
Naramata, BC V0H 1N1

Owner / Occupant
945 OLD MAIN RD
Naramata, BC V0H 1N1

Owner / Occupant
866 SHERWOOD PL
Naramata, BC V0H 1N1

Owner / Occupant
878 SHERWOOD PL
Naramata, BC V0H 1N1

Owner / Occupant
891 LOWER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
905 BOOTHE RD
Naramata, BC V0H 1N1

Owner / Occupant
910 BOOTHE RD
Naramata, BC V0H 1N1

Owner / Occupant
915 LOWER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
920 ROBINSON AVE
Naramata, BC V0H 1N1

Owner / Occupant
925 SALTING RD
Naramata, BC V0H 1N1

Owner / Occupant
940 ROBINSON AVE
Naramata, BC V0H 1N1

Owner / Occupant
945 SALTING RD
Naramata, BC V0H 1N1

Owner / Occupant
950 BOOTHE RD
Naramata, BC V0H 1N1

Owner / Occupant
955 ROBINSON AVE
Naramata, BC V0H 1N1

Owner / Occupant
955 ROBINSON AVE
Naramata, BC V0H 1N1

Owner / Occupant
960 ROBINSON AVE
Naramata, BC V0H 1N1

Owner / Occupant
966 ROBINSON RD
Naramata, BC V0H 1N1

Owner / Occupant
980 LOWER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
985 ROBINSON AVE
Naramata, BC V0H 1N1

Owner / Occupant
3034 STEEL RD
Naramata, BC V0H 1N1

Owner / Occupant
1289 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
3057 NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
950 ROBINSON AVE
Naramata, BC V0H 1N1

Owner / Occupant
955 ROBINSON AVE
Naramata, BC V0H 1N1

Owner / Occupant
955 ROBINSON AVE
Naramata, BC V0H 1N1

Owner / Occupant
961 ROBINSON AVE
Naramata, BC V0H 1N1

Owner / Occupant
970 BOOTHE RD
Naramata, BC V0H 1N1

Owner / Occupant
980 ROBINSON RD
Naramata, BC V0H 1N1

Owner / Occupant
990 LOWER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1035 LOWER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
1529 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
3131 RUSHBURY PL
Naramata, BC V0H 1N1

Owner / Occupant
955 ROBINSON AVE
Naramata, BC V0H 1N1

Owner / Occupant
955 ROBINSON AVE
Naramata, BC V0H 1N1

Owner / Occupant
955 SALTING RD
Naramata, BC V0H 1N1

Owner / Occupant
965 OLD MAIN RD
Naramata, BC V0H 1N1

Owner / Occupant
970 ROBINSON RD
Naramata, BC V0H 1N1

Owner / Occupant
985 LOWER DEBECK RD
Naramata, BC V0H 1N1

Owner / Occupant
990 ROBINSON RD
Naramata, BC V0H 1N1

Owner / Occupant
1235 SMETHURST RD
Naramata, BC V0H 1N1

Owner / Occupant
2965 GAMMON RD
Naramata, BC V0H 1N1

Owner / Occupant
3260 MCKAY RD
Naramata, BC V0H 1N1

Owner / Occupant
3280 8TH ST
Naramata, BC V0H 1N1

Owner / Occupant
3815 PARTRIDGE RD
Naramata, BC V0H 1N1

Owner / Occupant
3950 COTTONWOOD LN
Naramata, BC V0H 1N1

Owner / Occupant
827 ROBINSON AVE
Naramata, BC V0H 1N1

Cypress Land Services
Suite 1051, 409 Granville Street
Vancouver, BC V6C 1T2

TELUS
Cheryl Bilyk
4535 Canada Way, 3rd Floor
Burnaby, BC V5G 1J9

Owner / Occupant
3692 PARTRIDGE RD
Naramata, BC V0H 1N1

Owner / Occupant
3844 PARTRIDGE RD
Naramata, BC V0H 1N1

Owner / Occupant
3995 PARTRIDGE RD
Naramata, BC V0H 1N1

Owner / Occupant
940 LOWER DEBECK RD
Naramata, BC V0H 1N1

ISED, Interior British Columbia,
Okanagan-Kootenay Office
1726 Dolphin Avenue, Room 603
Kelowna, BC V1Y 9R9

Owner / Occupant
3805 NORTH NARAMATA RD
Naramata, BC V0H 1N1

Owner / Occupant
3845 ALBRECHT RD
Naramata, BC V0H 1N1

Owner / Occupant
740 RITCHIE AVE
Naramata, BC V0H 1N1

Owner / Occupant
930 LOWER DEBECK RD
Naramata, BC V0H 1N1

RDOS
Brad Dollevoet
101 Martin Street
Penticton, BC V2A 5J9

BCB577
Total: 406

Appendix C: Envelope

TM Mobile Inc. (TELUS)
c/o Cypress Land Services Inc.
Suite 1051, 409 Granville Street
Vancouver, BC V6C 1T2

**IMPORTANT INFORMATION ENCLOSED REGARDING A PROPOSED TELECOMMUNICATIONS FACILITY WITHIN
1000 METRES OF A PROPERTY YOU HAVE AN INTEREST IN.**

Appendix 5: Newspaper Tearsheets

Legals
and
Tenders

1030

Legals
and
Tenders

1030

Legals
and
Tenders

1030

TELUS®

Notice of Proposed TM Mobile Inc. ("TELUS") Telecommunications Facility & Public Meeting

Description: As part of the public consultation process required by the Regional District of Okanagan-Similkameen and Innovation, Science and Economic Development Canada (ISED), TELUS is inviting the public to comment on a proposed telecommunications facility on the top of a utility pole, consisting of a 15.85 metre TELUS utility pole. The wireless installation will improve wireless services in parts of Naramata.

Location: TELUS Utility Pole on the east side of Naramata Road
(Near the intersection of Naramata Rd. & Arawana Rd.)
Nearest Address: 2940 Naramata Rd., Naramata, BC, R0S0S
Coordinates: 49.58698°, -119.58002°

TELUS is inviting the public to a Public Meeting (drop in format):
Date: Thursday, November 23, 2017
Time: 5:30pm – 7:00pm
Location: Naramata Centre – The Loft Building
3475 3rd Street, Naramata, BC

For More Information:
Contact TELUS at:
Tawny Verigin
c/o Cypress Land Services Inc.
Agents to TELUS Communications Inc.
Suite 1051, 409 Granville Street
Vancouver, BC V6C 1T2
Tel: 1-855-301-1520
email:
publicconsultation@cypresslandservices.com

Location Map

The public is welcome to comment on the proposal by the end of the business day on December 11, 2017 with respect to this matter.

TELUS File: BCB576

TELUS®

Notice of Proposed TM Mobile Inc. ("TELUS") Telecommunications Facility & Public Meeting

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Location: TELUS Utility Pole on the east side of North Naramata Road
(Near the intersection of North Naramata Rd. & Smethurst Rd.)
Nearest Address: 1170 Smethurst Rd., Naramata, BC, R0S0S
Coordinates: 49.59558°, -119.58046°

TELUS is inviting the public to a Public Meeting (drop in format):
Date: Thursday, November 23, 2017
Time: 5:30pm – 7:00pm
Location: Naramata Centre – The Loft Building
3475 3rd Street, Naramata, BC

For More Information:
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c/o Cypress Land Services Inc.
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Location Map

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TELUS File: BCB577



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✓ Small Jobs
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&
French Cultural Centre
Bernard & Richter

Saturday, November 18th, 2017
9:00 am – 2:00 pm

Join us for:
A great selection of gifts by our local crafters,
home baking & canning plus a reasonably
priced lunch in our café

Admission:
Donation of cash or nonperishable food to
our Outreach Food Cupboard

Christmas in the Village

Naramata Artisans Faire

Locally handmade products plus food, wine & spirits.

Sunday, December 3rd ~ 10am - 3pm

Columbia Hall, 455 Ellis Street, Naramata

Free Admission



Autos

General 840



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Autos

General 840

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870

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880

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890



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Legals and Tenders

1030

Legals and Tenders

1030

Legals and Tenders

1030

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Coordinates: 49.58698°, -119.58002°

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Date: Thursday, November 23, 2017
Time: 5:30pm – 7:00pm
Location: Naramata Centre – The Loft Building
3475 3rd Street, Naramata, BC

For More Information:
Contact TELUS at:
Tawny Verigin
c/o Cypress Land Services Inc.
Agents to TELUS Communications Inc.
Suite 1051, 409 Granville Street
Vancouver, BC V6C 1T2
Tel: 1-855-301-1520
email: publicconsultation@cypresslandservices.com

Location Map

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TELUS File: BCB576

TELUS®

Notice of Proposed TM Mobile Inc. ("TELUS") Telecommunications Facility & Public Meeting

Description: As part of the public consultation process required by the Regional District of Okanagan-Similkameen and Innovation, Science and Economic Development Canada (ISED), TELUS is inviting the public to comment on a proposed telecommunications facility on the top of a utility pole, consisting of a 15.85 metre TELUS utility pole. The wireless installation will improve wireless services in parts of Naramata.

Location: TELUS Utility Pole on the east side of North Naramata Road (Near the intersection of North Naramata Rd. & Smethurst Rd.)
Nearest Address: 1170 Smethurst Rd., Naramata, BC, RDOS
Coordinates: 49.59558°, -119.58046°

TELUS is inviting the public to a Public Meeting (drop in format):
Date: Thursday, November 23, 2017
Time: 5:30pm – 7:00pm
Location: Naramata Centre – The Loft Building
3475 3rd Street, Naramata, BC

For More Information:
Contact TELUS at:
Tawny Verigin
c/o Cypress Land Services Inc.
Agents to TELUS Communications Inc.
Suite 1051, 409 Granville Street
Vancouver, BC V6C 1T2
Tel: 1-855-301-1520
email: publicconsultation@cypresslandservices.com

Location Map

The public is welcome to comment on the proposal by the end of the business day on December 11, 2017 with respect to this matter.

TELUS File: BCB577

Strictly Personal

1050

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~ Albert Einstein

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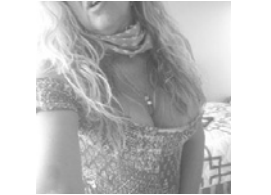
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Appendix 6: Webpage mynaramata.com

Notice of Proposed TM Mobile Inc. "TELUS" Telecommunication

TELUS (Tawny Verigin)

UPDATE:

The editor was unaware that the meeting will show two possible locations for two separate poles. The second location has been added below with a picture.

As part of the public consultation process required by the Regional District of Okanagan-Similkameen and Innovation, Science and Economic Development Canada (ISED), TELUS is inviting the public to comment on a proposed telecommunications facility on the top of a utility pole, consisting of a 15.85 metre TELUS utility pole. The wireless installations will improve wireless services in parts of Naramata.

1st Potential Location: TELUS Utility Pole on the east side of Naramata Road

(Near the intersection of Naramata Rd. & Arawana Rd.)

Nearest Address: 2940 Naramata Rd., Naramata, BC, RDOS

Coordinates: 49.58698°, -119.58002°

2nd Potential Location

Location: TELUS Utility Pole on the east side of North Naramata Road

(Near the intersection of North Naramata Rd. & Smethurst Rd.)

Nearest Address: 1170 Smethurst Rd., Naramata, BC, RDOS

Coordinates: 49.59558°, -119.58046°

TELUS is inviting the public to a Public Meeting (drop in format):

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Vancouver, BC V6C 1T2

Tel: 1-855-301-1520

email: publicconsultation(at)cypresslandservices.com

The public is welcome to comment on the proposal by the end of the business day on December 11, 2017 with respect to this matter.

TELUS File: BCB576



Appendix 7: Meeting Sign in



MEETING SIGN-IN SHEET

Proposed Sites: BCB576 – Near North Naramata Rd. & Smethurst Rd.
TELUS Utility Pole Replacement
&
BCB577 – Near Naramata Rd. & Arawana Rd.
TELUS Utility Pole Replacement

Meeting Date:

Thursday, November 23, 2017

Meeting Location:

Naramata Centre – The Loft Building
3475 3rd Street, Naramata, BC

Meeting Time:

5:30pm – 7:00pm

	Name
1	CMAY
2	Ted Smith
3	Ray & Kathie Kato
4	CLIVE JOHNSON
5	M KOZLOWSKI
6	Gerry Marquis
7	PETE ELLERS
8	Velma Bateman
9	DENNIS HALFANO
10	STEVE JASPER
11	



MEETING SIGN-IN SHEET

Proposed Sites: BCB576 – Near North Naramata Rd. & Smethurst Rd.
TELUS Utility Pole Replacement
&
BCB577 – Near Naramata Rd. & Arawana Rd.
TELUS Utility Pole Replacement

Meeting Date:

Thursday, November 23, 2017

Meeting Location:

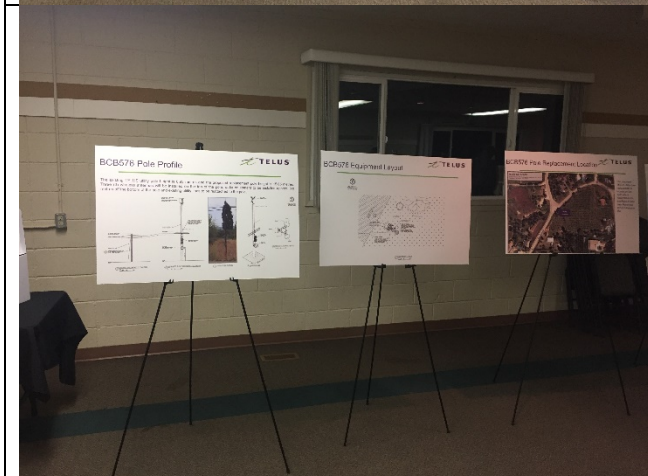
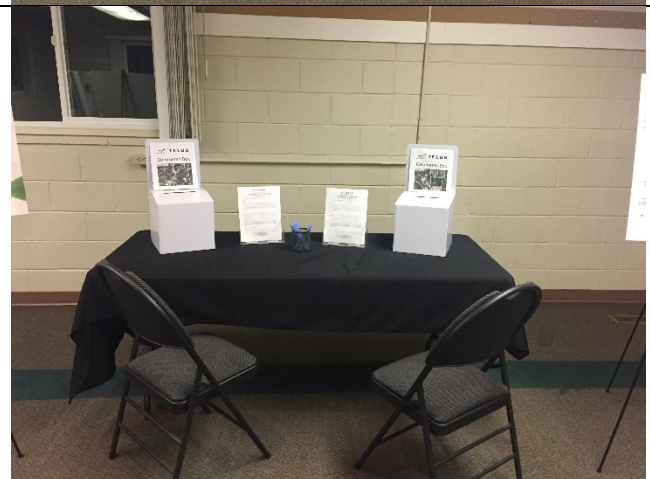
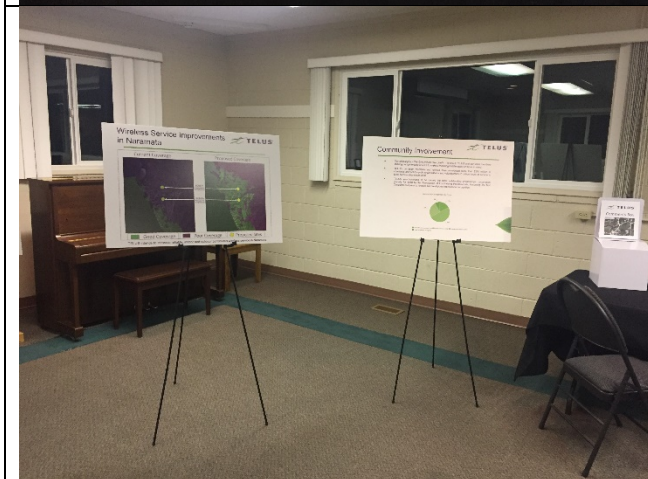
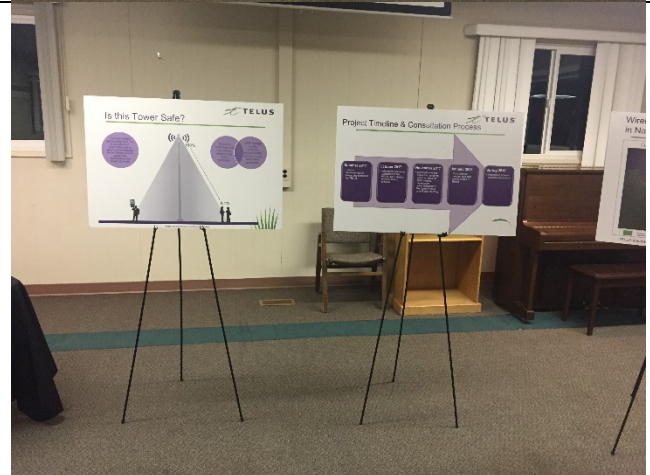
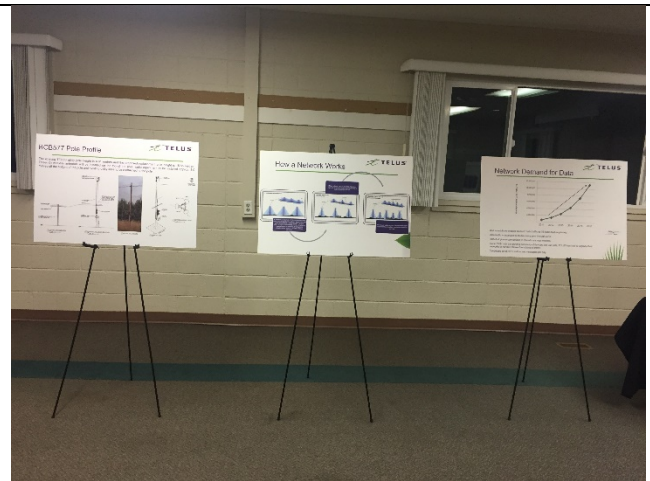
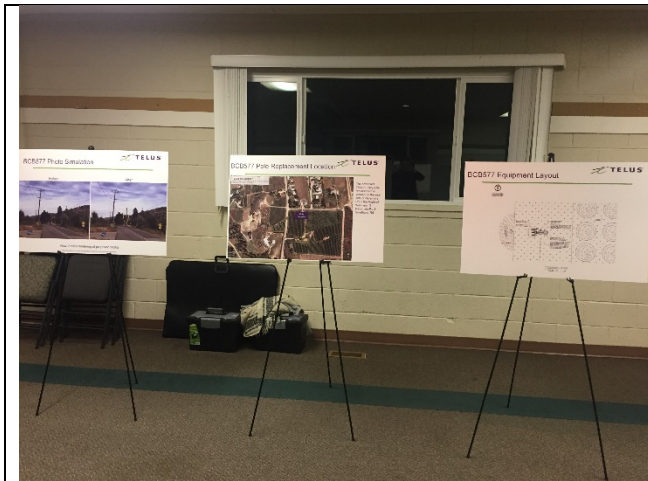
Naramata Centre – The Loft Building
3475 3rd Street, Naramata, BC

Meeting Time:

5:30pm – 7:00pm

	Name	Address	Phone	E-Mail
12	NORBERT Kleiber			
13	Teddy Wane			
14				
15	DON & JUDY KATCO			
16	Nick Grammer			
17	CA Eggenlyzer			
18	Susan Jasper			
19	D. Lintan			

Appendix 8: Photos of Meeting



Appendix 9: Storyboards



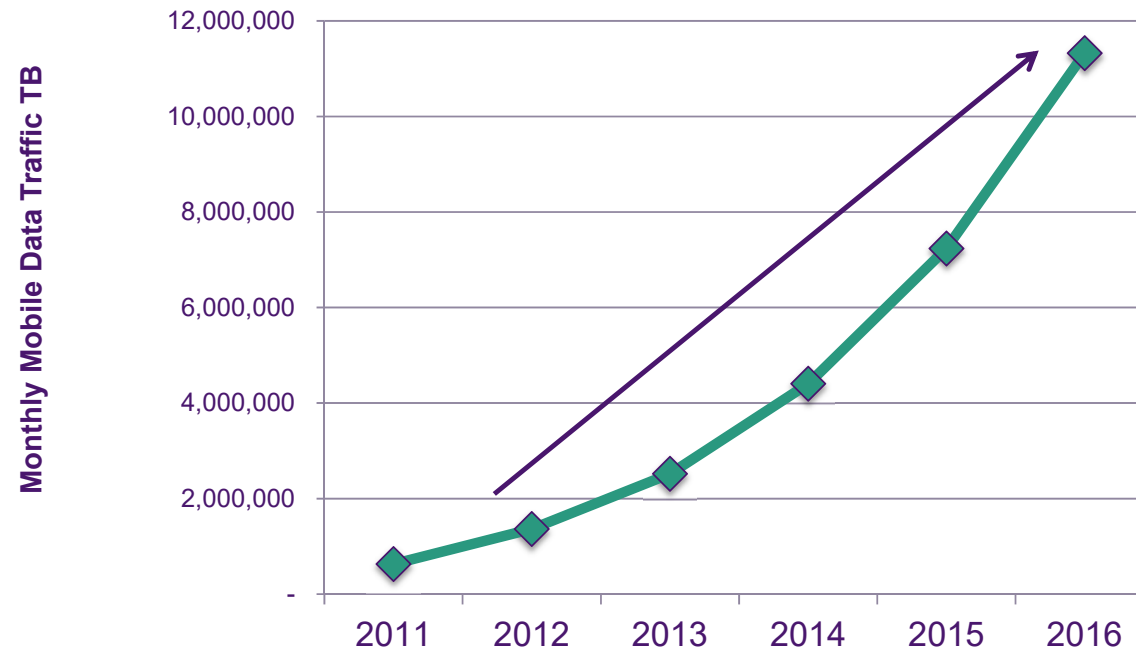
Welcome to the Community Consultation Meeting



TELUS representatives are on-site to
answer your questions and receive
your feedback.

Please sign in and provide us your
comments.

Network Demand for Data

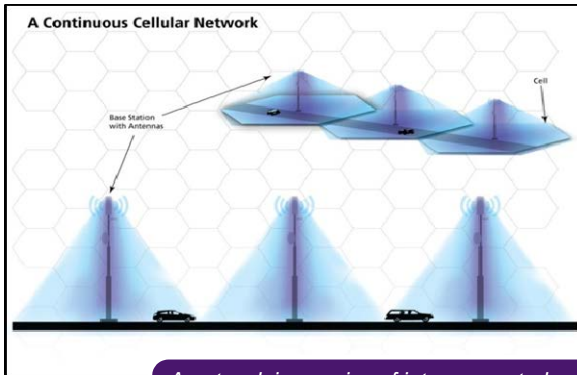


- One smartphone creates as much data traffic as 35 basic-feature phones.
- Data traffic is expected to double every year through 2016.
- Half of all phone connections in Canada are now wireless.
- Since 2008, with the growing popularity of devices that use data, TELUS has had to upgrade their networks to handle **5 times** the volume of traffic.
- Canadians send 267.8 million text messages per day.



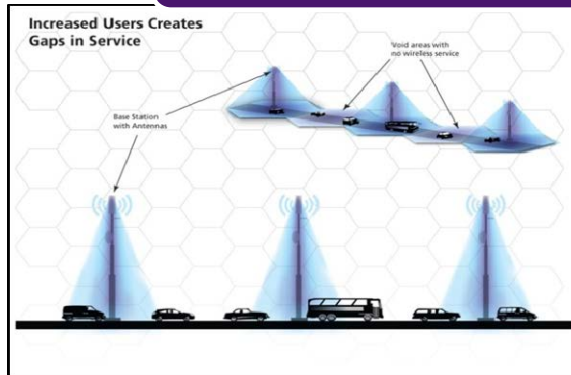
How a Network Works

A Continuous Cellular Network



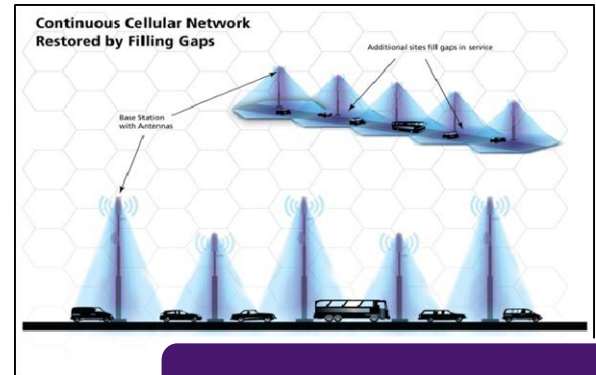
A network is a series of interconnected cells each containing a base station (antennas and radio equipment). A high quality network offers continuous wireless service by placing base stations in specific geographical locations that allow us to use wireless devices.

Increased Users Creates Gaps in Service



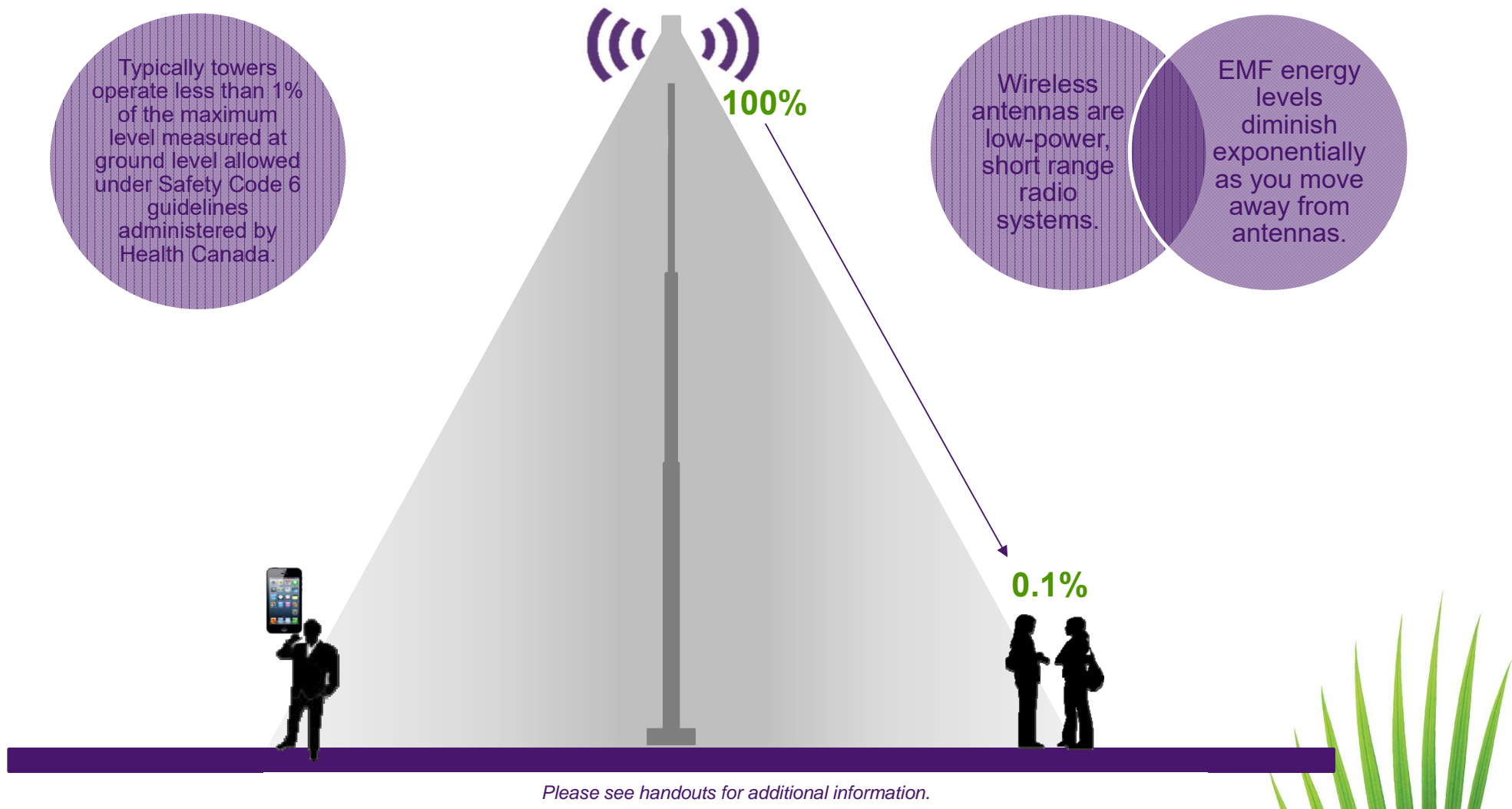
When a base station reaches maximum capacity, the coverage footprint shrinks in order to handle volume.

Continuous Cellular Network Restored by Filling Gaps



New base stations must be built to fill in the void areas and restore continuous wireless service.

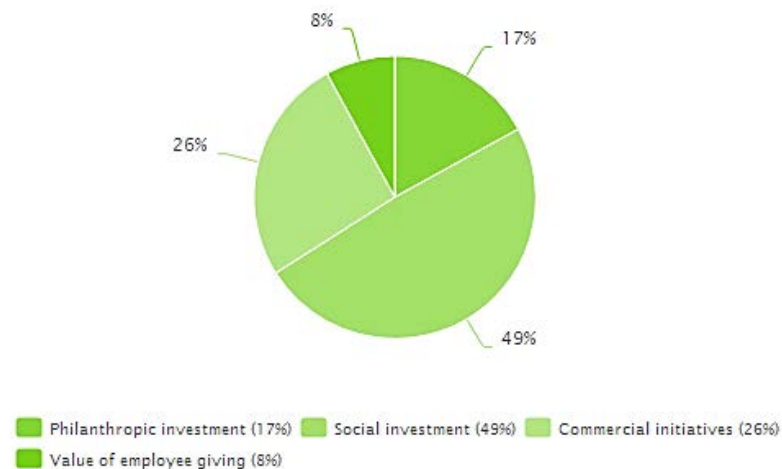
Is this Tower Safe?



Community Involvement

- Our philosophy – We Give Where We Live™ – is about TELUS and our team members sharing our generosity of spirit to make a meaningful difference for those in need.
- TELUS, our team members and retirees have contributed more than \$260 million to charitable and not-for-profit organizations and volunteered 4.2 million hours of service to local communities since 2000.
- TELUS was honoured to be named the most outstanding philanthropic corporation globally for 2010 by the Association of Fundraising Professionals, becoming the first Canadian company to receive this prestigious international recognition.

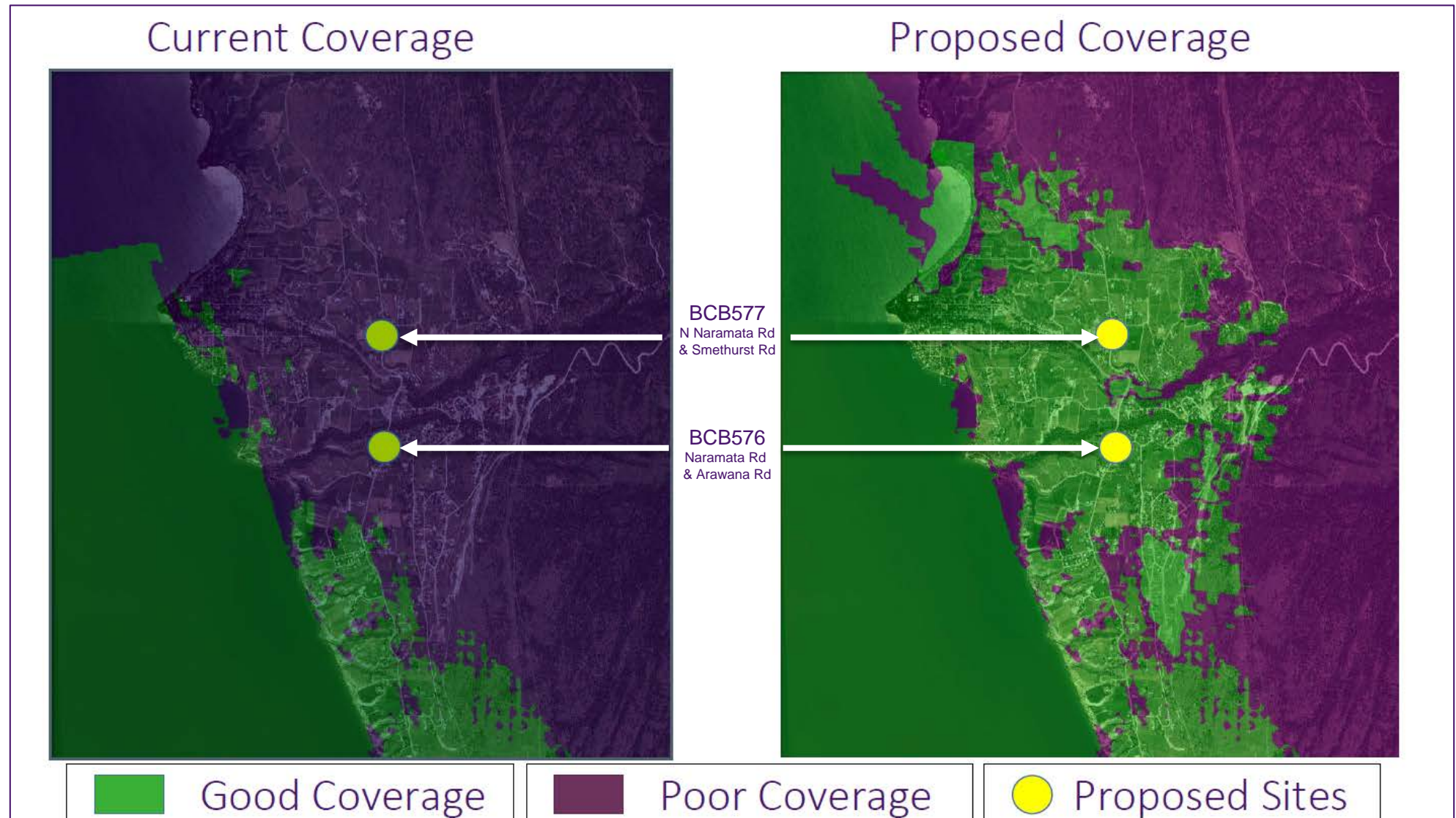
Community Investment by Type





Thank you for coming!

Wireless Service Improvements in Naramata



TELUS intends to increase reliable, indoor and outdoor continuous wireless service in Naramata

BCB576 Pole Replacement Location



The proposed TELUS utility pole replacement is located on the east side of Naramata Rd in the Right-of-Way near Naramata Rd and Arawana Rd.

BCB576 Photo Simulation

Before



After



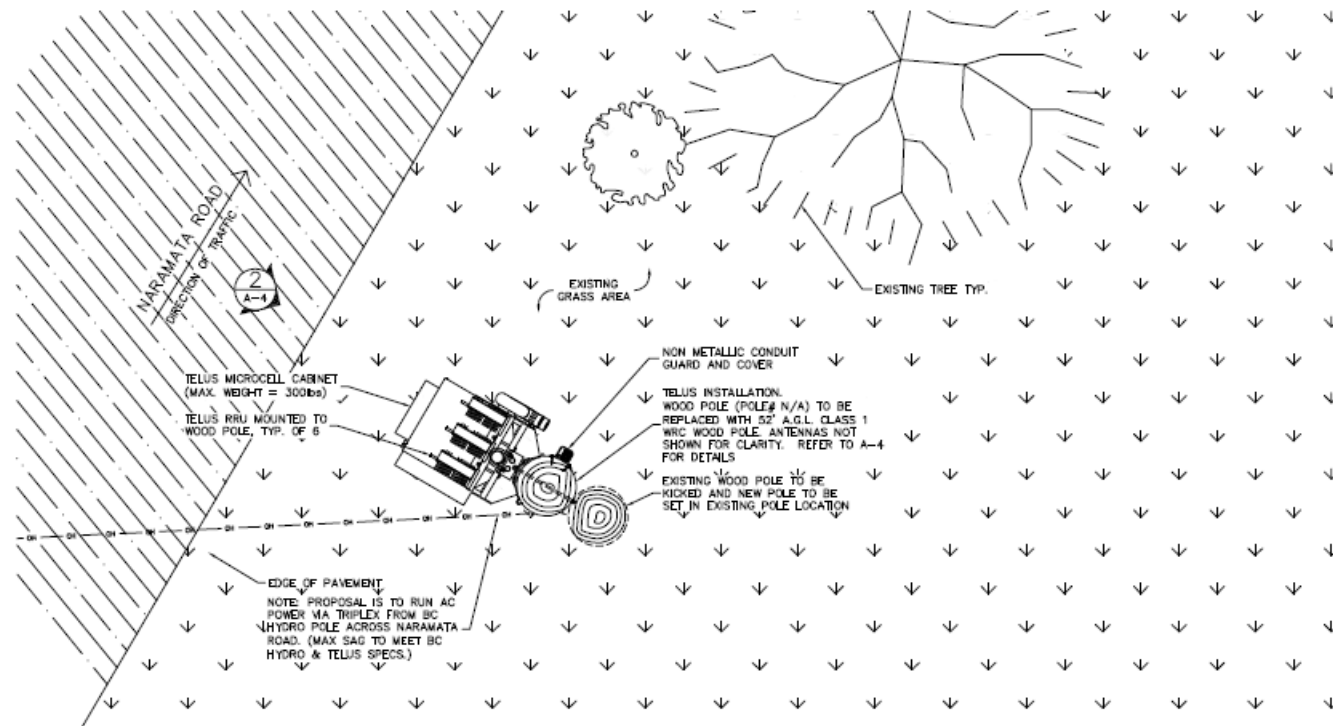
View: Artist's rendering of proposed facility

Photo Simulation is a close representation and is for conceptual purposes only.

BCB576 Equipment Layout



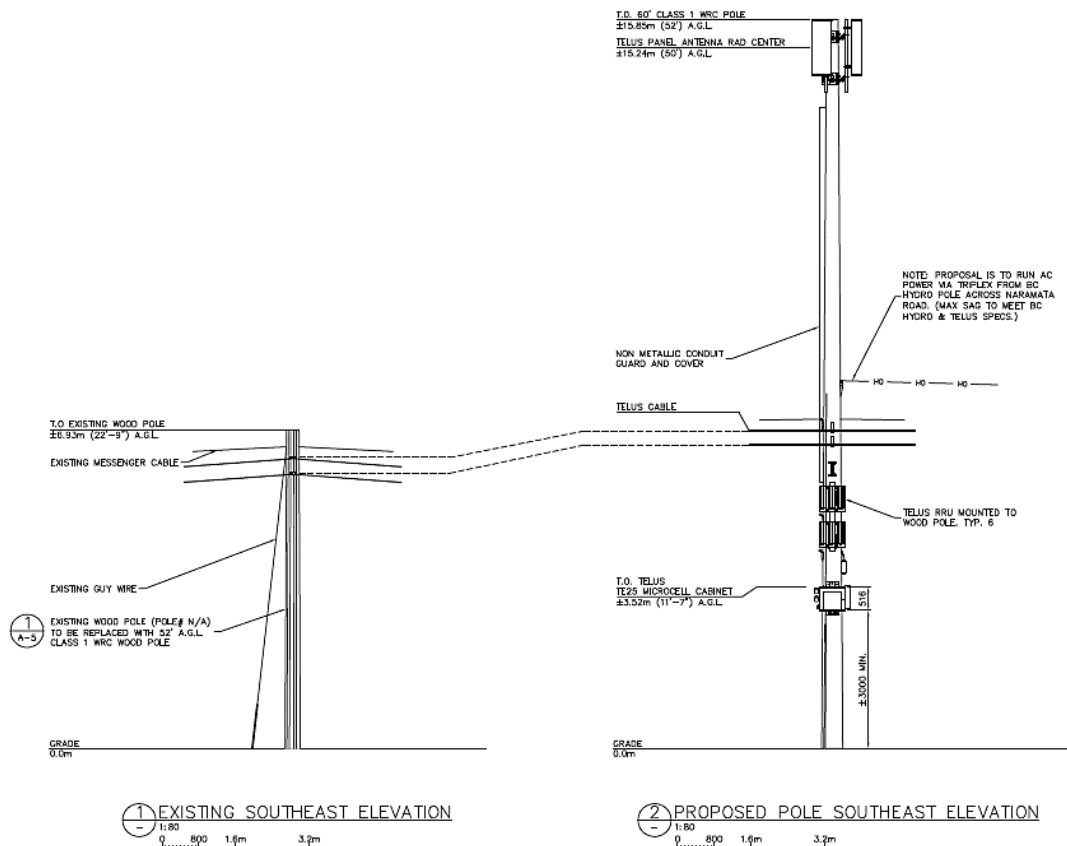
TRUE NORTH ARROW
SHOWN ON THIS DRAWING
IS APPROXIMATE ONLY
AND MUST BE VERIFIED



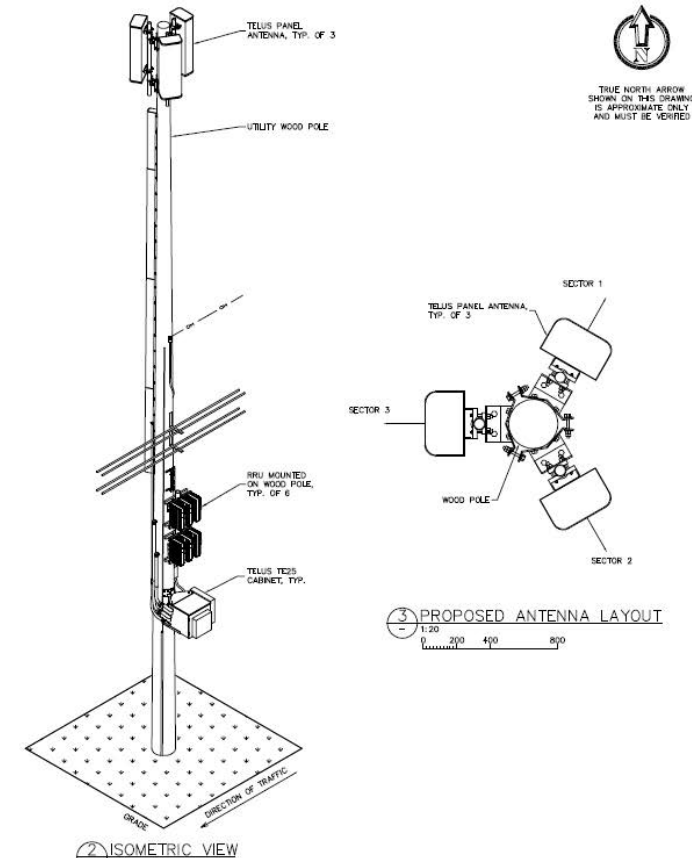
1 EQUIPMENT LAYOUT
1:30
0 300 600 1,2m

BCB576 Pole Profile

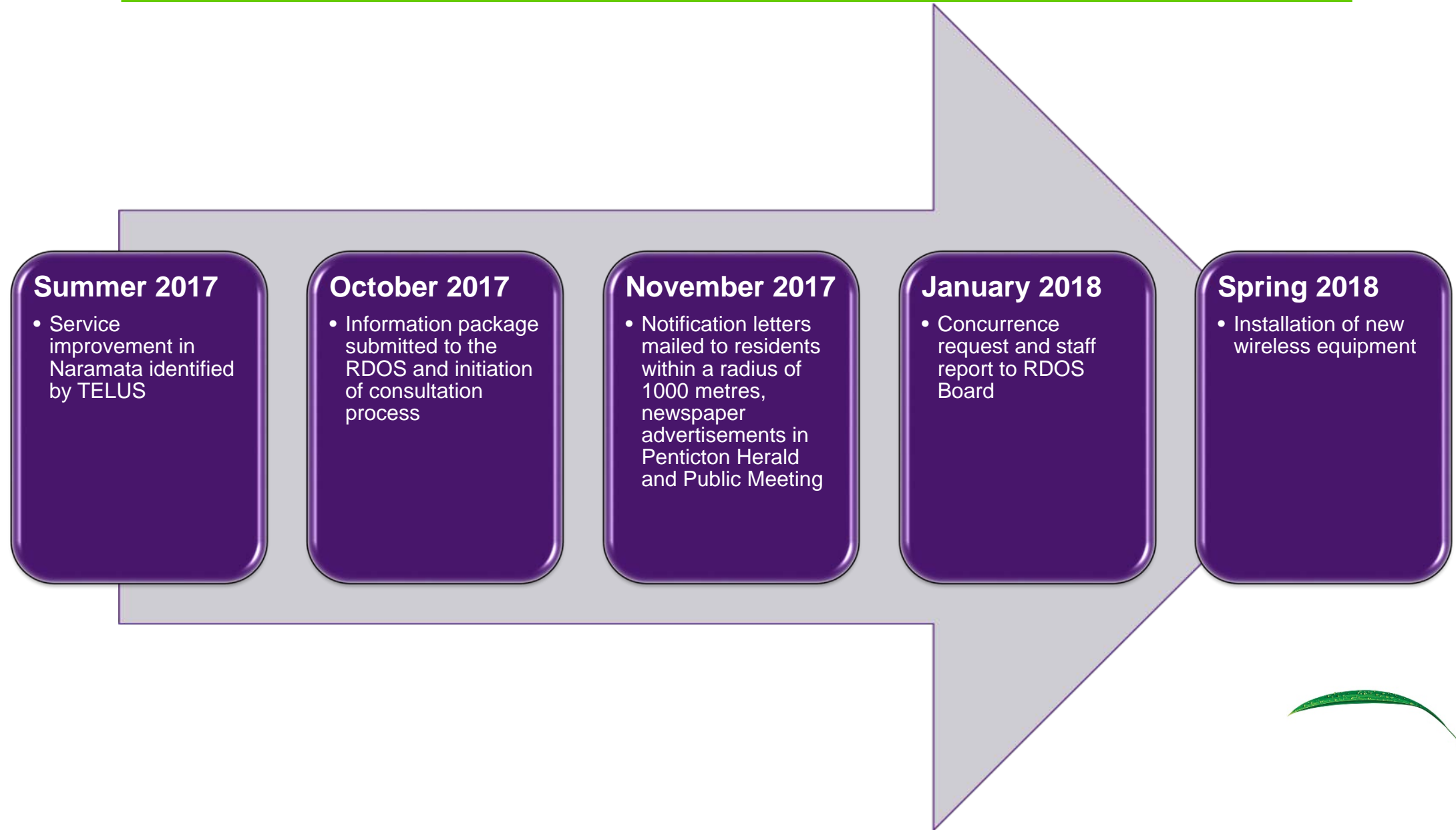
The existing TELUS utility pole height is 6.93 metres and the proposed replacement pole height is 15.85 metres. Three (3) wireless antennas will be installed on the top of the pole, radio equipment to be installed approx. 3.0 metres off the bottom of the pole and existing utility lines to be reattached to the pole.



