



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Thursday, November 18, 2021
Salon D – 21 Lakeshore Drive, Penticton

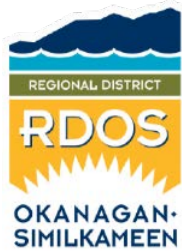
SCHEDULE OF MEETINGS

9:00 am	-	9:15 am	Public Hearings Proposed Rezoning – 4899 Eastside Road, Electoral Area "D" OCP & Zoning Bylaw Amendments
9:15 am	-	10:00 am	Planning and Development Services Committee
10:00 am	-	11:00 am	Protective Services Committee
11:00 am	-	12:30 pm	Environment and Infrastructure Committee
12:30 pm	-	1:00 pm	Lunch
1:00 pm	-	1:15 pm	Corporate Services Committee
1:15 pm	-	2:00 pm	OSRHD Board
2:00 pm	-	4:30 pm	RDOS Board of Directors

"Mark Pendergraft"

Mark Pendergraft
RDOS Board Chair

2021 Notice of Meetings			
December 2	RDOS Board		Committee Meetings
December 16	RDOS Board	OSRHD Board	Committee Meetings



NOTICE OF PUBLIC HEARING

Electoral Area “D” Official Community Plan Bylaw and Zoning Bylaw Amendments 4899 Eastside Road

Notice is hereby given by the Regional District of Okanagan-Similkameen (RDOS) that all persons who believe that their interest in property is affected by the **Electoral Area “D” Official Community Plan Amendment Bylaw No. 2603.21, 2021**, or **Electoral Area “D” Zoning Amendment Bylaw 2455.47, 2021**, will be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaws at a delegated public hearing to be held on:

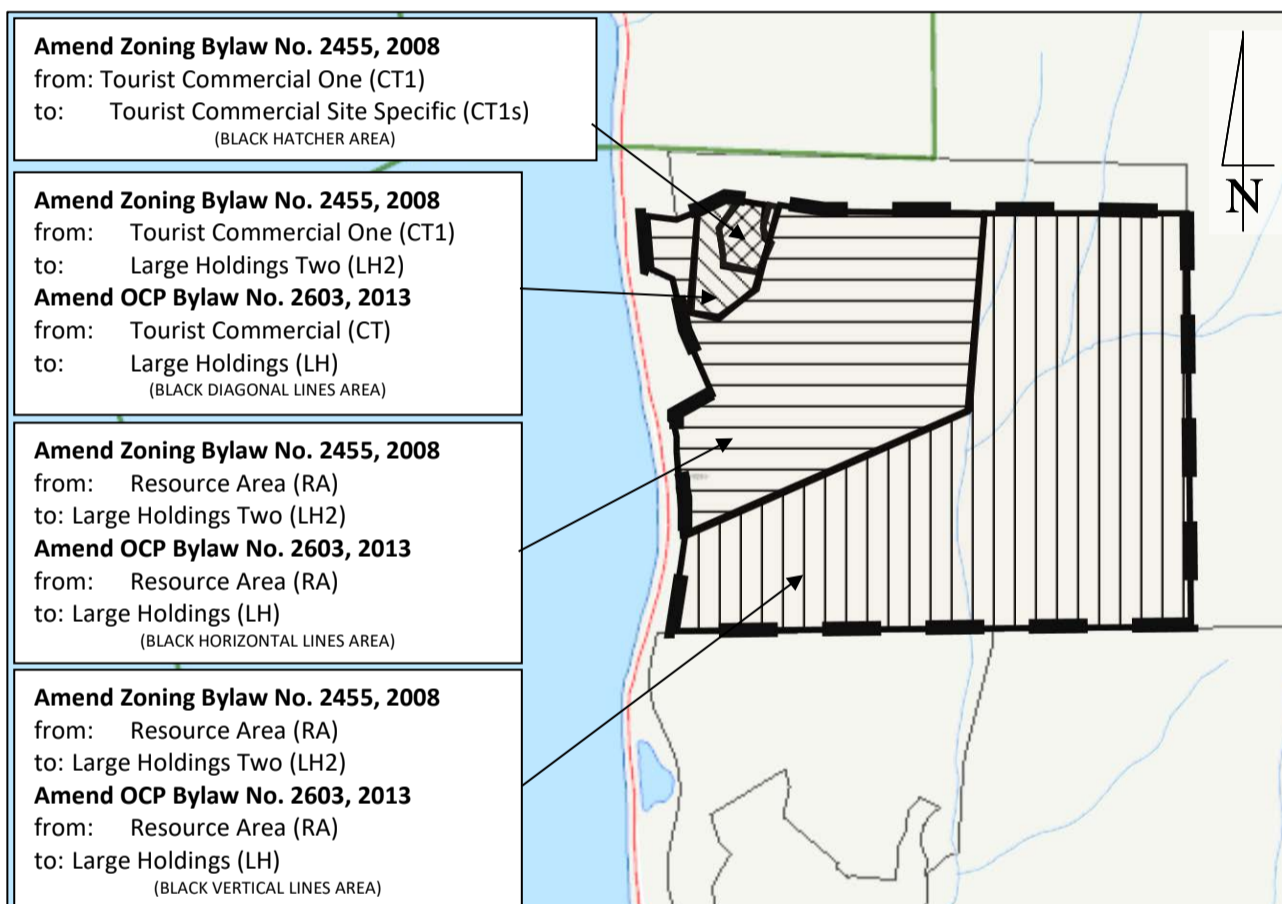
Date: Thursday, November 18, 2021

Time: 9:00 a.m.

Location: <https://rdos.webec.com> (Event number: 187 955 5474 /Password: RD@S)

The purpose of the rezoning is to amend the zoning of their property in order to facilitate a subdivision on the property and create a new 17.4 ha remainder lot and consolidate the remaining 29.2 ha with the adjoining Nature Trust lot to the south. More specifically, it is being proposed to change the designation of the subject parcel as follows:

- from part Resource Area (RA); and part Tourist Commercial (CT) to part Large Holdings (LH); part Tourist Commercial (CT) ; and part Conservation Area (CA) under the Electoral Area “D” Official Community Plan (OCP) Bylaw No. 2603, 2013; and
- from part Resource Area (RA); and part Tourist Commercial One (CT1) to part Large Holdings Two (LH2); part Site Specific Tourist Commercial One (CT1s) ; and part Conservation Area (CA) under the Electoral Area “D” Zoning Bylaw No. 2455, 2008.



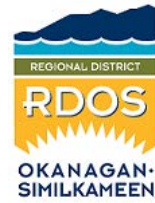
For further information about the content of **Amendment Bylaw No. 2603.21, 2021** or **Amendment Bylaw No. 2455.47, 2021**, and the land affected by them, persons are encouraged to inspect a copy of the proposed Bylaws at the Regional District of Okanagan-Similkameen office at 101 Martin Street, Penticton, 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 (Property & Development → Planning, Zoning & Subdivision → Current Applications → Electoral Area “D” → D2021.016-ZONE).

Anyone who considers themselves affected by **Amendment Bylaw No. 2603.21, 2021** or **Amendment Bylaw No. 2455.47, 2021**, can present written information to the Regional District prior to or at the public hearing and may also speak at the public hearing. No letter, report or representation from the public will be received after the conclusion of the public hearing.

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

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Planning and Development Committee
REGULAR AGENDA



Thursday, November 18, 2021

9:15 am

Pages

A. Approval of Agenda

RECOMMENDATION

THAT the Agenda for the Planning and Development Committee Meeting of November 18, 2021 be adopted.

B. APC Resolution – Chadwell Place Front Setbacks

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RECOMMENDATION

THAT the recommendation to review front setback regulations for the siting of buildings and structures on Chadwell Place in the Vintage View Subdivision from the Area “D” Advisory Planning Commission (APC) be referred to Administration for action in 2022.

C. Kevin Atkinson Presentation

Kevin Atkinson, Bylaw Enforcement Coordinator to present Bylaw 101.

Bylaw Enforcement 101: What we do; how we serve the Board; how we serve the Public!

D. Adjournment

RECOMMENDATION

THAT the meeting adjourn.

ADMINISTRATIVE REPORT



TO: Planning & Development Committee
FROM: B. Newell, Chief Administrative Officer
DATE: November 18, 2021
RE: APC Resolution – Chadwell Place Front Setbacks

Administrative Recommendation:

THAT the recommendation to review front setback regulations for the siting of buildings and structures on Chadwell Place in the Vintage View Subdivision from the Area “D” Advisory Planning Commission (APC) be referred to Administration for action in 2022.

Purpose:

To provide the Board with an overview of resource and work plan implications to undertake a review of the minimum front parcel line setbacks for parcels on Chadwell Place.

Background:

At its meeting of October 12, 2021, the Electoral Area “D” APC recommended “that future decisions regarding reduced front yard setback applications on Chadwell Place be kept at 3.9 metres based on the restrictive covenants.”

This resolution preceded a separate resolution in which the APC supported a development variance permit (DVP) application that sought to reduce the front parcel line setback from 7.5 metres to 3.9 metres (to the outermost projection) for a principal dwelling being constructed at 136 Chadwell Place in the “Vintage Views” neighbourhood.

It is understood that the subdivision that created Chadwell Place was completed in 2016 and that the parcels in this area are encumbered by a “do not disturb” covenant related to geotechnical hazards that generally limits the building envelope of the parcels to an area near the Chadwell Place road dedication (see Attachment No. X).

While each parcel in the subdivision is shown as possessing a buildable area outside of prescribed setbacks, this area is not seen as corresponding with the size of some dwellings being constructed within the “Vintage Views” neighbourhood. Thus the request for the setback reduction for the property at 136 Chadwell Place.

The resolution from the APC is requesting similar revisions to the zoning on Chadwell Place as was previously applied by the Board to the zoning on part of Workman Place (Electoral Area “E”) in 2019.

At its meeting of November 21, 2019, the Board adopted Amendment Bylaw No. 2459.36, 2019, which introduced a site specific zoning (RS1s) for part of Workman Place that reduced the front setback from 7.5 metres to 4.5 metres and increased the rear setback from 7.5 metres to 10.5 metres. This was in response to geotechnical building constraints found at the rear of the affected properties.

The Board is scheduled to consider the variance at 136 Chadwell Place at its regular meeting of November 18, 2021.

Analysis:

The regulation of dwelling siting (i.e. setbacks) is within the Board’s authority and there are not seen to be any legislative or legal issues with reviewing the current zoning of parcels on Chadwell Place.

Based upon the previous experience of amending the zoning at Workman Place in 2019, it is not anticipated this project will require a significant amount of staff time and can be initiated in the first quarter of 2022 should the Board be supportive of this recommendation from the APC.

In the absence of a revision to the zoning of Chadwell Place, it is possible that other variance requests will likely be received in the coming years given the challenges associated with developing some of the parcels, particularly Lots 5, 8, 9 and 18-21 (see Attachment No. 3).

Alternatives:

1. THAT the recommendation from the Electoral Area “D” Advisory Planning Commission to undertake a review of front setback regulations governing the siting of buildings and structure in Chadwell Place be denied.

Respectfully submitted:



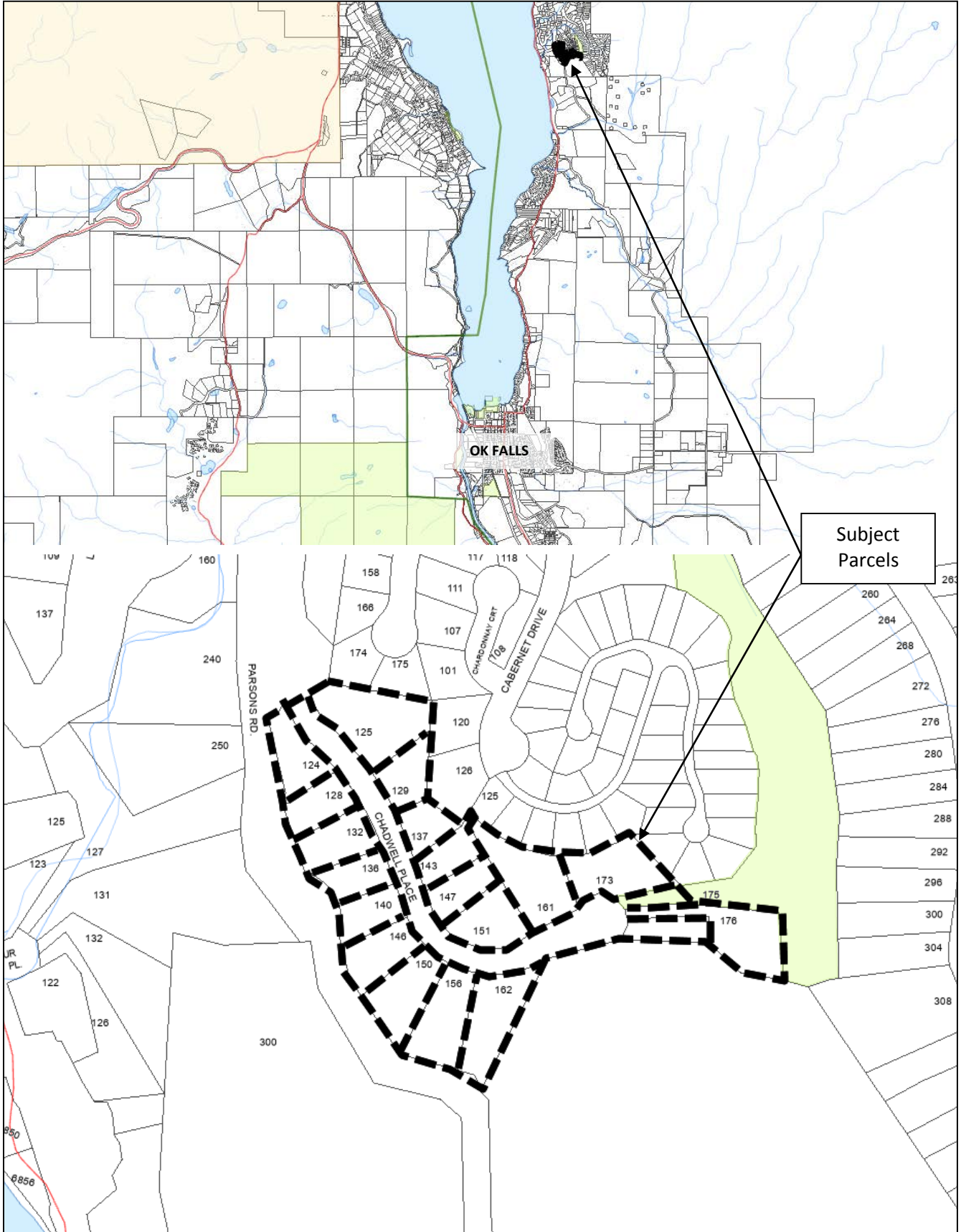
C. Garrish, Planning Manager

Attachments: No. 1 – Context Maps

No. 2 – Aerial Photo of Chadwell Place

No. 3 – Covenant Area

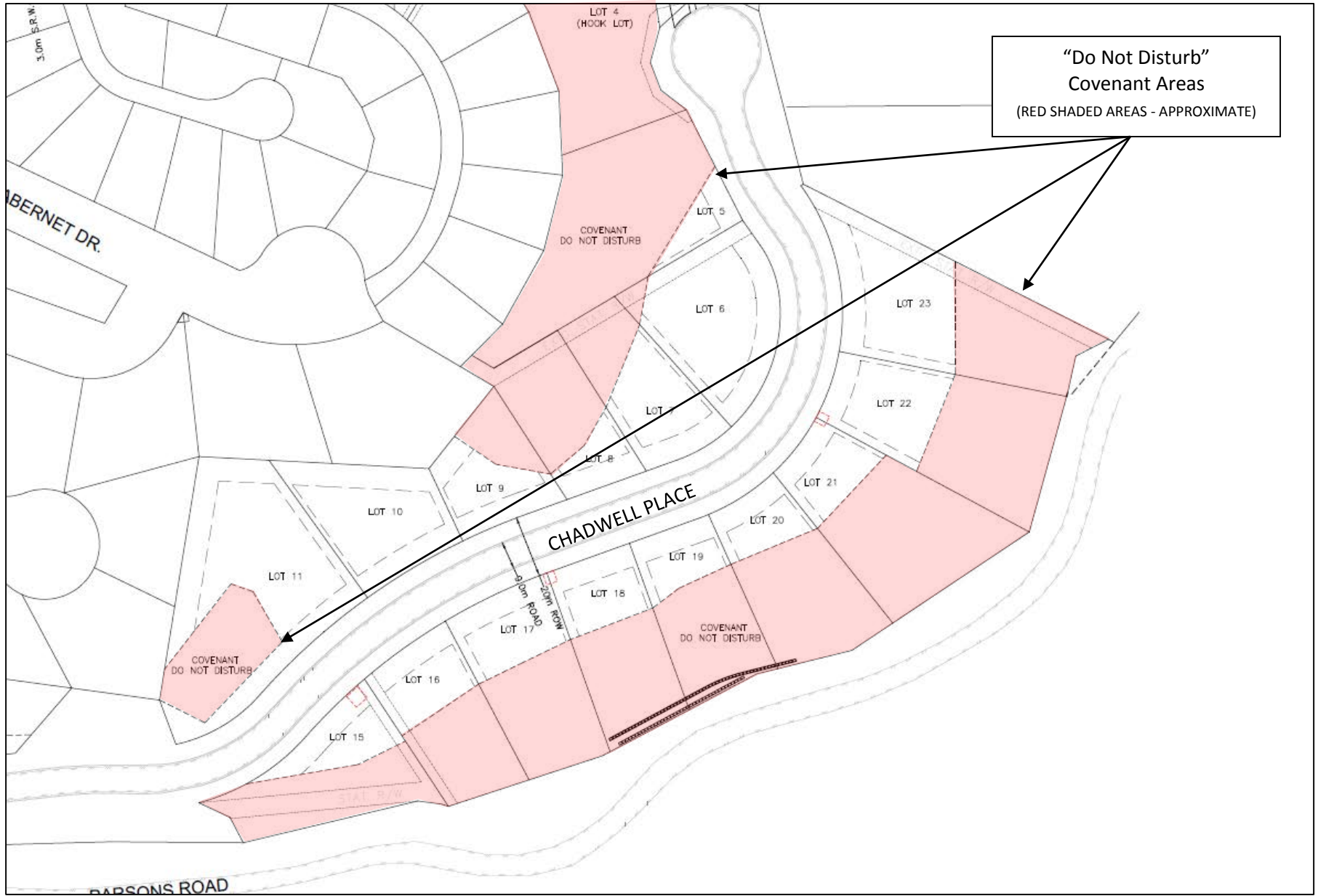
Attachment No. 1 – Context Maps



Attachment No. 2 – Aerial Photo of Chadwell Place



Attachment No. 3 – Covenant Area





Minutes

Electoral Area 'D' Advisory Planning Commission

Meeting of Tuesday, October 12, 2021

<https://rdos.webex.com>

Present:

Members: Kurtis Hiebert, Norm Gaumont, Don Albright, Kelvin Hall, Alf Hartviksen, Jerry Stewart

Absent: Doug Lychak, Jill Adamson, Navid Chaudry, Almira Nunes, Bob Pearce, Malcolm Peterson

Staff: Christopher Garrish, Planning Manager; Nikita Kheterpal, Planner I

Guest: Ron Obirek, Director, Electoral Area "D" Director

Recording Secretary: Nikita Kheterpal, Planner I

Delegates: Gary Carpendale, Harmony Homes

1. CALL TO ORDER

The meeting was called to order at 7:02 p.m.

ADOPTION OF AGENDA

MOTION

It was Moved and Seconded that the Agenda be adopted.

CARRIED (UNANIMOUSLY)

2. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION

It was Moved and Seconded by the APC that the amended Minutes of September 14, 2021 be approved.

CARRIED (UNANIMOUSLY)

3. DEVELOPMENT APPLICATIONS

3.1 Development Application D2021.034-DVP.

Nikita Kheterpal, Planner I, presented the proposal.

Delegate Gary Carpendale present.

Discussion.

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board that the subject Development Application be approved.

CARRIED

It was Moved and Seconded that the APC recommends to the RDOS Board that future decisions regarding reduced setbacks be kept at 3.9 metres based on the restrictive covenants.

CARRIED (UNANIMOUSLY)

4. ADJOURNMENT

MOTION

It was Moved and Seconded that the meeting be adjourned at 8:50 pm.

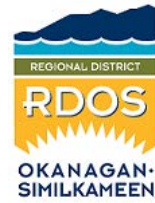
CARRIED (UNANIMOUSLY)

Advisory Planning Commission Chair

Nikita Kheterpal

Advisory Planning Commission minute taker

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Protective Services Committee
REGULAR AGENDA



Thursday, November 18, 2021
10:00 am

Pages

A. Approval of Agenda

RECOMMENDATION

THAT the Agenda for the Protective Services Committee Meeting of November 18, 2021 be adopted.

B. Delegation - RCMP

RCMP to present on Quarter 3 Crime Statistics.

Superintendent Brian Hunter (Penticton)

Sergeant Dave Preston (Summerland)

Sergeant Rob Hughes (Princeton)

Sergeant Don Wrigglesworth (Oliver)

Sergeant Jason Bayda (Osoyoos)

Corporal Chad Parsons (Keremeos)

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C. Adjournment

RECOMMENDATION

THAT the meeting adjourn.



PENTICTON SOUTH OKANAGAN
SIMILKAMEEN
REGIONAL DETACHMENT
QUARTERLY REPORT

July - September
2021



2021/22 Annual Performance Plan

Policing Priorities

Penticton:

Crime Reduction (Property Crimes and Drugs)
Traffic - Road Safety
Family and Sexual Violence
Homelessness, Addictions and Mental Health
Employee Wellness

Princeton:

Substance Abuse - Drugs
Traffic – Road Safety
Employee Wellness

Osoyoos:

Crime Reduction (Theft from Vehicles)
Traffic/Marine Safety
Employee Wellness

Keremeos:

Police/Community Relations – Police Visibility
Traffic – Road Safety (Impaired Driving)

Oliver:

Crime Reduction (Property Crimes)
Traffic - Road Safety
Police/Community Relations – Police Visibility
Employee Wellness

Summerland:

Crime Reduction (Property Crimes, Theft from Vehicles)
Traffic - Road Safety
Police/Community Relations – Police Visibility



PENTICTON (MUNICIPAL) Q3 2021 STATS

Calls for Service	Q3 2020	Q3 2021	% Change 2020 to 2021	Q3 YTD 2020	Q3 YTD 2021	% Change YTD 2020 to 2021
Total Calls for Service	5,157	5,015	-3%	13,277	13,568	2%
Violent Crime	Q3 2020	Q3 2021	% Change 2020 to 2021	Q3 YTD 2020	Q3 YTD 2021	% Change YTD 2020 to 2021
Assault (Common & With Weapon/Cause Bodily Harm)	137	123	-10%	349	362	4%
Sex Offences	25	31	24%	63	69	10%
Uttering Threats	62	79	27%	167	240	44%
Domestic Violence (Violent Crime Only)	47	40	-15%	130	111	-15%
Violent Crime - Total	263	266	1%	707	759	7%
Property Crime	Q3 2020	Q3 2021	% Change 2020 to 2021	Q3 YTD 2020	Q3 YTD 2021	% Change YTD 2020 to 2021
Auto Theft	49	53	8%	144	142	-1%
Bicycle Theft	68	65	-4%	125	109	-13%
Break & Enter - Business	37	50	35%	154	136	-12%
Break & Enter - Residence	26	20	-23%	82	59	-28%
Break & Enter - Other	15	20	33%	62	74	19%
Mischief to Property	384	515	34%	1055	1413	34%
Theft - Other	119	107	-10%	324	315	-3%
Shoplifting	75	102	36%	304	310	2%
Theft from Vehicle	234	166	-29%	677	467	-31%
Fraud	94	100	6%	270	258	-4%
Property Crime - Total	1160	1258	8%	3356	3416	2%

Top 10 Calls for Service - Penticton Detachment (Municipal)	
Initial Call Type	# of Calls
Disturbance	397
Unwanted Person	371
Theft	333
Check Wellbeing	317
Suspicious Person	263
Assist Other Agency	231
Suspicious Circumstances	195
Traffic Incident	192
Property	172
Alarm	162

Criminal Code files: 2149 (up 5% from 2040 in Q3 2020)



PENTICTON (RURAL) Q3 2021 STATS

Calls for Service	Q3 2020	Q3 2021	% Change 2020 to 2021	Q3 YTD 2020	Q3 YTD 2021	% Change YTD 2020 to 2021
Total Calls for Service	1,149	950	-17%	2,741	2,498	-9%
Violent Crime	Q3 2020	Q3 2021	% Change 2020 to 2021	Q3 YTD 2020	Q3 YTD 2021	% Change YTD 2020 to 2021
Assault (Common & With Weapon/Cause Bodily Harm)	14	14	0%	39	40	3%
Sex Offences	3	4	33%	6	5	-17%
Uttering Threats	7	9	29%	19	18	-5%
Domestic Violence (Violent Crime Only)	4	7	75%	18	16	-11%
Violent Crime - Total	28	33	18%	80	85	6%
Property Crime	Q3 2020	Q3 2021	% Change 2020 to 2021	Q3 YTD 2020	Q3 YTD 2021	% Change YTD 2020 to 2021
Auto Theft	6	8	33%	20	23	15%
Bicycle Theft	10	3	-70%	13	5	-62%
Break & Enter - Business	1	3	200%	5	6	20%
Break & Enter - Residence	3	2	-33%	8	3	-63%
Break & Enter - Other	2	1	-50%	7	8	14%
Mischief to Property	23	52	126%	70	103	47%
Theft - Other	9	9	0%	24	32	33%
Shoplifting	0	0	N/C	1	1	0%
Theft from Vehicle	19	14	-26%	55	38	-31%
Fraud	15	7	-53%	35	29	-17%
Property Crime - Total	100	107	7%	268	270	1%

Top 10 Calls for Service - Penticton Detachment (Rural)	
Initial Call Type	# of Calls
Traffic Incident	145
Hazardous Situation	60
Suspicious Circumstances	50
Abandoned 911	47
Alarm	47
Check Wellbeing	46
MVI	43
Disturbance	42
Assist Police/Fire/Ambulance	34
Theft	33

Criminal Code files: 255 (down 9% from 280 in Q3 2020)



Royal Canadian Gendarmerie royale
Mounted Police du Canada

Canada

NARAMATA Q3 2021 STATS

<i>Violent Crime</i>	Q3 2020	Q3 2021	% Change 2020 to 2021	Q3 YTD 2020	Q3 YTD 2021	% Change YTD 2020 to 2021
Assault (Common & With Weapon/Cause Bodily Harm)	2	4	100%	3	7	133%
Sex Offences	1	0	-100%	2	1	-50%
Uttering Threats	2	0	-100%	3	0	-100%
Domestic Violence (Violent Crime Only)	2	2	0%	2	2	0%
Violent Crime - Total	5	7	40%	8	11	38%
<i>Property Crime</i>	Q3 2020	Q3 2021	% Change 2020 to 2021	Q3 YTD 2020	Q3 YTD 2021	% Change YTD 2020 to 2021
Auto Theft	3	1	-67%	6	3	-50%
Bicycle Theft	3	2	-33%	6	3	-50%
Break & Enter - Business	0	1	N/C	0	1	N/C
Break & Enter - Residence	0	1	N/C	4	2	-50%
Break & Enter - Other	0	0	N/C	3	3	0%
Mischief to Property	8	6	-25%	11	11	0%
Theft - Other	2	0	-100%	7	2	-71%
Shoplifting	0	0	N/C	0	0	N/C
Theft from Vehicle	1	0	-100%	6	1	-83%
Fraud	1	1	0%	2	4	100%
Property Crime - Total	21	12	-43%	50	32	-36%






























KALEDEN Q3 2021 STATS

<i>Violent Crime</i>	Q3 2020	Q3 2021	% Change 2020 to 2021	Q3 YTD 2020	Q3 YTD 2021	% Change YTD 2020 to 2021
Assault (Common & With Weapon/Cause Bodily Harm)	1	3	200%	2	5	150%
Sex Offences	1	0	-100%	1	0	-100%
Uttering Threats	1	0	-100%	3	2	-33%
Domestic Violence (Violent Crime Only)	0	1	N/C	1	2	100%
Violent Crime - Total	3	6	100%	8	11	38%
<i>Property Crime</i>	Q3 2020	Q3 2021	% Change 2020 to 2021	Q3 YTD 2020	Q3 YTD 2021	% Change YTD 2020 to 2021
Auto Theft	0	1	N/C	2	2	0%
Bicycle Theft	2	0	-100%	3	1	-67%
Break & Enter - Business	0	0	N/C	0	0	N/C
Break & Enter - Residence	1	0	-100%	1	3	200%
Break & Enter - Other	0	0	N/C	0	0	N/C
Mischief to Property	3	4	33%	6	7	17%
Theft - Other	3	3	0%	6	3	-50%
Shoplifting	0	0	N/C	0	0	N/C
Theft from Vehicle	5	6	20%	13	8	-38%
Fraud	0	1	N/C	3	6	100%
Property Crime - Total	16	17	6%	37	32	-14%



OKANAGAN FALLS Q3 2021 STATS

Violent Crime	Q3 2020	Q3 2021	% Change 2020 to 2021		Q3 YTD 2020	Q3 YTD 2021	% Change YTD 2020 to 2021	
Assault (Common & With Weapon/Cause Bodily Harm)	6	3		-50%	16	14		-13%
Sex Offences	1	1		0%	4	4		0%
Uttering Threats	10	2		-80%	22	5		-77%
Domestic Violence (Violent Crime Only)	0	1	N/C		0	7	N/C	
Violent Crime - Total	22	6		-73%	49	24		-51%
Property Crime	Q3 2020	Q3 2021	% Change 2020 to 2021		Q3 YTD 2020	Q3 YTD 2021	% Change YTD 2020 to 2021	
Auto Theft	4	0		-100%	7	6		-14%
Bicycle Theft	2	2		0%	3	3		0%
Break & Enter - Business	1	0		-100%	3	2		-33%
Break & Enter - Residence	0	0	N/C		4	0		-100%
Break & Enter - Other	2	1		-50%	4	2		-50%
Mischief to Property	14	18		29%	38	40		5%
Theft - Other	3	4		33%	9	11		22%
Shoplifting	0	1	N/C		0	2	N/C	
Theft from Vehicle	2	5		150%	21	21		0%
Fraud	4	4		0%	8	9		13%
Property Crime - Total	32	35		9%	99	99		0%



SUMMERLAND Q3 2021 STATS

Calls for Service	Q3 2020	Q3 2021	% Change 2020 to 2021	Q3 YTD 2020	Q3 YTD 2021	% Change YTD 2020 to 2021
Total Calls for Service	984	939	-5%	2,210	2,441	10%
Violent Crime	Q3 2020	Q3 2021	% Change 2020 to 2021	Q3 YTD 2020	Q3 YTD 2021	% Change YTD 2020 to 2021
Assault (Common & With Weapon/Cause Bodily Harm)	11	20	82%	45	54	20%
Sex Offences	9	1	-89%	15	7	-53%
Uttering Threats	12	13	8%	34	32	-6%
Domestic Violence (Violent Crime Only)	8	6	-25%	21	17	-19%
Violent Crime - Total	35	43	23%	114	134	18%
Property Crime	Q3 2020	Q3 2021	% Change 2020 to 2021	Q3 YTD 2020	Q3 YTD 2021	% Change YTD 2020 to 2021
Auto Theft	17	8	-53%	26	20	-23%
Bicycle Theft	4	6	50%	6	15	150%
Break & Enter - Business	10	15	50%	39	25	-36%
Break & Enter - Residence	4	6	50%	9	13	44%
Break & Enter - Other	1	4	300%	4	15	275%
Mischief to Property	33	44	33%	78	114	46%
Theft - Other	25	22	-12%	48	51	6%
Shoplifting	1	2	100%	5	6	20%
Theft from Vehicle	36	24	-33%	57	68	19%
Fraud	16	17	6%	43	50	16%
Property Crime - Total	151	150	-1%	322	383	19%

Top 10 Calls for Service - Summerland Detachment	
Initial Call Type	# of Calls
Traffic Incident	110
Theft	57
Disturbance	51
Property	50
Check Wellbeing	49
Suspicious Circumstances	37
Assist Other Agency	36
Alarm	30
Suspicious Vehicle	30
Assist General Public	29
Suspicious Person	29



































Criminal Code files: 251 (no change from 250 in Q3 2020)



Royal Canadian Gendarmerie royale
Mounted Police du Canada

Canada

PRINCETON Q3 2021 STATS

<i>Calls for Service</i>	Q3 2020	Q3 2021	% Change 2020 to 2021	Q3 YTD 2020	Q3 YTD 2021	% Change YTD 2020 to 2021
Total Calls for Service	805	620	 -23%	1,755	1,601	 -9%
<i>Violent Crime</i>	Q3 2020	Q3 2021	% Change 2020 to 2021	Q3 YTD 2020	Q3 YTD 2021	% Change YTD 2020 to 2021
Assault (Common & With Weapon/Cause Bodily Harm)	31	24	 -23%	68	57	 -16%
Sex Offences	2	4	 100%	10	9	 -10%
Uttering Threats	11	6	 -45%	34	17	 -50%
Domestic Violence (Violent Crime Only)	9	5	 -44%	21	15	 -29%
Violent Crime - Total	49	39	 -20%	123	101	 -18%
<i>Property Crime</i>	Q3 2020	Q3 2021	% Change 2020 to 2021	Q3 YTD 2020	Q3 YTD 2021	% Change YTD 2020 to 2021
Auto Theft	9	6	 -33%	16	17	 6%
Bicycle Theft	6	1	 -83%	7	2	 -71%
Break & Enter - Business	2	3	 50%	4	6	 50%
Break & Enter - Residence	3	2	 -33%	8	7	 -13%
Break & Enter - Other	5	3	 -40%	9	4	 -56%
Mischief to Property	21	16	 -24%	49	53	 8%
Theft - Other	15	9	 -40%	37	22	 -41%
Shoplifting	3	0	 -100%	5	4	 -20%
Theft from Vehicle	26	4	 -85%	30	22	 -27%
Fraud	5	9	 80%	20	16	 -20%
Property Crime - Total	100	56	 -44%	190	160	 -16%

Top 10 Calls for Service - Princeton Detachment	
Initial Call Type	# of Calls
Traffic Incident	106
MVI	39
Suspicious Circumstances	34
Assist General Public	32
Check Wellbeing	31
Disturbance	30
Property	25
Abandoned 911	23
Assist Police/Fire/Ambulance	20
Hazardous Situation	20

Criminal Code files: 125 (down 31% from 182 in Q3 2020)



Royal Canadian Mounted Police
Gendarmerie royale du Canada

KEREMEOS Q3 2021 STATS

Calls for Service	Q3 2020	Q3 2021	% Change 2020 to 2021	Q3 YTD 2020	Q3 YTD 2021	% Change YTD 2020 to 2021
Total Calls for Service	579	438	-24%	1,247	1,088	-13%
Violent Crime	Q3 2020	Q3 2021	% Change 2020 to 2021	Q3 YTD 2020	Q3 YTD 2021	% Change YTD 2020 to 2021
Assault (Common & With Weapon/Cause Bodily Harm)	7	13	86%	24	40	67%
Sex Offences	2	3	50%	7	7	0%
Uttering Threats	13	5	-62%	14	11	-21%
Domestic Violence (Violent Crime Only)	4	3	-25%	12	18	50%
Violent Crime - Total	26	25	-4%	53	64	21%
Property Crime	Q3 2020	Q3 2021	% Change 2020 to 2021	Q3 YTD 2020	Q3 YTD 2021	% Change YTD 2020 to 2021
Auto Theft	4	4	0%	11	17	55%
Bicycle Theft	2	4	100%	5	4	-20%
Break & Enter - Business	2	2	0%	7	5	-29%
Break & Enter - Residence	1	1	0%	4	2	-50%
Break & Enter - Other	2	2	0%	6	5	-17%
Mischief to Property	26	13	-50%	56	28	-50%
Theft - Other	11	14	27%	28	28	0%
Shoplifting	0	0	N/C	0	0	N/C
Theft from Vehicle	10	7	-30%	31	22	-29%
Fraud	10	7	-30%	21	16	-24%
Property Crime - Total	73	59	-19%	184	147	-20%

Top 10 Calls for Service - Keremeos Detachment	
Initial Call Type	# of Calls
Traffic Incident	60
Assist Police/Fire/Ambulance	31
Theft	27
Assist General Public	22
Assist Other Agency	18
Disturbance	18
Alarm	17
Suspicious Circumstances	17
Check Wellbeing	16
Property	16

Criminal Code files: 99 (down 18% from 120 in Q3 2020)



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OLIVER Q3 2021 STATS

Calls for Service	Q3 2020	Q3 2021	% Change 2020 to 2021	Q3 YTD 2020	Q3 YTD 2021	% Change YTD 2020 to 2021
Total Calls for Service	970	925	-5%	2,568	2,437	-5%
Violent Crime	Q3 2020	Q3 2021	% Change 2020 to 2021	Q3 YTD 2020	Q3 YTD 2021	% Change YTD 2020 to 2021
Assault (Common & With Weapon/Cause Bodily Harm)	30	34	13%	118	83	-30%
Sex Offences	5	4	-20%	12	10	-17%
Uttering Threats	10	7	-30%	25	27	8%
Domestic Violence (Violent Crime Only)	8	10	25%	30	22	-27%
Violent Crime - OCC Only	9	9	0%	63	45	-29%
Violent Crime - Total	52	58	12%	176	166	-6%
Property Crime	Q3 2020	Q3 2021	% Change 2020 to 2021	Q3 YTD 2020	Q3 YTD 2021	% Change YTD 2020 to 2021
Auto Theft	15	15	0%	40	36	-10%
Bicycle Theft	2	4	100%	2	7	250%
Break & Enter - Business	3	2	-33%	15	10	-33%
Break & Enter - Residence	5	6	20%	12	8	-33%
Break & Enter - Other	4	2	-50%	16	7	-56%
Mischief to Property	20	39	95%	90	112	24%
Theft - Other	20	22	10%	50	49	-2%
Shoplifting	9	3	-67%	27	7	-74%
Theft from Vehicle	10	16	60%	40	39	-3%
Fraud	15	18	20%	49	56	14%
Property Crime - Total	113	131	16%	371	353	-5%

Top 10 Calls for Service - Oliver Detachment	
Initial Call Type	# of Calls
Traffic Incident	101
Assist Police/Fire/Ambulance	59
Alarm	53
Theft	51
Disturbance	50
Check Wellbeing	44
Abandoned 911	41
Suspicious Circumstances	35
Assist General Public	31
Animal	25
Assault	25
MVI	25
Suspicious Person	25

Criminal Code files: 235 (increase of 15% from 204 in Q3 2020)



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OSOYOOS Q3 2021 STATS

Calls for Service	Q3 2020	Q3 2021	% Change 2020 to 2021		Q3 YTD 2020	Q3 YTD 2021	% Change YTD 2020 to 2021	
Total Calls for Service	1,217	895		-26%	2,494	2,085		-16%
Violent Crime	Q3 2020	Q3 2021	% Change 2020 to 2021		Q3 YTD 2020	Q3 YTD 2021	% Change YTD 2020 to 2021	
Assault (Common & With Weapon/Cause Bodily Harm)	22	17		-23%	52	38		-27%
Sex Offences	8	5		-38%	15	13		-13%
Uttering Threats	12	4		-67%	31	10		-68%
Domestic Violence (Violent Crime Only)	4	3		-25%	14	13		-7%
Violent Crime - Total	50	31		-38%	132	91		-31%
Property Crime	Q3 2020	Q3 2021	% Change 2020 to 2021		Q3 YTD 2020	Q3 YTD 2021	% Change YTD 2020 to 2021	
Auto Theft	7	4		-43%	15	12		-20%
Bicycle Theft	3	3		0%	3	6		100%
Break & Enter - Business	3	3		0%	20	9		-55%
Break & Enter - Residence	5	6		20%	23	14		-39%
Break & Enter - Other	4	3		-25%	10	8		-20%
Mischief to Property	26	38		46%	66	67		2%
Theft - Other	28	22		-21%	51	47		-8%
Shoplifting	2	1		-50%	14	2		-86%
Theft from Vehicle	20	19		-5%	40	72		80%
Fraud	20	20		0%	42	51		21%
Property Crime - Total	121	122		1%	293	305		4%

Top 10 Calls for Service - Osoyoos Detachment	
Initial Call Type	# of Calls
Traffic Incident	88
Property	77
Abandoned 911	60
Check Wellbeing	40
Assist General Public	39
Theft	38
Suspicious Circumstances	37
Alarm	35
Assist Police/Fire/Ambulance	32
Disturbance	30

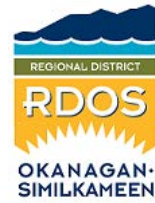
Criminal Code files: 194 (down 12% from 220 in Q3 2020)



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REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Environment and Infrastructure Committee
REGULAR AGENDA



Thursday, November 18, 2021
11:00 am

A. Approval of Agenda

RECOMMENDATION

THAT the Agenda for the Environment and Infrastructure Committee Meeting of November 18, 2021 be adopted.

B. In Camera Item

THAT in accordance with Section 90. (1) (k) and 90. (2) (b) of the Community Charter, the Board close the meeting to the public on the basis of negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; and, the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

C. Mosquito Control Program – 2022 Apportionment and Proposed Options for 2023

RECOMMENDATION

THAT the Regional District proceed with the process for changing the apportionment for the Mosquito Control Program service to a full regional service for the 2023 year; and,

THAT the Mosquito Program be move to use of the full converted assessment base as a funding model.

D. Investing in Canada Infrastructure Program – Environmental Quality Program: Proposed Projects for Applications

RECOMMENDATION

THAT the following applications be submitted bto the Investing in Canada Infrastructure Program - British Columbia - Green Infrastructure - Environmental Quality, given in priority order:

1. Naramata Water System – Juniper Reservoir Upgrades

2. Okanagan Falls Water System – Upgrade Project
3. Faulder Water System – Universal Metering
4. Olalla Water System - Watermain Upgrades

AND THAT the Regional District commit its 26.66% share of each project.

E. Mosquito Control Program 2021 Year End Report - For Information Only

F. Adjournment

RECOMMENDATION

THAT the meeting adjourn.

ADMINISTRATIVE REPORT

TO: Environment and Infrastructure Committee

FROM: B. Newell, Chief Administrative Officer

DATE: November 18, 2021

RE: **Mosquito Control Program – 2022 Apportionment and Proposed Options for 2023**

Administrative Recommendation:

THAT the Regional District proceed with the process for changing the apportionment for the Mosquito Control Program service to a full regional service for the 2023 year; and,

THAT the Mosquito Program be move to use of the full converted assessment base as a funding model.

Purpose:

Discussion on the funding apportionment options for the Mosquito Control Program to the participating areas and municipalities.

Reference:

- Mosquito Control Extended Service Establishment Bylaw No. 1149, 1990
- Mosquito Control Extended Service Establishment Amendment Bylaw No. 2415, 2007

Background:

The objectives of the RDOS Mosquito Control Program (MCP) are to limit the potential of widespread nuisance mosquito, and reduce the possibility of mosquito-borne diseases for the benefit of residents, visitors, workers, and livestock in the RDOS catchment area. From March to September, the MCP monitors over 400 sites throughout Electoral Areas: A, B, C, D, F, G, H and I as well as Oliver, Osoyoos, Penticton, and Summerland.

During the 2021 budget discussions, the Regional District Board discussed the method of apportionment of Mosquito Control Program costs at length. In order to further refine the information collected to accurately record time spent within a participating area, the crew added more time details for tracking their time. This information is being brought forward for the 2022 apportionment amounts for the Mosquito Control Program.

Apportionment Bylaw Calculation:

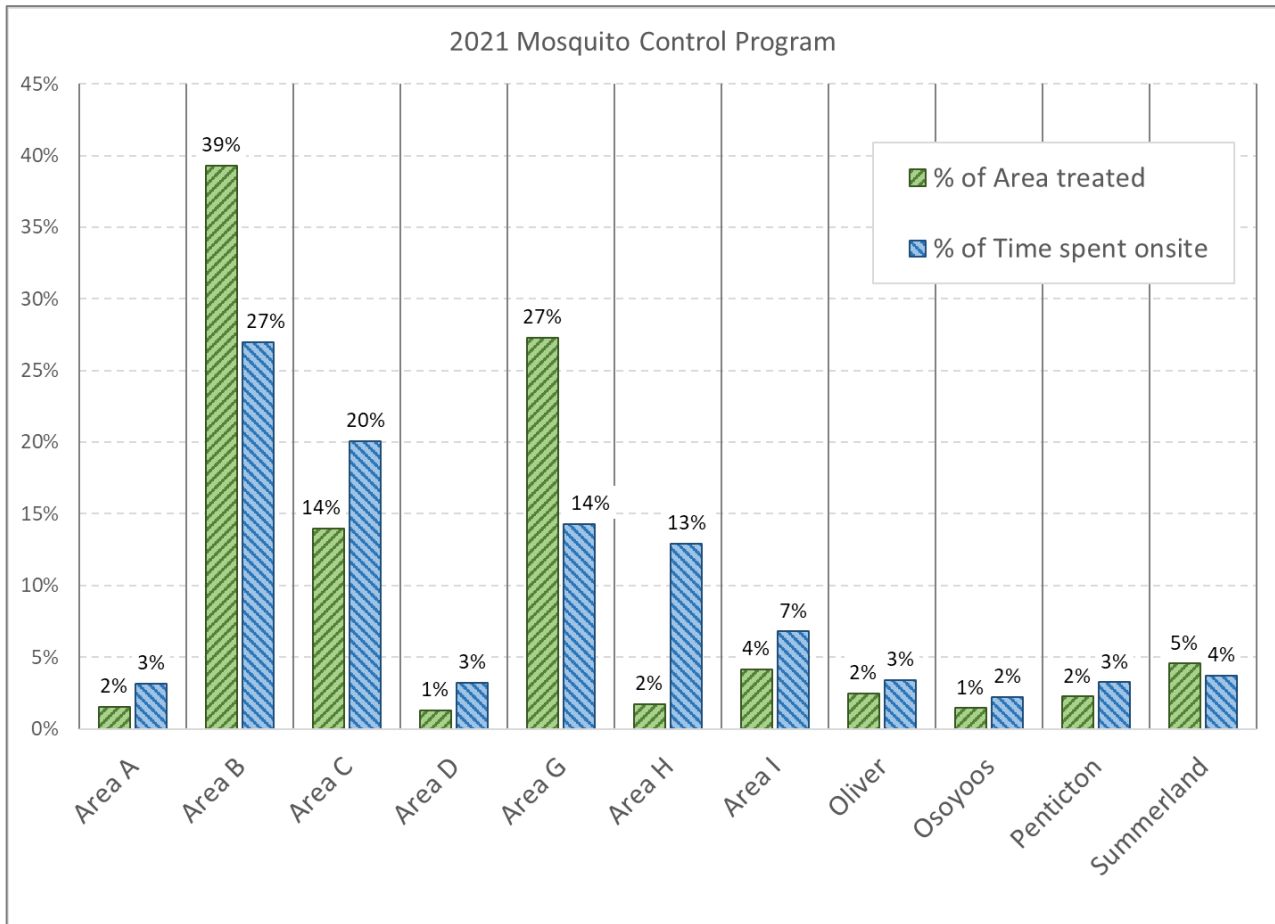
Bylaw No. 2415, 2007 provides the formula for how the costs are to be apportioned out to the different participating areas. The calculation is based on the three year average of the time spent in a participating area as a percentage of the total time spent in all participating areas.

The time spent in each area was estimated each year since 2008 using the total area treated with larvicide. These values were provided to Finance for allocating out the next fiscal year’s budget.

Assumption for Calculations:

As mentioned in the 2021 budget discussions, the main assumption for prior apportionment was that the amount of time spent in each participating area was equivalent to the hectares treated. For example, 10% of total hectares treated was roughly equivalent to 10% of the total time spent. This assumption was determined to be inaccurate during the 2021 budget preparation. T

The following chart shows the inaccurate assumption using 2021 treatment data. The graph shows the significant variation between the % of area treated and the % of time spent in the area with some service participants. Therefore using the area treated is not the accurate method for apportioning costs as per the bylaw requirements.



Apportionment in 2021 Budget:

During preparation of the 2021 budget, the calculation method for apportionment of costs was reexamined and discussed at length. Beginning in 2018, the crew began utilizing an application on

tablets to record information while in the field. In 2019 and 2020, the application was refined for increased accuracy in recording treatment hectares and all site visits.

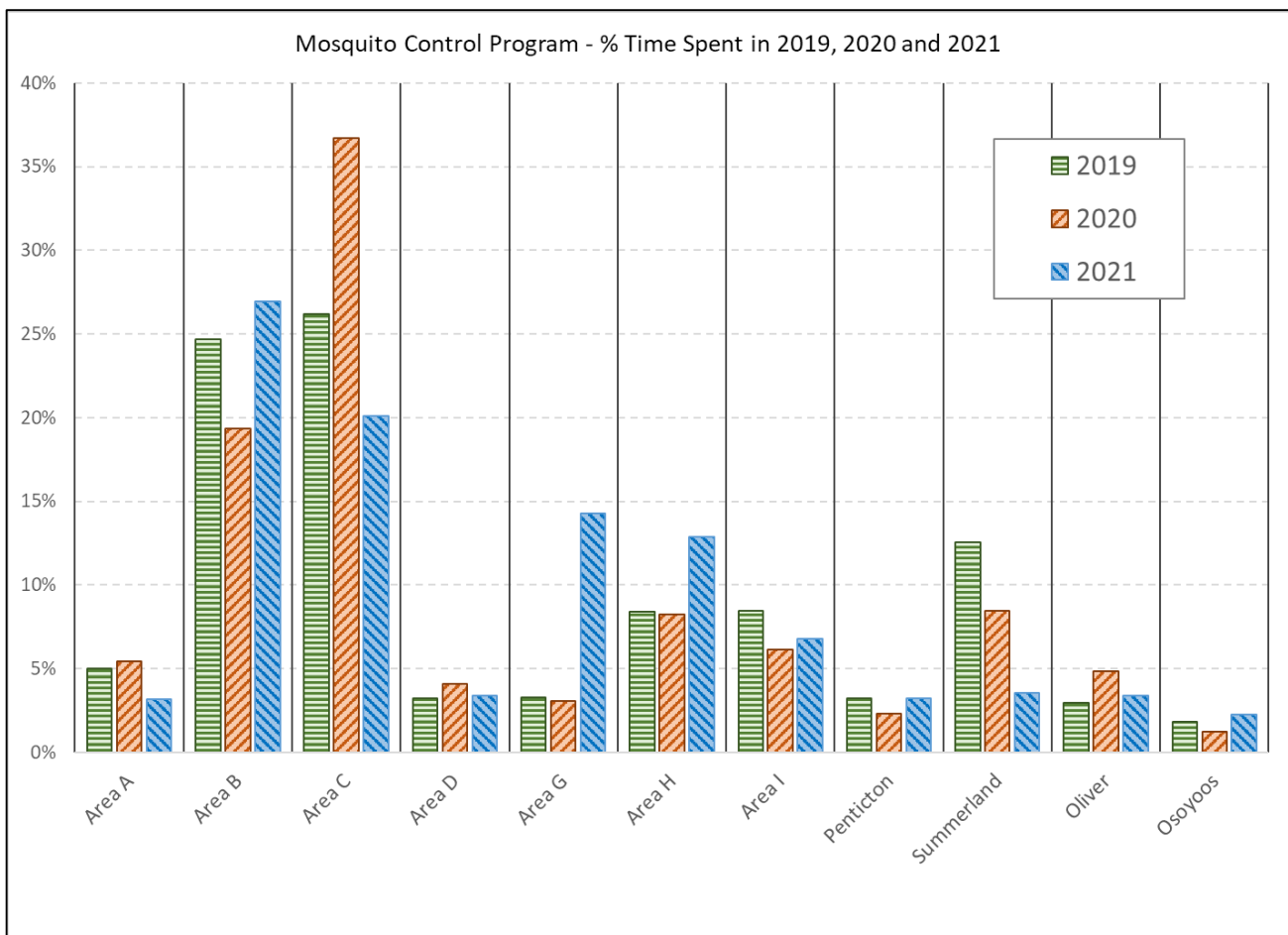
This data from 2018, 2019 and 2020 was re-analyzed using the logged location data for all site visits. The 2021 budget was apportioned based on the average of actual time spent in each area for the years 2018, 2019 and 2020 as per the bylaw calculation. This caused a large shift in the apportionment amount for several of the participants.

2021 Mosquito Treatment Season:

As mentioned in the 2021 budget discussions, the MCP crew recorded additional data for the hectares treated and the amount of time in a participating area. This data has been utilized to provide the analysis for the 2022 budget estimate as the bylaw will still be in effect.

Apportionment for 2022 as per Bylaw:

In determining the apportionment for the 2022 budget, a three year average of time spent in a participating area is used. The following graph illustrates the past three years of time spent.



Based on the collected data from the 2021 season the following table shows the apportionment for the 2021 budet and the proposed 2022 budget apportionment.

Service Participant	2021 Budget Apportionment	2021 Budget	2022 Apportionment	2022 Draft Budget
Area A	5.1%	\$ 8,057	4.61%	\$ 7,469
Area B	20.0%	\$ 31,526	23.35%	\$ 37,826
Area C	30.9%	\$ 48,794	28.32%	\$ 45,875
Area D	4.0%	\$ 6,352	3.61%	\$ 5,852
Area F	0.4%	\$ 638	0.07%	\$ 118
Area G	4.21%	\$ 6,658	6.62%	\$ 10,722
Area H	8.84%	\$ 13,967	9.73%	\$ 15,764
Area I	7.9%	\$ 12,475	7.05%	\$ 11,416
Oliver	3.8%	\$ 5,964	3.83%	\$ 6,199
Osoyoos	1.6%	\$ 2,550	1.73%	\$ 2,800
Penticton	2.7%	\$ 4,294	2.89%	\$ 4,673
Summerland	10.6%	\$16,696	8.19%	\$ 13,266
Directed from Operating Reserves		\$ 43,458		\$ 15,000
LSIB – Contracted work by RDOS				\$ 15,000
TOTAL BUDGET		\$ 201,430		\$191,980
Tax Requisition		\$ 157,971		\$161,980

In 2021, \$43,458 from the operational reserve was included in the budget to reduce the tax requisition as the large change in apportionment to the corrected amounts impacted some participants significantly. The apportioned amount to each service participant is collected through the parcel tax requisition based on Improvements to the parcel.

The operational reserve funds were not all utilized in 2021 and is suggested to be rolled parcially into 2022 while the service apportionment method is updated for the 2023 budget. It is anticipated that work will be performed for the Lower Similkameen Indian Band in 2022 and has been included in the budget for the anticipated amount of \$15,000. The time and materials directly attributed to monitoring and treating the LSIB lands are invoiced for payment to the RDOS for services rendered.

The current apportionment method for the program results in varying costs for homeowners each year in every participant. The following table illustrates the tax requisition for 2022 for several examples of different property assessment values.

Tax Requisition for 2022 for current apportionment method for typical assessment values

Value of Property	\$300,000.00	\$400,000.00	\$500,000.00	\$600,000.00	\$700,000.00
Area A	\$6.27	\$8.36	\$10.45	\$12.54	\$14.63
Area B	\$103.80	\$138.40	\$173.00	\$207.60	\$242.20
Area C	\$25.80	\$34.40	\$43.00	\$51.60	\$60.20
Area D	\$2.76	\$3.68	\$4.60	\$5.52	\$6.44
Area E	NA	NA	NA	NA	NA
Area F	\$0.12	\$0.16	\$0.20	\$0.24	\$0.28
Area G	\$16.08	\$21.44	\$26.80	\$32.16	\$37.52
Area H	\$10.89	\$14.52	\$18.15	\$21.78	\$25.41
Area I	\$7.95	\$10.60	\$13.25	\$15.90	\$18.55
Penticton	\$0.33	\$0.44	\$0.55	\$0.66	\$0.77
Summerland	\$2.43	\$3.24	\$4.05	\$4.86	\$5.67
Princeton	NA	NA	NA	NA	NA
Oliver	\$3.09	\$4.12	\$5.15	\$6.18	\$7.21
Osoyoos	\$0.90	\$1.20	\$1.50	\$1.80	\$2.10
Keremeos	NA	NA	NA	NA	NA

Comparison to other Regional Districts:

Most Regional Districts in the Province carry out some type of mosquito control program. There are a few Regional Districts who carry out the program in-house, like the RDOS, but most have a third party consultant retained for the program.

Funding for the mosquito control programs in regional districts is consistently at a sub-regional or regional level that uses tax requisition on assessment for service expenses. The following table provides a summary of various Regional Districts and the funding mechanism.

Regional Government	Cost Recovery
Central Okanagan	Sub-Regional Service: assessment on improvements up to a max of ½ mill rate
Kootenay-Boundary	Two separate service areas: assessment on land & improvements up to max of \$0.884/1000 (Area D/Grand forks) & \$0.20/1000 (Area C/Christina Lake)
Thompson-Nicola	Sub-Regional Service: tax requisition by assessment on land and improvements up to maximum of \$0.137/\$1000
Central Kootenay	Sub-Regional Service: tax requisition by assessment on land and improvements up to \$0.396/\$1000
Fraser Valley	Regional service: tax requisition by assessment on land and improvements with a maximum of \$0.04/\$1000 or \$600,000, whichever is greater
Comox Valley	Regional service: tax requisition by assessment on land and improvements up to a maximum of \$0.09638/\$1000

Full Regional Service

By establishing the service for the entire region, it creates an equitable cost share for a benefit that all residents enjoy. Much of the regional district provides summer recreation for visitors and permanent residents alike. Despite the variation in the conditions across the region, mosquitos will find their way into any area that provides a food source and a suitable water habitat.

The Village of Keremeos currently has 2 sites that have been treated over the last 3 years that were thought to be in Area B, at no cost to the Village. Keremeos enjoys the full impact of the mosquito control program without contributing financially to it. The Town of Princeton also benefits from treatment areas surrounding the community without the burden of the costs associated with the program.

Electoral area E is also excluded from the treatment plan for the mosquito control program. Despite having a less flood-prone landscape in the community, we have provided a cost recovery program for Chute Lake Lodge for the first time this year. It is reasonable to expect that residents that live in the vicinity (within 20 miles) also enjoy the benefits of the treatment provided by the MCP.

Sub-Regional Service

Another option is to keep the participants the same, meaning Keremeos, Princeton and Area E would not be included in the tax requisition for the service. Keremeos would be invoiced for the sites within the Village boundaries going forward, or the sites would need to be discontinued from the service. The MCP would continue to service the Chute Lake lodge, if requested, on a fee for service basis.

Next Steps

For the Regional District to establish the Mosquito Control Service as a regional program, the following steps are proposed:

1. Update of establishment bylaw No. 1149, 1990 and three readings of the amendment bylaw at the board – select a maximum rate / \$1000
2. Assent by the public by alternative approval process (AAP)
3. Approval of the bylaws by the Inspector of Municipalities
4. Adoption of the new bylaw amendment.

At the recent legislative workshop, significant discussion was around taking a more regional approach. The Board makes decisions for the entire geographic area of the regional district and strategic thinking as a whole entity was discussed.

The mosquito control program is a service that easily benefits the entire region by controlling nuisance mosquitos as they fly across political boundaries. In analyzing all the regional benefits for business, residents, tourists and agriculture, it is recommended that the service be converted to a regional service beginning in 2023.

Cost Recovery for Regional Service

The method of tax requisition for the regional service could remain from assessment on improvements only, or be expanded to land and improvements.

For comparison purposes with the current apportionment method:

- if the mosquito program was a regional service in 2022
- the proposed 2022 tax requisition is \$161,980
- the calculated levy to be applied on assessed value, would be about \$0.0141/\$1000

Use of the full converted assessment base takes into account the Program's broad benefit to communities, residents, and ecosystems and it is the standard for shared services. Using the full converted assessment also recognizes acreage, which reflects each area’s relative benefit from the service and the greater weight given to assessment reduces the size of the tax shift between areas. It is also more responsive to changing property values and acreage levels.

This translates to the following tax requisitions towards the mosquito program for these examples of typical assessed values:

Value of Property	\$300,000.00	\$400,000.00	\$500,000.00	\$600,000.00	\$700,000.00
ALL Electoral Areas and ALL Municipalities in the RDOS	\$4.23	\$5.64	\$7.05	\$8.46	\$9.87

Alternatives:

1. Continue the apportionment based on current time spent calculations;
2. Proceed with the process for changing the apportionment for the Mosquito Control Program service to a sub-regional service for the 2023 year with the current participants;
3. Refer back to staff for more options for apportionment.

Communication Strategy:

To be determined

Respectfully submitted:

Liisa Bloomfield
L. Bloomfield, Engineering Manager

ADMINISTRATIVE REPORT

TO: Environment and Infrastructure Committee

FROM: B. Newell, Chief Administrative Officer

DATE: November 18, 2021

RE: **Investing in Canada Infrastructure Program – Environmental Quality Program: Proposed Projects for Applications**

Administrative Recommendation:

THAT the following applications be submitted bto the Investing in Canada Infrastructure Program - British Columbia - Green Infrastructure - Environmental Quality, given in priority order:

1. Naramata Water System – Juniper Reservoir Upgrades
2. Okanagan Falls Water System – Upgrade Project
3. Faulder Water System – Universal Metering
4. Olalla Water System - Watermain Upgrades

AND THAT the Regional District commit its 26.66% share of each project.

Purpose:

To discuss the potential capital projects and the staff recommendations based on the program criteria and to obtain a formal Board resolution in support of the grant applications to the ICIP – Green Infrastructure – Environmental Quality Program.

Reference:

[Investing in Canada Infrastructure Program – Environmental Quality Program \(ICIP-EQ\)](#)

Background:

The Province of British Columbia and Canada have partnered on the Investing in Canada Infrastructure Program (ICIP) to fund opportunities to build sustainable communities, to help create long term economic growth, and to support a low carbon, green economy. The Green Infrastructure - Environmental Quality Program Stream of the ICIP is dedicated to capital infrastructure that will support access to drinking water, the treatment and management improvements for wastewater or stormwater, and increasing capacity to divert and manage solid waste or remediate soil & air pollutants.

The Environmental Quality Program has a commitment of up to \$270 million from the federal and provincial governments towards the third intake of this program. The formula for this grant program funding is 40% Federal, 33.33% Provincial and 26.67% for the grant recipient.

This third intake is designed to target projects starting in 2023 and completing by 2026. Regional Districts may submit one application for each community in their area. The deadline for applications is January 26, 2022.

A list has been developed of potential capital projects that would be eligible in this program and projects that are recommended for application.

Analysis:

The provincial and federal grant evaluation team will rank projects higher if they:

- Show a clear connection to program criteria and objectives
- Are based on the principles of sustainability
- Add value for a better planet in the long term
- Are supported by long term community planning
- Demonstrate consideration for climate change impacts
- Demonstrate consideration for water conservation/demand side management
- Are supported by Asset Management Plans to ensure sustainable service delivery

With this in mind, staff have completed the following table of potential projects that are the best fit projects for this grant application intake.

PROJECT	DESCRIPTION	ESTIMATED COST	CURRENT STATUS
<u>Naramata Water</u> Juniper Reservoir Upgrades	Additional Reservoir at Juniper Pump station	\$1.0-1.5M	Conceptual design and cost estimates completed Funds \$300-500k: Reserves
<u>Faulder Water</u> Universal Metering	Installation of meter vaults and meters on all service connections	\$400-500k	Specifications prepared; no design necessary Funds: \$140k Reserves
<u>Olalla Water</u> Watermain Upgrades	Replacement of remaining watermains	\$1.6M	Detailed design and cost estimates completed Funds \$150k: Reserves \$400k: Borrowing
<u>Ok Falls Water</u> Upgrade Project	Specific upgrade project to be determined from Master Plan	TBD	Borrowing bylaw would be included as part of service area creation

As all are in different communities and have different service areas, all applications could be submitted.

A listing of other future capital projects for the water, sewer and solid waste functions are included on a following table. The table provides additional information and status of the projects in various stages of planning and implementation.

Alternatives:

The Board may choose to add other projects or remove listed projects to the resolution for the grant applications, or change the order of priority of the proposed projects.

Respectfully submitted:

Liisa Bloomfield

L. Bloomfield, Engineering Manager

INFRASTRUCTURE PROJECT TRACKING AND STATUS - WATER, SEWER AND SOLID WASTE - FUTURE PROJECTS

Rank	Service	Project Name	Description	Current stage/Required before grant application	Matching funds available? Where?	Estimated total cost	PW Priority	Why a priority?
RURAL PROJECTS AREA A - OSOYOOS RURAL								
RURAL PROJECTS AREA B - CAWSTON AREA								
RURAL PROJECTS AREA C - OLIVER RURAL								
	Willowbrook Water System	New Reservoir	Replacement of existing reservoir or adding a second reservoir	Not yet designed; anticipated design by mid-2022	No reserves or secured funding in place	\$1.0-1.5	1	Fire Protection; Operational
	Willowbrook Water System	Universal metering	Addition of meter vaults and meters for all services	No planned start date	No funds in place	\$400k		Operational; conservation
RURAL PROJECTS AREA D - OKANAGAN FALLS AREA								
	Sun Valley Water System	Water Treatment System	Installation of a treatment system to remove the	Not yet designed	No reserves or secured funding in place	\$25-50k	1	Health & Safety; Operational
	Sun Valley Water System	Back up Generator	Installation of a generator at pumps to maintain pressure in times of power outages	Not yet designed	No reserves or secured funding in place	\$250k		Operational; Critical infrastructure
	Sun Valley Water System	Universal metering	Addition of meter vaults and meters for all services	No planned start date	No funds in place	\$300k		Operational; conservation
	OK Falls Sewer and WWTP	Liftstation back up generators and upgrades	Install generators at liftstations 1, 2 and 3 to ensure continuous service in case of power outage; Cedar St and treatment plant have generators in place	Not yet designed	No reserves or secured funding in place	\$500k for three generators	1	Operational; Critical infrastructure
	OK Falls Sewer and WWTP	Forcemain replacement from Liftstations 1 and 2	Replace the forcemain in the lakeshore with a forcemain along Hody Drive from liftstations 1 and 2	Not yet designed	No reserves or secured funding in place	\$1-2M	1	Operational; Critical infrastructure
	Okanagan Falls Water System	Upgrades - TBD	Project still to be identified during conversion process	Master plan completed with conceptual design details and cost estimates	New service area to be created with assent for a borrowing bylaw required	not available		Operational; Critical infrastructure
RURAL PROJECTS AREA E - NARAMATA								
	Naramata Water System	Watermain Upgrade Works	Watermains are at or nearing end of useful life; breakages are increasing; Replacement of high priority water mains	Currently preparing RFP for design completion	Capital reserves	\$5-6M+	1	Liability; Operational
	Naramata Water System	Universal Metering	Add vaults to remaining services and meters	Meter vaults added with every new or renewed service	Possible capital reserves	not available		Operational; conservation
	Naramata Water System	Northern Reservoir	Construction of a new reservoir to improve the capacity of the water system in the northern area	Not yet designed; land has not been acquired	No reserves or secured funding in place; no land secured	\$1-1.5M		Operational; Critical infrastructure
	Naramata Water System	Juniper Reservoir addition	Addition of a new reservoir cell at the Juniper Reservoir to efficiently meet demands	Not yet designed	Capital reserves	\$1-1.5M	1	Operational; Critical infrastructure

INFRASTRUCTURE PROJECT TRACKING AND STATUS - WATER, SEWER AND SOLID WASTE - FUTURE PROJECTS

Rank	Service	Project Name	Description	Current stage/Required before grant application	Matching funds available? Where?	Estimated total cost	PW Priority	Why a priority?
RURAL PROJECTS AREA F								
	Faulder Water System	Mainline Valve Replacement	Issues with aging valves; inability to completely turn off ; Replacement of valves along mains throughout distribution system	No design completed but will be very minimal; mostly construction work	Capital reserves		2	Operational
	Faulder Water System	Universal Water Metering	Addition of meter vaults and meters for all connections in the water system	Specifications available for necessary infrastructure; no design necessary	Capital reserves/User fees			
RURAL PROJECTS AREA G								
	Olalla Water System	Watermain Replacement	Reaching end of useful life; see increase breakage; Old watermains on side streets require replacement	Design planned for 2020 for all remaining	Community Works Gas Tax	\$2M+	1	Operational; water sustainability
	Olalla Water System	Creek intake upgrades	Assessment will indicate what upgrades/repairs are required to maintain as a back up source	Assessment planned for 2022	No funds in place	not available		Operational; water sustainability
	Olalla Water System	Universal metering	Addition of meter vaults and meters for all connections in the water system	Not yet planned	No funds in place	not available		Operational; water conservation
	Olalla Water System	Groundwater Protection Plan	First 2 phases completed; remaining pahses required for well protection and for future grant applications			not available		Operational; water protection
RURAL PROJECTS AREA H								
	No current service area	Chain Lake Dam Spillway and Underflow Outlet Replacement	Required replacement of the spillway and underflow outlet as directed by the dam regulator	Design is underway in Fall 2021	Not yet; new service area needs to be created with assent given to a borrowing bylaw	not available	1	Regulatory
RURAL PROJECTS AREA I								
	LNID - New Service	Flood Protection Upgrades	Detailed design and installation of a flood control culvert in Twin Lakes area	Preliminary design	Not yet; new service area would be required with assent given to a borrowing bylaw	\$1.7M		

ADMINISTRATIVE REPORT

TO: Environment and Infrastructure Committee

FROM: B. Newell, Chief Administrative Officer

DATE: November 18, 2021

RE: **Mosquito Control Program – 2021 Year End Report – For Information Only**

For Information

Purpose: To update the Board on the activities in the 2021 Mosquito Control Program

Program Activities:

The season for the Mosquito Control Program started March 15, 2021. The program's start date is now determined by the first mosquito hatch of the year at our main bellwether site (Dale Meadows field). This indicator site has proven to accurately predict the early hatches of 32 other sites in the Regional District.

This year the hatch occurred on March 15th and the site was treated as the dip was over 150 larva (the RDOS treatment threshold remains at 3). High larval counts are indicative of all early hatches and most early treatments are done on sites where snow and ice are still present. The surface of the water melts during the day and freezes overnight, thereby getting the larvicide to the early hatch mosquitos. The following pictures show a couple areas treated early in the season.



Photos of a couple treatment sites.

The third week of April brought unexpected high temperatures causing an early melt of all low to mid-elevation snowpack. This prompted our first helicopter flight of the year (April 28th) in Areas “B”, “G” and over LSIB lands. On May 6, another flight was carried out also in Areas “B”, “G” and LSIB lands due to exceedingly high larval counts with vast areas of flooded land.



Photos of wading into the water to treat and a dip with a high larva count.

In anticipation of flooding, the Okanagan Lake was drawn down considerably. Unfortunately, we did not receive our annual April snows or the expected rains that come in the Spring months at lower elevations resulting in low river/lake levels. This lack of precipitation and early heat was to be a forecaster of an intensely hot summer. All sites located on the Okanagan Lake side heading south saw larva levels contained within pre-existing ephemeral ponds and old river oxbows cut off from the main river course. The Okanagan River Channel did not cause flooding this year and no helicopter flights were flown in the Okanagan Area this year.

The third week of May brought more high temperatures causing the Similkameen River basin (which received 110% of normal snowpack) to respond with a second higher surge of flood water. This resulted in another wave of high larval levels as they hatched and spread into flooded areas prompting a 3rd helicopter flight (May 21) for Areas “B”, “G” and LSIB lands.

The month of June started an uninterrupted, record breaking heat wave. This heat caused many water sources to dry up and others to produce hatch after hatch of ‘summer’ mosquitos. The relentless heat and the ability of these mosquito species to exploit all stagnant water sources, had the crew very busy treating and educating residents.



Photos showing the very high counts of summer mosquitos

New for the 2021 season was the introduction of a new product which holds the same environmental standard as the BTI larvicide. It is a BT product called Vectolex which is targeted to the summer mosquito species and is used in conjunction with Vectobac. The crew chose 2 test sites, Ginty's Pond in Cawston and the water retention pond at Heritage Hills on Eastside Rd. We combined our results (low larva dips) with responses from local property owners (positive comments and thankful e-mails) and the Vectolex was shown to be very effective. Additional sites will be looked at for suitability in 2022.

Also in 2021, the RDOS crew worked with the LSIB (Lower Similkameen Indian Band) to implement a specific treatment plan for their land. This included monitoring and treatment; a summary of this report is included in Appendix 8. According to the positive results received by the crew both personally and from property owners, the addition of these treated lands and reduced fly over from the other side of the river greatly reduced mosquito annoyance and possible disease transmission for all residents in the area.

This season, 2239.5 kg of VectoBac 200G granular larvicide was applied to 409 sites (an area of 395.62 treated hectares) of mosquito breeding habitat. All applications were completed under the

BC Ministry of Environment Pest Management Plan for the RDOS. Additionally, 1248.9 kgs of VectoBac was applied to 208.2 ha of land on the Lower Similkameen Indian band.

The 2021 mosquito season wrapped up at the end of September as larva activity remained high enough to treat until the last week in September. The mapping of mosquito sites is ongoing, allowing new areas to be added at any time. Crews appreciate help in identifying where water accumulates, where seasonal ponds reside, and areas that cannot be drained and become ongoing mosquito breeding sites. The more informed the crew is on potential sites, the more effective the program can be.

The 2020 Mosquito Program Final Report is attached to this board report and will be available on the RDOS website for information.

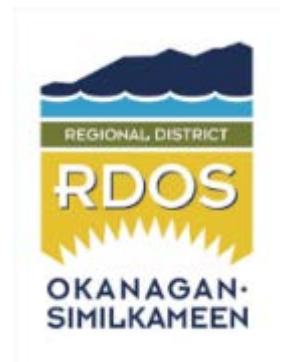
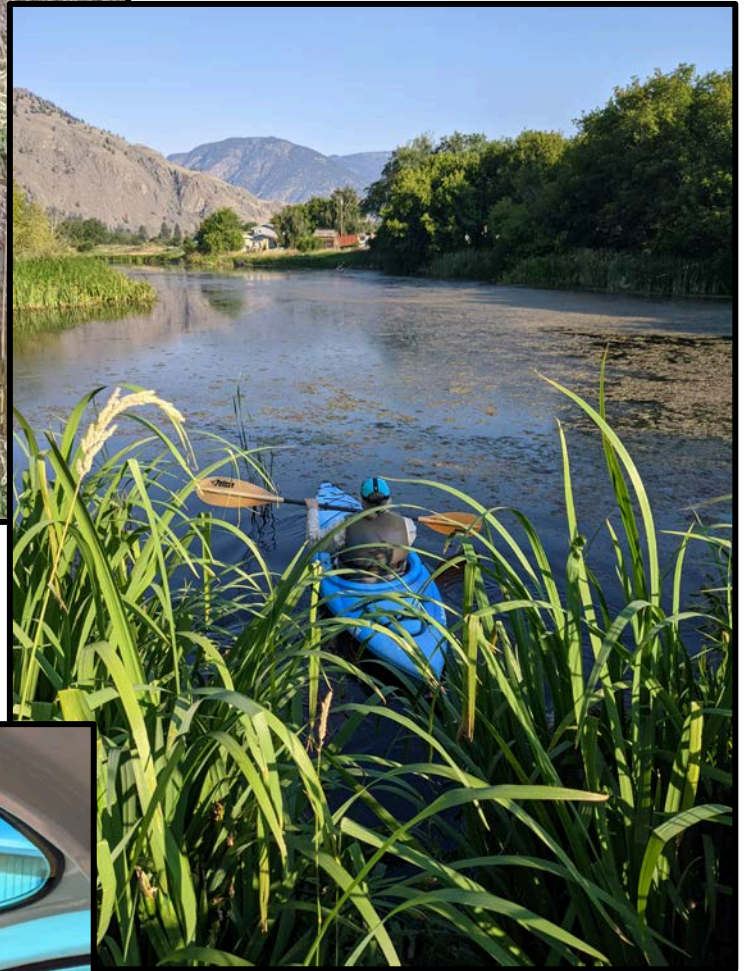
Respectfully Submitted,

Liisa Bloomfield

L. Bloomfield, Engineering Manager

Mosquito Control Program Year End Report 2021

Regional District of Okanagan-Similkameen



Prepared by: Cindy Boehm & Shad Collins, RDOS Mosquito Control Program Crew
Shelley Fiorito, RDOS Public Works Projects Coordinator
Liisa Bloomfield, RDOS Manager of Engineering Services

Executive Summary

The season for the RDOS Mosquito Control Program (MCP) started March 15, 2021. The program's start date is now determined by the first mosquito hatch of the year at our main bellwether site (Dale Meadows field). This indicator site has proven to accurately predict the early hatches of 32 other sites. This year the hatch occurred on March 15th and the site was treated 48 hours later as the dip was over 150 larva (the RDOS treatment threshold remains at 3). The treatment is most effective when the larva are in the instar stages after hatching. High larval counts were indicative of all early hatches and most early treatments were completed on sites where snow and ice are still present. The ice melts during the day and delivers the larvicide then freezes up at night again.

The third week of April brought unexpected high temperatures causing an early melt of all low to mid-elevation snowpack. This prompted our first helicopter flight of the year (April 28th) in Areas "B", "G" and LSIB lands. On May 6, another flight was needed in Areas "B", "G" and LSIB lands due to exceedingly high larval counts with vast areas of flooded land inaccessible by foot.

In anticipation of flooding, the Okanagan Lake was drawn down considerably. Unfortunately, the anticipated April snow or rain that typically come in the spring months at lower elevations, didn't occur resulting in low river/lake levels. This lack of precipitation and early heat was to be a forecaster of an intensely hot summer. All sites located in the Okanagan side from Summerland to Osoyoos had high larva levels contained within pre-existing ephemeral ponds and old river oxbows cut off from the main river course. The Okanagan River Channel did not cause flooding this year and no helicopter flights were flown on this side.

The third week of May brought more high temperatures causing the Similkameen River basin (which received 110% of normal snowpack) to respond with a second surge of flood water that was higher than the first. This surge caused another wave of high larval levels to hatch and be carried into already flooded areas prompting a 3rd helicopter flight (May 21) for "B", "G" and LSIB lands.

The month of June started an uninterrupted, record breaking heat wave. This heat caused many water sources to dry up and others to produce hatch after hatch of 'summer' mosquitos. The relentless heat and the ability of these mosquito species to exploit all stagnant water sources left crews very busy treating and educating people.

New for the 2021 season was the introduction of a new product which holds the same environmental standard as our BTI. It is a BT product called Vectolex which is targeted to our summer mosquito species and is used in conjunction with Vectobac. We chose 2 test sites, Ginty's Pond in Cawston and the water retention pond at Heritage Hills on Eastside Rd. We combined our results (low larva dips) with responses from local property owners (positive comments and thankful e-mails) resulting in the plans to add more select sites for next year.

In 2021 the RDOS worked with the LSIB (Lower Similkameen Indian Band) to implement a specific treatment plan for their land. This included monitoring and treatment; a summary of this report is included in Section 8. According to the positive results received by the crew both personally and from property owners, the addition of these treated lands and reduced fly over from the other side of the river greatly reduced mosquito annoyance and possible disease transmission for all residents in the area.

This season, 2239.5 kg of VectoBac 200G granular larvicide was applied to 409 sites (an area of 395.62 treated hectares) of mosquito breeding habitat. All applications were completed under the BC Ministry of Environment Pest Management Plan for the RDOS. Additionally, 1248.9 kgs of VectoBac was applied to 208.2 ha of land on the Lower Similkameen Indian band.

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1.0 INTRODUCTION

1.1 Program Purpose and Scope

The objectives of the RDOS Mosquito Control Program (MCP) are to limit the potential of widespread mosquito annoyance, and reduce the possibility of mosquito-borne diseases for the benefit of residents, visitors, workers, and livestock in the RDOS catchment area. From March to September, the RDOS Mosquito Control Program (MCP) monitors over 400 sites throughout Electoral Areas: A, B, C, D, F, G, H and I as well as Summerland, Osoyoos, Penticton, and Oliver.

It is important to state that 'control' does not mean eradication of mosquitos, but reductions of populations of mosquitos in populated areas and on agricultural properties (worker safety) in the region.

Mosquitos being controlled in the RDOS are often extremely aggressive towards humans and livestock; unfortunately, they can carry and transmit a variety of diseases which can infect humans and animals causing illness, or in more serious situations, death.

Methodologies for controlling mosquitos can be put into three main categories: prevention, monitoring, and treatment.

- Prevention focuses on minimizing larval habitats
- Monitoring is constant and requires vigilance from the crews
- Treatment requires pesticide in order to control mosquito populations

1.2 Areas of Note

For the 2021 season, the Similkameen Valley saw typical flooding as would occur during normal snowpack years. The addition of treatment to the LSIB (Lower Similkameen Indian Band) lands significantly reduced the mosquito population and subsequent fly over from these previously untreated areas.

The Okanagan Valley was not treated by helicopter during the 2021 mosquito season. This obvious omission was due to a lack of flooding from the Okanagan River and subsidiaries that connect to it. The lowering and lack of recharge of the Okanagan Lake left the river and adjacent lands free of flood water. All sites were easily controlled by foot.



Photos: Flood waters away from the Similkameen River due to ground water push-up

1.3 Program History

Mosquitos have been a problem in the South Okanagan and Similkameen Valley for as long as humans have inhabited them. The primary reason is the quantity and quality of mosquito larval habitats; oxbows to wetlands and annual flood zones. In 1974, the RDOS initiated a program to monitor and mitigate local mosquito populations in the more densely populated areas. Over the past four decades the program has been adapting and integrating tools and technology to remain as effective as possible.

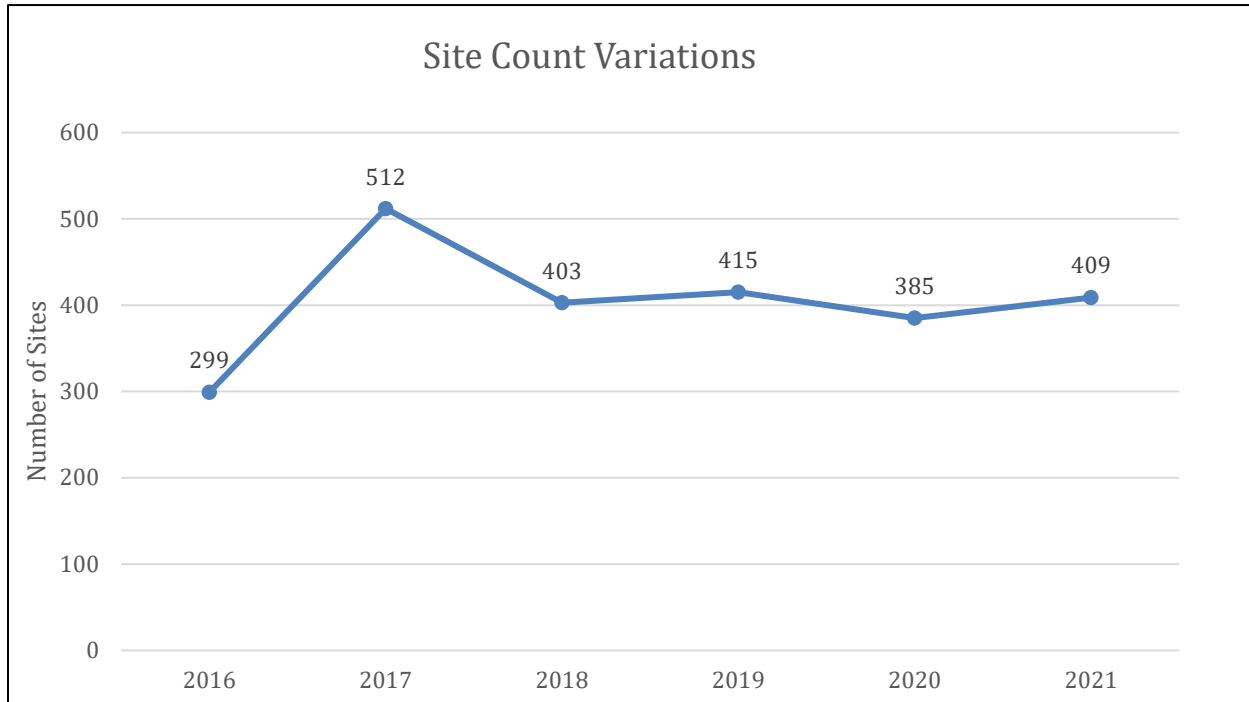
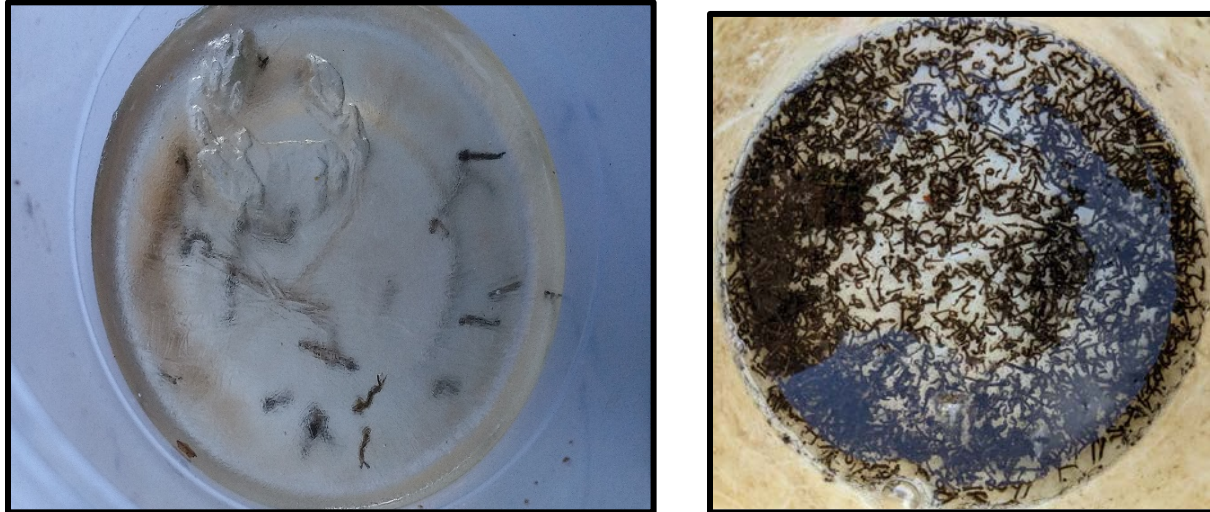


Figure 1.1: Mosquito Control Sites over Time – Average of 402 sites

1.4 Program Start-End dates

The annual weather conditions and resultant snowpack, lake, river and stream levels all play an integral role in the MCP variable start dates. Supervisory staff monitor weather, snowpack, river systems and climate data to forecast potentials for the upcoming season. Mosquito population control is most effective when the first hatch biomass potentials are greatly reduced through timely treatment at the larval stage. It cannot be stated more strongly, that achieving the reduction of these first hatches sets the stage for the majority of citizens in the region enjoying the outdoors in the summertime.

The 2021 season was a challenge in many respects. The Similkameen Valley had high larval levels spread over large areas of flooded land while the Okanagan Valley had larva developing on sites not typically associated with high larval numbers. Extreme heat lowered water levels, reducing or eliminating fresh incoming water producing stagnant oxbows where larva is not usually found. A perfect climate for the rise of mosquitos.



Photos: Larvae dip examples – Snow melt larva (left) and summer mosquitos (right)

New techniques were implemented in 2019 for the treatment of water bodies that froze overnight. These treatment measures are now standard for the MCP crew. After breaking the film of ice that forms overnight and finding high larval levels, crews sprinkle the BTI granules on top of the ice. As the ice melts with the daytime temperatures, the BTI enters the water causing high mortality rates for the larvae. This method of application allows crews to treat iced over areas and efficiently move to the next site resulting in a savings of time, fuel, and timely treatment of other sites.

Spring snows, rising temperatures, precipitation, and timing play a role in the extension or reduction of the various mosquito sites. Summer temperatures and localized rain events can make some sites persistent in their larval breeding capacity. Drought conditions can also increase mosquito habitat when normally high water ponds and oxbows are reduced to stagnant, low level water areas perfect for the summer mosquito species. The survival of adult mosquitos is temperature and humidity dependent as forests, long grass, hedges and sheltered areas give good resting places for adult mosquitos and help to extend their life cycle. Rising summer temperatures reduce the duration of the 'instar' (larval) lifecycle stages requiring more frequent checks and treatments across the region. The former 7-10-day cycle of the mosquito can be reduced to 3-5 days in the heat.

The program for 2021 wrapped up in late September as larva were still being treated and sites were monitored for activity.

2.0 TREATMENT INFORMATION & RESOURCE ALLOCATION

2.1 Application Methods

The RDOS uses a granular form of *bacillus thuringiensis var israelensis*, more commonly referred to as Bti, to control mosquito larvae. Bti is a naturally occurring, non-toxic bacteria (found in the soil) which specifically targets mosquito and black fly larvae. For further information about Bti and how it works refer to the Health Canada-Bti fact sheet:

Link to Health Canada BTI <https://www.canada.ca/en/health-canada/services/consumer-product-safety/reports-publications/pesticides-pest-management/fact-sheets-other-resources/bacillus-thuringiensis-subspecies-israelensis.html>

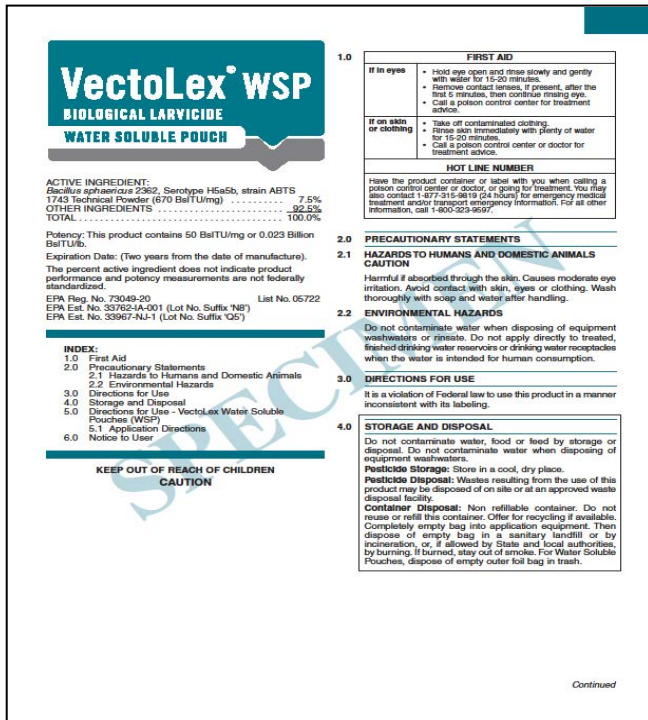


Bti has undergone nearly 40 years of lab/field research and over 30 years of large-scale operational use in a variety of public health programs around the globe. Bti is very target specific with activity largely restricted to mosquitoes and related flies (in the sub-order Nematocera of the order Diptera). The specific product used by the RDOS is VectoBac 200G, see Figure 2.1.

In addition to Bti's non toxicity to beneficial insects, numerous toxicology studies have shown Bti to be non-pathogenic and non-toxic to other forms of wildlife (birds, fish, mammals, etc.) and humans. The World Health Organization has approved the use of Bti for drinking water. This is particularly important in many regions around the globe that depend on potable water or rain water stored in vessels in and around their home. Bti is the primary larvicide used for control in countries where Zika Virus can flourish.

Figure 2.1: VectoBac 200G

For further information on VectoBac 200G formulation— see Appendix A.



New for the 2021 season was the use of VectoLex WSP (water soluble pouches). These pouches were used in test ponds that have high vegetative content including cattails.

The test ponds were chosen for their proximately and impact on local populations. The two test ponds were Ginty’s in Cawston and a retention pond in the park at Heritage Hills.

The results have been positive with local landowners and low larval dips.

Figure 2.2: VectoLex WSP

2.2 Treatment data (2021)

The Similkameen Valley and Okanagan Valley were treated very differently for the 2021 mosquito season. Historically, the mosquito control program conducts three to four helicopter deployed aerial application flights per season and up to six in flood years. Treatments are done according to larval stages and disbursement which can result in the two valley areas being treated by air at different times. In 2021, that the Similkameen saw a typical treatment year with 3 aerial application flights, but the Okanagan Valley did not require any treatment flights and were easily accessed on foot.

Treating is done primarily by the ground crew on foot until sites are no longer safely accessible.

The following tables and figures provide a complete record of the 2021 Mosquito Control Programs treatment application records; sites are treated numerous times explaining the large hectare totals.

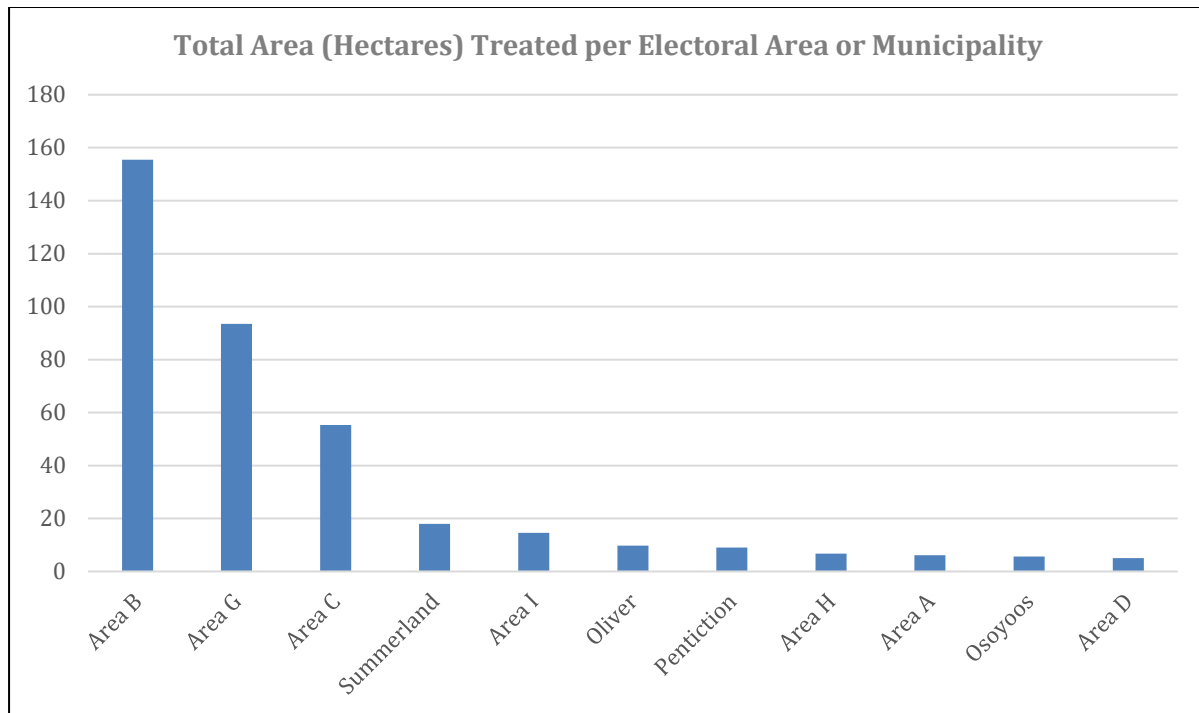


Figure 2.3: 2021 Treated Area per Electoral Area or Municipality – layered multiple treatments

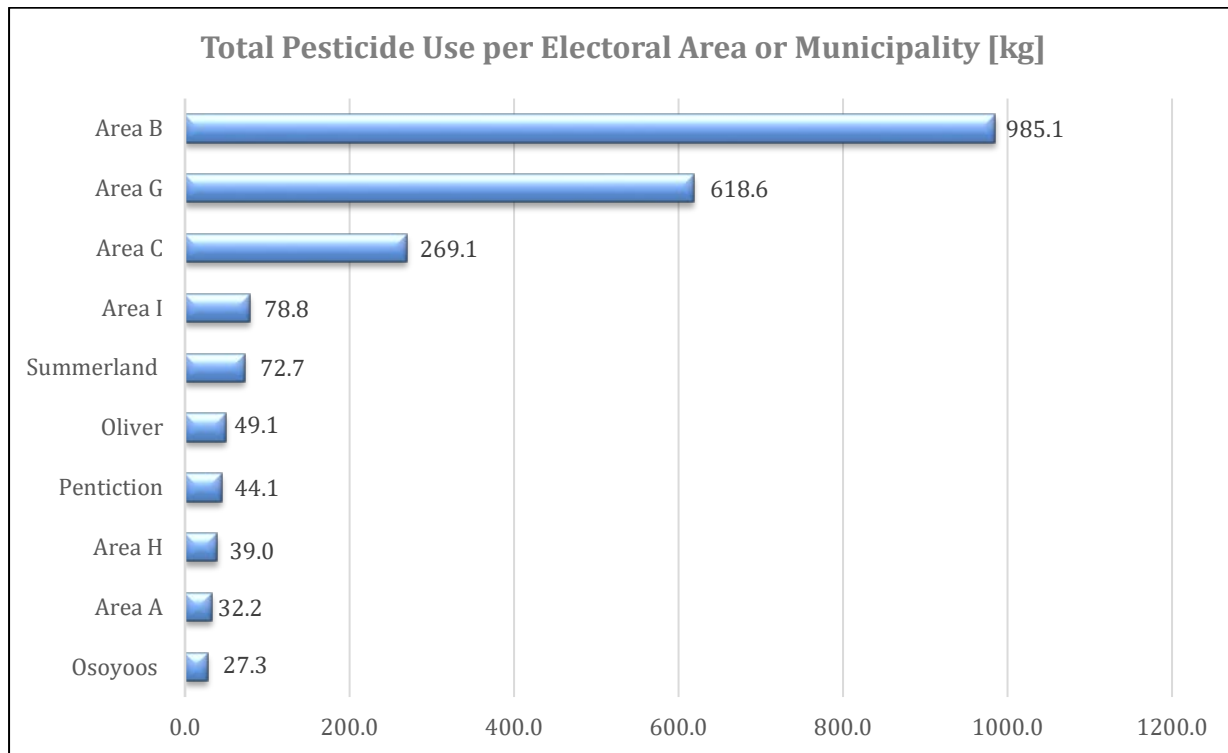


Figure 2.4: 2021 Pesticide Use per Electoral Area or Municipality – 3488.4 kg

Table 2.1 Time Allocation

Area	Total hours	% time
A	54.1	3.2%
B	461.9	27.0%
C	344.2	20.1%
D	57.9	3.4%
E	0	0%
F	0	0%
G	245.0	14.3%
H	221.0	12.9%
I	116.4	6.8%
Oliver	58.6	3.4%
Osoyoos	38.3	2.2%
Penticton	55.6	3.2%
Summerland	60.5	3.5%
2021	1713.6	100%

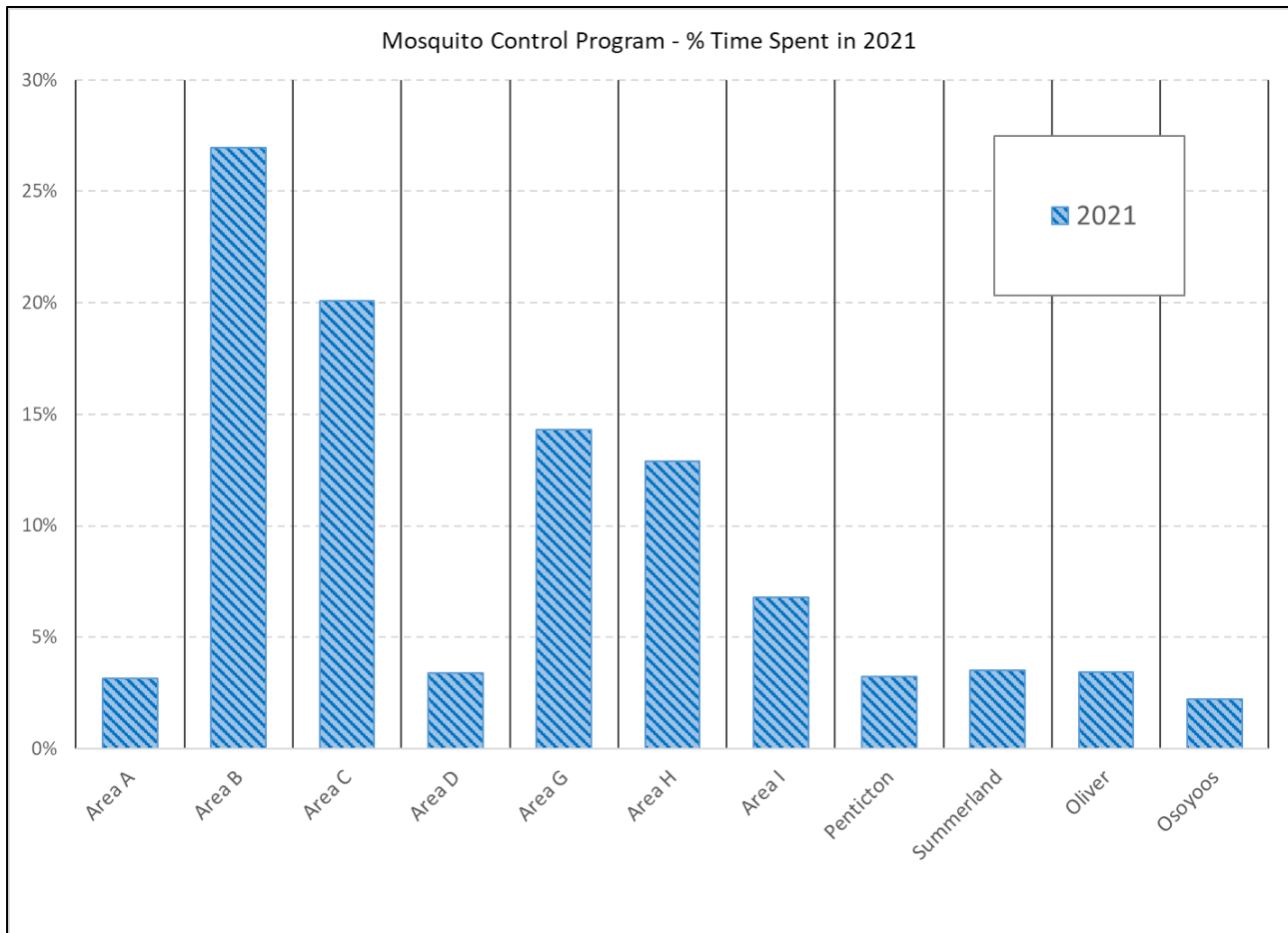


Figure 2.5: Time spent in 2021 in each participating area.

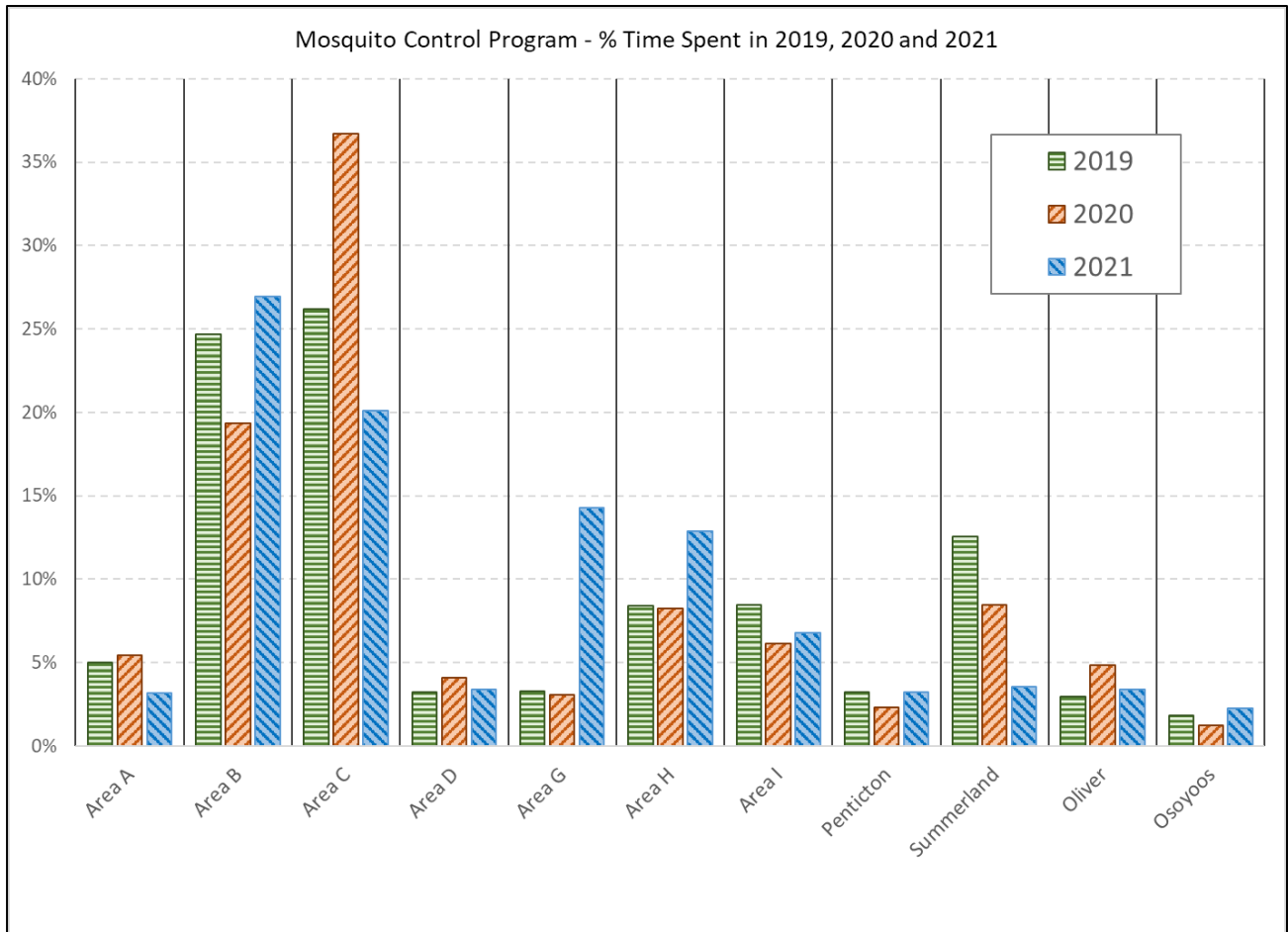


Figure 2.6: Time spent in 2019, 2020 and 2021 in each participating area.

3.0 MOSQUITO SPECIES IDENTIFICATION

Mosquito Species identification was not carried out in 2021 due to COVID-19 protocols. As the 2019 information is still valid and is likely a typical representation of the 2021 mosquitos, the section from the 2019 report has been included for information.

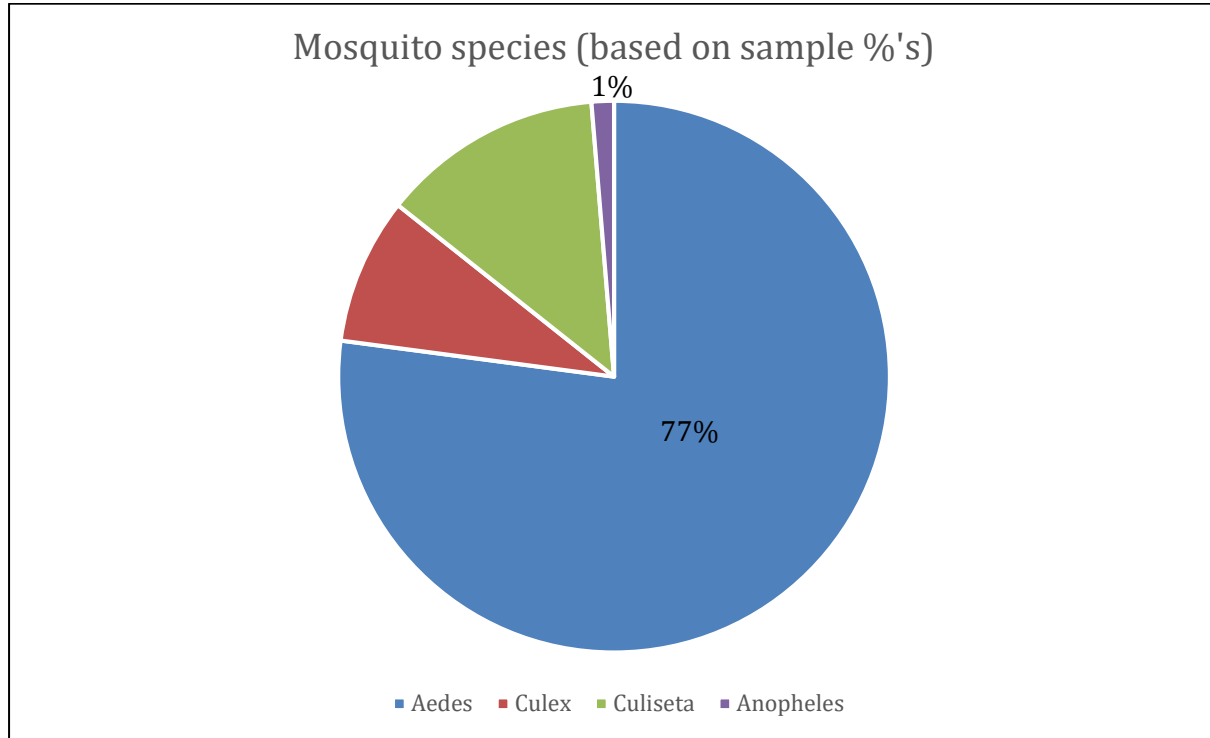


Figure 3.1: Mosquito Species Identified for 2019 Mosquito Season

As illustrated above, *Aedes* mosquitos make up the large majority of the mosquito population in the Okanagan and Similkameen valleys, and is typical for the rest of British Columbia. *Aedes* mosquitos, also known as flood water mosquitos, lay their eggs in the mud. Once the water levels rise with the spring snowmelt, the eggs become saturated and the larvae hatch within a couple of days. Adult *Aedes* mosquitos hatch around the beginning of March and fly until the end of July. The females are capable of laying multiple batches of eggs (depending on the abundance of blood meals) per season. This process allows females to lay numerous egg batches within a close proximity to each other; resulting in a significant accumulation of eggs within one flood water pool. Again, this adds to the argument that controlling larvae populations before the first hatch of adults is the most effective way to control mosquito levels in the RDOS for the duration of the summer.

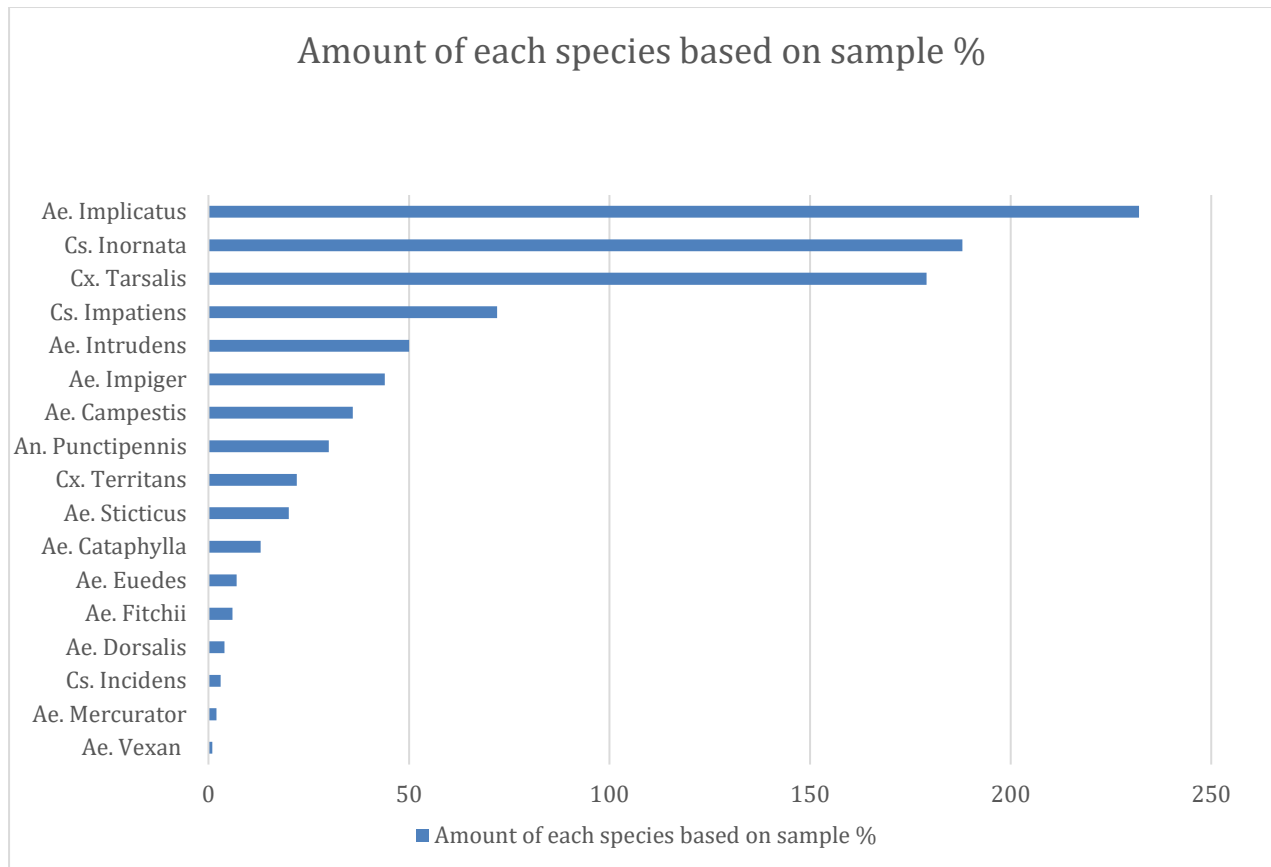


Figure 3.2: Mosquito Subspecies Based on Sample Percent Total in 2019

4.0 MOSQUITO BIOLOGY

In order to become adults, all mosquitoes need non-agitated water in their larval stage. Larvae must proceed through four stages called instars. Each stage requires a molt allowing the larvae to mature and increase in size. The final water stage is called a pupae during which a complete metamorphosis takes place and the winged form emerges. This entire process begins in early spring in snow-meltwater pools and usually takes a couple of weeks. With increased temperatures, this process accelerates and can complete in as little as 5-7 days. With normal temperatures, (daytime temperatures reaching 15 degrees) most mosquitoes require 7-14 days. Adult mosquitoes feed on plant nectar. However, the female mosquito requires a blood meal in order to complete the development of her eggs. Females will take blood as soon as the opportunity presents itself; if no blood is available, she will go looking for it. Although most mosquitoes do not have to fly far to find a blood source (1-2km), some species can fly great distances and up to great heights (30km from their origin and at heights up to 10,000 meters).