1 EXISTING POLE PICTURE



Project Timeline & Consultation Process

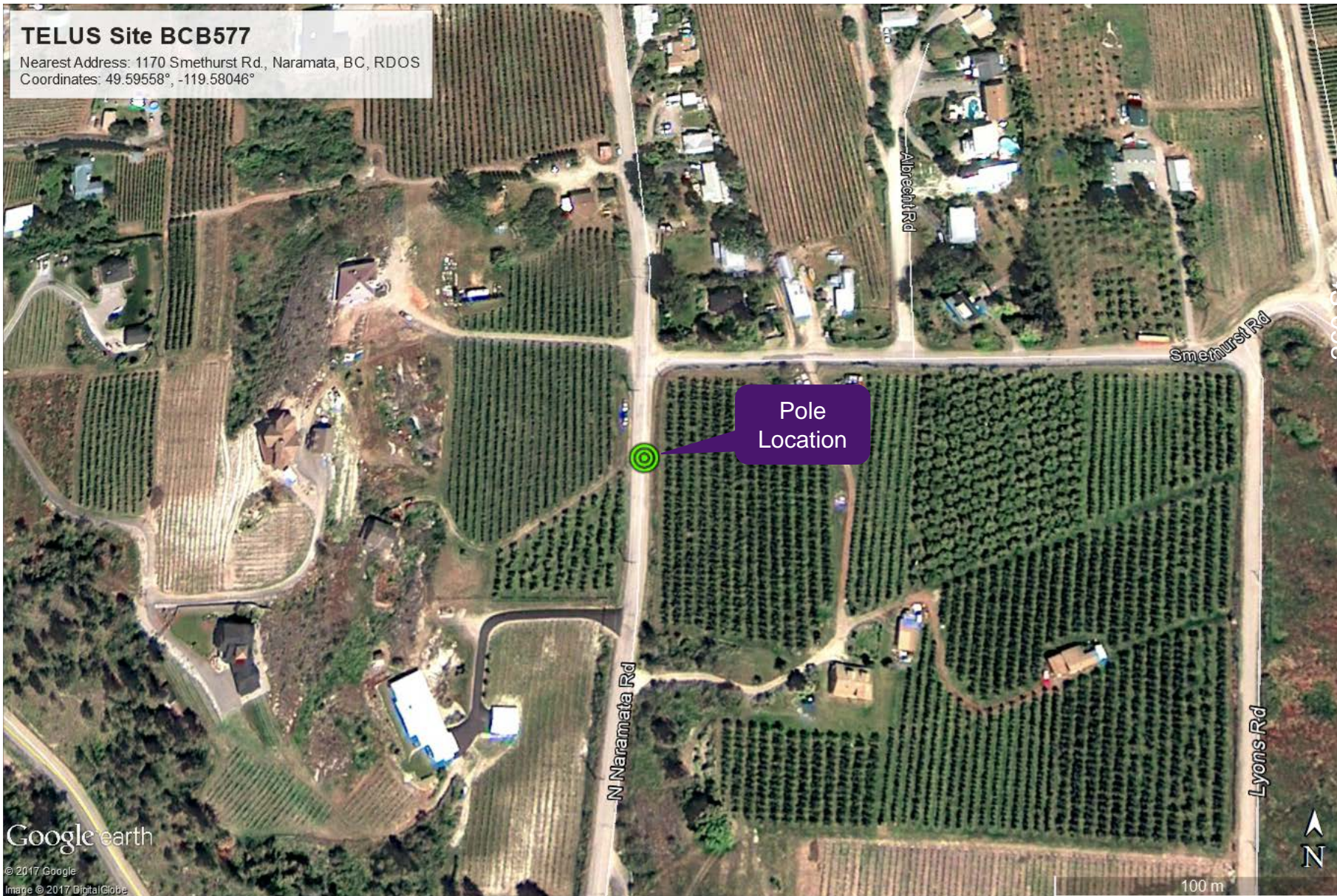


BCB577 Pole Replacement Location

TELUS Site BCB577

Nearest Address: 1170 Smethurst Rd., Naramata, BC, RDOS
Coordinates: 49.59558°, -119.58046°

The proposed TELUS utility pole replacement is located on the east side of Naramata Rd in the Right-of-Way near N Naramata Rd & Smethurst Rd.



BCB577 Photo Simulation

Before



After



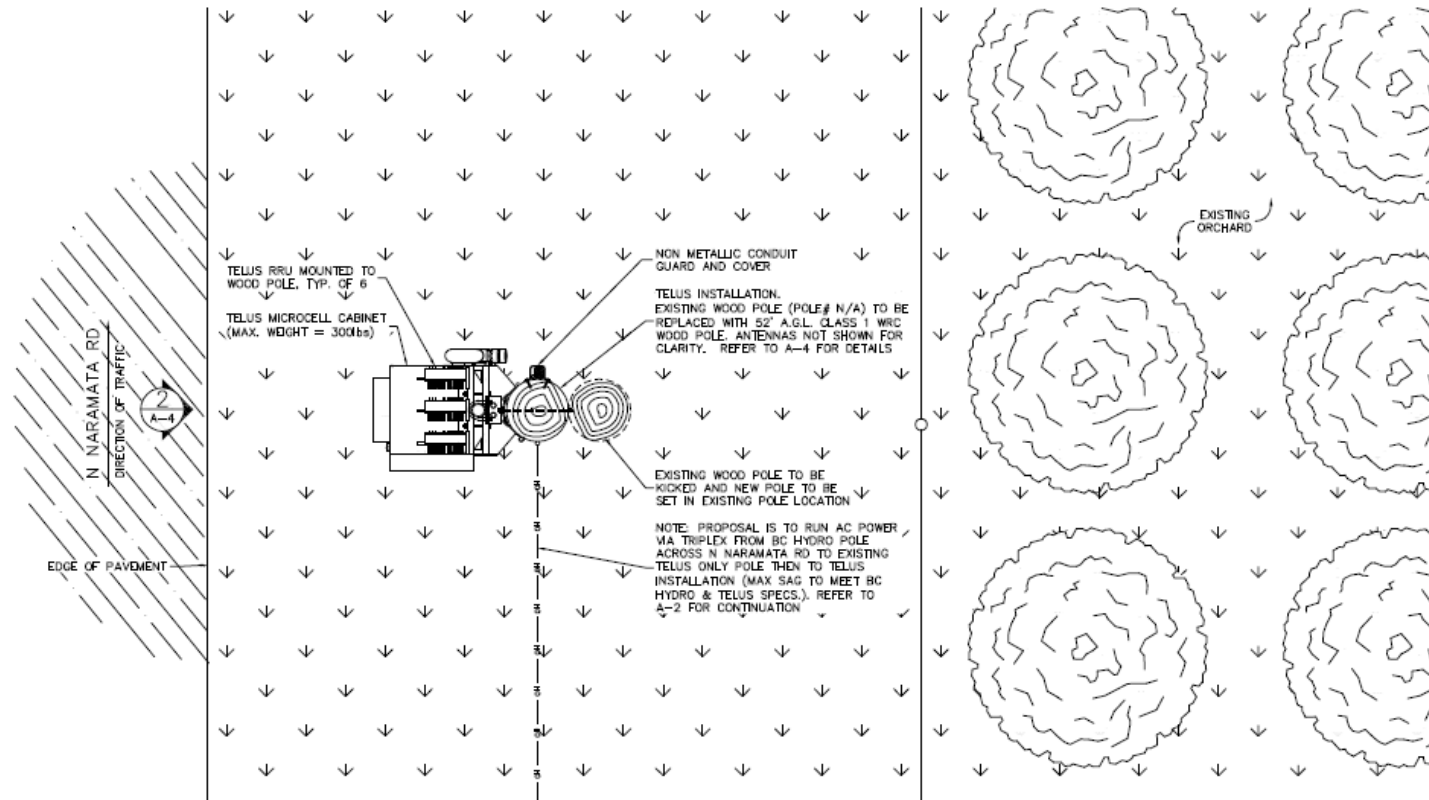
View: Artist's rendering of proposed facility

Photo Simulation is a close representation and is for conceptual purposes only.

BCB577 Equipment Layout



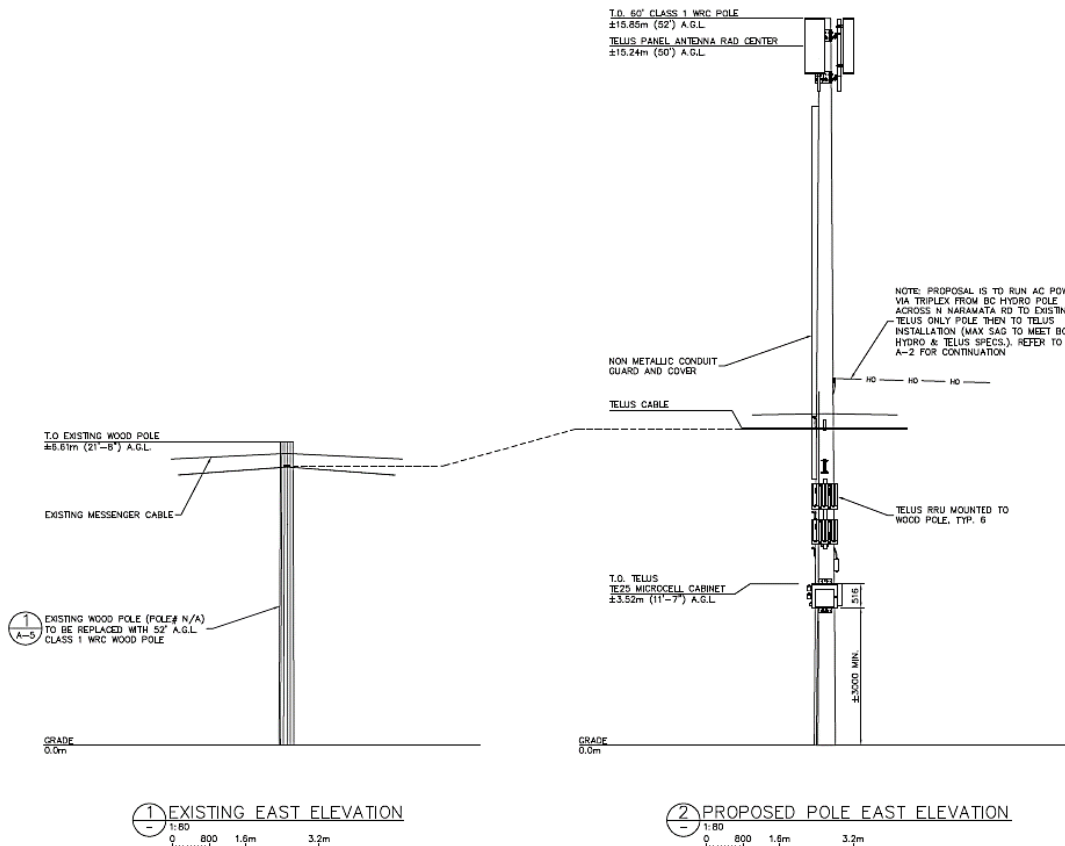
TRUE NORTH ARROW
SHOWN ON THIS DRAWING
IS APPROXIMATE ONLY
AND MUST BE VERIFIED



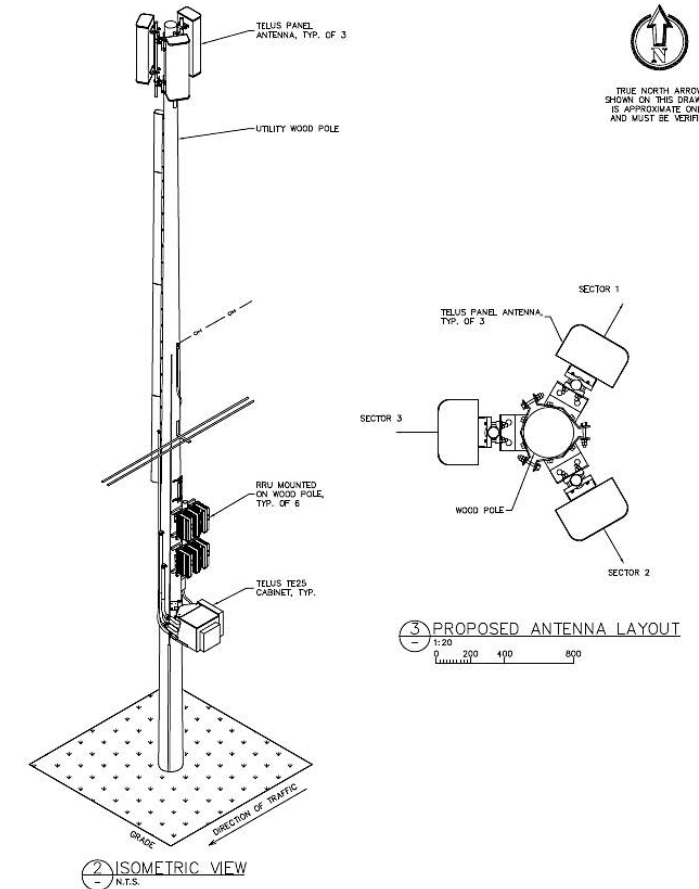
1 EQUIPMENT LAYOUT
1:30
0 300 600 1.2m

BCB577 Pole Profile

The existing TELUS utility pole height is 6.61 metres and the proposed replacement pole height is 15.85 metres. Three (3) wireless antennas will be installed on the top of the pole, radio equipment to be installed approx. 3.0 metres off the bottom of the pole and existing utility lines to be reattached to the pole.



1 EXISTING POLE PICTURE



Appendix 10: Comments Received During Consultation

Appendix 11 – Notification Package for relocated BCB577.



Dear Owner/Occupant/Tenant,

April 9, 2018

Please accept the attached information regarding a revised proposal for TELUS wireless service improvements in your community. This is an extension of the ongoing consultation TELUS has undertaken to improve wireless services in Naramata.

Subject: TM Mobile Inc. ("TELUS") Telecommunications Facility Proposal
Legal: TELUS Utility Pole in Right-of-Way
(along the east side of North Naramata Rd. (Approx. 140 south of Smethurst Rd.)
Nearest Address: 3740 North Naramata Road, Naramata, BC, RDOS
Coordinates: 49.594689° -119.580476°
TELUS Site: BCB577

What is TELUS Proposing?

TELUS is proposing improvements to its wireless network in the Naramata area. Increasingly, communities depend on wireless voice, data and internet communications for business, personal enjoyment and personal security reasons. In response to demand for improved wireless service in the Naramata area, TELUS is proposing to utilize existing infrastructure by replacing a TELUS utility pole with a taller pole to enable wireless telecommunications equipment to be attached to the pole to service the area.

As you may or may not be aware, TELUS recently proposed the replacement of one of its wood utility poles along the east side of North Naramata Road near the intersection of Smethurst Road (second utility pole south of the intersection of Smethurst and North Naramata at coordinates: 49.594689° -119.580476). The replacement pole proposed would incorporate wireless antenna equipment to improve cell phone service in the area. **As a result of concerns expressed by a few of the neighbours, TELUS is proposing to relocate the installation to the fourth pole south (coordinates 49.594689° -119.580476°) of the above-mentioned intersection. The newly proposed pole will be less visible from homes to the northeast. TELUS will also be reducing the height of the pole by 1.0 metre.**

The existing pole is approximately 7.0 metres in height. It is proposed to be replaced with a taller pole at the same location, 14.95 metres in height. The TELUS utility pole is located within the road right-of-way along the east side of North Naramata Road. Three (3) wireless antennas will be attached to the top of the pole, a microcell cabinet attached approx. 3.0 metres from the bottom of the pole and six (6) remote radios units (RRUs) mounted above the microcell cabinet. The TELUS cables will be reattached to the pole. No equipment will be located on the ground. An aerial map of the proposed location and a photo-simulation are included as part of this notification package.

Should you have any further questions, comments or inquiries regarding the proposal, please contact:

TELUS, c/o Tawny Verigin of Cypress Land Services, Agents for TELUS
Suite 1051, 409 Granville Street | Vancouver, BC V6C 1T2 | Phone: 1-855-301-1520 | Fax: 604-620-0876
Email: publicconsultation@cypresslandservices.com

Location

The pole is located along the east side of North Naramata Road., approx. 140 metres south of the intersection of North Naramata Road and Smethurst Road at the coordinates 49.594689°, -119.580476°.

Safety Code 6



ISED requires all wireless carriers to operate in accordance with Health Canada's safety standards. TELUS attests that the installation described in this notification package will be installed and operated on an ongoing basis so as to comply with Health Canada's Safety Code 6, as may be amended from time to time.

Site Access

Access will be obtained via the existing roadway as the pole is situated within the road right-of-way. Construction is anticipated to take approximately two weeks.

Environment

TELUS confirms that the installation is excluded from environmental assessment under the Canadian Environmental Assessment Act. Any municipal environmental regulations will be followed.

Transport Canada

No markings or lighting are required.

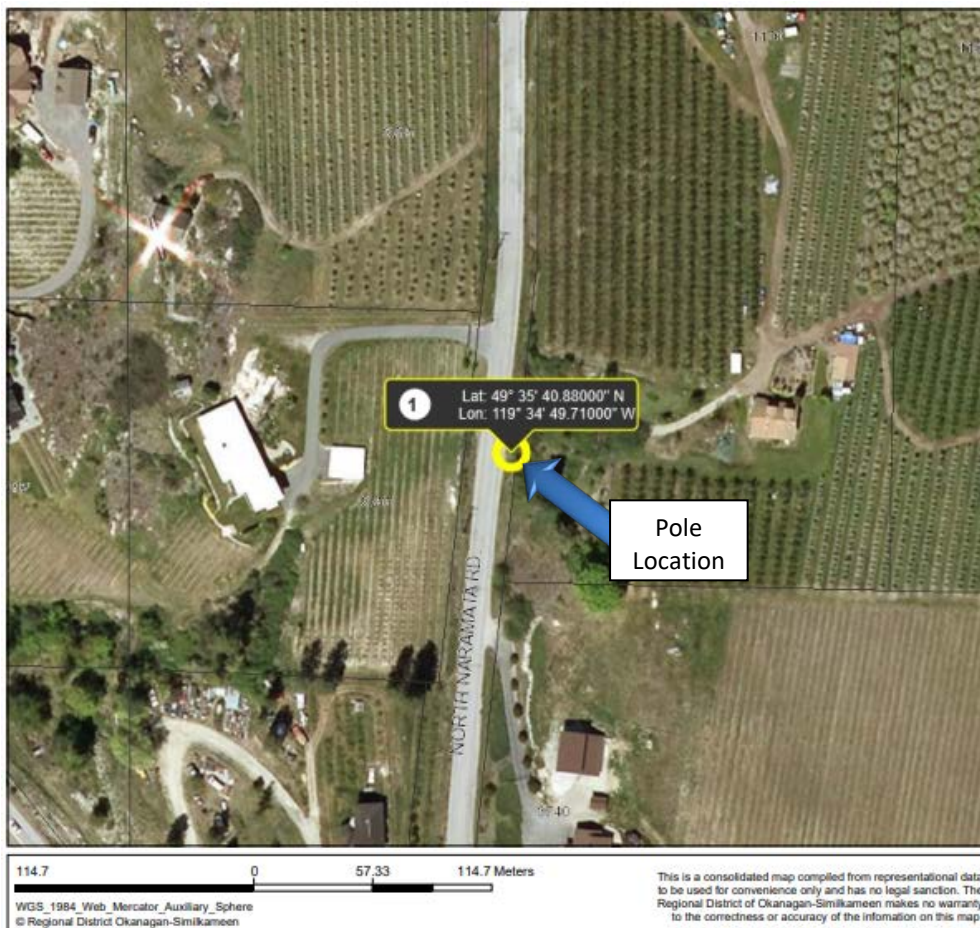
Structural Considerations

TELUS confirms that the antenna structure described in this notification package will apply good engineering practices including, structural adequacy during construction.

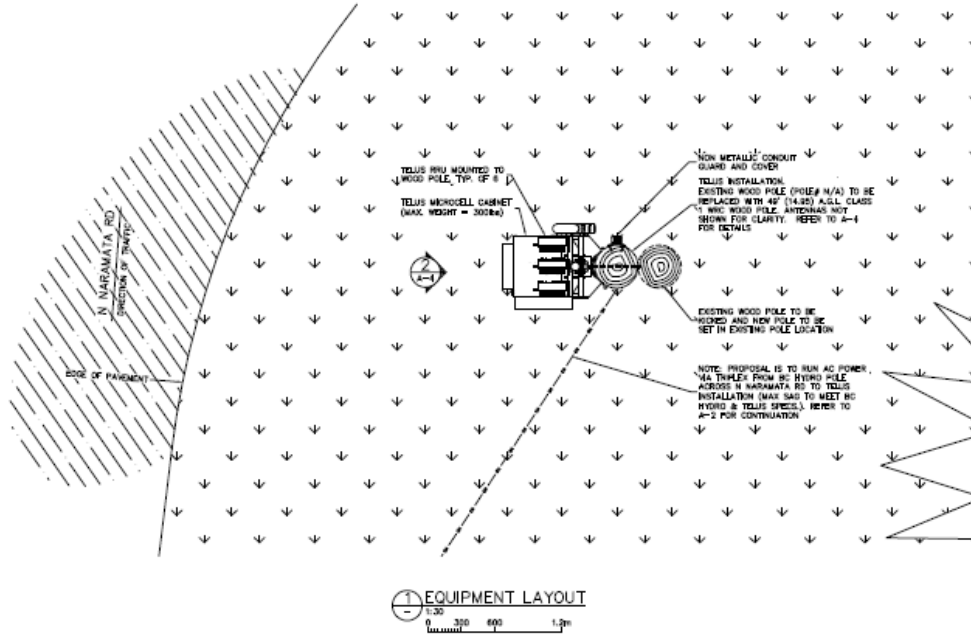
General Information

General information relating to antenna systems is available on ISED's Spectrum Management and Telecommunications website: <http://www.ic.gc.ca/eic/site/ic-gc.nsf/eng/07422.html>

TELUS UTILITY POLE LOCATION - AERIAL MAP



PRELIMINARY DESIGN PLANS – EQUIPMENT LAYOUT



PRELIMINARY DESIGN PLANS – POLE PERSPECTIVE & PROPOSED ANTENNA LAYOUT



1 EXISTING POLE PICTURE

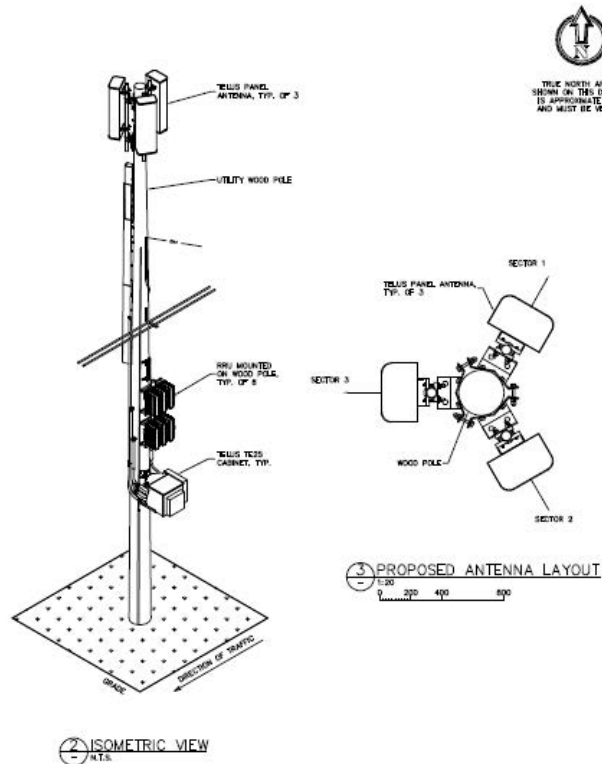


PHOTO-SIMULATION

AFTER



Artist's rendering of proposed facility looking south along North Naramata Road.

Note: Photo-simulation is for conceptual purposes only. Proposed design is subject to change based on final engineer plans.

Appendix 12: BCB577 Relocation – Comments Received During Consultation.

Appendix 13: Sample Resolution

Resolution

WHEREAS TELUS proposes replace two TELUS utility poles with taller, 15.85 metre utility poles / wireless communication facilities at Naramata located at Coordinates: 49.58698°, -119.58002° (BCB576) and Coordinates: 49.59468°, -119.58047° (BCB577).

AND WHEREAS proponents of telecommunication installations are regulated by Innovation, Science and Economic Development Canada (ISED), formerly Industry Canada on behalf of the Government of Canada and as part of their approval, ISED requires proponents to consult with land use authorities as provided for in CPC-2-0-03;

AND WHEREAS TELUS has consulted with the Regional District of Okanagan Similkameen ("RDOS") and the RDOS planning staff have no objection to the proposed telecommunications installation;

AND WHEREAS TELUS notified all property owners and occupants within a radius of 1000 metres and TELUS has provided more than thirty (30) days for written public comment in addition to holding a Public Information Meeting and placing notices in the local newspaper and online;

AND WHEREAS there are no significant land use issues identified by the consultation;

NOW THEREFORE BE IT RESOLVED THAT:

1. The Clerk be instructed to advise TELUS that:
 - a) TELUS has satisfactorily completed its consultation with the RDOS;
 - b) The RDOS is satisfied with TELUS's public consultation process and does not require any further consultation with the public; and
 - c) The RDOS concurs with TELUS's proposal to construct a wireless telecommunications facility provided it is constructed substantially in accordance with the plans submitted to the Regional District.

Lauri Feindell

From: Brad Dollevoet
Sent: April 25, 2018 12:23 PM
To: Evelyn Riechert
Cc: Lauri Feindell
Subject: FW: telus cel towers in Naramata

516 ÷ 517

[REDACTED]
Sent: April 25, 2018 12:22 PM

To: Karla Kozakevich <kkozakevich@rdos.bc.ca>

Cc: Brad Dollevoet <bdollevoet@rdos.bc.ca>; ic.spectrumkelowna-kelownaspectre.ic@canada.ca;
Richard.Cannings.C1@parl.gc.ca; dan.ashton.mla@leg.bc.ca

Subject: telus cel towers in Naramata

NO TO TELUS CEL TOWER ON NARAMATA ROAD AND ARAWANA ROAD IN NARAMATA B.C.

Evelyn Riechert

From: Brad Dollevoet
Sent: December-11-17 8:21 AM
To: Evelyn Riechert
Cc: Lauri Feindell
Subject: FW: Telus Cell Tower in Naramata

Importance: High

[REDACTED]
Sent: December 10, 2017 1:14 PM

To: publicconsultation@cypresslandservices.com

Cc: Karla Kozakevich <kkozakevich@rdos.bc.ca>; Mark Woods <mwoods@rdos.bc.ca>; Brad Dollevoet <bdollevoet@rdos.bc.ca>

Subject: Re: Telus Cell Tower in Naramata

Importance: High

BCB 577

I am writing to express my opposition to the placement of a cell tower near the intersection of North Naramata Road & Smethurst Road in Naramata. (Telus Site file BCB577). Please confirm receipt of this email.

I am opposed to granting Telus this use of public right-of-way lands because the placement of this tower will impede the southwest views of the lake and mountains from my, and many of my neighbors', property which will reduce the enjoyment and financial value of my property if and when I seek to sell or re-finance.

TELUS has never been able to realistically demonstrate that having a cell tower impeding or infringing on a view from a property will not in any way negatively affect that property's value.

Local Resident Negative Impact

On careful review of the proposed placement of this tower I count a minimum of 12 additional residential properties whose southern and western lake views and property values will be compromised by a cell tower placement in this area.

Tourism Industry Negative Impact

I am additionally opposed to this granting of access to a public right-of-way because North Naramata Road is a primary tourism route in the area and tourism is a major economic driver of business and jobs in the Naramata area. Tourists come here in part to enjoy the promoted pastoral views of the area and a cell tower is not compatible with that. This same argument applies to the proposed additional tower located at Naramata Road & Arawana Road (Telus Site file BCB576). It is inappropriate that the RDOS would allow a private use of public right-of-way land that is in direct conflict with local tourism goals on which so much public tourism money, gathered in part through local taxation, is spent.

Telus is seeking to profit from use of public right-of-way lands

Telus is a for profit corporation and they are seeking this placement of cell towers on public right-of -ways in order to further their profits from potential customers in the Naramata area. As a tax paying owner / resident of Naramata it is my strong opinion that this is an inappropriate use of public right-of-way lands. This is placing Telus's ability to profit over the ability of tourists and local owner residents such as myself and my neighbors to enjoy the beauties of our area and maintain our property values.

Telus has betrayed public trust in this process

In addition, I see this application by Telus as a betrayal of public trust in that a number of years ago Telus recognized that they had made a mistake in seeking at that time to place a cell tower right next to a major local recreation corridor and tourist attraction (KVR) in a way that was also detrimental to many local residents potential property values. At the time when Telus recognized their mistake they indicated that they would seek appropriate tower placements either higher on the hills above Naramata or, as was recommended to them at the time, a tower across the lake. Either of these solutions would have allowed effective coverage for Naramata without impinging on tourism assets or private property values.

The fact that Telus has now come back with a proposal to use public right-of-way lands, in the middle of residential / tourism areas in order to maximize their ability to profit from local residents is, to my mind, an outright betrayal of public trust in Telus's dealings with the community and the RDOS.

Property values will be negatively affected

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I firmly oppose placement of cell towers within the Naramata residential area and register my opinion that Telus be directed to find potential locations higher on the hill or across the lake where the towers will not devalue the local tourism experience or private owners' lands.

-

Evelyn Riechert

From: Brad Dollevoet
Sent: December-11-17 8:21 AM
To: Evelyn Riechert
Cc: Lauri Feindell
Subject: FW: placement of Telus Utility pole

[REDACTED]
Sent: December 10, 2017 4:31 PM
To: publicconsultation@cypresslandservices.com
Cc: Karla Kozakevich <kkozakevich@rdos.bc.ca>; Mark Woods <mwoods@rdos.bc.ca>; Brad Dollevoet <bdollevoet@rdos.bc.ca>
Subject: placement of Telus Utility pole

Dear Tawny Verigin,

BCB577

[REDACTED] I am very concerned about the huge pole that Telus wants to erect on North Naramata Rd. at Smethurst Rd. This pole would be directly in our line of sight and it would be a real eyesore. I'm sure it would diminish the value of our property as well. It seems to me that we went through this with Telus several years ago when they wanted to put a tower just below the KVR (Kettle Valley Railway) right of way which is a major tourist attraction and also well used by locals. At that time the community asked Telus why they didn't want to put the tower further up in the hills where there is no tourist attraction and there are no homes or across Okanagan Lake above Summerland where you could reach all of Naramata. We never got a satisfactory answer from them. I still think that these other options would be better as Telus could regain the good will of the community and still provide better cell service. I look forward to hearing from you as to what is happening with these plans. My e-mail address is:
[REDACTED]

Thank you,
[REDACTED]

Evelyn Riechert

From: Brad Dollevoet
Sent: December-11-17 8:22 AM
To: Evelyn Riechert
Cc: Lauri Feindell
Subject: FW: Telus sell tower in Naramata

Sent: December 11, 2017 7:48 AM

To: publicconsultation@cypresslandservices.com

Cc: Karla Kozakevich <kkozakevich@rdos.bc.ca>; Mark Woods <mwoods@rdos.bc.ca>; Brad Dollevoet <bdollevoet@rdos.bc.ca>

Subject: re: Telus sell tower in Naramata

BCB 577

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owner/ resident

Evelyn Riechert

From: Brad Dollevoet
Sent: December-11-17 9:02 AM
To: Evelyn Riechert
Cc: Lauri Feindell
Subject: FW: Telus cell tower in Naramata

[REDACTED]
Sent: December 11, 2017 8:59 AM
To: Brad Dollevoet <bdollevoet@rdos.bc.ca>
Subject: re: Telus cell tower in Naramata

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Yours truly,

Owner/Resident -
Naramata BC

Evelyn Riechert

From: Brad Dollevoet
Sent: December-11-17 9:02 AM
To: Evelyn Riechert
Cc: Lauri Feindell
Subject: FW: cell tower radiation

cell tower health

Both BCB 576

↓ 577

From: Karla Kozakevich
Sent: December 11, 2017 8:35 AM
To: Brad Dollevoet <bdollevoet@rdos.bc.ca>
Subject: FW: cell tower radiation

Hi Brad,

Could you please forward the email below to the folks representing Telus with the consultation process?
Thank you,
Karla

Sent: December 9, 2017 7:06 PM
To: Karla Kozakevich <kkozakevich@rdos.bc.ca>
Subject: cell tower radiation

Karla,

It is against our will for Telus to create cell tower microwave radiation frequencies which penetrate into our bodies - without first acquiring our individual consent. Health Canada's 'Safety Code 6' does not adequately reflect our concerns. Our human rights extend beyond the ministry of Health or their present recommendations. Obviously, many of the recommendations made by such entities continue to produce a serious need for alarm - on an international level.

Irregardless, the point is; high frequency microwave radiation that cell tower shall produce would trespass into our bodies against our will. Without our personal consent. Onto private property without the consent of the owners. A violation upon our human right to choose. Does Telus or anyone who tries to ignore or excuse themselves regarding our will, consent & human rights indicate a lack of integrity, dignity & respect towards us?

Telus is again proposing to place a cell tower in Narmata, B.C. Our opposition is based on the following concerns:

The World Health Organization (WHO) classified radio frequency electromagnetic fields (from cell towers) as a 2B possible carcinogen. Also in this category: insecticides (such as DDT), fungicides, lead, chloroform, dry cleaning fluids, gasoline and others.

Studies have shown that significant effects on humans can occur within 500 metres from the base of a cell tower. These effects include:

- headaches/migraines
- sleep disturbances & insomnia
- heart arrhythmia/palpitation

- tinnitus
- skin rashes & allergies
- irritable bowel symptoms
- dizziness/vertigo
- fatigue
- agitation & anxiety
- shortness of breath/asthma
- concentration & learning difficulties
- memory loss
- infertility
- depression & mood changes
- blood sugar fluctuations
- leukemia/cancer
- brain & eye tumors
- blood-brain barrier leakage
- double DNA strand breaks

Studies show serious biological & adverse health effects on humans within 400 meters of cellular transmitters. The results from a German study show a significantly increased likelihood (3x higher) of developing cancer for people living within 400 meters of a cell phone transmission mast. In addition, it found that people that lived within 400 meters tend to develop the cancers at a younger age.

www.emrpolicy.org/science/research/docs/eger_naila_2004.pdf

Current studies suggest both short-term and long-term health risks within 300-400 meters of a cell tower. Thus, great precautions should be taken to site cell towers away from the most susceptible segments of the population, such as children."

www.wireless-precaution.com/main/doc/CellPhoneTowerEffects.pdf and ...

<http://whyfry.org/brazilian-study-cancer-associated-with-radiation-from-cellular-antennas/>

Who knows what a safe distance will be with the newer stronger technologies(5G) or what the cumulative effects will be? At this point there is also a lack of science regarding the impacts from the combination of multiple carcinogens present in our environment. Do we want to risk impacting the health of our neighbors and more susceptible residents?

We MUST be proactive. This vulnerability is the reason the BC Confederation of Parent Advisory Committees passed a resolution urging Municipal governments and School Boards to prohibit the siting of cell or mobile phone masts in any areas regularly used by students and why the Vancouver School Board has a policy restricting cell masts from within 300 meters of an existing school.

Evelyn Riechert

From: Brad Dollevoet
Sent: December-11-17 9:07 AM
To: Evelyn Riechert
Cc: Lauri Feindell
Subject: FW: Telus, & Shaw

cell tower Health
Both 576 + 577

From: Karla Kozakevich
Sent: December 11, 2017 9:06 AM
To: Brad Dollevoet <bdollevoet@rdos.bc.ca>
Subject: FW: Telus, & Shaw

Hi Brad,
Here is another email from the same individual I sent you this morning to be included to the Telus consultant.
Thank you,
Karla

[REDACTED]
Sent: December 4, 2017 9:27 PM
To: Karla Kozakevich <kkozakevich@rdos.bc.ca>; Mark Woods <mwoods@rdos.bc.ca>; Justin Shuttleworth <jshuttleworth@rdos.bc.ca>
Subject: Telus, & Shaw

R.D.O.S.,

This letter is regarding the proposed Telus cell tower in the Naramata area plus Shaw WiFi hot-spots in public spaces.

Accessing public areas, parks & services without wireless radiation is important for people who are sensitive to wireless radiation (Electromagnetic hypersensitivity).

The World Health Organization (WHO) classified radio frequency radiation as a 2B possible carcinogen, also in this classification are DDT and lead.!! Studies show that that cell towers, WI-FI & wireless signals can cause cancer, infertility, brain and nervous system problems, bio-mechanical problems and developmental and learning behavior problems. It is known that children are at greater risk from exposure to such carcinogens, and the younger the child, the higher the risk. Children are more susceptible to wireless energy than adults due to their developmental physiology- their brain tissues absorb more radiation due to their smaller head size and thinner skulls and they have higher levels of conductivity of brain tissue. Due to these factors, they absorb a greater quantity of radio-frequency energy. Children are at increased risk from radiation emitted from wireless devices. Thus do you feel it is appropriate to increase the wireless radiation in Naramata ?

The National Toxicology Program released preliminary findings on May 27th, 2016 from 25 million dollar US government funded study that showed that even non-thermal levels of wireless energy causes biological effects, including cancer, at sub-chronic exposure (the exposure was 10 minutes on, 10 minutes off for 9 hours a day from before birth to 2 years of age in rodents). This study clearly shows that wireless radiation causes adverse health effects. Yet this type of radiation is still allowed under Health Canada's 'Safety Code 6', it is considered 'safe'. Safe for our families to be exposed to, while enjoying time in public spaces. Consequently, 'Safety Code 6' does not protect families. In testimony before the parliamentary Health

Committee, Mr. Andrew Adams of Health Canada admitted there are studies that show harm below safety code 6. Safety Code 6 needs an overdue update to reflect recent studies and protect Canadians.

Public spaces are for families to enjoy, not increase their exposure to carcinogens and experience adverse health effects.

With the adverse health effects, and increased risk of cancer, the benefits of wireless radiation may not outweigh the risks. Most of the population in general are not aware of the risks of wireless radiation. Can we assume that if Telus or Shaw exposes the public to increased wireless radiation they should be providing information and making the risks for being exposed to wireless radiation known. So that members of the community can make an **informed** decision of whether to expose themselves and their families or not. Families cannot make an informed decision if the risks are not known.

Will Telus or Shaw be held liable for damages from increasing the wireless radiation in Naramata ? Has the issue of liability been discussed with the R.D.O.S.? Because cell-towers & WiFi hot spots may be installed on public property plus expose the general public to these frequencies, the R.D.O.S. could also be liable for health damages that arise from high frequency cell tower microwave radiation or WI-FI hot-spots. It will be important that the R.D.O.S. consider the risks, that can include any injuries or damages resulting due to electromagnetic radiation from these sources. It is also important to note that there are no insurance companies that will insure for injuries resulting from radiation, due to the known risks associated with wireless use. In February 2015, Lloyds of London, the world's specialist insurance and one of the largest insurers on earth re-iterated it's long-held policy to exclude any liability coverage for injuries, "Directly or indirectly arising out of, resulting from, or contributed by electromagnetic fields, electromagnetic radiation, radio waves or noise" (Exclusion 32). Lloyds of London often leads the way in protection, taking on risks that no other companies are willing to take, however, they have will not provide insurance for wireless radiation. There are no insurance companies that will offer insurance to protect those leasing space to wireless providers. With this, it would be wise for the R.D.O.S. to consider liabilities associated with providing public space to wireless companies. If public spaces are leased to wireless providers, the R.D.O.S. would also be liable for any bodily injury, property damage arising out of, resulting from, caused by or contributed by the pathological properties of electromagnetic radiation.

Public spaces should be a place to enjoy, without increased or added wireless radiation. The risks for health concerns are growing and the liability that will fall on the R.D.O.S. would be excessive. IT is not worth the risks.

Evelyn Riechert

From: Brad Dollevoet
Sent: December-11-17 4:22 PM
To: Evelyn Riechert
Cc: Lauri Feindell
Subject: FW: Telus cell tower proposal - Naramata locations

cell tower health
576 + 577

[REDACTED]
Sent: December 11, 2017 3:34 PM
To: publicconsultation@cypresslandservices.com
Cc: Karla Kozakevich <kkozakevich@rdos.bc.ca>; Mark Woods <mwoods@rdos.bc.ca>; Brad Dollevoet <bdollevoet@rdos.bc.ca>
Subject: Telus cell tower proposal - Naramata locations

Dear Sir,

I was in the process of writing about this when I was copied this letter from [REDACTED] I'm sure you've seen it by now (!).

In my opinion, every point he is making in this letter is valid.

In particular, I am concerned that Telus is being rather coy about this proposal, and it would make more sense to me to have Telus and Rogers cooperate in the use of existing cell infrastructure to provide better service from each provider with less disruption to local sightlines and perceived issues of public health regarding cell-tower emissions. I understand that this will ultimately require a change in the policies of the CRTC to enforce such cooperation, but in the meantime I am completely opposed to this tower proposal, in either suggested location. A tourist area such as ours requires extreme sensitivity to these issues, [REDACTED] has ably described below.

I would like to emphasize that I am not raising the issues of negative public health effects being touted by many consumer groups and (in my opinion, again) fringe elements who see a health conspiracy behind every jet contrail. While there may be public health issues with cell phone broadcast frequencies, these appear to be minimal and certainly do not produce an increase in relative cancer risk that is either clearly demonstrable or significant. If this were so, the very act of having a cell phone within 4 inches of one's body for extended periods of time would be far more worrisome and anyone with these concerns would simply not have one. Again, these are not my concerns in writing this letter, but the inappropriate gifting of public right-of-way to a private corporation certainly are.