With the mountain and valley topography, mosquitos are easily dispersed through frequent winds thus placing an increased importance on finding and treating new larval sites.



Figure 4.1: Adult mosquito resting on the vehicle dashboard

Floodwater mosquitoes (*Aedes*) lay their eggs in the soil of receding flood water where they overwinter in egg form waiting for the spring floods. These eggs can remain viable for upwards of 20 years and can endure deep cold. When the flood waters come, the eggs hatch synchronously, causing an intense biomass of flying insects that not even the most industrious of predators can hope to control. Large areas of flooded land increase the number of eggs ready to hatch in subsequent flooding events.

Summer Mosquitoes (*Culex*, *Culiseta*, and *Anopheles*) lay their eggs on the water surface. The hotter the temperatures, the quicker the eggs hatch. These mosquitoes continue to lay eggs as long as there is water available and the temperatures remain above freezing. Once temperatures drop below freezing, the remaining hatched females breed and hide away until warmer temperatures return. As soon as temperatures allow, they are ready to take a blood meal first thing in the spring.

5.0 PUBLIC INFORMATION

5.1 Preventative Measures

Mosquitos occur in a wide variety of habitats; removal of standing water and control of mosquito breeding sites should be a priority for homeowners.

In a 250 ml dip, one larva can translate into an excess of 10,000 mosquitoes emerging from a small backyard pond or swimming pool. Left untreated, or undrained, the resultant adult mosquito population will cause noticeable annoyance for local residents.

Tires, lawn depressions, gutters, animal feeders, birdbaths, all assortment of man-made containers, leaking irrigation and rain events can all be harbingers of larvae. Decorative ponds should be aerated with a fountain or aeration device.

Mosquito Control

RDOS Mosquito Control Program

The RDOS Mosquito Control Program responds to property owners who contact the RDOS when they cannot effectively drain standing water from their own property.

Areas of control are:

- Electoral Area "A"
- Electoral Area "B"
- Electoral Area "C"
- Electoral Area "D"
- Electoral Area "F"
- Electoral Area "G"
- Electoral Area "H"
- Electoral Area "I"
- City of Penticton
- Town of Osoyoos
- Town of Oliver
- District of Summerland



Without access, we cannot treat!

For more information on the Mosquito Control Program or mosquitoes in BC visit:

<https://www.rdos.bc.ca/departments/public-works/pest-control/mosquito-control/>
and
<http://www2.gov.bc.ca/gov/content/environment/pesticides-pest-management/business-industry/sector-specific-tools-guides/mosquitoes>

NOTE: there are several large areas in the region the RDOS cannot treat. These are usually Preserves or Conservancy lands



For more information contact:
Regional District of Okanagan-Similkameen
101 Martin Street
Penticton, BC
T: 250.492.0237
TF (BC/Alta): 1.877.610.3737
E: info@rdos.bc.ca

Find us on   



RDOS
Public Works Department

Mosquito Control Program



Mosquito Facts:

Early Spring

- Mosquitos (Aedes Vexan) are aggressive daytime biters
- They are the only species of mosquito that will fly up to 20km to obtain a blood meal
- They look for ideal habitats to rest, ready to feed



Summer

- Mosquitos (Culex) are active dawn and dusk biters and can be **vectors*** of disease
- They prefer fowl, but humans and horses are also a good blood meal
- Culex mosquitoes can carry diseases like West Nile

***What is a vector?**
An organism, typically a biting insect or tick, that transmits a disease or parasite from one animal to another

Property maintenance to mitigate mosquito habitat

- Keep lawn grass short, 3 to 4"
- Trim bushes to 2.5 feet off the ground
- Dispose/recycle all unused tires and containers that can accumulate water
- Keep ponds clear and free of debris
- Replace water in bird baths and water troughs weekly, use screens to cover rain barrels
- Avoid planting shrubs that attract mosquitoes i.e., cedar hedges, juniper bushes
- Fix water leaks in irrigation
- Clean debris from rain gutters
- Dump water off tarps and pool covers
- Fill depressions in landscape that can hold water




Help us Help you

Mosquito crews treat areas with high larvae counts to control mosquito infestations. The effectiveness of mosquito control is directly related to the ability of the crew to access your property and flooded areas.

To help us increase mosquito control effectiveness:

- Have easy access through fenced areas with gates and clear walkways
- Allow for safe passage past pets and livestock
- Please remove objects that are hidden by flood water
- Manage your yard to avoid standing water
- Dispose of any container types that accumulate water

Many substances, such as petroleum products, should not be used in any matter that will allow them to get into natural water systems. Bleach, oils, soaps, and many other chemicals can be toxic to organisms such as fish, amphibians, birds, & insects.

Figure 5.1 Mosquito Program Brochure

5.2 Climate Change and Mosquitos

Climate change is effecting mosquito distribution. Over the last 20 years, 6 species of mosquito have been reported as newly established in Canada; in addition, 10 others have expanded their geographic range. Of these, 4 are well established throughout the RDOS: *sticticus*, *cataphylla*, *campestris*, and *tarsalis*.

The flood water levels of 2016, 2017, and 2018 in the Okanagan and Similkameen resulted in unprecedented water levels, adding to already established mosquito habitats, greatly increasing the area of ground where eggs were deposited. These eggs are viable for many years assuring the continuation of the species. The diverse species collected in our region reflects the variety of localized habitats and the impact that local weather conditions, snowpack, lake and river/creek levels have on their distribution.

The two key factors of climate change that effect endemic mosquito populations in our region are an increase in median temperature and changes in rainfall patterns. The increase in precipitation and the variability in timing have given the mosquito(s) more opportunity to flourish and expand their breeding grounds. It is anticipated that both the mosquito lifecycle and virus transmission patterns will be affected by climate change, resulting in an increase in both the range and local abundance of several key mosquito species.

“Climate change is increasingly being recognized for its potential to adversely affect public health. One such consequence of climate change that has been described in the literature is a change in the distribution and habitat of mosquito vectors that are known to transmit disease.” National Collaborating Centre for Infectious Disease, 2016

5.3 MBD–Mosquito-Borne Diseases

The mosquito as a vector for disease is the undisputed champion and mosquito-borne diseases are increasing in Canada. According to the Canada Communicable Disease Department the changes in our climate are influencing the extent to which our mosquito vectors spread viruses. Mosquito-borne diseases in our endemic populations have been increasing and new species (and associated pathogens) moving into other territories will only add to the risk of infections.

West Nile virus (WNV) is familiar to us here in western Canada, but other endemic mosquito borne diseases in the area include Western Equine Encephalitis and two California serogroup viruses : Jamestown Canyon virus and the Snowshoe Hare virus. The serogroup viruses can be transmitted by a number of mosquito species, and the virus has been found in all provinces and the North West Territories. These viruses can cause febrile illness and neurological disease in humans. Our canine companions also need to be protected from Canine Heartworm.

Unfortunately, diagnosing many of these infections is difficult because of their non-specific symptoms and the low level of awareness among health care practitioners. Climate change will continue to expand mosquito habitats, their associated diseases and the extension of our mosquito season; our response must be to meet these challenges with continued and expanded surveillance, backed by science and appropriate treatment.

5.4 Mosquito Sampling

In 2019, in response to the changing mosquito species migrations, a new component was added to the RDOS Mosquito Control Program: larval collection and identification. Due to COVID-19 no samples were submitted for 2020 and only 1 was submitted for 2021. The protocols employed were provided by a reputable biologist and lab in Victoria. Samples from larval pools were obtained using consistent methods from multiple sites scattered throughout the RDOS then shipped to Victoria for identification. All sent samples were counted, identified, and the larval stage or instar was noted. When larva are 3rd instar and older, specific identification is relatively simple. However, due to their small size and immaturity, most 1&2 instar larval specimens could not be identified to species; in these situations, the larvae were identified to genus. The results were left in this year-end because they offer an education on species and their effects.

Our mandate, first and foremost is to control mosquito larvae in their breeding sites. Continuing to implement early start dates has allowed the MCP crew to maintain better control of mosquito populations. The Mosquito control program has a large area to monitor, and treatment of these sites is critical for preventing the release of adult mosquito populations.

In the industry, some vector control companies wait for the majority of the larvae at the site to be 3rd instar and older for more accurate classification; however, as all sites have larvae at different stages and if treatment is held off to allow more larvae to mature for classification, a large percentage of the larvae will be left untreated and emerge into the adult airborne stage.

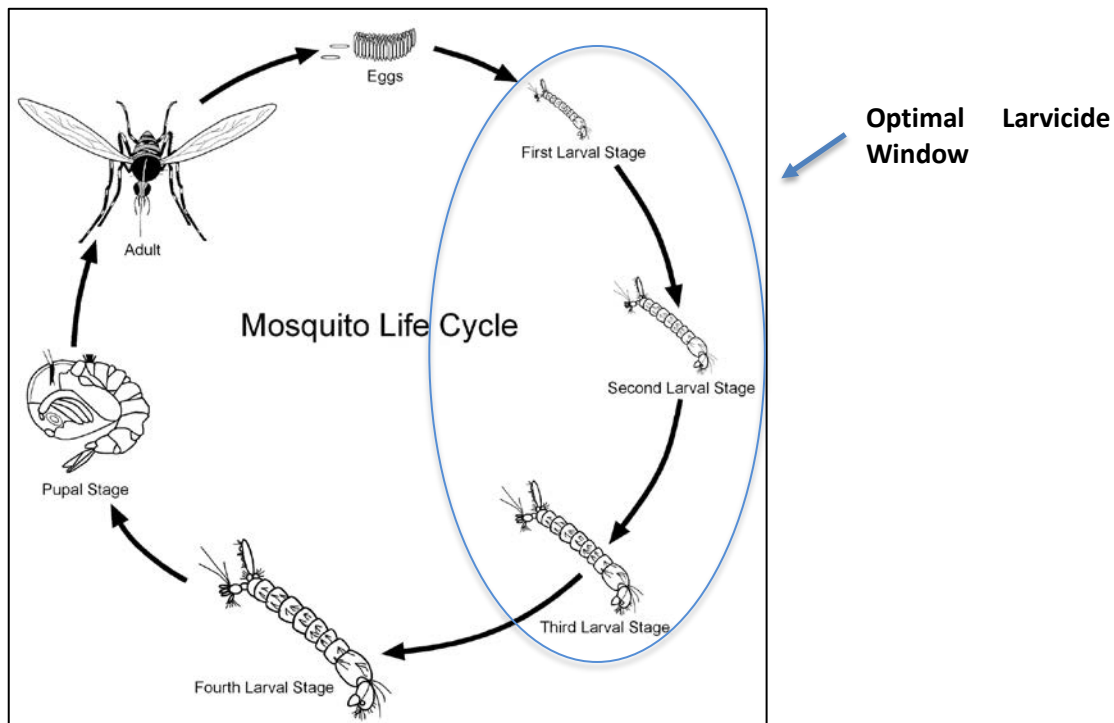


Figure 5.2: Mosquito life cycle and the optimal treatment time



Figure 5.3: Collecting larvae samples

5.5 Mosquito Identification results

Aedes remains the dominant mosquito species in the first part of the season. This species is noted for its aggressive biting behaviour, its strong flying ability, adaption to very cold water, ability to use a variety of water conditions, and in the case of the species *Aedes cataphylla*, the ability to mature 5 batches of eggs in one season. This species lays its eggs in the mud and wet earth as water retreats; conversely, when it floods in the spring all the eggs hatch simultaneously. Note: They do carry canine heartworm.

Culiseta known as a serious pest to cattle; they also bite people. These mosquitoes will fly in weather too cold for other insects and can be seen flying around on a winter day when the sun comes out. Larva can be found in ice covered pools and they often emerge when snow is still on the ground. It is the most widespread mosquito in BC and some *Culiseta* species keep pools of water teeming with larva all summer. They are a primary vector for Western Equine Encephalitis.

Culex mosquitoes are appearing in April, much earlier than in the past. This species will tolerate any water source, even highly polluted ones. They bite readily, will come into your house and typically reproduce all summer long. As a primary vector of Western Equine Encephalitis and West Nile Virus, this species needs surveillance and a treatment regime. Contrary to what one might think, drought years offer even more potential breeding spots because deep water areas are often reduced to low water, stagnant breeding sites.

The ***Anopheles*** mosquito is persistent in their desire to enter houses. They bite freely after dark or in shaded areas. These mosquitos will use any type of water source for reproducing.

Coquillettidia perturbans, aka the cattail mosquito. Where there are cattails, there are mosquitos. Not only are they a major nuisance, but are vectors for many diseases including West Nile, EEE and others. They are very active in the evening, are strong flyers (over 10km) and aggressive biters. They love high vegetative swamps and warm summers. They insert their proboscis into the cattail using it like a snorkel to obtain air; thus, they are difficult to control because they are NOT physically present when applications are made. You can't see them, dip them or find them, but they are they and are nasty biters when they emerge.

Table 5.1 Typical species in different RDOS areas

Species	Charateristics	Location (2019)
Aedes Sticticus	<ul style="list-style-type: none"> ◦Viscous biters day or night ◦Several mile flight range ◦Hatch immediately after eggs are flooded in the spring 	Eastgate, Chopaka
Aedes Cataphylla	<ul style="list-style-type: none"> ◦Aggressive biter, bites in broad daylight ◦Strong flyer predominant species of the dry interior grasslands/pastures, snowmelt pools, forests one ◦Female can mature 5 batches of eggs in 1 season 	Princeton, Summerland
Aedes Implicatus	<ul style="list-style-type: none"> ◦Vigorously bites in shaded areas snowmelt pools or rain pool woodland mosquito ◦Emerges early 	Oliver, Princeton, Caweston, Summerland, Osoyoos
Aedes Fitchii	<ul style="list-style-type: none"> Strong flyer – is a nuisance up to 1500m snow pool breeder ◦Likes open grassland and wooded environment 	Chopaka, Osoyoos
Aedes Intrudens	<ul style="list-style-type: none"> ◦Vicious biter day or night ◦A big nuisance as they enter buildings readily through the smallest of openings ◦Prefer woodland areas, bogs and snow pools 	Chopaka
Aedes Dorsalis	<ul style="list-style-type: none"> ◦Live and breed in fresh and salt water – major beach pest ◦Continuous summer breeder 	Eastgate
Aedes Campestris	<ul style="list-style-type: none"> ◦Attack even in the extreme heat of the day – attack in swarms bite all day ◦Wide flight range ◦Like alkaline pools and water rich in organic matter 	Osoyoos

Species	Charateristics	Location (2019)
Aedes Vexan	<ul style="list-style-type: none"> ◦ Major cause of daytime annoyance ◦ Wide distribution in Canada ◦ Strong flyer 20-50 km; 100's of km when they get into the jet stream ◦ require Flooding may immerse eggs several times in any one season each initiating a further hatch 	All Areas
Aedes Impiger	<ul style="list-style-type: none"> ◦ Prefer high evelations 	Princeton, Osoyoos, Summerland
Culiseta Inornata	<ul style="list-style-type: none"> ◦ Serious biter of cattle ◦ wide distribution across BC ◦ Fly when it is too cold for other insects ◦ Larvae found in ice covered pools ◦ Main transmitter of WEE 	Osoyoos, Oliver
Culiseta Impatiens	<ul style="list-style-type: none"> ◦ Emerge when snow is still on the ground ◦ Mainly bite cattle and humans 	Osoyoos, Oliver
Culiseta Incidens	<ul style="list-style-type: none"> ◦ Loves to bite on warm evenings ◦ Very large in size ◦ Most common widespread mosquito in BC 	Summerland
Culex Tarsalis	<ul style="list-style-type: none"> ◦ Bite readily and enter houses ◦ Any water source will do even with high degree of pollution ◦ Several generations per summer ◦ Vaccinate horses for WEE and West Nile 	Osoyoos, Oliver,
Culex Territans	<ul style="list-style-type: none"> ◦ Breed in permanent pools and swamps ◦ Do not like polluted water ◦ Mainly amphibian biter 	Oliver, Osoyoos
Anopheles Punctipennis	<ul style="list-style-type: none"> ◦ Bite freely after dark ◦ Breed any type of water ◦ Persistent in entering houses 	Caweston, Oliver, Osoyoos

6.0 COMMON QUESTIONS AND ANSWERS

Q: How does the RDOS control mosquitos?

A: With the use of environmentally friendly pesticide. The RDOS uses a granular product called Vectobac®. Small pieces of crushed corn are saturated with an active ingredient called *Bacillus thuringiensis var israelensis* (Bti). The Bti is 'stuck' to granules using paraffin wax. The product is placed on the water surface where the active ingredient is released. Mosquito larvae are filter feeders and when they ingest the bacteria it creates a toxin in their gut which terminates them.

Q: Can Bti have negative effects on humans and other animals?

A: Bti is a non-toxic naturally occurring bacteria which has been successfully used as a biological pest control agent to combat mosquitoes and black flies since 1982. There has been significant research on the product during its long period of worldwide use. As a listed pesticide, research continues to show its effectiveness on these 2 targeted organisms (mosquito and black fly larva). There have been no registered poisonings of humans due to an intake of Bti. Note: The World Health Organization has approved the use of Bti for drinking water.

Q: How do mosquito populations effect bats & birds?

A: Typically, mosquitos make up a very small portion of bats and birds' diets, in some cases less than 1% (see reference 3). The reason for this is, that the amount of calories gained from eating a mosquito is outweighed by the energy required to catch them. Compare this to a human attempting to survive on celery alone.

Q: How do mosquito populations effect frogs & tadpoles?

A: A study done at Macquarie University (see reference 4) showed that mosquito larvae and tadpoles actually compete for food sources. Habitats often consist of small isolated pools of stagnant water where food can be scarce.

Q: Do I have to pay for mosquito control?

A: Mosquito control is paid for by the entire Electoral Area or Municipality in which you reside. Therefore, all residents in the area are part of the program even if control is not on their property.

Q: Does the RDOS treat everywhere there is mosquito populations?

A: No. Private property owners must ask for mosquito control to be conducted on their property. Crews only treat where permission has been granted. Also, most conservancies do not allow any form of mosquito control. Additionally, if an Electoral Area or Municipality has chosen not to contribute to the program funding, that area will not be treated.

Q: Can I get sick from a mosquito bite?

A: Mosquitoes are vectors for disease. The biggest killers in tropical countries are Malaria and Yellow Fever. Here in BC, mosquito bites can result in extreme allergic reactions and/or secondary infections, can cause diseases like Canine Heart-Worm, Western Equine Encephalitis and West Nile Virus which are transmitted between birds and mosquitoes to family pets, livestock and humans. Recently, the mosquito-vector virus that causes Zika has become a major health concern in many areas of the world including the southern USA. The primary vector for Zika, *Ae. aegypti*, does not find our current climate hospitable,

but with a changing climate and the possibility of competent secondary mosquito vectors, Canada has employed two specialty labs to study and monitor the situation.

Q: Can I purchase BTI?

A: Yes, Duka Environmental supplies 5kg bags of BTI that can be used **only** in stagnant water on your own property.

7.0 RDOS INTEGRATED PEST MANAGEMENT PLAN

7.1 Integrated Pest Management Plan (IPMP)

The RDOS is required to have an active, approved Integrated Pest Management Plan in place at all times. The plan expires every five years, and reapplication is required. Costs are adjusted in correlation to amount of hectares to be treated as determined from manual data supplied to the Province after the treatment season ends.

Significant consultation is required when a new IPMP is developed, including all Indigenous peoples who have rights or claims on the area to be treated. The current IPMP is in effect until May 18, 2023. The next IPMP will begin going through development in 2022 to ensure it will be in place on May 19, 2023 allowing the program to continue.

Link to IPMP: <http://www.rdos.bc.ca/departments/public-works/pest-control/>

8.0 SUMMARY REPORT FOR MOSQUITO CONTROL FOR LSIB

The LSIB contracted the RDOS Mosquito Control Program (MCP) for the 2021 mosquito season to treat their lands for mosquito larva. The larvacide used (VectoBac 200G BTI granule) is environmental and non-toxic to non-target organisms (see section 2 of this report).

In 2020, the RDOS mosquito crew worked with a LSIB member to identify and assess areas on the landscape that would be most troublesome for the production of high numbers of mosquito larva. Some areas were treated at that time; however, it was determined that due to the ruggedness and inaccessibility of a large portion of the land, helicopter treatments would be the preferred main route of application.

On April 23, 2021 pesticide was delivered to the Red Barn in Chopaka where it was stored for the season. For application on LSIB lands, the helicopter was landed beside the back door where pesticide was easily accessed and placed into the hopper.

The pesticide delivery corresponded perfectly with the first high larval dips (150+) To put this in perspective, the RDOS uses a treatment threshold of 3/dip - this number has a multiplication factor of 10,000. For example, in a small backyard pool if you have 3/dip you will have about 30,000 adult mosquitos hatch from that small amount of water. A dip of over 150 would yield 1,500,000 in that same small amount of water. Taking that number and spreading it over vast areas of land is when we have a disturbing level of mosquitos that irritate animals and people alike and carry the potential for disease transmission which cannot be controlled by predators.

The freshet and water flows for the Spring of 2021 were more or less normal. The snowpack for the Similkameen area was 110% of normal. The early heat and consequent melt during the 3rd week of April brought down significant water. April 22, 2021 saw the Similkameen rising quickly, simultaneously hatching out high numbers of larva from eggs that were laid in the dirt the previous season awaiting an aquatic environment. Most of the low and mid elevation snowpack came down at this time precipitating the first helicopter treatment flight on April 28, 2021. The 2nd helicopter treatment flight was on May 6, 2021 and the 3rd and final treatment flight was on May 21, 2021.

A number of applications were done by foot, but these were limited to select sites. The breakdown of aerial and foot application can be found detailed in the RDOS invoices.

The June solstice brought with it intense heat and drying conditions. The mosquito populations were under control and the RDOS crew made their last foot application on June 23, 2021. Further, due to the high risk of fire it was decided that the crew would stay off the LSIB lands.

Helicopter application was calculated as time spent over and treating the LSIB lands; travel to and from the airport hanger was shared between the LSIB, Area B and Area G. All flights in the valley were conducted on the same day so as to share in the transportation costs of the helicopter. Foot application and larval site counts were calculated simply on time spent on LSIB land. Larvacide was charged on what was used, all extra bags were transported to the main storage unit in Penticton. The keys to the Red Barn were returned to Trudy at the LSIB office on July 28, 2021.

The RDOS crew is currently mapping out the LSIB treatment sites on the ArcGis system on its own layer. This allows for the viewing and accurate recording of larvacide application. The crew is aware that some high larval producing areas were missed. Getting familiar with where the mosquito sites all are will take time and do change somewhat from season to season.

A total amount of 1248.9kg of BTI were applied to 208.2 ha of LSIB land. All applications were completed under the BC Ministry of Environment Pest Management Plan for the RDOS. The larvacide used in treatment was VectoBac 200g *bacillus thuringiensis var israelensis*, more commonly referred to as Bti. This product uses a naturally occurring, non-toxic bacteria (found in the soil) which specifically targets mosquito and black fly larvae. It is a non-toxic naturally occurring bacteria which has been successfully used as a biological pest control agent to combat mosquitoes and black flies since 1982. There has been significant research on the product during its long period of worldwide use and is the product of choice for The World Health Organization which approved the use of Bti for drinking water. This is particularly important in many regions around the globe that depend on potable water or rain water stored in vessels in and around their home.



The crew would like to say a special thanks to Casey and Dan (looks after the SnaƧsnulaħtn campground) for helping identify a few of the areas that were missed this year and will be added to the mapping.

The mapping of mosquito sites is ongoing, allowing new areas to be added at any time. Crews appreciate help in identifying where water accumulates, where seasonal ponds reside, and areas that cannot be drained and become ongoing mosquito breeding sites. The more help we receive in this area, the more effective the program will be.

Note: Mosquitos do not like heat, they dry out. Many other insects also find drying heat a potential killer. Mosquito predators such as some species of bats and some bird species fortunately do not rely on mosquitos for their main food supply. The effort it takes to fly/hunt mosquitos usually outweighs the nutrition they receive; moths, flies and other insects offer a bigger juicier meal and are more desirable.

Predators will relocate for better food sources in continued hot/dry conditions like we have seen this summer. Smoke also is not helpful to our outside friends.



9.0 PROGRAM COST COMPARISON

The RDOS has had a long standing in-house MCP. It is prudent to continuously evaluate the cost to benefit ratio of an in-house versus contracted service, in order to insure ratepayers are getting the most value for tax dollars spent. The RDOS uses the Central Okanagan as a nearby, similar geographical area who uses a very reputable contracted service provider as a comparison. The information is publically accessible on their website (as are the RDOS Mosquito Control Program annual budgets and reports).

A total of some 977 kilograms of VectoBac 200G were applied to a total area of 130.32 hectares of active larval mosquito development habitat. Some 209 sites were treated on a total of 919 separate occasions. Although many sites were only treated on 1 or 2 occasions during 2020, numerous sites were treated 3 or 4 times and several sites were treated 12-15 times. A total of 19,799 catch basins were treated during two treatment campaigns. The annual costs for 2020 was \$200,00.00

Table 9.1: Program Comparison

	Hectares treated	2020 Annual Budget Costs	Larvicide kg totals
RDCO	130.32 ha	\$200,000	977 kg
RDOS	438.5 ha	\$185,951	5,795 kg

Rationale for RDOS In-house MCP:

Many times as contracted service is the best option to supply an annual or seasonal service. In this case, the RDOS benefits substantially from continuing to keep the MCP as a seasonal employee program:

- Mosquito crew members are internalized and become a recognized part of the RDOS staff team
 - Crew can and do supply area specific information back to the RDOS: topography, logistics etc.
- Local knowledge is important, time saving and a resource tool for other Dept.'s
 - Crew have and can be used in Emergency Operations for recognisance, delivery and as active participants in mitigation
 - Crew are used to transport goods and materials to outlying RDOS offices or facilities
- Crew members are a first contact for many residents, and therefor provide information and assistance to citizens that contract providers cannot.
- Crew members stay on staff for many years providing excellent ongoing mapping and control through their familiarization of the landscape, sites and relationships with homeowners.

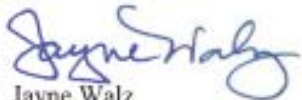
APPENDIX A: VECTOBAC INFORMATION



September 16, 2019

To Whom It May Concern,

Valent BioSciences LLC, located at 870 Technology Way, Libertyville, Illinois, 60048, USA, as the registrant and manufacturer of the end-use product, VectoBac 200G Biological Larvicide, hereby confirms that the inert ingredients in our formulation are approved by EPA for food uses, are all vegetable based and made of renewable agricultural materials.


Jayne Walz
Senior Regulatory Manager
Valent BioSciences LLC



This FSC® certified paper contains 30% recycled post-consumer waste.

VectoBac 200G *Bacillus thuringiensis* var. *israelensis*, Serotype H-14, Strain AM 65-52

A: Product Quality and Proven Effectiveness

1. VectoBac 200G (*Bacillus thuringiensis* var. *israelensis* Serotype H-14, Strain AM65-52) and the consistency of its bacterial fermentation process is ensured through adherence to the highest of pharmaceutical-grade standards, as set out by the international Health Sciences company Abbott Laboratories, the parent company of Valent BioSciences Corporation (VBC). All VBC bio-rational larvicides are manufactured in its new (July 2014), dedicated, "state of the art" production facility in Osage, Iowa. Unlike other larvicide products, VectoBac is not "out sourced" for production or packaging.
2. Valent BioSciences is a quality driven company and is an ISO 9001:2008 Certified Company, a globally recognized certification placing a high value upon a company's sustainable management systems. Required internal and external audits ensure adherence to the rigors of this certification.
3. VectoBac corn cob granules are carefully produced and selected for size, shape and density to ensure application equipment performance, to eliminate dust and to optimize applicator and public safety. These, and other characteristics including the wax coating minimizes the potential for drift and ensures good penetration of vegetation and effective distribution of the active ingredient throughout the larval feeding zone by the presence of both floating and sinking granules.
4. All VectoBac 200G destined for use in Canada is manufactured and specifically packaged with Pesticide Management Regulatory Agency (PMRA) approved labelling for Canada. Vectobac 200G is not relabeled or repackaged for sale into Canada.
5. All VectoBac 200G bags are readily identified with a Production Number (Lot #) and date of manufacture to ensure the "freshest" of product, it's timely use and effective inventory rotation and management.
6. All VectoBac 200G released for sale, meets or exceeds the minimum efficacy standards of 200 ITU/mg), as confirmed through using *Aedes aegypti* bio-assay testing.
7. In addition, all VectoBac 200G product in inventory is routinely tested using bio-assays to ensure minimum product efficacy (+200 ITU/mg) and the status of individual production lots is confirmed for the purchaser through the issuance of Certificates of Analysis (COA).
8. VectoBac 200G is made throughout the year and can be made as required to replenish inventory and guarantee that clients are always able to access necessary product. There has never been a "shortage" of VectoBac 200G product, or its availability.

9. VectoBac 200G strain (AM65-52) has completed the World Health Organization Pesticide Evaluation Scheme (WHOPES) vector control products review and is on the World Health Organization (WHO) pre-qualification list. This is not true for competing products. The WHO process addresses product safety and efficacy, as well as manufacturing standards. The global authority on Insecticide Resistance Management, the Insecticide Resistance Action Committee (IRAC) recommends that only WHOPES-approved larvicides are used to ensure quality.
10. VectoBac 200G strain AM65-52 has also been approved through the European Union (EU) Biocides initiative which entailed a strict review of product efficacy and safety.
11. Vectobac is listed as Organic Material Review Institute (OMRI) certified in the United States (Organic certified by US regulation). The OMRI has recently expanded to become and encompassing North American registry and has a specific section that addresses Canadian standards. Canadian registration is under review by Valent.
12. VectoBac is the only *Bti* larvicide product used by some of the biggest jurisdictions in Western Canada, including Winnipeg, Regina, Calgary, Edmonton, Yukon, Metro Vancouver, Regional District of Okanagan Similkameen, Regional District of Central Okanagan and many BC municipalities. It is the specified product of many large US mosquito abatement programs who have to assess efficacy and quality before including a larvicide in their tenders.
13. VectoBac has never been disqualified or disallowed in any Mosquito Abatement District or municipal contracts because of quality control, microbial contamination or lack of performance issues.

B. Effective Application Rates and Product Volumes

1. A comparison of the Pesticide Management Regulatory Agency (Health Canada) approved manufacturers labels indicate that the effective application rates, registered, proven and accepted by the PMRA as effective for VectoBac are 3-10 kg/ha, and for AquaBac, they are 2.5-20 kg/ha. Both product labels recommend higher application rates for use in deep or polluted waters and when late 3rd and 4th instar larvae predominate. Older instars are not as actively feeding and some 4th instars may have even stopped to prepare for pupation. Increased application rates increases the concentration and availability/opportunity for larvicide consumption.
2. VectoBac applications rates of 4.25 kg/ha, or 42.5% of the maximum 10kg/ha, is a proven effective application rate aerial applications using this product in Yukon and throughout British Columbia. This is substantiated by over 35 seasons of successful operational mosquito control and numerous Letters of Reference confirming program effectiveness at suppressing larval mosquito populations and reducing adult mosquito annoyance.

As a proportion of the manufacturers-suggested application rate, an equivalent aerial application rate for AquaBac 200G is 8.5 kg/ha, based on the 20 kg/ha maximum label-

recommended application rate. A review of FVRD Nuisance Mosquito Control Program Reports (2013-2017), the largest user of AquaBac 200G, indicates an actual average aerial application rate of 8.77 kg/ha, (actual range 7.0 - 10.0 kg/ha) and in 2018 it was an average 9.88 kg/ha for aerial applications.

C. Environmental compatibility

1. One of the primary tenets of Integrated Pest Management (IPM) is to use the most effective, least toxic and least persistent product, applied at the lowest effective rates. VectoBac 200G achieves all of these criteria with proven effective application rates of 4.25 kg/ha. *Duka Ltd.* prescribed surveillance frequency for site inspection and assessment every 6-8 days ensures the timely identification of developing, and highly susceptible larval populations comprised of predominantly 2nd, and some 3rd instar larvae.

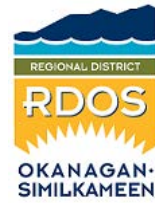
APPENDIX B: REFERENCES

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REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Corporate Services Committee
REGULAR AGENDA



Thursday, November 18, 2021

1:00 pm

Pages

A. Approval of Agenda

RECOMMENDATION

THAT the Agenda for the Corporate Services Committee Meeting of November 18, 2021 be adopted.

B. Voyent Alert! Notification Groups and Transition Update

2

RECOMMENDATION

THAT the Regional District of Okanagan-Similkameen approve the notification groups in the report for the mass notification system Voyent Alert!, as outlined in the November 18, 2021 administrative report.

C. Select Committees and External Agency Appointments

5

RECOMMENDATION

That the appointments to select committees and external agencies be adjusted in accordance with the attachment to the report of November 18, 2021.

D. Adjournment

RECOMMENDATION

THAT the meeting adjourn.

ADMINISTRATIVE REPORT

TO: Corporate Services Committee

FROM: B. Newell, Chief Administrative Officer

DATE: November 18, 2021

RE: **Voyent Alert! Notification Groups and Transition Update**

Administrative Recommendation:

THAT the Regional District of Okanagan-Similkameen approve the notification groups in the report for the mass notification system Voyent Alert!, as outlined in the November 18, 2021 administrative report.

Purpose: To establish clear notification groups and the parameters for their use according to subscribers preferences.

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

KSD 1.0 High Performing Organization

1.1 To be a healthy and safe organization

KSD 2.0 Optimize the Customer Experience

2.2 To meet public needs through the continuous improvement of key services

Background:

The Regional District of Okanagan-Similkameen (RDOS) is transitioning from the current mass notification system CivicReady, to a new Canadian-based company, Voyent Alert! The transition is required due to the current provider no longer being able to support Canadian clients and will be executed at the end of the existing contract which concludes at the end of this month (November 2021).

There are 5,598 users subscribed to CivicReady as of October 28, 2021. Users will be migrated to Voyent Alert! once the application is launched. A campaign is currently underway to encourage CivicReady users to update their profiles with the primary address of the property they wish to receive alerts for in order to ensure their locations are accurately set at the time of transition.

Due to Voyent Alert!'s geo-targeted technology it is anticipated that once launched, subscribers will receive fewer, more relevant notifications. Users can unsubscribe from any group except Emergency Notifications.

Staff will be receiving training on the new mass notification system now through the end of November 2021 and it is expected that all departments will use the system consistently and as a significant part of each project's communication plan.

Municipal partners that have also signed on to use the mass notification are Oliver and Princeton and it is anticipated that all three local governments (including the RDOS) will launch at the same time. Staff have developed a working group to co-create emergency notification templates to facilitate consistent messaging across the region. The District of Summerland has also opted in and will be launching shortly after Oliver, Princeton and the RDOS.

The District of Summerland and Oliver received an EOC grant that covers the cost of their first-year fees.

Analysis:

Since its implementation in 2018, the categories and descriptions of notifications have evolved. Based on existing needs and department uses, the notification types and related descriptions outlined below are recommended. These options have been reviewed by all departments to eliminate redundancies of former groups and provide a more accurate expectation for notices.

Community Information and Consultation	Be advised of Electoral Area specific workshops, chipping events and public engagement opportunities
Garbage and Recycling	Be informed of changes to collection of garbage, recycling, yard waste and large items. Includes notices related to landfill closures.
Emergency Notifications	Receive notifications advising of Evacuation Alerts, Evacuation Orders and Rescinds during adverse events (wildfires, flooding, includes sandbag locations)
Sewer Systems	Notifications will be issued in the event of system upgrades or construction, maintenance, cleaning, flushing and systems issues.
Water Systems	Notifications will be issued in the event of water quality advisories, boil water notices, system flushing or related upgrades and maintenance
Parks, Trails and Recreation	Get notified when the RDOS Recreation Guide is available, when the Physical Activity Trailer (PAT) will be in your neighbourhood, and if an RDOS trail or facility near you is closed for maintenance

Alternatives:

1. Propose alternate descriptions and notification groups.
2. Do not update the groups and descriptions and keep existing notification categories.

Communication Strategy:

To date the transition has been advertised as follows:

- Information Report to the Board (August 5, 2021)
- Information Release and update to CivicReady webpage (August 10, 2021)
- Skaha Matters (October edition)
- RDOS Regional Reflections – Penticton Western News/Similkameen Spotlight (September 22/23, 2021)
- Biweekly Ad – Penticton Western News/Similkameen Spotlight (September 22/23, October 6/7, 20/21, 2021)
- RDOS Facebook pinned post (September 23, 2021 and to date)
- Notice Boards in Oliver Recreation Centre, Oliver Municipall Hall, RDOS Fire Halls, Similkameen Recreation Centre (Community Champions confirmed September 28, 2021 in Missezuela Lake, Eastgate, Vaseux Lake, OK Falls)
- Notifications through CivicReady to all groups (October 6 and 18, 2021)
- Irrigation shut off notices (Naramata, Olalla October 12, 2021)
- Irrigation flushing notices (Okanagan Falls October 12, 2021)
- MyNaramata.com (October 20, 2021 to date)

Dedicated staff have been identified to assist with anyone needing assistance in updating their information. As of November 11, a total of 47 people have called to ensure their information is correct.

Upcoming advertising includes (dates to be determined):

- Opportunity to voluntarily register for Voyent Alert! prior to official transition on RDOS website
- Biweekly ad
- Skaha/Apex Matters
- Oliver Times Chronicle
- Information Release advising of opportunity to pre-register prior to transition
- Social media

Welcome Alerts will be sent to all organically registered Voyent Alert! users. A second notice advising all former CivicReady subscribers that they have automatically been transferred will also be sent once the system is live.

As opportunities arise, Voyent Alert! may be promoted at public events as well as hosting registration workshops.

Respectfully Submitted,

“Andrea Rendall”

A Rendall, Communications Assistant

Endorsed by,

“Christy Malden”

C. Malden Manager of Legislative Services

ADMINISTRATIVE REPORT

TO: Corporate Services Committee

FROM: B. Newell, Chief Administrative Officer

DATE: November 18, 2021

RE: Select Committees and External Agency Appointments

Administrative Recommendation:

THAT the appointments to select committees and external agencies be adjusted in accordance with the attachment to the report of November 18, 2021.

Analysis:

Each year, members of the Board of Directors are invited to submit expressions of interest for appointment to Board select committees and external agencies which are of interest to them, or to confirm their desire to remain in a position to which they were previously appointed.

Generally, changes to these positions don't often occur midway through an election cycle unless a Director wishes to step down from a committee or external agency, however, in the interest of transparency and fairness, the Chair provides the opportunity annually.

On October 22, 2021 a call for expressions of interest was sent to all Board members and the resulting requests have been incorporated into the list attached to this report.

In accordance with the Select Committee Policy, the Chair and Vice Chair of the Board of Directors will also be the Chair and Vice Chair (respectively) of the Corporate Services Committee

Respectfully submitted:



C. Malden, Manager of Legislative Services

2022 External Agency Appointments

Developing Sustainable Rural Practice Communities Committee: 2021: Director McKortoff. **Note: This committee has not met in 2 years.**

Any Director eligible

- 1 Director from participating Municipality or Electoral Area

For 2022, discussion on whether this appointment should continue

Municipal Finance Authority: 2021: Chair Pendergraft, Vice Chair Coyne
(Chair & Vice Chair)

- Chair as representative
- Vice Chair as alternate representative

Municipal Insurance Association: 2021: Chair Pendergraft, Vice Chair Coyne
(Chair & Vice Chair)

- Chair as representative
- Vice Chair as alternate representative

Okanagan Basin Water Board: 2021: Directors McKortoff, Holmes, Knodel. 2021 Alternate Representatives, Chair Pendergraft (for McKortoff), Director Monteith (for Knodel), Director Obirek (for Holmes)
Participants are Electoral Areas , A, C, D, E, F, part of G, I, City of Penticton, District of Summerland, Town of Osoyoos, Town of Oliver

- 3 Directors as representatives
- 3 Directors as alternate representatives

For 2022, no proposed changes

Okanagan Film Commission: 2021: Director Gettens. Alternate, Director Obirek
Any Director Eligible

- 1 Director as representative

For 2022, no proposed changes

Okanagan Regional Library District: 2021: Director Monteith. Alternate, Director Obirek
Participants are Electoral Areas A, B, C, D, E, F, G, I

- 1 Electoral Area Director as appointee
- 1 Electoral Area Director as alternate appointee

For 2022, no proposed changes

Okanagan Kootenay Sterile Insect Release Board: 2021: Director Bush. Alternate, Director Kozakevich
Participants are Electoral Areas A, B, C, D, E, F, G, & I, City of Penticton, District of Summerland, Town of Osoyoos, Town of Oliver, Village of Keremeos

- 1 Director from participating Municipality or Electoral Area
- 1 Director from participating Municipality or Electoral Area as alternate appointee

For 2022, no proposed changes

BC Rural Centre (formerly Southern Interior Beetle Action Coalition): 2021: Director Gettens
Any Director eligible

- 1 Director as representative

For 2022, no proposed changes

Southern Interior Local Government Association

Directors are elected through SILGA at their annual convention

Southern Interior Municipal Employers Association: 2021: Director Knodel. Alternate, Director Kozakevich

- 1 Director from participating Municipality or Electoral Area
- 1 Director from participating Municipality or Electoral Area as alternate appointee

For 2022, no proposed changes

Starling Control: 2021: Director Bush. Alternate, Director Knodel

Any Director eligible

- 1 Director from participating Municipality or Electoral Area

For 2022, no proposed changes

UBCO Water Research Chair Advisory Committee: 2021: Director Holmes **Note: This committee may no longer be active**

Any Director eligible

- 1 Director from participating Municipality or Electoral Area

For 2022, discussion on whether this appointment should continue

Fire Chief Liaison Committee: 2021: Directors Pendergraft, Knodel, Monteith, Obirek, Roberts

Directors for Electoral Areas with RDOS fire departments

For 2022, no proposed changes

Intergovernmental Indigenous Joint Council: 2021: Chair, Vice Chair, Director Roberts)

Any Director eligible

For 2022, no proposed changes

Board Select Committees:

Community Services: 2021: Director Bauer, Chair and Director Monteith, Vice-Chair.

Proposed for 2022: Director Monteith, Chair and Vice Chair position is open

Environment & Infrastructure: 2021: Director Gettens, Chair. Alternate, Director Bush

No changes proposed for 2022

Protective Services: 2021: Director Roberts, Chair and Vice Chair S. Coyne, Vice-Chair.

No changes proposed for 2022

Planning & Development:2021: Director Knodel, Chair and Chair Pendergraft, Vice Chair
For 2022: Vice Chair position is up for discussion

Corporate Services: 2021: Board Chair and Vice Chair as Alternate

OKANAGAN-SIMILKAMEEN REGIONAL HOSPITAL DISTRICT
BOARD OF DIRECTORS MEETING

BOARD MEETING AGENDA

Thursday, November 18, 2021

1:15 pm

Pages

A. Adoption of Agenda

(Unweighted Corporate Vote - Simple Majority)

RECOMMENDATION

That the Agenda for the Okanagan-Similkameen Regional Hospital Board Meeting of November 18, 2021 be adopted.

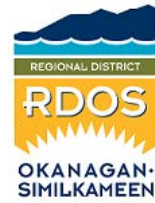
B. Delegation - Interior Health Authority

THAT in accordance with Section 90. (1) (k) and 90. (2) (b) of the Community Charter, the Board close the meeting to the public on the basis of negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; and, the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

C. Adjournment

RECOMMENDATION

THAT the meeting adjourn.



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
BOARD of DIRECTORS MEETING
REGULAR AGENDA

Thursday, November 18, 2021

2:00 pm

Pages

A. APPROVAL OF AGENDA

(Unweighted Corporate Vote - Simple Majority)

RECOMMENDATION

That the Agenda for the RDOS Board Meeting of November 18, 2021 be adopted.

A.1. Consent Agenda – Corporate Issues

(Unweighted Corporate Vote - Simple Majority)

RECOMMENDATION

THAT the Consent Agenda Corporate Services be adopted

A.1.1. Advisory Planning Commissions

A.1.1.1. Electoral Area "D" Advisory Planning Commission

13 - 14

THAT the minutes of the September 8, 2021 Electoral Area "D" Advisory Planning Commission be received.

A.1.1.2. Electoral Area "C" Advisory Planning Commission

15 - 16

THAT the minutes of the October 19, 2021 Electoral Area "C" Advisory Planning Commission be received.

A.1.1.3. Electoral Area "F" Advisory Planning Commission

17 - 19

THAT the minutes of the October 25, 2021 Electoral Area "F" Advisory Planning Commission be received.

A.1.2. Destination Osoyoos Appointment

20 - 20

(Unweighted Corporate Vote - Simple Majority)

RECOMMENDATION

THAT the Regional District appoint Joanne Muirhead to the Destination Osoyoos Board for the term expiring November 2023.

- A.1.3. Parks and Recreation Committees**
- A.1.3.1. Kaleden Parks and Recreation Commission** 21 - 34
THAT the minutes of the September 21, 2021 Kaleden Parks and Recreation Commission be received.
- A.1.3.2. Naramata Parks and Recreation Commission** 35 - 51
THAT the minutes of the September 27, 2021 Naramata Parks and Recreation Commission be received.
- A.1.3.3. Okanagan Falls Parks and Recreation Commission** 52 - 71
THAT the minutes of the September 23, 2021 Okanagan Falls Parks and Recreation Commission be received.
- A.1.3.4. Okanagan Falls Parks and Recreation Commission**
THAT the minutes of the October 14, 2021 Okanagan Falls Parks and Recreation Commission be received.
- A.1.4. Board and Committee**
- A.1.4.1. Community Services Committee**
THAT the minutes of the October 21, 2021 Community Services Committee meeting be received.
- A.1.4.2. Corporate Services Committee**
THAT the Minutes of the October 21, 2021 Corporate Services Committee meeting be received.
- THAT E911 Radio Equipment Cost Apportionment Policy be adopted; and,*
- THAT the Placement of Non-Certified Manufactured Homes and the Insurance Coverage policies be rescinded.*
- A.1.4.3. Environment and Infrastructure Committee**
THAT the Minutes of the October 21, 2021 Community Services Committee meeting be received.

A.1.4.4. Planning and Development Committee

THAT the Minutes of the October 21, 2021 Planning and Development Committee meeting be received.

THAT the document of Greater West Bench Geotechnical Review – Electoral Area “F” be received as a guiding document and go to the Electoral Area “F” Advisory Planning Commission.

THAT Zoning Amendment Bylaw No. 2895, 2020, being an amendment to introduce zoning regulations for metal storage containers, be amended as follows:

- a. there is no minimum parcel area requirement governing the placement of a metal storage container;*
- b. there is no requirement for a metal storage container to be painted in a colour consistent with the principal building; and*
- c. a metal storage container is not to be sited between a principal building and the front parcel line and, in a Low Density Residential zone, the exterior side parcel line.*

THAT additional consultation be undertaken with external agencies and the public; and

THAT prior to the scheduling of a third public hearing, the results of this consultation be presented at a meeting of the Planning and Development Committee.

A.1.4.5. Protective Services Committee

THAT the Minutes of the October 21, 2021 Protective Services Committee meeting be received.

A.1.4.6. RDOS Regular Board Meeting

THAT the minutes of the October 21, 2021 RDOS Regular Board meeting be adopted; and,

THAT the minutes of the November 4, 2021 RDOS Regular Board meeting be adopted.

72 - 86

A.2. Consent Agenda – Development Services
(Unweighted Rural Vote - Simple Majority)

RECOMMENDATION

THAT the Consent Agenda – Development Services be adopted.

A.2.1.	Development Variance Permit Application — Electoral Area “A” (A2021.044-DVP) <i>THAT Development Variance Permit No. A2021.044 to increase the maximum retaining wall height from 2.0 metres to 3.35 metres to allow for the construction of an addition to the existing dwelling and a swimming pool at 3304 52nd Avenue in Area “A” be approved.</i>	87 - 97
A.2.2.	Development Variance Permit Application — Electoral Area “D” (D2021.047-DVP) <i>THAT Development Variance Permit No. D2021.047-DVP to allow for an expansion to an existing dwelling at 4705 Mimac Court, OK Falls be approved.</i>	98 - 109
A.2.3.	Development Variance Permit Application — Electoral Area “E” (E2021.045-DVP) <i>THAT Development Variance Permit No. E2021.045-DVP to allow for development of garage addition to the principle dwelling at 4257 Mill Road in Naramata be approved.</i>	110 - 117
A.2.4.	Development Variance Permit Application — Electoral Area “I” (I2021.042-DVP) <i>THAT Development Variance Permit No. I2021.042-DVP to allow for the construction of an attached garage within the front parcel line setback at 150 Tamarac Avenue in Kaleden be approved.</i>	118 - 128
A.2.5.	Temporary Use Permit - Electoral Area "E" (E2021.024-TUP) <i>THAT Temporary Use Permit No. E2021.024-TUP to allow for a vacation rental at 1015 Hyde Road in Naramata be approved.</i>	129 - 144
A.2.6.	Temporary Use Permit Application – Electoral Area “E” (E2021.023-TUP) (Unweighted Rural Vote - Simple Majority) <u>RECOMMENDATION</u> THAT Temporary Use Permit No. E2021.023-TUP to allow for a vacation rental at 3135 Bartlett Road in Naramata be approved.	145 - 160
A.2.7.	Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “A” (A2018.207-ZONE) (Unweighted Rural Vote - Simple Majority) <u>RECOMMENDATION</u> THAT the deadline for the submission of a hydrogeological assessment to allow for a 6-lot subdivision at 1750 Highway 3 in Area “A” be extended to March 21, 2022.	161 - 162

B. DEVELOPMENT SERVICES – Bylaw Enforcement

B.1. 21043 Alkali Rd, Electoral Area "A" Zoning Bylaw No. 2451, 2008, A07106.200
(Unweighted Corporate Vote - Simple Majority)

163 - 172

RECOMMENDATION

THAT the Regional District direct the owner of 21043 Alkali Road, Osoyoos to bring the property described as Lot 5 District Lot 3197 Similkameen Division Yale District Plan 32608, into compliance with the Electoral Area 'A' Zoning Bylaw No. 2451, 2008; RDOS Building Bylaw No. 2805, 2018; and, RDOS Official Community Plan Bylaw No. 2905, 2021, within 30 days of written notice;

AND THAT a Section 302 Notice On Title, pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* (made applicable to Regional Districts by Section 302 of the LGA), be filed against the title on the property legally described as Lot 5 District Lot 3197 Similkameen Division Yale District Plan 32608, being 21043 Alkali Road, Osoyoos;

AND THAT if after 30 days written notice the property legally described as Lot 5 District Lot 3197 Similkameen Division Yale District Plan 32608, being 21043 Alkali Road, Osoyoos, is not in compliance with the Electoral Area 'A' Zoning Bylaw No. 2451, 2008; RDOS Building Bylaw No. 2805, 2018; and, RDOS Official Community Plan Bylaw No. 2905, 2021; that the Regional District commence court action to obtain a resolution to bring Lot 5 District Lot 3197 Similkameen Yale District Plan 32608, being 21043 Alkali Road, Osoyoos, into compliance;

AND THAT the Regional District seek to recover the costs of undertaking the above legal action in the same manner and with the same remedies as property taxes in arrears.

B.2. Bylaw Enforcement — Non-conforming uses 980 Pumphouse Road, Okanagan Falls
(Unweighted Corporate Vote - Simple Majority)

173 - 179

RECOMMENDATION

THAT the RDOS abandon enforcement of the Electoral Area "D" Zoning Bylaw No. 2455, 2008 against Lot 2, District Lots 2883s and 3147s, SDYD, Plan 9597 except Plan 13984.

C. DEVELOPMENT SERVICES – Rural Land Use Matters

- C.1. Development Variance Permit Application — Electoral Area “D” (D2021.017-DVP)** 180 - 196
(Unweighted Rural Vote - Simple Majority)

RECOMMENDATION

THAT Development Variance Permit No. D2021.017-DVP to allow the development of a 3-unit apartment building at 5204 9th Avenue, Okanagan Falls be denied.

- C.2. Development Variance Permit Application — Electoral Area “D” (D2021.034-DVP)** 197 - 209
(Unweighted Rural Vote - Simple Majority)

RECOMMENDATION

THAT Development Variance Permit No. D2021.034-DVP to permit the development of a single detached dwelling at 136 Chadwell Place be approved.

- C.3. Development Variance Permit Application — Electoral Area “D” (D2021.053-DVP)** 210 - 218
(Unweighted Rural Vote - Simple Majority)

RECOMMENDATION

THAT the following notification requirements for a development variance permit under the Regional District’s Development Procedures Bylaw No. 2500, 2011, be waived:

- that an application be notified 20 working days prior to the Board’s consideration of a variance; and
- that representations be received no less than seven (7) calendar days prior to the Board meeting at which the variance will be considered.

AND THAT Development Variance Permit No. D2021.053-DVP be approved.

- C.4. Development Variance Permit Application — Electoral Area “E” (E2021.035-DVP)** 219 - 247
(Unweighted Rural Vote - Simple Majority)

RECOMMENDATION

THAT Development Variance Permit No. E2021.035-DVP to reduce the interior side and rear yard setbacks and increase the maximum parcel coverage to allow for a new dwelling at 136 Ritchie Avenue, Naramata be approved.

- C.5. Development Variance Permit Application — Electoral Area “H” (H2021.049-DVP)** 248 - 261
(Unweighted Rural Vote - Simple Majority)

RECOMMENDATION

THAT Development Variance Permit No. H2021.049-DVP to formalize an existing single detached dwelling by reducing the minimum front parcel line setback at 2864 Coalmont Road be approved.

- C.6. Street Lighting Policy & Regulation Review – Amendment Bylaws (X2021.017-ZONE)** 262 - 280
(Unweighted Rural Vote - Simple Majority)

RECOMMENDATION

THAT Bylaw No. 2944, 2021, a bylaw to amend the Regional District of Okanagan-Similkameen Official Community Plans with a Street Lighting Update, be read a first and second time and proceed to public hearing;

THAT Bylaw No. 2000.16, 2021, a bylaw to amend the Regional District of Okanagan-Similkameen Subdivision Servicing Bylaw with a Street Lighting Update, be read a first and second time;

THAT the Board of Directors considers the process, as outlined in this report from the Chief Administrative Officer dated November 18, 2021, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*;

THAT, in accordance with Section 477 of the *Local Government Act*, the Board of Directors has considered Amendment Bylaw No. 2944, 2021, in conjunction with its Financial and applicable Waste Management Plans;

THAT the holding of a public hearing be scheduled for the Regional District Board meeting of December 16, 2021; and

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

- C.7. OCP and Zoning Bylaw Amendments – Electoral Areas “A”, “C”, “D”, “E”, “F” & “I” (X2021.005-ZONE)** 281 - 646
(Unweighted Rural Vote - Simple Majority)

RECOMMENDATION

THAT Bylaw No. 2892, 2021, a bylaw to amend Okanagan OCP and Zoning Bylaws with a Residential and Small Holdings Zone Update, be read a third time, as amended.

- C.8. Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “D” (D2021.016-ZONE)** 647 - 663
(Unweighted Rural Vote - 2/3 Majority)

RECOMMENDATION

THAT Bylaw No. 2603.21, 2021, being a bylaw to amend the Electoral Area “D” OCP to facilitate a land donation to a conservation organization at 4899 Eastside Road; and, Bylaw No. 2455.47, 2021, a bylaw to amend the Electoral Area “D” Zoning Bylaw be read a third time and adopted.

- C.9. Zoning Bylaw Amendment – Electoral Area “F” (F2021.002-ZONE)** 664 - 680
(Unweighted Rural Vote - 2/3 Majority)

RECOMMENDATION

THAT Bylaw No. 2461.15, 2021, a bylaw to amend the Electoral Area “F” Zoning Bylaw to facilitate a subdivision to create two additional lots at 8475 Princeton-Summerland Rd., be read a third time and adopted.

- C.10. Zoning Bylaw Amendment – Electoral Area “A” (A2021.006-ZONE)** 681 - 686
(Unweighted Rural Vote - Simple Majority)

RECOMMENDATION

THAT Bylaw No. 2451.32, 2021, a bylaw to amend the Electoral Area “A” Zoning Bylaw to allow for a minimum parcel size of 3.7 ha. at 2257 82nd Avenue, be adopted.

D. PUBLIC WORKS

- D.1. Campbell Mountain and Oliver Landfill Operational Tender Award** 687 - 689
(Weighted Corporate Vote - Majority)

RECOMMENDATION

THAT the Regional District award the contract for the operation of the Campbell Mountain Sanitary Landfill to Green For Life Environmental Inc. for \$658,293.29 per annum for a 5 year term;

AND THAT the Regional District conduct the operation of the Oliver Sanitary Landfill internally at a cost of \$358,921.36 per annum for a 5 year term.

- D.2. Campbell Mountain Landfill – Leachate Extraction Tender** 690 - 695
(Weighted Corporate Vote - Majority)

RECOMMENDATION

THAT the Regional District award the “Campbell Mountain Landfill – Leachate Extraction” project to Modular Electric Ltd. for \$181,532 plus applicable taxes to complete the tie in of an extraction well in the north ravine area at the Campbell Mountain Landfill; and

THAT a contingency in the amount of \$25,000 be approved for unanticipated issues that may arise.

- D.3. Okanagan Falls Irrigation District request for Conversion** 696 - 700
(Unweighted Corporate Vote - Simple Majority)

RECOMMENDATION

THAT the Regional District proceed with the steps towards conversion of the Okanagan Falls Irrigation District services and assets to the Regional District.

E. COMMUNITY SERVICES

- E.1. RDOS Fire Dispatch Service – Award of Contract** 701 - 705
(Weighted Corporate Vote - Simple Majority)

RECOMMENDATION

THAT the Regional District award the Fire Dispatch Service Delivery Contract, including emergency and non-emergency calls, to the City of Kelowna for \$2,053,992 for a five (5) year term.

- E.2. Arts and Culture Administration Follow up - For Information Only** 706 - 707

F. FINANCE

- F.1. Appointment of Regional District of Okanagan-Similkameen Auditor** 708 - 708
(Unweighted Corporate Vote - Simple Majority)

RECOMMENDATION

THAT the Board appoint BDO Canada LLP to provide audit services for the Regional District of Okanagan-Similkameen for the fiscal years ending December 31, 2021, 2022 and 2023 with a possible two year extension.

G. LEGISLATIVE SERVICES

G.1. Fire Department Operational Bylaw Amendment
(Unweighted Corporate Vote - 2/3 Majority)

709 - 712

RECOMMENDATION

THAT Bylaw No. 2857.03, 2021, being a bylaw to amend Schedules A and B of the Fire Department Operational Bylaw, be read a first, second and third time and be adopted.

G.2. Select Committee and External Agenda Appointments
(Unweighted Corporate Vote - Simple Majority)

RECOMMENDATION

THAT the Select Committee and External Agenda appointments coming out of Corporate Services Committee be approved.

G.3. Apex FD Declaration Report
(Unweighted Corporate Vote - Simple Majority)

713 - 714

RECOMMENDATION

That the Regional District declare that the Apex Fire Department shall operate as an Exterior Operations Service Level fire department until training requirements and records management provisions identified in the Fire Commissioners Playbook to move to an Interior Operations Service Level are achieved.

H. CAO REPORTS

H.1. Verbal Update

I. OTHER BUSINESS

I.1. Chair's Report

I.2. Board Representation

715 - 719

1. Developing Sustainable Rural Practice Communities - *McKortoff*
2. Municipal Finance Authority – *Kozakevich (Chair), Coyne (Vice Chair, Alternate)*
3. Municipal Insurance Association – *Kozakevich (Chair), Coyne (Vice Chair, Alternate)*
4. Okanagan Basin Water Board - *McKortoff, Holmes, Knodel, Pendergraft (Alternate to McKortoff), Obirek (Alternate to Holmes), Monteith (Alternate to Knodel)*
5. Okanagan Film Commission – *Gettens, Obirek (Alternate)*
6. Okanagan Regional Library – *Monteith, Obirek (Alternate)*
7. Okanagan-Kootenay Sterile Insect Release Board – *Bush, Kozakevich (Alternate)*
8. Southern Interior Municipal Employers Association – *Knodel, Kozakevich (Alternate)*
9. Starling Control – *Bush, Knodel (Alternate)*
10. Fire Chief Liaison Committee – *Pendergraft, Knodel, Monteith, Obirek, Roberts*
11. Intergovernmental Indigenous Joint Council – *Kozakevich, Coyne, Roberts*
12. Okanagan-Similkameen Regional Hospital District – *Sentes, McKortoff (Alternate)*

I.3. Directors Motions

I.4. Board Members Verbal Update

J. ADJOURNMENT

RECOMMENDATION

THAT the meeting adjourn.

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN



Electoral Area "D" Service and Boundary Configuration Committee

MINUTES

Wednesday, September 8, 2021

COMMITTEE MEMBERS PRESENT:

David Forst

Matt Taylor

Myleen Mallach

Phyllis Radchenko

Vi Creasey

Bob Daly

Eleanor Walker

Kay Medland

COMMITTEE MEMBERS ABSENT:

Kurt Hiebert, Kerrie McLean

EX-OFFICIO COMMITTEE MEMBERS PRESENT:

Electoral Area "D" Director, R. Obirek

GUESTS PRESENT:

Consultant, Allan Neilson, Neilson Strategies Inc.

Consultant, Sherry Hurst, Leftside Partners Inc.

David Van Ommen, Ministry of Municipal Affairs

STAFF PRESENT:

J. Zaffino, Manager of Finance

C. Ozaraci, Administrative Assistant

A. CALL TO ORDER

The Meeting was called to order at 6:01 pm.

B. HOUSEKEEPING

Reminder that the meeting is being recorded and ensure to mute except when speaking.

C. APPROVAL OF AGENDA

The Agenda was approved. CARRIED

D. RECEIPT OF THE AUGUST 18, 2021 MEETING MINUTES

The minutes were received. CARRIED

E. CONSULTANT – Allan Neilson & Sherry Hurst

The Consultants reviewed the draft speaking notes for Committee members, draft graphic flow chart of the study, communications and Skaha matters ads and discussion around the fact sheets and schedule.

Action: Sherry to work with Kay on some revisions to the speaking notes.

Action: Draft graphic flow chart revisions to be made as discussed.

Action: Potential tour of Area D for the consultants.

Action: Committee endorsement for the Service and Boundary Configuration Study for next meeting.

Action: Committee members to identify Facebook pages and ability to post in the groups. Standard content to be posted by RDOS and shared by Committee members to the Area D Facebook pages.

Action: Draft proof of the Skaha Matters ad to be included in the agenda

Action: Fact sheets be brought back to the next meeting

F. QUESTION PERIOD

There were two members of the public in attendance, however no questions were asked at this time.

G. ADJOURNMENT

The meeting adjourned at 8:01 pm



Minutes

Electoral Area 'C' Advisory Planning Commission

Meeting of: *Tuesday, October 19, 2021*

Location: <https://rdos.webex.com> / 1-833-311-4101

Time: 7pm

- Present:** Rick Knodel, Director, Electoral Area 'C'
- Members:** Sara Bunge, Chair David Janzen Beantjit Chahal
 Heidi Held Mike Stevens
- Absent:** Ed Machial Jessica Murphy
- Staff:** Fiona Titley, Planner I
 Sofia Cerqueira, Recording Secretary

1. CALL TO ORDER

The meeting was called to order at 7:02 p.m.

ADOPTION OF AGENDA

MOTION

It was Moved and Seconded that the Agenda for the Electoral Area "C" Advisory Planning Commission (APC) meeting of October 19, 2021 be adopted with the addition of election for Vice-Chair be included under section 5, Other.

CARRIED

2. Adoption of the Agenda

2.1 ADOPTION OF THE MINUTES

MOTION

It was Moved and Seconded that the Minutes of the June 15, 2021 Electoral Area "C" Advisory Planning Commission (APC) meeting be adopted.

CARRIED

3.	DELEGATION
	3.1 Brar, Agricultural Land Commission – C2021.014-ALC
4.	Development Applications
	<p>4.1 <u>Agricultural Land Commission Application – C2021.014-ALC</u> Administrative Report Submitted by Fiona Titley, Planner I</p> <p><u>MOTION</u></p> <p>THAT the APC recommends to the RDOS Board of Directors that the subject application be “authorized” to proceed to the Agricultural Land Commission (ALC), subject to the following conditions:</p> <p style="padding-left: 40px;">i) That the current application be denied and applicant re-apply application under 600m².</p> <p style="text-align: right;"><u>CARRIED</u></p>
5.	OTHER
	<p>5.1 Election of Vice-Chair</p> <p><u>MOTION</u></p> <p>That Jessica Murphy be elected new Vice Chair for the Electoral Area ‘C’ Advisory Planning Commission.</p> <p style="text-align: right;"><u>CARRIED</u></p>
6.	ADJOURNMENT
	<p><u>MOTION</u></p> <p>It was Moved and Seconded that the meeting be adjourned at 7:44 pm</p> <p style="text-align: right;"><u>CARRIED</u></p>

Sara Bunge

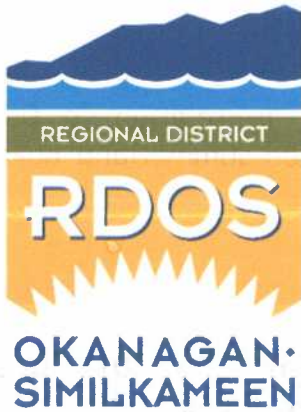
Advisory Planning Commission Chair

Sofia Cerqueira

Recording Secretary

OCT 29 2021

101 Martin Street
Penticton BC V2A 0A9



Minutes

Electoral Area "F" Advisory Planning Commission

Meeting of Monday, October 25, 2021 at 7:00 p.m.

RDOS WebEx, Penticton, BC

Present:

Members: Brad Hillis (Chair, Electoral Area "F" APC) arrived to meeting at 7:16 p.m., Gerry Lalonde, Galina Pentecost, Rick Hatch, Mike Stokker, Margaret Holm

Absent: Don Barron, Richard Johnson

Staff: Nikita Kheterpal (RDOS Planner I), Christopher Garrish (RDOS Planning Manager), Shannon Duong (RDOS Planner I)

Guests: Riley Gettens, Director, Electoral Area "F"

Recording Secretary: Heather Lemieux

Delegates: None

1. ADOPTION OF AGENDA

The meeting was called to order at 7:16 p.m. Quorum Present.

MOTION

It was Moved and Seconded THAT the Agenda for the Electoral Area "F" Advisory Planning Commission (APC) meeting of October 25, 2021 be adopted as presented.

CARRIED

2. APPROVAL OF MINUTES

MOTION

It was Moved and Seconded THAT the Minutes of the August 23, 2021 Electoral Area "F" Advisory Planning Commission (APC) meeting be adopted as presented.

CARRIED

3. DELEGATIONS

3.1 WITHDRAWN - DICKIE - Proposed Bylaw Amendment - F2021.012-ZONE

The applicants for RDOS File No. F2021.012-ZONE, in relation to the rezoning application for the property at 8151 Princeton-Summerland Road has been formally withdrawn.

4. DEVELOPMENT APPLICATIONS

4.1 WITHDRAWN - Proposed Bylaw Amendment Application - F2021.012-ZONE Administration Report submitted by Shannon Duong (RDOS Planner I)

5. OTHER

5.1 Faulder Zone Review

Administrative Report submitted by Christopher Garrish (RDOS Planning Manager)

Discussed implications of removing agriculture from allowable uses, legally non-conforming uses, water use and consumption, accessory dwellings and structures, subdivisions, development permits, zoning bylaw requirements, and set backs.

MOTION

It was Moved and Seconded in favour of Option 2. THAT the APC recommends to the RDOS Board of Directors that the Electoral Area "F" Official Community Plan Amendment Bylaw No. 2790.03, 2021, and Zoning Amendment Bylaw No. 2461.19, 2021 be supported with the following amendments:

i) THAT agriculture be included as an acceptable use.

CARRIED

6. ADJOURNMENT

Adjourned at 8:08 p.m.

Next Meeting – November 22, 2021 at 7:00 p.m.

Location TBD

Brad Hillis

Brad Hillis, Area "F" Advisory Planning Commission Chair

Heather Lemieux

Heather Lemieux, Advisory Planning Commission Recording Secretary / minute taker

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: November 18, 2021

RE: **Destination Osoyoos Appointment**

Administrative Recommendation:

THAT the Regional District appoint Joanne Muirhead to the Destination Osoyoos Board for the term expiring November 2023.

Background:

Destination Osoyoos is responsible for destination marketing and visitor services for the Osoyoos area. The Destination Osoyoos Board is comprised of up to twelve voting directors appointed to the Board according to the following:

- The Regional District of the Okanagan-Similkameen Electoral Area “A” - one (1) Director
- The Town of Osoyoos - one (1) Director
- The Osoyoos Hotel/Motel Association - up to three (3) Directors
- Spirit Ridge Owner Association - one (1) Director
- The Osoyoos Indian Band - one (1) Director
- The Destination Osoyoos Board, by majority agreement, may appoint two (2) Directors
- Three (3) Directors at Large will be selected according to the Procedure for Nomination and Election as outlined the Destination Osoyoos bylaws.

Ms. Muirhead’s term as the current Electoral Area “A” representative expires as of the Annual General Meeting of Destination Osoyoos on November 21, 2021. Director Pendergraft supports the reappointment of Ms. Muirhead.

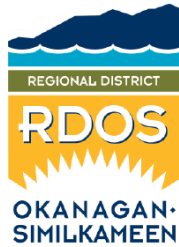
Respectfully submitted:

“Crystal Ozaraci”

C. Ozaraci, Administrative Assistant, Legislative Services

Endorsed by:

C. Malden, Manager of Legislative Services



REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN
KALEDEN PARKS AND RECREATION COMMISSION



MINUTES

September 21, 2021

Meeting at 6:30 p.m.

Via Webex

- Present:** Ms. S. Monteith, Director, Electoral Area “1”
- Members:** Dave Gill (Chair), Debbie Shillito (Vice Chair), Randy Cranston, Jaynie Malloy, Rick Johnson, Marie-Eve Lamarche, Margaret O’Brien
- Absent:** N/A
- Staff:** Justin Shuttleworth, Augusto Romero, Jim Zaffino
- Recording Secretary:** Margaret O’Brien
- Delegates / Guests:** N/A

1. CALL TO ORDER

The meeting was called to order at 6:31 p.m.

ADOPTION OF AGENDA

RECOMMENDATION

It was Moved and Seconded that the Agenda of September 21, 2021 be adopted with additions.

CARRIED

2. APPROVAL OF PREVIOUS MEETING MINUTES

2.1 RECOMMENDATION

It was Moved and Seconded that the Minutes for Kaleden Parks and Recreation Commission Meeting of August 17, 2021 be approved.

CARRIED

3. CORRESPONDENCE/DELEGATIONS

3.1 *None*

4. RDOS STAFF REPORTS

4.1 Budget Discussion – Review of *Parks and Recreation – 2022 Budget Planning Kaleden Parks and Recreation Commission* Document

- Jim Zaffino gave a briefing on the budget process
- Augusto Romero covered: budget results/trends relating to the Survey/Information Boards gathered from Community feedback and communication; fielded queries and provided clarification regarding fees and charges for Kaleden facilities and clubs.

RECOMMENDATION

It was Moved and Seconded that the Kaleden Hotel Day Use Rates be made the same as and included in the new proposed regional fees schedule being updated for all RDOS outdoor parks/spaces.

CARRIED

- Kaleden Pioneer Park will be included in the regional open call for mobile food vendors in early spring. The Commission will readdress this issue at that time if any interest is expressed for a food truck at our location. No motion required at this time.
- RDOS is looking to establish a regional policy regarding no private bookings of outdoor parks/spaces (Kaleden Hotel being the exception) during the months of July and August. The Commission was in favour of this proposal. No motion required at this time.
- Justin Shuttleworth discussed the need for smaller capital projects this year, i.e. replacement of Pioneer Park septic system & field now that the sewer project has been defeated; several safety issues have been identified with regards to the hotel and with no grants as of yet, these concerns need to be addressed without delay; pull back of the beach restoration is ongoing.

5. COMMISSION MEMBER REPORTS

5.1 *None*

6. RDOS DIRECTOR'S REPORT

6.1 *None*

7. BUSINESS ARISING

7.1 Discussion with A. Romero regarding opportunities for better utilization of Recreation Services.

- Kaleden is one of the only areas in the RDOS that is actually fortunate enough to have a

dedicated facility for Recreation in their Community.

- It has been recommended that in order to fully utilize this asset and provide something of value for the Communities of Kaleden, Twin Lakes & St. Andrews, we need to address a higher staff time commitment. It is proposed that Kaleden Recreation could do (up to) a three year pilot project using the new Recreation Co-ordinator. Presently Kaleden pays for one day a week staffing; the trial would increase staffing by an additional day or day and a half. The staff person could be located at the Community Hall and would be expected to be available to engage/meet/connect with Community members/parents/partner/stakeholders, liaison with the Community regarding what programs/priorities the community wants (recreational, afterschool programs, arts & culture, clubs, etc.) and eventually, once all in place, champion said programs/priorities. Trial could potentially start in 2022.
- Budget concerns. How much do we presently pay for Recreational staffing? How much of an increase would the Community be comfortable paying?
- No motion required at this time. This will be discussed during Board Budget process. The Commission can reassess if/when more information is available.

7.2 Greater Twin Lakes Area Stewardship Society (GTLASS) grant

GTLASS has received a \$500.00 grant from *Love Your Lake* to plant vegetation in riparian areas in their neighbourhood. Due to Covid and the fires planting has been delayed until next spring. Marie-Eve will send their plan to and coordinate with Justin as to where/what/how to plant as they are looking at the boat launch area on Eastview Road which is under MoTI jurisdiction. GTLASS will apply for an additional \$150.00 Grant from KCA and Marie-Eve will keep the Commission updated on their progress at later meetings.

7.3 Update on lake access Motion from August 17, 2021 Meeting.

RECOMMENDATION

It was Moved and Seconded that the RDOS consider looking into additional by-laws for all Public Access areas in the regional district to help regulate and enforce some of the above concerns.

CARRIED

Chairperson Gill requested an update. Response: this issue is much bigger than just the jurisdiction of Kaleden. There are no additional by-laws or enforcement forthcoming at this time.

8. ADJOURNMENT

RECOMMENDATION

It was Moved and Seconded that the meeting be adjourned at 8:25 pm.

CARRIED

NEXT REGULAR MEETING: October 19, 2021

Chair, Kaleden Parks and Recreation Commission

Recording Secretary

Parks and Recreation – 2022 Budget Planning

Kaleden Parks and Recreation Commission

Introduction

Description:

Recreation and access to public spaces is essential to our quality of life. It contributes to a community’s well-being from a social, economical and environmental aspect. Recreation and Parks together activates community members in environments that are welcoming and beautiful.

With our partners, it is our role to champion Parks and Recreation to ensure accessibility/ inclusivity across the entire region.

Year in Review:

2021 was a continuation of 2020, where RDOS Recreation and Parks staff continued to make adjustments according to COVID restrictions and measures. In addition to the ongoing impacts of COVID-19 on our services, RDOS staff supported the emergency management of wildfires. Outside of the challenges, a Parks, Trails and Recreation Master Plan process was initiated this year and staff have continued to focus on providing the best product they can for our customers through quality programs and services.

Partners:

Our partners include: Ministry of Transportation and Infrastructure – MoTI, Province of B.C., Interior Health Authority – IHA, the original Pitch-in group of volunteers, Get Jacked Fitness, KCA and KSC.

Parks and Recreation Amenities

Pioneer Park	Lake Hill Pedestrian Corridor
Boat Launch	Kaleden Community Hall
Kaleden Hotel	3 Beach Accesses Kaleden
Access the Regional KVR network	3 Beach Accesses Twin Lakes

2021 SUMMARY

2021 Highlights:

Regional:

1. Initiated the Regional Parks, Recreation and Trails Master Plan.
2. Regional Recreation Guide released for Winter, Spring, Summer and Fall
3. Implementation of a Volunteer Program
 - a. Volunteer Week: Inaugural Regional Pitch-in Event – 5 areas participated, 3 schools and 340+ volunteers (based on Kaleden which has been going for years)
 - b. Monthly volunteer recognition
 - c. Wildfire volunteer recognition event
4. Completed South Okanagan Similkameen Regional Child Care Study, initiation of a Regional Child Care Action Committee
5. Successful grants; Canada Summer Jobs, BCRPA 55+ Grant Try it Days
6. Agreement Renewals:
 - a. School District 53 Agreement (Similkameen)
 - b. School District 53 Agreement (Ok Falls)
7. Regional Special Events:
 - a. Canada Day Regional Event
 - b. Easter Event
 - c. Story Book Walk
 - d. Mother's Day Event
 - e. Earth Day

Local:

1. Successful completion of swim platform, Parking Lot Island landscaping.
2. Began Pioneer Park South Beach Enhancement Project.
3. Acquisition of Sickle Point.
4. Invasive tree removal along KVR between Kaleden and Okanagan Falls.
5. Community Survey to support budget process.
6. Pre-COVID there was about 8 volunteers and about 14hrs/week.
7. Local Special Events:
 - a. Family Day Event
 - b. 150 Art kits were distributed
8. PAT trailer Pop up this summer

2021 Challenges:

Regional:

1. COVID-19
 - a. Ongoing modification/cancellation of programs, events and bookings
 - b. Adjustments to safety protocols and operating procedures
 - c. Staff resources reassigned to alternative tasks than planned
 - d. Unavailable or delayed deliverables due to contractor availability
 - e. Phased re-start
 - f. Adjustments to sport protocols resulted in an increase expenses: sanitation, cleaning supplies, vehicle use)
 - g. Planning for future programs with many unknowns
 - h. Access to Schools: limited use, safety protocols, increase cleaning costs.

- i. Special Events/ Facility bookings; Rescheduling of booked events, new processes and agreements (including insurance) and case-by- case review of each event
2. Provincial approval delays
3. Budget and Resource impacts from continued increased outdoor recreation and park use in 2021
 - a. Increased; maintenance service levels, park supplies, and waste disposal costs
4. Extended Emergency Operations Center activation due to wildfires
5. Extreme weather conditions (heat, smoke and drought) affecting operational activities.

Local:

1. Pioneer Park septic system is at the end of useful life.
2. Twin Lakes road ends, community concerns and limited opportunity for engagement.
3. Increase in graffiti.
4. Unable to secure grants for Kaleden Hotel
5. After a couple of slow years, nails began to surface in the swimming area.
6. Hall internet connection.
7. Unsuccessful sewer referendum.

2021 Operational Projections to Year End

Parks and Recreation Operating Budget Summary

Activity	2021 - Actual*	2021 - Forecast	2021 - Budget	NOTES
Parks & Facility Maintenance Expenditure**	\$34,765	\$66,000	\$71,200	Contractors, supplies, utilities, equipment and improvements. Some savings from COVID.
Recreation Expenditure**	\$8,704	\$14,000	\$18,200	Largest savings realized through Contract staff due to COVID.
Program Revenue	\$5,332	\$7,000	\$3,250	Revenue forecast will be dependant on COVID restrictions.
Facility/Bookings Revenue	\$19,517	\$23,000	\$31,525	Highly dependant on COVID restriction.
Total Operating Grants	\$860	\$860	-	Heritage (Canada Day) and Family Day Grant, Events

*as of the end of 2nd week of September

**Salary staff time not factored in this amount

2021 Projects Status Projections to Year End

Capital Projects

Project	Funding	Budget	Status	Notes
Beach Enhancement	CW	\$47,000	25%	Application with Province for approval. Projected for Carry Forward to 2022
Kaleden Hall Storage	CW	\$7,500	100%	Office renovation, add dishes storage.
Pioneer Park Landscape	CW	\$8,000	100%	Parking lot landscape, KVR baffle gates
TOTAL		\$63,250		

Funding Abbreviation: (Tax-TX) (GasTax-CW) (Grant-GT) (Carry Forward-CF) (Reserves-RV) (Donation-DN) (Operations-OP)

2022 SUMMARY

2022 BUDGET PLANNING

Trends:

Social

- The focus on wellness will continue to increase
- The expectations of the public for increased levels of service will continue
- Volunteers are ageing and volunteerism will continue to drop
- The demand for recreational and cultural opportunities will continue to grow
- The social safety net and connectivity will continue to erode
- Public Safety and crime prevention are increasingly important to the ageing population
- The ethnic and cultural diversity demographic will continue to increase
- Recreation will be a key factor in the overall outcomes of community crime and health

Economic

- Tourism will remain strong with focus on eco-tourism, sport tourism and wine tasting
- The aging population will increase the market for active recreation
- There will be more opportunity for home-based recreation
- The funding gap for replacing aging and deteriorating municipal infrastructure

Environmental

- Demand for outdoor recreation experiences will increase
- To develop an environmentally sustainable region will continue to be one of our key drivers

Reserves and Debt Projections

Reserves	2020 Year-end Actual	2021 – Year-end Projected	NOTES
Capital	\$23,000	\$25,400	Contributions too low given assets and projects
Operating	\$10,500	\$15,000	Actual TBD, based on 2021 surplus

Debt

- Kaleden Community Hall Lease 2020 – Expires 2025
 - \$16,000/2021 (increases \$1,000 each year)

2022 Operational & Service Level Considerations

Service Level Changes:

- Booking for Tennis/Pickleball
- Increase preventative/routine maintenance for Kaleden Hotel.

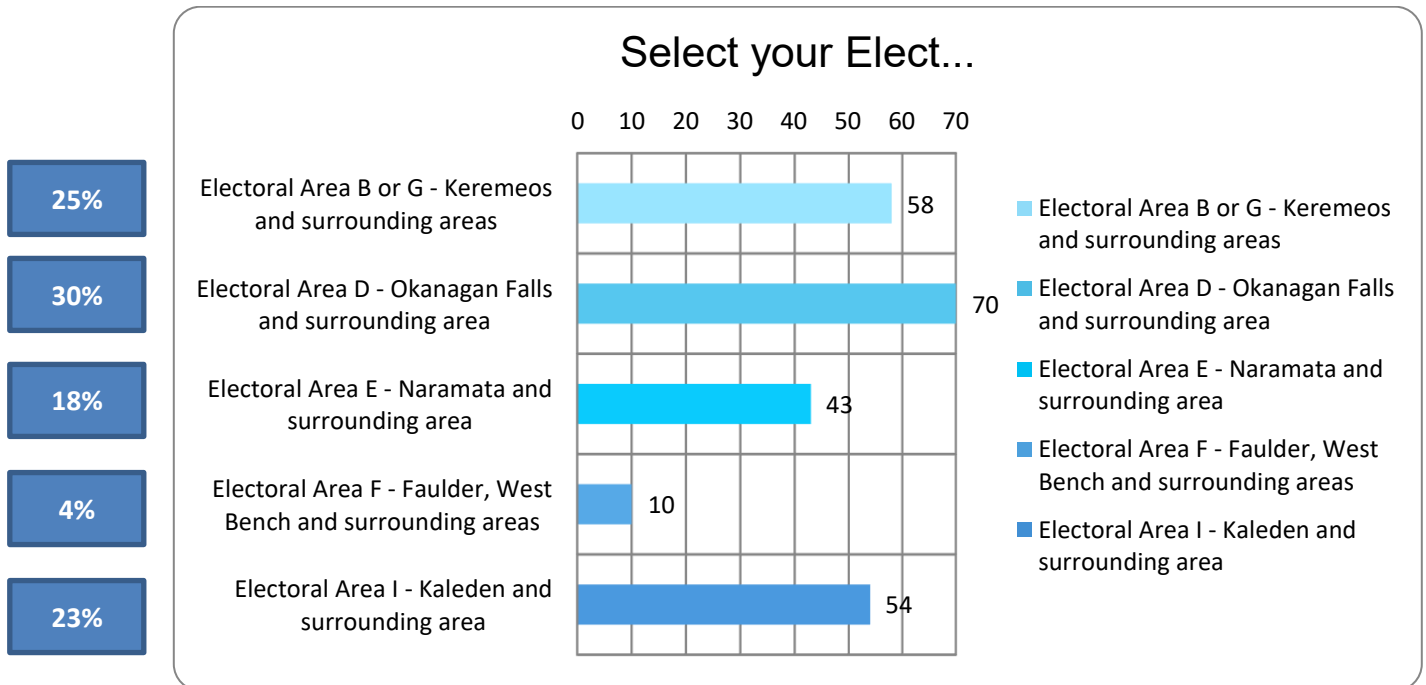
New Assets or Amenities:

- Increased landscape areas

What We Heard and Other Considerations

54 (23%) responses out of the 235 (5 areas)

235 Responses (5 areas)



1. Do the current recreation program and/or facility offerings in your area meet the community's needs? Please consider all types of recreation including arts and culture, outdoor activities, sports and special events.

AREA	YES	NO
Electoral Area B or G, Keremeos	31%	69%
Electoral Area D - OK Falls	53%	47%
Electoral Area E - Naramata	58%	42%
Electoral Area F - Faulder, Greater West Bench and area	50%	50%
Electoral Area I - Kaleden	55%	45%
Overall	49%	51%

2. Do you feel additional recreation programming is needed for any of the following age groups?

AREA	Pre	Child	Youth	Adult	Older	All age Programs	All age Events
Electoral Area B or G, Keremeos	9%	10%	19%	15%	26%	9%	12%
Electoral Area D - OK Falls	7%	8%	12%	14%	22%	18%	19%
Electoral Area E - Naramata	0%	13%	13%	13%	22%	18%	20%
Electoral Area F - Faulder, Greater West Bench and area	14%	21%	29%	14%	7%	7%	7%
Electoral Area I - Kaleden	10%	14%	14%	12%	20%	16%	16%
Overall	7%	11%	16%	13%	21%	14%	17%

3. Do you support allowing mobile vendors at regional parks, trails and recreation sites? Vendors may include food trucks, paddle board rentals, or similar products and services.

AREA	YES	NO	No cost	Cost Recovery	Small Profit
Electoral Area B or G, Keremeos	83%	17%	13%	51%	36%
Electoral Area D - OK Falls	94%	6%	14%	49%	38%
Electoral Area E - Naramata	71%	29%	9%	45%	45%
Electoral Area F - Faulder, Greater West Bench and area	88%	12%	0%	29%	71%
Electoral Area I - Kaleden	51%	49%	4%	58%	38%
Overall	77%	23%	11%	48%	41%

4. Which of the following options would you support when RDOS parks are booked for non-exclusive use for special events by the Community?

AREA	No cost	Cost Recovery	Small Profit
Electoral Area B or G, Keremeos	15%	48%	37%
Electoral Area D - OK Falls	27%	45%	28%
Electoral Area E - Naramata	32%	49%	19%
Electoral Area F - Faulder, Greater West Bench and area	10%	20%	70%
Electoral Area I - Kaleden	39%	51%	10%
Overall	26%	47%	27%

5. Which of the following options would you support when RDOS parks are booked for non-exclusive use for special events by a not-for-profit group?

AREA	No cost	Cost Recovery	Small Profit
Electoral Area B or G, Keremeos	31%	50%	19%
Electoral Area D - OK Falls	29%	46%	25%
Electoral Area E - Naramata	36%	46%	18%
Electoral Area F - Faulder, Greater West Bench and area	11%	67%	22%
Electoral Area I - Kaleden	30%	57%	13%
Overall	31%	50%	19%

6. Which of the following options would you support when RDOS parks are booked for non-exclusive use for special events by a private business?

AREA	No cost	Cost Recovery	Small Profit
Electoral Area B or G, Keremeos	5%	35%	60%
Electoral Area D - OK Falls	4%	41%	55%
Electoral Area E - Naramata	2%	16%	82%
Electoral Area F - Faulder, Greater West Bench and area	0%	14%	86%
Electoral Area I - Kaleden	8%	23%	69%
Overall	5%	31%	64%

7. Do you support the RDOS planning or permitting more special events in regional public spaces including parks?

AREA	YES	NO
Electoral Area B or G, Keremeos	91%	9%
Electoral Area D - OK Falls	94%	6%
Electoral Area E - Naramata	88%	12%
Electoral Area F - Faulder, Greater West Bench and area	100%	0%
Electoral Area I - Kaleden	56%	44%
Overall	83%	17%

8. Should the RDOS establish a fee assistance program to help individuals or families pay for recreation programs?

AREA	YES	NO
Electoral Area B or G, Keremeos	70%	30%
Electoral Area D - OK Falls	68%	32%
Electoral Area E - Naramata	56%	44%
Electoral Area F - Faulder, Greater West Bench and area	75%	25%
Electoral Area I - Kaleden	52%	48%
Overall	63%	37%

9. Did you know the RDOS has a volunteer program?

AREA	YES	NO
Electoral Area B or G, Keremeos	39%	61%
Electoral Area D - OK Falls	47%	53%
Electoral Area E - Naramata	64%	36%
Electoral Area F - Faulder, Greater West Bench and area	62%	38%
Electoral Area I - Kaleden	68%	32%
Overall	54%	46%

10. Do you agree volunteer opportunities provided by the RDOS are essential in creating healthy communities?

AREA	YES	NO
Electoral Area B or G, Keremeos	94%	6%
Electoral Area D - OK Falls	95%	5%
Electoral Area E - Naramata	90%	10%
Electoral Area F - Faulder, Greater West Bench and area	100%	0%
Electoral Area I - Kaleden	91%	9%
Overall	93%	7%

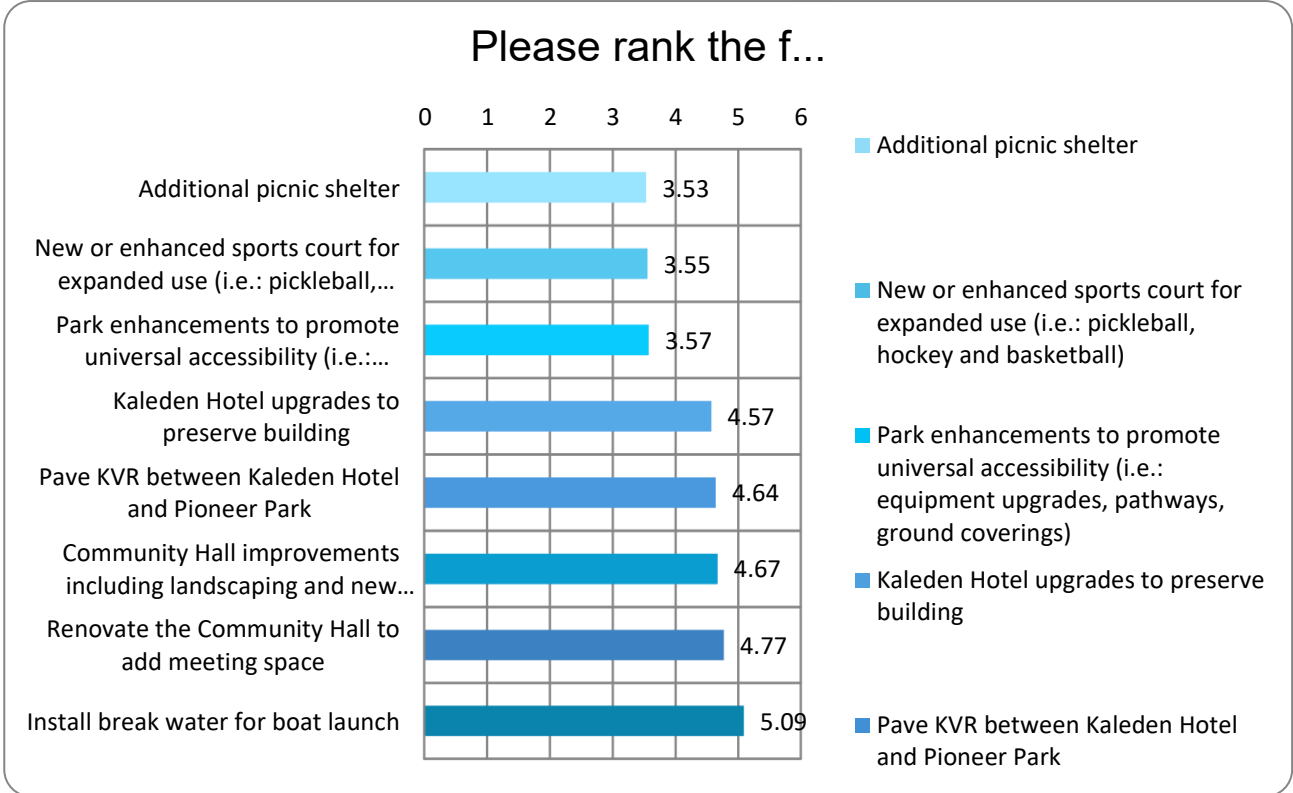
11. Consider service levels at regional parks such as beach grooming, washroom cleaning or pathway clearing. Which of the following options would you support the RDOS pursuing?

AREA	Increase	No Change	Decrease
Electoral Area B or G, Keremeos	36%	60%	4%
Electoral Area D - OK Falls	32%	67%	2%
Electoral Area E - Naramata	17%	76%	7%
Electoral Area F - Faulder, Greater West Bench and area	38%	62%	0%
Electoral Area I - Kaleden	27%	52%	21%
Overall	30%	63%	7%

12. Consider service levels for **recreation programming** like fitness and art classes, special events and volunteer programs. Which of the following options would you support the RDOS pursuing?

AREA	Increase	No Change	Decrease
Electoral Area B or G, Keremeos	44%	54%	2%
Electoral Area D - OK Falls	39%	61%	5%
Electoral Area E - Naramata	29%	62%	9%
Electoral Area F - Faulder, Greater West Bench and area	25%	63%	12%
Electoral Area I - Kaleden	17%	60%	21%
Overall	33%	59%	9%

13. Please rank the following proposed projects according to priority, 1 being the most important



Park and Recreation for 2022

Park, Recreation and Facilities Operating Budget Summary

Activity	2022	2023	2024	2025	2026	NOTES
Expenditure* Parks & Facilities Operations	\$75,400	\$75,900	\$75,500	\$76,000	\$76,500	Contracts, Supplies, Utilities, Equipment and park improvements.
Expenditure* Recreation	\$17,700	\$17,700	\$19,950	\$19,950	\$19,950	Assumption that services levels are at a consistent level
Target Program Revenue	\$3,250	\$3,250	\$3,750	\$3,750	\$3,750	Target revenues have been conservatively estimated.
Total Grants	-	-	-	-	-	Programs grants are often offered through BCRPA.

*Salary staff time is not factored in this amount

Capital Projects

Capital Project	Asset	2022	2023	2024	2025	2026	NOTES
Kaleden Hotel	Upgrade	\$150k					Assessments, Lights, electrical, lower window treatments, west wall retaining, deferred maintenance
Pioneer Park Septic	Replace	\$60k					Replace Septic Field- Current system beyond useful life and not functioning.
*S. Beach Enhancements	Upgrade <i>Ongoing</i>	\$60k					Pull back beach and riparian enhancements
Picnic Shelter	New				\$45k		Additional Picnic Shelter
Racquet Court	Replace					\$100k	Resurface courts / new lights
Pave KVR	Upgrade			\$35k			Pave between Hotel and Pioneer
N. Beach Enhancements	Replace				\$15k		Accessible/Small Craft path to lake
Breakwater	New		\$25k	\$75K			To reduce waves at boat launch
Bulletin board	New				\$15k		Community information board at Pioneer Park
Sun Sails		\$25k					Shading for Pioneer Park Priced based on Oliver.
Enhancements between Pioneer & hotel	New		\$12k				Landscaping, riparian planting, overflow parking of park and crown lands between Hotel and Pioneer Park
BMX/Skate Park	New					\$60K	
Swim platform slide	New	\$10K					Add Slide to swim platform
Community art walk	New				\$50k		Creation of public art opportunities along paths and at community assets.
Foreshore Zoning Bylaw	None			\$15k			Consultant fees. Likely not funded through parks and rec.
Hall Renovation	New	\$15k	\$150k				Adding second floor to add meeting space. Include updated HVAC system.
Gym Floor	Upgrade			\$35k			New/refurbished floors updates lines. Consider insulation of floor.
Capital Reserves	N/A	\$50k	\$60k	\$70k	\$80k	\$90k	

*Active Project

Fees and Charges (Bylaw no. 2927)

As a follow up to the information received through this year's Parks and Recreation Area surveys, there was an overall regional perspective that the RDOS should consider a cost recovery model (for the most part) as it relates to special events and booking of space. The below proposed fees for our most common booking requests do consider staff time for duties associated with; tracking of insurance, permits (food/liquor), equipment, site meetings, site plans, safety plans, power, garbage, recycling, site remediation (grass, landscape etc.), water, washroom clean up, communication to public (sandwich boards), etc...

Proposed Regional fees (New)

To be added to Schedule 6 – Parks and Recreation Fees

For all outdoor parks/ spaces in the RDOS (Does not apply for Kaleden Hotel)

Weddings			
		Ceremony only (no set-up and < 1hour)	\$75
		Ceremony set-up required (up to 3hrs)	\$400
		Receptions	\$800

Private events			
		Celebrations, reunions – closed event/ no profits (cost is dependent on event needs)	\$200 - \$1,000
Special Event/ Race (through event organizer business/ For profit)			
		*Day rental	\$250 - \$1,000
		Power/day	\$5 - \$20
Community Multi-Vendor Event (Farmer's Market)			
		*Seasonal Permit	\$250 - \$2,000
		Power/day/vendor	\$5 - \$20
Mobile Vendors (predetermined sites through the Mobile vendors program)			
		Seasonal permit	\$500
		Power/day	\$5 - \$20
Damage Deposit			
		Up to 30% of total fee - prior to booking	

*Fees for some of these events may be covered through other sponsorship opportunities.
All above bookings are for non-exclusive use of the outdoor spaces

Minor proposed changes to the below Fees and Charges for Kaleden.

3.0 - Kaleden Parks and Recreation

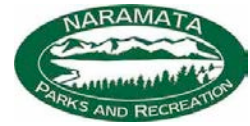
3.1 Parks			
	3.1.1	Kaleden Hotel day rate (Includes power)	\$400
3.2 Community Hall(rental includes Hall, Bar and Sound System)			
	3.2.1	Day Rate	
		3.2.1.1 Weddings (Saturday am to Sunday am)	\$2,000
		3.2.1.2 Hotel Park and Hall	\$2,300
		3.2.1.3 Meetings and Events (does not include kitchen)	\$415
		3.2.1.4 Meetings and Events (including kitchen)	\$615
		3.2.1.5 Weekdays Youth and Community Clubs	\$40
	3.2.2	Weekend Rate (6 pm Fri to noon Sun – incl. kitchen)	
		3.2.2.1 Hall	\$2,400
		3.2.2.2 Hall and park	\$2,700
	3.2.3	3.2.3.1. Hall Hourly Rate	\$50
		3.2.3.2 within Upper Carmi, Heritage Hills, Lakeshore Highlands and Kaleden.	\$100
		3.2.3.3 Kitchen Hourly Rate	\$50
		Kaleden Residents receive a 25% discount on all Rentals	
	3.2.4	Damage Deposit - required	30%
	3.2.5	Sports Rental Rates (2 Hours)	
		3.2.5.1 Drop in Per Person	\$4
		3.2.5.2 Individual Fee paid in advance	\$2.50
		3.2.5.3 Club Fee	\$25
		Kaleden Youth Organized Groups	No Chg
	3.2.6	Discount for Non-Profit Organizations	20%
	3.2.7	Discount for Charitable Fundraising	No Chg
	3.2.8	Groups Providing Community Events	No Chg
3.3 Program fees are set at a level sufficient (at minimum) to cover all instructor, expendable and consumable materials and extraordinary costs.			

*Programs and facility reservations may be subsidized for priority populations.



Minutes

Naramata Parks & Recreation Commission Meeting of September 27, 2021, 6:30 p.m.



WebEx, Naramata, BC

- Present:** Karla Kozakevich, Director, Electoral Area “E”
- Members:** Dennis Smith (Chair), Cynthia Enns, Adrienne Fedrigo, Tom Hoenisch, Maureen Balcaen, Nicole Verpaelst
- Absent:** Ashley Selwood, Richard Roskell
- Staff:** None
- Guests:** Augusto Romero (RDOS, Recreation Manager), Justin Shuttleworth (RDOS, Manager of Parks and Facilities), Jim Zaffino (RDOS, Manager of Finance), Mark Woods (RDOS General Manager, Community Services)
- Recording Secretary:** Heather Lemieux (Recording Secretary)
- Delegates:** None

1. CALL TO ORDER

The meeting was called to order at 6:31 p.m. Quorum present.

ADOPTION OF AGENDA

1.1 RECOMMENDATION

It was Moved and Seconded that the Agenda for the Naramata Parks & Recreation Meeting of September 27, 2021 be adopted as amended and all presentations and reports be received.

CARRIED

2. APPROVAL OF PREVIOUS MEETING MINUTES

2.1 RECOMMENDATION

It was Moved and Seconded that the Minutes for Naramata Parks and Recreation Commission of July 26, 2021 be approved as presented.

CARRIED

3. CORRESPONDENCE / DELEGATIONS

3.1 Naramata Clothes Library — Yanti Rowland (NCL, President), absent.

4. RDOS STAFF REPORTS — A. Romero

4.1 Budget Discussion — A. Romero presented on recreation budget package, capital process and regional synchronicity. J. Zaffino (RDOS, Manager of Finance) presented on budget planning processes, variables, and strategies.

Discussed project priorities and park maintenance levels.

J. Zaffino (RDOS, Manager of Finance) Attachment:

2022_Naramata_PRCommissions_BudgetPlanningDocument.pdf

J. Shuttleworth (RDOS, Manager of Parks and Facilities) presented on park operations, capital projects, volunteer events, and upcoming projects.

Discussed Spirit Park projects and planning, regional recreation survey results and response rate, taxation, service levels,

A. Romero (RDOS, Recreation Manager) reported on recreation programs, events, venues, and community involvement.

Discussed recreation program and service fees, recreational coordinator changes and increase recreation coordinator service days, community partnerships,

A. Romero (RDOS, Recreation Manager) reported on recreation programs, events, venues, and community involvement.

Discussed recreation program and service fees, recreational coordinator changes and increase recreation coordinator service days, and community partnerships.

ACTION — N. Verpaelst to provide Spirit Park plans to RDOS staff.

4.2 Staff Updates — submitted by S. Gibbons (RDOS Administrative Assistant Community Services). J. Shuttleworth (RDOS, Manager of Parks and Facilities) presented on local, regional, and NPR project updates.

- i. Manitou — Water fountain has been repaired
- ii. Signage — Has been installed in washroom stalls
- iii. Watercraft Storage — Racking has been installed
- iv. Rock Ovens Park — Deactivation
- v. KVR Improvements — Between Little Tunnel and Glenfir
- vi. Pit Toilet Installation — Little Tunnel parking lot
- vii. Rock Scaling — Along 1st track of KVR
- viii. Split Rail Fence — Installed at Little Tunnel

5. RDOS DIRECTOR REPORT — Karla Kozakevich, Director, Electoral Area ‘E’

- 5.1 **Electronic Vehicle Charging Station** — The charging station project is going ahead. Two charging ports will be installed at Wharf Park.
- 5.2 **Wharf Park** — MOTi has given preliminary approval to close and operate 1st street between Wharf Park and the Squire lot, with a permit.
- 5.3 **Manitou Park** — A indigenous sculpture is being installed, interpretative and educational signage will be installed soon.
- 5.4 **Centre Beach** — A celebration event and sculpture unveiling will be held in Spring 2022.
- 5.5 **Septic Impacts on Shoreline Water Assessment** — The shoreline water quality assessment has been completed, the final report will be available soon. A *Liquid Waste Management Plan* is currently in process. Discussed the potential for a village sewage system and a possible grant reallocation.
- 5.6 **Adra Tunnel** — A group has begun initiating the restoration and reopening of the Adra Tunnel. The installation of picnic tables, benches, and signage is on hold until restoration plans are received.
- 5.7 **2022 Projects** — NPR Members are requested to provide K. Kozakevich with feedback on priority projects for 2022.
- 5.8 **Community Events** — Discussed some community events, like the Community Yard Sale, fall under different Area “E” budgets.

6. COMMISSION MEMBER REPORTS

- 6.1 **Parks Maintenance Liaison** — M. Balcean reported that park usage has been up, pictures were received by J. Taylor (Parks Maintenance Contractor).

Discussed inukshuks, washroom maintenance, garbage, a new toilet bowls and interior paint for Creek Park and Wharf Park washrooms, and an upcoming bike event.

7. BUSINESS ARISING

- 7.1 **Dog Park** — Discussed cactuses and survey comments regarding a Dog Park.
- 7.2 **Park Maintenance** — Discussed washroom light timers, missing swim buoy, fallen branches and trees, weeds and brush cutting, two LED goose deterrent lights are not working. J. Taylor (Parks Maintenance Contractor) is to report issues and community members are encouraged to report issues to the RDOS staff as needed.
- 7.2 **Storage Shed** — Discussed moving the storage shed from the Naramata Centre to Spirit Park.

ONGOING

8. ADJOURNMENT

8.1 RECOMMENDATION

It was Moved and Seconded that the Naramata Parks & Recreation Meeting be adjourned at 8:13 p.m.

CARRIED

NEXT MEETING: October 25, 2021 @ 6:30 p.m.
Location TBD



Chair, Dennis Smith, Naramata Parks & Recreation Commission – Electoral Area “E”



Recording Secretary, Heather Lemieux

ATTACHMENTS:

2022_Naramata_PRCommissions_BudgetPlanningDocument.pdf

Parks and Recreation – 2022 Budget Planning

Naramata Parks and Recreation Commission

Introduction

Description:

Access to recreation and public spaces is essential to our quality of life. It contributes to a community’s wellbeing from a social, economical and environmental aspect. Recreation and Parks together activate community members in environments that are welcoming and beautiful.

With our partners, it is our role to champion Parks and Recreation to ensure accessibility and inclusivity across the entire region.

Year in review:

2021 was a repeat of 2020, where RDOS Recreation and Parks staff continued to make adjustments according to COVID-19 restrictions and regulations. In addition to the ongoing impacts of COVID-19 on our services, RDOS staff supported the emergency management efforts in response to the wildfires throughout the region. Outside of the challenges, a Regional Parks, Trails and Recreation Master Plan process was initiated this year. Several capital projects were carried out and staff continued to focus on providing the best product they can for our customers through quality programs and services.

Partners:

Our partners include: School District 53, B.C. Ministry of Transportation and Infrastructure (MoTI) , B.C. Recreation, Sites and Trails, Interior Health Authority (IHA), Sandy Beach Lodge, Naramata Water Sport Association (NWSA), Naramata Centre, and Naramata Pickle Ball Club.