Sincerely,

[REDACTED]
[REDACTED]
Naramata
[REDACTED]

CC RDOS: Kozakevich, Woods, Dollevoet

forwarded text below:

Re: Telus Cell Tower in Naramata

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Evelyn Riechert

From: Brad Dollevoet
Sent: December-11-17 4:29 PM
To: Evelyn Riechert
Cc: Lauri Feindell
Subject: FW: Cell tower near Smethurst Road

*both
* Bob 577*

[REDACTED]
Sent: December 11, 2017 1:25 PM
To: publicconsultation@cypresslandservices.com
Cc: Karla Kozakevich <kkozakevich@rdos.bc.ca>; Mark Woods <mwoods@rdos.bc.ca>; Brad Dollevoet <bdollevoet@rdos.bc.ca>
Subject: Cell tower near Smethurst Road

We live up Smethurst Road and generally out of sight of the proposed cell tower on North Naramata Road near Smethurst Road. However, I have sympathy for my neighbours lower down who will have the tower as a permanent eyesore. It seems that one cell tower within a 1 km distance would be plenty instead of the proposed two towers. A cell tower should not interfere with the scenic view of residents whose property values are tied very much to the view they have. An ugly cell tower would detract from the view and affect property values. The site of lesser intrusion is the site near the fire hall which is already cluttered with electrical transformers which Fortis BC went to significant expense to try to camouflage with a nice fence. There is simply no way a cell tower can be camouflaged without it looking like a giant plastic sign along a US freeway.

So, we are against:

1. two cell towers being located within one km.
2. a cell tower near Smethurst Road which would be in the direct view of residents in that area.

Thanks,

[REDACTED]
Naramata, BC, V0H1N1
[REDACTED]

Evelyn Riechert

From: Brad Dollevoet
Sent: December-11-17 4:30 PM
To: Evelyn Riechert
Cc: Lauri Feindell
Subject: FW: Telus Tower - No Notice

Sent: December 11, 2017 12:06 PM

To: publicconsultation <publicconsultation@cypresslandservices.com>

Cc: Karla Kozakevich <kkozakevich@rdos.bc.ca>; Mark Woods <mwoods@rdos.bc.ca>; Brad Dollevoet <bdollevoet@rdos.bc.ca>

Subject: Re: Telus Tower - No Notice

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Telus is a for profit corporation and they are seeking this placement of cell towers on public right-of -ways in order to further their profits from potential customers in the Naramata area. As a tax paying owner / resident of Naramata it is my strong opinion that this is an inappropriate use of public right-of-way lands. This is placing Telus's ability to profit over the ability of tourists and local owner residents such as myself and my neighbors to enjoy the beauties of our area and maintain our property values.

Telus has betrayed public trust in this process

In addition, I see this application by Telus as a betrayal of public trust in that a number of years ago Telus recognized that they had made a mistake in seeking at that time to place a cell tower right next to a major local recreation corridor and tourist attraction (KVR) in a way that was also detrimental to many local residents potential property values. At the time when Telus recognized their mistake they indicated that they would seek appropriate tower placements either higher on the hills above Naramata or, as was recommended to them at the time, a tower across the lake. Either of these solutions would have allowed effective coverage for Naramata without impinging on tourism assets or private property values.

The fact that Telus has now come back with a proposal to use public right-of-way lands, in the middle of residential / tourism areas in order to maximize their ability to profit from local residents is, to my mind, an outright betrayal of public trust in Telus's dealings with the community and the RDOS.

Property values will be negatively affected

To repeat my comment above: Telus has never been able to realistically demonstrate that having a cell tower impeding or infringing on a view from a property will not in any way negatively affect that property's value.

So this situation amounts to allowing Telus to use public property to increase their profits at the expense of tax paying resident owners.

I firmly oppose placement of cell towers within the Naramata residential area and register my opinion that Telus be directed to find potential locations higher on the hill or across the lake where the towers will not devalue the local tourism experience or private owners' lands.

Evelyn Riechert

From: Brad Dollevoet
Sent: December-11-17 4:32 PM
To: Evelyn Riechert
Cc: Lauri Feindell
Subject: FW: Telus Cell Towers in Naramata

Sent: December 11, 2017 12:20 PM

To: publicconsultation@cypresslandservices.com

Cc: Karla Kozakevich <kkozakevich@rdos.bc.ca>; Mark Woods <mwoods@rdos.bc.ca>; Brad Dollevoet <bdollevoet@rdos.bc.ca>; Sandra Davidon <sandra.davidon@hotmail.com>

Subject: Telus Cell Towers in Naramata

BCB 577

To whom it may concern:

We are writing to express our vehement opposition to the placement of a cell tower near the intersection of North Naramata Road & Smethurst Road in Naramata. (Telus Site file BCB577) as well as the 2nd proposed location at Naramata Rd & Arawana.

We believe that there was not proper notification given to the residents in the area as we did not (and I believe neither did our neighbours) receive any notification of this other than seeing an article on Mynaramata.com. in addition the article in Mynaramata.com initially did not show the North Naramata location option. It was added later making it seem that Telus was trying to slip it in without anybody noticing.

We are opposed to granting Telus this use of public right-of-way lands because the placement of this tower will impede the southwest views of the lake and mountains from my, and many of our neighbors, reduce the enjoyment and financial value of our properties if and when we should seek to sell or re-finance.

Telus has never been able to realistically demonstrate that having a cell tower impeding or infringing on a view from a property will not in any way negatively affect that property's value.

There is no benefit to the residents of this community in having a tower at either proposed location that could not be found further up the hillside where it would be much less harmful to the area & its residents...other than cost savings for Telus. Give us a break...they can afford it, we cannot.

To the members of our RDOS, as representatives of your constituents, you are responsible to represent us, and our viewpoints and therefore should oppose installation of these towers in their current proposed locations. No one in our community would support losing such views and seeing property value decreases as a result, for the benefit of few.

In short - We firmly oppose placement of cell towers within the Naramata residential area and register our opinion that Telus be directed to find potential locations higher on the hill or across the lake where the towers will not devalue the local tourism experience or private owners' lands.

Respectfully,

--

Evelyn Riechert

From: Brad Dollevoet
Sent: December-12-17 12:43 PM
To: Evelyn Riechert
Cc: Lauri Feindell
Subject: FW: TELUS cell tower propsal(s)

From: Karla Kozakevich
Sent: December 12, 2017 10:27 AM
To: Brad Dollevoet <bdollevoet@rdos.bc.ca>
Subject: FW: TELUS cell tower propsal(s)

FYI – sent to my personal email.

From: Karla Kozakevich [<mailto:karlakozaevich@shaw.ca>]
Sent: December 11, 2017 5:23 PM
To: Karla Kozakevich <kkozakevich@rdos.bc.ca>
Subject: FW: TELUS cell tower propsal(s)

[REDACTED] a]
Sent: December 11, 2017 3:52 PM
To: publicconsultation@cypresslandservices.com
Cc: Karla Kozakevich <karlakozaevich@shaw.ca>
Subject: TELUS cell tower propsal(s)

Both

Dear Sir,

In the midst of discussions about his issue, I was made aware of the letter copied below.

I am forwarding this to you because it summarizes perfectly my own thoughts on this issue. While I sympathize with Telus regarding their dilemma in providing improved service to Naramata, as part of a Cittaslow tourist-oriented community economy, I think these proposed locations would be detrimental not only to the investment that neighbouring landowners (of which I am one) have in their properties, but also to the general perception of our area as a coveted tourist destination. Certainly a bit of co-operation between Telus and Rogers would solve this problem with very little additional disruption to our community — without constructing another tower at all.

Sincerely yours



forwarded letter.

Re: Telus Cell Tower in Naramata

I am writing to express my opposition to the placement of a cell tower near the intersection of North Naramata Road & Smethurst Road in Naramata. (Telus Site file BCB577). Please confirm receipt of this email.

I am opposed to granting Telus this use of public right-of-way lands because the placement of this tower will impede the southwest views of the lake and mountains from my, and many of my neighbors', property which will reduce the enjoyment and financial value of my property if and when I seek to sell or re-finance.

TELUS has never been able to realistically demonstrate that having a cell tower impeding or infringing on a view from a property will not in any way negatively affect that property's value.

Local Resident Negative Impact

On careful review of the proposed placement of this tower I count a minimum of 12 additional residential properties whose southern and western lake views and property values will be compromised by a cell tower placement in this area.

Tourism Industry Negative Impact

I am additionally opposed to this granting of access to a public right-of-way because North Naramata Road is a primary tourism route in the area and tourism is a major economic driver of business and jobs in the Naramata area. Tourists come here in part to enjoy the promoted pastoral views of the area and a cell tower is not compatible with that. This same argument applies to the proposed additional tower located at Naramata Road & Arawana Road (Telus Site file BCB576). It is inappropriate that the RDOS would allow a private use of public right-of-way land that is in direct conflict with local tourism goals on which so much public tourism money, gathered in part through local taxation, is spent.

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Telus has betrayed public trust in this process

In addition, I see this application by Telus as a betrayal of public trust in that a number of years ago Telus recognized that they had made a mistake in seeking at that time to place a cell tower right next to a major local recreation corridor and tourist attraction (KVR) in a way that was also detrimental to many local residents potential property values. At the time when Telus recognized their mistake they indicated that they would seek appropriate tower placements either higher on the hills above Naramata or, as

was recommended to them at the time, a tower across the lake. Either of these solutions would have allowed effective coverage for Naramata without impinging on tourism assets or private property values.

The fact that Telus has now come back with a proposal to use public right-of-way lands, in the middle of residential / tourism areas in order to maximize their ability to profit from local residents is, to my mind, an outright betrayal of public trust in Telus's dealings with the community and the RDOS.

Property values will be negatively affected

To repeat my comment above: Telus has never been able to realistically demonstrate that having a cell tower impeding or infringing on a view from a property will not in any way negatively affect that property's value.

So this situation amounts to allowing Telus to use public property to increase their profits at the expense of tax paying resident owners.

I firmly oppose placement of cell towers within the Naramata residential area and register my opinion that Telus be directed to find potential locations higher on the hill or across the lake where the towers will not devalue the local tourism experience or private owners' lands.

Evelyn Riechert

From: Brad Dollevoet
Sent: December-11-17 4:30 PM
To: Evelyn Riechert
Cc: Lauri Feindell
Subject: FW: Telus Tower - No Notice

Importance: High

[REDACTED]
Sent: December 11, 2017 12:04 PM

To: publicconsultation@cypresslandservices.com

Cc: Karla Kozakevich <kkozakevich@rdos.bc.ca>; Mark Woods <mwoods@rdos.bc.ca>; Brad Dollevoet <bdollevoet@rdos.bc.ca>

Subject: FW: Telus Tower - No Notice

Importance: High

BCB 577

Re: Telus Cell Tower in Naramata

I am writing to express my opposition to the placement of a cell tower near the intersection of North Naramata Road & Smethurst Road in Naramata. (Telus Site file BCB577). Please confirm receipt of this email.

I am opposed to granting Telus this use of public right-of-way lands because the placement of this tower will impede the southwest views of the lake and mountains from my, and many of my neighbors', property which will reduce the enjoyment and financial value of my property if and when I seek to sell or re-finance.

TELUS has never been able to realistically demonstrate that having a cell tower impeding or infringing on a view from a property will not in any way negatively affect that property's value.

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Telus has betrayed public trust in this process

In addition, I see this application by Telus as a betrayal of public trust in that a number of years ago Telus recognized that they had made a mistake in seeking at that time to place a cell tower right next to a major local recreation corridor and tourist attraction (KVR) in a way that was also detrimental to many local residents potential property values. At the time when Telus recognized their mistake they indicated that they would seek appropriate tower placements either higher on the hills above Naramata or, as was recommended to them at the time, a tower across the lake. Either of these solutions would have allowed effective coverage for Naramata without impinging on tourism assets or private property values.

The fact that Telus has now come back with a proposal to use public right-of-way lands, in the middle of residential / tourism areas in order to maximize their ability to profit from local residents is, to my mind, an outright betrayal of public trust in Telus's dealings with the community and the RDOS.

Property values will be negatively affected

To repeat my comment above: Telus has never been able to realistically demonstrate that having a cell tower impeding or infringing on a view from a property will not in any way negatively affect that property's value.

So this situation amounts to allowing Telus to use public property to increase their profits at the expense of tax paying resident owners.

I firmly oppose placement of cell towers within the Naramata residential area and register my opinion that Telus be directed to find potential locations higher on the hill or across the lake where the towers will not devalue the local tourism experience or private owners' lands.

[REDACTED]

Evelyn Riechert

From: Brad Dollevoet
Sent: December-14-17 2:46 PM
To: Evelyn Riechert
Cc: Lauri Feindell
Subject: FW: Naramata Cell Tower

Sent: December 11, 2017 7:26 PM
To: publicconsultation@cypresslandservices.com
Cc: Karla Kozakevich <kkozakevich@rdos.bc.ca>; Mark Woods <mwoods@rdos.bc.ca>; Brad Dollevoet <bdollevoet@rdos.bc.ca>
Subject: Naramata Cell Tower

BCB 577

Dear Sirs/Mesdames

I am informed that there is a proposal to place a cell tower near the intersection of North Naramata Road & Smethurst Road in Naramata. (Telus Site file BCB577).

I am opposed to granting Telus this use of public right-of-way lands because the placement of this tower will impede the southwest views of the lake and mountains from my, and many of my neighbors', property.

This will reduce the enjoyment and value of my property. TELUS has never been able to realistically demonstrate that having a cell tower impeding or infringing on a view from a property will not in any way negatively affect that property's value.

It is particularly stunning to me that a tower was proposed some years ago in a location slightly east which was heartily opposed by local residents. The current proposed location is even worse.

There are dozens of additional residential properties whose views (and therefore values) will be compromised by a cell tower placement in this area.

I am additionally opposed to this granting of access to a public right-of-way because North Naramata Road is a primary tourism route in the area and tourism is a major economic driver of business and jobs in the Naramata area. Tourists come here in part to enjoy the promoted pastoral views of the area and a cell tower is not compatible with that. This same argument applies to the proposed additional tower located at Naramata Road & Arawana Road (Telus Site file BCB576). It is inappropriate that the RDOS would allow a private use of public right-of-way land that is in direct conflict with local tourism goals on which so much public tourism money, gathered in part through local taxation, is spent.


Telus is a for profit corporation and they are seeking this placement of cell towers on public right-of-ways in order to further their profits from potential customers in the Naramata area. As a tax paying owner/resident of Naramata it is my strong opinion that this is an inappropriate use of public right-of-way lands. This is placing Telus's ability to profit over the ability of tourists and local owner residents to enjoy our area and maintain our property values.

In addition, I see this application by Telus as a betrayal of public trust in that a number of years ago Telus recognized that they had made a mistake in seeking at that time to place a cell tower right next to a major local recreation corridor and tourist attraction (KVR) in a way that was also detrimental to many local residents potential property values. At the time when Telus recognized their mistake they indicated that they would seek appropriate tower placements either higher on the hills above Naramata or, as was recommended to them at the time, a tower across the lake. Either of these solutions would have allowed effective coverage for Naramata without impinging on tourism assets or private property values. As I

have said above, the location now proposed is even worse than that last proposed. It is more centrally located in Naramata, effecting more residents and closer to the tourist corridor.

The fact that Telus has now come back with a proposal to use public right-of-way lands, in the middle of residential/tourism areas in order to maximize their ability to profit from local residents is, to my mind, an outright betrayal of public trust in Telus's dealings with the community and the RDOS. This situation amounts to allowing Telus to use public property to increase their profits at the expense of tax paying resident owners.

I firmly oppose placement of cell towers within the Naramata residential area and register my opinion that Telus be directed to find potential locations higher on the hill or across the lake where the towers will not devalue the local tourism experience or private owners' lands.



Evelyn Riechert

From: Brad Dollevoet
Sent: December-14-17 2:47 PM
To: Lauri Feindell
Cc: Evelyn Riechert
Subject: FW: Apposing Telus Cell Tower

[REDACTED]
Sent: December 11, 2017 5:41 PM

To: publicconsultation@cypresslandservices.com; Karla Kozakevich <kkozakevich@rdos.bc.ca>; Mark Woods <mwoods@rdos.bc.ca>; Brad Dollevoet <bdollevoet@rdos.bc.ca>
Subject: Apposing Telus Cell Tower

[REDACTED]
BCB 577

Re: Telus Cell Tower in Naramata

I am writing to express my opposition to the placement of a cell tower near the intersection of North Naramata Road & Smethurst Road in Naramata. (Telus Site file BCB577). Please confirm receipt of this email.

I am opposed to granting Telus this use of public right-of-way lands because the placement of this tower will impede the southwest views of the lake and mountains from my, and many of my neighbors', property which will reduce the enjoyment and financial value of my property if and when I seek to sell or re-finance.

TELUS has never been able to realistically demonstrate that having a cell tower impeding or infringing on a view from a property will not in any way negatively affect that property's value.

Local Resident Negative Impact

On careful review of the proposed placement of this tower I count a minimum of 12 additional residential properties whose southern and western lake views and property values will be compromised by a cell tower placement in this area.

Tourism Industry Negative Impact

I am additionally opposed to this granting of access to a public right-of-way because North Naramata Road is a primary tourism route in the area and tourism is a major economic driver of business and jobs in the Naramata area. Tourists come here in part to enjoy the promoted pastoral views of the area and a cell tower is not compatible with that. This same argument applies to the proposed additional tower located at Naramata Road & Arawana Road (Telus Site file BCB576). It is inappropriate that the RDOS would allow a private use of public right-of-way land that is in direct conflict with local tourism goals on which so much public tourism money, gathered in part through local taxation, is spent.

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Telus has betrayed public trust in this process

In addition, I see this application by Telus as a betrayal of public trust in that a number of years ago Telus recognized that they had made a mistake in seeking at that time to place a cell tower right next to a major local recreation corridor and tourist attraction (KVR) in a way that was also detrimental to many local residents potential property values. At the time when Telus recognized their mistake they indicated that they would seek appropriate tower placements either higher on the hills above Naramata or, as was recommended to them at the time, a tower across the lake. Either of these solutions would have allowed effective coverage for Naramata without impinging on tourism assets or private property values.

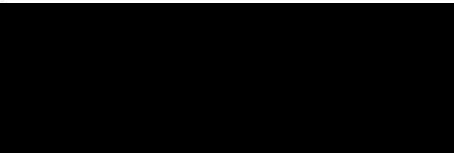
The fact that Telus has now come back with a proposal to use public right-of-way lands, in the middle of residential / tourism areas in order to maximize their ability to profit from local residents is, to my mind, an outright betrayal of public trust in Telus's dealings with the community and the RDOS.

Property values will be negatively affected

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So this situation amounts to allowing Telus to use public property to increase their profits at the expense of tax paying resident owners.

I firmly oppose placement of cell towers within the Naramata residential area and register my opinion that Telus be directed to find potential locations higher on the hill or across the lake where the towers will not devalue the local tourism experience or private owners' lands.



Evelyn Riechert

From: Brad Dollevoet
Sent: January-05-18 2:12 PM
To: Evelyn Riechert
Cc: Lauri Feindell
Subject: FW: Cypress Land Services rep.

Below for file.

From: Karla Kozakevich
Sent: January 5, 2018 7:45 AM
To: Brad Dollevoet <bdollevoet@rdos.bc.ca>
Subject: FW: Cypress Land Services rep.

3rd email from this individual.

both - electromagnetic radiation

[REDACTED]
Sent: January 3, 2018 9:37 PM
To: Karla Kozakevich <kkozakevich@rdos.bc.ca>
Subject: Cypress Land Services rep.

Karla,

Telus has chosen 'Cypress Land Services' to act as Naramata's public rep..Cypress Land Services consists of employees from "Standard Land"- our public rep. in 2014 when Telus failed to erect a cell tower on Smethurst road.

Cypress Land Services website (<http://www.cypresslandservices.com/>) claims to have 'a strong track record of obtaining all necessary governmental approvals and *pushing* projects across finish lines ahead of schedule - even with publicly controversial projects' ??

Tawny Verigin, (from Standard Land) is now our public rep. from Cypress Land Services She ignores all intelligent questions regarding this Telus tower. She (without notice) refers any such questions to her male colleges who then blatantly refuse to answer.

Cypress Land Services only communicates with the public if we agree to everything they want. Which is not the definition of communication nor the requirements of a public rep.

<http://www.cbc.ca/marketplace/episodes/2015-2016/the-secret-inside-your-phone>

The Regional District of Okanagan-Similkameen understands radiation from wireless devices are a danger. The RDOS has an obligation under the Public Health Act to protect its constituents from dangerous high output electronic signals .

<http://electromagnetichealth.org/electromagnetic-health-blog/153-reviews/>

Accessing public areas, parks & services without wireless radiation is important for people who are sensitive to wireless radiation (Electromagnetic hypersensitivity).

The World Health Organization (WHO) classified radio frequency radiation as a 2B possible carcinogen, also in this classification are DDT and lead.! Studies show that that cell towers, WI-FI & wireless signals can cause cancer, infertility, brain and nervous system problems, bio-mechanical problems and developmental and

learning behavior problems. It is known that children are at greater risk from exposure to such carcinogens, and the younger the child, the higher the risk. Children are more susceptible to wireless energy than adults due to their developmental physiology- their brain tissues absorb more radiation due to their smaller head size and thinner skulls and they have higher levels of conductivity of brain tissue. Due to these factors, they absorb a greater quantity of radio-frequency energy. Children are at increased risk from radiation emitted from wireless devices. Thus do you feel it is appropriate to increase the wireless radiation in Naramata ?

The National Toxicology Program released preliminary findings on May 27th, 2016 from 25 million dollar US government funded study that showed that even non-thermal levels of wireless energy causes biological effects, including cancer, at sub-chronic exposure (the exposure was 10 minutes on, 10 minutes off for 9 hours a day from before birth to 2 years of age in rodents). This study clearly shows that wireless radiation causes adverse health effects. Yet this type of radiation is still allowed under Health Canada's 'Safety Code 6', it is considered 'safe' . Safe for our families to be exposed to, while enjoying time in public spaces.

Consequently, 'Safety Code 6' does not protect families. In testimony before the parliamentary Health Committee, Mr. Andrew Adams of Health Canada admitted there are studies that show harm below safety code 6. Safety Code 6 needs an overdue update to reflect recent studies and protect Canadians.

Public spaces are for families to enjoy, not increase their exposure to carcinogens and experience adverse health effects.

With the adverse health effects, and increased risk of cancer, the benefits of wireless radiation may not outweigh the risks. Most of the population in general are not aware of the risks of wireless radiation. Can we assume that if Telus or Shaw exposes the public to increased wireless radiation they should be providing information and making the risks for being exposed to wireless radiation known. So that members of the community can make an informed decision of whether to expose themselves and their families or not. Families cannot make an informed decision if the risks are not known.

Will Telus or Shaw be held liable for damages from increasing the wireless radiation in Naramata ? Has the issue of liability been discussed with the R.D.O.S.? Because cell-towers & WiFi hot spots installed on public property exposes the general public to these frequencies, the R.D.O.S. could also be liable for health damages that arise from high frequency cell tower microwave radiation or WI-FI hot-spots. It will be important that the R.D.O.S. consider the risks, that can include any injuries or damages resulting due to electromagnetic radiation from these sources. It is also important to note that there are no insurance companies that will insure for injuries resulting from radiation, due to the known risks associated with wireless use. In February 2015, Lloyds of London, the world's specialist insurance and one of the largest insurers on earth re-iterated it's long-held policy to exclude any liability coverage for injuries, "Directly or indirectly arising out of, resulting from, or contributed by electromagnetic fields, electromagnetic radiation, radio waves or noise" (Exclusion 32). Lloyds of London often leads the way in protection, taking on risks that no other companies are willing to take, however, they have will not provide insurance for wireless radiation. There are no insurance companies that will offer insurance to protect those leasing space to wireless providers. With this, it would be wise for the R.D.O.S. to consider liabilities associated with providing public space to wireless companies. If public spaces are leased to wireless providers, the R.D.O.S. would also be liable for any bodily injury, property damage arising out of, resulting from, caused by or contributed by the pathological properties of electromagnetic radiation.

Public spaces should be a place to enjoy, without increased or added wireless radiation. The risks for health concerns are growing and the liability that will fall on the R.D.O.S. would be excessive. IT is not worth the risks.

Over the past few years microwave RF frequencies are increasingly permeating (entering into /passing thru) us. Babies/children & all of this environment. Animals , insects, plants, sea life and so on. Plenty of doctors, scientist & credible people indicate that those RF frequencies can be harmful.

All these WI-fi, cell phone or RF frequency waves are penetrating into every--body here but without every individuals personal consent. Against the will of some people. Those RF frequencies are trespassing on to &

into personal property. Our body belongs to us and no-one should have the right to enter into it without our personal consent. Doing so can be a violation. We must not be denied our human rights. Or to act in defense of those rights.

Telus wants to install electronic devices in Naramata, B.C. which will emit questionable frequency waves that trespass into every body, irregardless of their personal will or consent. Health Canada's recommendations regarding cell tower microwave radiation is not acceptable to some people. It may be a choice to not care, ignore or encourage this exposure for personal benefit, but denying the will or consent by other individuals is inappropriate.

It is against our will for Telus to create cell tower microwave radiation frequencies which penetrate into our bodies - without first acquiring our individual consent. Health Canada's 'Safety Code 6' does not adequately reflect our concerns. Our human rights extend beyond the ministry of Health or their present recommendations. Obviously, many of the recommendations made by such entities continue to produce a serious need for alarm - on an international level.

Irregardless, the point is; high frequency microwave radiation that cell tower shall produce would trespass into our bodies against our will. Without our personal consent. Onto private property without the consent of the owners. A violation upon our human right to choose. Does Telus or anyone who tries to ignore or excuse themselves regarding our will, consent & human rights indicate a lack of integrity, dignity & respect towards us?

Telus is again proposing to place a cell tower in Narmata, B.C. Our opposition is based on the following concerns:

The World Health Organization (WHO) classified radio frequency electromagnetic fields (from cell towers) as a 2B possible carcinogen. Also in this category: insecticides (such as DDT), fungicides, lead, chloroform, dry cleaning fluids, gasoline and others.

Studies have shown that significant effects on humans can occur within 500 metres from the base of a cell tower. These effects include:

- headaches/migraines
- sleep disturbances & insomnia
- heart arrhythmia/palpitation
- tinnitus
- skin rashes & allergies
- irritable bowel symptoms
- dizziness/vertigo
- fatigue
- agitation & anxiety
- shortness of breath/asthma
- concentration & learning difficulties
- memory loss
- infertility
- depression & mood changes
- blood sugar fluctuations
- leukemia/cancer
- brain & eye tumors
- blood-brain barrier leakage
- double DNA strand breaks

Studies show serious biological & adverse health effects on humans within 400 meters of cellular transmitters. The results from a German study show a significantly increased likelihood (3x higher) of developing cancer for people living within 400 meters of a cell phone transmission mast. In addition, it found that people that lived

within 400 meters tend to develop the cancers at a younger age.
www.emrpolicy.org/science/research/docs/eger_naila_2004.pdf

Current studies suggest both short-term and long-term health risks within 300-400 meters of a cell tower. Thus, great precautions should be taken to site cell towers away from the most susceptible segments of the population, such as children.”

www.wireless-precaution.com/main/doc/CellPhoneTowerEffects.pdf and ... <http://whyfry.org/brazilian-study-cancer-associated-with-radiation-from-cellular-antennas/>

Who knows what a safe distance will be with the newer stronger technologies(**5 Giga-Hertz +**) or what the cumulative effects will be? At this point there is also a lack of science regarding the impacts from the combination of multiple carcinogens present in our environment. Do we want to risk impacting the health of our neighbors and more susceptible residents?

We MUST be proactive. This vulnerability is the reason the BC Confederation of Parent Advisory Committees passed a resolution urging Municipal governments and School Boards to prohibit the siting of cell or mobile phone masts in any areas regularly used by students and why the Vancouver School Board has a policy restricting cell masts from within 300 meters of an existing school.

Evelyn Riechert

From: Brad Dollevoet
Sent: April-24-18 9:27 AM
To: Evelyn Riechert
Cc: Lauri Feindell
Subject: FW: Telus phone towers

Both - in favour

[REDACTED]
Sent: April 24, 2018 7:47 AM

To: kkozakevich@rdos.bc.ca; bdollevoet@rdos.bc.ca; ic.spectrumkelowna-kelownaspectre.ic@canada.ca;
Steve.Sirett@gov.bc.ca; Richard.Cannings.C1@parl.gc.ca; dan.ashton.mla@leg.bc.ca
Subject: Telus phone towers

Hi

I strongly support the improvements to cell phone service in Naramata. As a home based business in Naramata I have seen the effects of bad cell reception in are community. A family coming, late in the evening, into the community looking for a B&B and expecting to use the Telus cell phone and having no service. A family down at Manitou beach trying to phone because of a medical emergency. There are many other stories but these two explains it well. There is no problem with the proposed locations. The silent majority have no issues with this approach to resolving the bad Telus phone service in our community.

Regards

[REDACTED]

Evelyn Riechert

From: Brad Dollevoet
Sent: April-24-18 9:27 AM
To: Evelyn Riechert
Cc: Lauri Feindell
Subject: FW: Naramata Cell Tower Proposal - NOT NEEDED

both

Sent: April 25, 2018 9:45 PM

To: publicconsultation@cypresslandservices.com
Cc: chad@cypresslandservices.com; Karla Kozakevich <kkozakevich@rdos.bc.ca>; Brad Dollevoet <bdollevoet@rdos.bc.ca>; ic.spectrumkelowna-kelownaspectre.ic@canada.ca; Steve.Sirett@gov.bc.ca; Richard.Cannings.C1@parl.gc.ca; dan.ashton.mla@leg.bc.ca
Subject: Naramata Cell Tower Proposal - NOT NEEDED

TO: Tawney Verigin, Cypress Land Services, Agents for Telus

I urge you to reconsider placing cell towers in Naramata. They are not needed. I have had perfect cell service in this community and do not require Telus to move in obstructing the beauty of the community. There is no gain to the community – only for Telus. The cost will be great and homeowners / visitors negatively impacted. Please - lets maintain our quaint small town feel, we do not need huge towers looming over us!!!

c.c:
Dan Ashton
Member of Legislative Assembly, British Columbia

Richard Cannings
Member of Parliament
South Okanagan – West Kootenay

Steve Sirett, Associate District Manager - Okanagan Shuswap District
BC Ministry of Transportation and Infrastructure - Southern Interior Region

Mike Amyotte, District Manager,
ISED - Innovation, Science & Economic Development Canada - Interior BC, Okanagan Kootenay Office

RDOS representative Karla Kozakevich and Brad Dollevoet, RDOS Development Services Manager

Evelyn Riechert

From: Brad Dollevoet
Sent: April-24-18 9:28 AM
To: Evelyn Riechert
Cc: Lauri Feindell
Subject: FW: Proposed Telus Cell Towers - YES!

both - support

Sent: April 23, 2018 6:06 PM
To: publicconsultation@cypresslandservices.com
Cc: chad@cypresslandservices.com; Karla Kozakevich <kkozakevich@rdos.bc.ca>; Brad Dollevoet <bdollevoet@rdos.bc.ca>; 'Sirett, Steve TRAN:EX' <Steve.Sirett@gov.bc.ca>
Subject: Proposed Telus Cell Towers - YES!

Dear Tawney,

I support the proposed new cell towers. Improved service for Naramata is long overdue.

My understanding is that they will be no more intrusive than a hydro pole.

I do not believe that the article on the website 'MyNaramata' is representative of how all villagers feel about this issue. Others have expressed the need for Naramata to finally obtain a leading edge service, particularly for Telus and Bell users.

Sincerely,

Evelyn Riechert

From: Brad Dollevoet
Sent: April-24-18 9:30 AM
To: Evelyn Riechert
Cc: Lauri Feindell
Subject: FW: Wireless Improvement - Near Smethurst/North Naramata Road
Attachments: newBCB577 - TELUS Notification (002) (002) april 2018.pdf

Importance: High

BCB 577

Sent: April 23, 2018 3:15 PM

To: 'Chad Marlatt' <chad@cypresslandservices.com>; publicconsultation@cypresslandservices.com
Cc: Karla Kozakevich <kkozakevich@rdos.bc.ca>; Brad Dollevoet <bdollevoet@rdos.bc.ca>; ic.spectrumkelowna-kelownaspectre.ic@canada.ca; Steve.Sirett@gov.bc.ca; Richard.Cannings.C1@parl.gc.ca; dan.ashton.mla@leg.bc.ca
Subject: RE: Wireless Improvement - Near Smethurst/North Naramata Road
Importance: High

Mr. Marlatt,

I am opposed to the revised proposed placement of a Telus Cell Phone Tower on North Naramata Road near Smethurst Road as communicated in your email dated April 12, 2018. (below and attached)

I am a resident/owner of a residential property on Albrecht Road and after careful review of the revised material provided by you I am opposed to this placement because:

- 1) This revised placement and height of the tower will still put the cell tower directly in the south west views of Okanagan Lake for myself, and my neighbors, and local tourism businesses.
 - 2) There are a number of properties west of the proposed tower placement who will have their east view of the forested Naramata Hills significantly and negatively impacted by the proposed Tower placement.
 - 3) This view encroachment will both reduce my, and my neighbours', enjoyment of our properties and will reduce the re-sale value and business value of both private and business properties in the area. To my knowledge Telus has never provided research which disproves the commonly held understanding that installing a cell tower in an area negatively affects property values in the area around the cell tower.
 - 4) Additionally this proposed location will negatively impact the local tourism industry around North Naramata Road, and the Naramata area in general, which is an important component of the local economy providing opportunities and jobs for local residents.
 - a. This tourism impact is because an important component of the tourist attraction to this area for wine, spirits and culinary touring, sightseeing, gallery and artisanal touring, and outdoor recreation are the beautiful views and semi-rural surroundings. By placing an unaesthetic structure, which will be both the tallest structure in the area, plus one that visually will be completely out of character with its surroundings, Telus will create a significant degradation of the views and character that are a significant attraction for tourists, and hinder the significantly important local Tourism business.
- For the reasons above I firmly oppose placement of a cell tower on North Naramata Road near Smethurst Road.

- I also firmly oppose the placement of cell towers anywhere within the Naramata residential, winery or farming areas because the same issues that apply to this particular proposed location will apply to any other proposed locations within Naramata.
- It is my opinion that Telus be directed to find cell tower locations higher on the hills above Naramata or across the lake from Naramata where the towers will have less disruptive visual impact and will not devalue the local tourism experience or the value of private residences and business' lands.

To respond to specific points in your email and attachment:

Telus is NOT providing "improved wireless service" with this proposed cell placement.

- Residents and visitors to Naramata and the surrounding areas already have excellent, dependable and strong signal strength cell phone and data coverage from your competitors throughout the area.
- I think that a more accurate statement is that Telus is simply seeking to improve its own services in the Naramata area so that it can generate more profit locally.

In your email you state that the revised placement is "Further south with no line of site from existing homes and the lake."

- This is simply not true.
- After reviewing your information about the location and height of the proposed cell tower, I have personally and physically verified that I will have it in my property's view of the lake as will the majority of my neighbours and surrounding businesses.

In your email you state that the proposed location "Is surrounded by some mature trees east of the pole" and indicate that this will limit visibility of the pole.

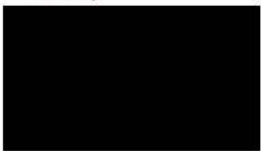
- This statement has several flaws:
- It is not true that the trees will block the view of the pole except from very specific angles which certainly will not include me and my neighbours.
- As you state these trees are mature – they are also on private property- this means that neither Telus or any neighbours have any jurisdiction over the property owner pruning or removing those trees at any time, and these actions are highly likely in the near future precisely due to the fact that they are mature trees which will soon require such management.

You state the proposed tower "is located at a lower elevation" and that "is proposed to be 1.0 metres lower in height than the previous installation" (by installation I presume you mean proposal).

- However your attachment points out that the new proposed tower will be 14.95 metres in height (49.05 feet high).
- This means that the proposed tower will be the tallest structure in the area – it will be taller than the power poles across the road and will be the same height or taller than any of the trees in the immediate area.

-
- Again, for the reasons above I firmly oppose placement of a cell tower on North Naramata Road near Smethurst Road.
 - I also firmly oppose the placement of cell towers anywhere within the Naramata residential and rural areas because the same issues that apply to this particular proposed location will apply to any other proposed locations within Naramata.
 - It is my opinion that Telus be directed to find cell tower locations higher on the hills above Naramata or across the lake where the towers will have less disruptive visual impact and will not devalue the local tourism experience or the value of private residences and business' lands.

Yours,



From: Chad Marlatt [<mailto:chad@cypresslandservices.com>]
Sent: Thursday, April 12, 2018 11:24 AM
To: mchugh@shaw.ca
Subject: Wireless Improvement - Near Smethurst/North Naramata Road

Hello,

If you are receiving this email it is because you expressed a concern regarding the TELUS wireless improvement on the proposed utility pole near the intersection of Smethurst/North Naramata Road.

As a result of a few concerns expressed regarding the TELUS wireless utility pole improvement along North Naramata Road (south of Smethurst), TELUS is proposing to use an alternative pole that is located further south along the east side of North Naramata Road. More specifically, TELUS are now proposing to use the fourth utility pole south of the intersection of Smethurst/North Naramata Road. Attached is some further information about the proposed pole. This pole will limit any visibility of the replacement pole from properties overlooking the lake as the proposed utility pole location is:

- Further south with no line of site from existing homes and the lake
- Is surrounded by some mature trees east of the pole
- Is located at a lower elevation
- Is proposed to be 1.0 metres lower in height than the previous installation

If you have further concerns or comments please respond to myself or as per the attached by April 27th.

Regards,

Chad Marlatt – Agents for TELUS

Cypress Land Services

1051 - 409 Granville Street | Vancouver, BC V6C 1T2

C: 604.910.7310 | T: 604.620.0877 | F: 604.620.0876 | TF: (855) 301-1520

E: chad@cypresslandservices.com | W: www.cypresslandservices.com

Evelyn Riechert

From: Brad Dollevoet
Sent: April-25-18 8:17 AM
To: Evelyn Riechert
Cc: Lauri Feindell
Subject: FW: YES to Naramata cell phone towers

born -
support

Sent: April 24, 2018 8:11 PM
To: publicconsultation@cypresslandservices.com
Cc: chad@cypresslandservices.com; ic.spectrumkelowna-kelownaspectre.ic@canada.ca; Steve.Sirett@gov.bc.ca; Richard.Cannings.C1@parl.gc.ca; dan.ashton.mla@leg.bc.ca; Karla Kozakevich <kkozakevich@rdos.bc.ca>; Brad Dollevoet <bdollevoet@rdos.bc.ca>
Subject: YES to Naramata cell phone towers

Tawney Verigin :

I'd like to add my voice in **support** of the new planned Telus cell phone towers for Naramata. I travel to Naramata frequently for business and pleasure and have for the past decade. One of the frustrating aspects of working or trying to enjoy the social aspects of the Naramatas is the sketchy cell phone signal for Telus customers. I can't count the number of times a dropped signal or failure to connect has been an impediment to my work. Visiting professionals have also met with this inadequacy while working in the area. Several times I've had to drive people to better locations to try and get a signal. I understand my support has to be weighed against the arguments of those who don't want the towers, but at the end of the day it goes beyond good business communication: it's a matter of safety of the community and those that visit.

Regards,

Evelyn Riechert

From: Brad Dollevoet
Sent: April-27-18 8:08 AM
To: Evelyn Riechert
Cc: Lauri Feindell
Subject: FW: Cell phone towers and future proposed 5-G Networks
Importance: High

both electromagnetic

Sent: April 27, 2018 7:12 AM
To: publicconsultation@cypresslandservices.com; Steve.Sirett@gov.bc.ca; dan.ashton.mla@leg.bc.ca; Richard.Cannings.C1@parl.gc.ca
Cc: chad@cypresslandservices.com; ic.spectrumkelowna-kelownaspectre.ic@canada.ca; Karla Kozakevich <kkozakevich@rdos.bc.ca>; Brad Dollevoet <bdollevoet@rdos.bc.ca>
Subject: Cell phone towers and future proposed 5-G Networks
Importance: High

Good day everyone,

There has been a great deal of dialogue going on these days regarding the placement of two new cell towers in Naramata, and also the possibility of Penticton moving forward with their attempt to secure a 10 million dollar "prize" for a smart city, with the heading of creating a happier healthier city. I desire that everyone reading this takes it upon their own to please look into all this radio magnetic and microwave energies much closer that it currently seems to be. It is happening all throughout the USA and many communities are banding together to stop this from occurring. California is a prime example, where a community literally woke up one morning to find their entire subdivisions full of new 5-G towers that were placed WITHOUT any of their consent or knowledge. Even their mayor was very concerned and shocked by this. These new technologies are literally being forced on us by huge mega monopoly corporations that do not have any person's health or well being in mind. I know some of you work for these companies and are probably bias towards much of what I write. It is about technology and speed and profits....like always. Here is a portion of what I recently wrote in to an online forum concerning these very negative radiations.

Please read the book is called "The Body Electric" by Doctor Robert Becker from 1985 and you may think different on your some of your opinions after reading that book regarding the body and electricity and waves and healing properties of the body. The navy was already working on secret projects in the late 50's and 60's on human subjects regarding magnetism and electric fields on the body. I would also like to state that this 5G technology incorporates the very same technology that the U.S. military developed with our favorite private agency called the CIA during WW-2 to use on troops in field battle. This technology could already then, kill us remotely and literally cook our eyes in their sockets like hard boiled eggs. It is now called by a nice politically correct name "Active denial system" or ADS for short and mounts on most types of machines in use, like hummers or aircraft. It is very similar to the DEW weapons systems developed. It is openly stated by the military as a crowd control measure...and trust me, it works and can be turned up and set at a much higher frequency. Please peruse the volumes of information out to the public surrounding all these behind the scenes,

typically military funded (CIA) shadow government funding for all these types of technologies that are sold (pushed on us) as great for advancement and modern technology. Ever wonder why a program that only used two million dollars on record received 20 million dollars in funding? Do most of you realize that the CIA is a PRIVATE agency with the power to overthrow the American and all other world governments if they so choose to? Do some research on it, don't take my word as truth. The U.K. and various other countries have done countless research papers on the adverse effects of Micro wave energies (ovens, cell towers, cell phones, WiFi) and of LED lighting and LED screens and the negative effects on the human body and our eyes specifically. Many of them were suppressed for obvious reasons, and in some cases the authors of these papers mysteriously disappeared...to wind up dead in some bizarre car accident. Did you know that two inventions that made our lives so very much better, yet never had to undergo the rigorous testing of most other electronic inventions of our time and pass the government bodies of testing were the microwave oven and the cell phone? Don't believe me? Well research it please. You will be shocked by how bad these items are for the human body. There is an excellent documentary out, done by a leading German eye specialist pointing out the ramifications on the human body by these wave lengths of the blue light emitted by these types of illumination devices and the new mercury filled bulbs. Why would the WHO state publically that microwave energies are listed as a carcinogen to the human body if they are so safe? Again, if you think everyone is a "tin foil hat" wearing nut case, well I think it is paramount that before you lash out with comments out of fear or ignorance you take out the time to do proper research into these fields of science first. Spend some time and do a little research before you speak out against the very people that are truly trying to protect you and the rest of us from the very dark plots going on all around us behind closed doors which have been going on for forever. Look into our history more and read all the horrible atrocities that were carried out during experiments carried out on humans already back in the 30's. Check out the information regarding the following subjects I will list below and you may change your tune slightly. Remember, history has proven over and over again how the masses have been duped, and just when you thought it was safe "BANG" you're dead. For further reading and viewing enjoyment and education, please review the following items either by way of books or by way of Google, or by way of YouTube videos (yes many are bogus, however, many are very factual and well done) and documentaries both private and public that are easy to obtain on line. You may think a little different once becoming informed. Do not fall into the mind set of the masses folks...we all have been purposely dumbed down as a society for over 80 years through various forms, from Television (military invented it truly) chlorine and fluorine and mercury (dumbs down the human brain) to lowering the standards in public schools to mandatory vaccinations for small children (contain all sorts of lovely items in them) etc. towards an ultimate end game. Believe it...or not.