Parks and Recreation Amenities

Manitou Park (Beach, Playgrounds, Washrooms*)	Creek Park (Hiking Trail)
Wharf Park (Beach, Wharf, Washrooms)	Spirit Park (Playground, Courts)
11 Lake Access Locations	Access to KVR Trail
Naramata School (through agreement)	Manitou Boat Storage*
Centre Beach (Beach, Dock, fire pit)	

*New

2021 SUMMARY

2021 Highlights:

Regional:

1. Initiated the Regional Parks, Recreation and Trails Master Plan.
2. Regional Recreation Guide released for Winter, Spring, Summer and Fall
3. Community Parks and Recreation Service Survey to support budget process.
4. Implementation of a Regional Volunteer Program
 - a. Volunteer Week: Inaugural Regional Pitch-in Event – 5 areas participated, 3 schools and 340+ volunteers
 - b. Monthly volunteer recognition
 - c. Wildfire volunteer recognition event
5. Completed a South Okanagan Similkameen Regional Child Care Study, initiation of a Regional Child Care Action Committee
6. Successful grants; Canada Summer Jobs, BCRPA 55+ Grant Try it Days
7. Agreement Renewals:
 - a. School District 53 Agreement (Lower Similkameen)
 - b. School District 53 Agreement (Okanagan Falls)
8. Regional Special Events:
 - a. Canada Day Regional Event
 - b. Easter Event
 - c. Story Book Walk
 - d. Mother's Day Event
 - e. Earth Day

Local:

1. Acquisition of Centre Beach
2. Completion of Washrooms and Path at Manitou Park
3. Completion Naramata Boat storage, including pilot of booking system
4. Hosted a trail work shop at Creek Park
5. Deactivated ORV trail through Rock Ovens Park
6. Farmers Market at Manitou Park
7. Extensive KVR works in Area E
 - a. Rock Scaling
 - b. Drainage works
 - c. Surfacing Glenfir to Little Tunnel
 - d. Pit Toilet at Little Tunnel
8. A number of piloted skateboard sessions were delivered
9. Supported with the delivery of May Day
10. Supported with the transition of the Farmer's Market to Manitou

2021 Challenges:

Regional:

1. COVID-19
 - a. Ongoing modification/cancellation of programs, events and bookings
 - b. Regular adjustments to safety protocols and operating procedures
 - c. Staff resources were reassigned to alternative tasks than planned
 - d. Unavailable or delayed deliverables due to contractor availability

- e. Phased re-start planning and delivery
 - f. Adjustments to sport protocols resulted in increased expenses (sanitation, cleaning supplies, vehicle use)
 - g. Planning for future programs with many unknowns
 - h. Access to Schools: limited use, safety protocols, increase cleaning costs
 - i. Special Events/ Facility bookings; Rescheduling of booked events, new processes and agreements (including insurance) and case-by-case review of each event
2. Provincial approval delays
 3. Budget and Resource impacts from continued increased outdoor recreation and park use in 2021
 - a. Increased; maintenance service levels, park supplies, and waste disposal costs
 4. Extended Emergency Operations Center activation due to wildfires
 5. Extreme weather conditions (heat, smoke and drought) affecting operational activities

Local:

1. Past years projects not fully concluded, presenting operational challenges.
2. Pilot of Boat Storage (Manitou) booking process
3. Play kits were provided to the Community
4. Supported the delivery of May Day
5. Great participation in St. Patrick's Day event
6. Lack of reserves, given current assets project ambitions

2021 Operational Projections to Year End

Parks and Recreation Operating Budget Summary

Activity	2021 - Actual	2021 - Forecast	2021 - Budget	NOTES
Parks & Facilities Operations Expenditure*	\$79,000	\$119,000	\$121,732	Contractors, supplies, utilities, equipment and park improvements.
Rec Expenditure	\$6,099	\$15,000	\$23,500	Largest savings realized through Contract staff and supplies.
Program Revenue	(\$2,649)	(\$2,500)	(\$2,500)	Revenue forecast may actually be lower than due to School access being limited due to COVID.
Facility/Bookings Revenue	(\$250)	(\$600)	(\$840)	
Total Operating Grants	(\$900)	(\$900)	0	BCRPA and Heritage fund

*Salary staff time is not factored in this amount

2021 Projects Status Projections to Year End

Capital Projects

Project	Actual	Budget	Status	Notes
Manitou Enhancements	GT/CW/TX	\$372,000	90%	Washrooms, path, indigenous art (FortisBC)
Manitou Solar Lights	GT	\$15,000	30%	Purchased; will be installed fall 2021
Creek Park	CW	\$10,000	60%	Path work signage
Boat Storage	CW	\$20,000	90%	
Wharf Assessment	TX	\$15,000	10%	
TOTAL	\$223,00	\$432,000	55%	

Abbreviations: (Tax-TX) (GasTax-CW) (Grant-GT) (Carry Forward-CF) (Reserves-RV) (Donation-DN) (Operations-OP)

2022 SUMMARY

2022 BUDGET PLANNING (From RDOS Board Strategic Plan)

Trends:

Social

- The focus on wellness will continue to increase
- The expectations of the public for increased levels of service will continue
- Volunteers are ageing and volunteerism will continue to drop
- The demand for recreational and cultural opportunities will continue to grow
- The social safety net and connectivity will continue to erode
- Public Safety and crime prevention are increasingly important to the ageing population
- The ethnic and cultural diversity demographic will continue to increase
- Recreation will be a key factor in the overall outcomes of community crime and health

Economic

- Tourism will remain strong with concentration on eco-tourism, sport tourism and wine tasting
- The aging population will increase the market for active recreation
- There will be more opportunity for home-based recreation
- The funding gap for replacing aging and deteriorating municipal infrastructure will persist

Environmental

- Demand for outdoor recreation experiences will increase
- To develop an environmentally sustainable region will continue to be one of our key drivers

2022 Operational & Service Level Considerations

Service level changes

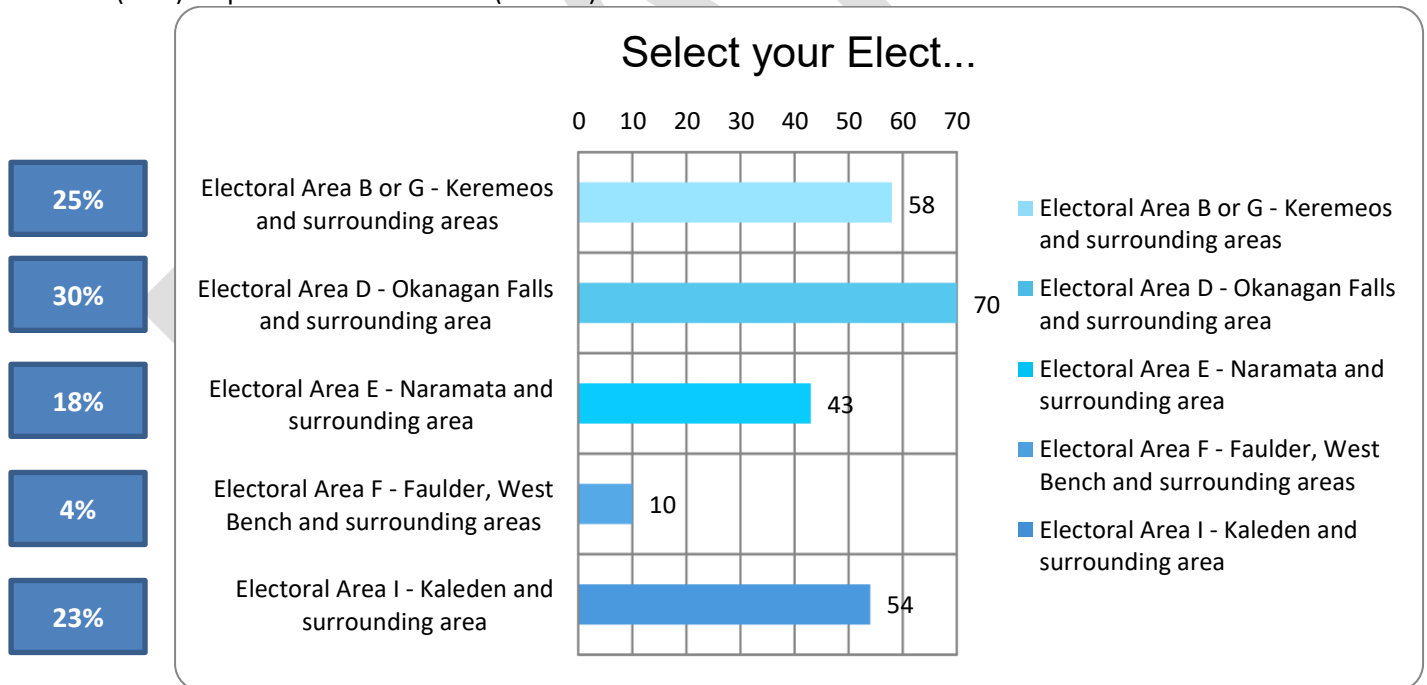
- Booking for Boat Storage
- New waste bins at Museum and road ends
- Vendor and event coordination
- Year round washroom and path maintenance
- RDOS Parks and Facilities Staff based in Naramata
- Creek Park routine maintenance and inspections

New assets

- Centre Beach Park
 - Wharf
 - Fire pit
- Manitou Park
 - Washrooms (year round)
 - Path
 - Lighting
 - Indigenous public art

What We Heard and Other Considerations

43 (18%) responses out of the 235 (5 areas)



Question/response summary:

1. Do the current recreation program and/or facility offerings in your area meet the community's needs? Please consider all types of recreation including arts and culture, outdoor activities, sports and special events.

AREA	YES	NO
Electoral Area B or G, Keremeos	31%	69%
Electoral Area D - OK Falls	53%	47%
Electoral Area E - Naramata	58%	42%
Electoral Area F - Faulder, Greater West Bench and area	50%	50%
Electoral Area I - Kaleden	55%	45%
Overall	49%	51%

2. Do you feel additional recreation programming is needed for any of the following age groups?

AREA	Pre	Child	Youth	Adult	Older	All age Programs	All age Events
Electoral Area B or G, Keremeos	9%	10%	19%	15%	26%	9%	12%
Electoral Area D - OK Falls	7%	8%	12%	14%	22%	18%	19%
Electoral Area E - Naramata	0%	13%	13%	13%	22%	18%	20%
Electoral Area F - Faulder, Greater West Bench and area	14%	21%	29%	14%	7%	7%	7%
Electoral Area I - Kaleden	10%	14%	14%	12%	20%	16%	16%
Overall	7%	11%	16%	13%	21%	14%	17%

3. Do you support allowing mobile vendors at regional parks, trails and recreation sites? Vendors may include food trucks, paddle board rentals, or similar products and services.

AREA	YES	NO	No cost	Cost Recovery	Small Profit
Electoral Area B or G, Keremeos	83%	17%	13%	51%	36%
Electoral Area D - OK Falls	94%	6%	14%	49%	38%
Electoral Area E - Naramata	71%	29%	9%	45%	45%
Electoral Area F - Faulder, Greater West Bench and area	88%	12%	0%	29%	71%
Electoral Area I - Kaleden	51%	49%	4%	58%	38%
Overall	77%	23%	11%	48%	41%

4. Which of the following options would you support when RDOS parks are booked for non-exclusive use for special events by the Community?

AREA	No cost	Cost Recovery	Small Profit
Electoral Area B or G, Keremeos	15%	48%	37%
Electoral Area D - OK Falls	27%	45%	28%
Electoral Area E - Naramata	32%	49%	19%
Electoral Area F - Faulder, Greater West Bench and area	10%	20%	70%
Electoral Area I - Kaleden	39%	51%	10%
Overall	26%	47%	27%

5. Which of the following options would you support when RDOS parks are booked for non-exclusive use for special events by a not-for-profit group?

AREA	No cost	Cost Recovery	Small Profit
Electoral Area B or G, Keremeos	31%	50%	19%
Electoral Area D - OK Falls	29%	46%	25%
Electoral Area E - Naramata	36%	46%	18%
Electoral Area F - Faulder, Greater West Bench and area	11%	67%	22%
Electoral Area I - Kaleden	30%	57%	13%
Overall	31%	50%	19%

6. Which of the following options would you support when RDOS parks are booked for non-exclusive use for special events by a private business?

AREA	No cost	Cost Recovery	Small Profit
Electoral Area B or G, Keremeos	5%	35%	60%
Electoral Area D - OK Falls	4%	41%	55%
Electoral Area E - Naramata	2%	16%	82%
Electoral Area F - Faulder, Greater West Bench and area	0%	14%	86%
Electoral Area I - Kaleden	8%	23%	69%
Overall	5%	31%	64%

7. Do you support the RDOS planning or permitting more special events in regional public spaces including parks?

AREA	YES	NO
Electoral Area B or G, Keremeos	91%	9%
Electoral Area D - OK Falls	94%	6%
Electoral Area E - Naramata	88%	12%
Electoral Area F - Faulder, Greater West Bench and area	100%	0%
Electoral Area I - Kaleden	56%	44%
Overall	83%	17%

8. Should the RDOS establish a fee assistance program to help individuals or families pay for recreation programs?

AREA	YES	NO
Electoral Area B or G, Keremeos	70%	30%
Electoral Area D - OK Falls	68%	32%
Electoral Area E - Naramata	56%	44%
Electoral Area F - Faulder, Greater West Bench and area	75%	25%
Electoral Area I - Kaleden	52%	48%
Overall	63%	37%

9. Did you know the RDOS has a volunteer program?

AREA	YES	NO
Electoral Area B or G, Keremeos	39%	61%
Electoral Area D - OK Falls	47%	53%
Electoral Area E - Naramata	64%	36%
Electoral Area F - Faulder, Greater West Bench and area	62%	38%
Electoral Area I - Kaleden	68%	32%
Overall	54%	46%

10. Do you agree volunteer opportunities provided by the RDOS are essential in creating healthy communities?

AREA	YES	NO
Electoral Area B or G, Keremeos	94%	6%
Electoral Area D - OK Falls	95%	5%
Electoral Area E - Naramata	90%	10%
Electoral Area F - Faulder, Greater West Bench and area	100%	0%
Electoral Area I - Kaleden	91%	9%
Overall	93%	7%

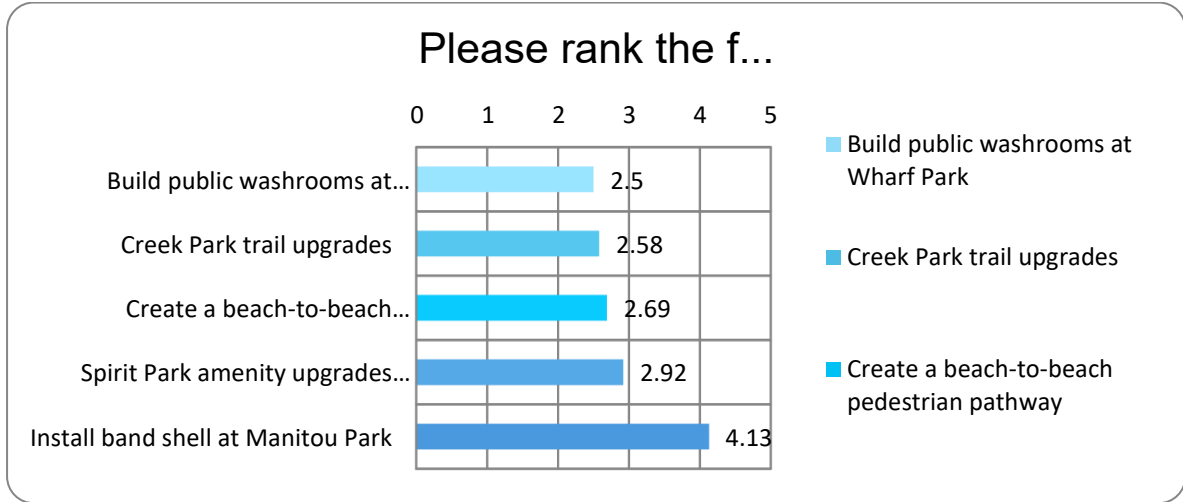
11. Consider service levels at regional parks such as beach grooming, washroom cleaning or pathway clearing. Which of the following options would you support the RDOS pursuing?

AREA	Increase	No Change	Decrease
Electoral Area B or G, Keremeos	36%	60%	4%
Electoral Area D - OK Falls	32%	67%	2%
Electoral Area E - Naramata	17%	76%	7%
Electoral Area F - Faulder, Greater West Bench and area	38%	62%	0%
Electoral Area I - Kaleden	27%	52%	21%
Overall	30%	63%	7%

12. Consider service levels for recreation programming like fitness and art classes, special events and volunteer programs. Which of the following options would you support the RDOS pursuing?

AREA	Increase	No Change	Decrease
Electoral Area B or G, Keremeos	44%	54%	2%
Electoral Area D - OK Falls	39%	61%	5%
Electoral Area E - Naramata	29%	62%	9%
Electoral Area F - Faulder, Greater West Bench and area	25%	63%	12%
Electoral Area I - Kaleden	17%	60%	21%
Overall	33%	59%	9%

13. Please rank the following proposed projects according to priority, 1 being the most important



For the responses to the additional questions produced by the Commission, see **APPENDIX A**

Reserves

Reserves	2020 Year-end Actual	2021 Year-end Projected	NOTES
Capital	\$502	\$3,502	
Operating	\$26,228	\$0	used to leverage ICIP Grant

Debt

- Wharf Park Land Purchase - 2017
 - \$79,023/year
 - Expires 2037
- Centre Beach Land Purchase - 2021
 - \$50,000/year (estimated)
 - Expires 2041

Park and Recreation for 2022

Park, Recreation and Facilities Operating Budget Summary

Activity	2022	2023	2024	2025	2026	NOTES
Expenditure* Parks	\$156,000	\$161,000	\$164,000	\$167,500	\$173,650	Contracts, Supplies, Utilities, Equipment & Park Improvements
Expenditure* Recreation	\$34,953	\$35,249	\$35,530	\$35,816	\$36,074	Suggestion of increased services
Target Program Revenue	\$4,065	\$4,080	\$4,121	\$4,163	\$4,193	Target revenues have been conservatively estimated.
Total Grants	-	-	-	-	-	Programs grants are often offered through BCRPA.

*Salary staff time is not factored in this amount

*Lifecycle costs for new assets are considered in Capital

Capital Projects

Capital Project	Asset	2022	2023	2024	2025	2026	NOTES
Spirit Park Enhancements	New/ Replace		\$25k	\$140k	\$70		Planning, paths, irrigation, shelter washrooms and parking
Skate Park	New				\$45k		Gas tax
Wharf Park Enhancement	New/ Replace	\$75k	\$500k	\$50K			Planning, washrooms, landscaping, irrigation and repairs to wharf
Band Shell	Replace				\$25k	\$100k	Band shell at Manitou park
Creek Park accessibility	Replace		\$10k	\$90k			Accessible trail to 2 nd bridge. Replace bridges 2 and 3.
Manitou Irrigation	Replace		\$70k				Potential for Donation – Location TBD
Pedestrian Corridors	New				\$35	\$600k	Robinson and/or Beach to Beach path connections
Community Hall	New					\$150k	Plan construct new community hall
Capital Reserves	N/A	\$50k	\$75k	\$100k	\$125k	\$150k	

Fees and Charges

As a follow-up to the information received through this year's Parks and Recreation citizen surveys, there was an overall regional perspective that the RDOS should consider a cost-recovery model as it relates to special events and booking of public spaces (parks and facilities). The proposed fees below for our most common booking requests do consider staff time for duties including : tracking of insurance, permits (food/liquor), equipment, site meetings, site plans, safety plans, power, garbage, recycling, site remediation (grass, landscape etc.), water, washroom clean up, communication with the public (sandwich boards).

Proposed Regional fees (New)

To be added to Schedule 6 – Parks and Recreation Fees

For all outdoor parks/ spaces in the RDOS (Does not apply for Kaleden Hotel)

Weddings			
		Ceremony only (no set-up and < 1hour)	\$75
		Ceremony set-up required (up to 3hrs)	\$400
		Receptions	\$800
Private events			
		Celebrations, reunions – closed event/ no profits (cost is dependent on event needs)	\$200 - \$1,000
Special Event/ Race (through event organizer business/ For-profit)			
		*Day rental	\$250 - \$1,000
		Power/day	\$5 - \$20
Community Multi-Vendor Event (Farmer's Market)			
		*Seasonal Permit	\$250 - \$2,000
		Power/day/vendor	\$5 - \$20
Mobile Vendors (predetermined sites through the Mobile vendors' program)			
		Seasonal permit	\$500
		Power/day	\$5 - \$20
Damage Deposit			
		Up to 30% of total fee - prior to booking	

*Fees for some of these events may be covered through other sponsorship opportunities.

All above bookings are for non-exclusive use of the outdoor spaces

The below Fees and Charges for Naramata will be deleted and updated with the Regional fees.

Naramata Parks and Recreation

1.1 Wharf Park			
	1.1.1	Park Rental (no power) daily	\$175
	1.1.2	Park Rental (no power) half day (4 hr max)	\$125
	1.1.3.	Wedding Vows – ceremony	\$75
1.2 Manitou Park			
	1.2.1	Park Rental (No Power) daily	\$175
	1.2.2	Add power (full day)	\$75
	1.2.3	Park Rental (no power) half day (4 hr max)	\$125
	1.2.4	Add power half day	\$50
1.3 Spirit Park			
	1.3.1	Instructed Programs (per series – price not to exceed) Park Rental (no Power) full day	\$175
	1.3.2	Park Rental (no power) half day	\$125
1.4 Program fees are set at a level sufficient at minimum to cover all instructor, expendable and consumable materials and extraordinary costs.			

*Programs and facility reservations may be subsidized for priority populations.
populations.

APPENDIX A

1. What additional amenities would you like to see in regional parks and where? For example, off-leash dog park, outdoor fitness equipment, baseball diamonds, or benches. Please provide your suggestions below.

- Accessible playground at Manitou
- Bocci, and outdoor fitness equipment and a pavillion at sprit park
- Baseball diamond
- Off leash dog park!!! And a public washroom at Center Beach.
- baseball diamonds/soccer field
- Please consider adding pickleball lines to the Naramata Tennis court. Currently the pickleball courts are busy 6-7 days a week, and the tennis court is often empty. Adding pickleball lines could add two additional courts for a very marginal cost.
- Pickelball, outdoor pool (swimmers itch as issue)
- Benches are nice. Allow more memorial benches
- More shaded seating so more trees. Unfortunately, experience inicates dogs must be phrohhibited from public parks or at least be leashed and not permitted to bark attack other persons. Simple, inexpensive outdoor fitness equipment .
- Skateboard park, @school. Better directional signage to beaches etc. better bathrooms at wharf park and Centre beach.
- Public kayak storage
- Naramata needs an off-leash dog park - the OK Falls off-leash park seems to work very well - use that as your template.
- None no bandshell no more noise
- Off leash dog park
- Spray park at Manitou or Wharf park. Skateboarding park

- dog park / beach area
- Outdoor fitness equipment
- Manitou Beach change-room needs a bench installed (consider the needs of parents with very young children and folks with mobility challenges). Designate the beach at the bottom of Ritchie St as a dog-friendly beach
- eliminate dog bark attacks in public parks. - establish a Dog Beach near the end of Mill Bay road or where the noise will definitely not disturb others. Simple gymnastic equipment (parallel bars etc,)

2. Are there any current parks and/or recreation amenities in Naramata that should be further maintained, updated, replaced or moved? For example, playgrounds, or BMX park. Please provide your suggestions below.

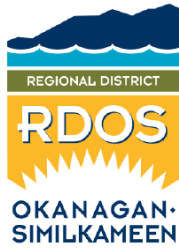
- BMX park should be closed. Too close to Manitou
- Turn BMX track into peace-park frog pond with fountains lit by inexpensive led light show , circulating filtered lake water into nearby (same elevation) pond via the adjacent small boat storage property access (all solar powered/southern exposure to lake)
- Need a designated skateboard park so pickle ball courts don't get ruined and kids have a place to go in the village - paved space in Wharf Park has potential.
- Improve KVR above Glenn Fir
- Something done with park property across the road from Wharf park, trees and picnic tables/benches
- marina / day moorage access
- With minimum maintenance, keep the BMW track. The younger kids really enjoy being in the "bush"!
- Bxm park is well used. Should be maintained
- Improve public parking at manitou the via duct eliminated many parking spots nix the band sg
- ball diamonds @ Manitou
- Playground at manitou. Bmx park.
- Remove the remaining ,old cement piling with the protruding metal bar that someone cut their foot open on while jumping off of the south west side of the awesome new dock/warf/platform at Manitou Park.
- Please consider adding pickleball lines to the tennis court. This one simple and cost effective enhancement would double the number of Pickleball courts. available and be reflective of the demand.
- keep BMX track
- Beach cleaning
- The Maintenance of grass and foliage/trees at Manitou is seriously lacking. The grass is dry and crunchy. Also, I'd love to see a proper entrance instead of a pile of dirt and dead plants.
- BMX park
- Sprit Park is in need of public washroom of all activities in process
- Sports court surface should be upgraded for use by skate board users

3. Do you support the RDOS exploring the potential development of pedestrian connections (such as pathways) within the Village?

- 66% Yes, 34% No

4. Where would you like to see more pathways connected?

- Naramata Creek
- everywhere where there is public waterfront, and parks, and a sidewalk or something down main street.
- Okanagan Lake to Creek Park falls
- All along the lakefront - there are some docks that don't have steps as required below the high water line, making it difficult to traverse. Something like Vancouver's seawall would be nice.
- All pathways have to be connected to the KVR
- Creek Park to KVR, somewhere north of Gulch have a path from N Naramata road to KVR
- Sidewalks along Robinson
- Anywhere no motor vehicles can hit you.
- town centre to wharf park
- Spirit Park to Wharf Park to Manitou would be a good start.
- In areas where pedestrian traffic is dangerous
- Side walks/pathways on Robinson and Naramata Road.
- Sprit Park and back alley around the village will be good
- Lake to KVR. It was the #1 project in the 2012 Regional Trails Master Plan. Starved to death?



Minutes

Okanagan Falls Parks & Recreation Commission
Webex Meeting of September 23, 2021
Okanagan Falls Community Centre, 1141 Cedar Street,
Okanagan Falls, BC



Present:

Members: Linda Finner, Chair, Barbara Shanks, Judy Garner, Matt Taylor, Jillian Johnston, JoAnn Kleb, Phyllis Radchenko, Kelvin Hall

Absent: Doug Lychak, Alf Hartviksen, Shari Rowland,

Recording Secretary: Linda Finner

Staff: Justin Shuttleworth, Augusto Romero, Jim Zaffino

Delegates: None

1. CALL TO ORDER

The meeting was called to order at 6:00 p.m.

Quorum Present

ADOPTION OF AGENDA

RECOMMENDATION

It was Moved and Seconded that the Agenda of September 23, 2021 be adopted.

CARRIED

2. APPROVAL OF PREVIOUS MEETING MINUTES

2.1 **RECOMMENDATION**

It was Moved and Seconded that the Minutes for the Okanagan Falls Parks and Recreation Commission meeting of August 12, 2021 be approved.

CARRIED

3. CORRESPONDENCE / DELEGATIONS

3.1 None

4. RDOS STAFF REPORTS

4.1 Budget Discussion

- Discussion took place regarding items presented in the budget planning information that was sent to commission members.

RECOMMENDATION

It was Moved and Seconded that the Electoral Area “D” Parks and Recreation Commission recommends to the RDOS Board of Directors that the Okanagan Falls Master Parks Plan be a priority, utilizing materials prepared by the Commission.

CARRIED

5. COMMISSION MEMBER REPORTS

5.1 None

6. RDOS DIRECTOR’S REPORT

6.1 None

7. BUSINESS ARISING

7.1 None

8. ADJOURNMENT

RECOMMENDATION

It was Moved and Seconded that the meeting be adjourned at 8:00 p.m.

CARRIED

NEXT MEETING – Thursday, October 14, 2021

Chair, Parks and Recreation Commission – Electoral Area “D”

Recording Secretary

Parks and Recreation – 2022 Budget Planning

Okanagan Falls Parks and Recreation Commission

Introduction

Description:

Access to recreation and public spaces is essential to our quality of life. It contributes to a community’s well-being from a social, economical and environmental aspect. Recreation and Parks together activate community members in environments that are welcoming and beautiful.

With our partners, it is our role to champion Parks and Recreation to ensure accessibility and inclusivity across the entire region.

Year in review:

2021 was a repeat of 2020, where RDOS Recreation and Parks staff continued to make adjustments according to COVID-19 restrictions and regulations. In addition to the ongoing impacts of COVID-19 on our services, RDOS staff supported the emergency management efforts in response to the wildfires throughout the region. Outside of the challenges, a Regional Parks, Trails and Recreation Master Plan process was initiated this year. Several capital projects were carried out and staff continued to focus on providing the best product they can for our customers through quality programs and services.

Partners:

Our partners include: School District 53 (Community Centre, Zen Centre), B.C. Ministry of Transportation and Infrastructure (MoTI), Heritage Hills Community Association (Garnett Family Park development), B.C. Recreation, Sites and Trails (Christie foreshore, Kenyon foreshore), Interior Health Authority (IHA), Okanagan Fall Irrigation District (OID) Glo SUP, Starlit (Yoga), Zoom Fitness (James Chicalo), and Marnie Yoga.

Parks and Recreation Amenities

Community Center	Garnett Family Park
Zen Centre	Keogan Park
Kenyon Park (Kenyon House)	7 Beach Accesses
Christie Memorial Park	Boat Launch
Lions Park	Access the Regional KVR network and Trestle

2021 SUMMARY

2021 Highlights:

Regional:

1. Initiated the Regional Parks, Recreation and Trails Master Plan.
2. Regional Recreation Guide released for Winter, Spring, Summer and Fall
3. Community Parks and Recreation Service Survey to support budget process.
4. Implementation of a Regional Volunteer Program
 - a. Volunteer Week: Inaugural Regional Pitch-in Event – 5 areas participated, 3 schools and 340+ volunteers
 - b. Monthly volunteer recognition
 - c. Wildfire volunteer recognition event
5. Completed a South Okanagan Similkameen Regional Child Care Study, initiation of a Regional Child Care Action Committee
6. Successful grants; Canada Summer Jobs, BCRPA 55+ Grant Try it Days
7. Agreement Renewals:
 - a. School District 53 Agreement (Lower Similkameen)
 - b. School District 53 Agreement (Okanagan Falls)
8. Regional Special Events:
 - a. Canada Day Regional Event
 - b. Easter Event
 - c. Story Book Walk
 - d. Mother's Day Event
 - e. Earth Day

Local:

1. Successful completion of Projects such as; Garnett Park development and Pickleball/Tennis Court resurfacing.
2. Completion of 10-year vision for Okanagan Falls Waterfront by Commission.
3. Lease with OK Fall Irrigation District, for new public washroom at Centennial Park.
4. Locally based park maintenance crew for summer was successful.
5. Invasive tree removal along KVR trail between Kaleden and Okanagan Falls.
6. OK Falls piloted a snow shoe family rental program
7. Ok Falls participated in Pitch-in (approximately 100 volunteers)
8. Local Special Events:
 - a. Valentine kits were distributed to the school and community (300)
 - b. Play Kits loans
9. PAT trailer and Craft pop-ups in OK Falls

2021 Challenges:

Regional:

- a. Ongoing modification/cancellation of programs, events and bookings
- b. Regular adjustments to safety protocols and operating procedures
- c. Staff resources were reassigned to alternative tasks than planned
- d. Unavailable or delayed deliverables due to contractor availability
- e. Phased re-start planning and delivery
- f. Adjustments to sport protocols resulted in increased expenses (sanitation, cleaning supplies, vehicle use)
- g. Planning for future programs with many unknowns
- h. Access to Schools: limited use, safety protocols, increase cleaning costs

- i. Special Events/ Facility bookings; Rescheduling of booked events, new processes and agreements (including insurance) and case-by-case review of each event
2. Provincial approval delays
3. Budget and Resource impacts from continued increased outdoor recreation and park use in 2021
 - a. Increased; maintenance service levels, park supplies, and waste disposal costs
4. Extended Emergency Operations Center activation due to wildfires
5. Extreme weather conditions (heat, smoke and drought) affecting operational activities

Local:

1. Water restrictions reducing operation period of Spray Park and irrigation.
2. Erosion of CPR spit between Kenyon and Christie Memorial beaches.
3. Lion's park landscape rehabilitation after unplanned 2020 works still needs work.
4. Provincial KVR Trestle - Licence of Occupation remains unresolved.
5. Programing and operational challenges with Pickleball court.
6. Motor Vehicle accident at Kenyon Park involving playground and Spray Park.

2021 Operational Projections to Year End

Parks and Recreation Operating Budget Summary (as of 2nd week of September)

Activity	2021 - Actual	2021 - Forecast	2021 - Budget	NOTES
Parks & Facilities Operations Expenditure*	\$74,000	\$164,000	\$176,500	Contractors, supplies, utilities, equipment and park improvements. Some savings from COVID.
Rec Expenditure*	\$8,010	\$22,500	\$45,900	Largest savings realized through Contract staff due to COVID-19.
Program Revenue	(\$2,819)	(\$5,000)	(\$11,500)	Revenue forecast may actually be lower than due to School access being limited due to COVID.
Facility/Bookings Revenue	(\$12,231)	(\$14,000)	(\$24,000)	Mainly impacted by COVID
Total Operating Grants	(\$3,360)	(\$3,360)	0	BC 55+ Games, BCRPA (Family Day), Heritage funds (Canada Day)

*Salary staff time is not factored in this amount

2021 Projects Status Projections to Year End

Capital Projects

Project	Funding	Budget	Status	Notes
605 Willow - Path	TX	\$15,000	0%	Deferred by commission
Boat Launch	CF	\$5,000	100%	Completed
Garnett Park	CW/GT	\$56,000	100%	Washrooms and path
Trestle Jumping	TX/RV	\$40,000	0%	Design complete, Crown Tenure pending
Keogan Ball Fields	TX	\$12,000	15%	ALC application complete, pending decision
Heritage Hills Parkette	TX	\$7,500	0%	Install water service for irrigation.
Area D Parks Master Plan	TX	\$20,000	0%	Landscape Repairs on going
Centennial Washroom	CW	\$103,000	10%	Funded through Rural Projects
Transfer to Reserves	TX	\$80,000	100%	Install water service for irrigation.
TOTAL		\$338,500		

Abbreviations: (Tax-TX) (GasTax-CW) (Grant-GT) (Carry Forward-CF) (Reserves-RV) (Donation-DN) (Operations-OP)

Unplanned Projects

Project	Funding	Budget	Notes
Garnett Park	CW	\$104,000	Electrical, pond aeration, landscaping, solar lighting Board approved Gas Tax in 2021
Tennis/Pickleball Courts	CW/DN/TX	\$52,000	Resurface Courts add pickle ball Board approved Gas Tax in 2021
TOTAL			

Abbreviations: (Tax-TX) (GasTax-CW) (Grant-GT) (Carry Forward-CF) (Reserves-RV) (Donation-DN) (Operations-OP)

2022 SUMMARY

2022 BUDGET PLANNING (From RDOS Board Strategic Plan)

Trends:

Social

- The focus on wellness will continue to increase
- The expectations of the public for increased levels of service will continue
- Volunteers are ageing and volunteerism will continue to drop
- The demand for recreational and cultural opportunities will continue to grow
- The social safety-net and connectivity will continue to erode
- Public Safety and crime prevention are increasingly important to the ageing population
- The ethnic and cultural diversity demographic will continue to increase
- Recreation will be a key factor in the overall outcomes of community crime and health

Economic

- Tourism will remain strong with a focus on eco-tourism, sport tourism and wine tasting
- The ageing population will increase the market for active recreation
- There will be more opportunities for home-based recreation
- The funding gap for replacing ageing and deteriorating municipal infrastructure

Environmental

- Demand for outdoor recreation experiences will increase
- Developing an environmentally sustainable region will continue to be one of our key drivers

Reserves

Reserves	2020 Year-end Actual	2021 Year-end Projected	NOTES
Capital	\$162,326	\$202,000	Assuming expense of 2022 transfer from reserves
Operating	\$0	\$TBD	Actual TBD based on 2021 surplus

Debt

- 605 Willow/Garnett Park Purchase 2016,
 - \$55,305/year
 - Expires 2036
- Kenyon Park Purchase 2012,
 - \$85,908/year,
 - Expires 2033
- Garnett Park Lease 2016,
 - \$9,000/Year
 - Expires 2036

2022 Operational & Service Level Considerations

Service level changes

- Booking for Tennis/Pickleball
- Increased tree maintenance needs
- Vendor and event coordination

New assets

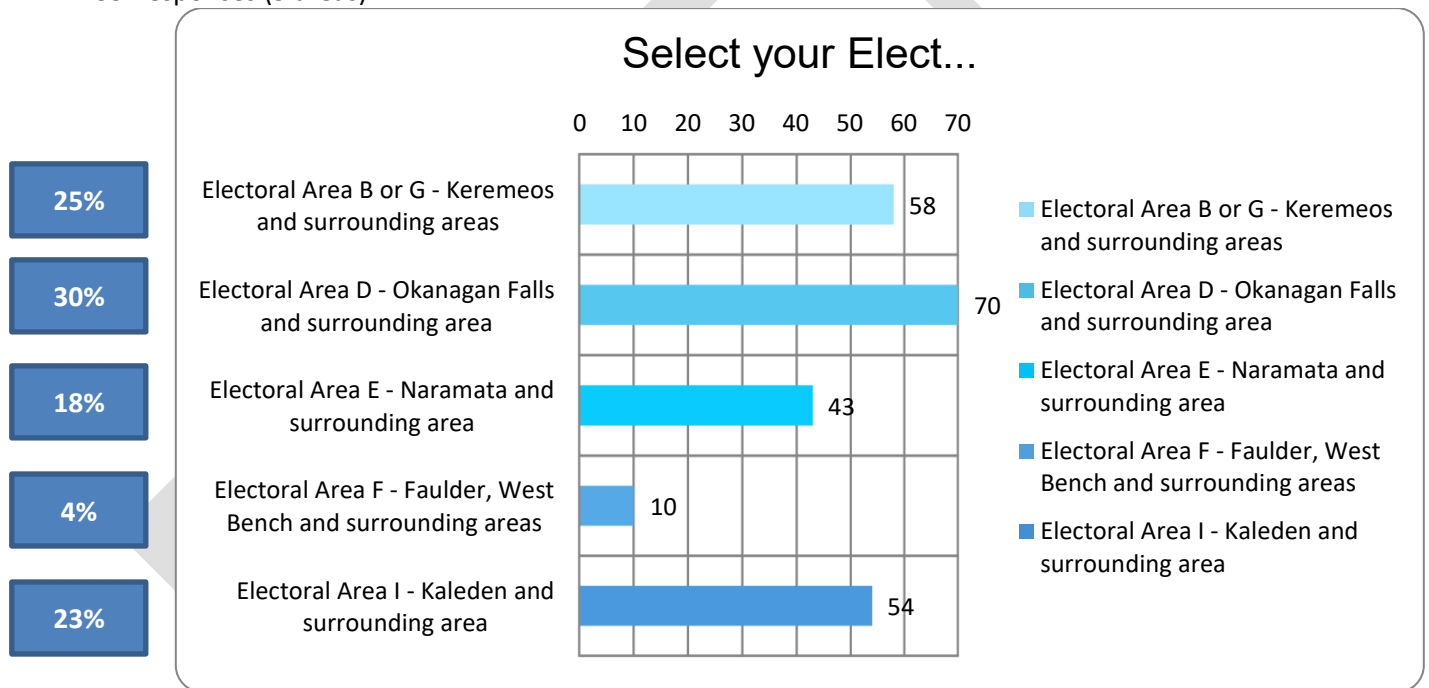
- Garnett Park Pond Fountain & Asphalt path
- Centennial Park Washrooms
- Water Service and irrigation at Heritage Hills entry

Citizen Survey and Engagement

What We Heard and Other Considerations

70 (30%) responses out of the 235 (5 areas)

235 Responses (5 areas)



Question/response summary:

1. Do the current recreation program and/or facility offerings in your area meet the community's needs? Please consider all types of recreation including arts and culture, outdoor activities, sports and special events.

AREA	YES	NO
Electoral Area B or G, Keremeos	31%	69%
Electoral Area D - OK Falls	53%	47%
Electoral Area E - Naramata	58%	42%
Electoral Area F - Faulder, Greater West Bench and area	50%	50%
Electoral Area I - Kaleden	55%	45%
Overall	49%	51%

2. Do you feel additional recreation programming is needed for any of the following age groups?

AREA	Pre	Child	Youth	Adult	Older	All age Programs	All age Events
Electoral Area B or G, Keremeos	9%	10%	19%	15%	26%	9%	12%
Electoral Area D - OK Falls	7%	8%	12%	14%	22%	18%	19%
Electoral Area E - Naramata	0%	13%	13%	13%	22%	18%	20%
Electoral Area F - Faulder, Greater West Bench and area	14%	21%	29%	14%	7%	7%	7%
Electoral Area I - Kaleden	10%	14%	14%	12%	20%	16%	16%
Overall	7%	11%	16%	13%	21%	14%	17%

3. Do you support allowing mobile vendors at regional parks, trails and recreation sites? Vendors may include food trucks, paddle board rentals, or similar products and services.

AREA	YES	NO	No cost	Cost Recovery	Small Profit
Electoral Area B or G, Keremeos	83%	17%	13%	51%	36%
Electoral Area D - OK Falls	94%	6%	14%	49%	38%
Electoral Area E - Naramata	71%	29%	9%	45%	45%
Electoral Area F - Faulder, Greater West Bench and area	88%	12%	0%	29%	71%
Electoral Area I - Kaleden	51%	49%	4%	58%	38%
Overall	77%	23%	11%	48%	41%

4. Which of the following options would you support when RDOS parks are booked for non-exclusive use for special events by the Community?

AREA	No cost	Cost Recovery	Small Profit
Electoral Area B or G, Keremeos	15%	48%	37%
Electoral Area D - OK Falls	27%	45%	28%
Electoral Area E - Naramata	32%	49%	19%
Electoral Area F - Faulder, Greater West Bench and area	10%	20%	70%
Electoral Area I - Kaleden	39%	51%	10%
Overall	26%	47%	27%

5. Which of the following options would you support when RDOS parks are booked for non-exclusive use for special events by a not-for-profit group?

AREA	No cost	Cost Recovery	Small Profit
Electoral Area B or G, Keremeos	31%	50%	19%
Electoral Area D - OK Falls	29%	46%	25%
Electoral Area E - Naramata	36%	46%	18%
Electoral Area F - Faulder, Greater West Bench and area	11%	67%	22%
Electoral Area I - Kaleden	30%	57%	13%
Overall	31%	50%	19%

6. Which of the following options would you support when RDOS parks are booked for non-exclusive use for special events by a private business?

AREA	No cost	Cost Recovery	Small Profit
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Electoral Area B or G, Keremeos	5%	35%	60%
Electoral Area D - OK Falls	4%	41%	55%
Electoral Area E - Naramata	2%	16%	82%
Electoral Area F - Faulder, Greater West Bench and area	0%	14%	86%
Electoral Area I - Kaleden	8%	23%	69%
Overall	5%	31%	64%

7. Do you support the RDOS planning or permitting more special events in regional public spaces including parks?

AREA	YES	NO
Electoral Area B or G, Keremeos	91%	9%
Electoral Area D - OK Falls	94%	6%
Electoral Area E - Naramata	88%	12%
Electoral Area F - Faulder, Greater West Bench and area	100%	0%
Electoral Area I - Kaleden	56%	44%
Overall	83%	17%

8. Should the RDOS establish a fee assistance program to help individuals or families pay for recreation programs?

AREA	YES	NO
Electoral Area B or G, Keremeos	70%	30%
Electoral Area D - OK Falls	68%	32%
Electoral Area E - Naramata	56%	44%
Electoral Area F - Faulder, Greater West Bench and area	75%	25%
Electoral Area I - Kaleden	52%	48%
Overall	63%	37%

9. Did you know the RDOS has a volunteer program?

AREA	YES	NO
Electoral Area B or G, Keremeos	39%	61%
Electoral Area D - OK Falls	47%	53%
Electoral Area E - Naramata	64%	36%
Electoral Area F - Faulder, Greater West Bench and area	62%	38%
Electoral Area I - Kaleden	68%	32%
Overall	54%	46%

10. Do you agree volunteer opportunities provided by the RDOS are essential in creating healthy communities?

AREA	YES	NO
Electoral Area B or G, Keremeos	94%	6%
Electoral Area D - OK Falls	95%	5%
Electoral Area E - Naramata	90%	10%
Electoral Area F - Faulder, Greater West Bench and area	100%	0%
Electoral Area I - Kaleden	91%	9%
Overall	93%	7%

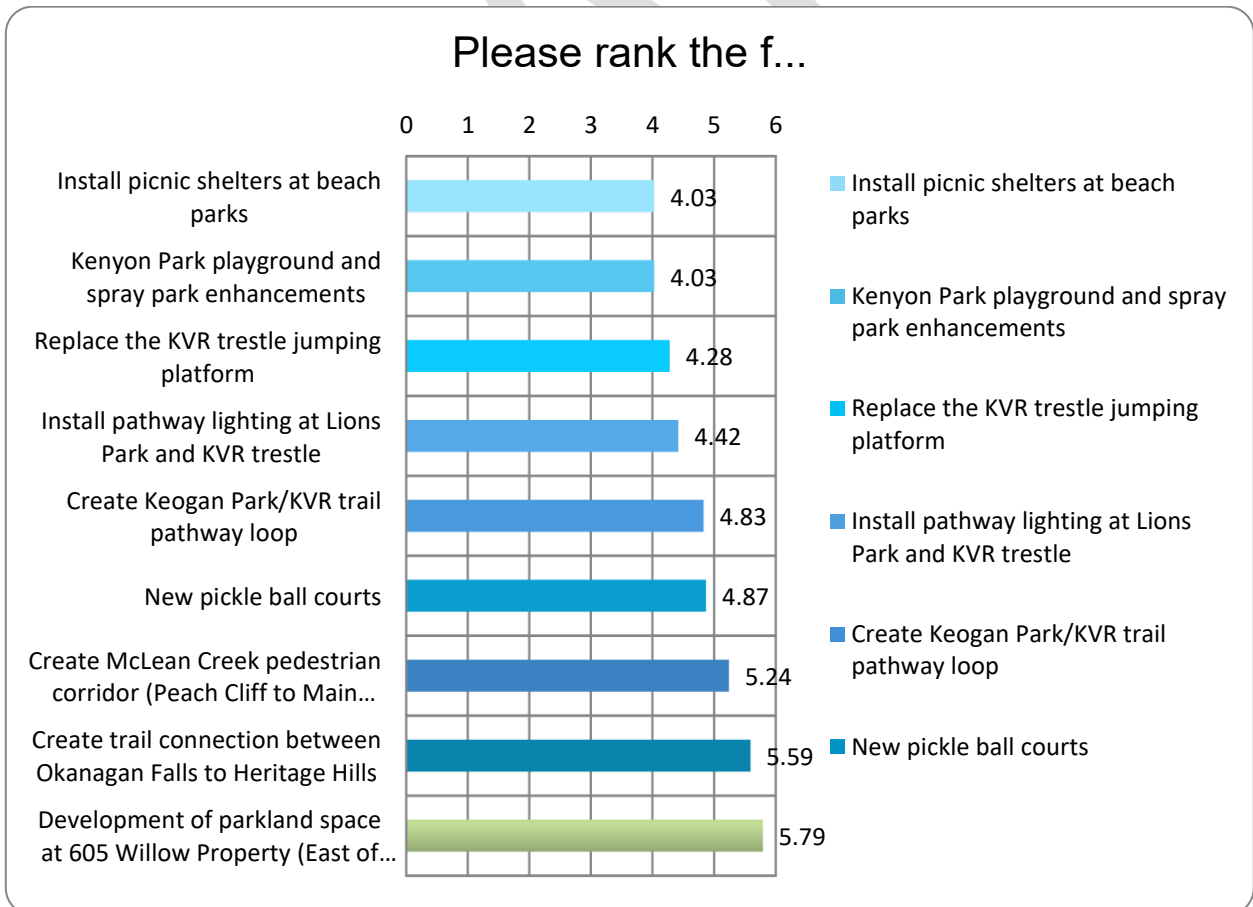
11. Consider service levels at regional parks such as beach grooming, washroom cleaning or pathway clearing. Which of the following options would you support the RDOS pursuing?

AREA	Increase	No Change	Decrease
Electoral Area B or G, Keremeos	36%	60%	4%
Electoral Area D - OK Falls	32%	67%	2%
Electoral Area E - Naramata	17%	76%	7%
Electoral Area F - Faulder, Greater West Bench and area	38%	62%	0%
Electoral Area I - Kaleden	27%	52%	21%
Overall	30%	63%	7%

12. Consider service levels for recreation programming like fitness and art classes, special events and volunteer programs. Which of the following options would you support the RDOS pursuing?

AREA	Increase	No Change	Decrease
Electoral Area B or G, Keremeos	44%	54%	2%
Electoral Area D - OK Falls	39%	61%	5%
Electoral Area E - Naramata	29%	62%	9%
Electoral Area F - Faulder, Greater West Bench and area	25%	63%	12%
Electoral Area I - Kaleden	17%	60%	21%
Overall	33%	59%	9%

13. Please rank the following proposed projects according to priority, 1 being the most important



- Summary of repeating comments include:
 - o Mention of Arts and culture programming
 - o Increase opportunities for outdoor type activities/programming
 - o Some mention of improvement of sport courts both pickleball and tennis
 - o Multiple folks expressed satisfaction regarding Parks maintenance
 - o Would like consideration to further trail development to the south of OK Falls

- Additional Questions added by OK Falls Commission is captured in **Appendix A**

Park and Recreation for 2022

Park, Recreation and Facilities Operating Budget Summary

Activity	2022	2023	2024	2025	2026	NOTES
Expenditure* Parks & Facilities Operations	\$182,500	\$185,350	\$188,969	\$191,850	\$194,750	Contracts, Supplies, Utilities, Equipment and Park Improvements
Expenditure* Recreation	\$45,150	\$45,150	\$50,000	\$51,000	\$51,250	Assumption that services levels are at a consistent level
Target Program Revenue	\$11,500	\$11,550	\$12,750	\$13,000	\$13,000	Target revenues have been conservatively estimated.
Total Grants	-	-	-	-	-	Programs grants are often offered through BCRPA.

*Salary staff time is not factored in this amount

Capital Projects

Capital Project	Asset	2022	2023	2024	2025	2026	NOTES
605 Willow	New	\$30k	\$100k				Plan and construct
CPR Spit repair	Upgrade	\$120k					Armour and repair eroding spit.
*Trestle Jumping / Lighting	New	\$40k	\$15k				Carried Forward from 2021 – Provincial approval pending.
Picnic Shelter	Replace		\$30k				Replace Kenyon Log shelter Removed in 2019
Kenyon play/spray	Replace				\$30k	\$300k	Replace Playground and spray park
Christie/ Kenyon Washroom	Upgrade	\$15	\$90k				New roof, paint and improve accessibility.
Christie Beach Enhancement	N/A	\$15k	\$10k	\$10k	\$25k	\$35k	Monitoring, reporting and work to enhance beach area for recreational use.
Beach Path Lights	Replace	\$30k	\$30k	\$30k	\$30k	\$30k	Phased replacement of path lights
Tennis/Pickleball courts	Upgrade	\$20k					Acrylic surfacing (carry-forward from 2021)
Irrigation Lifecycle	Replace		\$50			\$50k	
Area D Parks MP	N/A	\$20k					Carry Forward
Mclean Cr Pathway	New			\$50	\$500k		Preliminary design complete
Trail Connection OK Falls to H-Hills	New				\$35k	\$120k	Feasibility/Design/Build
Lions Park Enhancements	New			\$30	\$210k		Pathways, lighting and landscape improvements
Keogan Park Plan & Design	N/A	\$25K					Given ALC, current park use, and amenity condition a planning exercise is suggested.
Keogan Ball Fields	Upgrade		\$105k				Cost to keep in place and meet ALC conditions

Keogan/KVR path connection & loop	New			\$250k			Year round path from Kenyon to Keogan with loop using KVR
Keogan Sport Courts	New				\$190k		Larger multi use sport facility. Basketball, racquet sports, road hockey
Keogan Skate Park	Upgrade/ Replace	\$10K				\$80k	Repairs to meet minimum standard, possible replacement
Keogan Irrigation	Replace			\$70k			Replacement of poor quality system
Keogan Washroom	New				\$130k		Washroom facility to serve park and KVR
Capital Reserves	N/A	\$100k	\$100k	\$125k	\$150k	\$175k	

Projects in red text indicates addition 5 year plan from previous year

Fees and Charges (Bylaw no. 2927)

As a follow-up to the information received through this year's Parks and Recreation citizen surveys, there was an overall regional perspective that the RDOS should consider a cost-recovery model as it relates to special events and booking of public spaces (parks and facilities). The proposed fees below for our most common booking requests do consider staff time for duties including : tracking of insurance, permits (food/liquor), equipment, site meetings, site plans, safety plans, power, garbage, recycling, site remediation (grass, landscape etc.), water, washroom clean up, communication with the public (sandwich boards).

Proposed Regional fees (New)

To be added to Schedule 6 – Parks and Recreation Fees

For all outdoor parks/ spaces in the RDOS (Does not apply for Kaleden Hotel)

Weddings			
		Ceremony only (no set-up and < 1hour)	\$75
		Ceremony set-up required (up to 3hrs)	\$400
		Receptions	\$800
Private events			
		Celebrations, reunions – closed event/ no profits (cost is dependent on event needs)	\$200 - \$1,000
Special Event/ Race (through event organizer business/ For-profit)			
		*Day rental	\$250 - \$1,000
		Power/day	\$5 - \$20
Community Multi-Vendor Event (Farmer's Market)			
		*Seasonal Permit	\$250 - \$2,000
		Power/day/vendor	\$5 - \$20
Mobile Vendors (predetermined sites through the Mobile vendors' program)			
		Seasonal permit	\$500
		Power/day	\$5 - \$20
Damage Deposit			
		Up to 30% of total fee - prior to booking	

*Fees for some of these events may be covered through other sponsorship opportunities.
All above bookings are for non-exclusive use of the outdoor spaces

No changes to the below Fees and Charges for OK Falls.

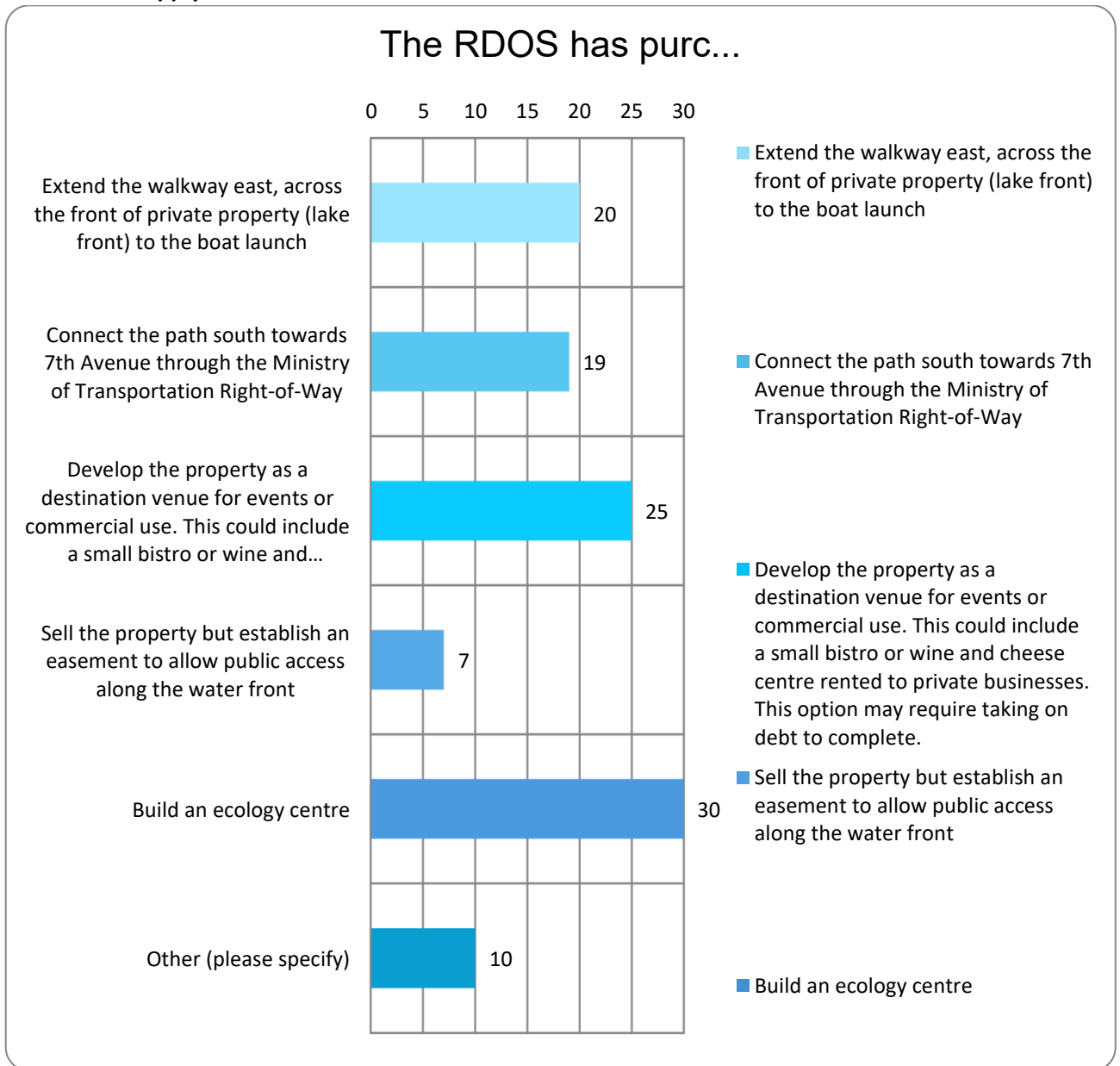
Okanagan Falls Parks and Recreation

2.1 Kenyon House			
	2.1.1	Kenyon House - Monday to Friday daily	\$75
	2.1.2	Kenyon House - Saturday or Sunday daily	\$125
2.2 Community Center			
	2.2.1	Full Facility Kitchen Activity Room and Gym - Saturday or Sunday	\$325
	2.2.2	Full Facility Kitchen Activity Room and Gym - Full Weekend	\$450
	2.2.3	Gym or Activity Room - Monday to Friday 3pm to 9pm daily	\$60
	2.2.4	Gym or Activity Room - Weekend Saturday or Sunday daily	\$150
	2.2.5	Gym or Activity Room - Full Weekend (Friday 3pm to Sunday 9pm)	\$250
	2.2.6	Kitchen with Rental of Activity Hall or Gym	\$75
	2.2.7	Children's Birthday Party - 3hr max	\$75-100
	2.2.8	Kitchen Only - Daily	\$50-100
	2.2.9	Kitchen Only - Full Weekend	\$150
2.3 Zen Center			
	2.3.1	Day Rate	\$60
	2.3.2	Full Weekend	\$100
2.4 Program fees are set at a level sufficient (at minimum) to cover all instructor, expendable and consumable materials and extraordinary costs.			
2.6 Keogan			
	2.6.1	Cricket / Baseball Adult Excusive	\$75- \$125

*Programs and facility reservations may be subsidized for priority populations.

APPENDIX A

1. The RDOS has purchased the property on the north east corner of Christie Memorial Park with the vision for a beachfront pathway between the KVR Trail (Lions Park) and Main Street (boat launch) to further secure public access to Skaha Lake. Which options would you support the RDOS pursuing? Please select all that apply.