Please read and or view the following:

Dr. Dietrich Klinghardt and Smart Meters/cell phones effects on the human body(YouTube), MK-Ultra Project Monarch, The Montauk project - Long Island USA, Agenda 21 written up years ago by the lovely folks at the U.N. The Georgia Guide-stones...lovely writings on them and in no less than 12 languages some that are not even used anymore, placed in Georgia in 1980 and their numerical importance is amazing. Look up a video on the USA underground tunnel complexes built all over the last 60 years using in part the already existing complexes found when doing the underground atomic weapons testing in the 40's and 50's, check out the HAARP project and chemtrails for weather modifications and I have personal proof of that from the late 50's already (which NASA has now publically admitted to)...I can go on and on with so many verifiable secret projects by the CIA and military complex. People who have worked on these projects have written books on them and done excellent documentaries. I have learned in my lifetime that ignorance is truly bliss and it is very difficult to wake up the human mind when the majority have been in a mental slumber for their entire lifetime, and purposely so. Ever wonder how and why Television became so popular so quickly? Again, I urge people to look into the history of T.V. and its development by the military. Our society is not heading

toward enlightenment, it is heading down a dark sinister road. You may think A.I. and all these advancements are awesome... they're not! Do not be fooled again people...wake up to what is, and has been going on, all around you/us for decades now. We are overwhelmed by GMO foods and roundup ready seeds that are killing everything in our environment. Our kids are growing up on a diet of sugar and processed and drive through foods for over 50 years now. Where do the billions of dollars go? Why no cures? Oh we are closer all the time, no we are not, as we are creating all the diseases with all of this pollution in our environment (please read Dr. Bruce Liptons work on Cancer growth and cell division...very nice light read, all about how environment dictates cells and how cancer is spread and how it starts, it is called the environment. Everything we breath, eat and touch and allow in and around our bodies. Please do not slander my opinions and knowledge I have set forth here, respect it for the truths I have tried to represented here, and again, I urge all of you, do not believe a word I have stated here....find it all out for yourselves as I have done, going on for over 35 years now of research and reading and trying to separate the facts from the fiction. Our planet dies in front of our eyes a little more everyday. I hope our children and grandchildren will be proud of us all for allowing this to happen when we all have the power to change the world for the better. And remember to always believe what you hear on the main stream media as it is trustworthy and would never lie to you. We all have the power to choose and think for ourselves and to TRULY create a safer HEALTHIER world for us and the future generations to come...hopefully.

Sincerely,



Virus-free. www.avast.com

Evelyn Riechert

From: Brad Dollevoet
Sent: January-05-18 2:14 PM
To: Evelyn Riechert
Cc: Lauri Feindell
Subject: FW: Telus Cell Towers in Naramata File BCB577 North Naramata and Smethurst
Attachments: TELUS Nov 9, 2017 Info to Occupants - Web Rez.pdf; Telus Pole photo.jpg

Below and attached.

*process + Cypress
Response*

Sent: January 4, 2018 5:09 PM

To: Karla Kozakevich <kkozakevich@rdos.bc.ca>; Brad Dollevoet <bdollevoet@rdos.bc.ca>; Mark Woods <mwoods@rdos.bc.ca>; Richard.Cannings.C1@parl.gc.ca; Tinamelee@hotmail.com; dan.ashton.mla@leg.bc.ca; ic.spectrumkelowna-kelownaspectre.ic@canada.ca; Jack.Bennetto@gov.bc.ca; Steve.Sirett@gov.bc.ca
Cc: publicconsultation@cypresslandservices.com; chad@cypresslandservices.com; mike.lorimer@gov.bc.ca; Paula.Cousins@gov.bc.ca; ceo@telus.com; Lawrence Montgomery <lhmontgomery88@gmail.com>
Subject: Telus Cell Towers in Naramata File BCB577 North Naramata and Smethurst

TO:

Karla Kozakevich, RDOS

kkozakevich@rdos.bc.ca

Brad Dollevoet, RDOS

bdollevoet@rdos.bc.ca

M. Woods, RDOS

mwoods@rdos.bc.ca

Richard Cannings

Member of Parliament

South Okanagan – West Kootenay

Richard.Cannings.C1@parl.gc.ca

Tina Lee, Riding Manager

Tinamelee@hotmail.com

Dan Ashton

Member of Legislative Assembly

dan.ashton.mla@leg.bc.ca

Mike Amyotte

District Manager

ISED - Innovation, Science & Economic Development Canada - Interior BC, Okanagan Kootenay Office

ic.spectrumkelowna-kelownaspectre.ic@canada.ca

Jack Bennetto

District Manager - Okanagan Shuswap District

BC Ministry of Transportation and Infrastructure - Southern Interior Region

Jack.Bennetto@gov.bc.ca

Steve Sirett

Associate District Manager - Okanagan Shuswap District

BC Ministry of Transportation and Infrastructure - Southern Interior Region

Steve.Sirett@gov.bc.ca

CC to the following:

Telus CEO

ceo@telus.com

Telus

c/o Tawny Verigin of Cypress Land Services

publicconsultation@cypresslandservices.com

Chad Marlatt, Cypress Land Services

chad@cypresslandservices.com

Mike Lorimer

Regional Director

BC Ministry of Transportation and Infrastructure - Southern Interior Region

mike.lorimer@gov.bc.ca

Paula Cousins

Deputy Director

BC Ministry of Transportation and Infrastructure - Southern Interior Region

Paula.Cousins@gov.bc.ca

DEAR REPRESENTATIVES:

Please find below our letter to Cypress Land Services (representatives of Telus) and their reply to is regarding the proposed cell tower at North Naramata Rd. and Smethurst.

As our representatives we appeal to you to defend our position against the installation of this tower.

According to Industry Canada rules:

CPC-2-0-03

Issue 5

Released: June 26, 2014

Effective: July 15, 2014

Spectrum Management and Telecommunications

Client Procedures Circular

Radiocommunication and Broadcasting

Antenna Systems

A link to the document is here: [https://www.ic.gc.ca/eic/site/smt-gst.nsf/vwapj/cpc-2-0-03-i5.pdf/\\$file/cpc-2-0-03-i5.pdf](https://www.ic.gc.ca/eic/site/smt-gst.nsf/vwapj/cpc-2-0-03-i5.pdf/$file/cpc-2-0-03-i5.pdf)

A member of the public cannot launch a dispute it must be an organization that submits the protest and therefore we require your involvement by way of filing a protest on our and many of your constituents' behalf. Please see the applicable rule:

"Section 5. Dispute Resolution Process

The dispute resolution process is a formal process intended to bring about the timely resolution where the parties have reached an impasse.

*Upon receipt of a written request from a stakeholder **other than the general public**, asking for Departmental intervention concerning a reasonable and relevant concern, the Department may request that all involved parties provide and share all relevant information. The Department may also gather or obtain other relevant information and request that parties provide any further submissions if applicable. The Department will, based on the information provided, either:*

- make a final decision on the issue(s) in question, and advise the parties of its decision; or*
- suggest the parties enter into an alternate dispute resolution process in order to come to a final decision. Should the parties be unable to reach a mutually agreeable solution, either party may request that the Department make a final decision.*

Upon resolution of the issue under dispute, the proponent is to continue with the process contained within this document as required."

It is our opinion that the whole process was flawed from the beginning. The notice was only sent info to "occupants" What about property owners who are away? What about people who rent out their property? Why wasn't it sent to the property owners at their mailing addresses? The RDOS has that contact information, they send the utility bills to us regularly. Industry Canada's Default Public Consultation process says that "property owners" must be notified.

See Section 4.2 Public Notification (1) of Radiocommunication and Broadcast Antenna Systems Client Procedures Circular Issue 5.

Public Notification

1. *Proponents must ensure that the local public, the land-use authority and Industry Canada are notified of the proposed antenna system. As a minimum, proponents must provide a notification package (see Appendix 1) to the local public (including nearby residences, community gathering areas, public institutions, schools, etc.), neighbouring land-use authorities, businesses, and property owners, etc.*

As property owners, the RDOS has our mailing address but we were never formally notified of the proposal by Telus or Cypress Land Services. This is just another attempt to sneak in this tower without proper notification. Cypress Land Services claim they sent notice: "– TELUS notified 909 households in writing, placed advertisements in the local paper, notices on mynaramata.com and held a public open house" however, they didn't include the N. Naramata Road Site at Smethurst in the original notice on Mynaramata.com, therefore we didn't attend the meeting.. Perhaps another meeting is required, in the spring, when we can navigate the Coquihalla highway to attend. That way the people affected by the N. Naramata proposal will have more notification and be able to attend and prepare our response.

The official notification, which we never received but have now been provided by a neighbour, says the existing pole is 6.61 metres high and the new pole would be 15.85 metres high, yet in Cypress land service reply to us, they try to make it seem that the pole will be almost the same height by saying.... "TELUS is proposing to replace two existing utility poles (of the hundreds located in the area) with poles similar in height to the hydro poles that run along the west side of North Naramata Road and Naramata Road." This again is misleading us and, I presume, trying to mislead the RDOS and any other agency involved in the approval process.

Cypress Land Services also provided a photo (included in their email below) from Google Streetview that is a misrepresentation of what the view is like from our home which is up a very steep hill from the street where the photo is taken. You will see in the attached photo from our home, the view is very different from what they portray in the Google Streetview photo. I have included a depiction of what the proposed tower would look like

from our home. The proposed tower is an enormous blemish on the view of the landscape and lake we purchased our property to enjoy. Again, this misrepresentation seems like an attempt to mitigate the actual impact on our views and mislead us and the government officials involved in the decision.

The reason we purchased the home in Naramata was to retire there with beautiful view of Okanagan Lake. It is spectacular! In the reply from Cypress Land Services they try to compare the views from our home of Okanagan Lake to those in Vancouver, Kimberly, Revelstoke, Surrey, Powell River, Mission, Hope, Langley, Abbotsford, and others. It is our opinion unless those properties were overlooking a spectacular lake, there is no comparison. I am certain none of those installations was put in such a scenic area with rolling hills and outstanding viewpoints. Perhaps Telus or Cypress Land Services should provide photos of the installations they put in front of lake views?

In addition, Cypress Land Services has not given any explanation as to why cell service provided by Rogers in Naramata is quite satisfactory and why they cannot share the Rogers infrastructure. They only provide a vague explanation which is not satisfactory. I quote from their letter: "It should be noted that the existing Rogers tower (located approximately 8.5 km across the lake) cannot be used as it will not adequately improve service to meet the needs of the Naramata residents and visitors. TELUS and Rogers often share infrastructure, though in this instance the tower will not meet the service needs in Naramata"

Section 3 of the Industry Canada regulations states:

"3. Use of Existing Infrastructure (Sharing) 4 This section outlines the roles of proponents and owners/operators of existing antenna systems. In all cases, parties should retain records (such as analyses, correspondence and engineering reports) relating to this section. Before building a new antenna-supporting structure, Industry Canada requires that proponents first explore the following options: • consider sharing an existing antenna system, modifying or replacing a structure if necessary; 3 Please refer to Radiocommunication Information Circular RIC-66 for a list of addresses and telephone numbers for Industry Canada's regional and district offices. RIC-66 is available via the Internet at: http://www.ic.gc.ca/eic/site/smtgst.nsf/eng/h_sf06073.html. 4 See also Client Procedures Circular CPC-2-0-17, Conditions of Licence for Mandatory Roaming and Antenna Tower and Site Sharing and to Prohibit Exclusive Site Arrangements. CPC-2-0-17 is available via the Internet at: <http://www.ic.gc.ca/eic/site/smt-qst.nsf/eng/sf09081.html>. Radiocommunication and Broadcasting Antenna Systems CPC-2-0-03 c 5 • locate, analyze and attempt to use any feasible existing infrastructure such as rooftops, water towers etc. A proponent is not normally expected to build a new antenna-supporting structure where it is feasible to locate an antenna on an existing structure, unless a new structure is preferred by the land-use authority. Owners and operators of existing antenna systems are to respond to a request to share in a timely fashion and to negotiate in good faith to facilitate sharing where feasible. It is anticipated that 30 days is reasonable time for existing antenna system owners/operators to reply to a request by a proponent in writing with either: • a proposed set of reasonable terms to govern the sharing of the antenna system; or • a detailed explanation of why sharing is not possible"

We want to see proof of Telus's attempt to share infrastructure with Rogers and Rogers' reply.

In addition, the ISED website claims that there have been negative impacts on property values:

"In 2001, the assessed values of sixteen residential properties located in Colwood, British Columbia were reduced by BC Assessment by an average of 7.2% (approx. \$9,500 each) due to the aesthetic impacts of a broadcasting antenna tower installation that had been recently upgraded.³³⁷

1. ³³⁷ Facsimile from Dave Hitchcock, area assessor, BC Assessment (February 23, 2001) Re: Radio Transmissions and Towers, Triangle Mountain, Colwood, 2001 Assessment Reductions Due to Proximity to Transmission Towers. This document was provided by the Colwood Transmission Towers Citizens Committee at a meeting held on 21 August 2003 in Colwood, BC.

The survey data indicated that a major concern of people living proximately to a cell tower was the effect of this tower on property values – a third of the respondents believed it would decrease the price or rent they would be prepared to pay by between 1 to 9% and nearly a quarter (24%) indicated that they believed it would decrease the price or rent by between 10 and 19%. The findings of the market study of actual home prices confirmed the opinion survey results. In the two suburbs studied where towers were built in 2000, the effect of a tower on home prices was a decrease of between 20.7% and 21%. Interestingly, in the two suburbs where the towers were constructed in 1994, the effect was either insignificant or prices actually increased by 12% due to the presence of the tower. A possible explanation for this difference was the significantly increased media coverage and public controversy that

surrounded the most recent tower placements in the study. Also, two high profile legal cases, involving cell towers, were decided after 1994 when the two earlier base stations were established.³⁴¹

Finally, the ISED says that impacts on neighbours views should be taken into consideration when putting in any installation of this type. This quote is from the ISED website:

"The report on The National Power Antenna Policy Report
Section D - 6 policy questions states..

"...the principle purpose of consultations with the public and/or land-use authorities is to consider the visual impact of the antenna proposal upon the immediate environment. Negative impacts should be explored through discussions about the potential for loss of the particular amenities or important visual characteristics of the area."

We feel that our views will be so negatively impacted and the visual characteristics of the area will be altered so substantially, that Telus should not be allowed to put this tower at N. Naramata Rd. and Smethurst Rd. We feel as your constituents that we deserve your support and look forward to your prompt reply showing your support and the actions you plan to take on our behalf.

Thank you,

----- Original message-----

Subject:Fwd: RE: Telus Cell Towers in Naramata

----- Forwarded message -----

From: "Chad Marlatt" <chad@cypresslandservices.com>

Date: Dec 13, 2017 2:41 PM

Subject: RE: Telus Cell Towers in Naramata

To: "Lawrence Montgomery" <lhmontgomery88@gmail.com>, "Public Consultation" <publicconsultation@cypresslandservices.com>

Cc: "kkozakevich@rdos.bc.ca" <kkozakevich@rdos.bc.ca>, "mwoods@rdos.bc.ca" <mwoods@rdos.bc.ca>, "bdollevoet@rdos.bc.ca" <bdollevoet@rdos.bc.ca>, "Sandra Davidon" <sandra.davidon@hotmail.com>

You expressed some similar concerns as a few of your neighbours – please see the information below.

Thanks for taking the time to respond to TELUS' proposed wireless improvements in Naramata.

As you are likely aware, TELUS has an existing utility line within the right of way (along the east side of North Naramata Road and Naramata Road) which includes facilities that enables access to phone, internet and TV services. This line is wholly owned and operated by TELUS to provide its services to customers in the Naramata area. The proposed upgrades would include using a small segment of the existing utility line to improve wireless services to the Naramata area. More specifically, TELUS is proposing to replace two existing utility poles (of the hundreds located in the area) with poles similar in height to the hydro poles that run along the west side of North Naramata Road and Naramata Road. The antenna array at the top of the upgraded poles would have diameter slightly less than that of a single transformer attached to a utility pole (similar to the utility poles with

transformers along your street, Albrecht Road). There will be no equipment placed on the ground within the right of way.

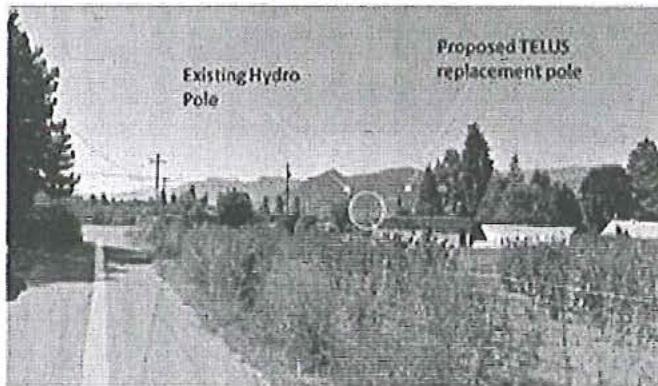
In general, utility poles are commonly located along the streetscape of many rural communities as they do along most roads within Naramata. These poles typically range from seven (7) to eighteen (18) metres in height above ground. The most visible type of utility poles are typically hydro poles with various wood cross members, lines and transformers (similar to those along North Naramata and Naramata Roads). As mentioned above, TELUS proposes to upgrade two strategically placed poles with wireless antennas as an alternative to adding new poles or proposing a larger cell tower in the area. This proposed upgrade is only intended to improve service to Naramata. It should be noted that the existing Rogers tower (located approximately 8.5 km across the lake) cannot be used as it will not adequately improve service to meet the needs of the Naramata residents and visitors. TELUS and Rogers often share infrastructure, though in this instance the tower will not meet the service needs in Naramata. Over the past few years, TELUS has received close to 100 complaints regarding poor service in Naramata. This proposal is a direct response to these complaints. Some of the complaints were from non-residents (tourists) that were unable to connect to the network while visiting Naramata.

Many communities expect wireless service to meet their personal, business and emergency needs and have grown to rely more and more upon the service (many households no longer have land line service and wholly rely on a wireless device). As such, and as an alternative to large cell towers, TELUS can at times propose smaller installations that take advantage of utility poles already located within communities. This has been completed in many communities throughout BC including; Vancouver, Kimberly, Revelstoke, Surrey, Powell River, Mission, Hope, Langley, Abbotsford, and others. While it's very difficult to determine any property value impact between a utility pole with antennas and property values, properties in the above mentioned communities have experienced sustained property value increases. The lack of any downward price impact is likely attributed to the fact that the wireless installation on utility poles are not the typical large "cell tower" but rather a design that utilises existing utility poles within a community. There is evidence that the lack of adequate wireless service deters purchasers from buying in neighbourhoods with poor service. In addition to the above, where there are tourists you are most likely to find "cell sites" servicing them and locals. For instance, in the English Bay area of Vancouver "cell sites" have been added along the waterfront to address increased wireless demand from locals and tourists.

TELUS specifically chose the both poles so not to impede the direct view of any homes across the street from the poles or within immediate proximity when viewing the lake. While there are homes 100 to 300 metres (and beyond) away that will have partial view impacts such as your home. This impact will be minimal given the size of the pole, the existing utilities currently in the same view lines and the distance of your home from the pole location.

Finally, TELUS remains committed to improving services and consulting the public with regard to its proposed plans. TELUS continues to communicate its plans with the community as is evident through this public consultation process – TELUS notified 909 households in writing, placed advertisements in the local paper, notices on mynaramata.com and held a public open house. A few years ago, TELUS did propose a monopole structure at the edge of the community above a majority of the homes and below the KVR trail. This location was strategically chosen to minimize the views of the lake from homes in the area. As a result of community involvement at that time, TELUS agreed to look into alternative options for improving service. TELUS completed further analysis and determined that a tower higher up on the mountain would result in too much "shadowing" from local topography along the eastern bench and would not adequately improve service.

TELUS is committed to improving wireless service to the Naramata area and believes that the proposed existing pole upgrades are a balanced approach to supplying improved wireless service, for both residents and visitors, while at the same time minimizing visual impacts to the community by keeping the upgraded poles in line with the height of existing poles along the road. Below outlines the location and relative height of the replacement pole as viewed from Albrecht Road near your home.



Regards,

Chad Marlatt – Agents for TELUS

1051 - 409 Granville Street | Vancouver, BC V6C 1T2

C: 604.910.7310 | T: 604.620.0877 | F: 604.620.0876 | TF: (855) 301-1520

E: chad@cypresslandservices.com | W: www.cypresslandservices.com

Sent: December 11, 2017 12:20 PM

To: Public Consultation <publicconsultation@cypresslandservices.com>

Cc: kkozakevich@rdos.bc.ca; mwoods@rdos.bc.ca; bdollevoet@rdos.bc.ca; [REDACTED]

Subject: Telus Cell Towers in Naramata

To whom it may concern:

We are writing to express our vehement opposition to the placement of a cell tower near the intersection of North Naramata Road & Smethurst Road in Naramata. (Telus Site file BCB577) as well as the 2nd proposed location at Naramata Rd & Arawana.

We believe that there was not proper notification given to the residents in the area as we did not (and I believe neither did our neighbours) receive any notification of this other than seeing an article on Mynaramata.com. In addition the article in Mynaramata.com initially did not show the North Naramata location option. It was added later making it seem that Telus was trying to slip it in without anybody noticing.

We are opposed to granting Telus this use of public right-of-way lands because the placement of this tower will impede the southwest views of the lake and mountains from my, and many of our neighbors, reduce the enjoyment and financial value of our properties if and when we should seek to sell or re-finance.

Telus has never been able to realistically demonstrate that having a cell tower impeding or infringing on a view from a property will not in any way negatively affect that property's value.

There is no benefit to the residents of this community in having a tower at either proposed location that could not be found further up the hillside where it would be much less harmful to the area & its residents...other than cost savings for Telus. Give us a break...they can afford it, we cannot.

To the members of our RDOS, as representatives of your constituents, you are responsible to represent us, and our viewpoints and therefore should oppose installation of these towers in their current proposed locations. No one in our community would support losing such views and seeing property value decreases as a result, for the benefit of few.

In short - We firmly oppose placement of cell towers within the Naramata residential area and register our opinion that Telus be directed to find potential locations higher on the hill or across the lake where the towers will not devalue the local tourism experience or private owners' lands.

Respectfully,

--

A large black rectangular redaction box covering the signature area.A black rectangular redaction box covering the address area.

Evelyn Riechert

From: Brad Dollevoet
Sent: January-05-18 2:12 PM
To: Evelyn Riechert
Cc: Lauri Feindell
Subject: FW: Proposed Telus cell tower in Naramata

More public responses for the Naramata Wireless towers. Please place in file and in board package.

Brad

From: Karla Kozakevich
Sent: January 5, 2018 7:45 AM
To: Brad Dollevoet <bdollevoet@rdos.bc.ca>
Subject: FW: Proposed Telus cell tower in Naramata

Another Telus response.

[REDACTED]

Sent: January 4, 2018 9:07 AM
To: Karla Kozakevich <kkozakevich@rdos.bc.ca>
Subject: Proposed Telus cell tower in Naramata

BCB 577

Dear Ms. Kozakevich,

I am writing as a resident of Naramata, BC to express my concern about a proposed Cell Phone Tower to be constructed by TELUS near North Naramata Road/Smethurst Road in Naramata.

This proposed Cell Phone Tower is one of two towers currently proposed by TELUS for Naramata. The other tower is proposed to be located near the intersection of Naramata Road & Arawana Road in Naramata. Many of my concerns apply to this second location as well.

My and other local residents' concerns can be summarized into four areas:

1. Proposed location of Cell Tower is in high visual impact residential / tourism area rather than outside the community in a location with less visual impact.
2. Devaluation of local Tourism industry assets and negative impact on Tourism businesses and jobs through placement of a Cell Tower in the midst of semi-rural tourism area attractions and on a promoted tourism route.
3. Compromising the enjoyment and financial value of local homes and properties by placing a Cell Tower in one of the primary view lines of Okanagan Lake and the surrounding views.
4. Currently Naramata residents already enjoy excellent cell coverage and reception throughout the Naramata area using Telus's competitor cell services whom have not needed to place Cell Towers in the Naramata community to provide this service. So there is no reason from a residents' service point of view for Cell Towers to be placed in the community. I personally switched to Virgin from Telus years ago because of this.

Comments & Responses Tracker									
BCB576 / BCB577									
Name of Resident	Address	Email	Phone	Date Message Received	Email, Letter, Comment Sheet or Voice Message	Comment or Question	Support / non-support / neutral	Response to Comment or Question	Date Response Sent
				17-Nov	comment sheet	1. Do you feel this is an appropriate location for the proposed facility? X Yes O No Comments: Hopefully this will improve cell service to the Naramata Elementary School area as well? Many staff & parents have no service there - and has been a safety concern for years. 2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest? X Yes O No Comments: Looks great - super low profile :) 3. Additional Comments: Telus cell service is Naramata is very unreliable, causing much inconvenience to residents and visitors. I fully support additional towers in Naramata!	support	Hi Thank you for providing your comments regarding the proposed TELUS telecommunications facility proposal in Naramata near North Naramata Rd & Smethurst Rd. We appreciate your support for the project. On your comment sheet you asked if this will improve cell service to the Naramata Elementary school area. TELUS RF engineers have produced a coverage prediction using simulation software, and based on their prediction, the proposed installation will improve coverage at the Naramata Elementary school and surrounding area. We appreciate your feedback. Please do not hesitate to contact us if you have any other questions. Kind regards, Tawny Verigin Municipal Affairs Specialist Cypress Land Services Inc. Agents for TELUS	20-Nov
				30-Nov	email	Hi There is not an online version to submit feedback to us, but anyone can email publicconsultation@cypresslandservices.com to provide their support. They do not need to submit manually written/scanned/emailed papers. Thanks, Tawny		Hi There is not an online version to submit feedback to us, but anyone can email publicconsultation@cypresslandservices.com to provide their support. They do not need to submit manually written/scanned/emailed papers. Thanks, Tawny	30-Nov
	Naramata, BC V0H 1N1			18-Nov	comment sheet	1. Do you feel this is an appropriate location for the proposed facility? X Yes O No Comments: 2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest? X Yes O No Comments: 3. Additional Comments:	support	Dear Thank you for providing your comments regarding the proposed TELUS utility pole / wireless communications facility in Naramata. We appreciate your support for the project and will share it with the RDOS for the Board to consider. Should you have any further questions, please do not hesitate to contact us. Sincerely, Tawny Verigin Municipal Affairs Specialist Cypress Land Services Inc. Agents for TELUS	12-Dec
	Naramata, BC V0H 1N1			18-Nov	comment sheet	1. Do you feel this is an appropriate location for the proposed facility? X Yes O No Comments: 2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest? X Yes O No Comments: 3. Additional Comments:	support	Dear Thank you for providing your comments regarding the proposed TELUS utility pole / wireless communications facility in Naramata. We appreciate your support for the project and will share it with the RDOS for the Board to consider. Should you have any further questions, please do not hesitate to contact us. Sincerely, Tawny Verigin Municipal Affairs Specialist Cypress Land Services Inc. Agents for TELUS	12-Dec
				22-Nov	email	I'm a bell Customer, (pretty sure they use the Telus network). Reception at my house is TERRIBLE! I Even Put a booster in with a receiver on my roof and it still sucks. I often have to go outside to get a signal, or risk dropping the call in my house. I run a small business and it's critical people are able to get a hold of me. Often the phone doesn't even ring, just goes straight to voicemail! In my business if people can't get a hold of me they simply move on. So, in a very real sense, the BAD cell reception is costing me business! PLEASE put in the new cell towers, I'm sure they won't look too bad. Thank you. Sent from my iPad	support	Thank you your email! We really appreciate your feedback and I will make sure that your comments are reflected in the documentation. If you are available tomorrow evening please stop by the public meeting, its from 5:30 – 7:00 pm at the Naramata Centre – The Loft Building, 3475 3rd Street.	22-Nov
	Naramata, BC V0H 1N0			23-Nov	meeting comment sheet	1. Do you feel this is an appropriate location for the proposed facility? X Yes O No Comments: 2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest? X Yes O No Comments: 3. Additional Comments:	support	Dear Thank you for attending the Public Meeting on November 23rd, 2017 and providing your comments regarding the proposed TELUS utility pole / wireless communications facility in Naramata. We appreciate your support for the project and will share it with the RDOS for the Board to consider. Should you have any further questions, please do not hesitate to contact us. Sincerely, Tawny Verigin Municipal Affairs Specialist Cypress Land Services Inc. Agents for TELUS	30-Nov
	Naramata V0H 1N1			23-Nov	meeting comment sheet	1. Do you feel this is an appropriate location for the proposed facility? X Yes O No Comments: It could be a little more up in elevation - but otherwise I'm satisfied with where it is. 2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest? X Yes O No Comments: 3. Additional Comments:	support	Dear Thank you for attending the Public Meeting on November 23rd, 2017 and providing your comments regarding the proposed TELUS utility poles / wireless communications facilities in Naramata. We appreciate your support for the projects and will share it with the RDOS for the Board to consider. Should you have any further questions, please do not hesitate to contact us. Sincerely, CYPRESS LAND SERVICES Agents for TELUS	30-Nov
				23-Nov	meeting comment sheet	1. Do you feel this is an appropriate location for the proposed facility? O Yes X No Comments: A antenna further up the hill (higher) would give better overall coverage 2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest? O Yes X No Comments: 3. Additional Comments:	non-support	Dear Thank you for attending the Public Meeting on November 23rd, 2017 and providing your comments regarding the proposed TELUS utility poles / wireless communications facilities in Naramata. On your comment sheet you indicated that this is not an appropriate location for the proposed facilities and an antenna further up the hill would give better overall coverage. TELUS completed a public consultation process for a larger tower site a few years back at the top of the hill, and the proposal was turned down due to community concerns. TELUS has received close to 100 complaints regarding poor service over the past few years. This is a high number of complaints relative to the population size of Naramata. As a result, TELUS has proposed two lower profile installations on utility poles to provide service to the area. We appreciate your comments and will share them with the RDOS for the Board to consider. Should you have any further questions, please do not hesitate to contact us. Sincerely, Tawny Verigin Municipal Affairs Specialist Cypress Land Services Inc. Agents for TELUS	30-Nov

Comments & Responses Tracker BCB576 / BCB577							Support / non-support / neutral	Response to Comment or Question	Date Response Sent
Name of Resident	Address	Email	Phone	Date Message Received	Email, Letter, Comment Sheet or Voice Message	Comment or Question			
				23-Nov	meeting comment sheet	<p>1. Do you feel this is an appropriate location for the proposed facility? X Yes O No Comments:</p> <p>2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest? X Yes O No Comments:</p> <p>3. Additional Comments:</p>	support	<p>Dear ,</p> <p>Thank you for attending the Public Meeting on November 23rd, 2017 and providing your comments regarding the proposed TELUS utility pole / wireless communications facility in Naramata. We appreciate your support for the project and will share it with the RDOs for the Board to consider. Should you have any further questions, please do not hesitate to contact us.</p> <p>Sincerely,</p> <p>Tawny Verigin Municipal Affairs Specialist Cypress Land Services Inc. Agents for TELUS</p>	30-Nov
	Naramata, BC V0H 1N1			24-Nov	comment sheet	<p>1. Do you feel this is an appropriate location for the proposed facility? X Yes O No Comments: Please construct ASAP current reception is primitive & I have a signal booster</p> <p>2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest? X Yes O No Comments:</p> <p>3. Additional Comments: Make it as camouflaged as possible</p>	support	<p>Dear ,</p> <p>Thank you for attending the Public Meeting on November 23rd, 2017 and providing your comments regarding the proposed TELUS utility pole / wireless communications facility in Naramata. We appreciate your support for the project and will share it with the RDOs for the Board to consider. Should you have any further questions, please do not hesitate to contact us.</p> <p>Sincerely,</p> <p>Tawny Verigin Municipal Affairs Specialist Cypress Land Services Inc. Agents for TELUS</p>	30-Nov
	Naramata, BC V0H 1N1			28-Nov	comment sheet	<p>1. Do you feel this is an appropriate location for the proposed facility? O Yes X No Comments: We would more like a Telus antenna higher up where the other towers on the east side of lake are located! Why not next to those?</p> <p>2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest? O Yes X No Comments: Cell phone antenna or towers are still considered as eyesores. The best way is to camouflage as a tree. Website: twistedmiller.com #7, 12, 20 No. 16 is our favourite.</p> <p>3. Additional Comments: Your foto simulation is somehow misleading. The tree next to it (foto) is too far away! The surrounding neighbours should not have an eyesore in front of their doors or gardens!</p>	non-support	<p>Mr. & Mrs. ,</p> <p>Thank you for attending the Public Meeting on November 23rd, 2017 and providing your comments regarding the proposed TELUS utility poles / wireless communications facilities in Naramata.</p> <p>On your comment sheet you indicated that this is not an appropriate location for the proposed facilities and you would like to see a Telus antenna higher up on where other towers on the east side of the lake area located Please know, many installations are located within residential areas. They are commonly found on utility poles, street lights, wood poles, rooftop of apartments and condos and rooftops of hospitals, universities, community centres, churches, etc. In order to properly service communities, antenna installations need to be located near where people are using wireless services. A site on the east side of the lake would be too far from the area TELUS is trying to service.</p> <p>Furthermore, the installation is required to be in an area that fits in with TELUS' overall network plan. This site is intended to provide wireless coverage to portions of the local area to service residents (homes in the village area), business, tourists and emergency responders. When a telecommunications carrier is determining a location for new wireless installation it must consider a number of factors to ensure the new installation operates effectively and results in improved wireless services for the immediate community. Some of the considerations include frequency of operation, local topography, patterns of wireless users, building heights, road patterns, availability of land and existing structures. Many households rely on wireless service as their only means of communication to meet their personal, business and emergency needs. As such, it is very important to supply the best service possible to as many users in an area as possible. As there are no other structures of adequate height, TELUS believes the proposed installation is a reasonable option, as the structure and height will be similar to other existing utility poles nearby.</p> <p>We appreciate your comments and will share them with the RDOs for the Board to consider. Should you have any further questions, please do not hesitate to contact us.</p> <p>Sincerely,</p> <p>Tawny Verigin Municipal Affairs Specialist Cypress Land Services Inc. Agents for TELUS</p>	30-Nov
	Naramata, BC V0H 1N1			28-Nov	comment sheet	<p>1. Do you feel this is an appropriate location for the proposed facility? X Yes O No Comments:</p> <p>2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest? X Yes O No Comments:</p> <p>3. Additional Comments:</p>	support	<p>Dear ,</p> <p>Thank you for attending the Public Meeting on November 23rd, 2017 and providing your comments regarding the proposed TELUS utility poles / wireless communications facilities in Naramata. We appreciate your support for the projects and will share it with the RDOs for the Board to consider. Should you have any further questions, please do not hesitate to contact us.</p> <p>Sincerely,</p> <p>CYPRESS LAND SERVICES Agents for TELUS Tawny Verigin Municipal Affairs Specialist</p>	30-Nov
	Naramata, BC V0H 1N1			28-Nov	comment sheet	<p>1. Do you feel this is an appropriate location for the proposed facility? O Yes X No Comments: I recognize the necessity of wireless communication. I also believe it has a negative effect on our health and the environment so it would be best installed further from the community, from people.</p> <p>2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest? X Yes O No Comments:</p> <p>3. Additional Comments:</p>	non-support	<p>Dear ,</p> <p>Thank you for attending the Public Meeting on November 23rd, 2017 and providing your comments regarding the proposed TELUS utility poles / wireless communications facilities in Naramata.</p> <p>On you comment sheet, you indicated that you do not feel this is an appropriate location for the proposed facility. Please know, many installations are located within residential areas and parks. They are commonly found on utility poles, street lights, wood poles, rooftop of apartments and condos and rooftops of hospitals, universities, community centres, churches, etc. In order to properly service communities, antenna installations need to be located near where people are using wireless services.</p> <p>You also expressed concerns of health impacts. Please know TELUS relies on experts to set standards for safety. In Canada, Health Canada has established Safety Code 6 to ensure public safety. Safety Code 6 was updated in 2015 based on all credible science in this field done around the world. It is considered by Health Canada to be current and valid for protecting the health and safety of all Canadians. The limits specified in Health Canada's RF exposure guidelines are based upon review of thousands of peer-reviewed scientific studies of the health impacts of RF energy. SC6 take into consideration the existing EMF energy and the calculations are cumulative to include all surrounding local sites. Telecommunication operators propose to locate antennas where service is needed – providing access to 911 and other telecom services in areas that don't currently have them. As long as the site conforms to SC6, there is no cause for alarm. RF energy from the proposed tower will be several hundreds times lower than the limit set by SC6. Should you have further questions regarding the research behind Safety Code 6 regulation or the regulation itself, we encourage those in the community to contact Health Canada at: ccrpb-prcpcc@hc-sc.gc.ca.</p> <p>Should you have any further questions, please do not hesitate to contact us.</p> <p>Sincerely,</p> <p>CYPRESS LAND SERVICES Agents for TELUS Tawny Verigin Municipal Affairs Specialist</p>	30-Nov
				29-Nov	email	<p>Hello</p> <p>I read recently on www.mynaramata.com of the application underway on behalf of Telus.</p> <p>I'm sure you have good background info from what I believe was a previous application for a large tall tower up near the KVR (Kettle Valley Rail Trail) - yes, the Telus service is (and always has been) generally unreliable in Naramata - and YES it is exponentially better in Naramata when Telus has simply shared the other company's existing tower on Nkwala Mtn (see comments on MyNaramata.com website</p> <p>We have a few questions so far -</p> <p>1. which exact Naramata BC street or District Lot / park or neighborhood will this proposed tower-type improve service upon - surely the company must have this info as I can't imagine them putting up random towers / antennae and just hoping it hits some good location - for all that money?</p> <p>2. what exact service will be improved (voice or data or ...) - It's all very well for the marketplace to jump on this and be excited about being able to text from every square inch of the town - but - further exact details would be helpful</p> <p>3. what other company will Telus sell this mobility type service to? If you cannot name any other business, then can you tell us if Telus will be allowed or is planning to sell the service to another business or more.</p> <p>4. what other options has Telus legitimately investigated - we don't understand why they want to clutter up our towns and rural areas with more of their unsightly towers and antennae - yet still charge us a proverbial small fortune to use a phone. (maybe if there's a signal) - so why are the major companies not exploring the sharing of services and if they have - which we are fairly certain has happened in the past - was that not effective? At least the CUSTOMERS got some reliable service.</p> <p>thank you for your assistance</p> <p>Marg K</p>	neutral	<p>Hello,</p> <p>Thanks for taking the time to respond to the proposed TELUS service improvements to the Naramata area. Below in red are responses to your inquiries and a map of the general area of improvement. Over the last few years there have been about 100 complaints made to TELUS about poor service. As you pointed, TELUS did propose a larger tower in the area and they proposed antennas on top of utility poles is a compromise to the larger tower proposed.</p> <p>Should you have further questions or concerns please let me know.</p> <p>Regards,</p> <p>Chad 604-910-7310</p> <p>1. which exact Naramata BC street or District Lot / park or neighborhood will this proposed tower-type improve service upon - surely the company must have this info as I can't imagine them putting up random towers / antennae and just hoping it hits some good location - for all that money? See the attached map above.</p> <p>2. what exact service will be improved (voice or data or ...) - It's all very well for the marketplace to jump on this and be excited about being able to text from every square inch of the town - but - further exact details would be helpful – Both voice and data – access to the network for voice calls will be improved (less dropped calls and not been able to make calls and improve upload and download speeds of data).</p> <p>3. what other company will Telus sell this mobility type service to? If you cannot name any other business, then can you tell us if Telus will be allowed or is planning to sell the service to another business or more. TELUS and Bell share a network in western Canada (though its operated by TELUS) therefore the improved service will benefit TELUS and Bell customers.</p> <p>4. what other options has Telus legitimately investigated - we don't understand why they want to clutter up our towns and rural areas with more of their unsightly towers and antennae - yet still charge us a proverbial small fortune to use a phone. (maybe if there's a signal) - so why are the major companies not exploring the sharing of services and if they have - which we are fairly certain has happened in the past - was that not effective? At least the CUSTOMERS got some reliable service. The first option towards installing a new antenna installation is use of an existing structure (tower, building, rooftop, utility poles, etc.). In this instance there are no towers or rooftops in the Naramata area that will provide adequate height to improve wireless services. As you are likely aware there are no tower in Naramata. As such, we chose to add antennas to existing utility poles rather than add new poles or a new tower. As you are likely aware there are utility poles on both sides of the road already. This is a common approach, similar installations are in Revelstoke, Kimberly, Vancouver, Mission, Surrey, Chilliwack, Hope, Langley, Abbotsford, Victoria, etc..</p>	07-Dec
				04-Jan	email	<p>thank you Chad</p> <p>oh - I had not realized previously - am I correct then in saying that it is TWO sites (Arawana and Smethurst) in the SAME application?</p> <p>it's NOT "one or the other" -</p> <p>I realize that much of this was likely covered at the Open House - however, not all of us are avail (work travel etc) at that one time. If there's a website - then I would definitely read it. I don't see it on www.mynaramata.com (the local for-profit news website)</p> <p>thank you for your clear explanations - it's very helpful.</p>		N/A	N/A