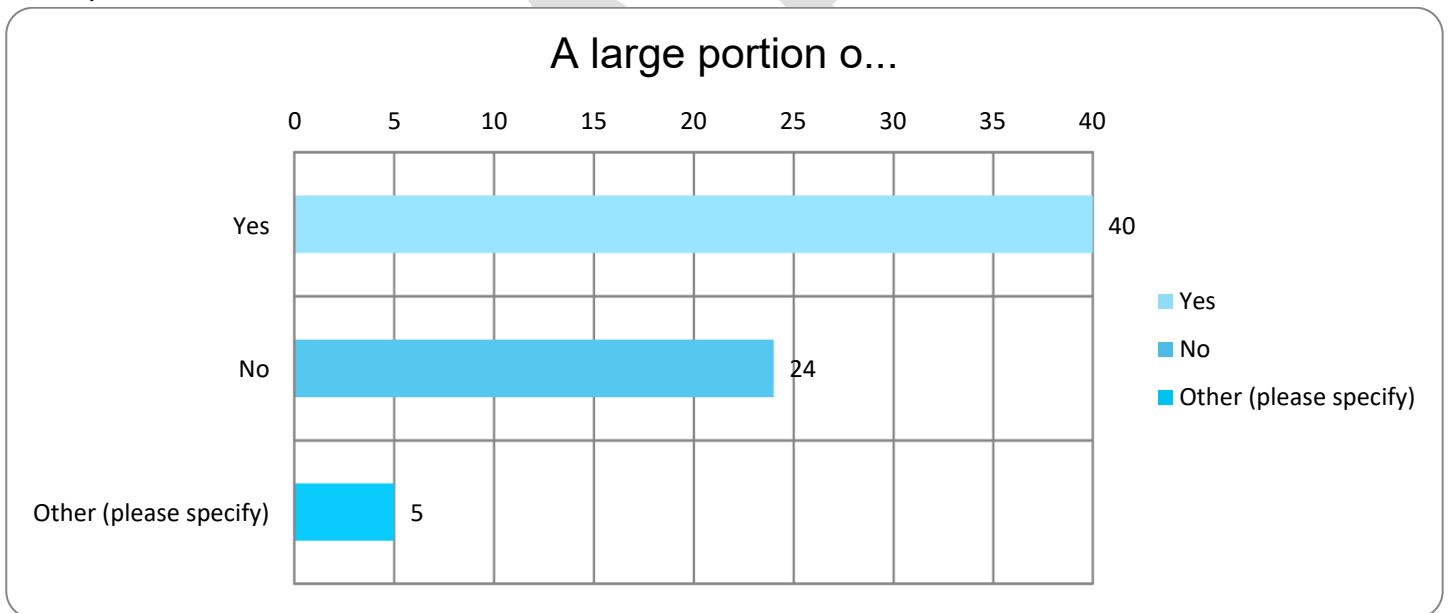


Comments:

- Do not sell it, we can never afford to buy it back.
- As a first step extend the walkway to Main street and perhaps improve the right-of-way to 7th so as not to lose it. In the future further development such as a kiosk or other business venture could be considered. Also extend the walkway west across the current RV park. The current owners of the RV park make it look like it was private land and discourage public use with fences and signs. Many users of the park won't venture westwards to the trestle and people in the RV lot make negative comments. This has been permitted by the RDOS for far too long.
- If it's a protected area leave it be.
- Develop the property, divide into small commercial rental sites, short term lease to private operators. Food services, beach amenities etc

- Don't do anything with this property and leave it alone. Or develop a pathway from the park down the street and avoid the condominium building entirely.
- A walkway to the boat launch from the park is not safe. The boat launch is a total gong show a lot of the time in the summer and providing pedestrian access to it from the park will result in accidents and people getting hit by cars. We need less traffic at the boat launch, not better access for pedestrians as it will just result in injuries.
- Building a pathway to the boat launch is si dangerous. Once they get there where do they go...get run over by boats coming and going.
- For the building - An ecology centre for seasonal use and community use for the remainder of the year. At the front grass -an afternoon wine venue watching the birds and sunset. At the back an outdoor games centre (spike ball, bocci balls, ping pong table, croquet) with the equipment given out from the ecology centre.
- Buy the Sun and Sands campsite and create another park with marine for locals like the beach up in Penticton - don't sell anything you have required - we need to keep as much green space for all to use in the sense that land will not be availabe in our area soon . Create a coffee / wine tasting shop /gift store in the little house we bought and create as many loop trails for bike riding as possible - this area is fabulous for creating a bike recreation area as large as possible

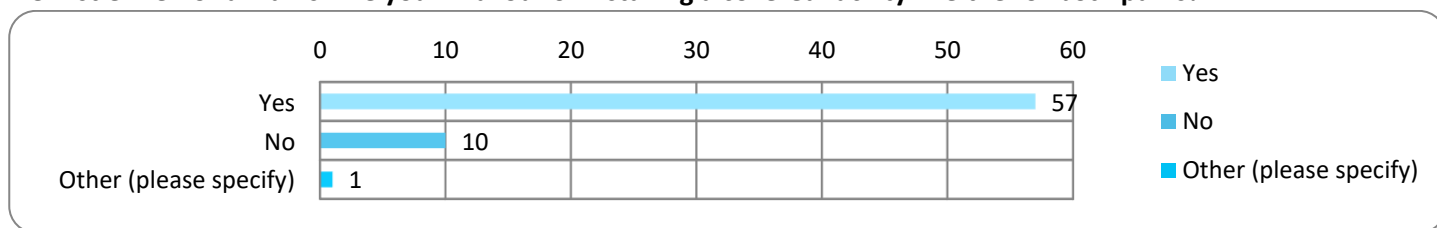
2. A large portion of the beach at Christie Memorial Park is protected through a federal Species at Risk Act for the Short-rayed Alkali Aster. Access is discouraged and the RDOS is permitted to perform only limited maintenance in this area. Are you in favour of having the RDOS explore the potential option of more, unrestricted use of this beach area?



Comments:

- The protected area is an eyesore. It stops people from coming and using the park. It's terrible and needs to be gotten rid of. Two nights ago, I heard people from Penticton at the park encouraging people to go to the beach on the North side of Skaha because their had a nice beach unlike this one. The protected area hurts tourism with no benefit.
- The beach should be opened for full use the Aster area should be reduced in size.
- Move that plant. CHRISTIE Memorial is an embarrassment.
- If it's a protected area why is the RDOS considering developing it at all? That's awful.
 - Continue to explore options but currently the beach meets the demand for use.

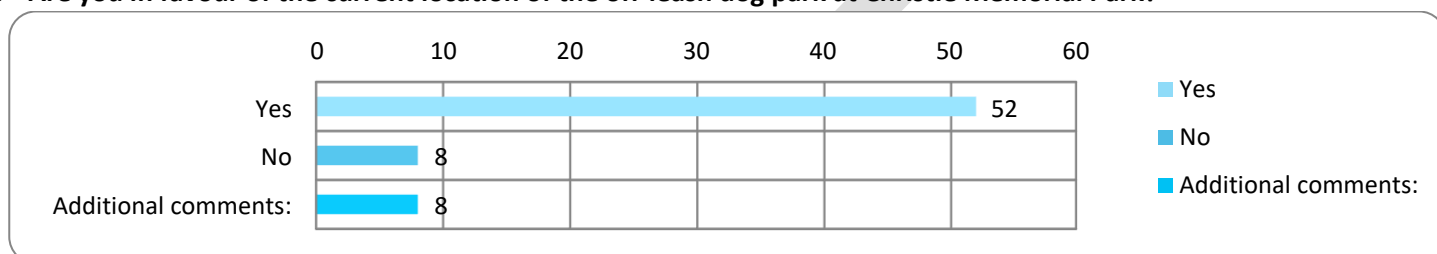
3. There are currently no covered areas (picnic shelters, gazebos, or barbeque facilities at Kenyon or Christie Memorial Parks. Are you in favour of installing a covered facility in either or both parks?



Comments:

- o BBQ facilities would be nice but not a high priority. Perhaps start with one and monitor use, or investigate demand observed in other communities.

4. Are you in favour of the current location of the off-leash dog park at Christie Memorial Park?



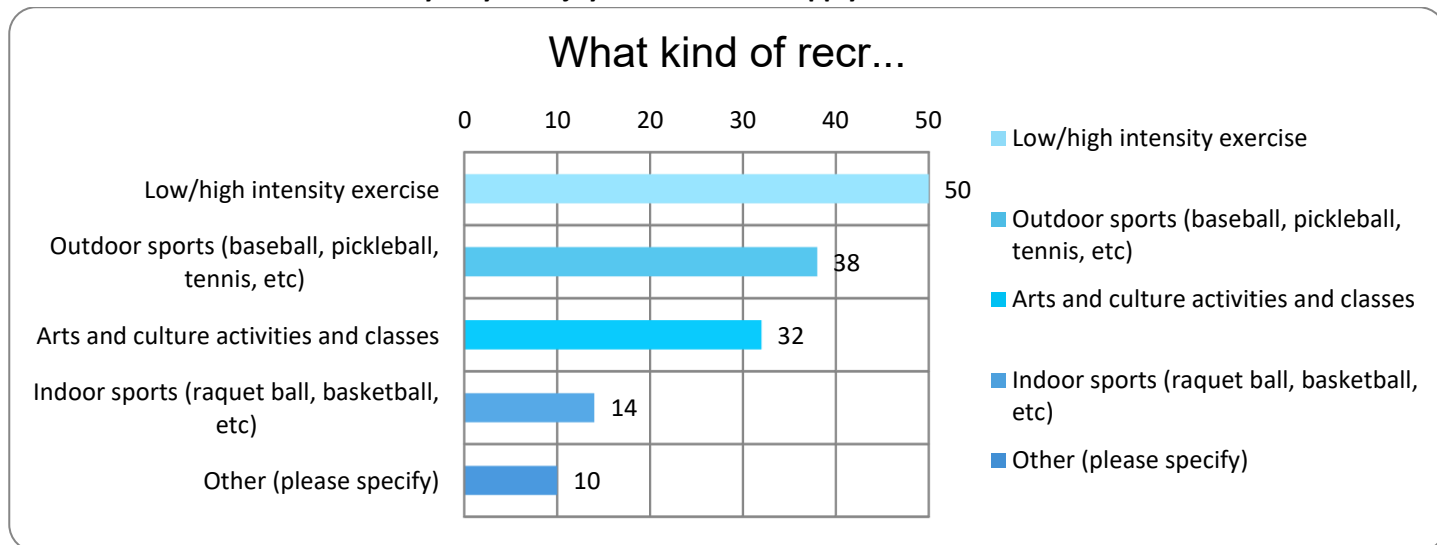
Comments:

- o No people leave their dogs to yap and the dogs are not in control
- o At this point in time it is not a problem
- o Yes but needs to be monitored
- o Larger area would be nicer..even with 2 separate areas(divider for smaller dogs). it gets so hot here that we really value having lake access for our dogs.
- o sort of - - would be nice to have a area on the lions park side to with access to the water - I also think dogs should be able to walk leash free after they cross the bridge as long as they are well behaved
- o The dog park needs an extension of the fence into the water so that dogs are not allowed to roam on the public beach. Drinking water and an shelter would be appreciated.
- o Why is a dog park on the lake, this should be moved to another area to provide more beach access to people.
- o possibly another doggie beach or area for off leash in the Llons park side - we need to get the sun and sand camp site beach for humans but possibly have a dog beach to the side or at least a fenced dog area in Lions park possible on the lake side

Other locations:

- o By the old sewage treatment plant
- o away from beach,parks...
- o The dogs come out of the water on either side of the dog park and they are disruptive to the waterfowl that use the island and surrounding water.Could any of the 7 beach access lanes be converted to a dog park?

5. What kind of recreational activity do you enjoy? Select all that apply



What kind of recreational activity do you enjoy? Select all that apply (Other (please specify)):

- cycling, skiing boating
- At this time I believe all these activities are offered, some only occasionally used.
Develop as required
- a, Tai chi , dance for couples
- Fitness classes, mobility etc.
- Hiking
- Yoga
- Biking and hiking and swimming
- Water activity - fishing, kayaking, sup, swimming, Cycling, Skating - pick up hockey or shinny, Beach volleyball, Skateboarding - build by school (use the tired tennis court area) perfect spot for youth activity area!
- Tennis court to be fixed - pickle ball in and out side - and maybe some outdoor exercise equipment.
A beach hut in summer for someone to rent out paddleboards etc...
Fire pit on beaches like top of Skaha lake.

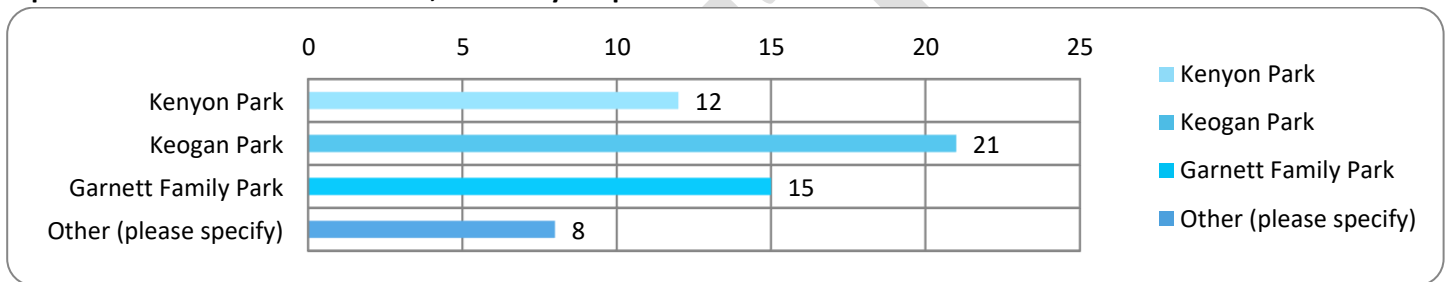
Which sports facilities do you feel are needed in Electoral Area D? Examples include baseball diamonds, skateboard/bmx park, skating arena, or tennis courts.

- Basketball courts
- Skating, tennis
- skateboard park
- SKATEBOARD- BMX PARK
- Tennis courts
- Better parking and dock for boat launch
- skating arebna
- None.Lots in Penticton
- Gym
- All ages classes.
- Pickleball court
- Baseball diamonds
- skating arena
- Tennis
- More gym facilities
- Baseball diamond for slow pitch, definitely a skate/bmx park. The teens need somewhere to hang. Also continue to support & encourage the Cricket Games.
- Baseball diamonds, pump track, gym, skateboard park
- new/remodeled slowpitch diamonds, new skate park
- tennis courts, skating arena with fire pit for kids in winter in ok Falls
- Tennis courts considering the trespassing issues that we have with our private court
- walking paths to safely walk around town and to all parks and residential areas.
- additional development of biking trails (KVR south of OK Falls)
- Tennis courts and basketball
- Multi sport complex - empty property on Hwy 97 by New Seniors Housing complex. The complex could have fitness centre, arena, fitness rooms, multi sport courts - indoor and outdoor for tennis, pickleball, volleyball, basketball.
- Out-door gym equipment park for seniors

- Skateboard/box park
- Skateboard/box park
- tennis courts
- baseball diamond
- Pickleball
- skating rink in the winter
- Pickle ball courts
- Outdoor fitness centre or yoga.
- Outdoor exercise equipment
- pickle ball,badminton and tennis
- A well equipped affordable gym
- Tennis courts, skating arena

- Mixed Inside recreation space
- Designated 'pickle ball' courts, skateboard/bmx park
- An outdoor skating rink would really bring the community together in the winter. We should have a dedicated pickle ball facility so that it can be used by visitors without having to organize changing the nets which has to happen on a combined court
- Winter Skating area in OK Falls - possibly at end of road near sun and sands
- Pickleball courts. Tennis courts. Skating rink. Better safer cycling areas on roads, especially east side road from OK Falls to Penticton
- Pickleball specific courts (not shared with a tennis courts) skateboard/bmx park
- I feel that there are adequate facilities other than perhaps pickleball.
- Skating area, tennis court, indoor training facility

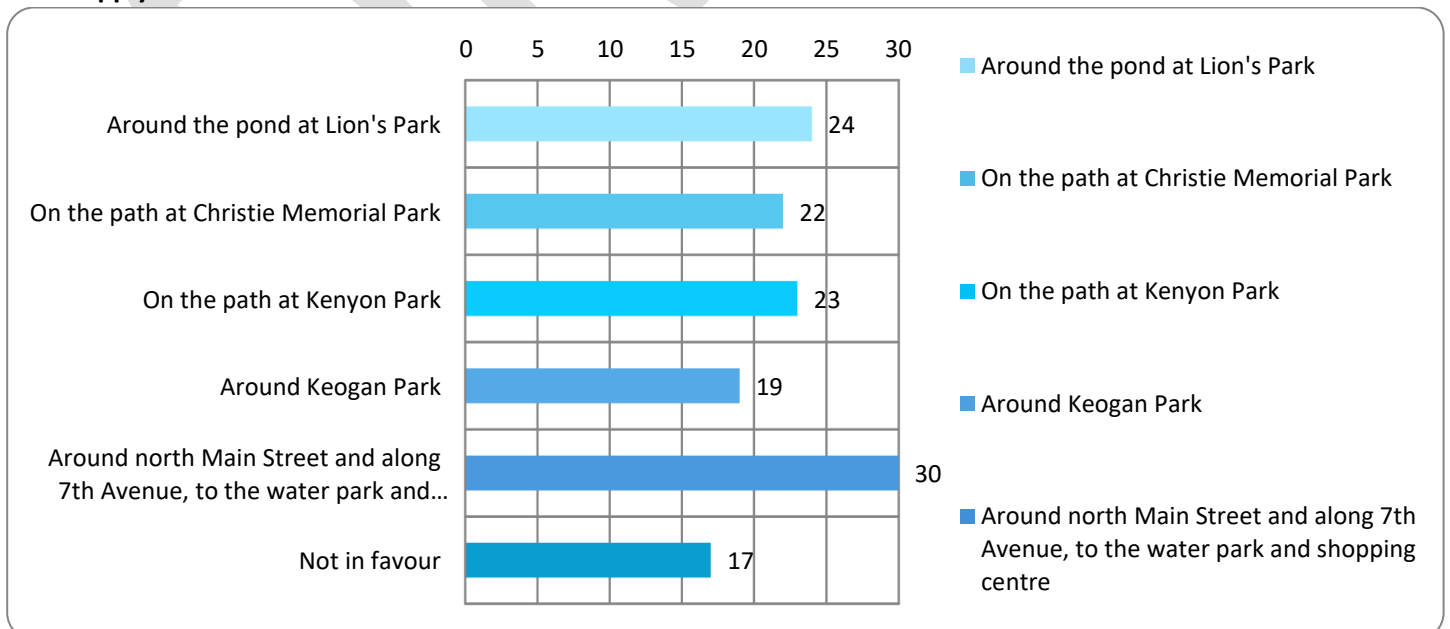
6. If pickleball courts were to be built, which is your preferred location?



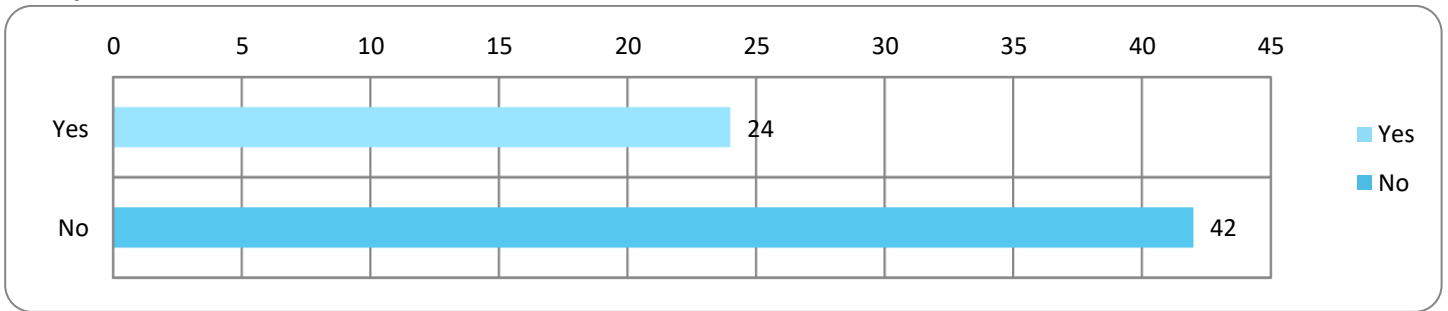
Comments:

- re-model tennis courts across from Parks and Rec office on Cedar
- Centennial Park
- anywhere but kenyon park
- Beside the Legion in that empty lot

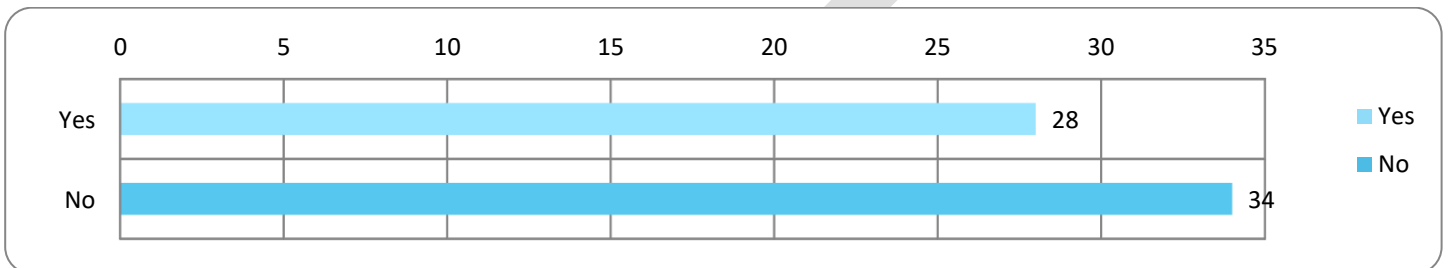
7. Are you in favour of having a universally accessible pathway added to the following areas? Select all that apply



8. Are you in favour of having storage racks along Skaha Lake for residents to keep paddle boards or kayaks near the water?



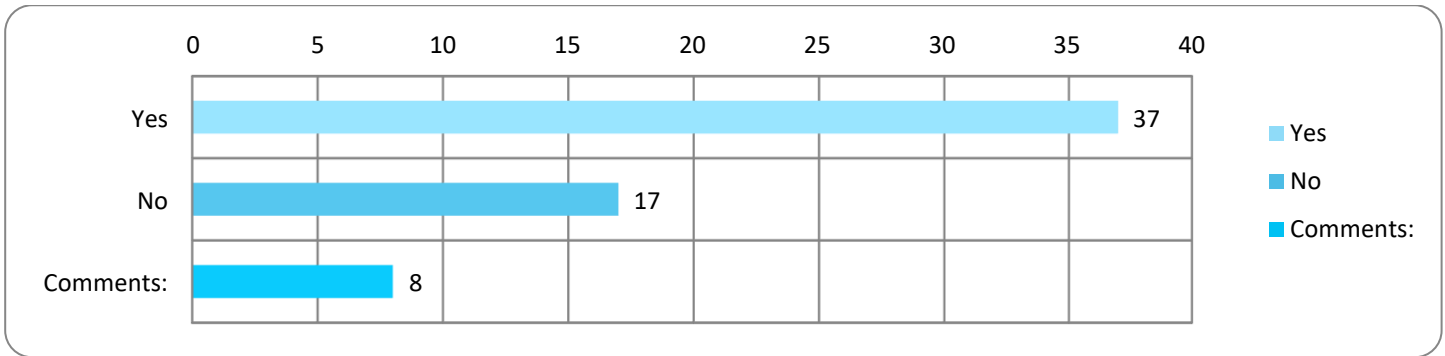
9. Do you feel there is sufficient parking for boat trailers in OK Falls? Please note, the RDOS does not maintain the roads.



Comments:

- Summer weekends
- Boat parking on main street by the boat launch is very crowded most summer weekends, limited visibility, dangerous for young children and pets
- summer weekends
- During the months of July and August there is not enough parking for trailers and vehicles using the boat launch at the North end of Main street. In addition, the parking area is inadequate for the size of trailers and vehicles now using the boat launch
- Long weekends. Overnight parking is an issue too.
- Crowded not launch and poor parking configuration is a disaster waiting to happen. Big truck, big boat trailers and Grey Condo off site parking is a cluster
- Not a huge problem but at the busiest times there are a lot trailers parked along the roads
- Need more spots
- We don't own a boat but have heard the complaints. Really, there's plenty of room as they can use the giant empty parkinglot at the former IGA
- Parking at the boat launch
- Main boat launch
- father-in-law was unable to unload his boat during the morning of week of June 28th and had to go to Vasaux Lake instead
- Not enough room for all the trailers AND boats coming and going, poor setup.
- weekends especially
- Every weekend all summer
- Weekends
- All summer long especially mid day.

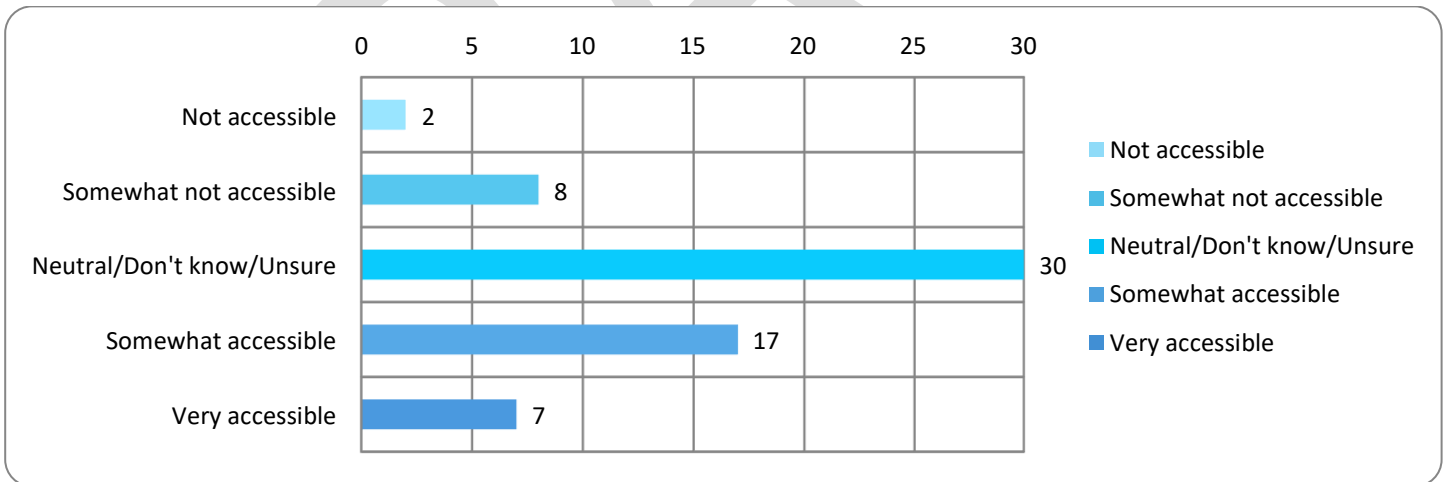
10. Is there sufficient parking at Christie Memorial and Kenyon Parks?



Comments:

- The combination of Kenyon Park, Christie Memorial Park, the Boat Launch, and private and commercial land owners on the South side of 7th Avenue claiming public land for private use has made 7th ave between Main street and Cedar St. very chaotic. Public land for private use should be eliminated and metered parking should be considered during high use times (July and August)
- Making the road one way and angle parking would create a lot of parking spots
- Turning that street to 1 way & creating angled parking
- Many times there is no room to park.
- angle parking might give more room
- It seems to be just enough available. With the new purchase property you could put a second row in to probably get to enough parking
- If still installed have the signs installed on the RV park fence on 8th ave.
- It can get dangerous with trailers backing up and traffic down eastside road.

11. Considering the costs, available times and locations, how accessible are RDOS recreation programs and services?



Comments:

- Recreational programs are good, but non-organized activities are non-existent.
- Quite good
- Generally it's very easy to access & affordable for the average family
- No tennis courts???
- Larger center to accommodate handicap.
- The boat launch is such a busy area already I would say a pathway along the beach would make it even more challenging and dangerous for people to get their boats in and out of the water



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
BOARD of DIRECTORS MEETING

Thursday, October 21, 2021, 2:15 p.m.
RDOS Boardroom
101 Martin Street, Penticton, BC V2A 5J9

MEMBERS	Chair K. Kozakevich, Electoral Area "E"	Director R. Knodel, Electoral Area "C"
PRESENT:	Vice Chair S. Coyne, Town of Princeton	Director R. Obirek, Electoral Area "D"
	Director M. Bauer, Village of Keremeos	Director M. Pendergraft, Electoral Area "A"
	Director G. Bush, Electoral Area "B"	Director T. Roberts, Electoral Area "G"
	Director B. Coyne, Electoral Area "H"	Director K. Robinson, City of Penticton
	Director R. Gettens, Electoral Area "F"	Director J. Sentes, City of Penticton
	Director D. Holmes, District of Summerland	Director E. Trainer, District of Summerland
	Director M. Johansen, Town of Oliver	Director J. Vassilaki, City of Penticton
	Director S. McKortoff, Town of Osoyoos	Director C. Watt, City of Penticton
	Director S. Monteith, Electoral Area "I"	
STAFF PRESENT:	B. Newell, Chief Administrative Officer	C. Malden, Manager of Legislative Services
	C. Garrish, Manager of Planning	

The meeting was called to order at 2:20 pm.

A. APPROVAL OF AGENDA

(Unweighted Corporate Vote - Simple Majority)

MOVED AND SECONDED

That the Agenda for the RDOS Board Meeting of October 21, 2021 be adopted.

CARRIED

A.1 Consent Agenda – Corporate Issues

(Unweighted Corporate Vote – Simple Majority)

MOVED AND SECONDED

THAT the Consent Agenda Corporate Services be adopted. - **CARRIED**

1. Advisory Planning Commissions

1. Electoral Area "H" Advisory Planning Commission Minutes

THAT the minutes of the September 21, 2021 Electoral Area "H" Advisory Planning Commission be received.

2. Removal of APC Member – Electoral Area "F"

THAT Rick Johnson be removed from the Area "F" Advisory Planning Commission, and that a letter of thanks be forwarded to him for his service on the Commission.

2. Parks and Recreation Committees

1. Similkameen Recreation Commission Minutes

THAT the minutes of the September 22, 2021 Similkameen Recreation Commission be received.

2. Similkameen Recreation Commission Appointment

THAT Tristan Boisvert be appointed to the Similkameen Recreation Commission with a term ending date of December 31, 2022.

3. Board and Committee

1. Community Services Committee

THAT the minutes of the October 7, 2021 Community Services Committee meeting be received.

2. Environment and Infrastructure Committee

THAT the minutes of the October 7, 2021 Environment and Infrastructure Committee meeting be received.

THAT the matter of Lower Nipit Improvement District acquisition be postponed for staff to bring forward more information.

3. Planning and Development Committee

THAT the minutes of the October 7, 2021 Planning and Development Committee meeting be received.

THAT the 2021 Greater West Bench Geotechnical Review be referred back to Administration for further review.

THAT the Regional District's Fees and Charges Bylaw be amended to apply the following fees to Temporary Use Permit applications:

i. Application Fee: \$2,500.00 for “vacation rental” uses and \$1,250.00 for all other uses; and

ii. Renewal Fee: \$2,500.00 for “vacation rental” uses and \$1,250.00 for all other uses.

THAT the Regional District abandon further investigation into increasing agricultural reserves and agricultural operations to increase food security.

THAT the Electoral Area “D” Update of Retail Cannabis Zoning Regulations Policy be approved.

4. RDOS Regular Board Meeting

THAT the minutes of the October 7, 2021 RDOS Regular Board meeting be adopted.

A.2 Consent Agenda - Development Services

(Unweighted Rural Vote - Simple Majority)

MOVED AND SECONDED

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

1. Temporary Use Permit Application – Electoral Area “E” (E2021.022-TUP)

THAT Temporary Use Permit No. E2021.022-TUP to allow a “vacation rental” use at 3180 MacKay Road, Naramata be approved.

2. Development Variance Permit Application — Electoral Area “E” (E2021.041-DVP)

THAT Development Variance Permit No. E2021.041-DVP in order to formalize an existing garage and underground storage at 1115 Rounds Road in Naramata be approved.

3. Development Variance Permit Application — Electoral Area “E” (E2021.043-DVP)

THAT Development Variance Permit No. E2021.043-DVP to allow for the construction of an over-height retaining wall at 3285 Lyons Road, Naramata be approved.

4. Request to Cancel a Development Variance Permit – Electoral Area “H” (H2021.014-DVP)

THAT Development Variance Permit No. H2021.014-DVP, to vary the hooked parcel at 3527 Coalmont Road, be cancelled.

B. DEVELOPMENT SERVICES – Bylaw Enforcement

B.1 Building and Bylaw Enforcement – Zoning/Land Use and Building Bylaw – 500/520 Highway 97, Summerland

The Chair enquired whether the property owner or agent was present to address the Board and they did so.

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT the Regional District direct the owners of the property legally described as Lot A, District Lot 2694, ODYD, Plan 33024 except Plans 36216 and KAP86240, being 500/520 Highway 97, Summerland, into compliance with the Regional District of Okanagan-Similkameen’s Electoral Area “F” Okanagan Lake West / West Bench Zoning Bylaw No. 2461, 2008, by not later than December 1, 2021;

AND THAT a Section 302 Notice on Title, pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* (made applicable to Regional Districts by Section 302 of the LGA), be filed against the title of lands described as Lot A, District Lot 2694, ODYD, Plan 33024 except Plans 36216 and KAP86240 that certain works have been undertaken on the lands contrary to the Regional District of Okanagan-Similkameen Building Bylaw No. 2805, 2018;

AND THAT if, after December 1, 2021, the property legally described as Lot A, District Lot 2694, ODYD, Plan 33024 except Plans 36216 and KAP86240, being 500/520 Highway 97, Summerland, is not in compliance with the Regional District of Okanagan-Similkameen’s Electoral Area “F” Okanagan Lake West / West Bench Zoning Bylaw No. 2461, 2008 and the Regional District of Okanagan-Similkameen Building Bylaw No. 2805, 2018, the Regional District commence injunctive action against the property owner(s). - **CARRIED**

B.2 Bylaw Enforcement – Untidy & Unsightly – 637 Eastside Road, Okanagan Falls

The Chair enquired whether the property owner or agent was present to address the Board and they did not.

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

THAT the Regional District direct the owner to bring the property located at 637 Eastside Road, Okanagan Falls and legally described as Lot 4, District Lot 337, SDYD, Plan 13447 into compliance with the Regional District of Okanagan-Similkameen’s Untidy and Unsightly Premises Regulatory Control Bylaw No. 2326, 2004 within 30 days; and,

THAT if, after 30 days, the property legally described as Lot 4, District Lot 337, SDYD, Plan 13447, being 637 Eastside Road, Okanagan Falls, is not in compliance with the Regional District of Okanagan-Similkameen’s Untidy and Unsightly Premises Regulatory Control Bylaw No. 2326, 2004, the Regional District commence direct action to bring Lot 4, District Lot 337, SDYD, Plan 13447, being 637 Eastside Road, Okanagan Falls, into compliance; and,

THAT the costs of undertaking the above work be recovered in the same manner and with the same remedies as property taxes in arrears. - **CARRIED**

C. DEVELOPMENT SERVICES - Rural Land Use Matters

C.1 Draft Town of Osoyoos Official Community Plan (OCP) Bylaw - Request for Referral Comments from the Regional District

(Unweighted Corporate Vote - Simple Majority)

MOVED and SECONDED

That the Town of Osoyoos be advised that the Regional District has no objection to the proposed Official Community Plan (OCP) Bylaw No. 1375. - **CARRIED**

C.2 Fees & Charges Bylaw – Planning Fees Amendment (Rezoning, TUP & Subdivision)

(Weighted Corporate Vote - 2/3 Majority)

MOVED and SECONDED

THAT Bylaw No. 2927.01, 2021, a bylaw to amend the Fees and Charges Bylaw to

revise the fees assessed for rezoning, temporary use permit applications and subdivision proposals, be read a first, second and third time and be adopted.

MOVED and SECONDED

Request to have the Fees and Charges Bylaw – Planning Fees Amendment (Rezoning, TUP & Subdivision) be split out. - **CARRIED**

MOVED and SECONDED

Application seeking amendment to the Official Community Plan and Zoning Bylaw be increased to \$2,500 be approved. – **CARRIED**

MOVED and SECONDED

THAT the fees for subdivision referrals received from the Ministry of Transportation and Infrastructure (MoTI) be revised as follows:

- Base fee: \$1,000.00
- Service Area Fee: \$500.00/RDOS Service; and
- Boundary Adjustment: \$1,000.00.

- **CARRIED**

MOVED and SECONDED

THAT the TUP's for vacation rentals application fee is \$2,500.00 and the renewal fee is \$1,250.00 be approved. – **CARRIED**

Question on the Main Motion as amended.

THAT Bylaw No. 2927.01, 2021, a bylaw to amend the Fees and Charges Bylaw to revise the fees assessed for rezoning, temporary use permit applications and subdivision proposals, be read a first, second and third time and be adopted as amended. – **CARRIED**

C.3 Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “D” (D2021.016-ZONE)

(Unweighted Rural Vote - Simple Majority)

MOVED and SECONDED

THAT Bylaw No. 2603.21, 2021, a bylaw to amend the Electoral Area “D” Official Community Plan to facilitate a land donation to a conservation organization at 4899 Eastside Road be read a first and second time and proceed to public hearing; and,

THAT Bylaw No. 2455.47, 2021, a bylaw to amend the Electoral Area “D” Zoning 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 October 21, 2021, 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. 2603.21, 2021, in conjunction with its Financial and applicable Waste Management Plans; and,

THAT the holding of a public hearing be scheduled for the Regional District Board meeting of November 18, 2021; and,

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

C.4 Zoning Bylaw Amendment – Electoral Area “A” (A2021.006-ZONE)

Pursuant to Section 100 of the *Community Charter*, Director Pendergraft declared a conflict of interest regarding item C.4 Zoning Bylaw Amendment – Electoral Area “A” (A2021.006-ZONE) as the applicant is a family member. Director Pendergraft left the meeting for this item.3

(Unweighted Rural Vote - Simple Majority)

MOVED and SECONDED

THAT Bylaw No. 2451.31, 2021, a bylaw to amend the Electoral Area “A” Zoning Bylaw to allow for a minimum parcel size of 3.7 ha. at 2257 82nd Avenue, be read a third time. - **CARRIED**

C.5 OCP and Zoning Bylaw Amendments – Electoral Areas “A”, “C”, “D”, “E”, “F” & “I” (X2021.005-ZONE)

(Unweighted Rural Vote - Simple Majority)

MOVED and SECONDED

THAT Bylaw No. 2892, 2021, a bylaw of the Regional District of Okanagan-Similkameen to amend Residential and Small Holdings Zone in South Okanagan official community plans and zoning bylaws be read a third time.

MOVED and SECONDED

THAT the motion of OCP and Zoning Bylaw Amendments – Electoral Areas “A”, “C”, “D”, “E”, “F”, and “I” (X2021.005-ZONE be deferred to such time as staff can discuss with the land owner of the affected property. - **CARRIED**

C.6 Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “F” (F2021.008-ZONE)

RECOMMENDATION . (Unweighted Rural Vote - Simple Majority)

THAT Bylaw No. 2790.02, 2021, a bylaw to amend the Electoral Area “F” Official Community Plan be read a third time; and,

THAT Bylaw No. 2461.18, 2021, a bylaw to amend the Electoral Area “F” Zoning Bylaw, be read a third time.

MOVED and SECONDED

THAT the motion of Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “F” (F2021.008-ZONE) be postponed until the applicant or agent is present. – **CARRIED**

Opposed: Directors Holmes and Obirek

MOVED and SECONDED

THAT the motion “THAT the motion of Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “F” (F2021.008-ZONE) be postponed until the applicant is present” be reconsidered as a motion to defer. – **CARRIED**

Opposed: Directors B. Coyne, Watt, Bush, Bauer, Sentes, Pendergraft, Johansen and S. Coyne.

MOVED and SECONDED

THAT the matter of Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “F” (F2021.008-ZONE) be deferred until the applicant or agent is present. – **DEFEATED**

Opposed: Directors Holmes, Gettens, Trainer, Vassilaki, Sentes, Knodel, Roberts, McKortoff, Obirek, Monteith and Kozakevich.

MOVED and SECONDED

THAT Bylaw No. 2790.02, 2021, a bylaw to amend the Electoral Area “F” Official Community Plan be read a third time; and,

THAT Bylaw No. 2461.18, 2021, a bylaw to amend the Electoral Area “F” Zoning Bylaw, be read a third time. – **DEFEATED**
 Opposed: Director Bush, Gettens, Knodel, Obirek, Roberts, Monteith and Kozakevich.

C.7 Zoning Bylaw Amendment – Electoral Area “F” (F2021.007-ZONE)

(Unweighted Rural Vote - 2/3 Majority)

THAT Bylaw No. 2461.17, 2021, a bylaw to amend the Electoral Area “F” Zoning Bylaw to allow a thrift store to operate at 2002 West Bench Drive, be read a third time and adopted.

MOVED and SECONDED

THAT first and second readings of Bylaw No. 2461, 2021, Electoral Area “F” Zoning Amendment Bylaw be rescinded and the bylaws abandoned. – **CARRIED**
 Opposed: Director B. Coyne

C.8 Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “H” (H2021.010-ZONE)

(Unweighted Rural Vote - 2/3 Majority)

MOVED and SECONDED

THAT Bylaw No. 2497.12, 2021, a bylaw to amend the Electoral Area “H” Official Community Plan Bylaw to allow for a 2-lot subdivision to unhook the parcel at 2321 Old Hedley Road be read a third time and adopted; and,

THAT Bylaw No. 2498.23, 2021, a bylaw to amend the Electoral Area “H” Zoning Bylaw be read a third time and adopted. - **CARRIED**

D. PUBLIC WORKS

D.1 Award for Chain Lake Dam Spillway and Underflow Upgrades

(Weighted Corporate Vote - Majority)

MOVED and SECONDED

THAT the Detailed Design for the Chain Lake Dam Upgrade project be awarded to ECORA Engineering & Resource Group Ltd. for up to \$116,714 + applicable taxes; and,

THAT a contingency of up to \$24,755 + applicable taxes be authorized, if required. - **CARRIED**

E. FINANCE

E.1 Property Tax Exemption Bylaw No. 2949, 2021

(Weighted Corporate Vote - 2/3 Majority)

MOVED and SECONDED

THAT Bylaw No. 2949, 2021, being a bylaw of the Regional District of Okanagan-Similkameen to exempt specific properties from property taxation be read a first, second and third time and be adopted. - **CARRIED**

F. LEGISLATIVE SERVICES

F.1 Noxious Weed and Nuisance Control Service Establishment Amendment Bylaws

(Weighted Corporate Vote - Majority)

MOVED and SECONDED

THAT Noxious Weed Control Service Establishment Amendment Bylaw No. 2065.02, 2021, being a bylaw to increase the requisition limit for the Noxious Weed Control Service, be read a first, second and third time; and,

THAT Nuisance Control Service Establishment Amendment Bylaw No. 2198.02, 2021, being a bylaw to increase the requisition limit for the Nuisance Control Service, be read a first, second and third time. – **CARRIED**

G. CAO REPORTS

G.1 Verbal Update

H. OTHER BUSINESS

H.1 Chair's Report

H.2 Board Representation

1. Developing Sustainable Rural Practice Communities - *McKortoff*
2. Municipal Finance Authority – *Kozakevich (Chair), Coyne (Vice Chair, Alternate)*

3. Municipal Insurance Association – *Kozakevich (Chair), Coyne (Vice Chair, Alternate)*
4. Okanagan Basin Water Board - *McKortoff, Holmes, Knodel, Pendergraft (Alternate to McKortoff), Obirek (Alternate to Holmes), Monteith (Alternate to Knodel)*
5. Okanagan Film Commission – *Gettens, Obirek (Alternate)*
6. Okanagan Regional Library – *Monteith, Obirek (Alternate)*
7. Okanagan-Kootenay Sterile Insect Release Board – *Bush, Kozakevich (Alternate)*
8. Southern Interior Municipal Employers Association – *Knodel, Kozakevich (Alternate)*
9. Starling Control – *Bush, Knodel (Alternate)*
10. Fire Chief Liaison Committee – *Pendergraft, Knodel, Monteith, Obirek, Roberts*
11. Intergovernmental Indigenous Joint Council – *Kozakevich, Coyne, Roberts*

H.3 Directors Motions

Directors Motion - Director Gettens

THAT the Directors Motion "To request that staff develop an interim solution that will accommodate both in-person and electronic attendance to RDOS Board meetings by the public, staff and Directors while abiding current BC Public Health Orders" be referred to Administration for analysis of the feasibility, legislative compliance and budget impact.

Administration provided an update on the plans for in-person meetings and it was determined that a motion was not required.

Notice of Motion – Director Holmes

THAT the Directors Motion “To have permission from the Board to share with the District of Summerland Council in a Closed Meeting the information Interior Health Authority provided to the Board” be referred to Administration for analysis of the feasibility, legislative compliance and budget impact.

H.4 Board Members Verbal Update

I. ADJOURNMENT

MOVED and SECONDED

THAT the meeting adjourn. - **CARRIED**

The meeting was adjourned at 4:29 pm.

Director Vassilaki left the meeting at 3:45 pm.

APPROVED:

CERTIFIED CORRECT:

K. Kozakevich, RDOS Board Chair

B. Newell, Corporate Officer



Minutes are DRAFT form and subject to change pending Regional District Board Approval

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN BOARD of DIRECTORS MEETING

Minutes of the Inaugural Board Meeting of the Regional District of Okanagan-Similkameen (RDOS) Board of Directors held at 3:00 p.m. on Thursday, November 4, 2021 in Salon D, Penticton Lakeside Resort, 21 Lakeshore Drive, Penticton, British Columbia.

MEMBERS PRESENT:

Chair M. Pendergraft, Electoral Area "A"
Vice Chair S. Coyne, Town of Princeton
Director M. Bauer, Village of Keremeos
Director G. Bush, Electoral Area "B"
Director B. Coyne, Electoral Area "H"
Director R. Gettens, Electoral Area "F"
Director D. Holmes, District of Summerland
Director M. Johansen, Town of Oliver
Director S. McKortoff, Town of Osoyoos
Director S. Monteith, Electoral Area "I"

Director R. Knodel, Electoral Area "C"
Director K. Kozakevich, Electoral Area "E"
Director R. Obirek, Electoral Area "D"
Director T. Roberts, Electoral Area "G"
Director K. Robinson, City of Penticton
Director J. Sentes, City of Penticton
Director E. Trainer, District of Summerland
Director J. Vassilaki, City of Penticton
Director C. Watt, City of Penticton

STAFF PRESENT:

B. Newell, Chief Administrative Officer

C. Malden, Manager of Legislative Services

The meeting was called to order at 3:00 pm.

A. CALL TO ORDER

Chief Administrative Officer Bill Newell called the meeting to order and advised of the order of business.

B. ELECTION OF 2021 BOARD CHAIR

Nominations for the position of Chairperson for the Regional District of Okanagan Similkameen Board of Directors were opened.

MOVED/SECONDED

That Mark Pendergraft be nominated for Chair.

MOVED/SECONDED

That Martin Johansen be nominated for Chair

Nominations for Chair were called a 2nd time.

Nominations for Chair were called a 3rd time.

No further nominations being proposed, nominations were closed.

Nominees were given an opportunity to provide a brief speech.

Director Pendergraft was elected RDOS Chair for the ensuing year.

C. ELECTION OF 2021 BOARD VICE CHAIR

Nominations for the position of Vice-Chairperson for the Regional District of Okanagan Similkameen Board of Directors were opened.

MOVED/SECONDED

That Spencer Coyne be nominated for Chair.

MOVED/SECONDED

That Subrina Monteith be nominated for Chair

Nominations for Vice-Chair were called a 2nd time.

Nominations for Vice-Chair were called a 3rd time.

No further nominations being proposed, nominations were closed.

Nominees were given an opportunity to provide a brief speech.

Director Spencer Coyne was elected RDOS Vice-Chair for the ensuing year.

The meeting was turned over to Chair Pendergraft**D. APPROVAL OF AGENDA**

(Unweighted Corporate Vote – Simple Majority)

IT WAS MOVED AND SECONDED

THAT the Agenda for the RDOS Inaugural Board Meeting of November 4, 2021 be adopted.

- **CARRIED**

E. LEGISLATIVE SERVICES**1. 2022 RDOS Schedule of Meetings**

(Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the 2022 Regional District of Okanagan-Similkameen Board and Select Committee Schedule of Meetings, as provided in the November 4, 2021 report from the Chief Administrative Officer, be approved. - **CARRIED**

2. 2021 Advisory Planning Commission Schedule of Meetings

(Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Board of Directors accept the 2022 APC Meeting Schedule for the Electoral Area Advisory Planning Commissions. - **CARRIED**

3. 2021 Regional District Signing Authority

(Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Board of Directors appoint the 2022 Board Chair and Vice Chair as signing officers for the Regional District of Okanagan-Similkameen for the 2022 year:

RDOS Board Chair: Director M. Pendergraft

RDOS Board Vice-Chair: Director S. Coyne

CARRIED

F. ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn. – **CARRIED**

The meeting adjourned at 3:44 pm.

APPROVED:

CERTIFIED CORRECT:

M. Pendergraft
RDOS Board Chair

B. Newell
Corporate Officer

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: November 18, 2021
RE: Development Variance Permit Application — Electoral Area “A” (A2021.044-DVP)

Administrative Recommendation:

THAT Development Variance Permit No. A2021.044 to increase the maximum retaining wall height from 2.0 metres to 3.35 metres to allow for the construction of an addition to the existing dwelling and a swimming pool at 3304 52nd Avenue in Area “A” be approved.

Legal: Lot 17, Plan KAP4351, District Lot 43 223, SDYD

Folio: A-01272.000

Zone: Agriculture One (AG1)

Proposed Development:

This application is seeking a variance to the maximum retaining wall height in the Agriculture One (AG1) Zone from 2.0 metres to 3.35 metres that applies to the subject property in order to undertake the construction of an addition to the existing dwelling and a swimming pool.

In support of this request, the applicant has stated that:

as the property sits on a fairly steep slope, we need to extend the back yard to have a flat surface area large enough to accommodate the pool ... the finished pool deck, should we receive approval for the variance on the retaining wall, will be the height of the current back lawn ... as the top of the proposed retaining wall would only reach the height of the existing backyard lawn, neither neighbour's view would not change from what they currently already have ... it is not visible from the road, nor by either neighbour or by the RV park at the bottom of the hill.

Site Context:

The subject property is approximately 4.19 ha in area and is situated on the north side of 52nd Avenue. The property is currently developed to a single detached dwelling and accessory structures. The surrounding pattern of development is characterised by agricultural operations and single detached residences.

Background:

The current boundaries of the subject property were created on July 21, 1948, while available Regional District records indicate that a building permit for a single detached dwelling (1996) has previously been issued for this property.

The Electoral Area “A” Official Community Plan designates the subject property Agriculture (AG) and the Area “A” Zoning Bylaw zones it Agriculture One which allows for single detached dwelling and accessory buildings and structures.

The property is within the Agricultural Land Reserve (ALR) and has been classed as part “Residential” (Class 01) and part “Farm” (Class 09) by BC Assessment.

Public Process:

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted, in accordance with Section 2.10 of Schedule ‘4’ of the Regional District’s Development Procedures Bylaw No. 2500, 2011, until 4:30 p.m. on November 11, 2021. All comments received are included as a separate item on the Board’s Agenda.

Analysis:

This parcel contains steep slopes which create the need for retaining walls to establish areas suitable for siting structures. The Regional District has attempted to mitigate the impact of residential development on hillsides through the use of retaining wall regulations in all Okanagan Valley Electoral Areas to encourage integration into the terrain and respect for the natural character of the site in order to achieve environmentally sound and liveable hillside neighbourhoods.

Further, retaining walls should be aesthetically well integrated into a hillside to enhance the desirability and marketability of hillside developments, allowing flexibility and innovation in design while recognizing the importance of preserving natural features and hillside character.

The subject property is fairly large in area and is already well separated from homes on neighbouring parcels. Additionally, the increased height of the retaining wall is proposed to be sited on the interior portion of the property and there is no impact anticipated on the neighbouring properties’ sightlines or on the streetscape.

Furthermore, the wall is proposed to be built at a *maximum* height of 3.35 m only in certain sections whereas the bulk of the proposal does not vary considerably from the intent of the bylaw.

Alternatives:

1. That the Board deny Development Variance Permit No. A2021.044-DVP.
2. That the Board defer consideration of the application and it be referred to the Electoral Area “A” Advisory Planning Commission.

Respectfully submitted

Nikita Kheterpal

Nikita Kheterpal, Planner I

Endorsed by:

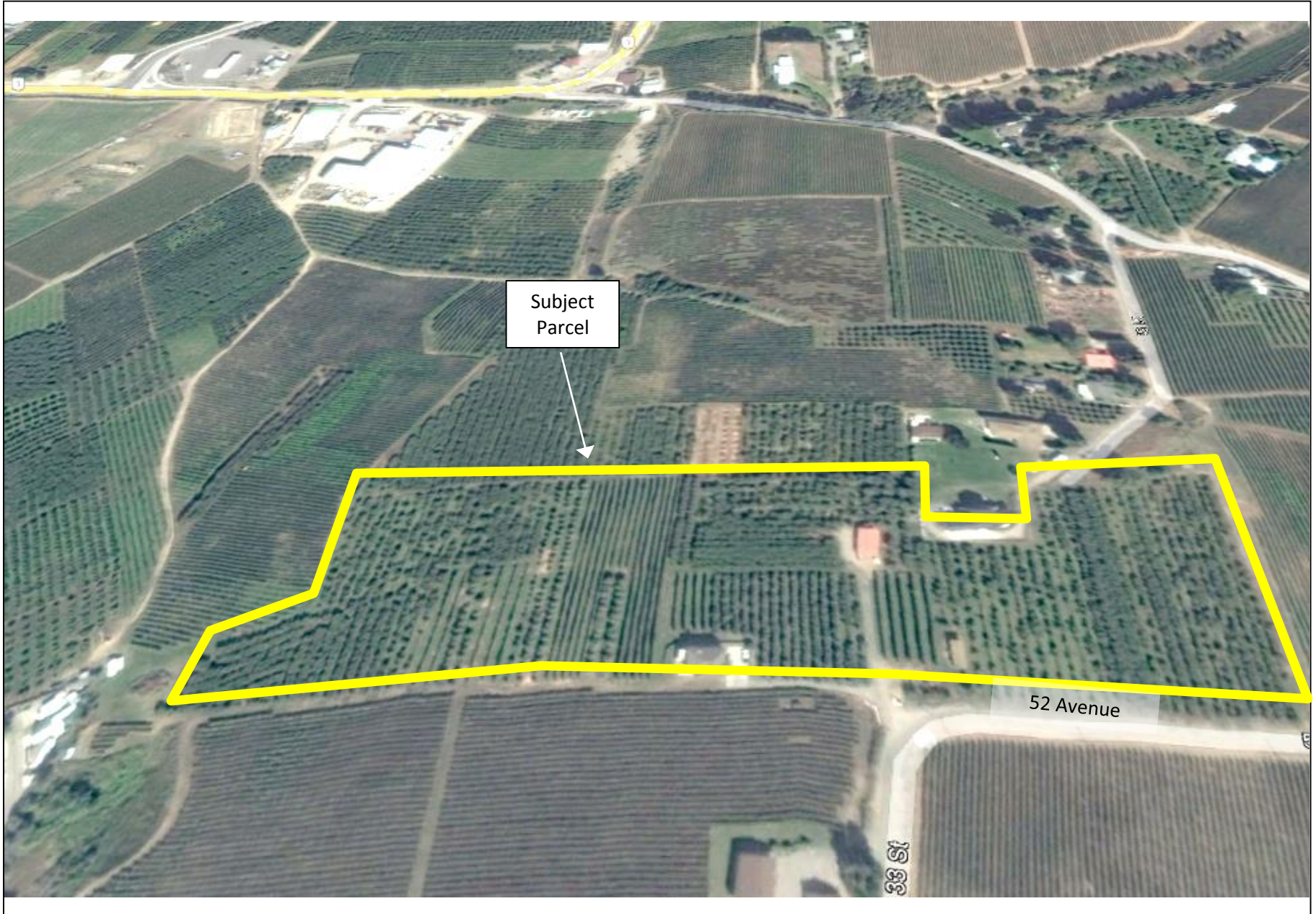


C. Garrish, Planning Manager

Attachments: No. 1 – Site Aerial

No. 2 – Site Photo (Google Streetview)

Attachment No. 1 – Site Aerial



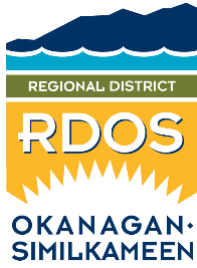
Attachment No. 2 – Site Photo (Google Streetview)



Existing Dwelling

Subject Parcel

52 Avenue



Development Variance Permit

FILE NO.: A2021.044-DVP

GENERAL CONDITIONS

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

APPLICABILITY

5. This Development Variance Permit is substantially in accordance with Schedules 'A', 'B', 'C', 'D' and 'E', 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 17, Plan KAP4351, District Lot 43 223, SDYD
Civic Address: 3304 52nd Avenue
Parcel Identifier (PID): 009-181-458 Folio: A-01272.000

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 maximum retaining wall height in the Agriculture One (AG1) Zone, as prescribed in Section 7.30.4(a), is varied:
 - i) from: 2.0 metres
 - to: 3.35 metres as shown on Schedule 'C' and 'D'.