Comments & Responses Tracker									
BCB576 / BCB577									
Name of Resident	Address	Email	Phone	Date Message Received	Email, Letter, Comment Sheet or Voice Message	Comment or Question	Support / non-support / neutral	Response to Comment or Question	Date Response Sent
				30-Nov	comment sheet	1. Do you feel this is an appropriate location for the proposed facility? O Yes X No Comments: Location is subject to major motor vehicle accidents, also large domestic water lines in the area and Arawana Road is subject to wash outs that have happened in the past. 2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest? X Yes O No Comments: Hopefully a round about will be constructed at this site to allow for safe access to the Naramata road from Arawana Road and may impact the site if construction is required at a later date. 3. Additional Comments:	non-support	Dear ██████████ Thank you for providing your comments regarding the proposed TELUS utility poles / wireless communications facilities in Naramata. On you comment sheet, you indicated that you do not feel this is an appropriate location for the proposed facility due to traffic incidents and water lines. Please know the RDOS has reviewed our proposal in relation to the water line location and have noted that the wireless facility will not interfere with the new water line. TELUS will ensure safe access to the poles similar to existing access procedures. Should you have any further questions, please do not hesitate to contact us. Sincerely, Tawmy Verigin Municipal Affairs Specialist Cypress Land Services Inc. Agents for TELUS	06-Dec
				07-Dec	email	Dear Tawny In your response to your email of Dec.6 Thank you for your comeback but I still feel that there is a better location for your utility pole than the one you have chosen. It is 150 yards to the North and on the opposite side of the highway totally away from traffic and not at the bottom of a wash that is subject to flooding in extreme weather and the traffic problems I pointed out previously. The site I suggested will also give you better cell service down in the village of Naramata. It is at the most Northerly section of the property that the fire hall is on. If you have your technicians look at this site I think they will agree with what I am saying. Thank you Tawmy for listening to my rants. Thank you again for sending back my misplaced cheque. Sincerely ██████████ Naramata B.C.		Good afternoon ██████████ Thank you for your additional comments. You've suggested a site near the fire hall. Unfortunately a site at this location will not work with TELUS' network plans. TELUS has proposed another utility pole / wireless communications facility in Naramata on N Naramata Rd near Smethurst Rd and a site at the fire hall would be too close to this location leaving a gap in coverage in the southern portion of Naramata. Please know, many installations are located within residential areas. They are commonly found on utility poles, street lights, wood poles, rooftop of apartments and condos and rooftops of hospitals, universities, community centres, churches, etc. In order to properly service communities, antenna installations need to be located near where people are using wireless services. We appreciate your comments and will share them with the RDOS for the Board to consider. Should you have any further questions, please do not hesitate to contact us. Sincerely, Tawmy Verigin Municipal Affairs Specialist Cypress Land Services Inc. Agents for TELUS	07-Dec
				deb 8	email	Thank you Tawny for the update, I think North Naramata and Smethurst roads would be an excellent site location rather than Arawana road . ██████████		N/A	N/A
				30-Nov	comment sheet	1. Do you feel this is an appropriate location for the proposed facility? O Yes X No Comments: Too close to homes. Although there is radiation of all sorts already present, adding more in this location is something I'm against. 2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest? X Yes O No Comments: 3. Additional Comments: This new wireless telecommunication tower may also negatively affect new potential owners delusion to buy property in this neighbourhood. Land values may fall or not do as well with the new tower.	non-support	Dear ██████████ Thank you for providing your comments regarding the proposed TELUS utility poles / wireless communications facilities in Naramata. On you comment sheet, you indicated that you do not feel this is an appropriate location for the proposed facility. Please know, many installations are located within residential areas and parks. They are commonly found on utility poles, street lights, wood poles, rooftop of apartments and condos and rooftops of hospitals, universities, community centres, churches, etc. In order to properly service communities, antenna installations need to be located near where people are using wireless services. You also expressed concerns of health impacts. Please know TELUS relies on experts to set standards for safety. In Canada, Health Canada has established Safety Code 6 to ensure public safety. Safety Code 6 was updated in 2015 based on all credible science in this field done around the world. It is considered by Health Canada to be current and valid for protecting the health and safety of all Canadians. The limits specified in Health Canada's RF exposure guidelines are based upon review of thousands of peer-reviewed scientific studies of the health impacts of RF energy. SC6 take into consideration the existing EMF energy and the calculations are cumulative to include all surrounding local sites. Telecommunication operators propose to locate antennas where service is needed – providing access to 911 and other telecom services in areas that don't currently have them. As long as the site conforms to SC6, there is no cause for alarm. RF energy from the proposed tower will be several hundreds times lower than the limit set by SC6. Should you have further questions regarding the research behind Safety Code 6 regulation or the regulation itself, we encourage those in the community to contact Health Canada at: ccrpb-prcpcc@hc-sc.gc.ca. You also expressed concerns regarding property values. To date there is no evidence to suggest that house prices are impacted by the presence of a wireless installation. Industry Canada's Reports on the National Antenna Tower Policy states research does not indicate a correlation between property value and tower location. Should you have any further questions, please do not hesitate to contact us. Sincerely, CYPRESS LAND SERVICES Agents for TELUS Tawmy Verigin Municipal Affairs Specialist	05-Dec
				01-Dec	email	Dear Tawny Verigin, Telus does not care about our health more than their financial success. They are a corporation . Corporations care about making money. To become more successful as a corporation, Health Canada's policies are influenced by corporate agendas to encourage economic growth. Consequently, they also care less about our physical health than this countries economy. Over the past few years microwave RF frequencies are increasingly permeating (entering into /passing thru) us. Our babies/children, all of this environment. Animals, insects, plants, sea life and so on. A simple search will reveal countless reports & information which indicates that RF frequencies can be harmful & dangerous. Devices which produce or utilize RF frequencies have developed a massive 'industry' which expects continual growth. This 'industry' is BIG money. This country is largely controlled by the power of 'big' money. All those 'ultra-convenient' RF frequency waves are entering into every-body without everyone's individual personal consent. Against the will of some people. Those frequencies are trespassing on to & into personal property. Our body belongs to us and no-one should have the right to enter into it without our personal consent. Doing so could be a violation of our human rights. Criminal. We must not be denied of our natural right to live. Or to act in defense of our human rights. Telus wants to install electronic devices in Naramata,B.C. which will emit questionable frequencies that trespass into every body regardless of their personal will or consent. Why trust Health Canada's recommendations regarding cell tower microwave radiation when they are under the influence of powerful telecom industries? It may be a choice not care, ignore or encourage this exposure for personal benefit, but is denying the will or consent by other individuals appropriate?	non-support	Dear ██████████ Thank you for providing your comments regarding the proposed TELUS utility poles / wireless communications facilities in Naramata. On your email you expressed concerns of health impacts. Please know TELUS relies on experts to set standards for safety. In Canada, Health Canada has established Safety Code 6 to ensure public safety. Safety Code 6 was updated in 2015 based on all credible science in this field done around the world. It is considered by Health Canada to be current and valid for protecting the health and safety of all Canadians. The limits specified in Health Canada's RF exposure guidelines are based upon review of thousands of peer-reviewed scientific studies of the health impacts of RF energy. SC6 take into consideration the existing EMF energy and the calculations are cumulative to include all surrounding local sites. Telecommunication operators propose to locate antennas where service is needed – providing access to 911 and other telecom services in areas that don't currently have them. As long as the site conforms to SC6, there is no cause for alarm. RF energy from the proposed tower will be several hundreds times lower than the limit set by SC6. Should you have further questions regarding the research behind Safety Code 6 regulation or the regulation itself, we encourage those in the community to contact Health Canada at: ccrpb-prcpcc@hc-sc.gc.ca. Should you have any further questions, please do not hesitate to contact us. Sincerely, Tawmy Verigin Municipal Affairs Specialist Cypress Land Services Inc. Agents for TELUS	06-Dec
				07-Dec	email	Dear Tawny, Thank-you for your response but it does not yet address the concern presented. It is against our personal will for Telus to create cell tower microwave radiation frequencies which penetrate into our bodies - without first acquiring our individual consent. It has been made clear to you that SC6 does not adequately reflect our concerns. Our human rights extend beyond the ministry of Health or their present recommendations. Obviously, many of the recommendations made by such entities continue to produce a serious need for alarm - on an international level. Regardless, the point is: high frequency microwave radiation that cell tower shall produce would trespass into our bodies against our will. Without our personal consent. Onto private property without the consent of the owners. A blatant violation upon our human rights to choose. Does Telus or anyone who tries to ignore or excuse themselves regarding our will, consent & human rights indicate a serious lack of integrity, dignity & respect towards us?		██████████ I am colleague of Tawny's and was at Standard Land in 2014. The community requested that TELUS look at alternatives. TELUS agreed to look at alternatives but reprioritised the project in light of delays. TELUS has now relooked at the area and has proposed the latest design. New/smaller equipment specs have a=enabled TLEUS to use their existing utility poles, replace them and add wireless equipment. As such they are proposing this type of installation in Naramata. They have completed similar installations in a number of other BC communities as an alternative to a larger cell tower. These installation will improve access to 911 service. As far as health and safety, Health Canada sets standards to ensure public safety, TELUS exceeds these standards to ensure public safety.	14-Dec
				13-Dec	email	Are you planning to respond to the most recent email as you suggested at the end of your previous email? Did you Tawny Verigin work for Standard Land in 2014? The year that Telus unsuccessfully tried to install a cell-tower in Naramata on Smethurst road? What were the decisions made then by; 1) the community of Naramata and by 2) Telus during that year? Is the purpose of the proposed cell tower only to exclusively provide 911 service as you mentioned? Do we not already have 911 service? Some of us have less 911 service than years ago as Telus has removed most of the public telephones! Plus, now crimes are 99% organized or carried out using cell phones(RF energy). In your recent letter you refer to thousands of peer-reviewed scientific studies of the health impacts of RF energy but have not provided references to them. Of the 'thousands' available, here is references to 155 scientific studies which claim RF energy as unsafe; http://electromagnetichealth.org/electromagnetic-health-blog/153-reviews/		Regards, Chad	
				14-Dec	email	Tawny Verigin & Chad Marlatt, Could you both to the best of your knowledge please answer the following questions in numerical order; 1) Were you Tawmy Verigin working for 'Standard Land' in 2014 and if so until what date? 2) Why is Chad Marlatt suddenly responding for the previous inquiry directed towards Tawmy Verigin? Didn't Chad work at Standard Land only until Feb. of 2014 and Tawmy work at Standard Land at least well into the spring of 2014 (May)? 3) Is there consequently other affiliations between 'Standard Land' and 'Cypress Land' services? 4) Is the purpose of the proposed cell tower only to exclusively improve "911 service" as you both mentioned? 5) Have you both thoroughly reviewed & comprehend the information provided in these 155 scientific studies which claim RF energy as unsafe? http://electromagnetichealth.org/electromagnetic-health-blog/153-reviews/ 6) What are all of the alternatives that Naramata requested in 2014? 7) What were all of the "delays" exactly?		Thanks for your comment. The relevance of Standard Land and Cypress Land personnel is not pertinent to the consultation of the proposed sites in Naramata. Our previous response provides a response to your questions below. Regards, Chad	14-Dec
				14-Dec	email	Telus representative Tawney Verigin & (associate?) Chad Marlatt, Please respond to the following questions in alphabetical order and the questions in the previous email in numerical order; A) The relevance of 'Standard Land' and 'Cypress Land' personnel is pertinent to the consultation of the proposed site(s) in Naramata. If Tawny Verigin or Chad Marlatt were employed with 'Standard Land' at that time (2014)- it absolutely makes sense to inquire with both of them regarding what happened at that time. Plus, if there is other affiliations between 'Standard Land' and 'Cypress Land' is this not obviously a cause to inquire with 'Cypress Land' now regarding those affiliations to comprehend what took place with 'Standard Land' & Naramata in 2014? B) Tawney Verigin & Chad Marlatt have both still omitted to clearly address question # 2 'with regards to why Chad Marlott is suddenly now trying to respond to simple & polite questions which are directed towards our 'supposed' representative Tawny Verigin? C) It is also of course confusing to consider why you both would avoid this fine opportunity to efficiently respond to question #4. Which contrary to Chad Marlott's "thank you for your comment" titled response, did not even take a few seconds to provide the answer to; Is the purpose of the proposed cell tower only to exclusively improve "911 service" as you both mentioned? D) Why would you both refuse to respond to such simple questions - by including a false statement suggesting that they have already been responded to? Obviously there is some confusion which has been created now regarding 'Cypress Land'. Even if you both believe these questions 'appear' to have received appropriate responses. It is being made obvious to you both that the person asking these questions definitely requires slightly more evident, concise & detailed responses - which would take little of your time. E) Consequently, could our Telus representative Tawny Verigin (now in potential collaboration with her associate Chad Marlott) kindly afford to take a moment to provide a concise & honest response (numerically) to all seven questions presented in our previous communication, plus respond (alphabetically) to all of the questions presented in this communication? F) Would your refusal to fulfill such a simple service display a significant & intentional lack of Integrity, Dignity & Respect from both of you towards the person asking these questions? ~~thank you for your sincere cooperation~~			

Comments & Responses Tracker									
Name of Resident	Address	Email	Phone	Date Message Received	Email, Letter, Comment Sheet or Voice Message	Comment or Question	Support / non- support / neutral	Response to Comment or Question	Date Response Sent
						<p>Cypress Land,</p> <p>1) Was Tawny Verigin working for "Standard Land" in 2014 and if so until what date ?</p> <p>2) Why was Chad Marlatt suddenly responding instead of Tawney. Without prior notice or invitation - for the previous inquiry directed towards Tawny Verigin ? Didn't Chad work at Standard Land only until Feb. of 2014 and Tawny work at Standard Land at least well into the spring of 2014 (May)?</p> <p>3) Is there consequentially other affiliations between "Standard Land" and "Cypress Land" services ?</p> <p>4) Is the purpose of the proposed cell tower for Naramata only to exclusively improve "911 service" as Tawny & Chad mentioned ?</p> <p>5) Has Cypress Land thoroughly reviewed & comprehend the information provided in these 155 scientific studies which claim RF energy as unsafe? http://electromagnetichealth.org/electromagnetic-health-blog/153-reviews/</p> <p>6) What are all of the alternatives that Naramata requested in 2014 ?</p> <p>7) What were all of the "delays" exactly ?</p> <p>8) Contrary to Chad Marlatt's statement, the relevance of 'Standard Land' and 'Cypress Land' personnel is pertinent to the consultation of the proposed site(s) in Naramata. If Tawny Verigin, Chad Marlatt etc. were employed with 'Standard Land' at that time (2014)- it absolutely makes sense to inquire with them regarding what happened at that time. Plus, if there is other affiliations between 'Standard Land' and 'Cypress Land' is this not obviously a cause to inquire with 'Cypress Land' now regarding those affiliations to comprehend what took place with 'Standard Land' & Naramata in 2014 ?</p> <p>9) Why would Chad Marlatt/Cypress Land refuse to respond to these simple questions - by including a false statement suggesting that they have already been responded to ? Obviously there is some confusion which has been created now regarding 'Cypress Land'. Even if Chad believes these questions 'appear' to have received appropriate responses, it is being made obvious to Cypress Land that the person asking these questions definitely requires slightly more evident, concise & detailed responses - which would take little time to do correctly.</p> <p>10) Consequently, could our Telus representative Tawny Verigin/Cypress Land kindly take a moment to provide concise & honest responses (numerically) to all eleven questions presented in this communication before next year or even this Christmas ?</p> <p>11) Would Cypress Lands refusal to fulfill such a simple service display a significant & intentional lack of integrity, Dignity & Respect towards the person asking these questions ? https://www.sciencedaily.com/releases/2017/12/171213095534.htm</p>			
	Naramata, BC V0H 1N1			06-Dec	comment sheet	<p>1. Do you feel this is an appropriate location for the proposed facility?</p> <p>X Yes O No</p> <p>Comments:</p> <p>2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest?</p> <p>X Yes O No</p> <p>Comments:</p> <p>3. Additional Comments:</p>	support	<p>Dear ██████████</p> <p>Thank you for providing your comments regarding the proposed TELUS utility pole / wireless communications facility in Naramata. We appreciate your support for the project and will share it with the RDOS for the Board to consider. Should you have any further questions, please do not hesitate to contact us.</p> <p>Sincerely,</p> <p>Tawny Verigin Municipal Affairs Specialist Cypress Land Services Inc. Agents for TELUS</p>	06-Dec
	BC V0H 1N1			06-Dec	comment sheet	<p>1. Do you feel this is an appropriate location for the proposed facility?</p> <p>X Yes O No</p> <p>Comments:</p> <p>2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest?</p> <p>X Yes O No</p> <p>Comments:</p> <p>3. Additional Comments: The suggested design seems less impactful. We need service for Telus customers and this provides the best solution</p>	support	<p>Dear ██████████</p> <p>Thank you for providing your comments regarding the proposed TELUS utility pole / wireless communications facility in Naramata. We appreciate your support for the project and will share it with the RDOS for the Board to consider. Should you have any further questions, please do not hesitate to contact us.</p> <p>Sincerely,</p> <p>Tawny Verigin Municipal Affairs Specialist Cypress Land Services Inc. Agents for TELUS</p>	06-Dec
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	Naramata, BC V0H 1N1			06-Dec	comment sheet	<p>1. Do you feel this is an appropriate location for the proposed facility?</p> <p>X Yes O No</p> <p>Comments:</p> <p>2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest?</p> <p>X Yes O No</p> <p>Comments:</p> <p>3. Additional Comments:</p>	support	<p>Dear ██████████</p> <p>Thank you for providing your comments regarding the proposed TELUS utility pole / wireless communications facility in Naramata. We appreciate your support for the project and will share it with the RDOS for the Board to consider. Should you have any further questions, please do not hesitate to contact us.</p> <p>Sincerely,</p> <p>Tawny Verigin Municipal Affairs Specialist Cypress Land Services Inc. Agents for TELUS</p>	06-Dec
	Naramata, BC V0H 1N1			06-Dec	comment sheet	<p>1. Do you feel this is an appropriate location for the proposed facility?</p> <p>X Yes O No</p> <p>Comments:</p> <p>2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest?</p> <p>X Yes O No</p> <p>Comments:</p> <p>3. Additional Comments: Will be good to have better cell reception in Naramata.</p>	support	<p>Dear ██████████</p> <p>Thank you for providing your comments regarding the proposed TELUS utility pole / wireless communications facility in Naramata. We appreciate your support for the project and will share it with the RDOS for the Board to consider. Should you have any further questions, please do not hesitate to contact us.</p> <p>Sincerely,</p> <p>Tawny Verigin Municipal Affairs Specialist Cypress Land Services Inc. Agents for TELUS</p>	06-Dec
				21-Nov	phone call	<p>██████████ This showed up on the community web page this AM.</p> <p>As part of the public consultation process required by the Regional District of Okanagan-Similkameen and Innovation, Science and Economic Development Canada (ISED), TELUS is inviting the public to comment on a proposed telecommunications facility on the top of a utility pole, consisting of a 15.85 metre TELUS utility pole. The wireless installation will improve wireless services in parts of Naramata.</p> <p>Location: TELUS Utility Pole on the east side of Naramata Road (Near the intersection of Naramata Rd. & Arawana Rd.)</p> <p>Nearest Address: 2940 Naramata Rd., Naramata, BC, RDOS</p> <p>Coordinates: 49.58698°, -119.58002°</p> <p>TELUS is inviting the public to a Public Meeting (drop in format):</p> <p>Date: Thursday, November 23, 2017</p> <p>Time: 5:30pm – 7:00pm</p> <p>Location: Naramata Centre – The Loft Building</p> <p>3475 3rd Street, Naramata, BC</p> <p>We have had an ongoing "debate" regarding the installation of a cell tower in our community, and the discussion has not gone well. My wife and I are in total agreement that a tower is essential. We live in the Village and have zero bars on our phone. Consequently we have to maintain a land line to ensure service.</p> <p>In 2017 most people in the world, including remote areas in Africa, have cell service. With the increased dependence on cell phones it has become fundamental for the safety of the citizens in this community, as well as others, as the area experiences heavy tourist traffic in the summer and fall. We will be out of town on the date of the public meeting, but what'd to let you know that we are in full support of the installation of a tower in our community. If this is not your department, please forward it to the office that handles public feedback.</p> <p>██████████</p>	support	<p>██████████ Please see the email below – while I'm not sure how these people got my email, we have a supporter for something we're doing in Naramata. Apparently they will be away during the Open House, but want to ensure their "Yes" vote is recorded.</p> <p>Do you want respond? Or if you want, I can simply thank them and let them know I've passed on their email on to you?</p> <p>Let me know.</p> <p>Thanks, Craig</p> <p>-----</p> <p>Including Cheryl Great feedback ██████ thanks. I will asked Cheryl to respond and we will note this letter of support in our public documentation</p> <p>-----</p> <p>Hello ██████████</p> <p>My name is Cheryl Bilyk, and I work in the real estate department at TELUS and was forwarded your feedback on our proposed sites in Naramata. We really appreciate you taking the time to voice your support for our proposal to improve wireless coverage in Naramata. I will ensure that your comments form part of our record as these sites progress through the process.</p> <p>If you have any questions going forward or would like an update on our progress, feel free to reach out to me directly!</p> <p>Hope you both have a great day!</p> <p>Cheryl Bilyk Real Estate Manager TELUS Wireless Network - BC 3 – 4535 Canada Way, Burnaby, BC, V5G 1J9 778 879 6185 Mobile</p>	21-Nov
	V0H 1N1			07-Dec	comment sheet	<p>1. Do you feel this is an appropriate location for the proposed facility?</p> <p>X Yes O No</p> <p>Comments: Appears to be a good location</p> <p>2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest?</p> <p>X Yes O No</p> <p>Comments:</p> <p>3. Additional Comments: Currently we have terrible cell service. Hopefully this improves it.</p>	support	<p>Good afternoon ██████████</p> <p>Thank you for providing your comments regarding the proposed TELUS utility pole / wireless communications facility in Naramata. We appreciate your support for the project and will share it with the RDOS for the Board to consider. Should you have any further questions, please do not hesitate to contact us.</p> <p>Sincerely,</p> <p>Tawny Verigin Municipal Affairs Specialist Cypress Land Services Inc. Agents for TELUS</p>	07-Dec

Comments & Responses Tracker											
Name of Resident	Address	Email	Phone	Date Message Received	Email, Letter, Comment Sheet or Voice Message	Comment or Question	Support / non-support / neutral	Response to Comment or Question	Date Response Sent		
██████████	Naramata, BC	██████████	██████████	10-Dec	email	<p>I am writing to express my opposition to the placement of a cell tower near the intersection of North Naramata Road & Smethurst Road in Naramata. (Telus Site file BCB577). Please confirm receipt of this email.</p> <p>I am opposed to granting Telus this use of public right-of-way lands because the placement of this tower will impede the southwest views of the lake and mountains from my, and many of my neighbors', property which will reduce the enjoyment and financial value of my property if and when I seek to sell or re-finance.</p> <p>TELUS has never been able to realistically demonstrate that having a cell tower impeding or infringing on a view from a property will not in any way negatively affect that property's value.</p> <p>Local Resident Negative Impact</p> <p>On careful review of the proposed placement of this tower I count a minimum of 12 additional residential properties whose southern and western lake views and property values will be compromised by a cell tower placement in this area.</p> <p>Tourism Industry Negative Impact</p> <p>I am additionally opposed to this granting of access to a public right-of-way because North Naramata Road is a primary tourism route in the area and tourism is a major economic driver of business and jobs in the Naramata area. Tourists come here in part to enjoy the promoted pastoral views of the area and a cell tower is not compatible with that.</p> <p>This same argument applies to the proposed additional tower located at Naramata Road & Arawana Road (Telus Site file BCB576). It is inappropriate that the RDOS would allow a private use of public right-of-way land that is in direct conflict with local tourism goals on which so much public tourism money, gathered in part through local taxation, is spent.</p> <p>Telus is seeking to profit from use of public right-of-way lands</p> <p>Telus is a for profit corporation and they are seeking this placement of cell towers on public right-of -ways in order to further their profits from potential customers in the Naramata area. As a tax paying owner / resident of Naramata it is my strong opinion that this is an inappropriate use of public right-of-way lands. This is placing Telus's ability to profit over the ability of tourists and local owner residents such as myself and my neighbors to enjoy the beauties of our area and maintain our property values.</p> <p>Telus has betrayed public trust in this process</p> <p>In addition, I see this application by Telus as a betrayal of public trust in that a number of years ago Telus recognized that they had made a mistake in seeking at that time to place a cell tower right next to a major local recreation corridor and tourist attraction (KVR) in a way that was also detrimental to many local residents potential property values.</p> <p>At the time when Telus recognized their mistake they indicated that they would seek appropriate tower placements either higher on the hills above Naramata or, as was recommended to them at the time, a tower across the lake. Either of these solutions would have allowed effective coverage for Naramata without impinging on tourism assets or private property values.</p> <p>The fact that Telus has now come back with a proposal to use public right-of-way lands, in the middle of residential / tourism areas in order to maximize their ability to profit from local residents is, to my mind, an outright betrayal of public trust in Telus's dealings with the community and the RDOS.</p> <p>Property values will be negatively affected</p> <p>To repeat my comment above: Telus has never been able to realistically demonstrate that having a cell tower impeding or infringing on a view from a property will not in any way negatively affect that property's value.</p> <p>So this situation amounts to allowing Telus to use public property to increase their profits at the expense of tax paying resident owners.</p> <p>I firmly oppose placement of cell towers within the Naramata residential area and register my opinion that Telus be directed to find potential locations higher on the hill or across the lake where the towers will not devalue the local tourism experience or private owners' lands.</p>	non-support	<p>██████████</p> <p>Thanks for taking the time to respond to TELUS' proposed wireless improvements in Naramata.</p> <p>As you are likely aware, TELUS has an existing utility line within the right of way (along the east side of North Naramata Road and Naramata Road) which includes facilities that enables access to phone, internet and TV services. This line is wholly owned and operated by TELUS to provide its services to customers in the Naramata area. The proposed upgrades would include using a small segment of the existing utility line to improve wireless services to the Naramata area. More specifically, TELUS is proposing to replace two existing utility poles (of the hundreds located in the area) with poles similar in height to the hydro poles that run along the west side of North Naramata Road and Naramata Road. The antenna array at the top of the upgraded poles would have diameter slightly less than that of a single transformer attached to a utility pole (similar to the utility poles with transformers along your street, Albrecht Road). There will be no equipment placed on the ground within the right of way.</p> <p>In general, utility poles are a commonly located along the streetscape of many rural communities as they do along most roads within Naramata. These poles typically range from seven (7) to eighteen (18) metres in height above ground. The most visible type of utility poles are typically hydro poles with various wood cross members, lines and transformers (similar to those along North Naramata and Naramata Roads). As mentioned above, TELUS proposes to upgrade two strategically placed poles with wireless antennas as an alternative to adding new poles or proposing a larger cell tower in the area. This proposed upgrade is only intended to improve service to Naramata. It should be noted that the existing Rogers tower (located approximately 8.5 km across the lake) cannot be used as it will not adequately improve service to meet the needs of the Naramata residents and visitors. TELUS and Rogers often share infrastructure, though in this instance the tower will not meet the service needs in Naramata. Over the past few years, TELUS has received close to 100 complaints regarding poor service in Naramata. This proposal is a direct response to these complaints. Some of the complaints were from non-residents (tourists) that were unable to connect to the network while visiting Naramata.</p> <p>Many communities expect wireless service to meet there personal, business and emergency needs and have grown to rely more and more upon the service (many households no longer have land line service and wholly rely on a wireless device). As such, and as an alternative to large cell towers, TELUS can at times propose smaller installations that take advantage of utility poles already located within communities. This has been completed in many communities throughout BC including: Vancouver, Kimberly, Revelstoke, Surrey, Powell River, Mission, Hope, Langley, Abbotsford, and others. While its very difficult to determine any property value impact between a utility pole with antennas and property values, properties in the above mentioned communities have experienced sustained property value increases.</p> <p>The lack of any downward price impact is likely attributed to the fact that the wireless installation on utility poles are not the typical large "cell tower" but rather a design that utilises existing utility poles within a community. There is evidence that the lack of adequate wireless service deters purchasers from buying in neighbourhoods with poor service. In additions to the above, where there are tourists you are most likely to find "cell sites" servicing them and locals. For instance, in the English Bay area of Vancouver "cell sites" have been added along the waterfront to address increased wireless demand from locals and tourists.</p> <p>TELUS specifically chose the both poles so not to impede the direct view of any homes across the street from the poles or within immediate proximity when viewing the lake. While there are homes 100 to 300 metres (and beyond) away that will have partial view impacts such as your home. This impact will be minimal given the size of the pole, the existing utilities currently in the same view lines and the distance of your home from the pole location.</p> <p>Finally, TELUS remains committed to improving services and consulting the public with regard to its proposed plans. TELUS continues to communicate its plans with the community as is evident through this public consultation process – TELUS notified 909 households in writing, placed advertisements in the local paper, notices on mynaramata.com and held a public open house. A few years ago, TELUS did propose a monopole structure at the edge of the community above a majority of the homes and below the KVR trail. This location was strategically chosen to minimize the views of the lake from homes in the area. As a result of community involvement at that time, TELUS agreed to look into alternative options for improving service. TELUS completed further analysis and determined that a tower higher up on the mountain would result in too much "shadowing" from local topography along the eastern bench and would not adequately improve service.</p> <p>TELUS is committed to improving wireless service to the Naramata area and believes that the proposed existing pole upgrades are a balanced approach to supplying improved wireless service, for both residents and visitors, while at the same time minimizing visual impacts to the community by keeping the upgraded poles in line with the height of existing poles along the road. Below outlines the location and relative height of the replacement pole as viewed from Albrecht Road near your home.</p> <p>Regards, Chad Marlatt – Agents for TELUS</p>	13-Dec		
██████████	Naramata, BC	██████████	██████████	10-Dec	email	<p>Dear Tawny Verigin,</p> <p>My name is Tom Hoenisch and I live at 1185 Smethurst Rd. in Naramata. I am very concerned about the huge pole that Telus wants to erect on North Naramata Rd. at Smethurst Rd. This pole would be directly in our line of sight and it would be a real eyesore. I'm sure it would diminish the value of our property as well. It seems to me that we wait through this with Telus several years ago when they wanted to put a tower just below the KVR (Kettle Valley Railway) right of way which is a major tourist attraction and also well used by locals. At that time the community asked Telus why they didn't want to put the tower further up in the hills where there is no tourist attraction and there are no homes or across Okanagan Lake above Summerland where you could reach all of Naramata. We never got a satisfactory answer from them. I still think that these other options would be better as Telus could regain the good will of the community and still provide better cell service.</p> <p>I look forward to hearing from you as to what is happening with these plans. My e-mail address is: ctoen@shaw.ca; my telephone is: 250-496-5779; and my mailing address is: Tom Hoenisch</p> <p>██████████</p> <p>Thank you,</p> <p>██████████</p>	non-support	<p>██████████</p> <p>Thank you for providing your comments regarding the proposed TELUS utility poles / wireless communications facilities in Naramata.</p> <p>In your email you indicated that this is not an appropriate location for the proposed. Please know, many installations are located within residential areas. They are commonly found on utility poles, street lights, wood poles, rooftop of apartments and condos and rooftops of hospitals, universities, community centres, churches, etc. In order to properly service communities, antenna installations need to be located near where people are using wireless services. A site on further up the hill and on the other side of the lake would be too far from the area TELUS is trying to service.</p> <p>Furthermore, the installation is required to be in an area that fits in with TELUS' overall network plan. This site is intended to provide wireless coverage to portions of the local area to service residents (homes in the village area), business, tourists and emergency responders. When a telecommunications carrier is determining a location for new wireless installation it must consider a number of factors to ensure the new installation operates effectively and results in improved wireless services for the immediate community. Some of the considerations include frequency of operation, local topography, patterns of wireless users, building heights, road patterns, availability of land and existing structures. Many households rely on wireless service as their only means of communication to meet their personal, business and emergency needs. As such, it is very important to supply the best service possible to as many users in an area as possible. As there are no other structures of adequate height, TELUS believes the proposed installation is a reasonable option, as the structure and height will be similar to other existing utility poles nearby.</p> <p>We appreciate your comments and will share them with the RDOS for the Board to consider. Should you have any further questions, please do not hesitate to contact us.</p> <p>Sincerely, Tawny Verigin Municipal Affairs Specialist Cypress Land Services Inc. Agents for TELUS</p>	19-Dec		
██████████	██████████	██████████	██████████	19-Dec	comment sheet	<p>1. Do you feel this is an appropriate location for the proposed facility? O Yes X No Comments: This pole is directly in the line of sight from our home (1185 Smethurst Rd.). If the next pole, directly south were used it would be a little better for us and I don't believe it would be directly in anybody's line of sight</p> <p>2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest? O Yes X No Comments: I am unclear what colour the pole would be, (would it be dark and blend in or would it be a shiny eyesore) and also how large the structure at the top would be.</p> <p>3. Additional Comments: It would really help us if the next pole south of the proposed pole would be used, if the pole could be dull & dark (not metallic of shiny) and if the size of the telecommunications equipment at the top could be minimized.</p>		<p>Dear ██████████</p> <p>Thank you for providing your comments regarding the proposed TELUS utility poles / wireless communications facilities in Naramata.</p> <p>On your comment sheet you asked if the next pole, directly south, could be use. We relocated at using this pole with TELUS engineers and have determined that we can use the pole to the south if that will be better for you.</p> <p>The replacement pole will remain wood like the other utility poles and will be a similar width to the hydro pole across the street. The antenna will be painted to match the pole. The structure at the top on the pole will be approximately 2-3 feet wide with the antennas installed.</p> <p>We appreciate your comments and will share them with the RDOS for the Board to consider. Should you have any further questions, please do not hesitate to contact us.</p> <p>Sincerely, Tawny Verigin Municipal Affairs Specialist Cypress Land Services Inc. Agents for TELUS</p>	18-Jan		
				23-Jan	email	<p>Dear Ms. Verigin,</p> <p>Thank you for taking my concerns into account. If the antenna has to go on one of these poles, then the next pole, directly south does work better for us. Hopefully the RDOS Board also has no problem with this.</p> <p>Sincerely, ██████████</p>		N/A	N/A		
██████████	Naramata, BC	██████████	██████████	11-Dec	email	<p>I am writing to express my opposition to the placement of a cell tower near the intersection of North Naramata Road & Smethurst Road in Naramata. (Telus Site file BCB577). Please confirm receipt of this email.</p> <p>I am opposed to granting Telus this use of public right-of-way lands because the placement of this tower will impede the southwest views of the lake and mountains from my, and many of my neighbors', property which will reduce the enjoyment and financial value of my property if and when I seek to sell or re-finance.</p> <p>TELUS has never been able to realistically demonstrate that having a cell tower impeding or infringing on a view from a property will not in any way negatively affect that property's value.</p> <p>Local Resident Negative Impact</p> <p>On careful review of the proposed placement of this tower I count a minimum of 12 additional residential properties whose southern and western lake views and property values will be compromised by a cell tower placement in this area.</p> <p>Tourism Industry Negative Impact</p> <p>I am additionally opposed to this granting of access to a public right-of-way because North Naramata Road is a primary tourism route in the area and tourism is a major economic driver of business and jobs in the Naramata area. Tourists come here in part to enjoy the promoted pastoral views of the area and a cell tower is not compatible with that.</p> <p>This same argument applies to the proposed additional tower located at Naramata Road & Arawana Road (Telus Site file BCB576). It is inappropriate that the RDOS would allow a private use of public right-of-way land that is in direct conflict with local tourism goals on which so much public tourism money, gathered in part through local taxation, is spent.</p> <p>Telus is seeking to profit from use of public right-of-way lands</p> <p>Telus is a for profit corporation and they are seeking this placement of cell towers on public right-of -ways in order to further their profits from potential customers in the Naramata area. As a tax paying owner / resident of Naramata it is my strong opinion that this is an inappropriate use of public right-of-way lands. This is placing Telus's ability to profit over the ability of tourists and local owner residents such as myself and my neighbors to enjoy the beauties of our area and maintain our property values.</p> <p>Telus has betrayed public trust in this process</p> <p>In addition, I see this application by Telus as a betrayal of public trust in that a number of years ago Telus recognized that they had made a mistake in seeking at that time to place a cell tower right next to a major local recreation corridor and tourist attraction (KVR) in a way that was also detrimental to many local residents potential property values.</p> <p>The fact that Telus has now come back with a proposal to use public right-of-way lands, in the middle of residential / tourism areas in order to maximize their ability to profit from local residents is, to my mind, an outright betrayal of public trust in Telus's dealings with the community and the RDOS.</p> <p>Property values will be negatively affected</p> <p>To repeat my comment above: Telus has never been able to realistically demonstrate that having a cell tower impeding or infringing on a view from a property will not in any way negatively affect that property's value.</p> <p>So this situation amounts to allowing Telus to use public property to increase their profits at the expense of tax paying resident owners.</p> <p>I firmly oppose placement of cell towers within the Naramata residential area and register my opinion that Telus be directed to find potential locations higher on the hill or across the lake where the towers will not devalue the local tourism experience or private owners' lands.</p> <p>██████████</p>	non-support	<p>██████████</p> <p>Thanks for taking the time to respond to TELUS' proposed wireless improvements in Naramata.</p> <p>As you are likely aware, TELUS has an existing utility line within the right of way (along the east side of North Naramata Road and Naramata Road) which includes facilities that enables access to phone, internet and TV services. 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These poles typically range from seven (7) to eighteen (18) metres in height above ground. The most visible type of utility poles are typically hydro poles with various wood cross members, lines and transformers (similar to those along North Naramata and Naramata Roads). As mentioned above, TELUS proposes to upgrade two strategically placed poles with wireless antennas as an alternative to adding new poles or proposing a larger cell tower in the area. This proposed upgrade is only intended to improve service to Naramata. It should be noted that the existing Rogers tower (located approximately 8.5 km across the lake) cannot be used as it will not adequately improve service to meet the needs of the Naramata residents and visitors. TELUS and Rogers often share infrastructure, though in this instance the tower will not meet the service needs in Naramata. Over the past few years, TELUS has received close to 100 complaints regarding poor service in Naramata. 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This impact will be minimal given the size of the pole, the existing utilities currently in the same view lines and the distance of your home from the pole location.</p> <p>Finally, TELUS remains committed to improving services and consulting the public with regard to its proposed plans. TELUS continues to communicate its plans with the community as is evident through this public consultation process – TELUS notified 909 households in writing, placed advertisements in the local paper, notices on mynaramata.com and held a public open house. A few years ago, TELUS did propose a monopole structure at the edge of the community above a majority of the homes and below the KVR trail. This location was strategically chosen to minimize the views of the lake from homes in the area. As a result of community involvement at that time, TELUS agreed to look into alternative options for improving service. TELUS completed further analysis and determined that a tower higher up on the mountain would result in too much "shadowing" from local topography along the eastern bench and would not adequately improve service.</p> <p>TELUS is committed to improving wireless service to the Naramata area and believes that the proposed existing pole upgrades are a balanced approach to supplying improved wireless service, for both residents and visitors, while at the same time minimizing visual impacts to the community by keeping the upgraded poles in line with the height of existing poles along the road. Below outlines the location and relative height of the replacement pole as viewed from Albrecht Road near your home.</p> <p>Regards, Chad Marlatt – Agents for TELUS</p>	13-Dec		