COVENANT REQUIREMENTS

7. Not Applicable

SECURITY REQUIREMENTS

8. Not applicable

EXPIRY OF PERMIT

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

Authorising resolution passed by the Regional Board on _____, 2021.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

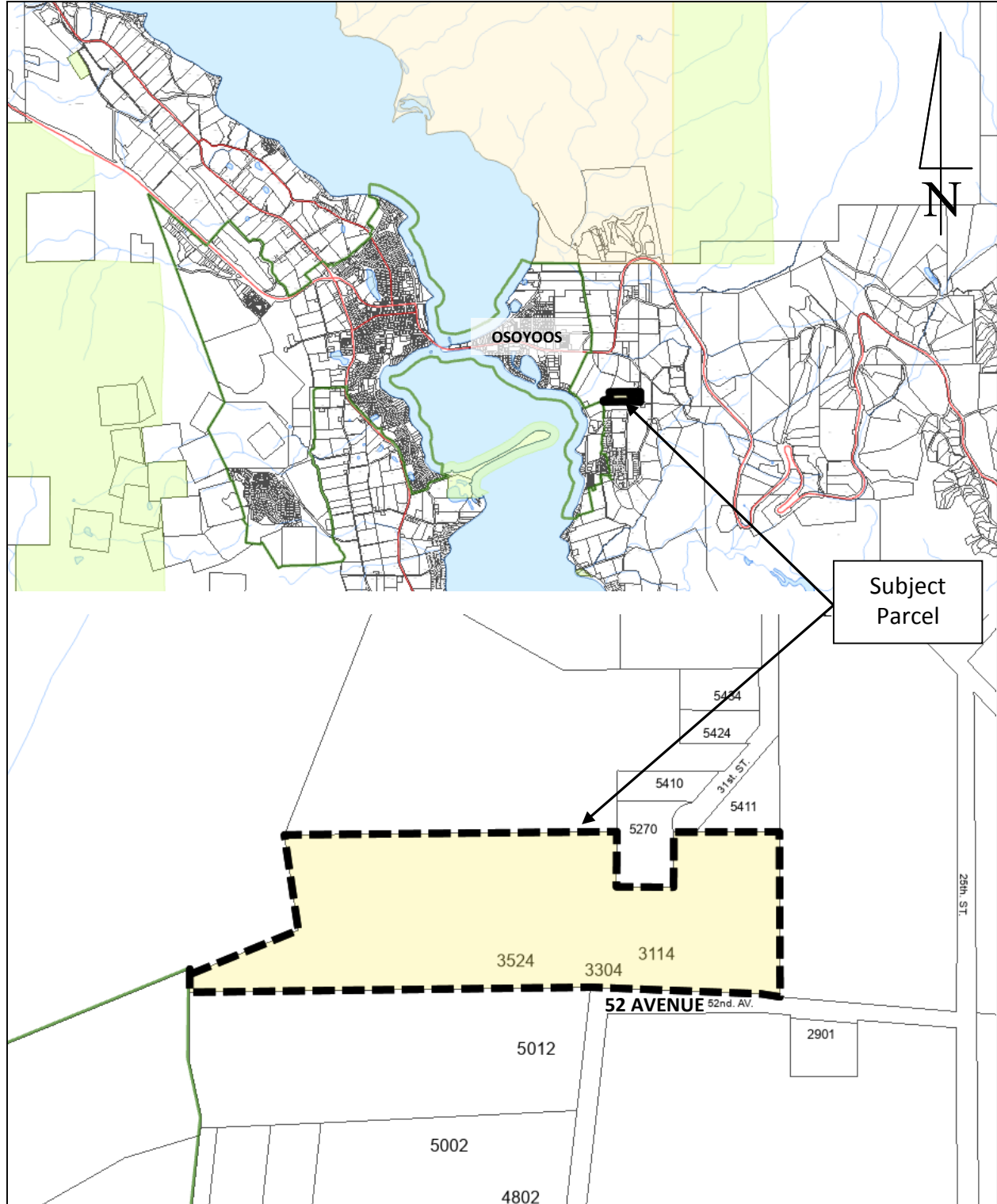
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

File No. A2021.044-DVP

Schedule 'A'



Development Variance Permit No. A2021.044-DVP

Page 3 of 7

Regional District of Okanagan-Similkameen

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

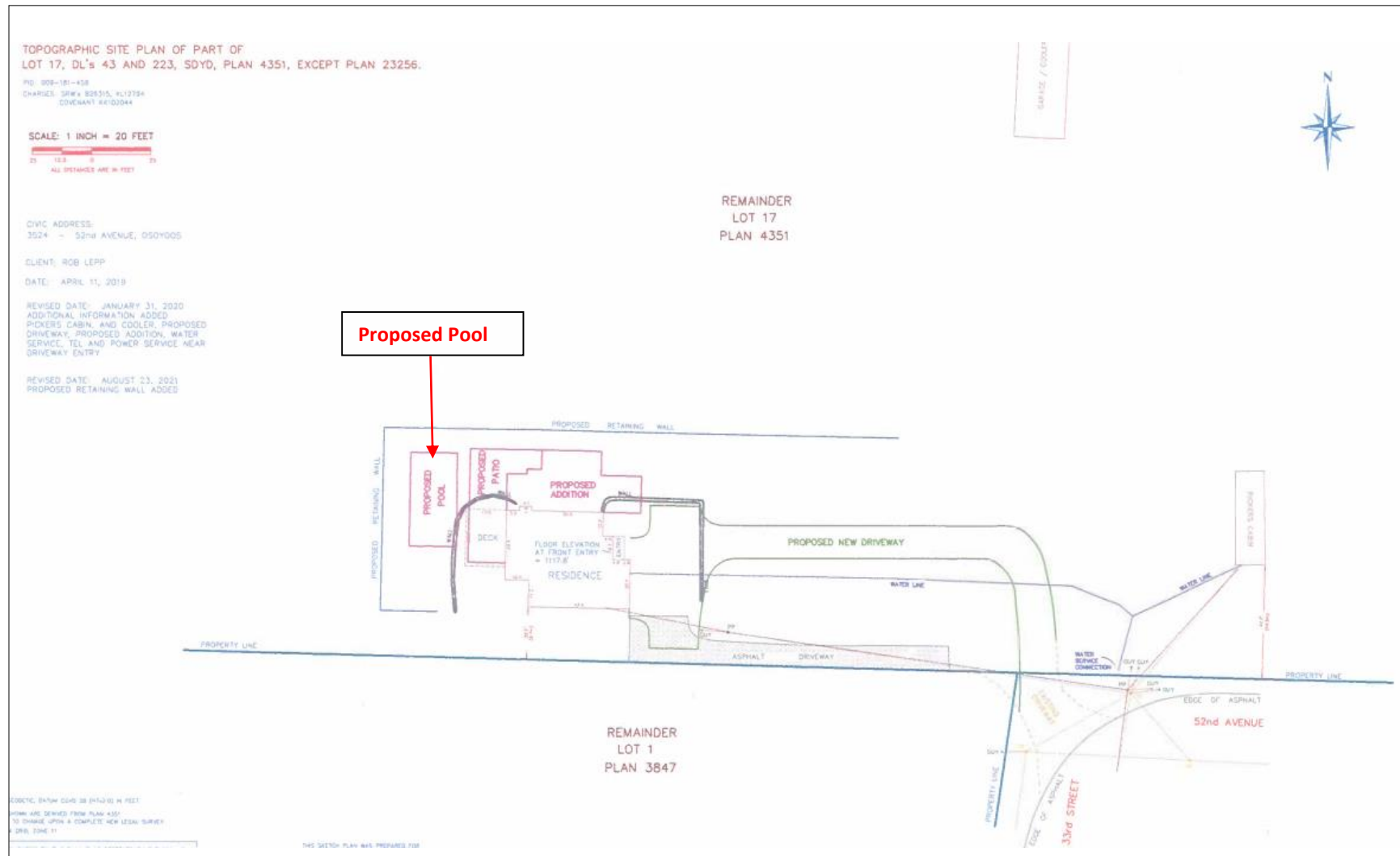
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. A2021.044-DVP

Schedule 'B'



Development Variance Permit No. A2021.044-DVP

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Regional District of Okanagan-Similkameen

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

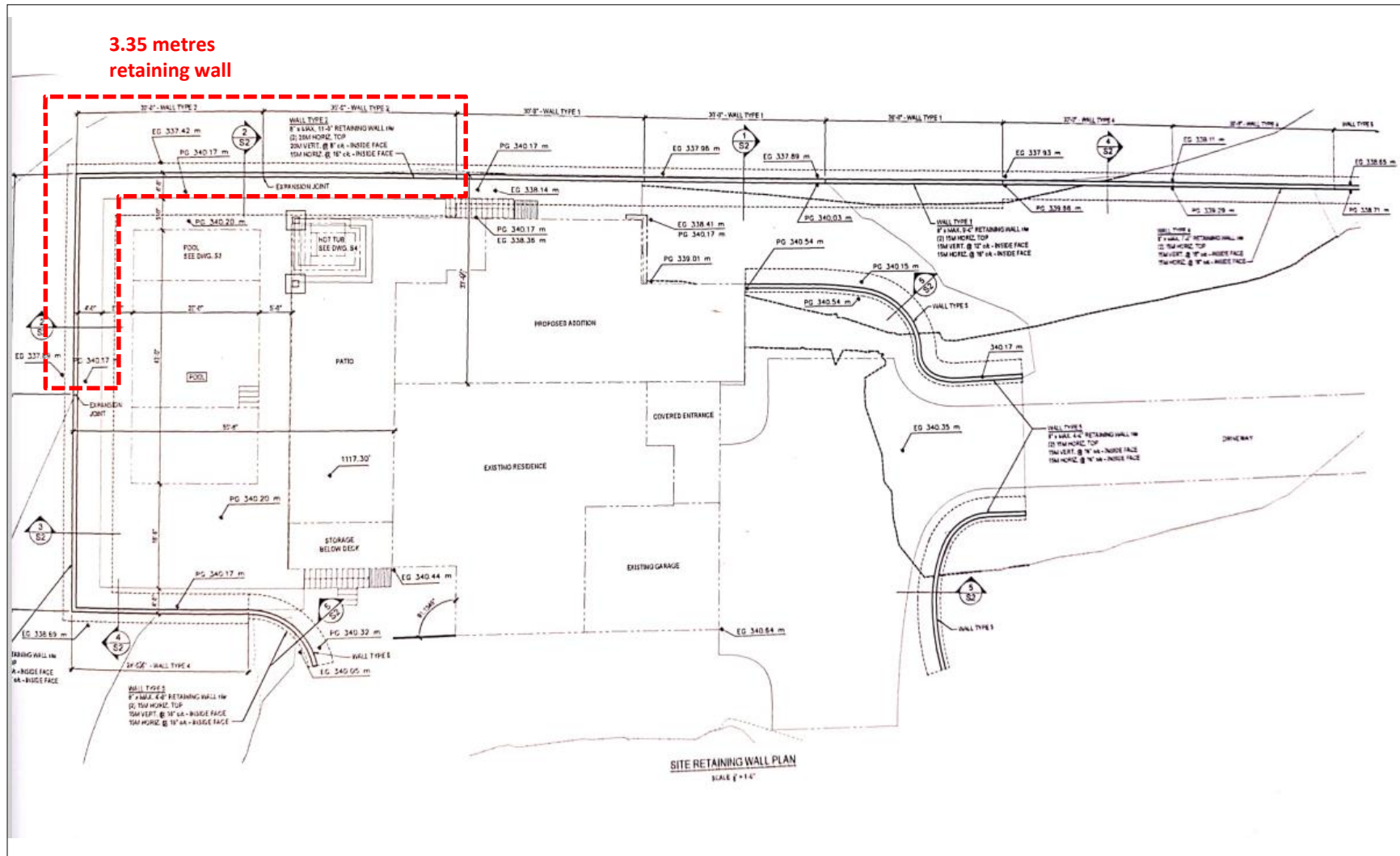
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. A2021.044-DVP

Schedule 'C'



Development Variance Permit No. A2021.044-DVP

Page 5 of 7

Regional District of Okanagan-Similkameen

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

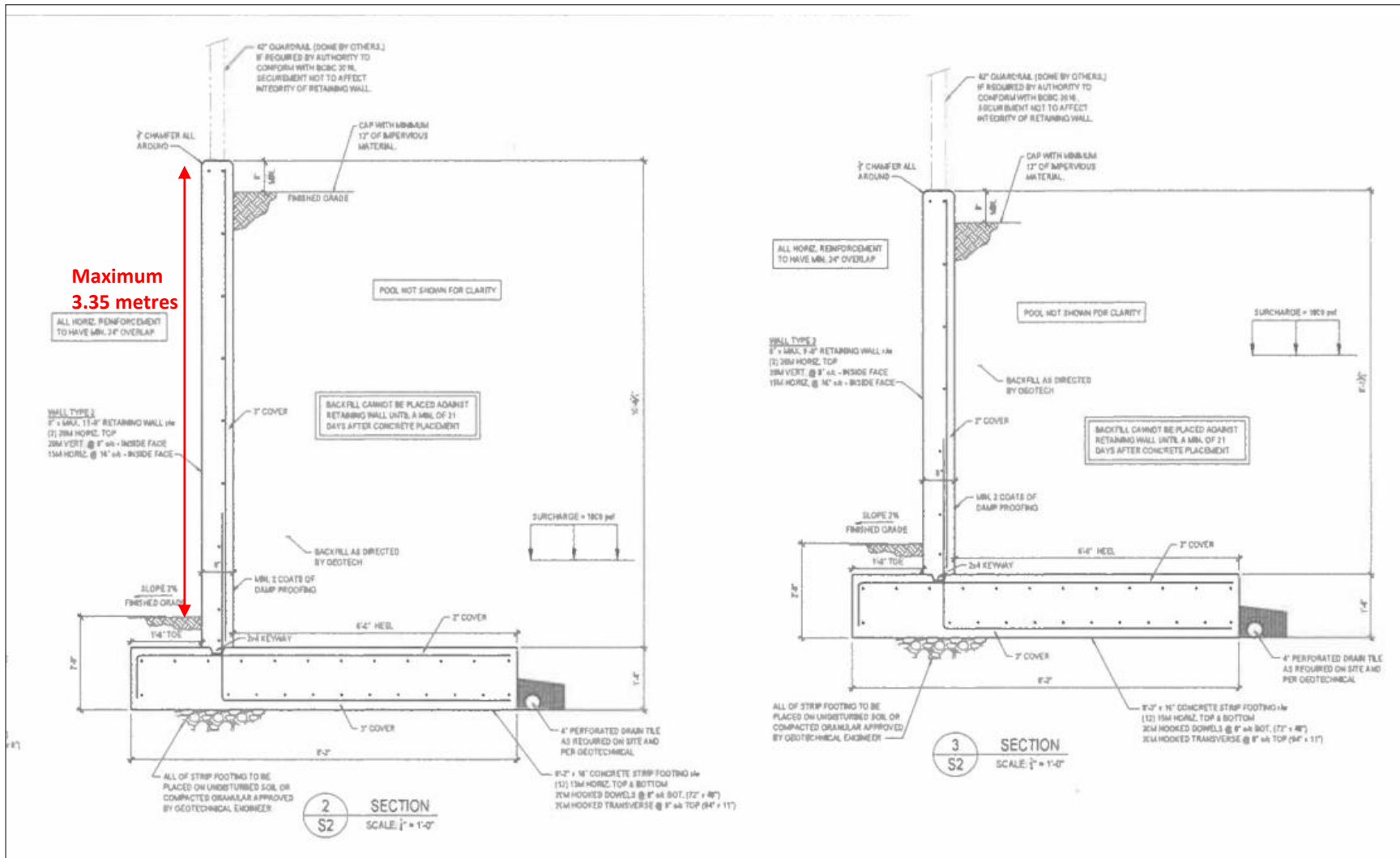
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. A2021.044-DVP

Schedule 'D'



Development Variance Permit No. A2021.044-DVP

Page 6 of 7

Regional District of Okanagan-Similkameen

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

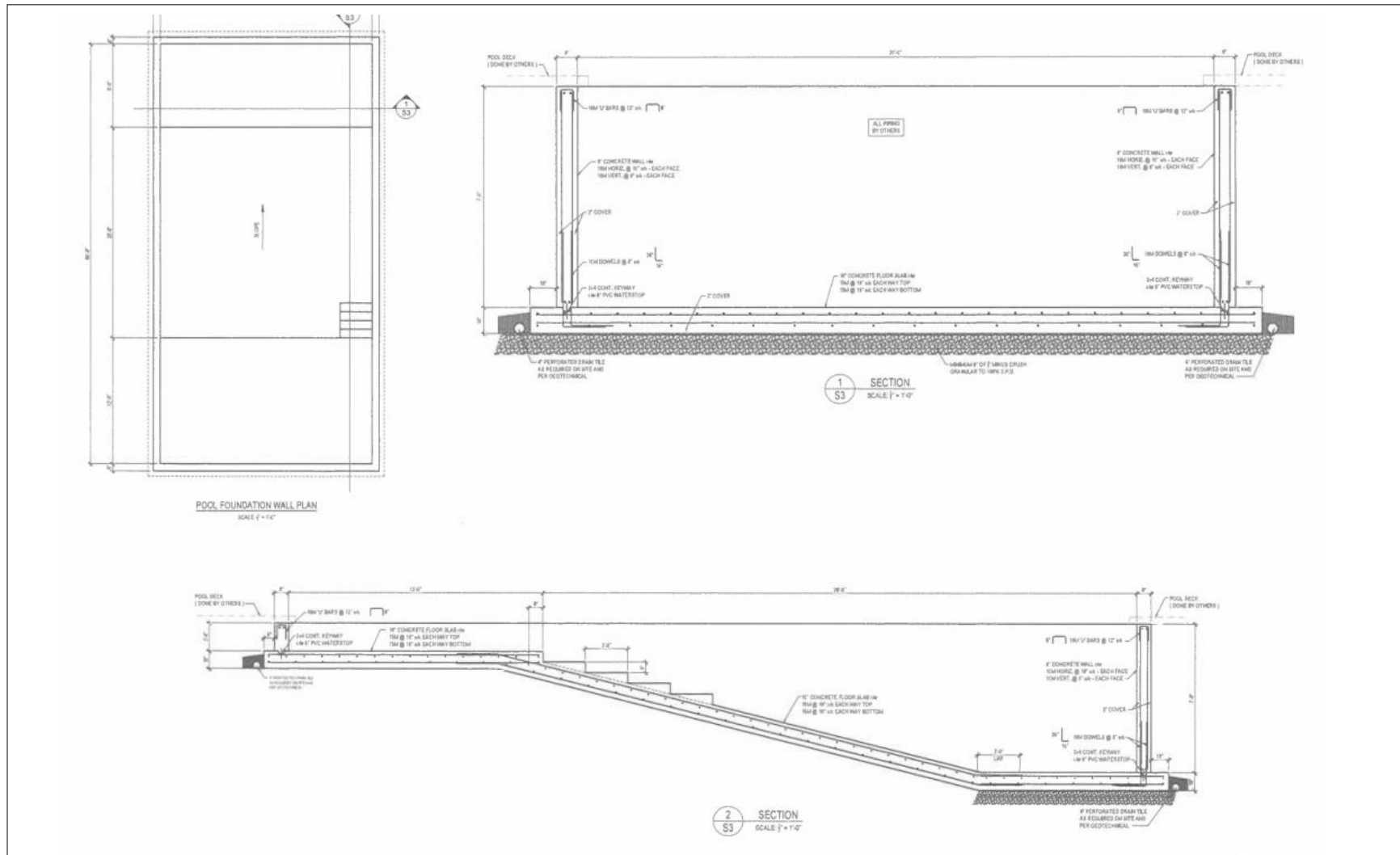
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. A2021.044-DVP

Schedule 'E'



Development Variance Permit No. A2021.044-DVP

Page 7 of 7

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: November 18, 2021
RE: Development Variance Permit Application — Electoral Area “D” (D2021.047-DVP)

Administrative Recommendation:

THAT Development Variance Permit No. D2021.047-DVP to allow for an expansion to an existing dwelling at 4705 Mimir Court, OK Falls be approved.

Folio: D-00853.180 Lot 18, Plan KAP33386, District Lot 374, SDYD

OCP: Low Density Residential (LR) Zone: Low Density Residential Two (RS2)

Variance Request: to reduce the minimum front parcel line setback from 7.5 metres to 6.4 metres.

Proposed Development:

This application is seeking a variance to the front parcel line setback from 7.5 meters to 6.4 metres in order to undertake the construction of an addition to the existing dwelling.

In support of this request, the applicant has stated that “will allow our young, growing family to continue residing at [the] address ... addition is financially responsible improvement to family neighbourhood.”

Site Context:

The subject property is 558 m² in area and is situated on the south side of Mimir Court. The property is developed to a single detached dwelling.

The surrounding pattern of development is characterised by similar residential development.

Background:

The current boundaries of the subject property were created on July 22, 1982, while available Regional District records indicate that a building permits for a single detached dwelling (1989) and a garage (2016) have previously been issued for this property.

Under the Electoral Area “D” Official Community Plan (OCP) Bylaw No. 2603, 2013, the subject property is designated Low Density Residential (LR).

Under the Electoral Area “D” Zoning Bylaw No. 2455, 2008, the property is zoned Low Density Residential Two (RS2) which permits a single detached dwelling and accessory structures and establishes setbacks from property lines.

Under Section 8.0 (Floodplain Regulations) of the Zoning Bylaw, the subject property might be within the floodplain associated with Shuttleworth Creek.

BC Assessment has classified the property as “Residential” (Class 01).

Public Process:

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted, in accordance with Section 2.10 of Schedule ‘4’ of the Regional District’s Development Procedures Bylaw No. 2500, 2011, until 4:30 p.m. on November 11, 2021. All comments received are included as a separate item on the Board’s Agenda.

Analysis:

The Zoning Bylaw’s use of setback regulations is generally to provide physical separation between neighbouring properties in order to protect privacy and prevent the appearance of overcrowding. When a parcel is also adjacent a roadway, setbacks are further employed to maintain adequate sightlines for vehicle traffic movements.

Minimum setbacks from parcel lines are used to maintain a minimum space between houses in a residential neighbourhood to allow access to sunlight, to provide separation for fire safety or to mitigate nuisances (like noise) that might come from an adjacent building.

This variance is minor in nature and is not anticipated to adversely impact the established streetscape or neighbouring uses.

Further, the edge of Brockie Place is approximately 6.5 metres from the property line which mitigates the perception of a reduced setback. In addition, since the parcel is an L-shaped corner lot, there is adequate room along the road right of way which prevents the appearance of overcrowding.

Alternatives:

1. That the Board deny Development Variance Permit No. D2021.047-DVP.

Respectfully submitted

Nikita Kheterpal
Nikita Kheterpal, Planner I

Endorsed by:



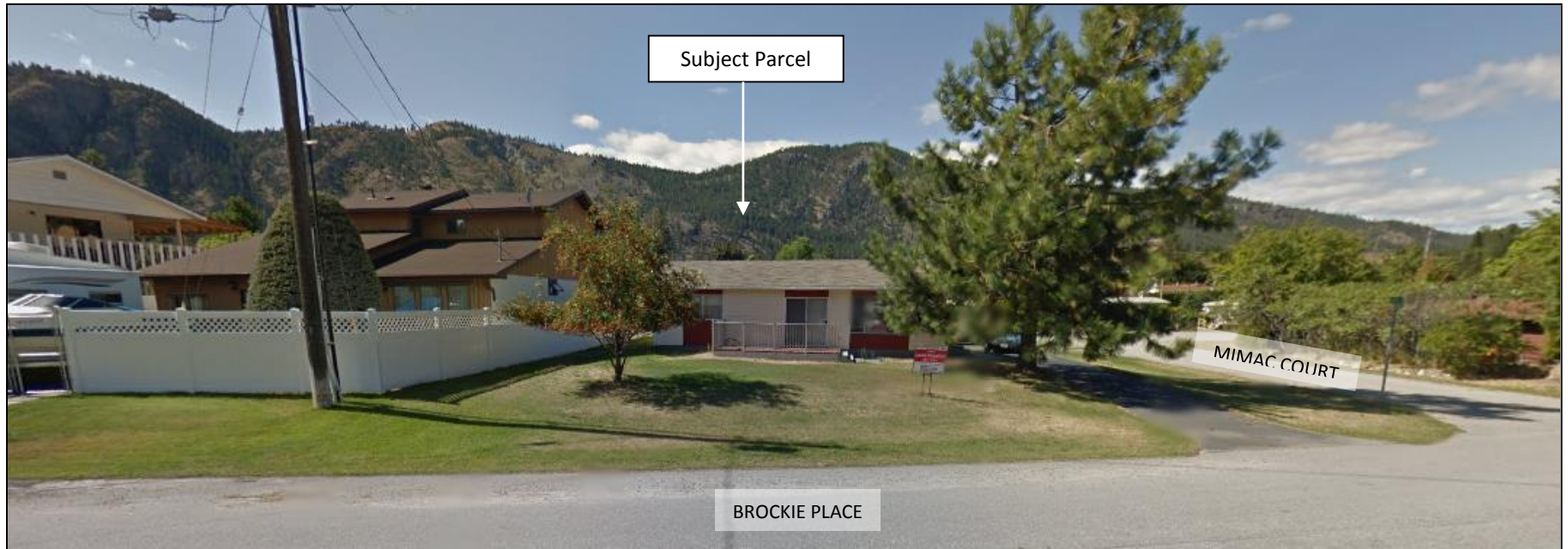
C. Garrish, Planning Manager

Attachments:

- No. 1 – Aerial Photo
- No. 2 – Site Photo (Google Streetview)



Attachment No. 2 – Site Photos (Google Streetview)





Development Variance Permit

FILE NO.: D2021.047-DVP

GENERAL CONDITIONS

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

APPLICABILITY

5. This Development Variance Permit is substantially in accordance with Schedules 'A', 'B', 'C', 'D' and 'E', 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 18, Plan KAP33386, District Lot 374, SDYD

Civic Address: 4705 Mimir Court

Parcel Identifier (PID): 003-209-741 Folio: D-00853.180

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "D" Zoning Bylaw No. 2455, 2008, in the Regional District of Okanagan-Similkameen:
 - a) the minimum front parcel line setback for a principal building in the Low Density Residential Two (RS2) Zone, as prescribed in Section 11.2.6 (a)(i), is varied:
 - i) from: 7.5 metres
 - to: 6.4 metres to the outermost projection as shown on Schedule 'B'.

COVENANT REQUIREMENTS

7. Not Applicable

SECURITY REQUIREMENTS

8. Not applicable

EXPIRY OF PERMIT

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

Authorising resolution passed by the Regional Board on _____, 2021.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

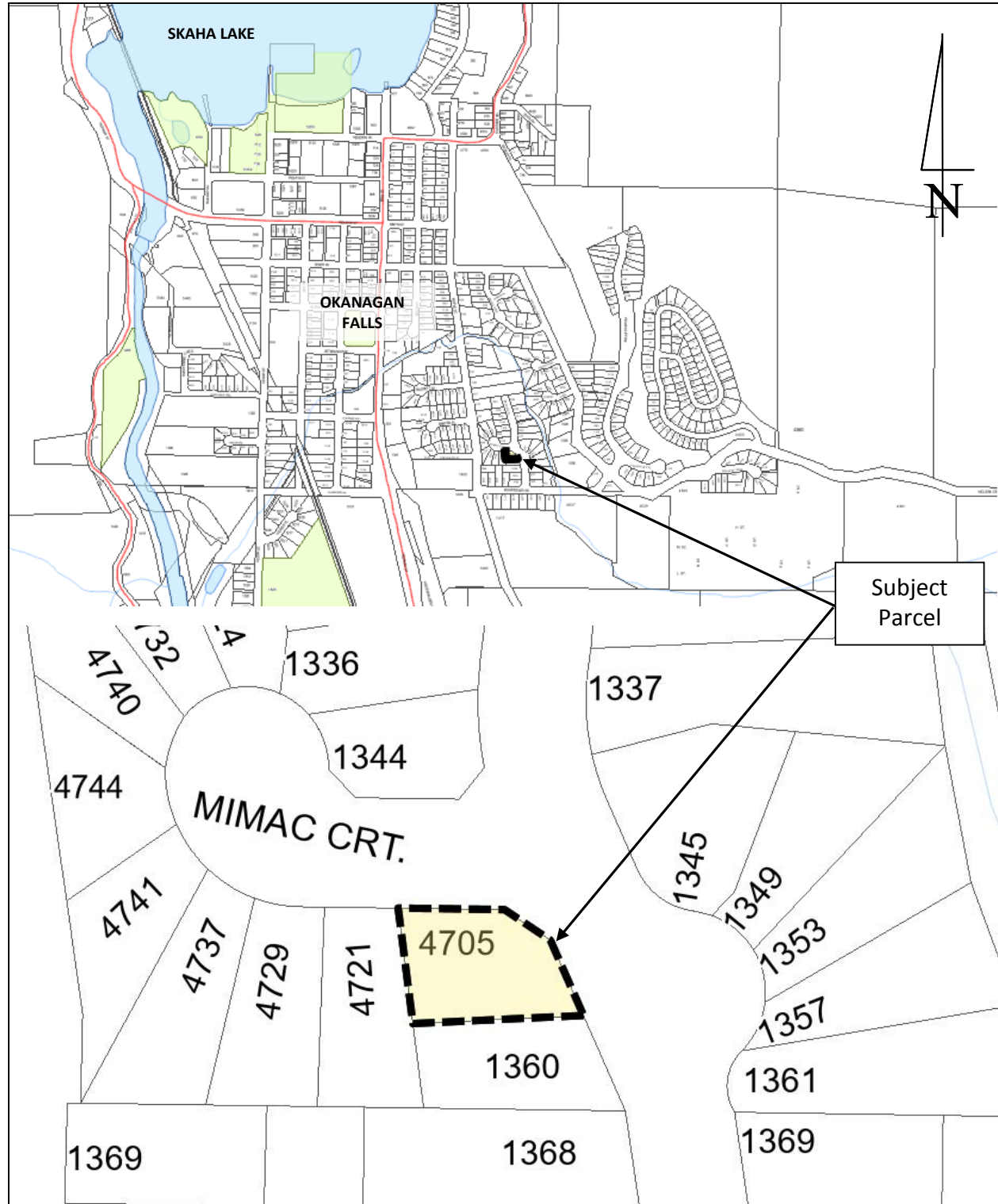
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

File No. D2021.047-DVP

Schedule 'A'



Regional District of Okanagan-Similkameen

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

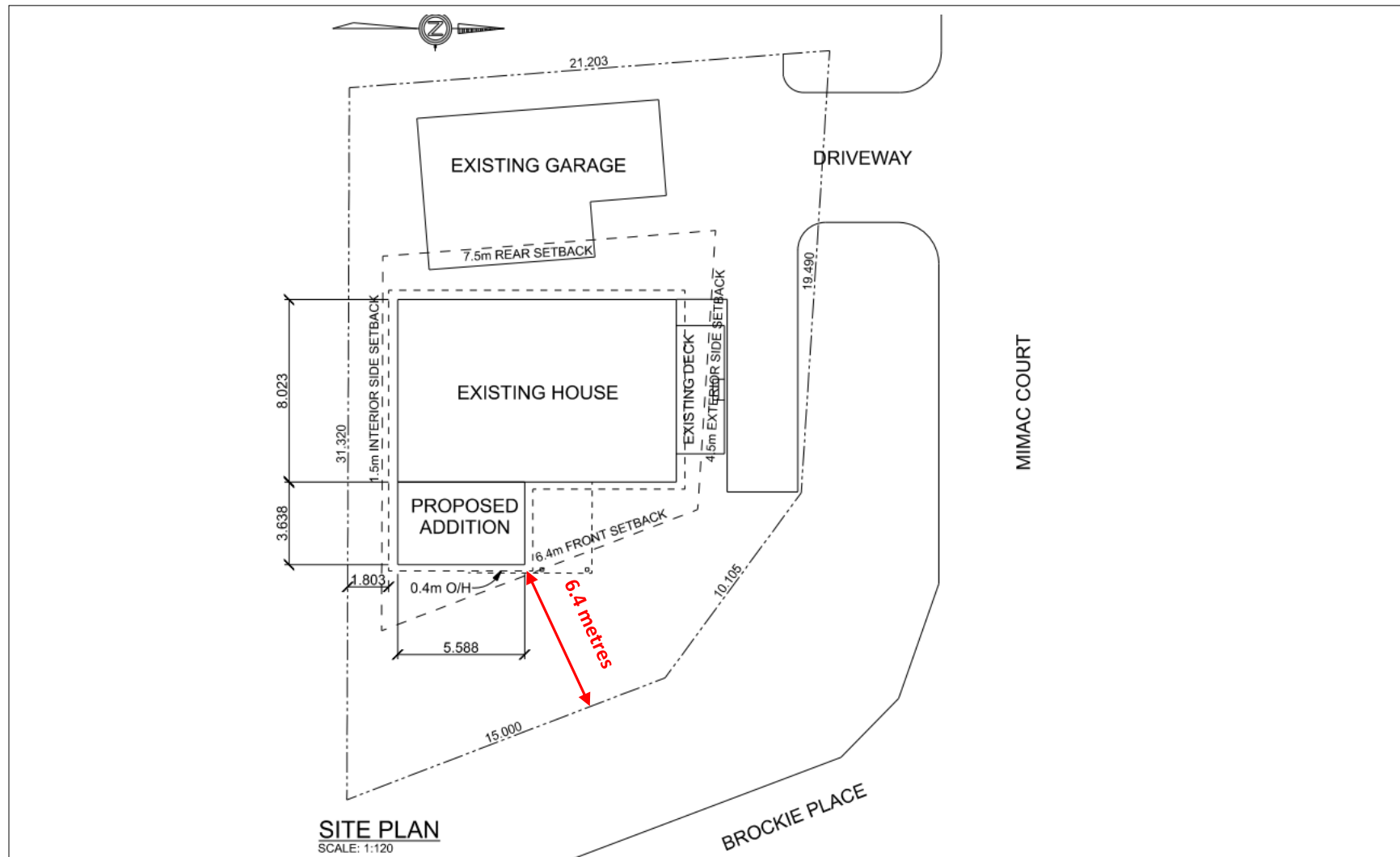
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. D2021.047-DVP

Schedule 'B'



Development Variance Permit No. D2021.047-DVP

Page 4 of 7

Regional District of Okanagan-Similkameen

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

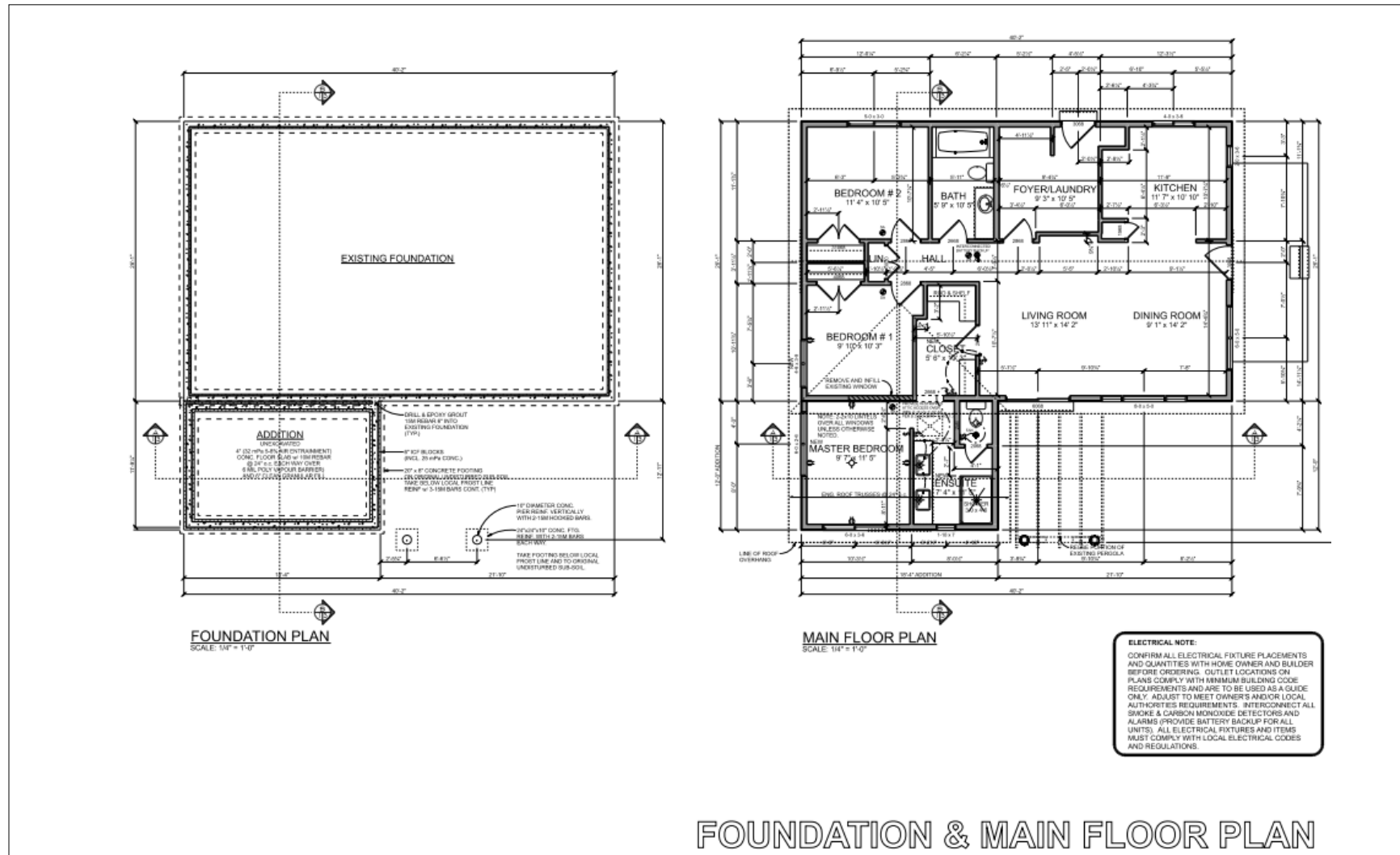
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. D2021.047-DVP

Schedule 'C'



Development Variance Permit No. D2021.047-DVP

Page 5 of 7

Regional District of Okanagan-Similkameen

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

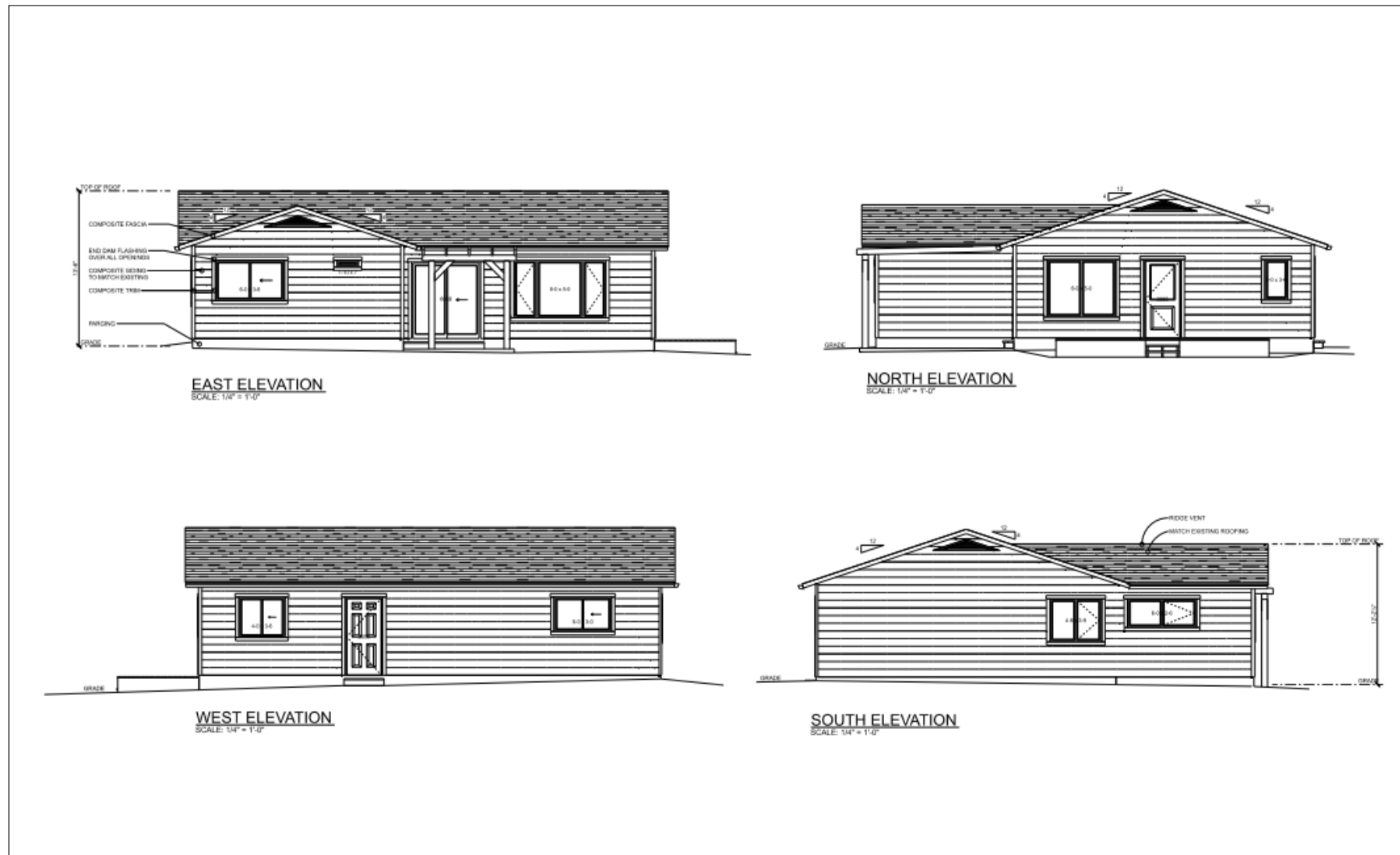
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. D2021.047-DVP

Schedule 'E'



Development Variance Permit No. D2021.047-DVP

Page 7 of 7



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: November 18, 2021
RE: Development Variance Permit Application — Electoral Area “E” (E2021.045-DVP)

Administrative Recommendation:

THAT Development Variance Permit No. E2021.045-DVP to allow for development of a garage addition to the principle dwelling at 4257 Mill Road in Naramata be approved.

Folio: E-00754.030

Legal: Lot C, Plan KAP48883, District Lot 210, SDYD

VarianceRequest: to reduce the minimum interior side parcel line setback from 3.0 metres to 1.5 metres

Proposed Development:

This application is seeking a variance to the minimum interior side parcel line setback from 3.0 metres to 1.5 metres that applies to the subject property to build a garage addition to the principle dwelling.

In support of this request, the applicant has stated that “This design envelop is virtually the same as was approved in the 2019 variance. No actions for building were possible in 2020 due to COVID and hence that approval expired in Dec 2021.”

Site Context:

The property is 1997 m² in area and is situated on the west side of Mill Road and east side of Okanagan Lake. The property is currently developed to contain a single detached dwelling.

The surrounding pattern of development is characterised by residential to the south (RS1), commercial tourist (CT1) to the north (Sandy Beach Lodge), and residential on agriculture (AG1) parcels to the east.

Background:

The boundaries of the subject property were created on January 20, 1993, while available Regional District records indicate that a building permit for single family dwelling (1994) was previously been issued for this property.

The property is designated Low Density Residential (LR), and is the subject of a Watercourse Development Permit (WDP) Area designation and is zoned Residential Single Family One (RS1) which allows a single family dwelling as the principle use with an interior side setback of 3.0 metres.

BC Assessment has classified the property as “Residential” (Class 01).

Public Process:

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted, in accordance with Section 2.10 of Schedule ‘4’ of the

Regional District's Development Procedures Bylaw No. 2500, 2011, until 4:30 p.m. on November 10, 2021. All comments received are included as a separate item on the Board's Agenda.

Analysis:

Typically minimum setbacks from parcel lines are used to maintain space between houses in a residential neighbourhood to allow access to sunlight, provide separation for fire safety, or mitigate nuisances (like noise). In this instance, the variance was already approved by the Board as permit number E2019.028-DVP. The applicant was unable to build before the permit lapsed due to COVID-19.

Further, the variance requested would be allowed on the property should the RDOS Board adopt Amendment Bylaw No. 2892, 2021, which recieved Public Hearing and was deferred for third reading at the October 21, 2021 Board meeting. This Bylaw would amend all residential and small holding zones in the Okanagan Electoral Areas.

Alternatives:

1. That the Board deny (opposite of Administrative Recommendation above) Development Variance Permit No. E2021.045-DVP.

Respectfully submitted



Danielle DeVries, Planner 1

Endorsed by:



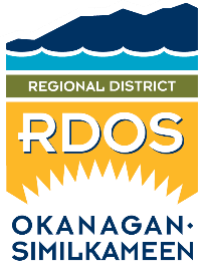
C. Garrish, Planning Manager

Attachments: No. 1 – Site Photo (Google Streetview - 2012)

Attachment No. 1 – Aerial Photo (2017)



Single Family Dwelling Proposed for Addition



Development Variance Permit

FILE NO.: E2021.045-DVP

GENERAL CONDITIONS

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

APPLICABILITY

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

Legal Description: Lot C, Plan KAP48883, District Lot 210, SDYD

Civic Address: 4257 Mill Road, Naramata

Parcel Identifier (PID): 018-064-311 Folio: E-00754.030

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "E" Zoning Bylaw No. 2459, 2008, in the Regional District of Okanagan-Similkameen:
 - a) the minimum interior side parcel line setback for a principal building in the Residential Single Family One (RS1) Zone, as prescribed in Section 11.1.6(a)(iv), is varied:
 - i) from: 3.0 metres
 - to: 1.5 metres to the outermost projection as shown on Schedule 'B'.

COVENANT REQUIREMENTS

7. Not Applicable

SECURITY REQUIREMENTS

8. Not applicable

EXPIRY OF PERMIT

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

Authorising resolution passed by the Regional Board on _____, 2021.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

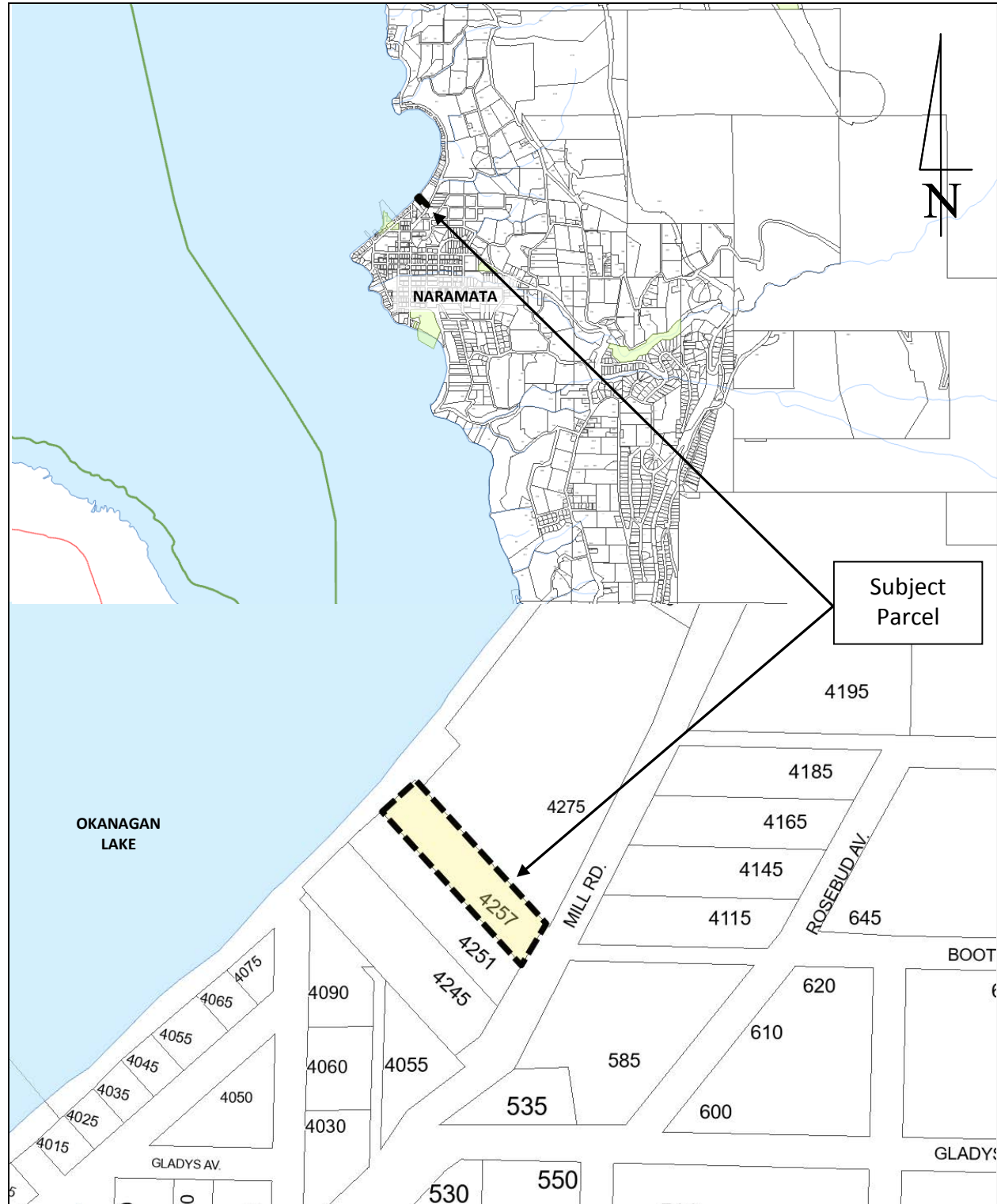
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

File No. E2021.045-DVP

Schedule 'A'



Regional District of Okanagan-Similkameen

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

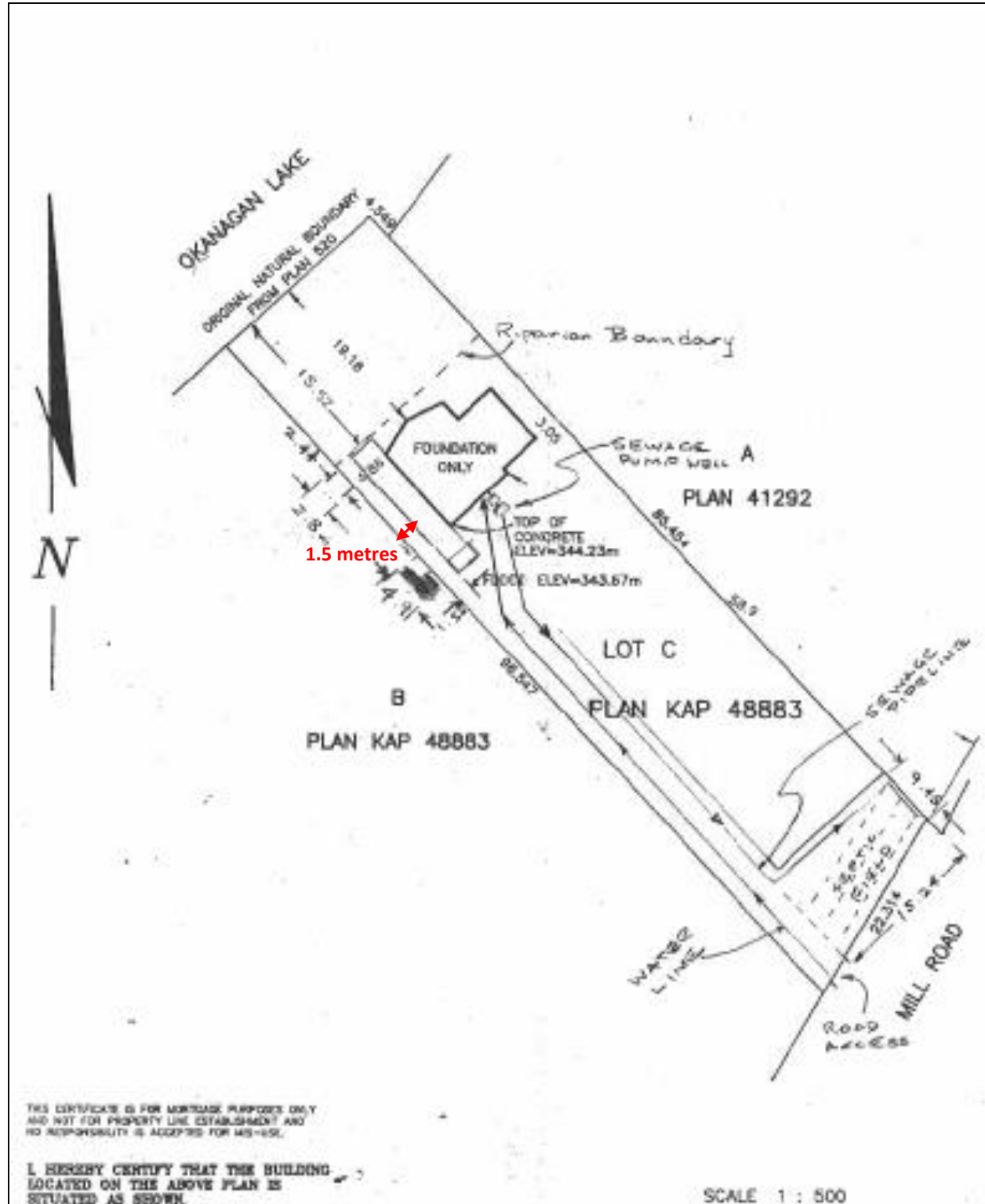
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

File No. E2021.045-DVP

Schedule 'B'



Development Variance Permit No. E2021.045-DVP

Page 4 of 5

Regional District of Okanagan-Similkameen

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

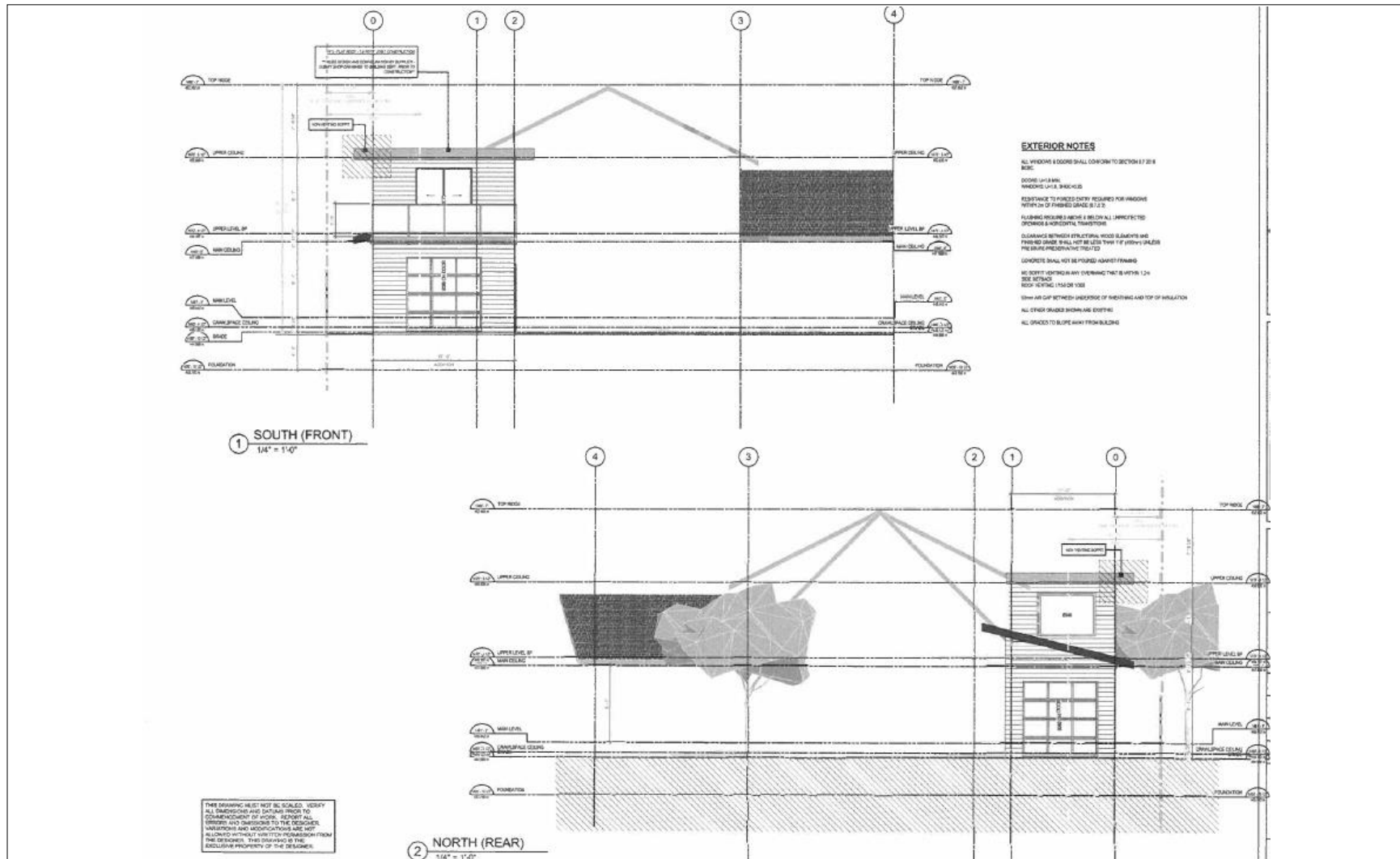
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. E2021.045-DVP

Schedule 'C'



Development Variance Permit No. E2021.045-DVP

Page 5 of 5

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: November 18, 2021

RE: Development Variance Permit Application — Electoral Area “I” (I2021.042-DVP)

Administrative Recommendation:

THAT Development Variance Permit No. I2021.042-DVP to allow for the construction of an attached garage within the front parcel line setback at 150 Tamarac Avenue in Kaleden be approved.