Comments & Responses Tracker										
Name of Resident	Address	Email	Phone	Date Message Received	Email, Letter, Comment Sheet or Voice Message	Comment or Question		Support / non-support / neutral	Response to Comment or Question	Date Response Sent
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Please confirm receipt of this email.</p> <p>I am opposed to granting Telus this use of public right-of-way lands because the placement of this tower will impede the southwest views of the lake and mountains from my, and many of my neighbors', property which will reduce the enjoyment and financial value of my property if and when I seek to sell or re-finance.</p> <p>TELUS has never been able to realistically demonstrate that having a cell tower impeding or infringing on a view from a property will not in any way negatively affect that property's value.</p> <p>Local Resident Negative Impact</p> <p>On careful review of the proposed placement of this tower I count a minimum of 12 additional residential properties whose southern and western lake views and property values will be compromised by a cell tower placement in this area.</p> <p>Tourism Industry Negative Impact</p> <p>I am additionally opposed to this granting of access to a public right-of-way because North Naramata Road is a primary tourism route in the area and tourism is a major economic driver of business and jobs in the Naramata area. 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					email	<p>It is against our will for Telus to create cell tower microwave radiation frequencies which penetrate into our bodies - without first acquiring our individual consent. Health Canada's 'Safety Code 6' does not adequately reflect our concerns. Our human rights extend beyond the ministry of Health or their present recommendations. Obviously, many of the recommendations made by such entities continue to produce a serious need for alarm - on an international level.</p> <p>Irregardless, the point is: high frequency microwave radiation that cell tower shall produce would trespass into our bodies against our will. Without our personal consent. Onto private property without the consent of the owners. A violation upon our human right to choose. Does Telus or anyone who tries to ignore or excuse themselves regarding our will, consent & human rights indicate a lack of integrity, dignity & respect towards us ?</p> <p>Telus is again proposing to place a cell tower in Naramata, B.C. Our opposition is based on the following concerns:</p> <p>The World Health Organization (WHO) classified radio frequency electromagnetic fields (from cell towers) as a 2B possible carcinogen. Also in this category: insecticides (such as DDT), fungicides, lead, chloroform, dry cleaning fluids, gasoline and others.</p> <p>Studies have shown that significant effects on humans can occur within 500 metres from the base of a cell tower. These effects include:</p> <p>- headaches/migraines, - sleep disturbances & insomnia, - heart arrhythmia/palpitation, - tinnitus, - skin rashes & allergies, - irritable bowel symptoms, - dizziness/vertigo, - fatigue, - agitation & anxiety, - shortness of breath/asthma, - concentration & learning difficulties, - memory loss, - infertility, - depression & mood changes, - blood sugar fluctuations, - leukemia/cancer, - brain & eye tumors, - blood-brain barrier leakage, - double DNA strand breaks</p> <p>Studies show serious biological & adverse health effects on humans within 400 meters of cellular transmitters.</p> <p>The results from a German study show a significantly increased likelihood (3x higher) of developing cancer for people living within 400 meters of a cell phone transmission mast. In addition, it found that people that lived within 400 meters tend to develop the cancers at a younger age. www.enrpolicy.org/science/research/docs/eger_nalla_2004.pdf</p> <p>Current studies suggest both short-term and long-term health risks within 300-400 meters of a cell tower. Thus, great precautions should be taken to site cell towers away from the most susceptible segments of the population, such as children."</p> <p>www.wireless-precaution.com/main/doc/CellPhoneTowerEffects.pdf and ...</p> <p>http://whyfry.org/brazilian-study-cancer-associated-with-radiation-from-cellular-antennas/</p> <p>Who knows what a safe distance will be with the newer stronger technologies(5G) or what the cumulative effects will be? At this point there is also a lack of science regarding the impacts from the combination of multiple carcinogens present in our environment. Do we want to risk impacting the health of our neighbors and more susceptible residents?</p> <p>We MUST be proactive. This vulnerability is the reason the BC Confederation of Parent Advisory Committees passed a resolution urging Municipal governments and School Boards to prohibit the siting of cell or mobile phone masts in any areas regularly used by students and why the Vancouver School Board has a policy restricting cell masts from within 300 meters of an existing school.</p>	non-support	<p>Comment directed to RDOS.</p>	N/A	
	Naramata, BC V0H 1N1			11-Dec	email	<p>Re: Telus Cell Tower in Naramata</p> <p>I am writing to express my opposition to the placement of a cell tower near the intersection of North Naramata Road & Smethurst Road in Naramata. (Telus Site file BCB577). 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Comments & Responses Tracker										
BCB576 / BCB577										
Name of Resident	Address	Email	Phone	Date Message Received	Email, Letter, Comment Sheet or Voice Message	Comment or Question		Support / non-support / neutral	Response to Comment or Question	Date Response Sent
	Naramata, BC			11-Dec	email	<p>To whom it may concern:</p> <p>We are writing to express our vehement opposition to the placement of a cell tower near the intersection of North Naramata Road & Smethurst Road in Naramata. (Telus Site file BCB577) as well as the 2nd proposed location at Naramata Rd & Arawana. We believe that there was not proper notification given to the residents in the area as we did not (and I believe neither did our neighbours) receive any notification of this other than seeing an article on Mynaramata.com. In addition the article in Mynaramata.com initially did not show the North Naramata location option. It was added later making it seem that Telus was trying to slip it in without anybody noticing.</p> <p>We are opposed to granting Telus this use of public right-of-way lands because the placement of this tower will impede the southwest views of the lake and mountains from my, and many of our neighbors, reduce the enjoyment and financial value of our properties if and when we should seek to sell or re-finance. Telus has never been able to realistically demonstrate that having a cell tower impeding or infringing on a view from a property will not in any way negatively affect that property's value.</p> <p>There is no benefit to the residents of this community in having a tower at either proposed location that could not be found further up the hillside where it would be much less harmful to the area & its residents...other than cost savings for Telus. Give us a break...they can afford it, we cannot. To the members of our RDOS, as representatives of your constituents, you are responsible to represent us, and our viewpoints and therefore should oppose installation of these towers in their current proposed locations. No one in our community would support losing such views and seeing property value decreases as a result, for the benefit of few.</p> <p>In short - We firmly oppose placement of cell towers within the Naramata residential area and register our opinion that Telus be directed to find potential locations higher on the hill or across the lake where the towers will not devalue the local tourism experience or private owners' lands.</p> <p>Respectfully,</p> <p>_____</p>		non-support	<p>You expressed some similar concerns as a few of your neighbours – please see the information below.</p> <p>Thanks for taking the time to respond to TELUS' proposed wireless improvements in Naramata.</p> <p>As you are likely aware, TELUS has an existing utility line within the right of way (along the east side of North Naramata Road and Naramata Road) which includes facilities that enables access to phone, internet and TV services. 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				04-Jan	email	<p>DEAR REPRESENTATIVES:</p> <p>Please find below our letter to Cypress Land Services (representatives of Telus) and their reply to is regarding the proposed cell tower at North Naramata Rd. and Smethurst.</p> <p>As our representatives we appeal to you to defend our position against the installation of this tower.</p> <p>According to Industry Canada rules:</p> <p>CPC-2-0-03</p> <p>Issue 5</p> <p>Released: June 26, 2014</p> <p>Effective: July 15, 2014</p> <p>Spectrum Management and Telecommunications</p> <p>Client Procedures Circular</p> <p>Radiocommunication and Broadcasting</p> <p>Antenna Systems</p> <p>A link to the document is here: https://www.ic.gc.ca/eic/site/mtm-gst.nsf/www/cpc-2-0-03-05.pdf/\$file/cpc-2-0-03-05.pdf</p> <p>A member of the public cannot launch a dispute it must be an organization that submits the protest and therefore we require your involvement by way of filing a protest on our and many of your constituents' behalf. Please see the applicable rule:</p> <p>"Section 5. Dispute Resolution Process</p> <p>The dispute resolution process is a formal process intended to bring about the timely resolution where the parties have reached an impasse.</p> <p>Upon receipt of a written request from a stakeholder other than the general public, asking for Departmental intervention concerning a reasonable and relevant concern, the Department may request that all involved parties provide and share all relevant information. The Department may also gather or obtain other relevant information and request that parties provide any further submissions if applicable.</p> <p>The Department will, based on the information provided, either:</p> <ul style="list-style-type: none">• make a final decision on the issue(s) in question, and advise the parties of its decision; or• suggest the parties enter into an alternate dispute resolution process in order to come to a final decision. <p>Should the parties be unable to reach a mutually agreeable solution, either party may request that the Department make a final decision.</p> <p>Upon resolution of the issue under dispute, the proponent is to continue with the process contained within this document as required."</p> <p>It is our opinion that the whole process was flawed from the beginning. The notice was only sent info to "occupants" What about property owners who are away? What about people who rent out their property? Why wasn't it sent to the property owners at their mailing addresses? The RDOS has that contact information, they send the utility bills to us regularly. Industry Canada's Default Public Consultation process says that "property owners" must be notified.</p> <p>See Section 4.2 Public Notification (1) of Radiocommunication and Broadcast Antenna Systems Client Procedures Circular Issue 5.</p> <p>Public Notification</p> <p>1. Proponents must ensure that the local public, the land-use authority and Industry Canada are notified of the proposed antenna system. As a minimum, proponents must provide a notification package (see Appendix 1) to the local public (including nearby residences, community gathering areas, public institutions, schools, etc.), neighbouring land-use authorities, businesses, and property owners, etc.</p> <p>As property owners, the RDOS has our mailing address but we were never formally notified of the proposal by Telus or Cypress Land Services. This is just another attempt to sneak in this tower without proper notification. Cypress Land Services claim they sent notice: "…TELUS notified 909 households in writing, placed advertisements in the local paper, notices on mynaramata.com and held a public open house" however, they didn't include the N. Naramata Road Site at Smethurst in the original notice on Mynaramata.com, therefore we didn't attend the meeting. Perhaps another meeting is required, in the spring, when we can navigate the Coquihalla highway to attend. That way the people affected by the N. Naramata proposal will have more notification and be able to attend and prepare response.</p> <p>The official notification, which we never received but have now been provided by a neighbour, says the existing pole is 6.61 metres high and the new pole would be 15.85 metres high, yet in Cypress land service reply to us, they try to make it seem that the pole will be almost the same height by saying...."TELUS is proposing to replace two existing utility poles (of the hundreds located in the area) with poles similar in height to the hydro poles that run along the west side of North Naramata Road and Naramata Road." This again is misleading us and, I presume, trying to mislead the RDOS and any other agency involved in the approval process.</p> <p>Cypress Land Services also provided a photo (included in their email below) from Google Streetview that is a misrepresentation of what the view is like from our home which is up a very steep hill from the street where the photo is taken. You will see in the attached photo from our home, the view is very different from what they portray in the Google Streetview photo. I have included a depiction what the proposed tower would look like from our home. The proposed tower is an enormous blemish on the view of the landscape and lake we purchased our property to enjoy. Again, this misrepresentation seems like an attempt to mitigate the actual impact on our views and mislead us and the government officials involved in the decision.</p> <p>The reason we purchased the home in Naramata was to retire there with beautiful view of Okanagan Lake. It is spectacular! In the reply from Cypress Land Services they try to compare the views from our home of Okanagan Lake to those in Vancouver, Kimberley, Revelstoke, Surrey, Powell River, Mission, Hope, Langley, Abbotsford, and others. It is our opinion unless those properties were overlooking a spectacular lake, there is no comparison. I am certain none of those installations was put in such a scenic area with rolling hills and outstanding viewpoints. Perhaps Telus or Cypress Land Services should provide photos of the installations they put in front of lake views?</p> <p>In addition, Cypress Land Services has not given any explanation as to why cell service provided by Rogers in Naramata is quite satisfactory and why they cannot share the Rogers infrastructure. They only provide a vague explanation which is not satisfactory. I quote from their letter: "It should be noted that the existing Rogers tower (located approximately 8.5 km across the lake) cannot be used as it will not adequately improve service to meet the needs of the Naramata residents and visitors. TELUS and Rogers often share infrastructure, though in this instance the tower will not meet the service needs in Naramata"</p> <p>Section 3 of the Industry Canada regulations states:</p> <p>"3. Use of Existing Infrastructure (Sharing) 4 This section outlines the roles of proponents and owners/operators of existing antenna systems. In all cases, parties should retain records (such as analyses, correspondence and engineering reports) relating to this section. Before building a new antenna-supporting structure, Industry Canada requires that proponents first explore the following options:</p> <ul style="list-style-type: none">• consider sharing an existing antenna system, modifying or replacing a structure if necessary; 3 Please refer to Radiocommunication Information Circular RIC-66 for a list of addresses and telephone numbers for Industry Canada's regional and district offices. RIC-66 is available via the Internet at: http://www.ic.gc.ca/eic/site/mtm-gst.nsf/eng/ht/06073.html. 4 See also Client Procedures Circular CPC-2-0-03-05, Conditions of Licence for Mandatory Roaming and Antenna Tower and Site Sharing and to Prohibit Exclusive Site Arrangements; CPC-2-0-17 is available via the Internet at: http://www.ic.gc.ca/eic/site/mtm-gst.nsf/eng/09083.html. Radiocommunication and Broadcasting Antenna Systems CPC-2-0-03-05 locate, analyze and attempt to use any feasible existing infrastructure such as rooftops, water towers etc. 4 A proponent is not normally expected to build a new antenna-supporting structure where it is feasible to locate an antenna on an existing structure, unless a new structure is preferred by the land-use authority. Owners and operators of existing antenna systems are to respond to a request to share in a timely fashion and to negotiate in good faith to facilitate sharing where feasible is anticipated that 30 days is reasonable time for existing antenna system owners/operators to reply to a request by a proponent in writing with either: • a proposed set of reasonable terms to govern the sharing of the antenna system; or • a detailed explanation of why sharing is not possible" <p>We want to see proof of Telus's attempt to share infrastructure with Rogers and Rogers' reply.</p> <p>In addition, the ISD website claims that there have been negative impacts on property values:</p> <p>"In 2003, the assessed values of sixteen residential properties located in Colwood, British Columbia were reduced by BC Assessment by an average of 7.2% (approx. \$9,500 each) due to the aesthetic impacts of a broadcasting antenna tower installation that had been recently upgraded.337</p> <p>1. 337 Facsimile from Dave Hitchcock, area assessor, BC Assessment (February 23, 2001) Re: Radio Transmissions and Towers, Triangle Mountain, Colwood, 2003 Assessment Reductions Due to Proximity to Transmission Towers. This document was provided by the Colwood Transmission Towers Citizens Committee at a meeting held on 21 August 2003 in Colwood, BC.</p> <p>The survey data indicated that a major concern of people living proximately to a cell tower was the effect of this tower on property values – a third of the respondents believed it would decrease the price or rent they would be prepared to pay by between 2 to 9% and nearly a quarter (24%) indicated that they believed it would decrease the price or rent by between 30 and 59%. The findings of the market study of actual home prices confirmed the opinion survey results. In the two suburbs studied where towers were built in 2000, the effect of a tower on home prices was a decrease of between 20.7% and 21%. Interestingly, in the two suburbs where the towers were constructed in 1994, the effect was either insignificant or prices actually increased by 12% due to the presence of the tower. A possible explanation for this difference was the significantly increased media coverage and public controversy that surrounded the most recent tower placements in the study. Also, two high profile legal cases, involving cell towers, were decided after 1994 when the two earlier base stations were established.341</p> <p>Finally, the ISD says that impacts on neighbours' views should be taken into consideration when putting in any installation of this type. This quote is from the ISD website:</p> <p>"The report on The National Power Antenna Policy Report</p> <p>Section D - 6 policy questions states:</p> <p>"...the principle purpose of consultations with the public and/or land-use authorities is to consider the visual impact of the antenna proposal upon the immediate environment. Negative impacts should be explored through discussions about the potential for loss of the particular amenities or important visual characteristics of the area."</p> <p>We feel that our views will be so negatively impacted and the visual characteristics of the area will be altered so substantially, that Telus should not be allowed to put this tower at N. Naramata Rd. and Smethurst Rd.</p> <p>We feel as your constituents that we deserve your support and look forward to your prompt reply showing your support and the actions you plan to take on our behalf.</p> <p>_____</p>			<p>I wanted to take the opportunity to clarify a couple items you raise below:</p> <p>1. There seems to be a misunderstanding regarding the height and location of the pole proposed to be replaced. The image you provided depicts the pole much taller than proposed. As indicated previously, the proposed TELUS replacement pole is similar height (a few meters taller) to the existing hydro poles running along the North Naramata Road. The photo (from google earth) we provided clearly depicts the pole location and approximate height relative to the hydro pole on the same road (North Naramata Road). The picture you provided also shows the location of the TELUS replacement pole further north than proposed. Its actual location would be further south, likely behind the trees/shrubs in the photo. I have marked up the image you supplied with further details, please see below:</p> <p>As far as the impact to your view and those in the area, the impact is very minor as the replacement pole is a similar scale to the existing hydro poles along the road and homes are setback from the pole a few hundred metres. As noted, similar installations have been completed in many communities throughout BC. Many of these communities have ocean, lake and mountain views (one example is along the waterfront in English Bay, Vancouver).</p> <p>2. The RDOS has a process to following when proposing antenna installation. This process includes a board notification procedure and will conclude with the RDOS Board making a decision regarding the proposal. The notification process established by the RDOS goes well beyond the requirements established by ISD. ISED would typically only require notification of properties within 48m (3 times the height of the proposed structure). The RDOS requires mail out notification to properties within 1000 m (RDOS supplies all the addresses), two advertisements in a local paper and a requirement to hold a open house. Though there was no requirement to place advertisements online at www.mynaramata.com, TELUS did so. All of the above has given the community, including yourselves, a broad range of opportunities to learn about the project and provide comment. TELUS and the RDOS have made every effort to be as open and forthright about the proposal as possible. There has been no intent on behalf of the RDOS or TELUS to "sneak" the proposed project through.</p> <p>3. As pointed out previously, TELUS cannot use the Rogers tower across the lake. Each company has a distinct network configuration, unique user (customer) base and other technical challenges that prescribe where it can locate infrastructure in order to improve service levels. In this instance locating antennas on the Rogers tower will not improve service in the north end of Naramata to a level that will support community usage. TELUS has received several service issue complaints in the area and has a good understanding of what they need to do to improve service.</p> <p>Finally, TELUS does have a bit of flexibility and can consider using the utility pole immediately south of the pole proposed if this would be preferred. Please feel free to contact me to discuss this option or any other feedback you may have.</p> <p>Regards,</p> <p>Chad Marlatt – Agents for TELUS</p>	12-Jan
				11-Jan	email	<p>Hello Michael and or Tawny...</p> <p>My wife and I, as well as many of our neighbours, are still very concerned, upset & confused regarding this proposed cell tower in so far as we do not believe all options required by the Ministry, the RDOS, ISED & Telus have not been exhausted. Many of us are still opposed to the location choice of these towers & what the negative impact will be on our beautiful area that draws so many visitors to it year after year for this very reason.</p> <p>And there appears much pointing of fingers to other levels of Government Ministries that is adding to the confusion and frustration. At what stage are we at please? Who actually signs off at the top on these matters?</p> <p>Word is that Telus piggy-backing with Rogers' current set up "would not work" as I've been told by Chad at Cypress Land...Why is this not feasible? What is the reason? (other than "would not meet demand")...If it meets Rogers' demand, why not Telus? According to Industry Canada guidelines, this is the 1st option companies should take. Should the Ministry not have been mentioned or noted in the original Telus letter that was sent last year for contact purposes?</p> <p>These are out-takes from the Utility Policy of the Ministry of Transportation/Highway Planning:</p> <p>12.5.6 Shared Structures</p> <p>Wherever possible, wireless communications companies should be encouraged to share support structures</p> <p>12.8 Landscape and Aesthetic Design Requirements:</p> <p>"...facilities must also be compatible with community desires; no facilities should be located in areas which are objectionable to the local community".</p> <p>If there is a further escalation process, or department, or Ministry, please let us know?</p> <p>Regards,</p> <p>_____</p>			<p>Dear _____</p> <p>Thank you for your email. ISED is not directly involved in the consultation process at this time. Concerns regarding the proposed tower should be directed to the local Land Use authority, RDOS in this case, and the proponent, during the consultation period.</p> <p>The Regional District has created their own process for antenna siting and are in the best position to answer questions regarding their consultation process.</p> <p>For further information I would like to direct you to our website concerning antennas which can be found here: Antenna Systems and You.</p> <p>If you have any other questions regarding this feel free to contact me.</p> <p>Regards,</p> <p>Micheal Amyotte</p> <p>Manager, Spectrum Operations, Spectrum Management Operations Branch Innovation, Science and Economic Development Canada / Government of Canada MichealAmyotte@canada.ca / Tel: 250-215-2890 / TTY: 1-866-694-8389</p> <p>_____</p> <p>_____</p> <p>I am following up on the information we supplied below to your inquiries. I have also cc'd a representative from TELUS (Cheryl) as I believe you have made further inquiries to TELUS.</p> <p>As offered below, TELUS does have the flexibility to use the next utility pole south (from the one proposed) which is further away from your property. Please let us know if this is of interest?</p>	12-Jan
										24-Jan

Comments & Responses Tracker BCB576 / BCB577									
Name of Resident	Address	Email	Phone	Date Message Received	Email, Letter, Comment Sheet or Voice Message	Comment or Question	Support / non- support / neutral	Response to Comment or Question	Date Response Sent
				24-Jan	email	<p>Dear Mr. Marlatt,</p> <p>Thank you for your email. We have a few points we would like to reply to and obtain clarification on:</p> <p>1. You claim the tower is similar in height to the ones on Naramata Rd and say it will only be a few metres higher. Can you please be specific exactly how many metres higher it will be? You say in your letter below that typically the poles would be between 7 and 18 metres high. The initial notice you provided says it will be over 15 metres high and the current pole is 6 metres high. I think the indications are that the tower is far higher than just a few metres taller than the current 6 metre high pole. The photo I sent showed a tower that was approximately twice as high as the current pole so is a fair depiction (possibly even lower) of what you described in your original Notice. Are you saying now the information you supplied in the notice was not accurate? Further it may be your opinion that the impact to our view is minor however we do not agree.</p> <p>You claim a tower was put in at English Bay. Please provide the exact location so we can go see it.</p> <p>2. You stated previously that you claim you cannot use a Rogers' tower however, we pointed out in our previous correspondence, the regulations state you must try to use the other carrier's equipment even if it means modifications are necessary. Again you have been very vague as to why the Rogers equipment cannot be used. We asked you to provide proof of your attempts to coordinate with Rogers but you have not been forthcoming in that regard. We are certain Telus has a good understanding of what is needed to improve service however it is apparent that your priority is not the concerns of neighbors affected by the tower.</p> <p>4. Finally, as far as your proposal to move the tower further south - this will still impact our view substantially and we feel it is premature to consider that at this point as we are hopeful whichever governing body has the final decision will concur that we should not have any new tower in our neighborhood.</p> <p>We look forward to your reply.</p> <p>Regards, [REDACTED]</p> <p>Sent from my LG Mobile</p>			
[REDACTED]				11-Dec	phone call	Ted Dejong called to voice his opposition to the Naramata cell tower projects. He lives in Naramata and does not want to see a tower in town dues to health and visibility concerns. He suggested to move it up the hill.	non-support	Tawny spoke to [REDACTED] on the phone and noted his opposition to the tower. Tawny explained that the proposed utility pole wireless communication facilities are a lower profile alternative to a larger cell tower that was proposed by TELUS is 2014, that was turned down due to community feedback.	11-Dec
[REDACTED]	Naramata, BC V0H 1N1			11-Dec	email	<p>We live up Smethurst Road and generally out of sight of the proposed cell tower on North Naramata Road near Smethurst Road. However, I have sympathy for my neighbours lower down who will have the tower as a permanent eyesore. It seems that one cell tower within a 1 km distance would be plenty instead of the proposed two towers. A cell tower should not interfere with the scenic view of residents whose property values are tied very much to the view they have. An ugly cell tower would detract from the view and affect property values. The site of lesser intrusion is the site near the fire hall which is already cluttered with electrical transformers which Fortis BC went to significant expense to try to camouflage with a nice fence. There is simply no way a cell tower can be camouflaged without it looking like a giant plastic sign along a US freeway.</p> <p>So, we are against:</p> <p>1. two cell towers being located within one km.</p> <p>2. a cell tower near Smethurst Road which would be in the direct view of residents in that area.</p> <p>Thanks, [REDACTED]</p>	non-support	<p>Thanks for taking the time to respond to TELUS' proposed wireless improvements in Naramata. Well I understand that your view will not be impacted I wanted to take a moment to provide a bit more info about the projects. You asked why two installations would be required and the simple answer is that the installation themselves are designed to be much smaller than a typically cell tower and will therefore service a much smaller area. The scale/size of the proposed utility pole replacements with antennas at the top were designed to be in keeping with the existing hydro poles running along the road. The antenna array at the top of the upgraded poles would have diameter slightly less than that of a single transformer attached to a utility pole. Please note that this is not a typical cell tower – its a wood utility pole with antennas on the top. As such, the poles would not appear anymore impactful to views that what exists along the road now while still providing service to the area. TELUS also close the two pole location so that no properties were immediately adjacent to the poles and anyone overlooking the lake were well setback from the poles.</p> <p>Below outlines the location and relative height of the replacement pole as viewed from Albrecht Road near home that are around 200 metres away.</p> <p>Regards, Chad Marlatt – Agents for TELUS</p>	14-Dec
[REDACTED]				11-Dec	email	<p>Dear Sir,</p> <p>I was in the process of writing about this when I was copied this letter from Hugh McClelland. I'm sure you've seen it by now (I).</p> <p>In my opinion, every point he is making in this letter is valid.</p> <p>In particular, I am concerned that Telus is being rather coy about this proposal, and it would make more sense to me to have Telus and Rogers cooperate in the use of existing cell infrastructure to provide better service from each provider with less disruption to local sightlines and perceived issues of public health regarding cell-tower emissions. I understand that this will ultimately require a change in the policies of the CRTC to enforce such cooperation, but in the meantime I am completely opposed to this tower proposal, in either suggested location. A tourist area such as ours requires extreme sensitivity to these issues, as Mr. McClelland has ably described below.</p> <p>I would like to emphasize that I am not raising the issues of negative public health effects being touted by many consumer groups and (in my opinion, again) fringe elements who see a health conspiracy behind every jet contrail. While there may be public health issues with cell phone broadcast frequencies, these appear to be minimal and certainly do not produce an increase in relative cancer risk that is either clearly demonstrable or significant. If this were so, the very act of having a cell phone within 4 inches of one's body for extended periods of time would be far more worrisome and anyone with these concerns would simply not have one. Again, these are not my concerns in writing this letter, but the inappropriate giftng of public right-of-way to a private corporation certainly are.</p> <p>Sincerely, [REDACTED]</p>	non-support	<p>Thanks for taking the time to respond to TELUS' proposed wireless improvements in Naramata.</p> <p>As you are likely aware, TELUS has an existing utility line within the right of way (along the east side of North Naramata Road and Naramata Road) which includes facilities that enables access to phone, internet and TV services. This line is wholly owned and operated by TELUS to provide its services to customers in the Naramata area. The proposed upgrades would include using a small segment of the existing utility line to improve wireless services to the Naramata area. More specifically, TELUS is proposing to replace two existing utility poles (of the hundreds located in the area) with poles similar in height to the hydro poles that run along the west side of North Naramata Road and Naramata Road. The antenna array at the top of the upgraded poles would have diameter slightly less than that of a single transformer attached to a utility pole (similar to the utility poles with transformers along your street, Albrecht Road). There will be no equipment placed on the ground within the right of way.</p> <p>In general, utility poles are a commonly located along the streetscape of many rural communities as they do along most roads within Naramata. These poles typically range from seven (7) to eighteen (18) metres in height above ground. The most visible type of utility poles are typically hydro poles with various wood cross members, lines and transformers (similar to those along North Naramata and Naramata Roads). As mentioned above, TELUS proposes to upgrade two strategically placed poles with wireless antennas as an alternative to adding new poles or proposing a larger cell tower in the area. This proposed upgrade is only intended to improve service to Naramata. It should be noted that the existing Rogers tower (located approximately 8.5 km across the lake) cannot be used as it will not adequately improve service to meet the needs of the Naramata residents and visitors. TELUS and Rogers often share infrastructure, though in this instance the tower will not meet the service needs in Naramata. Over the past few years, TELUS has received close to 100 complaints regarding poor service in Naramata. This proposal is a direct response to these complaints. Some of the complaints were from non-residents (tourists) that were unable to connect to the network while visiting Naramata.</p> <p>Many communities expect wireless service to meet there personal, business and emergency needs and have grown to rely more and more upon the service (many households no longer have land line service and wholly rely on a wireless device). As such, and as an alternative to large cell towers, TELUS can at times propose smaller installations that take advantage of utility poles already located within communities. This has been completed in many communities throughout BC including: Vancouver, Kimberly, Revelstoke, Surrey, Powell River, Mission, Hope, Langley, Abbotsford, and others. While its very difficult to determine any property value impact between a utility pole with antennas and property values, properties in the above mentioned communities have experienced sustained property value increases. The lack of any downward price impact is likely attributed to the fact that the wireless installation on utility poles are not the typical large "cell tower" but rather a design that utilises existing utility poles within a community. There is evidence that the lack of adequate wireless service deters purchasers from buying in neighbourhoods with poor service. In additions to the above, where there are tourists you are most likely to find "cell sites" servicing them and locals. For instance, in the English Bay area of Vancouver "cell sites" have been added along the waterfront to address increased wireless demand from locals and tourists.</p> <p>TELUS specifically chose the both poles so not to impede the direct view of any homes across the street from the poles or within immediate proximity when viewing the lake. While there are homes 100 to 300 metres (and beyond) away that will have partial view impacts such as your home. This impact will be minimal given the size of the pole, the existing utilities currently in the same view lines and the distance of your home from the pole location.</p> <p>Finally, TELUS remains committed to improving services and consulting the public with regard to its proposed plans. TELUS continues to communicate its plans with the community as is evident through this public consultation process – TELUS notified 909 households in writing, placed advertisements in the local paper, notices on mynaramata.com and held a public open house. A few years ago, TELUS did propose a monopole structure at the edge of the community above a majority of the homes and below the KVR trail. This location was strategically chosen to minimize the views of the lake from homes in the area. As a result of community involvement at that time, TELUS agreed to look into alternative options for improving service. TELUS completed further analysis and determined that a tower higher up on the mountain would result in too much "shadowing" from local topography along the eastern bench and would not adequately improve service. TELUS is committed to improving wireless service to the Naramata area and believes that the proposed existing pole upgrades are a balanced approach to supplying improved wireless service, for both residents and visitors, while at the same time minimizing visual impacts to the community by keeping the upgraded poles in line with the height of existing poles along the road. Below outlines the location and relative height of the replacement pole as viewed from Albrecht Road near your home.</p> <p>Regards, Chad Marlatt – Agents for TELUS</p>	13-Dec
[REDACTED]				11-Dec	email	<p>Dear Sir,</p> <p>In the midst of discussions about his issue, I was made aware of the letter copied below.</p> <p>I am forwarding this to you because it summarizes perfectly my own thoughts on this issue. While I sympathize with Telus regarding their dilemma in providing improved service to Naramata, as part of a Cittaslow tourist-oriented community economy, I think these proposed locations would be detrimental not only to the investment that neighbouring landowners (of which I am one) have in their properties, but also to the general perception of our area as a coveted tourist destination. Certainly a bit of co-operation between Telus and Rogers would solve this problem with very little additional disruption to our community – without constructing another tower at all.</p> <p>Sincerely yours [REDACTED]</p>	non-support	<p>Thanks for taking the time to respond to TELUS' proposed wireless improvements in Naramata.</p> <p>As you are likely aware, TELUS has an existing utility line within the right of way (along the east side of North Naramata Road and Naramata Road) which includes facilities that enables access to phone, internet and TV services. This line is wholly owned and operated by TELUS to provide its services to customers in the Naramata area. The proposed upgrades would include using a small segment of the existing utility line to improve wireless services to the Naramata area. More specifically, TELUS is proposing to replace two existing utility poles (of the hundreds located in the area) with poles similar in height to the hydro poles that run along the west side of North Naramata Road and Naramata Road. The antenna array at the top of the upgraded poles would have diameter slightly less than that of a single transformer attached to a utility pole (similar to the utility poles with transformers along your street, Albrecht Road). There will be no equipment placed on the ground within the right of way.</p> <p>In general, utility poles are a commonly located along the streetscape of many rural communities as they do along most roads within Naramata. These poles typically range from seven (7) to eighteen (18) metres in height above ground. The most visible type of utility poles are typically hydro poles with various wood cross members, lines and transformers (similar to those along North Naramata and Naramata Roads). As mentioned above, TELUS proposes to upgrade two strategically placed poles with wireless antennas as an alternative to adding new poles or proposing a larger cell tower in the area. This proposed upgrade is only intended to improve service to Naramata. It should be noted that the existing Rogers tower (located approximately 8.5 km across the lake) cannot be used as it will not adequately improve service to meet the needs of the Naramata residents and visitors. TELUS and Rogers often share infrastructure, though in this instance the tower will not meet the service needs in Naramata. Over the past few years, TELUS has received close to 100 complaints regarding poor service in Naramata. This proposal is a direct response to these complaints. Some of the complaints were from non-residents (tourists) that were unable to connect to the network while visiting Naramata.</p> <p>Many communities expect wireless service to meet there personal, business and emergency needs and have grown to rely more and more upon the service (many households no longer have land line service and wholly rely on a wireless device). As such, and as an alternative to large cell towers, TELUS can at times propose smaller installations that take advantage of utility poles already located within communities. This has been completed in many communities throughout BC including: Vancouver, Kimberly, Revelstoke, Surrey, Powell River, Mission, Hope, Langley, Abbotsford, and others. While its very difficult to determine any property value impact between a utility pole with antennas and property values, properties in the above mentioned communities have experienced sustained property value increases. The lack of any downward price impact is likely attributed to the fact that the wireless installation on utility poles are not the typical large "cell tower" but rather a design that utilises existing utility poles within a community. There is evidence that the lack of adequate wireless service deters purchasers from buying in neighbourhoods with poor service. In additions to the above, where there are tourists you are most likely to find "cell sites" servicing them and locals. For instance, in the English Bay area of Vancouver "cell sites" have been added along the waterfront to address increased wireless demand from locals and tourists.</p> <p>TELUS specifically chose the both poles so not to impede the direct view of any homes across the street from the poles or within immediate proximity when viewing the lake. While there are homes 100 to 300 metres (and beyond) away that will have partial view impacts such as your home. This impact will be minimal given the size of the pole, the existing utilities currently in the same view lines and the distance of your home from the pole location.</p> <p>Finally, TELUS remains committed to improving services and consulting the public with regard to its proposed plans. TELUS continues to communicate its plans with the community as is evident through this public consultation process – TELUS notified 909 households in writing, placed advertisements in the local paper, notices on mynaramata.com and held a public open house. A few years ago, TELUS did propose a monopole structure at the edge of the community above a majority of the homes and below the KVR trail. This location was strategically chosen to minimize the views of the lake from homes in the area. As a result of community involvement at that time, TELUS agreed to look into alternative options for improving service. TELUS completed further analysis and determined that a tower higher up on the mountain would result in too much "shadowing" from local topography along the eastern bench and would not adequately improve service. TELUS is committed to improving wireless service to the Naramata area and believes that the proposed existing pole upgrades are a balanced approach to supplying improved wireless service, for both residents and visitors, while at the same time minimizing visual impacts to the community by keeping the upgraded poles in line with the height of existing poles along the road. Below outlines the location and relative height of the replacement pole as viewed from Albrecht Road near your home.</p> <p>Regards, Chad Marlatt – Agents for TELUS</p>	

Comments & Responses Tracker							Support / non-support / neutral	Response to Comment or Question	Date Response Sent
Name of Resident	Address	Email	Phone	Date Message Received	Email, Letter, Comment Sheet or Voice Message	Comment or Question			
	Naramata, BC V0H 1N1			11-Dec	email	<p>Re: Telus Cell Tower in Naramata</p> <p>I am writing to express my opposition to the placement of a cell tower near the intersection of North Naramata Road & Smethurst Road in Naramata. (Telus Site file BC8577). Please confirm receipt of this email.</p> <p>I am opposed to granting Telus this use of public right-of-way lands because the placement of this tower will impede the southwest views of the lake and mountains from my, and many of my neighbors', property which will reduce the enjoyment and financial value of my property if and when I seek to sell or re-finance.</p> <p>TELUS has never been able to realistically demonstrate that having a cell tower impeding or infringing on a view from a property will not in any way negatively affect that property's value.</p> <p>Local Resident Negative Impact</p> <p>On careful review of the proposed placement of this tower I count a minimum of 12 additional residential properties whose southern and western lake views and property values will be compromised by a cell tower placement in this area.</p> <p>Tourism Industry Negative Impact</p> <p>I am additionally opposed to this granting of access to a public right-of-way because North Naramata Road is a primary tourism route in the area and tourism is a major economic driver of business and jobs in the Naramata area. Tourists come here in part to enjoy the promoted pastoral views of the area and a cell tower is not compatible with that.</p> <p>This same argument applies to the proposed additional tower located at Naramata Road & Arawana Road (Telus Site file BC8576). It is inappropriate that the RDOs would allow a private use of public right-of-way land that is in direct conflict with local tourism goals on which so much public tourism money, gathered in part through local taxation, is spent.</p> <p>Telus is seeking to profit from use of public right-of-way lands</p> <p>Telus is a for profit corporation and they are seeking this placement of cell towers on public right-of -ways in order to further their profits from potential customers in the Naramata area. As a tax paying owner / resident of Naramata it is my strong opinion that this is an inappropriate use of public right-of-way lands. This is placing Telus's ability to profit over the ability of tourists and local owner residents such as myself and my neighbors to enjoy the beauties of our area and maintain our property values.</p> <p>Telus has betrayed public trust in this process</p> <p>In addition, I see this application by Telus as a betrayal of public trust in that a number of years ago Telus recognized that they had made a mistake in seeking at that time to place a cell tower right next to a major local recreation corridor and tourist attraction (KVR) in a way that was also detrimental to many local residents potential property values.</p> <p>At the time when Telus recognized their mistake they indicated that they would seek appropriate tower placements either higher on the hills above Naramata or, as was recommended to them at the time, a tower across the lake. Either of these solutions would have allowed effective coverage for Naramata without impinging on tourism assets or private property values.</p> <p>The fact that Telus has now come back with a proposal to use public right-of-way lands, in the middle of residential / tourism areas in order to maximize their ability to profit from local residents is, to my mind, an outright betrayal of public trust in Telus's dealings with the community and the RDOs.</p> <p>Property values will be negatively affected</p> <p>To repeat my comment above: Telus has never been able to realistically demonstrate that having a cell tower impeding or infringing on a view from a property will not in any way negatively affect that property's value.</p> <p>So this situation amounts to allowing Telus to use public property to increase their profits at the expense of tax paying resident owners.</p> <p>I firmly oppose placement of cell towers within the Naramata residential area and register my opinion that Telus be directed to find potential locations higher on the hill or across the lake where the towers will not devalue the local tourism experience or private owners' lands.</p>	non-support	<p>Thanks for taking the time to respond to TELUS' proposed wireless improvements in Naramata.</p> <p>As you are likely aware, TELUS has an existing utility line within the right of way (along the east side of North Naramata Road and Naramata Road) which includes facilities that enables access to phone, internet and TV services. This line is wholly owned and operated by TELUS to provide its services to customers in the Naramata area. The proposed upgrades would include using a small segment of the existing utility line to improve wireless services to the Naramata area. More specifically, TELUS is proposing to replace two existing utility poles (of the hundreds located in the area) with poles similar in height to the hydro poles that run along the west side of North Naramata Road and Naramata Road. The antenna array at the top of the upgraded poles would have diameter slightly less than that of a single transformer attached to a utility pole (similar to the utility poles with transformers along your street, Albrecht Road). There will be no equipment placed on the ground within the right of way.</p> <p>In general, utility poles are a commonly located along the streetscape of many rural communities as they do along most roads within Naramata. These poles typically range from seven (7) to eighteen (18) metres in height above ground. The most visible type of utility poles are typically hydro poles with various wood cross members, lines and transformers (similar to those along North Naramata and Naramata Roads). As mentioned above, TELUS proposes to upgrade two strategically placed poles with wireless antennas as an alternative to adding new poles or proposing a larger cell tower in the area. This proposed upgrade is only intended to improve service to Naramata. It should be noted that the existing Rogers tower (located approximately 8.5 km across the lake) cannot be used as it will not adequately improve service to meet the needs of the Naramata residents and visitors. TELUS and Rogers often share infrastructure, though in this instance the tower will not meet the service needs in Naramata. Over the past few years, TELUS has received close to 100 complaints regarding poor service in Naramata. This proposal is a direct response to these complaints. Some of the complaints were from non-residents (tourists) that were unable to connect to the network while visiting Naramata.</p> <p>Many communities expect wireless service to meet there personal, business and emergency needs and have grown to rely more and more upon the service (many households no longer have land line service and wholly rely on a wireless device). As such, and as an alternative to large cell towers, TELUS can at times propose smaller installations that take advantage of utility poles already located within communities. This has been completed in many communities throughout BC including: Vancouver, Kimberley, Revelstoke, Surrey, Powell River, Mission, Hope, Langley, Abbotsford, and others. While its very difficult to determine any property value impact between a utility pole with antennas and property values, properties in the above mentioned communities have experienced sustained property value increases. The lack of any downward price impact is likely attributed to the fact that the wireless installation on utility poles are not the typical large "cell tower" but rather a design that utilises existing utility poles within a community. There is evidence that the lack of adequate wireless service deters purchasers from buying in neighbourhoods with poor service. In additions to the above, where there are tourists you are most likely to find "cell sites" servicing them and locals. For instance, in the English Bay area of Vancouver "cell sites" have been added along the waterfront to address increased wireless demand from locals and tourists.</p> <p>TELUS specifically chose the both poles so not to impede the direct view of any homes across the street from the poles or within immediate proximity when viewing the lake. While there are homes 100 to 300 metres (and beyond) away that will have partial view impacts such as your home. This impact will be minimal given the size of the pole, the existing utilities currently in the same view lines and the distance of your home from the pole location.</p> <p>Finally, TELUS remains committed to improving services and consulting the public with regard to its proposed plans. TELUS continues to communicate its plans with the community as is evident through this public consultation process – TELUS notified 909 households in writing, placed advertisements in the local paper, notices on mynaramata.com and held a public open house. A few years ago, TELUS did propose a monopole structure at the edge of the community above a majority of the homes and below the KVR trail. This location was strategically chosen to minimize the views of the lake from homes in the area. As a result of community involvement at that time, TELUS agreed to look into alternative options for improving service. TELUS completed further analysis and determined that a tower higher up on the mountain would result in too much "shadowing" from local topography along the eastern bench and would not adequately improve service.</p> <p>TELUS is committed to improving wireless service to the Naramata area and believes that the proposed existing pole upgrades are a balanced approach to supplying improved wireless service, for both residents and visitors, while at the same time minimizing visual impacts to the community by keeping the upgraded poles in line with the height of existing poles along the road. Below outlines the location and relative height of the replacement pole as viewed from Albrecht Road near your home.</p> <p>Regards, Chad Marlatt – Agents for TELUS</p>	13-Dec
				11-Dec	email	<p>Dear Sirs/Mesdames</p> <p>I am informed that there is a proposal to place a cell tower near the intersection of North Naramata Road & Smethurst Road in Naramata. (Telus Site file BC8577).</p> <p>I am opposed to granting Telus this use of public right-of-way lands because the placement of this tower will impede the southwest views of the lake and mountains from my, and many of my neighbors', property.</p> <p>This will reduce the enjoyment and value of my property. TELUS has never been able to realistically demonstrate that having a cell tower impeding or infringing on a view from a property will not in any way negatively affect that property's value.</p> <p>It is particularly stunning to me that a tower was proposed some years ago in a location slightly east which was heartily opposed by local residents. The current proposed location is even worse.</p> <p>There are dozens of additional residential properties whose views (and therefore values) will be compromised by a cell tower placement in this area.</p> <p>I am additionally opposed to this granting of access to a public right-of-way because North Naramata Road is a primary tourism route in the area and tourism is a major economic driver of business and jobs in the Naramata area. Tourists come here in part to enjoy the promoted pastoral views of the area and a cell tower is not compatible with that.</p> <p>This same argument applies to the proposed additional tower located at Naramata Road & Arawana Road (Telus Site file BC8576). It is inappropriate that the RDOs would allow a private use of public right-of-way land that is in direct conflict with local tourism goals on which so much public tourism money, gathered in part through local taxation, is spent.</p> <p>Telus is a for profit corporation and they are seeking this placement of cell towers on public rights-of-way in order to further their profits from potential customers in the Naramata area. As a tax paying owner/resident of Naramata it is my strong opinion that this is an inappropriate use of public right-of-way lands. This is placing Telus's ability to profit over the ability of tourists and local owner residents to enjoy our area and maintain our property values.</p> <p>In addition, I see this application by Telus as a betrayal of public trust in that a number of years ago Telus recognized that they had made a mistake in seeking at that time to place a cell tower right next to a major local recreation corridor and tourist attraction (KVR) in a way that was also detrimental to many local residents potential property values.</p> <p>At the time when Telus recognized their mistake they indicated that they would seek appropriate tower placements either higher on the hills above Naramata or, as was recommended to them at the time, a tower across the lake. Either of these solutions would have allowed effective coverage for Naramata without impinging on tourism assets or private property values. As I have said above, the location now proposed is even worse than that last proposed. It is more centrally located in Naramata, effecting more residents and closer to the tourist corridor.</p> <p>The fact that Telus has now come back with a proposal to use public right-of-way lands, in the middle of residential/tourism areas in order to maximize their ability to profit from local residents is, to my mind, an outright betrayal of public trust in Telus's dealings with the community and the RDOs. This situation amounts to allowing Telus to use public property to increase their profits at the expense of tax paying resident owners.</p> <p>I firmly oppose placement of cell towers within the Naramata residential area and register my opinion that Telus be directed to find potential locations higher on the hill or across the lake where the towers will not devalue the local tourism experience or private owners' lands.</p>	non-support	<p>Thanks for taking the time to respond to TELUS' proposed wireless improvements in Naramata.</p> <p>As you are likely aware, TELUS has an existing utility line within the right of way (along the east side of North Naramata Road and Naramata Road) which includes facilities that enables access to phone, internet and TV services. This line is wholly owned and operated by TELUS to provide its services to customers in the Naramata area. The proposed upgrades would include using a small segment of the existing utility line to improve wireless services to the Naramata area. More specifically, TELUS is proposing to replace two existing utility poles (of the hundreds located in the area) with poles similar in height to the hydro poles that run along the west side of North Naramata Road and Naramata Road. The antenna array at the top of the upgraded poles would have diameter slightly less than that of a single transformer attached to a utility pole (similar to the utility poles with transformers along your street, Albrecht Road). There will be no equipment placed on the ground within the right of way.</p> <p>In general, utility poles are a commonly located along the streetscape of many rural communities as they do along most roads within Naramata. These poles typically range from seven (7) to eighteen (18) metres in height above ground. The most visible type of utility poles are typically hydro poles with various wood cross members, lines and transformers (similar to those along North Naramata and Naramata Roads). As mentioned above, TELUS proposes to upgrade two strategically placed poles with wireless antennas as an alternative to adding new poles or proposing a larger cell tower in the area. This proposed upgrade is only intended to improve service to Naramata. It should be noted that the existing Rogers tower (located approximately 8.5 km across the lake) cannot be used as it will not adequately improve service to meet the needs of the Naramata residents and visitors. TELUS and Rogers often share infrastructure, though in this instance the tower will not meet the service needs in Naramata. Over the past few years, TELUS has received close to 100 complaints regarding poor service in Naramata. This proposal is a direct response to these complaints. Some of the complaints were from non-residents (tourists) that were unable to connect to the network while visiting Naramata.</p> <p>Many communities expect wireless service to meet there personal, business and emergency needs and have grown to rely more and more upon the service (many households no longer have land line service and wholly rely on a wireless device). As such, and as an alternative to large cell towers, TELUS can at times propose smaller installations that take advantage of utility poles already located within communities. This has been completed in many communities throughout BC including: Vancouver, Kimberley, Revelstoke, Surrey, Powell River, Mission, Hope, Langley, Abbotsford, and others. While its very difficult to determine any property value impact between a utility pole with antennas and property values, properties in the above mentioned communities have experienced sustained property value increases. The lack of any downward price impact is likely attributed to the fact that the wireless installation on utility poles are not the typical large "cell tower" but rather a design that utilises existing utility poles within a community. There is evidence that the lack of adequate wireless service deters purchasers from buying in neighbourhoods with poor service. In additions to the above, where there are tourists you are most likely to find "cell sites" servicing them and locals. For instance, in the English Bay area of Vancouver "cell sites" have been added along the waterfront to address increased wireless demand from locals and tourists.</p> <p>TELUS specifically chose the both poles so not to impede the direct view of any homes across the street from the poles or within immediate proximity when viewing the lake. While there are homes 100 to 300 metres (and beyond) away that will have partial view impacts such as your home. This impact will be minimal given the size of the pole, the existing utilities currently in the same view lines and the distance of your home from the pole location.</p> <p>Finally, TELUS remains committed to improving services and consulting the public with regard to its proposed plans. TELUS continues to communicate its plans with the community as is evident through this public consultation process – TELUS notified 909 households in writing, placed advertisements in the local paper, notices on mynaramata.com and held a public open house. A few years ago, TELUS did propose a monopole structure at the edge of the community above a majority of the homes and below the KVR trail. This location was strategically chosen to minimize the views of the lake from homes in the area. As a result of community involvement at that time, TELUS agreed to look into alternative options for improving service. TELUS completed further analysis and determined that a tower higher up on the mountain would result in too much "shadowing" from local topography along the eastern bench and would not adequately improve service.</p> <p>TELUS is committed to improving wireless service to the Naramata area and believes that the proposed existing pole upgrades are a balanced approach to supplying improved wireless service, for both residents and visitors, while at the same time minimizing visual impacts to the community by keeping the upgraded poles in line with the height of existing poles along the road. Below outlines the location and relative height of the replacement pole as viewed from Albrecht Road near your home.</p> <p>Regards, Chad Marlatt – Agents for TELUS</p>	13-Dec

16 support
19 non-support
1 neutral
36 Total

Comments & Responses Tracker									
BCB577									
Name of Resident	Address	Email	Phone	Date Message Received	Email, Letter, Comment Sheet or Voice Message	Comment or Question	Support / non-support / neutral	Response to Comment or Question	Date Response Sent
██████████		██████████		17-Apr	email	<p>Hello,</p> <p>I'm terribly sorry, but I can't really tell from the photos and map included with your recent letter where this pole actually will be located, since the aerial map you have included seems to be at least 30 years old, and the rather unhelpful posting of the longitude and latitude obscures the relationship between the pole location and what I would only have to assume is the junction of Smethurst Rd. with N. Naramata Rd. You can appreciate that some precision would be useful, since for most of us, sight-lines are of paramount importance.</p> <p>Could you perhaps provide some documentation that is, shall we say, a bit less opaque?</p> <p>thanks for your time,</p> <p>Best regards, I remain Your Humble Servant</p>	neutral	<p>██████████</p> <p>As per the information provided, it's the fourth pole south of the intersection of Smethurst and N. Naramata Road that is proposed to be replaced.</p> <p>Chad</p>	17-Apr
██████████	██████████, Naramata, BC	██████████		23-Apr	phone call	██████████ called to ask why the new sites are proposed and if it will improved service in the Trout Creek area	non-support	Tawny spoke to ██████████ on the phone and informed him that TELUS is proposed a 2 site solution rather that a larger cell tower to provide better service to TELUS customers and this site is not intended to service trout creek. High said he would follow up with more comments in an email	23-Apr
				23-Apr	email	<p>Mr. Marlatt,</p> <p>I am opposed to the revised proposed placement of a Telus Cell Phone Tower on North Naramata Road near Smethurst Road as communicated in your email dated April 12, 2018. (below and attached)</p> <p>I am a resident/owner of a residential property on Albrecht Road and after careful review of the revised material provided by you I am opposed to this placement because:</p> <p>1)This revised placement and height of the tower will still put the cell tower directly in the south west views of Okanagan Lake for myself, and my neighbors, and local tourism businesses.</p> <p>2)There are a number of properties west of the proposed tower placement who will have their east view of the forested Naramata Hills significantly and negatively impacted by the proposed Tower placement.</p> <p>3)This view encroachment will both reduce my, and my neighbours', enjoyment of our properties and will reduce the re-sale value and business value of both private and business properties in the area. To my knowledge Telus has never provided research which disproves the commonly held understanding that installing a cell tower in an area negatively affects property values in the area around the cell tower.</p> <p>4)Additionally this proposed location will negatively impact the local tourism industry around North Naramata Road, and the Naramata area in general, which is an important component of the local economy providing opportunities and jobs for local residents.</p> <p>a.This tourism impact is because an important component of the tourist attraction to this area for wine, spirits and culinary touring, sightseeing, gallery and artisanal touring, and outdoor recreation are the beautiful views and semi-rural surroundings. By placing an unaesthetic structure, which will be both the tallest structure in the area, plus one that visually will be completely out of character with its surroundings, Telus will create a significant degradation of the views and character that are a significant attraction for tourists, and hinder the significantly important local Tourism business.</p> <p>•For the reasons above I firmly oppose placement of a cell tower on North Naramata Road near Smethurst Road.</p> <p>•I also firmly oppose the placement of cell towers anywhere within the Naramata residential, winery or farming areas because the same issues that apply to this particular proposed location will apply to any other proposed locations within Naramata.</p> <p>•It is my opinion that Telus be directed to find cell tower locations higher on the hills above Naramata or across the lake from Naramata where the towers will have less disruptive visual impact and will not devalue the local tourism experience or the value of private residences and business' lands.</p> <p>To respond to specific points in your email and attachment:</p> <p>Telus is NOT providing "improved wireless service" with this proposed cell placement.</p> <p>•Residents and visitors to Naramata and the surrounding areas already have excellent, dependable and strong signal strength cell phone and data coverage from your competitors throughout the area.</p> <p>•I think that a more accurate statement is that Telus is simply seeking to improve its own services in the Naramata area so that it can generate more profit locally.</p> <p>In your email you state that the revised placement is "Further south with no line of site from existing homes and the lake."</p> <p>•This is simply not true.</p> <p>•After reviewing your information about the location and height of the proposed cell tower, I have personally and physically verified that I will have it in my property's view of the lake as will the majority of my neighbours and surrounding businesses. In your email you state that the proposed location "Is surrounded by some mature trees east of the pole" and indicate that this will limit visibility of the pole.</p> <p>•This statement has several flaws:</p> <p>•It is not true that the trees will block the view of the pole except from very specific angles which certainly will not include me and my neighbours.</p> <p>•As you state these trees are mature – they are also on private property- this means that neither Telus or any neighbours have any jurisdiction over the property owner pruning or removing those trees at any time, and these actions are highly likely in the near future precisely due to the fact that they are mature trees which will soon require such management.</p> <p>You state the proposed tower "is located at a lower elevation" and that "is proposed to be 1.0 metres lower in height than the previous installation" (by installation I presume you mean proposal).</p> <p>•However your attachment points out that the new proposed tower will be 14.95 metres in height (49.05 feet high).</p> <p>•This means that the proposed tower will be the tallest structure in the area – it will be taller than the power poles across the road and will be the same height or taller than any of the trees in the immediate area.</p> <hr/> <p>•Again, for the reasons above I firmly oppose placement of a cell tower on North Naramata Road near Smethurst Road.</p> <p>•I also firmly oppose the placement of cell towers anywhere within the Naramata residential and rural areas because the same issues that apply to this particular proposed location will apply to any other proposed locations within Naramata.</p> <p>•It is my opinion that Telus be directed to find cell tower locations higher on the hills above Naramata or across the lake where the towers will have less disruptive visual impact and will not devalue the local tourism experience or the value of private residences and business' lands.</p> <p>Yours, ██████████</p>		<p>Thanks for your detailed comments. I appreciate you do not prefer any pole replacement in the general vicinity proposed. The pole will be the same height as the existing hydro poles there now. We chose this particular pole as we felt it would be less impactful than the previously proposed pole replacement because:</p> <ul style="list-style-type: none">•Its at a lower elevation•Is less directly between the homes on Albrecht and the lake•Is a further distance from your homes (a few hundred metres away)•There are some trees around it•Will be lower in height•Will still provide improved service <p>Properties to the west will not see the pole between the lake and their homes as the homes to the west are at a much higher elevation. I appreciate that you do not think there is a need for improved service, that said TELUS is only interested in spending resources in areas that required improved services. We regularly receive complaints (from visitors and locals) about the service and intend to improve it for both visitor and locals. As an aside the pole will be lower than trees in the area.</p> <p>Regards, Chad Marlatt Cypress Land Services, Agents for TELUS</p>	26-Apr

Comments & Responses Tracker BCB577									
Name of Resident	Address	Email	Phone	Date Message Received	Email, Letter, Comment Sheet or Voice Message	Comment or Question	Support / non-support / neutral	Response to Comment or Question	Date Response Sent
██████████		██████████	██████████	23-Apr	email	<p>Dear Tawney,</p> <p>I support the proposed new cell towers. Improved service for Naramata is long overdue. My understanding is that they will be no more intrusive than a hydro pole. I do not believe that the article on the website 'MyNaramata' is representative of how all villagers feel about this issue. Others have expressed the need for Naramata to finally obtain a leading edge service, particularly for Telus and Bell users.</p> <p>Sincerely, Philip</p> <p>██████████</p>	support	<p>██████████</p> <p>Thanks for you comment of support, we hope to improve service in the very near future. We have heard from a number of community members that are looking forward to improved service. I did see the article in mynaramata and it does not represent what or where the installation will look like.</p> <p>Regards,</p> <p>Chad Marlatt Cypress Land Services, Agents for TELUS</p>	26-Apr
██████████		██████████		23-Apr	email	<p>TO: Tawney Verigin, Cypress Land Services, Agents for Telus</p> <p>I urge you to reconsider placing cell towers in Naramata. They are not needed. I have had perfect cell service in this community and do not require Telus to move in obstructing the beauty of the community. There is no gain to the community – only for Telus. The cost will be great and homeowners / visitors negatively impacted. Please - lets maintain our quaint small town feel, we do not need huge towers looming over us!!!</p> <p>c.c: Dan Ashton Member of Legislative Assembly, British Columbia</p> <p>Richard Cannings Member of Parliament South Okanagan – West Kootenay</p> <p>Steve Sirett, Associate District Manager - Okanagan Shuswap District BC Ministry of Transportation and Infrastructure - Southern Interior Region</p> <p>Mike Amyotte, District Manager, ISED - Innovation, Science & Economic Development Canada - Interior BC, Okanagan Kootenay Office</p>	non-support	<p>██████████</p> <p>Thanks for your comments. We are glad to hear that you have good service where you live in the community. That said, TELUS has received approx. one hundred complaints and still regularly receive complaints regarding poor service. The service is spotty throughout Naramata. TELUS is very aware of the poor service and intends to improve it. As an alternative to building a large cell tower, TELUS has chosen to replace an existing utility pole and add a few antennas in an effort to improve service. This replacement pole will result in improved service with minimal visual impact to community.</p> <p>Regards, Chad Marlatt Cypress Land Services, Agents for TELUS</p>	26-Apr
██████████	██████████	██████████		24-Apr	email	<p>NO to both proposed cel towers in Naramata.</p> <p>I own a business “Legend Distilling “ at 3005 Naramata Road, right across from the cel tower which I just heard about yesterday (April 23) for the first time!</p> <p>Any local developer has to post large signs on the roadside where the development is to take place for at least a month and hand deliver letters to all residents within a certain radius. I had to do that for my business and so should big corporations and all developers planning to make changes to any community.</p> <p>██████████</p>	non-support	<p>██████████</p> <p>Thanks for your comments. We completed a public consultation for the utility pole replacement nearest to your business a few months ago. At that time, we notified all properties within 1km, placed advertisements in the paper, advertisements online at mynaramata and held a public open house.</p> <p>Regards, Chad Marlatt Cypress Land Services, Agents for TELUS</p>	26-Apr
██████████		██████████		24-Apr	email	<p>Tawney,</p> <p>I saw an article on mynaramata.com regarding two new cell towers proposed by Telus. My inlaws live in Naramata and my family spends 4 to 5 weeks with them in Naramata every year.</p> <p>I am 100% FOR the cell towers. I think it would be great to have cell coverage everywhere.</p> <p>Regards,</p>	support	<p>██████████ thanks for the comment of support, we look forward to improving service in the near future.</p> <p>Regards, Chad Marlatt Cypress Land Services, Agents for TELUS</p>	26-Apr
██████████	Penticton BC V2A 7W5	██████████		25-Apr	email	<p>Tawney Verigin :</p> <p>I'd like to add my voice in support of the new planned Telus cell phone towers for Naramata. I travel to Naramata frequently for business and pleasure and have for the past decade. One of the frustrating aspects of working or trying to enjoy the social aspects of the Naramatas is the sketchy cell phone signal for Telus customers. I can't count the number of times a dropped signal or failure to connect has been an impediment to my work. Visiting professionals have also met with this inadequacy while working in the area. Several times I've had to drive people to better locations to try and get a signal.</p> <p>I understand my support has to be weighed against the arguments of those who don't want the towers, but at the end of the day it goes beyond good business communication: it's a matter of safety of the community and those that visit.</p> <p>Regards,</p> <p>██████████ /</p>	support	<p>██████████</p> <p>I am a colleague of Tawny's – thanks for the support. We look forward to improving service in the near future.</p> <p>Regards, Chad Marlatt Cypress Land Services, Agents for TELUS</p>	26-Apr
██████████	██████████	██████████		26-Apr	email	<p>To Tawney Verigin,</p> <p>I am writing to state my opinion on the proposed location of the Telus Cell phone towers which I believe will be tentatively constructed on Naramata Road, one near Arawana Rd. and the other near Smethurst Road.</p> <p>I understand that Naramata Road is our community above ground services corridor but I believe that these towers will have a significant impact both visually and economically on those of us who live in this neighbourhood.</p> <p>Could they not go on North Naramata Road, further north, well past Languedoc Road where there are few or no residences. Here, they would have less of an impact in an area where there are fewer people navigating this section of Naramata Road and as well would keep it well out of our tourism/wine industry corridor. Another suggestion (secondary) would be to have one of the towers located in the vicinity of the electrical sub station near the fire hall which would keep all these types of services in one area.</p> <p>██████████</p>	non-support		

Comments & Responses Tracker									
BCB577									
Name of Resident	Address	Email	Phone	Date Message Received	Email, Letter, Comment Sheet or Voice Message	Comment or Question	Support / non-support / neutral	Response to Comment or Question	Date Response Sent
██████████		██████████@██████████.com		27-Apr	email	<p>Good day everyone,</p> <p>There has been a great deal of dialogue going on these days regarding the placement of two new cell towers in Naramata, and also the possibility of Penticton moving forward with their attempt to secure a 10 million dollar “prize” for a smart city , with the heading of creating a happier healthier city. I desire that everyone reading this takes it upon their own to please look into all this radio magnetic and microwave energies much closer that it currently seems to be. It is happening all throughout the USA and many communities are banding together to stop this from occurring. California is a prime example, where a community literally woke up one morning to find their entire subdivisions full of new 5-G towers that were placed WITHOUT any of their consent or knowledge. Even their mayor was very concerned and shocked by this. These new technologies are literally being forced on us by huge mega monopoly corporations that do not have any person’s health or well being in mind. I know some of you work for these companies and are probably bias towards much of what I write. It is about technology and speed and profits....like always. Here is a portion of what I recently wrote in to an online forum concerning these very negative radiations.</p> <p>Please read the book is called "The Body Electric" by Doctor Robert Becker from 1985 and you may think different on your some of your opinions after reading that book regarding the body and electricity and waves and healing properties of the body. The navy was already working on secret projects in the late 50’s and 60’s on human subjects regarding magnetism and electric fields on the body. I would also like to state that this 5G technology incorporates the very same technology that the U.S. military developed with our favorite private agency called the CIA during WW-2 to use on troops in field battle. This technology could already then, kill us remotely and literally cook our eyes in their sockets like hard boiled eggs. It is now called by a nice politically correct name " Active denial system" or ADS for short and mounts on most types of machines in use, like hummers or aircraft. It is very similar to the DEW weapons systems developed. It is openly stated by the military as a crowd control measure....and trust me, it works and can be turned up and set at a much higher frequency. Please peruse the volumes of information out to the public surrounding all these behind the scenes, typically military funded (CIA) shadow government funding for all these types on technologies that are sold (pushed on us) as great for advancement and modern technology. Ever wonder why a program that only used two million dollars on record received 20 million dollars in funding? Do most of you realize that the CIA is a PRIVATE agency with the power to over throw the American and all other world governments if they so choose to? Do some research on it, don’t take my word as truth. The U.K. and various other countries have done countless research papers on the adverse effects Micro wave energies (ovens, cell towers, cell phones, WiFi) and of LED lighting and LED screens and the negative effects on the human body and our eyes specifically. Many of them were suppressed for obvious reasons, and in some cases the authors of</p>	non-support		
				27-Apr	email	<p>Good day, I sent you all an email earlier on regarding new advanced technologies and the darker side of many of them. If you took out the time to read it, and I truly pray you all did, here is just one example as of late that has been leaked. As I stated in my previous email, the military complex has been working diligently for over 80 years now on all sorts of not so happy projects all designed to be eventually used against the supposed “terrorists” Well, did you ever think that we are considered the terrorists? Again I urge all of you to read the following links. I have done exhausting research over many years on this and it unfortunately has lead me to the belief that this is all to true...crazy yes, hard to believe...absolutely , but again think WW-2, at the time no one knew what was going on behind the scenes in the death camps until the war ended and it all was exposed. That I can undeniably back up with first hand accounts as both my parents grew up in war torn Germany and witnessed the events unfold first hand along with many people and friends I made over the last 35 years that verified the true horror of what went on. History proves time and time again that we are far to trusting in our political leaders and our militaries...we are all just tools for their plans. We send our children to fight and die in wars that have always been meticulously planned and manipulated to make the rich even richer. Years go by and we are best friends and trading partners with the very same countries we were at war with and millions of young men and women were murdered for profits. It is very hard to shake the foundations of belief systems no matter how inaccurate they are in reality. Ignorance is bliss , however the truth shall set you free. Check it out, it is not fiction and we are not in Kansas anymore. Enter the rabbit hole. More and more insiders and top operatives are coming out of the woodwork these days as they can no longer sit and watch this unfold. Many top CIA and FBI and dark ops officers have now released confessions, (some on their deathbeds) as they were sworn to secrecy all these years and were in fear for their very lives and their families. I urge you all to do what is right and stand united. This is not some fictional Hollywoodland movie, (it was called that in the beginning and they eventually removed the “land” from the sign, check out what Hollywood was created for and why they called it Hollywoodland. Check out what goes on behind the scenes at Bohemian Grove in California, if that does not freak you all out then nothing will. It is a no fly zone just so you know. It is for real, believe me or not I no longer care of what others think of me or my knowledge of these things. It is all out there and very public, as it has to be. They always tell us what they are doing before they do it and most of humanity is too immersed just trying to live to even care or notice....you just have to be awake to see and hear it. Think of Rome in the day, when the people became restless they created the games and fed prisoners to the lions for entertainment ...and it worked. Most of humanity is in a mental slumber. Things can start very small and have seemingly no relevance at the time, and sold to us as improvements and better quality, when in fact they have a much more sinister side to them.</p> <p>http://agenda21news.com/2014/10/target-date-americas-depopulation-set/</p>			
██████████		██████████@██████████.com		27-Apr	email	<p>Hello Tawney,</p> <p>We are residents of Naramata and I have been reading the posts on Mynaramata from locals opposed to the Telus cell towers proposed for Naramata. It would appear there are numerous NIMBY’s here. We are NOT against Telus putting in towers. As a matter of fact we would welcome discussion with regard to Telus erecting the one tower at Arawana Road on our private property. We have approximately 2 acres located at 1021 Old Main Road. However, the property actuals borders the highway on the west side towards Arawana Road.</p> <p>Not sure how a private land agreement would or could play out. Just wanted to lend our support and let you to know that we would be interested in having a conversation should your group be interested.</p> <p>Sincerely,</p> <p>██████████</p>	support		

5 non-support
4 support
1 neutral
10 total

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 5, 2018

RE: Repeal of Irrigation and Improvement District Bylaws

Administrative Recommendation:

THAT the following Bylaws be read a first, second and third time and be adopted:

- 1. Naramata Irrigation District Repeal Bylaw 2812, 2018,**
- 2. Olalla Improvement District Repeal Bylaw 2813, 2018,**
- 3. Sun Valley Improvement District Repeal Bylaw 2814, 2018, and**
- 4. West Bench Irrigation District Repeal Bylaw 2815, 2018.**

Reference:

Local Government Act

Order In Council (OIC) 1219 – Naramata Irrigation District (September 28, 1995)

Order In Council (OIC) 795 – Olalla Improvement District (July 10, 1997)

Order In Council (OIC) 652 – Sun Valley Improvement District (September 19, 2016)

Order In Council (OIC) 229 – West Bench Irrigation District (June 9, 2011)

Background:

The above noted Irrigation and Improvement Districts have converted to a Regional District Service and the Bylaws are now the Bylaws of the Regional District. Staff is in the process of preparing a new omnibus Water Use Regulation Bylaw, which will encapsulate all water system areas within the Regional District. There are a number of historical, outdated and obsolete irrigation bylaws which are not impacted by a water use regulation; which can be repealed prior to the adoption of the new omnibus Water Use Regulation Bylaw.

Analysis:

- To minimize the amount of bylaws to be repealed at the time a new Water Use Regulation bylaw is adopted;
- To comply with the Order in Council(s) for each water service area;
- To provide clarity as to what bylaws prevail.

Financial Implications:

There are no additional costs directly associated with the passing of the repeal bylaws.

Alternatives:

- THAT the Board NOT approve the new Bylaw
- THAT the Irrigation Bylaws be repealed in conjunction with the new Water Use Regulation Bylaw

Communication Strategy:

- The Bylaw(s) have been reviewed by the Corporate Officer and Public Works staff.

Respectfully submitted:

"Christy Malden"

Manager of Legislative Services

A bylaw to repeal Naramata Irrigation District bylaws.

NOW THEREFORE the Board of Directors of the Regional District of Okanagan-Similkameen, in open meeting assembled, **ENACTS** as follows:

2.1 The Regional District of Okanagan-Similkameen Naramata Irrigation District Bylaws, as outlined on Schedule 'A' attached to this bylaw, and any amendments thereto, are hereby repealed.

ADOPTED BY AT LEAST 2/3 OF THE VOTES this day of , 2018.

Corporate Officer

SCHEDULE 'A'

to REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

NARAMATA IRRIGATION DISTRICT REPEAL BYLAW 2812, 2018

BYLAW #	NAME	ADOPTED
1	Assessment Bylaw 1921	1921-01-14
2	Okanagan Securities Bylaw	1921-04-15
3	Taxation Bylaw 1921	1921-05-15
4	Conservation Loan Bylaw May 1921	1921-05-25
5	Domestic Water Tolls Bylaw	1921-08-11
6	Irrigation Tolls Bylaw 1921	1921-11-10
7	Irrigation Tolls Bylaw 1922	1922-04-15
8	Conservation Loan Bylaw May 1922	1922-05-16
9	Taxation Bylaw 1922	1922-05-16
10	Naramata Irrigation District General Borrowing Bylaw 1922	1922-05-16
11	Domestic Water Tolls Bylaw 1922	1922-07-22
12	Assessment Bylaw 1922	1922-12-14
13	Naramata Irrigation District General Borrowing Bylaw 1923	1923-01-20
14	Irrigation Tolls Bylaw 1923	1923-05-11
15	Taxation Bylaw 1923	1923-05-11
16	Conservation Loan Bylaw 1923	1923-10-13
17	A Bylaw to Amend Bylaw #15	1924-01-24
18	Taxation Bylaw 1924	1924-05-09
19	Irrigation Tolls Bylaw 1924	1924-05-09
20	Conservation Loan Bylaw 1924	1924-04-22
21	Tax Sale Bylaw 1924	1924-07-29
22	Assessment Bylaw 1924	1924-12-24
23	1925 Conservation Loan Bylaw	1925-05-15
24	Additional Service Bylaw 1925	1925-04-29
26	Taxation Bylaw 1925	1925-05-15
27	Revised Taxation Bylaw 1925	1925-12-29
29	Irrigation Toll Bylaw 1926	1926-04-19
30	Revised Taxation Bylaw 1926	1926-11-05
31	1927 Assessment Bylaw	1927-02-02
32	1927 Conservation Loan Bylaw	1927-05-21
33	Irrigation Toll Bylaw 1927	1927-05-21

BYLAW#	NAME	ADOPTED
34	Taxation Bylaw 1927	1927-05-21
35	1928 Conservation Loan Bylaw	1928-06-06
36	Irrigation Toll Bylaw 1928	1928-06-06
37	Taxation Bylaw 1928	1928-11-28
38	Irrigation Toll Bylaw 1929	1929-05-22
39	Collection Bylaw 1929	1929-07-23
40	Taxation Bylaw 1929	1930-01-03
41	Irrigation Toll Bylaw 1930	1930-03-27
42	Fifth Assessment Bylaw	1930-05-05
43	1930 Conservation Loan Bylaw	1930-05-14
44	Conservation Loan Bylaw #44	1930-08-22
45	Taxation Bylaw 1930	1930-10-10
46	Collector Bylaw	1931-01-15
47	Conservation Loan Bylaw #47	1931-05-11
48	Taxation Bylaw 1931	1931-11-16
49	Conservation Loan Bylaw #49	1932-04-26
50	Irrigation Toll Bylaw 1932	1932-04-26
51	Sixth Assessment Bylaw	1932-04-26
52	Conservation Loan Bylaw #52	1932-08-12
53	Taxation Bylaw 1932-First Assessment	1932-12-23
53(a)	Taxation Bylaw 1932-Second Assessment	1933-01-06
54	Letters Patent Amendment Bylaw (2) 1933	1933-04-24
55	Letters Patent Amendment Bylaw 'A' 1933	1933-04-24
56	Irrigation Toll Bylaw 1933	1933-05-29
57	1933 Capital Expenditure Bylaw	1933-08-28
58	1933 Capital Expenditure Election Bylaw	1933-08-11
59	Taxation Bylaw 1933	1933-11-10
60	Taxation Bylaw 1934	1934-12-12
61	Domestic Water Tolls Bylaw	1935-04-15
62	Irrigation Toll Bylaw 1935	1935-05-20
63	Taxation Bylaw 1935	1935-11-20
64	Irrigation Toll Bylaw 1936	1936-05-18
65	Taxation Bylaw 1936	1936-11-16
66	Irrigation Toll Bylaw 1937	1937-05-19
67	Taxation Bylaw 1937	1937-11-18
68	Irrigation Toll Bylaw 1938	1938-05-13
69	Taxation Bylaw 1938	1938-12-28
70	Irrigation Toll Bylaw 1939	1939-05-12
71	Taxation Bylaw 1939	1939-12-19
72	Irrigation Toll Bylaw 1940	1940-05-14

BYLAW#	NAME	ADOPTED
73	Taxation Bylaw 1940	1940-12-11
74	Eighth Assessment Bylaw	1941-05-05
75	Irrigation Toll Bylaw 1941	1941-05-05
76	Taxation Bylaw 1941	1941-11-14
77	Irrigation Toll Bylaw 1942	1942-05-18
78	Taxation Bylaw 1942	1942-12-15
79	Irrigation Toll Bylaw 1943	1943-05-17
80	Ninth Assessment Bylaw	1943-07-14
81	Taxation Bylaw 1943	1943-12-20
82	Irrigation Toll Bylaw 1944	1944-05-10
83	Taxation Bylaw 1944	1944-12-13
84	Officers Appointment Bylaw	1945-01-20
85	Irrigation Tax Bylaw 1945	1945-04-11
86	Taxation Bylaw 1945	1945-12-17
87	Tenth Assessment Bylaw	1946-01-09
88	Irrigation Toll Bylaw 1946	1946-04-09
89	Special Levy Irrigation Toll Bylaw 1946	1946-10-12
90	Taxation Bylaw 1946	1946-12-10
91	Special Levy Irrigation Toll Bylaw 1947	1946-12-10
92	Naramata Irrigation District General	
	Borrowing Bylaw	1946-12-16
93	Irrigation Tolls Bylaw 1947	1947-04-08
94	Naramata Irrigation District General	
	Borrowing Bylaw	1947-08-13
95	Taxation Bylaw 1947	1947-12-22
96	Eleventh Assessment Bylaw	1947-12-20
97	Irrigation Tolls Bylaw 1948	1948-04-08
98	Renewal Reserve Toll Bylaw 1948	1948-07-14
99	Taxation Bylaw 1948	1949-01-13
100	Irrigation Tolls Bylaw 1949	1949-04-14
101	Renewal Reserve Toll Bylaw 1949	1949-10-13
102	Taxation Bylaw 1950	1950-01-12
103	Second Tolls Bylaw	1950-06-14
104	Second Tolls Bylaw 1950	1950-11-08
105	Taxation Bylaw 1951	1951-01-12
109	Twelfth Assessment Bylaw	1951-04-02
110	First Tolls Bylaw 1951	1951-07-11
111	Second Tolls Bylaw 1951	1951-11-14
112	Taxation Bylaw 1952	1952-01-09
113	Tax Bylaw 1952	1952-05-26

BYLAW#	NAME	ADOPTED
114	Discount Amendment Bylaw 1952	1952-08-13
115	Toll Bylaw 1952	1952-09-26
116	Taxation Bylaw 1953	1952-12-09
117	Tax Bylaw 1953	1953-03-27
118	Toll Bylaw 1953	1953-03-27
119	Taxation Bylaw 1954	1953-11-25
120	Taxation Bylaw 1954	1954-03-10
121	Tax Bylaw 1954	1954-03-19
122	Toll Bylaw 1954	1954-03-19
123	Taxation Bylaw 1955	1954-12-24
124	Tax Bylaw 1955	1955-04-13
125	Toll Bylaw 1955	1955-04-13
126	Taxation Bylaw 1956	1955-11-09
128	Tax Bylaw 1956	1956-04-11
129	Toll Bylaw 1956	1956-04-11
130	Taxation Bylaw 1957	1956-11-14
131	Tax Bylaw 1957	1957-04-10
132	Toll Bylaw 1957	1957-04-10
133	Domestic Entry Bylaw	1957-07-16
134	Irrigation Entry Bylaw	1957-07-16
136	Taxation Bylaw 1958	1957-12-05
137	Repeal Bylaw #135	1958-01-27
138	1958 Debenture Bylaw	1958-01-14
139	Water Regulation Bylaw 1958	1958-03-25
140	13th Assessment Bylaw	1958-03-25
141	Toll Bylaw 1958	1958-03-25
142	Tax Bylaw 1958	1958-03-25
144	Taxation Bylaw 1959	1958-11-28
145	Toll Bylaw 1959	1959-02-11
146	Tax Bylaw 1959	1959-02-11
148	Naramata Water Rotation	1959-06-26
149	Taxation Bylaw 1960	1959-11-14
151	14th Assessment Bylaw	1960-05-12
152	Toll Bylaw 1960	1960-05-02
153	Naramata Water Rotation Bylaw 1960	1960-05-09
154	Tax Bylaw 1960	1960-05-13
155	High Line Rehabilitation Contract 1960	1960-09-06
156	Taxation Bylaw 1961	1960-11-15
157	Tax Bylaw 1961	1961-06-13
158	Toll Bylaw 1961	1961-06-13

BYLAW#	NAME	ADOPTED
159	Naramata Water Rotation Bylaw 1961	1961-06-13
160	First Taxation Bylaw 1962	1961-11-23
162	Tax Bylaw 1962	1962-08-14
163	Toll Bylaw 1962	1962-08-14
164	First Taxation Bylaw 1963	1962-10-26
165	Naramata Irrigation District Domestic Entry	1962-10-09
166	Toll Bylaw 1963	1963-06-12
167	Tax Bylaw 1963	1963-06-12
168	First Taxation Bylaw 1964	1963-11-13
169	Chlorination and Building Renovation	1964-04-03
170	Tax Bylaw 1964	1964-07-27
172	First Taxation Bylaw 1965	1964-09-26
173	Second Taxation Bylaw 1965	1964-10-13
174	Irrigation and Waterworks Project	
	Debenture Issue Bylaw	1965-02-01
175	Waterworks Project Debenture Issue Bylaw	1965-02-11
176	Tax Bylaw 1965	1965-05-10
177	First Taxation Bylaw 1966	1965-10-12
178	Office Building Renovation Debenture	1965-09-02
180	Fifteenth Assessment Bylaw	1966-01-12
181	Second Taxation Bylaw 1966	1965-11-22
182	Third Taxation Bylaw 1966	1966-01-24
186	First Taxation Bylaw 1967	1967-11-23
187	Big Meadow Dam Gate Repair Contract	
	Bylaw 1966	1966-12-14
188	Second Taxation Bylaw 1967	1967-02-15
189	ARDA Project Interim Borrowing Bylaw	1967-03-15
190	Naramata Water Rotation Bylaw 1967	1967-05-18
191	Naramata Lake Dam Rehabilitation	
	Contract Bylaw 1967	1967-06-21
192	Amending Bylaw #183	1967-07-11
193	Sixteenth Assessment Bylaw	1967-10-26
194	First Taxation Bylaw 1968	1967-10-26
195	Elinor Dam Rehabilitation Contract	1967-12-20
196	Emergency Pumping Borrowing Bylaw	1967-12-20
197	Second Taxation Bylaw 1968	1968-01-10
200	Emergency Pumping Special Tax Bylaw	1968-03-20
201	First Taxation Bylaw 1969	1968-11-28
202	Second Taxation Bylaw 1969	1968-11-28
206	Debenture Issue (Term) Bylaw 1969	1969-03-28

BYLAW#	NAME	ADOPTED
207	Pumping Project Interim Borrowing Bylaw	1969-09-10
209	ARDA Projects Agreement Bylaw	1969-08-14
210	ARDA Charge Bylaw	1969-08-13
211	Seventeenth Assessment Bylaw	1969-09-10
212	ARDA Project No. 29045-#1 Contract	1969-09-10
213	ARDA Project No. 29045-#2 Contract	1969-09-10
214	ARDA Project No. 29045-#3 Contract	1969-10-08
215	First Taxation Bylaw 1970	1969-10-12
216	Second Taxation Bylaw 1970	1969-12-15
224	Pumping Project Interim Borrowing Bylaw	1970-02-23
225	ARDA Project No. 29045 Balancing Tank	
	Contract Bylaw	1970-03-11
226	ARDA Project No. 29045 Pumphouse and	
	Intake Contract Bylaw	1970-03-11
227	Salting Contract Bylaw	1970-03-18
228	Eighteenth Assessment Bylaw	1970-10-26
229	First Taxation Bylaw 1971	1970-10-26
230	Second Taxation Bylaw 1971	1970-10-26
234	Bylaw No. 224 Amendment Bylaw	1971-06-25
246	First Taxation Bylaw 1972	1971-11-10
247	Second Taxation Bylaw 1972	1971-11-10
250	ARDA Charge Bylaw No. 210	1972-04-19
252	First Taxation Bylaw 1973	1972-10-11
253	Associated Engineers Contract Bylaw	1972-11-09
254	Second Taxation Bylaw 1973	1972-11-23
255	Bylaw No. 224 Third Amendment Bylaw	1973-03-22
256	Debenture Issue (Term) Bylaw 1975	1973-05-18
257	First Taxation Bylaw 1974	1973-10-10
259	Second Taxation Bylaw 1974	1973-11-08
262	Operating Loan Bylaw	1973-12-12
266	First Taxation Bylaw 1975	1974-10-09
268	Operating Loan Bylaw 1975	1974-12-11
269	Second Taxation Bylaw 1975	1974-12-31
271	First Taxation Bylaw 1976	1975-10-08
275	Operating Loan Bylaw 1976	1975-10-08
276	Second Taxation Bylaw 1976	1975-12-17
277	Bylaw No. 273 Amendment Bylaw	1976-05-12
283	First Taxation Bylaw 1977	1976-10-06
287	Underwood, McLellan Contract Bylaw	1976-11-29
288	Bylaw No. 278 Amendment Bylaw	1977-01-05

BYLAW#	NAME	ADOPTED
290	Bylaw No. 265 Repeal Bylaw	1977-07-06
291	Second Taxation Bylaw 1977	1976-11-15
293	First Taxation Bylaw 1978	1977-11-02
294	Tolls and Charges Bylaw 1978	1977-11-02
295	Operating Loan Bylaw 1978	1977-12-07
296	Second Taxation Bylaw 1978	1977-12-07
298	Amended First Taxation Bylaw 1978	1978-01-11
299	Amended Tolls and Charges Bylaw 1978	1978-01-11
300	JRF Construction Contract Bylaw	1978-01-11
301	Third Taxation Bylaw 1978	1978-04-15
303	Water Supply Improvement Program	1978-09-19
304	First Taxation Bylaw 1979	1978-10-03
305	Tolls and Charges Bylaw 1979	1978-10-03
306	Second Taxation Bylaw 1979	1978-10-06
308	Operating Loan Bylaw 1979	1978-12-15
309	Bylaw No. 305 Amendment Bylaw	1978-12-20
310	Bill 5 Financial Assistance Agreement Bylaw	1979-02-12
311	Amendment to Bylaw 306	1979-02-12
313	Misc Charges Bylaw	1979-03-26
316	First Taxation Bylaw 1980	1979-10-12
317	Tolls and Charges Bylaw 1980	1979-10-12
318	Taxation Bylaw 1980	1979-11-07
319	Operating Loan Bylaw	1980-02-06
323	Taxation Bylaw 1981	1980-11-14
324	First Taxation Bylaw 1981	1980-10-08
325	Tolls and Charges Bylaw 1981	1980-10-08
328	Capital Charges Bylaw 1981	1981-11-10
330	Amendment to Misc Charges Bylaw 1981	1981-07-08
331	Multiple Occupancy Water Regulations	1981-05-28
334	First Taxation Bylaw 1982	1981-09-23
335	Tolls and Charges Bylaw 1982	1981-09-23
336	Taxation Bylaw 1982	1982-01-06
339	First Taxation Bylaw 1983	1982-10-07
340	Tolls and Charges Bylaw 1983	1982-10-07
341	Taxation Bylaw 1983	1982-11-24
342	Repeal of Bylaw #232	1982-10-07
344	Amendment to Tolls and Charges Bylaw	1983-02-02
345	Amendment to Cemetery Bylaw 1983	1983-03-10
346	Sather Agreement Bylaw Contract	1983-03-10
349	First Taxation Bylaw 1984	1983-10-25

BYLAW#	NAME	ADOPTED
350	Tolls and Charges Bylaw 1984	1983-10-25
351	Amendment to Misc Charges Bylaw 1984	1984-06-06
352	Taxation Bylaw 1984	1983-12-02
353	Townsite Reservoir Contract Bylaw	1984-02-01
354	Second Amendment to Cemetery Bylaw	1984-04-04
355	Townsite Reservoir Contract Bylaw	1984-04-04
356	Fire Protection Extension Capital Expend	1984-10-04
357	Tolls and Charges Bylaw 1985	1984-10-04
359	First Taxation Bylaw	1984-10-04
360	Taxation Bylaw 1985	1985-01-09
361	Bylaw to Amend Bylaw No. 206,1969	1985-02-06
364	First Taxation Bylaw 1986	1985-10-08
365	Tolls and Charges Bylaw 1986	1985-10-08
367	Taxation Bylaw 1986	1985-11-04
368	Fire Department Renewal Reserve Fund	1985-12-11
371	Fire Department Charges Bylaw 1986	1986-02-03
373	First Taxation Bylaw 1987	1986-10-08
374	Tolls and Charges Bylaw 1987	1986-10-08
375	Taxation Bylaw 1986	1986-10-08
378	First Taxation Bylaw	1987-10-05
379	Taxation Bylaw 1988	1987-10-05
380	Tolls and Charges Bylaw 1988	1987-10-05
381	Capital Works Borrowing Bylaw 1988	1987-12-09
382	Emergency Pumping Bylaw 1988	1988-03-08
383	Drought Relief Project Contract	1988-05-04
385	Amendment to Bylaw 382	1988-06-20
388	First Taxation Bylaw 1989	1988-09-20
389	Amendment to Bylaw No. 380	1988-10-26
390	Tolls and Charges Bylaw 1989	1988-09-20
391	Fire Protection Taxation Bylaw 1989	1988-10-05
392	Sinking Fund Debenture Issue Bylaw 1988	1988-11-25
394	Arawana Holdings Agreement Bylaw	1989-05-03
396	Amendment to Bylaw No. 390	1989-06-07
399	First Taxation Bylaw 1990	1989-10-04
400	Tolls and Charges Bylaw 1990	1989-10-04
403	District Vehicle Borrowing Bylaw 1990	1989-12-20
406	First Taxation Bylaw 1991	1990-10-10
407	Service Connection Bylaw 1990	1990-11-07
409	Fire Protection Taxation Bylaw 1991	1990-11-12
413	Library Lease Agreement	1991-05-08

BYLAW#	NAME	ADOPTED
414	Fire Protection Mutual Aid Agreement	1991-08-08
415	First Taxation Bylaw 1992	1991-10-09
418	Fire Protection Taxation Bylaw 1992	1991-11-06
419	Repeal of Bylaw #405	1991-11-06
420	Officers Appointment Bylaw	1992-01-08
423	Multiple Occupancy Capital Expenditure	
	Charge Amending Bylaw-NO READINGS	
424	Multiple Occupancy Capital Expenditure	
	Charge Amending Bylaw 1992	1992-10-14
425	Officers Appointment Bylaw	1992-10-14
427	First Taxation Bylaw 1993	1992-11-12
429	Fire Protection Taxation Bylaw 1993	1992-11-12
430	District Vehicle Borrowing Bylaw 1993	1993-01-06
431	Amendment Bylaw to Bylaw 368	1993-02-03
432	Miscellaneous Charges Bylaw 1993	1993-04-07
436	Amendment to Fire Protection Mutual Aid	1993-05-05
437	Fire Protection Taxation Bylaw 1994	1993-10-28
438	Tolls and Charges Bylaw - NOT USED	
439	First Taxation Bylaw 1994	1993-10-28
444	CANCELLED - before readings	
445	Tolls and Charges Bylaw 1995	1995-12-22
446	First Taxation Bylaw 1995	1994-12-22
450	Fire Protection Taxation Bylaw 1995	1995-03-01
452	Naramata Firehall Construction Loan Bylaw	1995-07-03
453	First 1996 Fire Hall Bylaw	1995-09-18
454	Second 1996 Fire Hall Bylaw	1995-09-18
455	Naramata Water System Upgrade	
	Temporary Financing Loan Bylaw 1995	1995-09-18
456	Transfer of Services to the Regional	
	District of Okanagan-Similkameen	
	Temporary Financing Loan Bylaw 1995	1995-09-18

A bylaw to repeal Olalla Improvement District bylaws.

Corporate Officer

SCHEDULE 'A'

to REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN OLALLA IMPROVEMENT DISTRICT REPEAL BYLAW 2813, 2018

BYLAW #	NAME	ADOPTED
1	First Loan Bylaw	1965-07-03
2	Debenture Issue Bylaw	1966-01-31
3	Second Debenture Issue Bylaw	1966-07-26
4	First Assessment Bylaw	1966-08-19
5	Taxation Bylaw	1966-07-26
6	Tolls Bylaw - 1966	1966-08-19
7	Assessment Bylaw - 1968	1968-10-04
8	Bank Borrowing Bylaw	1969-07-30
9	Second Taxation Bylaw 1969	1969-07-28
10	Third Taxation Bylaw 1971	1971-09-23
11	Tolls Bylaw - 1972	1972-10-12
12	Fourth Taxation Bylaw 1972	1972-10-12
17	Tolls Bylaw 1974	1974-05-13
18	Tolls Bylaw 1974	1974-11-18
22	Bylaw No. 15 Amendment Bylaw-Subdivision Bylaw	1976-06-09
23	Bylaw No. 16 Amendment Bylaw-Mobile Home Park Reg	1976-06-09
29	Connection Charge Bylaw	1976-07-14
30	Parcel of Land Taxation Bylaw	1976-12-02
31	1976 Assessment Bylaw	1976-07-14
33	Bylaw No. 13 Repeal Bylaw	1976-12-02
34	Bylaw No. 21 Repeal Bylaw	1976-12-02
35	1978 Assessment Bylaw	1978-06-16
36	Parcel of Land Taxation Bylaw 1977/78	1978-06-16
38	1979 Assessment Bylaw	1978-11-01
39	Parcel of Land Taxation Bylaw 1979	1978-11-01
40	Water Tolls Bylaw 1980	1980-01-03
41	1980 Assessment Bylaw	1980-01-03
42	Parcel of Land Taxation Bylaw	1980-01-03
43	Water Tolls Bylaw 1981	1980-10-22
44	1981 Assessment Bylaw	1980-10-22
45	Parcel of Land Taxation Bylaw 1981	1980-10-22
47	A Bylaw to Amend Bylaw 24	1981-06-05
48	A Bylaw to Amend Bylaw 32	1981-06-05

BYLAW#	NAME	ADOPTED
49	Water Tolls Bylaw 1982	1981-10-20
50	1982 Assessment Bylaw	1981-10-20
51	Parcel of Land Taxation Bylaw	1981-10-20
52	Domestic Waterworks Assistance Program 1981	1982-02-22
53	Water Tolls Bylaw 1983	1982-09-29
54	1983 Assessment Bylaw	1982-09-29
55	Parcel of Land Taxation Bylaw	1982-09-29
57	Water Tolls Bylaw 1984	1983-10-11
58	1984 Assessment Bylaw	1983-10-11
59	Parcel of Land Taxation Bylaw 1984	1983-10-11
61	Water Tolls Bylaw 1985	1984-11-13
63	Parcel of Land Taxation Bylaw 1985	1984-11-13
64	1985 Olalla First Well Loan Bylaw	1985-04-10
65	Serial Debenture Issue Bylaw 1985	1985-11-26
67	Parcel of Land Taxation Bylaw 1986	1986-01-05
68	Water Tolls Bylaw 1986	1986-04-21
69	Parcel of Land Taxation Bylaw 1987	1987-01-23
70	Water Tolls Bylaw 1987	1987-01-23
71	Parcel of Land Taxation Bylaw 1988	1987-11-15
72	Water Tolls Bylaw 1988	1987-11-15
73	Parcel of Land Taxation Bylaw 1989	1988-11-25
74	Water Tolls Bylaw 1989	1988-11-25
75	Parcel of Land Taxation Bylaw 1990	1990-05-29
76	Water Tolls Bylaw 1990	1990-02-27
77	Parcel of Land Taxation Bylaw 1993	1993-09-30
78	Parcel of Land Taxation Bylaw 1994	1994-05-30
79	Officer's Appointment Bylaw	1994-09-01
81	Parcel of Land Taxation Bylaw 1995	1995-06-21

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
BYLAW NO. 2814, 2018.

A bylaw to repeal Sun Valley Improvement District bylaws.

WHEREAS the Board of Directors of the Regional District of Okanagan-Similkameen wishes to repeal Sun Valley Improvement District bylaws, as outlined on attached Schedule 'A' to this bylaw.

NOW THEREFORE the Board of Directors of the Regional District of Okanagan-Similkameen, in open meeting assembled, **ENACTS** as follows:

1.0 CITATION

1.1 This bylaw may be cited for all purposes as the "Regional District of Okanagan-Similkameen Sun Valley Improvement District Repeal Bylaw No. 2814, 2018.

2.0 REPEAL OF BYLAWS

2.1 The Regional District of Okanagan-Similkameen Sun Valley Improvement District Bylaws, as outlined on Schedule 'A' attached to this bylaw, and any amendments thereto, are hereby repealed.

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

ADOPTED BY AT LEAST 2/3 OF THE VOTES this day of , 2018.

RDOS Board Chair

Corporate Officer

SCHEDULE 'A'

to REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

SUN VALLEY IMPROVEMENT DISTRICT REPEAL BYLAW 2814, 2018

BYLAW#	NAME	ADOPTED
3	Sun Valley Improvement District Tolls	1984-11-06
7	First Water Taxation Bylaw 1985	1985-03-22
8	Sun Valley Improvement District Tolls	1986-03-07
9	First Water Taxation Bylaw 1986	1986-03-22
10	Connection Charge Bylaw	1987-03-31
11	First Water Taxation Bylaw 1987	1987-02-16
12	Connection Charge Bylaw	1987-03-31
13	Capital Expenditure Charge Bylaw	1987-02-16
15	First Water Taxation Bylaw 1989	1989-03-21
16	First Water Taxation Bylaw 1990	1990-02-08
17	Bylaw No. 6 Amending Bylaw	1990-06-14
18	Sun Valley Improvement District Loan Bylaw	1991-01-10
19	First Taxation Bylaw 1991	1991-01-10
20	Capital Expenditure Charge Subdivision Bylaw	1993-02-02
21	First Taxation Bylaw 1992	1992-02-06
22	First Assessment Bylaw	1992-10-26
24	First Taxation Bylaw 1993	1993-02-02
25	First Taxation Bylaw 1993	1993-05-13
28	First Taxation Bylaw 1995	1995-03-10
29	First Taxation Bylaw 1996	1996-03-05
30	Repeal Bylaw #30 1996 (repeals Bylaw #5)	1996-08-06
36	Meeting Procedures Bylaw	2008-09-25
40	2010 Capital Expenditure Charge Reserve Fund Disbursement Bylaw	2010-09-08
41	2011 Capital Works Renewal Reserve Fund Disbursement Bylaw	
46	Taxation Bylaw 2016	2015-11-11
47	Eighth Toll Bylaw 2015	2015-11-11

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
BYLAW NO. 2815, 2018.

A bylaw to repeal West Bench Irrigation District bylaws.

WHEREAS the Board of Directors of the Regional District of Okanagan-Similkameen wishes to repeal West Bench Irrigation District bylaws, as outlined on attached Schedule 'A' to this bylaw.

NOW THEREFORE the Board of Directors of the Regional District of Okanagan-Similkameen, in open meeting assembled, **ENACTS** as follows:

1.0 CITATION

1.1 This bylaw may be cited for all purposes as the "Regional District of Okanagan-Similkameen West Bench Irrigation District Repeal Bylaw No. 2815, 2018.

2.0 REPEAL OF BYLAWS

2.1 The Regional District of Okanagan-Similkameen West Bench Irrigation District Bylaws, as outlined on Schedule 'A' attached to this bylaw, and any amendments thereto, are hereby repealed.

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

ADOPTED BY AT LEAST 2/3 OF THE VOTES this day of , 2018.

RDOS Board Chair

Corporate Officer

SCHEDULE 'A'
to REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
WEST BENCH IRRIGATION DISTRICT REPEAL BYLAW 2815, 2018

BYLAW#	NAME	ADOPTED
1	Officer's Appointment	1953-05-14
2	First Assessment Roll	1953-05-14
3	Current Loan Bylaw 1953	1953-05-14
5	Second Assessment Roll	1960-05-09
8	Third Assessment Roll	1961-03-06
9	Taxation Bylaw	1961-03-06
11	Taxation Bylaw 1962	1962-04-02
13	Fourth Assessment Roll	1963-04-01
14	Taxation Bylaw 1963	1963-04-01
15	Fifth Assessment Roll	1964-04-06
16	Taxation Bylaw 1964	1964-04-06
17	Affixing of the Seal Bylaw	1965-01-05
19	Sixth Assessment Roll	1965-05-04
20	Taxation Bylaw 1965	1965-05-04
21	Seventh Assessment Roll	1966-04-04
22	Taxation Bylaw 1966	1966-04-04
23	Eighth Assessment Roll	1967-04-10
24	Taxation Bylaw 1967	1967-04-10
25	Interim Bank Borrowing Bylaw 1967	1967-11-13
26	Ninth Assessment Roll	1968-04-08
27	Taxation Bylaw 1968	1968-04-08
28	28th Contract Bylaw (Tender)	1968-04-23
29	29th Contract Bylaw (Tender)	1968-04-23
30	30th Contract Bylaw-Pacific Pipe & Plume	1968-04-23
31	31st Contract Bylaw-Kenyon & Co	1968-04-23
32	Tenth Assessment Roll	1969-03-03
33	Taxation Bylaw 1969	1969-03-03
34	Interim Bank Borrowing Bylaw 1969	1969-07-07
35	ARDA Project No. 29038	1969-08-04
36	ARDA Charge Bylaw No. 29038	1969-08-04
38	Interim Bank Borrowing Bylaw 1970	1970-01-02
39	Eleventh Assessment Roll	1970-03-02
40	Taxation Bylaw 1970	1970-03-02
41	Debenture Issue (Term) Bylaw 1970	1970-05-04

BYLAW#	NAME	ADOPTED
42	Interim Bank Borrowing Bylaw 1970	1970-11-13
43	Interim Bank Borrowing Bylaw 1971	1971-02-02
44	Twelfth Assessment Roll	1971-03-01
45	Taxation Bylaw 1971	1971-03-01
46	Thirteenth Assessment Roll	1972-03-06
47	Taxation Bylaw 1972	1972-03-06
48	ARDA Charge Bylaw No. 36 Amendment	1972-06-06
49	Fourteenth Assessment Roll	1973-03-04
50	Taxation Bylaw 1973	1973-03-04
51	Fifteenth Assessment Roll	1974-02-27
52	Taxation Bylaw 1974	1974-02-27
54	Sixteenth Assessment Roll	1975-03-05
55	Taxation Bylaw 1975	1975-03-05
57	Seventeenth Assessment Roll	1976-03-17
58	Taxation Bylaw 1976	1976-03-17
60	Interim Bank Borrowing Bylaw 1976	1976-10-13
61	Regrade Capital Expenditure Charge Bylaw	1977-02-02
62	Eighteenth Assessment Roll	1977-03-02
63	Taxation Bylaw 1977	1977-03-02
64	Nineteenth Assessment Roll	1978-03-08
65	Taxation Bylaw 1978	1978-03-08
67	Execution of an Agreement Bylaw	1979-01-10
68	Water Supply Improvement Program 1978	1979-01-10
69	Bill 5 Financial Assistant Agreement Bylaw	1979-02-14
70	Twentieth Assessment Roll Bylaw	1979-03-14
71	Taxation Bylaw 1979	1979-03-14
73	A Bylaw to Amend Bylaw 61	1979-06-07
74	Interim Bank Borrowing Bylaw 1979	1979-12-05
75	Twenty-First Assessment Roll	1980-03-05
76	Taxation Bylaw 1980	1980-03-05
77	Twenty-Second Assessment Roll	1981-03-18
78	Taxation Bylaw 1981	1981-03-18
79	Twenty-Third Assessment Roll	1982-03-10
80	Taxation Bylaw 1982	1982-03-10
81	Twenty-Fourth Assessment Roll	1983-03-10
82	Taxation Bylaw 1983	1983-03-10
83	Twenty-Fifth Assessment Roll	1984-03-12
84	Taxation Bylaw 1984	1984-03-12
85	Officer's Appointment Bylaw	1984-03-28

BYLAW#	NAME	ADOPTED
86	Taxation Bylaw 1985	1985-03-18
90	Taxation Bylaw 1986	1986-03-12
91	Repeal Bylaw No. 91	1987-04-08
92	Taxation Bylaw 1987	1987-04-08
93	Taxation Bylaw 1988	1988-03-21
94	Taxation Bylaw 1989	1989-04-11
95	Bylaw to Amend Bylaw No. 88	1989-06-15
96	Bylaw to Amend Bylaw No. 41	1989-09-12
97	Taxation Bylaw 1990	1990-03-26
99	Taxation Bylaw 1991	1991-04-22
100	Watermain Replacements, Moorpark Drive and Sunglo Drive Loan Bylaw	1997-09-20
102	Taxation Bylaw 1992	1992-04-15
103	Sinking Fund Debenture Issue Bylaw 1992	1992-04-21
104	Taxation Bylaw 1993	1993-04-19
107	Taxation Bylaw 1994	1994-05-09
108	Automatic Sprinkling System Bylaw 1995	1995-03-15
109	Taxation Bylaw 1995	1995-05-08
110	Taxation Bylaw 1996	1996-04-15
111	Officer's Appointment Bylaw	1996-04-22
112	Repeal Bylaw No. 85	1996-10-02
113	Taxation Bylaw 1997	1996-12-02
116	Taxation Bylaw 1998	1997-10-30
117	Miscellaneous Service Charge Bylaw 1997	1997-12-10
120	Taxation Bylaw 1999	1998-12-08
121	Miscellaneous Service Charge Bylaw 1998	1998-12-15
123	Taxation Bylaw 2000	1999-12-13
125	Taxation Bylaw 2001	2000-11-07
126	Taxation Bylaw 2002	2001-11-20
128	2002 Bartlett West Bench Drive Construction Loan Bylaw	2002-08-07
129	Water Line Construction Loan Bylaw	2002-10-15
130	Taxation Bylaw 2003	2002-10-15
136	West Bench Irrigation District Assessment Bylaw	2004-10-05
138	Taxation Bylaw 2005	2004-10-05
139	Taxation Bylaw 2004	2004-11-15
141	Taxation Bylaw 2006	2005-11-15
142	Taxation Bylaw 2007	2006-12-12

BYLAW#	NAME	ADOPTED
143	Water Line Construction Loan Bylaw	2007-01-16
144	2002 Bartlett West Bench Drive Construction	2007-01-16
145	Taxation Bylaw 2008	2007-12-04
146	Water Line Construction Loan Bylaw	2007-12-18
147	Water Line Construction Loan Bylaw	2008-11-18
149	2008 Pipe Improvement Project Loan Bylaw	2008-06-03
150	Taxation Bylaw 2009	2008-12-02
151	Water Line Construction Loan Bylaw	2009-05-19
152	2008 Pipe Improvement Project Loan Bylaw	2009-05-19
154	Taxation Bylaw 2010	2010-01-19
155	2008 Pipe Improvement Project Loan Bylaw	2010-07-20
156	Water Line Construction Loan Bylaw	2010-07-20
158	Taxation Bylaw 2011	2011-01-18

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: July 5, 2018

RE: Regional District of Okanagan-Similkameen Naramata Cemetery
Regulation Bylaw No. 2816, 2018.

Administrative Recommendation:

THAT Bylaw 2816, 2018 Regional District of Okanagan-Similkameen Naramata Cemetery Regulation Bylaw be read a first, second and third time and be adopted.

Purpose:

To bring the cemetery bylaw into compliance with the new *Cremation, Interment and Funeral Services Act* and to update Schedule 'A' attached to the bylaw, being Permit (Right of Internment - Plot Reservation License) to conform with Regional District Fees and Charges Bylaw (Cemetery Fees).

Reference:

Cremation, Interment and Funeral Services Act, SBC 2004, Chapter 35

Background:

The Regional District of Okanagan-Similkameen Cemetery Bylaw 2023, 2001 was passed by the Board February 15th, 2001. With the implementation of the new *Cremation, Interment and Funeral Services Act* which replaced the previous Cemetery Act; staff began reviewing the current Bylaw in order to bring it into compliance with the new legislation. Initially, staff was considering an amendment to the existing bylaw, although after considerable review, it was determined that due to the extent of changes, the previous bylaw be repealed and a new Bylaw be put in place. Staff believes that the new Bylaw will assist in providing greater clarity for clients who wish to use the Naramata Cemetery.

Analysis:

Changes in the new Bylaw include the following:

- Revised to comply with current legislation;
- Schedule A includes an updated Permit (Right of Interment-Plot Reservation License), to comply with Fees and Charges Bylaw;
- Definitions added to comply with current legislation;
- Clarification of roles and responsibilities of Cemetery Board, Designated Officer and Caretaker;
- General housekeeping re language.

Financial Implications:

There are no additional costs directly associated with the passing of the new Cemetery Bylaw.

Alternatives:

- THAT the Board NOT approve the new Bylaw.

Communication Strategy:

- The Cemetery Bylaw has been reviewed by the Corporate Officer and Public Works staff.
- The new Cemetery Bylaw will be posted at Naramata Cemetery and will be available on the RDOS website.

Respectfully submitted:

"Christy Malden"

Manager of Legislative Services

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2816, 2018

A bylaw to provide for the regulation and administration of the Naramata Cemetery, and to set rates for the use of the Naramata Cemetery.

WHEREAS pursuant to the *Local Government Act*, and to Regional District of Okanagan-Similkameen Bylaw No. 1617, 1995, and Amendment Bylaw No. 1964, 1999; the Regional Board has established a local service area for the provision of cemetery operations of the Naramata Cemetery;

NOW THEREFORE the Board of the Regional District of Okanagan-Similkameen, in open meeting assembled, ENACTS as follows:

1 - INTERPRETATION

1.1 In this Bylaw:

“Act”	means the <i>Cremation, Interment and Funeral Services Act</i> ;
“Board”	means the Board of Directors of the Regional District of Okanagan-Similkameen;
“Burial Plot”	means a plot measuring 120 centimeters wide x 240 centimeters long, which has been designated for the burial of a casket or coffin containing human remains;
“Caretaker”	means the person or persons duly appointed or employed by the Regional District from time to time as Caretaker or Caretakers of the Cemetery;
“Cemetery”	means land that is set apart or used as a place of burial of human remains or cremated remains and includes any incidental or ancillary buildings on the land;
“Cemetery Board”	means the Regional District Board, in its capacity as the Board of Cemetery Trustees pursuant to the <i>Act</i> and to this Bylaw, or its lawful designate;
“Cremated Remains”	means human bone fragments left after human remains are cremated;
“Cremation Plot”	means a Plot measuring 120 centimetres wide x 120 centimetres long, which has been designated for the burial of an urn or other container containing cremated human remains but not a casket or

coffin containing human remains;

“Cremation Urn Vault” means a receptacle made of durable material placed in a ground cremation plot to encase an urn, or urns, holding cremated remains. A cremation vault has a lid and is placed during the interment process.

“Designated Officer” means the person appointed by the Board under Part 6, Division 8, S.234 as Chief Administrative Officer for the Regional District of Okanagan-Similkameen, or his designate;

“Director” means the individual or administrative authority designated under section 175 of the *Business Practices and Consumer Protection Act*;

“Exhumation” means the exposure and removal of interred human remains for the purposes of viewing or examination;

“Grave” means a plot or other space in the Naramata Cemetery in which human remains or cremated human remains have been buried or placed, or for which a Permit has been issued in accordance with this Bylaw or a previously applicable bylaw or regulation;

“Grave Liner” means a receptacle made of durable material placed around the casket to provide reinforcement to the plot and which is placed during the burial process;

“Human Remains” means:
(a) a dead human body in any stage of decomposition, or
(b) a body of a stillborn infant in any stage of decomposition, but does not include cremated remains;

“Interment” means disposition by:
(a) burial of human remains or cremated remains,
(b) entombment of human remains, or
(c) inurnment of cremated remains;

“Memorial Marker” means a Grave marker that is authorized and installed pursuant to Part 8 of this Bylaw, or any Grave marker duly authorized and installed pursuant to a previously applicable bylaw or regulation;

“Naramata Cemetery” means that land described in section 2.5 of this Bylaw;

“Normal Business Hours” means the regular opening hours of the offices of the Regional District;

“Operator” means a person or a board of trustees that owns or operates a place of interment or a crematorium;

“Permit”	means Right of Interment (Plot Reservation License) permit form for plot reservation and interment into the Naramata Cemetery;
“Plot”	means a space designated, through a subdivision of the Naramata Cemetery, for the interment of human remains or cremated human remains, and may be a Cremation Plot or a Burial Plot;
“Plot Holder”	means: <ul style="list-style-type: none"> (a) a person for whom a Permit has been issued; (b) a person for whom a Plot has been reserved before the date of adoption of this Bylaw, and recorded on the plan of the Naramata Cemetery at the office of the Regional District; or (c) after the death of the person described in either (a) or (b), or after the death of a person for whom a Plot had not been reserved, the person with the right to control the disposition of the remains pursuant to the Act;
“Regional Board”	means the Board of the Regional District;
“Regional District”	means the Regional District of Okanagan-Similkameen;
“Scattering Garden”	means a designated area for the placement of non-recoverable, commingled cremated remains placed within an ossuary or scattered within the designated garden area;
“Service Area”	means the local service area defined in the Naramata Cemetery Local Service Establishment Bylaw.

- 1.2 This Bylaw shall be cited as the **“Regional District of Okanagan-Similkameen Naramata Cemetery Regulation Bylaw No. 2816, 2018”**.

2 - GENERAL

- 2.1 The Regional Board is hereby established as the Cemetery Board for the Naramata Cemetery, pursuant to the *Act*;
- 2.2 The operation of the Naramata Cemetery shall comply with the provisions of this Bylaw and with the requirements of the *Act*, and in the event of a conflict, the provisions of the *Act* shall apply.
- 2.3 The maintenance of all records necessary for the operation and management of the Naramata Cemetery, or required by the *Act* or its regulations or any other applicable legislation, is hereby delegated to the Designated Officer, of the Regional District.
- 2.4 The administration of all matters set out in this Bylaw, including the issuing of any license or permit pursuant to this Bylaw and the determination of, collection of, refund of, or other dealings with any fee required by this Bylaw, is hereby

delegated to the Designated Officer of the Regional District.

- 2.5 The following lands have been set aside, operated, used or maintained as a cemetery by the Regional District:

Naramata Cemetery described as:

Lots 6, 7 & 8
Block 31
District Lot 210
SDYD, Plan KAP575

shall be used solely for the purpose of a cemetery, and purposes associated with or incidental to the care and disposal of human remains or cremated human remains.

Pursuant to Section 39 of the *Cremation, Interment and Funeral Services Act* a copy of the bylaw shall be filed with the Director of the Business Practices and Consumer Protection Authority, and copies shall also be kept available for public inspection in the Regional District office and at such other places as may be deemed necessary.

- 2.6 The Cemetery Board may subdivide the land described in section 2.5 of this Bylaw into Plots, in accordance with the *Act*;

- 2.7 The Cemetery Board may, at its sole discretion and without consent of any Plot Holder:

- (1) resurvey, enlarge, diminish, replant, alter in shape or size or otherwise change all or any part of the Naramata Cemetery;
- (2) establish, close, eliminate or otherwise modify or change the location of roads, paths or other areas allowing access to and from any Plot; or
- (3) lay out, plant or remove gardens, flowers, shrubs or trees in the Naramata Cemetery.

- 2.8 The Cemetery Board may, at its sole discretion and without the consent of any Plot Holder, so long as any Plot for which a valid Permit has been granted, or other reservation has been made pursuant to a previously applicable bylaw or regulation, is not disturbed:

- (1) grant rights of way through the Naramata Cemetery for any cemetery or public purpose; or
- (2) erect buildings for any use connected with, incidental to or convenient for the preparation, care, disposition or interment of human remains or cremated human remains, or for other cemetery purposes.

- 2.9 A copy of a plan of the Naramata Cemetery and a copy of this Bylaw and any

other bylaw which including the rates and other charges for Plots and other cemetery services, shall be available for examination during Normal Business Hours at the offices of the Regional District.

- 2.10 There shall be no disposal of human remains anywhere within the Service Area, other than within the Naramata Cemetery in accordance with this Bylaw, unless permitted by, and in accordance with, the *Act* and its regulations.
- 2.11 No body, other than a deceased human body or the cremated remains or other remains of a deceased human body, shall be interred in the Naramata Cemetery, and all interments shall comply with this Bylaw, and any other applicable legislation.

3 - PLOT RESERVATION AND ASSIGNMENT

- 3.1 A person may apply to the Designated Officer for reservation of a Plot within the Naramata Cemetery, and upon payment of the fee prescribed in accordance with the Regional District Fees and Charges Bylaw, shall be issued a Permit for the use of a Plot, provided that an unallocated subdivided Plot is available. This reservation will be limited to a maximum of three (3).
- 3.2 A Permit issued pursuant to this Part shall be a contract of sale in the form of Schedule "A", attached to this Bylaw, and no Permit may be issued or interment in the Naramata Cemetery occur, prior to the issuance of a Permit or other existing reservation made pursuant to a previously applicable bylaw or regulation.
- 3.3 The issuance of a Permit does not grant the Plot Holder any rights regarding the Plot, beyond the right to be interred in that Plot subject to the requirements of this Bylaw.
- 3.4 The issuance of a Permit does not grant any Plot Holder the right or interest in any roads, paths or common areas of the Cemetery other than as a means of access to his or her Plot, nor any right or interest in the gardens, structures, buildings or other property or improvements of the Cemetery.
- 3.5 A Plot Holder shall not allow or permit any interment in the reserved Plot, and shall not transfer or dispose of the right to use the Plot to another person, group, or organization unless that interment, transfer or disposal is made pursuant to this Bylaw and all other applicable legislation.
- 3.6 Where a particular Plot has been reserved, and the Plot Holder wishes to transfer the reservation to a different Plot in the Naramata Cemetery, the Designated Officer may transfer the reservation upon receipt of the difference, if any, between the fee paid to reserve the original Plot, and the fee due as of the date of transfer to reserve the new Plot through the issuance of a new Permit.
- 3.7 A Plot Holder may request a transfer of the right of interment in a Plot to a spouse or other family member, and shall submit the request in writing to the Designated Officer.

- 3.8 Where a Plot Holder wishes to cancel a reservation for a Plot that has not yet been used for interment, without transfer of rights to another Plot or another person as provided for in section 3.6 or 3.7, he shall notify the Designated Officer in writing requesting such cancellation.
- 3.9 Where a person has requested cancellation of a Plot reservation pursuant to the *Act*; the person shall be entitled to 80% refund of the amount paid, without interest, as evidenced in the Regional District's records, for the reservation.
- 3.10 In the event that an error on the part of the Designated Officer is discovered in a Permit prior to the use of the Plot for interment, and that Plot is no longer available, the Designated Officer shall:
- (1) amend the affected Permit, or other reservation made prior to the enactment of this Bylaw, so as to provide a Plot of equal or greater value and similar location acceptable to the Plot Holder; or
 - (2) cancel the Permit and refund the full amount paid, as evidenced in the Regional District's records, for the reservation plus interest at the rate prescribed by the Act or its regulations.

The Plot Holder shall notify the Designated Officer of the Plot Holder's preference within 30 days of the notification of the error, otherwise the Designated Officer shall be entitled to make the decision.

4 – INTERMENT PERMITS

- 4.1 No human remains or cremated remains shall be interred in the Cemetery until; A person having authority pursuant to Section 5 of the *Cremation, Interment and Funeral Services Act* to authorize the disposition of the deceased person's human remains or cremated remains has completed, duly signed and witnessed at the Regional District office a Permit and/or any other documents required to facilitate the interment in a form approved by the Regional District of Okanagan-Similkameen.
- 4.2 No human remains or cremated human remains shall be interred in the Naramata Cemetery prior to the issuance of a Permit.
- 4.3 Where no Plot has been previously reserved for the deceased person, or transferred pursuant to this Bylaw for the use of the interment of the remains of the deceased person, a Plot must be reserved through the application for and issuance of a Permit pursuant to section 4.1.
- 4.4 A person with the right to control the disposition of human remains pursuant to the *Act*; may apply to the Designated Officer for permission to have human remains or cremated human remains interred in the Naramata Cemetery, and upon payment of the Interment Opening and Closing Fee in accordance with the Regional District Fees and Charges Bylaw may be issued a Permit in the form of Schedule "A".

- 4.5 An application for a Permit shall include the following information:
- (1) the name and date of birth of the deceased;
 - (2) the date and time of the funeral;
 - (3) the cause of death;
 - (4) any special instructions including any received from the Medical Health Officer relative to that interment; and
 - (5) any other information necessary to comply with this Bylaw and any other applicable legislation, or necessary to allow the Caretaker to prepare the Plot for interment.
- 4.6 All applications for a Permit shall be made at the offices of the Regional District during Normal Business Hours, and shall be made at least twenty-four hours prior to the time scheduled for interment, except in an emergency where public health or safety, or personal moral or religious beliefs, require burial within a shorter time period.
- 4.7 Where public health or safety, or personal moral or religious beliefs, require burial within a time period that does not allow a person to meet the requirements of section 4.6, an application may be received and a Permit may be issued by Designated Officer, or other authorized designate, of the Regional District at a time other than that noted in section 4.6.
- 4.8 Fees for the issuance of any Permit, other than during Normal Business Hours or less than 24 hours prior to the scheduled interment, pursuant to section 4.7 shall be in accordance with Regional District Fees and Charges Bylaw and shall be charged in addition to the ordinary fees for the issuance of such permit.
- 4.9 Upon the issuance of any Permit or upon receiving a valid request or order pursuant to Part 6 of this Bylaw for exhumation or disinterment, the Designated Officer, or their delegate of the Regional District shall notify the Caretaker of:
- (1) the date and time scheduled for interment, exhumation or disinterment;
 - (2) the name of the deceased;
 - (3) the number and location of the Plot to be used; and
 - (4) any special instructions including any received from the Medical Health Officer relative to that interment, exhumation or disinterment
- with sufficient time for the Caretaker to prepare the Grave for the interment, exhumation or disinterment.

5 – BURIAL/INTERMENT

- 5.1 Each Burial Plot may be used for the interment of up to:

- (1) one adult-sized casket or coffin containing human remains and two cremation urns; or
 - (2) four cremation urns.
- 5.2 Each Cremation Plot may be used for the interment of up to two cremation urns.
- 5.3 Where one or two cremation urns are to be buried in a Plot with a casket or coffin as described in section 5.1(1) of this Bylaw, the urn(s) shall be buried directly above the casket or coffin, and the requirements of both section 5.5 and 5.6 shall still apply.
- 5.4 Notwithstanding Sections 5.1 to 5.3 inclusive, exceptions may be made for adjustments to the Plot for interment, by making an application to the Cemetery Board.
- 5.5 Every interment of human remains, other than cremated human remains, shall be made with an enclosed casket or coffin, and covered by a fibreglass grave liner, the fee for which shall be that set out in accordance with Regional District Fees and Charges Bylaw.
- 5.6 Interred human remains, other than cremated human remains, shall be covered by at least one metre of earth between the general surface level of the ground and the top of the required grave liner covering the coffin or casket in which the remains rest.
- 5.7 Interred cremated human remains shall be covered by at least 0.3 meters of earth between the general surface level of the ground and the top of the urn.
- 5.8 No Grave shall be dug or opened or closed by any person other than the Caretaker or other person duly authorized by the Designated Officer.
- 5.9 No interment shall be made except during Normal Business Hours, unless prior permission has been granted by the Designated Officer, or its lawful designate.
- 5.10 If the scheduled date and time of an interment, or exhumation or disinterment is such that the Grave must be dug, opened, or closed other than during normal business hours, the opening and closing other than during Normal Business Hours fee as set out in accordance with Regional District Fees and Charges Bylaw shall be charged in addition to the usual fee for such service.
- 5.11 No vaults or other methods of interment above ground shall be permitted in the Naramata Cemetery.

6 – EXHUMATION AND DISINTERMENT

- 6.1 No human remains or cremated human remains shall be exhumed or disinterred without authority in accordance with Section 16 of the *Cremation, Interment and Funeral Services Act*.

A written request from the person who, under Section 5 of the *Act*, has the right to control the disposition of the remains for exhumation or disinterment, as the case may be, is issued to the Cemetery Board by the Designated Officer, unless the remains are to be:

- (a) disinterred from one Plot and interred in another Plot in the Naramata Cemetery; or
 - (b) exhumed or disinterred by order of the court or under the *Coroners Act*, R.S.B.C. 1996, c. 72 or the *Health Act*, R.S.B.C. 1996, c. 179.
- 6.2 No person other than the Caretaker or other person duly authorized by the Cemetery Board shall open or close a Grave for the purpose of exhumation or disinterment.
- 6.3 The exhumation or disinterment opening and closing fees shall be those set out in accordance with Regional District Fees and Charges Bylaw, and shall be payable prior to the exhumation or disinterment.
- 6.4 Notwithstanding section 6.3, in the event of an error on the part of the Cemetery Board whereby human remains or cremated human remains are interred in the wrong Plot, then the *Act* applies, there shall be no fee payable for the disinterment, or the subsequent interment in the correct Plot or a replacement Plot.

7 – CARETAKER

- 7.1 The Caretaker shall be responsible for:
- (1) the onsite maintenance and operation of the Naramata Cemetery and related tools, equipment, buildings and other improvements or property in accordance with this Bylaw and any other applicable bylaw or other legislation;
 - (2) the preparation, digging, opening and closing of Plots or Graves as directed by the Designated Officer of the Regional District;
 - (3) the direction of all funerals, funeral processions, or other interment ceremonies to the correct Plot in the Naramata Cemetery;
 - (4) the installation of any Memorial Markers, including the construction of a marker's foundation or base where applicable; and
 - (5) any other duties or powers lawfully delegated to him or her.

8 – MEMORIAL MARKERS

- 8.1 A Memorial Marker made of stone, concrete or bronze may be installed on a Grave, and shall be no larger than:

- (1) 30 centimeters x 60 centimeters for a Burial Plot; or
- (2) 30 centimeters x 60 centimeters for a Cremation Plot.
- 8.2 No person, other than the Caretaker or other duly authorized representative of the Regional District, may install any Memorial Marker and the fee for such installation shall be that set out in accordance with Regional District Fees and Charges Bylaw.
- 8.3 A Memorial Marker shall be installed flush with the surface level of the surrounding ground, so as to permit a lawn mower to pass over the Plot without contacting the Memorial Marker.
- 8.4 Bronze Memorial Markers shall be attached to a stone or concrete base not less than 5 centimeters thick, and the sides of the base shall be perpendicular to the top surface of the base.
- 8.5 Stone or Concrete Memorial Markers shall be not less than 5 centimeters thick, and the sides shall be perpendicular to the top surface of the base.
- 8.6 A temporary marker noting the name of person buried in the Grave, and the date of interment, shall be permitted on a Grave for up to six months after the date of interment, and shall be removed by the Caretaker if still remaining after that time.
- 8.7 No Plot or Grave shall be defined by a fence, railing, curb, hedge or other marker or structure other than a Memorial Marker or temporary marker as outlined in this Part.

9 – NARAMATA CEMETERY GROUNDS

- 9.1 Boxes, toys, shells, screens, arbors, trellises, tripods or any other objects or structures are prohibited on any Grave or Plot.
- 9.2 As an exception to section 9.1, flowers or wreaths may be placed on a Grave, but may be removed by the Caretaker when their condition is deemed to be detrimental to the general appearance of the Cemetery. Any container used to place a memorial offering permitted by this section is subject to the approval of the Caretaker.
- 9.3 No person, other than the Caretaker or other duly authorized person in the performance of his or her duties, shall plant, install, remove, cut down, or destroy any tree, shrub, flower, bulb, rock or other landscape feature in the Naramata Cemetery.
- 9.4 No person shall damage or deface any Grave, Memorial Marker, monument, structure or other improvement in the Naramata Cemetery.
- 9.5 No person shall solicit orders for markers, tablets, memorials, or other similar items within the grounds of the Naramata Cemetery.

- 9.6 All persons and funeral or other interment processions in the Naramata Cemetery shall obey the instructions of the Caretaker, and shall behave with proper decorum and respect, and shall not disturb the quiet and good order of the Naramata Cemetery. The Caretaker may remove any person not complying with this section from the grounds of the Naramata Cemetery.
- 9.7 No person shall disturb or interfere with any funeral or interment service or procession in or near the Cemetery while the service or procession is occurring.
- 9.8 No person shall:
- (1) play any game or sport unless authorized by the Designated Officer;
 - (2) discharge any firearm other than at a military funeral;
 - (3) drive a motorized device of any kind over lawns, gardens, or flower beds unless authorized by the Designated Officer; or
 - (4) deposit any rubbish or offensive matter or thing
- within the grounds of the Naramata Cemetery.
- 9.9 No person shall, unless authorized by the Designated Officer, enter or remain on the Naramata Cemetery land, except between the hours of 8:00 a.m. and 8:00 p.m.
- 9.10 Memorial trees, shrubs, flower beds, other landscape features, structures or improvements may be donated or funded for planting within the grounds of the Naramata Cemetery on the following conditions:
- (1) all such donated or funded items shall be approved by the Designated Officer;
 - (2) all such donated or funded items shall be installed, constructed or planted by the Caretaker in the manner and location determined by the Designated Officer; and
 - (3) all such donated or funded items shall be gifts to, and shall immediately become the property of, the Regional District.

10 – OFFENCE AND PENALTY

- 10.1 Every person who violates any of the provisions of this Bylaw, or permits any act or thing to be done in violation of this Bylaw, or who fails to do any act or thing required by this Bylaw, shall be deemed to have committed an offence and shall be liable, upon summary conviction, to a penalty of up to \$2,000.00 pursuant to the *Offence Act*.
- 10.2 Each day that an offence against this Bylaw continues shall be deemed a separate and distinct offence.

11 – SEVERABILITY, SCHEDULES AND REPEAL

- 11.1 If, for any reason, any provision of this Bylaw is found to be unlawful by a court of competent jurisdiction, that provision shall be severed and the remainder of this Bylaw shall continue in full force and effect.
- 11.2 Schedule “A” – Permit (Right of Interment Plot Reservation License) is attached hereto, and forms part of, this Bylaw.
- 11.3 Naramata Cemetery Bylaws 127,1955; 326,1982; 401,1989, 2023, 2001 and all amendments thereto, are hereby repealed.

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

ADOPTED BY AT LEAST 2/3 OF THE VOTES this day of , 2018.

FILED with the Director this day of , 2018.

Chair

Corporate Officer

Click here to link to [Schedule 'A'.xls](#)

PERMIT (RIGHT OF INTERMENT PLOT RESERVATION LICENSE)

PLOT HOLDER/PURCHASER:	
Name:	_____
Address:	_____
City/Province:	_____
Email Address:	_____
Telephone:	_____
Date:	_____

EXECUTOR/NEXT OF KIN	
Name:	_____
Address:	_____
City/Province:	_____
Email Address:	_____
Telephone:	_____
Relationship to Deceased:	_____

INTERMENT INFORMATION	
Name of Person:	_____
Date of Interment:	_____ Time: _____
Cemetery Plot No.	_____

FORM OF BURIAL	
Human Remains	<input type="checkbox"/>
Cremated Remains	<input type="checkbox"/>
Scattering of Cremated Remains	<input type="checkbox"/>

IN CONSIDERATION of payment by the Applicant to the RDOS of applicable fees and charges provided for in the RDOS's Fees & Charges Bylaw, and set out below, the RDOS hereby grants a license to the Applicant to use the plot space for the purpose of interment of the human remains or cremated remains of the individual names about the (the License), such License being subject to the terms and conditions contained in this License and to the provisions of the Bylaw and the "Cremation, Interment and Funeral Services Act".

The Applicant acknowledges and agrees to the terms and conditions as follows:

The permit is conditional upon the Applicant complying in all aspects with the terms and conditions of the Bylaw and conditions of the Bylaw and the *Cremation, Interment and Funeral Services Act*.

1. Failure by the applicant to so comply will entitle the RDOS to either correct the failure at the Applicant's cost or, where interment in the plot has not yet occurred, revoke this permit upon repayment to the Applicant of the Total Fees and Charges paid pursuant to the Permit.
2. This permit may not be transferred or assigned and changes to the same may only be made with the prior written authorization of the Designated Officer.
3. Terms and Conditions of Right of Interment Contract are listed on the reverse of contract, and form part of this contract.
4. Cemetery Reserve Fund Bylaw allocation details listed on the reverse of contract.
5. Control of disposition as outlined within the *Cremation, Interment and Funeral Services Act*, listed on the reverse of contract.

FEE AMOUNTS (NARAMATA RESIDENT)	Burial Plot	Cremation Plot
Right of Interment		
Plot Fee	\$ 371.00	\$ 123.00
Cemetery Reserve Fund allocation	\$ 124.00	\$ 42.00
Total:	\$ 495.00	\$ 165.00

FEES:
\$ -
\$ -

FEE AMOUNTS (NON-NARAMATA RESIDENT)	Burial Plot	Cremation Plot
Right of Interment:		
Plot Fee	\$ 420.00	\$ 140.00
Cemetery Reserve Fund allocation	\$ 240.00	\$ 80.00
Total:	\$ 660.00	\$ 220.00

\$ -
\$ -

FEE AMOUNTS (Resident and Non-Resident)	Burial Plot	Cremation Plot
Opening/Closing fee:	\$ 660.00	\$ 110.00
Memorial Marker Installation:		
Installation fee	\$ 84.00	\$ 84.00
Cemetery Reserve Fund allocation	\$ 10.00	\$ 10.00
Total:	\$ 94.00	\$ 94.00

\$ -
\$ -
\$ -

Grave Liner fee:	\$ 275.00	
Urn Vault fee:	Small \$55	Regular \$65 Large \$80
Other fee: (Interment outside Regular Business Hours)	\$	\$ 220.00
Text or Photo Fee for Internet Mapping:	\$ 50.00	\$ 50.00
Scattering Garden fees:		
Scattering Garden Reserve Fund allocation	\$	50.00
Scattering Garden Memorial Plaque (optional)	\$	150.00

\$
\$
\$
\$
\$
\$

Full payment is due and payable immediately.

Cash o Cheque o Debit o
Visa o MasterCard o

Sub Total	\$ -
GST(5%)	\$ -
TOTAL	\$ -

Receipt Number(s) _____

Dated the ____ **day of** _____, _____

Issued By _____

Signature of Applicant

OFFICE USE ONLY:

Transfer reserve fund:
allocation from
1-1-8950-4330
to Cemetery Reserve Fund

1-4-0000-7770.
Date Completed: _____

Require Prior to Interment:

Notification of Disposition
(Burial/Cremation Permit)

TERMS AND CONDITIONS OF PERMIT (RIGHT OF INTERMENT PLOT RESERVATION LICENSE)

Pursuant to Section 3 of Bylaw No. 2816, 2018 and any amendments to that bylaw, the following terms and conditions apply:

- 3.1 A person may apply to the Designated Officer for reservation of a Plot within the Naramata Cemetery, and upon payment of the fee prescribed in RDOS Fees & Charges Bylaw shall be issued a Permit for the use of a Plot, provided that an unallocated subdivided Plot is available. This reservation will be limited to a maximum of three (3).
- 3.2 A Permit issued pursuant to this Part shall be a contract of sale in the form of Permit (Right of Interment Plot Reservation License), and no Permit may be issued or interment in the Naramata Cemetery occur, prior to the issuance of a Permit or other existing reservation made pursuant to a previously applicable bylaw or regulation.
- 3.3 The Issuance of a Permit does not grant a Plot Holder any rights regarding the Plot, beyond the right to be interred in the Plot, subject to the requirements of this Bylaw.
- 3.4 The issuance of a Permit does not grant any Plot Holder the right or interest in any roads, paths or common areas of the Cemetery other than as a means of access to his or her Plot, nor any right or interest in the gardens, structures, buildings or other property or improvements of the Cemetery.
- 3.5 A Plot Holder shall not allow or permit any interment in the reserved Plot, and shall not transfer or dispose of the right to use the Plot to another person, group or organization unless that interment, transfer or disposal is made pursuant to this Bylaw and all other applicable legislation.
- 3.6 Where a particular Plot has been reserved, and the Plot Holder wishes to transfer the reservation to a different Plot in the Naramata Cemetery, the Designated Officer may transfer the reservation upon receipt of the difference, if any, between the fee paid to reserve the original Plot, and the fee due as of the date of transfer to reserve the new plot through the issuance of a new Permit.
- 3.7 A Plot Holder may request a transfer of the right of interment in a Plot to a spouse or other family member, and shall submit the request in writing to the Designated Officer.
- 3.8 Where a Plot Holder wishes to cancel a reservation for a Plot that has not yet been used for interment, without transfer of rights to another Plot or another person as provided for in Section 3.6 or 3.7, he shall notify the Designated Officer in writing requesting such cancellation.
- 3.9 Where a person has requested cancellation of a Plot pursuant to section 3.8, the person shall be entitled to 80% refund of the amount paid, without interest, as evidenced in the Regional District's records, for the reservation.
- 3.10 In the event that an error on the part of the Designated Officer is discovered in a Permit prior to the use of the Plot for interment, and that Plot is no longer available, the Designated Officer shall:
- (1) amend the affected Permit or other reservation made prior to the enactment of this Bylaw, so as to provide a Plot of equal or greater value and similar location acceptable to the Plot Holder; or
 - (2) cancel the Permit and refund the full amount paid, as evidenced in the Regional District's records, for the reservation plus interest at the rate prescribed by the Act or its regulations.
- The Plot Holder shall notify the Designated Officer of the Plot Holder's preference within 30 days of the notification of the error, otherwise the Designated Officer shall be entitled to make the decision.

According to the Cremation, Interment and Funeral Services Regulation (Section 25(1)), the following terms and conditions must also be met:

Reclamation of right of interment previously sold:

With prior approval of the Director, an operator may sell a right of interment for a lot in a place of interment where the right of interment for the lot has been sold previously, but only if

- (a) the owner of the right of interment is at least 90 years of age or, if living, would be at least 90 year of age,
- (b) a period of at least 50 years has elapsed from the date the prior right of interment was sold,
- (c) at least 90 days have passed since the date the operator sent a notice of the operator's intention to resell the right of interment to the last known address of the interment right holder and the operator has not received a response from the interment right holder, and
- (d) the operator has made diligent attempts to contact the interment right holder but is not able to locate or contact the interment right holder.

On receipt of an application from an operator, the director may approve or reject the application for a sale of the right of interment with or without conditions.

If the director refuses the application, the director must give the applicant written reasons for the decision.

If a right of interment for a lot is sold in the circumstances described in subsection (1), and the right of interment is subsequently required for use by the original interment right holder, the operator must provide another right of interment of equal or greater value that is acceptable to the original interment right holder of the person who has authority under section 5 of the Act with respect to the deceased interment rights holder.

Naramata Cemetery Reserve Fund Bylaw No. 2419, 2007 - established as a capital works reserve fund for the purposes of maintaining and upgrading the Naramata Cemetery. Cemetery Reserve Fund allocation break down within Regional District of Okanagan-Similkameen Fees and Charges Bylaw.

Permit for Naramata Resident Burial Plot \$495 (reserve fund breakdown):	Plot price \$375	Allocated to Reserve Fund \$120
Permit for Naramata Resident Cremation Plot \$165 (reserve fund breakdown):	Plot price \$125	Allocated to Reserve Fund \$40
Permit for Non-Naramata Resident Burial Plot \$660 (reserve fund breakdown):	Plot price \$420	Allocated to Reserve Fund \$240
Permit for Non-Naramata Resident Cremation Plot \$220 (reserve fund breakdown):	Plot price \$140	Allocated to Reserve Fund \$80
Memorial Marker Installation Fee (Cremation and Burial) \$94 (reserve fund breakdown):	Installation price \$84	Allocated to Reserve Fund \$10

Control of disposition of human remains or cremated remains, Section 5, the *Cremation, Interment and Funeral Services Act* (excerpt):

(1) The right of a person to control the disposition of the human remains or cremated remains vests in, and devolves on, the following persons in order of priority:

- (a) the personal representative named in the will of the deceased;
- (b) the spouse of the deceased;
- (c) an adult child of the deceased;
- (d) an adult grandchild of the deceased;
- (e) if the deceased was a minor, a person who was a legal guardian of the person of the deceased at the date of death;
- (f) a parent of the deceased;
- (g) an adult sibling of the deceased;
- (h) an adult nephew or niece of the deceased;
- (i) an adult next of kin of the deceased, determined on the basis provided by section 23(5) of the *Wills, Estates and Succession Act*;
- (j) the minister under the *Employment and Assistance Act* or, if the Public Guardian and Trustee is administering the estate of the deceased under the *Wills, Estates and Succession Act*, the Public Guardian and Trustee;
- (k) an adult person having a personal or kinship relationship with the deceased, other than those referred to in paragraphs (b) to (d) and (f) to (i).

Plot Reservation License Fees	Reserve Revenue	Operational Revenue	Total New Rate	Old Rate	% Increase
Burial Plot Resident	120.00	330.00	450.00	300.00	50.00%
Burial Plot non-Resident	240.00	360.00	600.00	300.00	100.00%
Cremation Plot resident	40.00	110.00	150.00	100.00	50.00%
Cremation Plot non-resident	80.00	120.00	200.00	100.00	100.00%
			-		
Burial Plot opening and closing	-	600.00	600.00	600.00	0.00%
Cremation Plot	-	100.00	100.00	100.00	0.00%
Burial Plot	-	650.00	650.00	650.00	0.00%
Cremation Plot	-	150.00	150.00	150.00	0.00%
Opening or Closing for interment/exhumation other than during normal business hours	-	200.00	200.00	200.00	0.00%
Fee in addition to that applicable under item 2 or 3 above for cremation plot	-	200.00	200.00	200.00	0.00%
Fee in addition to that applicable under item 1,2 or 4 above	-	100.00	100.00	100.00	0.00%
Installation of memorial marker	10.00	75.00	85.00	75.00	13.33%
Grave Liner	-	250.00	250.00	200.00	25.00%
Picture for internet (Optional)	25.00	25.00	50.00	New	New
Text for internet (Optional)	25.00	25.00	50.00	New	New