Legal: Lot 42, Plan KAP719, District Lot 105, SDYD

Folio: I-01474.000

Zone: Residential Single Family Two (RS2)

Variance Request: to reduce the minimum front parcel line setback from 7.5 metres to 0.9 metres

Proposed Development:

This application is seeking a variance to the front parcel line setback from 7.5 metres to 0.9 metres to the outermost projection that applies to the subject property in order to undertake the development of an attached garage to the principal single family dwelling in the Residential Single Family Two (RS2) zone.

In support of this request, the applicant has stated that [it will] “not impede visual aspects for neighbours... visible setback from roadway not visible until at the upper drive area...this structure attached will meld with the current structure seamlessly...[this is the] only option based on house position and main road access.”

Site Context:

The subject property is approximately 7,101 m² in area and is situated on the west side of Tamarac Ave. The property is currently developed to contain a single family dwelling. The surrounding pattern of development is characterised by similar residential development to the east and larger agriculture parcels to the west.

Background:

The current boundaries of the subject property were created on March 12, 1910, while available Regional District records indicate that building permits for garage (1982), addition to a single family dwelling (SFD) (1998), addition to SFD (2002), fireplace installation (2003), SWN alterations to single family dwelling and roof over deck (2021) have previously been issued for this property.

Under the Electoral Area “I” Official Community Plan the subject property is currently designated Low Density Residential (LR) and the property is currently zoned Residential Single Family Two Zone (RS2) which allows for accessory buildings and structures.

BC Assessment has classified the property as “Residential” (Class 01).

The north/north eastern half of the property is identified under the GG Runka Soil Stability report as having hazards of slumps and slides. On September 29, 2021, MoTI issued a permit to reduce building setback less than 4.5 metres from the property line fronting a provincial public highway. The permit allows a 91.23 m² garage to be located no closer than 1.5 metres from Tamarac Avenue.

Public Process:

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted, in accordance with Section 2.10 of Schedule ‘4’ of the Regional District’s Development Procedures Bylaw No. 2500, 2011, until 4:30 p.m. on November 11, 2021. All comments received are included as a separate item on the Board’s Agenda.

Analysis:

Due to the topography of the area, the dwellings on the abutting parcels are located above or below the location of the proposed garage, therefore it will not negatively impact the privacy, sunlight or views of neighbouring parcels.

Setback regulations are generally to provide physical separation between neighbouring properties in order to protect privacy and prevent the appearance of overcrowding. When a parcel is also adjacent a roadway, setbacks are further employed to maintain adequate sightlines for vehicle traffic.

Minimum setbacks from parcel lines are used to maintain a minimum space between houses in a residential neighbourhood to allow access to sunlight, to provide separation for fire safety or to mitigate nuisances (like noise) that might come from an adjacent building.

The parcel is subject to steep slopes on the western portion of the property in addition to challenges related to road alignment and the parcel boundaries. The septic field is located on the north side of the house. These topographical constraints limit the area suitable for construction.

In the past there was an accessory structure located on the north eastern side of the property. It is possible that the property owner could construct a detached garage in this location that meets zoning regulations, if the location of the septic field allows.

Alternatives:


1. That the Board deny Development Variance Permit No. I2021.042-DVP.
2. That the Board defer consideration of the application and it be referred to the Electoral Area “I” Advisory Planning Commission.

Respectfully submitted



Fiona Titley, Planner I

Endorsed by:

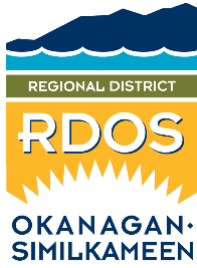


C. Garrish, Planning Manager

Attachments: No. 1 – Site Photo (2021)

Attachment No. 1 – Site Photo (2021)





Development Variance Permit

FILE NO.: I2021.042-DVP

Owner:

Agent:

GENERAL CONDITIONS

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

APPLICABILITY

5. This Development Variance Permit is substantially in accordance with Schedules 'A', 'B', 'C', and 'D', 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 42, Plan KAP719, District Lot 105S, SDYD

Civic Address: 150 Tamarac Avenue, Kaleden

Parcel Identifier (PID): 012-194-514 Folio: I-01474.000

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "I" Zoning Bylaw No. 2457, 2008, in the Regional District of Okanagan-Similkameen:
 - a) the minimum front parcel line setback for a principal building in the Residential Single Family Two (RS2) Zone, as prescribed in Section 11.2.6(a)(i), is varied:
 - i) from: 7.5 metres

to: 0.9 metres to the outermost projection as shown on Schedule 'B'.

COVENANT REQUIREMENTS

7. Not Applicable

SECURITY REQUIREMENTS

8. Not applicable

EXPIRY OF PERMIT

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

Authorising resolution passed by the Regional Board on _____, 2021.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

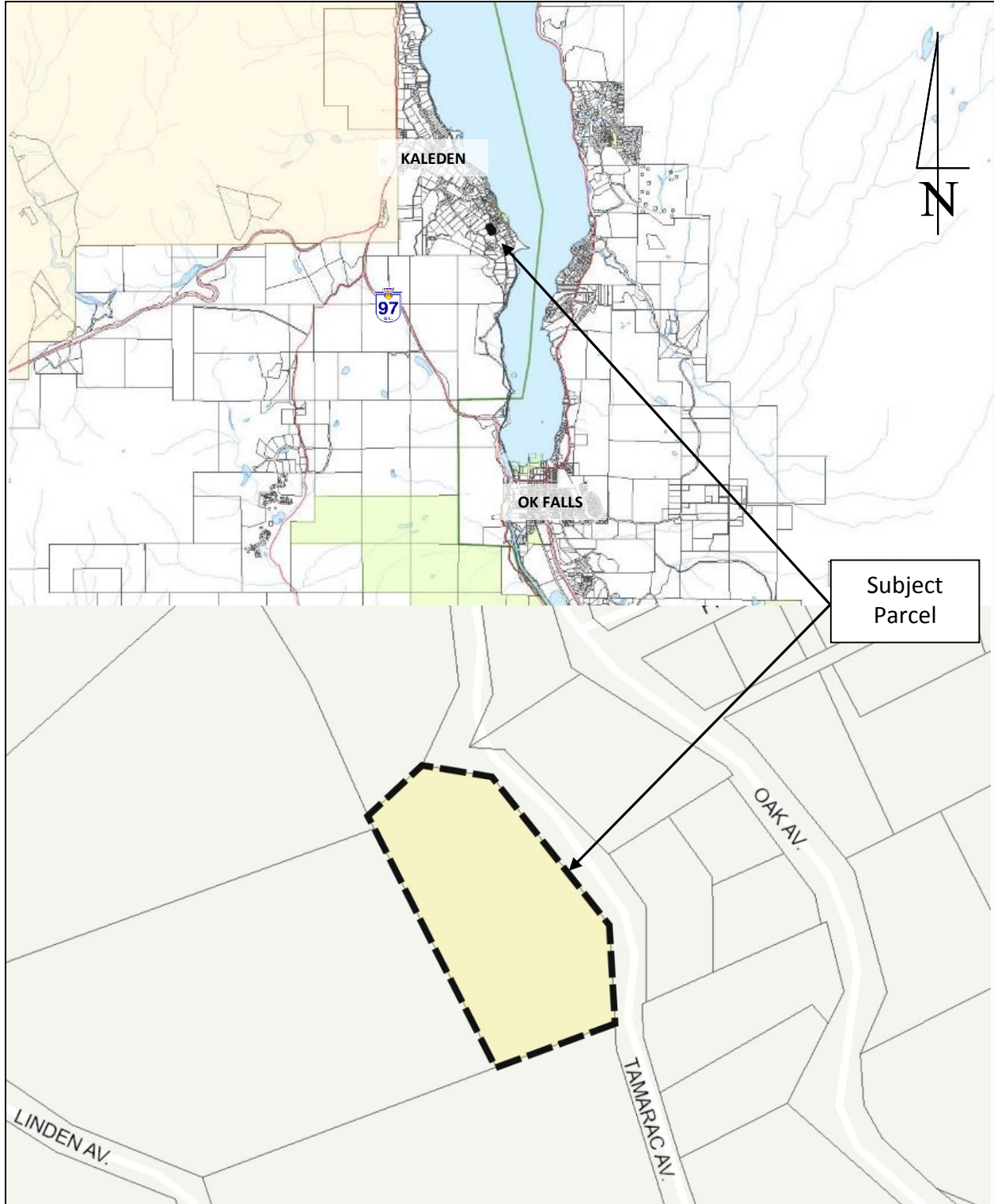
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

File No. I2021.042-DVP

Schedule 'A'



Regional District of Okanagan-Similkameen

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

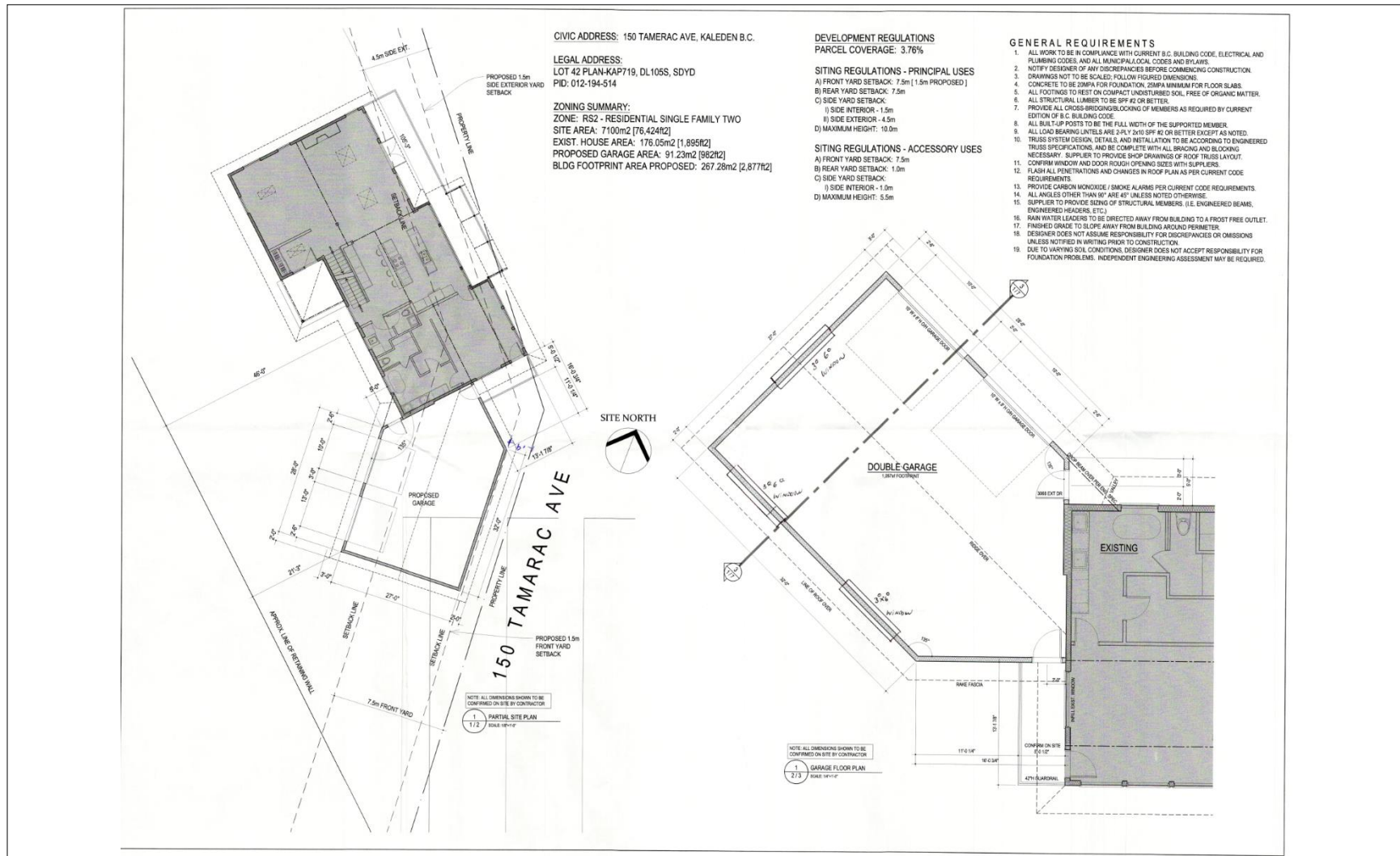
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. I2021.042-DVP

Schedule 'C'



Development Variance Permit No. I2021.042-DVP

Page 5 of 6

Regional District of Okanagan-Similkameen

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

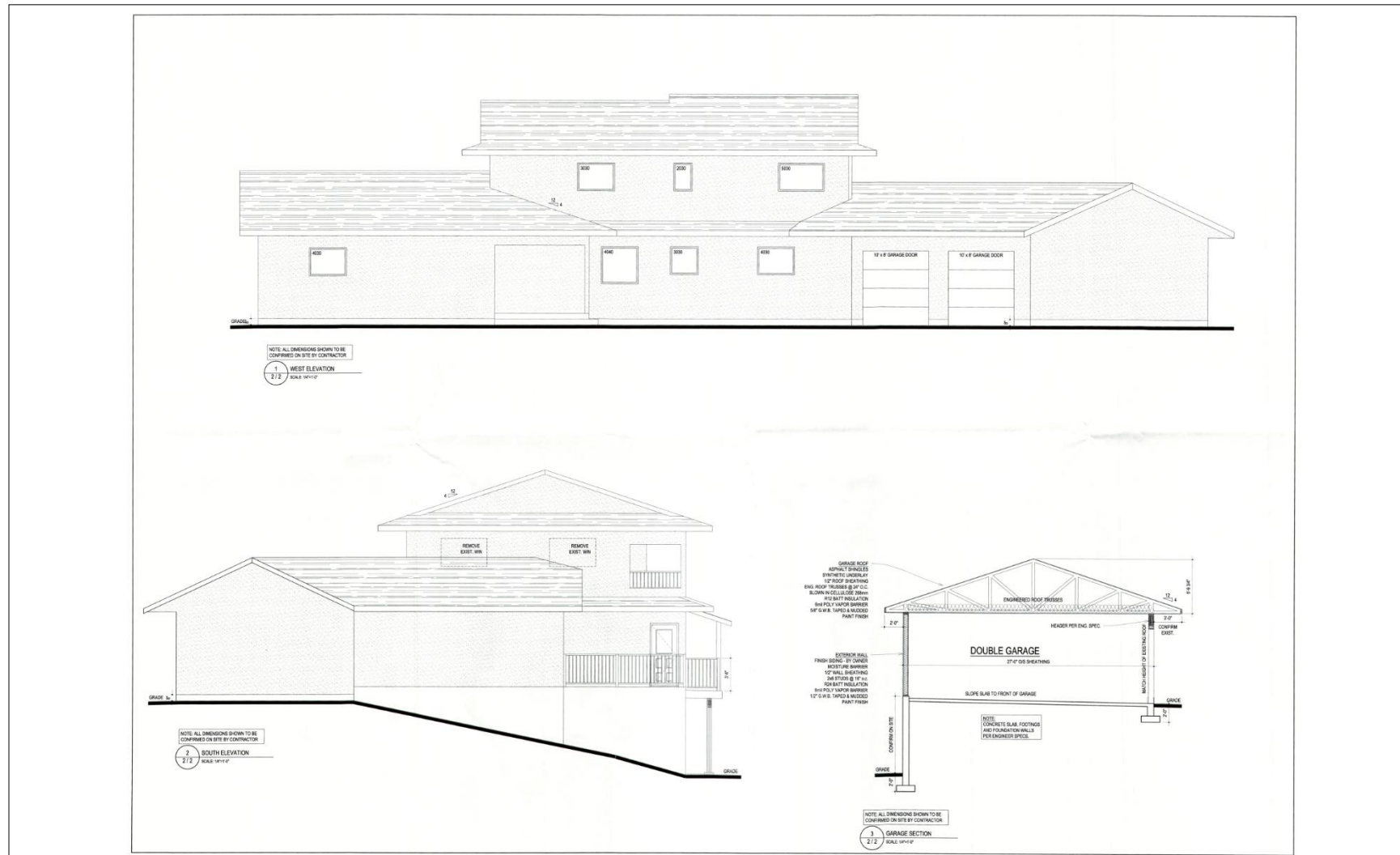
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. I2021.042-DVP

Schedule 'D'



Development Variance Permit No. I2021.042-DVP

Page 6 of 6

Lauri Feindell

Subject:

FW: 150 Tamarac Avenue DVP Application

From: Craig Cameron

Sent: October 22, 2021 12:41 PM

To: Fiona Titley <ftitley@rdos.bc.ca>

Subject: 150 Tamarac Avenue DVP Application

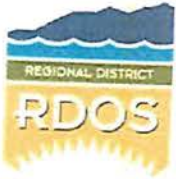
Hello Ms. Titley,

We are the owners of --- Linden Avenue, the property immediately south of 150 Tamarac, and arguably the owners most impacted by the DVP. We write to say that we reviewed the application on your website and have no objection to the DVP being approved. We wish the owners well.

Please contact us if you have any questions.

Sincerely,

Craig Cameron
Kaleden, BC



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.: 12021.042-DVP

FROM: Name: JOHN SMELTZER.

Street Address: [REDACTED]

RE: Development Variance Permit (DVP) Application
150 Tamarac Avenue, Electoral Area "1"

My comments / concerns are:

- I do support the proposed variances at 150 Tamarac Avenue
- I do support the proposed variances at 150 Tamarac Avenue, subject to the comments listed below.
- I do not support the proposed variances at 150 Tamarac Avenue.

All written submissions will be considered by the Regional District Board

I HAVE NO OBJECTION TO THE BUILDING OF THE PROPOSED GARAGE WITHIN THE ALLOWED SETBACK AND SUPPORT THE APPLICATION.

JOHN SMELTZER.

116 TAMARAC AVE.

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this DVP application is considered.

All representations will be made public when they are included in the Board Agenda.

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

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: November 18, 2021
RE: Temporary Use Permit Application – Electoral Area “E” (E2021.024-TUP)

Administrative Recommendation:

THAT Temporary Use Permit No. E2021.024-TUP to allow for a vacation rental at 1015 Hyde Road in Naramata be approved.

Folio: E-02055.030

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

OCP: Agriculture (AG)

Zone: Agricultural One (AG1)

Proposed Development:

This application is seeking to allow a vacation rental use of a secondary suite on the subject property through the issuance of a Temporary Use Permit (TUP).

In support of this proposal, the applicant has stated that the “current use is residential with vacation rental in suite. This is a renewal application for file no. E2018.175-TUP.”

Site Context:

The property is 2.6 ha in area and is situated on the north side of Hyde Road. The parcel is comprised of a single family dwelling with a secondary suite, two accessory buildings, and vineyards.

The surrounding pattern of development is generally characterised by agricultural (AG1) uses with single detached dwelling uses on all sides.

Background:

The current boundaries of the subject property were created on August 16, 1991, while available Regional District records indicate that a building permit(s) for the single family dwelling (1994, 1997), addition (2000), and secondary suite (2017) have been issued for this property.

The property is designated Agriculture (AG), and is the subject of a Watercourse Development Permit (WDP) and Environmentally Sensitive Development Permit (ESDP) Area designation.

The property is zoned Agricultural One (AG1) which allows for agri-tourism accommodation and bed and breakfast operation uses, which are related to vacation rental use and is within the Agricultural Land Reserve (ALR).

BC Assessment has classified the property as part “Residential” (Class 01) and part “Farm” (Class 09)).

Public Process:

Since this application is a renewal for a vacation rental use, it did not require a Public Information Meeting (PIM) or Advisory Planning Commission (APC) consideration.

Adjacent property owners will have received notification of this application with written comments being accepted up until one (1) week prior to the Board's regular meeting at which the application is to be considered. All comments received are included as a separate item on the Board's Agenda.

Analysis:

The applicant has been running the vacation rental successfully since 2017. There have been no complaints about the rental or its occupants. The conditions of the property appear to be suitable for the vacation rental use and were already considered under approved permit numbers E2017.037-TUP and E2018.175-TUP.

The proposed conditions of the vacation rental have not changed since the previous application. The proposal is to use the secondary suite between April 1st and September 30th for up to four (4) patrons in two (2) rooms. The septic system has been maintained regularly.

Conversely, the 2020 Housing Needs Assessment was completed this year, which identifies a lack of long-term rental housing. This is especially critical in areas of the region that have high vacation-rental and owner vacation use that are otherwise vacant for the rest of the year, like Naramata. Interior Health recommends that any housing not used by the owner for part of the year, like a secondary suite, should be rented long-term rather than short-term rentals.

Alternatives:

1. THAT the Board of Directors deny Temporary Use Permit No. E2021.024-TUP;

Respectfully submitted:



Danielle DeVries, Planner 1

Endorsed By:



C. Garrish, Planning Manager

Attachments: No. 1 – Agency Referral List
No. 2 – Aerial Photo (2017)

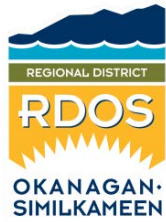
Attachment No. 1 – Agency Referral List

Referrals to be sent to the following agencies as highlighted with a , prior to the Board considering adoption of Temporary Use Permit No. E2021.024-TUP.

<input checked="" type="checkbox"/>	Agricultural Land Commission (ALC)	<input checked="" type="checkbox"/>	Fortis
<input checked="" type="checkbox"/>	Interior Health Authority (IHA)	<input type="checkbox"/>	City of Penticton
<input type="checkbox"/>	Ministry of Agriculture	<input type="checkbox"/>	District of Summerland
<input type="checkbox"/>	Ministry of Energy, Mines & Petroleum Resources	<input type="checkbox"/>	Town of Oliver
<input type="checkbox"/>	Ministry of Municipal Affairs & Housing	<input type="checkbox"/>	Town of Osoyoos
<input checked="" type="checkbox"/>	Ministry of Forest, Lands, Natural Resource Operations & Rural Development (Ecosystem Section)	<input type="checkbox"/>	Town of Princeton
<input type="checkbox"/>	Ministry of Forest, Lands, Natural Resource Operations & Rural Development (Archaeology Branch)	<input type="checkbox"/>	Village of Keremeos
<input type="checkbox"/>	Ministry of Jobs, Trade & Technology	<input type="checkbox"/>	Okanagan Nation Alliance (ONA)
<input type="checkbox"/>	Ministry of Transportation and Infrastructure	<input type="checkbox"/>	Penticton Indian Band (PIB)
<input type="checkbox"/>	Integrated Land Management Bureau	<input type="checkbox"/>	Osoyoos Indian Band (OIB)
<input type="checkbox"/>	BC Parks	<input type="checkbox"/>	Upper Similkameen Indian Band (USIB)
<input type="checkbox"/>	School District #53 (Areas A, B, C, D & G)	<input type="checkbox"/>	Lower Similkameen Indian Band (LSIB)
<input type="checkbox"/>	School District #58 (Area H)	<input type="checkbox"/>	Environment Canada
<input checked="" type="checkbox"/>	School District #67 (Areas D, E, F, I)	<input type="checkbox"/>	Fisheries and Oceans Canada
<input type="checkbox"/>	Central Okanagan Regional District	<input type="checkbox"/>	Canadian Wildlife Services
<input type="checkbox"/>	Kootenay Boundary Regional District	<input type="checkbox"/>	OK Falls Irrigation District
<input type="checkbox"/>	Thompson Nicola Regional District	<input type="checkbox"/>	Kaleden Irrigation District
<input type="checkbox"/>	Fraser Valley Regional District	<input type="checkbox"/>	X Irrigation District / improvement Districts / etc.
<input checked="" type="checkbox"/>	Naramata Volunteer Fire Department	<input checked="" type="checkbox"/>	Public Works (Water Areas C, D, E, F; Sewer Area D)

Attachment No. 2 – Aerial Photo (2017)





TEMPORARY USE PERMIT

FILE NO.: E2021.024-TUP

GENERAL CONDITIONS

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

APPLICABILITY

5. This Temporary Use Permit applies to, and only to, those lands, including any and all buildings, structures and other development thereon, within the Regional District as shown on Schedules 'A', 'B', 'C' and 'D', and described below:

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

Civic Address: 1015 Hyde Road, Naramata

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

TEMPORARY USE

6. In accordance with Section 22.0 of the Electoral Area "E" Official Community Plan Bylaw No. 2458, 2008, the land specified in Section 5 may be used for a "vacation rental" use as defined in the Electoral Area "E" Zoning Bylaw, being the use of a residential dwelling unit for the accommodation of paying guests occupying the dwelling unit for a period of less than 30 days.

CONDITIONS OF TEMPORARY USE

7. The vacation rental use of the land is subject to the following conditions:
 - a) the vacation rental use shall occur only between April 1st and September 30th;

Temporary Use Permit No. E2021.024-TUP

Page 1 of 7

- b) the following information must be posted within the dwelling unit while the vacation rental use is occurring:
 - i) the location of property lines by way of a map;
 - ii) a copy of the Regional District’s Electoral Area “E” Noise Regulation and Prohibition Bylaw;
 - iii) measures to address water conservation;
 - iv) instructions on the use of appliances that could cause fires, and for evacuation of the building in the event of fire;
 - v) instructions on the storage and management of garbage;
 - vi) instructions on septic system care; and
 - vii) instructions on the control of pets (if pets are permitted by the operator) in accordance with the Regional District’s Animal Control Bylaw.
- c) the maximum number of bedrooms that may be occupied by paying guests shall be two (2);
- d) the number of paying guests that may be accommodated at any time shall not exceed four (4);
- e) a minimum of two (2) on-site vehicle parking spaces shall be provided for paying guests;
- f) camping and the use of recreational vehicles, accessory buildings and accessory structures on the property for vacation rental occupancy are not permitted; and
- g) current telephone contact information for a site manager or the property owner, updated from time to time as necessary, as well as a copy of this Temporary Use Permit shall be provided to the owner of each property situated within 100 metres of the land and to each occupant of such property if the occupier is not the owner.

COVENANT REQUIREMENTS

8. Not applicable.

SECURITY REQUIREMENTS

9. Not applicable.

EXPIRY OF PERMIT

10. This Permit shall expire on December 31, 2024.

Authorising resolution passed by Regional Board on ____ day of _____, 2021.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

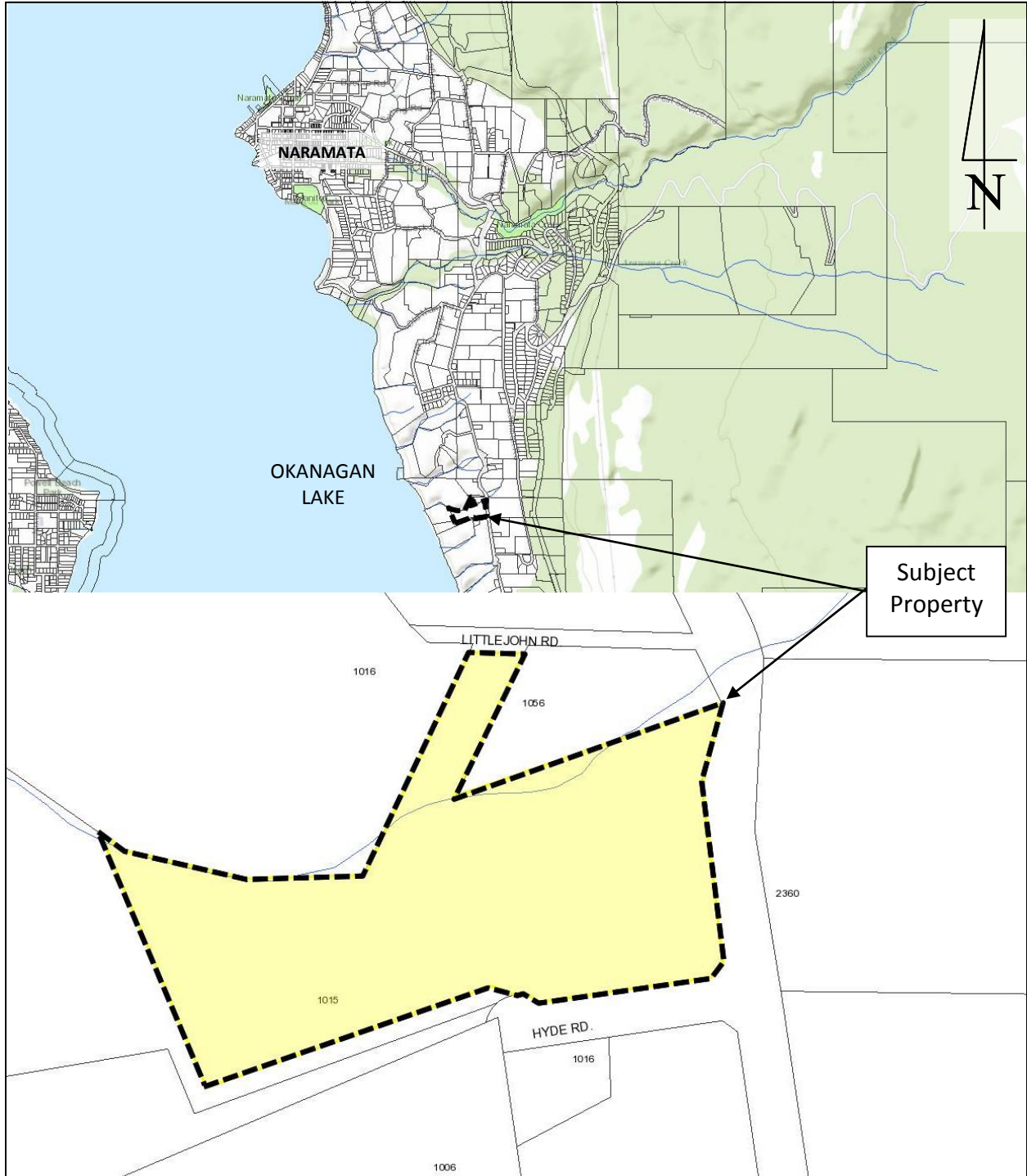
Telephone: 250-492-0237 Email: planning@rdos.bc.ca



Temporary Use Permit

File No. E2021.024-TUP

Schedule 'A'



Regional District of Okanagan-Similkameen

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

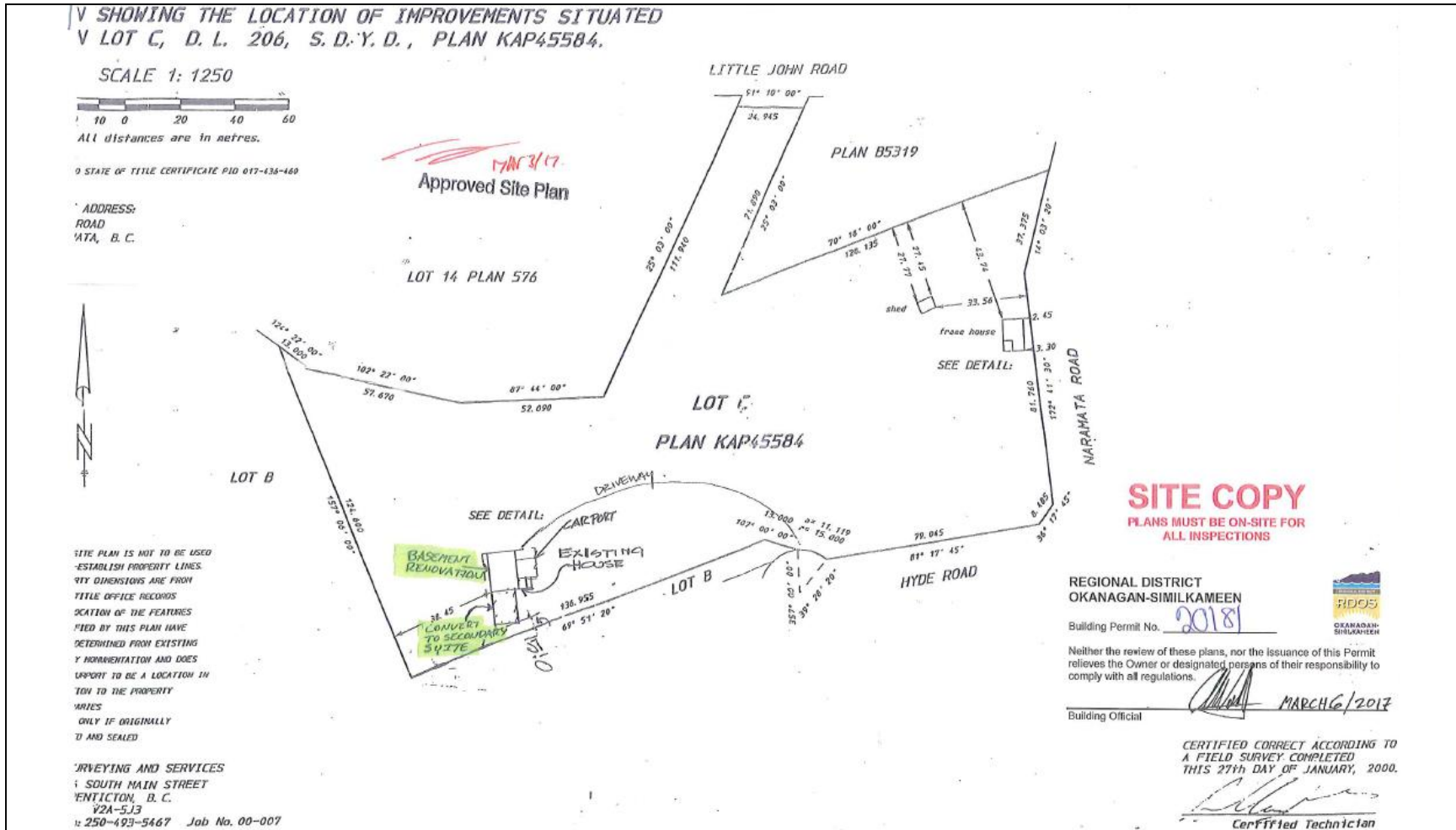
Telephone: 250-492-0237 Email: planning@rdos.bc.ca



Temporary Use Permit

File No. E2021.024-TUP

Schedule 'B'



Temporary Use Permit No. E2021.024-TUP

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Regional District of Okanagan-Similkameen

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

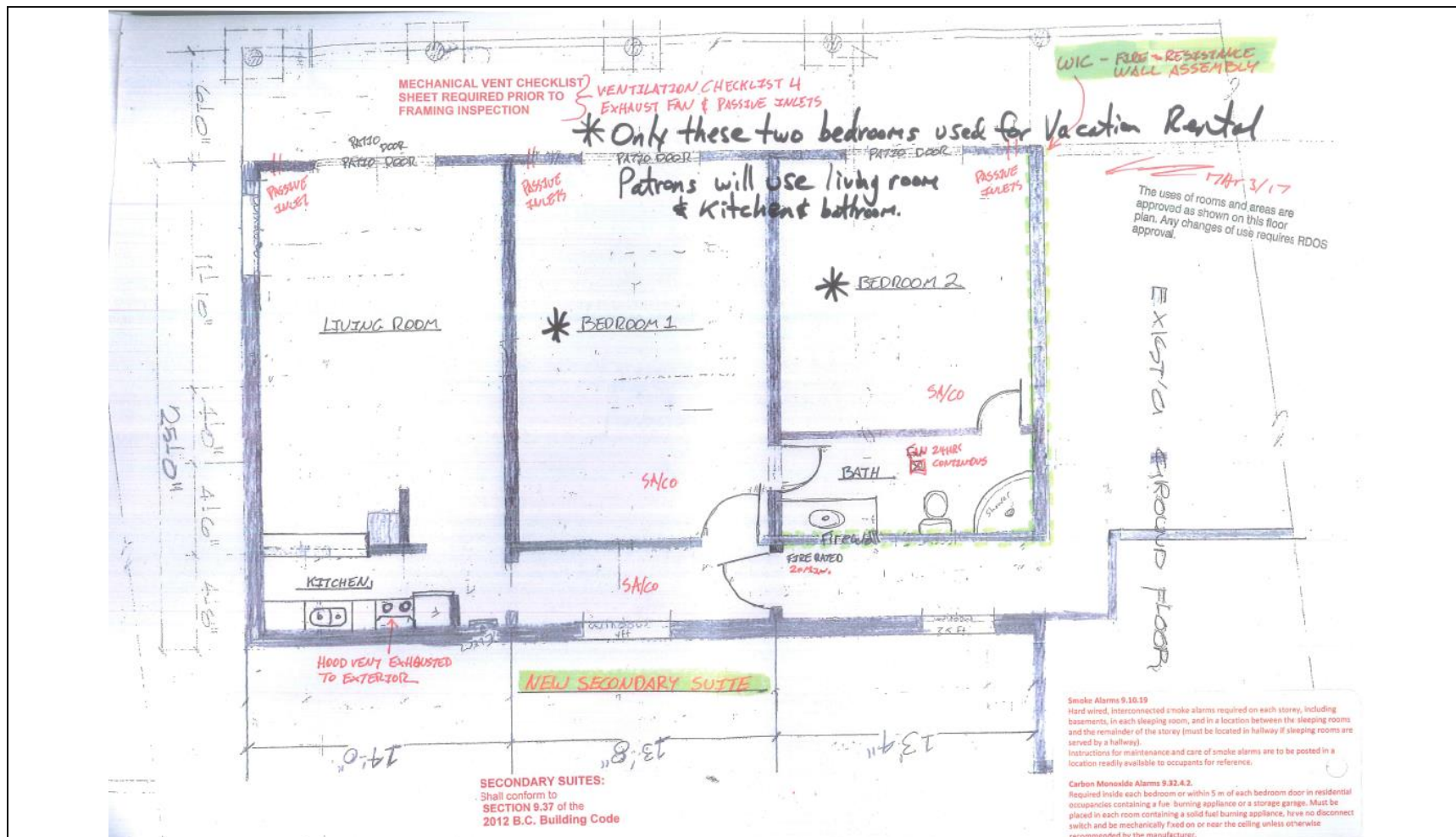
Telephone: 250-492-0237 Email: planning@rdos.bc.ca



Temporary Use Permit

File No. E2021.024-TUP

Schedule 'C'



Temporary Use Permit No. E2021.024-TUP

Page 6 of 7

Regional District of Okanagan-Similkameen

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

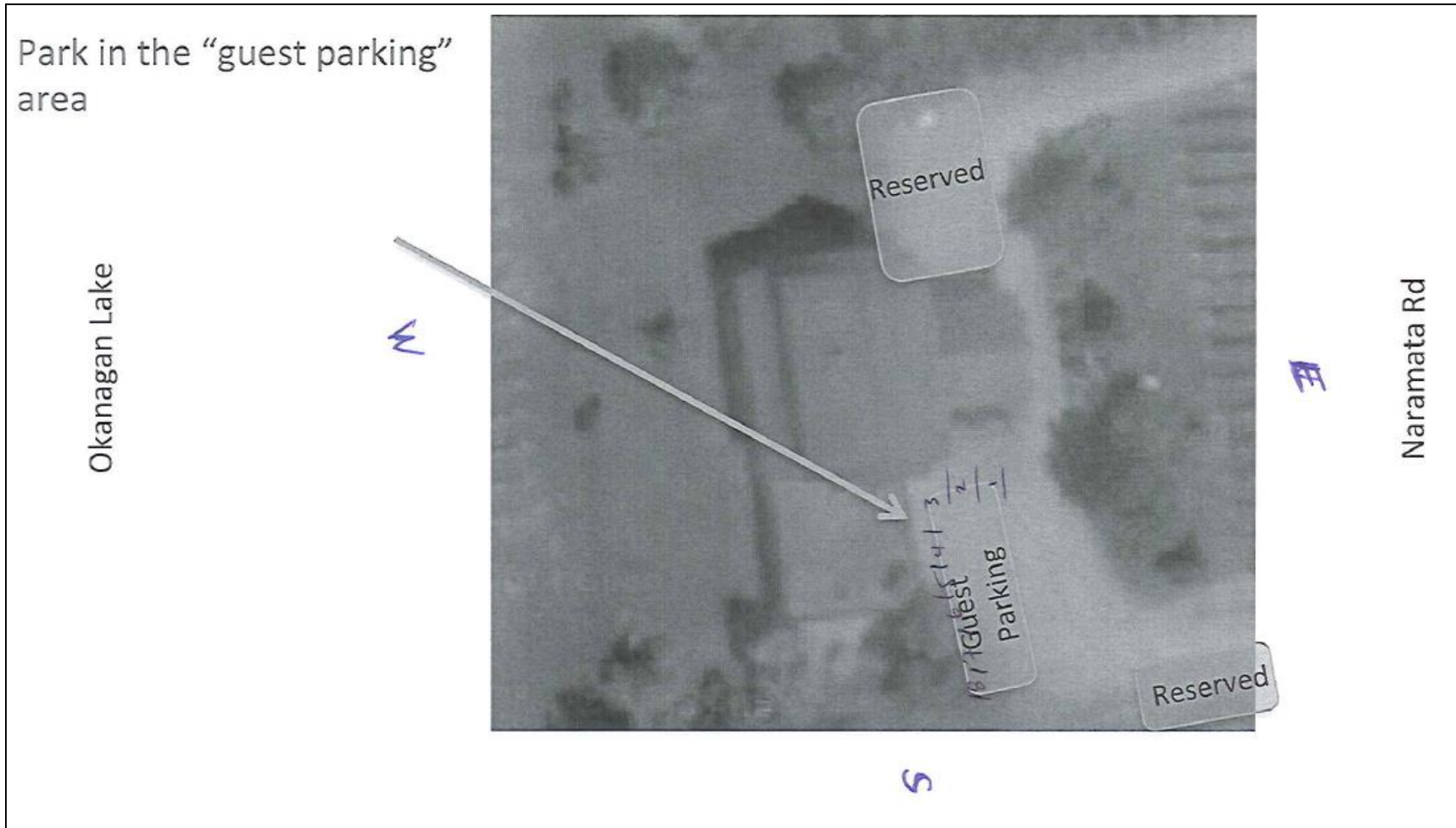
Telephone: 250-492-0237 Email: planning@rdos.bc.ca



Temporary Use Permit

File No. E2021.024-TUP

Schedule 'D'



Temporary Use Permit No. E2021.024-TUP

Page 7 of 7

Lauri Feindell

From: Referrals <Referrals@fortisbc.com>
Sent: October 21, 2021 9:24 AM
To: Planning
Subject: Referral: E2021.024-TUP - Vacation Rental Renewal - 1015 Hyde Road, Naramata
Attachments: Referral Sheet E2021.024-TUP.pdf

Hello,

FortisBC Energy Inc. has reviewed the subject proposal and has no objections or concerns.

Mai Farmer
Property Services Assistant
Property Services



From: Danielle DeVries <ddevries@rdos.bc.ca>
Sent: Wednesday, October 20, 2021 3:50 PM
To: Naramata Fire Chief <NaramataFC@rdos.bc.ca>; PublicWorks E-Box <publicworks@rdos.bc.ca>; Judy Burton <jburton@rdos.bc.ca>; sara.Huber@gov.bc.ca; Leathem, Jamie FLNR:EX <Jamie.Leathem@gov.bc.ca>; ReferralAppsREG8@gov.bc.ca; Referrals <Referrals@fortisbc.com>; HBE@interiorhealth.ca; sd67@sd67.bc.ca
Subject: [External Email] - Referral: E2021.024-TUP - Vacation Rental Renewal - 1015 Hyde Road, Naramata

CAUTION: This is an external email.
Do not respond, click on links or open attachments unless you recognize the sender.

Hi all,

I am requesting your feedback on the referral sheet attached for a Vacation Rental Renewal at 1015 Hyde Road, Naramata.

Please send your responses by **November 10, 2021** to be considered by the RDOS Board.

Thank you,
Danielle



Danielle DeVries • Planner I
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC, V2A 5J9
p. 250.490.4213 • tf. 1.877.610.3737 • f. 250.492.0063
www.rdos.bc.ca • ddevries@rdos.bc.ca
[FACEBOOK](#) • [YOUTUBE](#) • Sign up for [REGIONAL CONNECTIONS](#)

I acknowledge that I work within the traditional, unceded territory of the Syilx people in the Okanagan Nation.

Lauri Feindell

From: Collins, Martin J ALC:EX <Martin.Collins@gov.bc.ca>
Sent: October 20, 2021 4:04 PM
To: Danielle DeVries
Subject: FW: Referral: E2021.024-TUP - Vacation Rental Renewal - 1015 Hyde Road, Naramata
Attachments: Referral Sheet E2021.024-TUP.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Vacation Rentals are not regulated by the ALC. There is no objection to the rental of the principal dwelling on the 2.6 ha property, either by the day, week or month.

Regards

Martin Collins,
ALC Director of Policy and Planning,
#201 4940 Canada Way, Burnaby, BC
V5G 4K6
Phone 236 468 1884

From: Danielle DeVries <ddevries@rdos.bc.ca>
Sent: October 20, 2021 3:50 PM
To: Naramata Fire Chief <NaramataFC@rdos.bc.ca>; PublicWorks E-Box <publicworks@rdos.bc.ca>; Judy Burton <jburton@rdos.bc.ca>; Huber, Sara MUNI:EX <Sara.Huber@gov.bc.ca>; Leathem, Jamie FLNR:EX <Jamie.Leathem@gov.bc.ca>; Referral Apps REG8 FLNR:EX <ReferralAppsREG8@gov.bc.ca>; referrals@fortisbc.com; HBE@interiorhealth.ca; sd67@sd67.bc.ca
Subject: Referral: E2021.024-TUP - Vacation Rental Renewal - 1015 Hyde Road, Naramata

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi all,

I am requesting your feedback on the referral sheet attached for a Vacation Rental Renewal at 1015 Hyde Road, Naramata.

Please send your responses by **November 10, 2021** to be considered by the RDOS Board.

Thank you,
Danielle

Lauri Feindell

From: Naramata Fire Chief
Sent: October 20, 2021 6:50 PM
To: Danielle DeVries
Subject: RE: Referral: E2021.024-TUP - Vacation Rental Renewal - 1015 Hyde Road, Naramata
Attachments: Referral Sheet E2021.024-TUP.pdf

Hi Danielle,

Doesn't affect our service.

Thanks

Dennis Smith, Fire Chief

Naramata Fire

Ph:250-496-5319 Cell:250-462-5023

naramatafc@rdos.bc.ca

From: Danielle DeVries
Sent: October 20, 2021 3:50 PM
To: Naramata Fire Chief <NaramataFC@rdos.bc.ca>; PublicWorks E-Box <publicworks@rdos.bc.ca>; Judy Burton <jburton@rdos.bc.ca>; sara.Huber@gov.bc.ca; Leathem, Jamie FLNR:EX <Jamie.Leathem@gov.bc.ca>; ReferralAppsREG8@gov.bc.ca; referrals@fortisbc.com; HBE@interiorhealth.ca; sd67@sd67.bc.ca
Subject: Referral: E2021.024-TUP - Vacation Rental Renewal - 1015 Hyde Road, Naramata

Hi all,

I am requesting your feedback on the referral sheet attached for a Vacation Rental Renewal at 1015 Hyde Road, Naramata.

Please send your responses by **November 10, 2021** to be considered by the RDOS Board.

Thank you,
Danielle



Danielle DeVries • Planner I

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC, V2A 5J9

p. 250.490.4213 • tf. 1.877.610.3737 • f. 250.492.0063

www.rdos.bc.ca • ddevries@rdos.bc.ca

[FACEBOOK](#) • [YOUTUBE](#) • Sign up for [REGIONAL CONNECTIONS](#)

I acknowledge that I work within the traditional, unceded territory of the Syilx people in the Okanagan Nation.

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.



Interior Health

October 26, 2021
Danielle DeVries, Planner
Regional District of Okanagan-Similkameen
101 Martin Street
Penticton, BC, V2A-5J9

Sent via email: planning@rdos.bc.ca

Danielle DeVries:

RE: File E2021.024-TUP: 1015 Hyde Road, Naramata, BC: Lot C, Plan KAP45584, District Lot 206, SDYD

Thank you for the opportunity to provide comments on this application. It is our understanding that the above noted application seeks approval for a renewal of a Temporary Use Permit (TUP) to allow a 2 bedroom suite within the primary dwelling to be used as a short-term vacation rental between April 1st and October 31st. This referral has been reviewed from a Healthy Community Development perspective. The following comments are for your consideration:

Housing is a key determinant of health. It has a significant influence on our physical and mental health, social well-being, and indirectly influences many other determinants of health such as income, early childhood development, educational opportunities, and access to health services. Healthy housing is attainable, stable, high quality, and in a location and community that meets our needs and supports health and well-being.

While this vacation rental can contribute to the property owner's income and support tourism through accommodation for the travelling public, it also reduces the availability of long-term housing units available in the community. It is important to balance long term housing needs with support for visitors and economic opportunity. As noted in the RDOS 2020 Housing Needs Assessment, there is an acute shortage of long-term rental availability.

A sewerage system file review has also been conducted. An internal file search produced no letter of certification for the existing sewerage system. As such, we recommend having an [Authorized Person](#) as defined in the [Sewerage System Regulation](#) perform a Performance Inspection and provide a report on the existing sewerage dispersal system as per Section 7.2 of the [Onsite Wastewater Certification Board Policy: APPENDIX 2, Registered Onsite Wastewater Practitioner \(ROWP\) Practice Guidelines](#) to confirm adequate performance, condition, size and location for the continued/intended use of the existing onsite sewerage system. This assessment is to ensure that it does not pose a health hazard/risk and that it meets the required vertical and horizontal separation distances as well as today's [Sewerage System Standard Practice Manual](#).

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Interior Health

Version 3 standards. The Registered Onsite Wastewater Practitioner performing the inspection should be certified by the Applied Science Technologists & Technicians of British Columbia (ASTTBC) in the discipline of Private Inspector.

We suggests this TUP not be approved without the applicant first demonstrating that a long term rental option is not feasible. In addition, that an Authorized Person under the BC Sewerage System Regulation [B.C. Reg. 326/2004] completes the performance inspection of the existing system as noted above to ensure the system is in good working order.

Interior Health is committed to improving the health and wellness of all by working collaboratively with the RDOS to create policies and environments that support good health. Should you have any questions about the information provided above, please do not hesitate to call or email – my contact information can be found on the bottom of this letter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Misty Palm'.

Misty Palm, B.Tech. CPHI(C)
Environmental Health Officer
Healthy Communities

We recognize and acknowledge that we are collectively gathered on the traditional, ancestral, and unceded territories of the seven Interior Region First Nations, where we live, learn, collaborate, and work together. This region is also home to 15 Chartered Métis Communities. It is with humility that we continue to strengthen our relationships with First Nation, Métis, and Inuit peoples across the Interior.

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: November 18, 2021
RE: Temporary Use Permit Application – Electoral Area “E” (E2021.023-TUP)

Administrative Recommendation:

THAT Temporary Use Permit No. E2021.023-TUP to allow for a vacation rental at 3135 Bartlett Road in Naramata be approved.

Folio: E-02193.020

Legal: Lot B, Plan KAP29459, District Lot 210, SDYD

OCP: Small Holdings (SH)

Zone: Small Holdings Four Zone (SH4)

Purpose:

This application is seeking to use a single-detached dwelling for a seasonal vacation rental use on the subject property through the issuance of a Temporary Use Permit (TUP).

In support of this proposal, the applicant has stated that “[the reason for the proposed temporary use is] to cover some of the costs, allow enjoyment by others, [and the use will be limited to the] whole house apart from one bedroom.”

Site Context:

The property is 2615 m² in area and is situated on the west side of Bartlett Road. The parcel is comprised of a single detached dwelling and an accessory structure (garage).

The surrounding pattern of development is generally characterised by residential on all sides and with agriculture surrounding the neighbourhood.

Background:

The boundaries of the subject property were created on December 6, 1978, while available Regional District records indicate that a building permit for the single family dwelling (1990 & 1991) has previously been issued for this property.

The property is designated Small Holdings (SH), and is not the subject of any development permit areas. The property is zoned Small Holdings Four Zone (SH4) which does allow the related secondary uses of bed and breakfasts and home industries.

The Regional District has received written complaints regarding the operation of the vacation rental without a permit. The property owners previously advertised the home for up to six (6) people, which will not be permitted through this TUP (maximum four (4) people).

Public Process:

On November 8, 2021, a Public Information Meeting (PIM) was held via WebEx and was attended by two (2) members of the public with questions and in favour of the proposal.

At its meeting of November 8, 2021, the Area "E" Advisory Planning Commission (APC) recommended that the subject development application be approved.

Adjacent property owners will have received notification of this application with written comments being accepted up until one (1) week prior to the Board's regular meeting at which the application is to be considered. All comments received are included as a separate item on the Board's Agenda.

Analysis:

The Electoral Area "E" OCP Bylaw includes supportive policy for vacation rental uses in residential areas and outlines a number of criteria against which the board will consider such a use.

In response to the criteria contained in Section 22.0 of the Electoral Area "E" OCP, the proposed use is seasonal in nature (May-October) and is not intensive in scale. The impact on the natural environment and neighbouring uses is minimized by being contained within an existing building and parking area on the parcel.

The applicant has also submitted a site plan which shows provision of adequate parking on-site. In addition, a health and safety inspection and septic compliance have successfully been completed.

The intent of the Regional District's "Vacation Rental Temporary Use Permit Policy", and supportive OCP policies is to allow for a new vacation rental use to operate for one "season" to determine if such a use is inappropriate, incompatible, or unviable at a particular location and, if so, to allow for the permit to lapse or not be renewed within a relatively short period.

There is also a need for long-term rental homes in Naramata, as identified in the 2020 Housing Needs Assessment Report. But the owners use the property part-time for their own vacation use, making it non-viable for a year-round rental.

The owners have been operating the rental in contravention of RDOS vacation rental policies without a TUP. The owners will need to reduce the occupancy and time of year they rent the property to comply with the policies outlined in the OCP.

Alternatives:

1. THAT the Board of Directors deny Temporary Use Permit No. E2021.023-TUP;

Respectfully submitted:



Danielle DeVries, Planner 1

Endorsed By:



C. Garrish, Planning Manager

Attachments: No. 1 – Agency Referral List

No. 2 – Site Photo (Google Street View 2012)

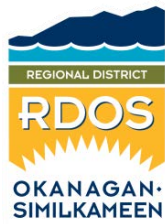
Attachment No. 1 – Agency Referral List

Referrals to be sent to the following agencies as highlighted with a , prior to the Board considering adoption of Temporary Use Permit No. E2021.023-TUP.

<input type="checkbox"/>	Agricultural Land Commission (ALC)	<input checked="" type="checkbox"/>	Fortis
<input checked="" type="checkbox"/>	Interior Health Authority (IHA)	<input type="checkbox"/>	City of Penticton
<input type="checkbox"/>	Ministry of Agriculture	<input type="checkbox"/>	District of Summerland
<input type="checkbox"/>	Ministry of Energy, Mines & Petroleum Resources	<input type="checkbox"/>	Town of Oliver
<input type="checkbox"/>	Ministry of Municipal Affairs & Housing	<input type="checkbox"/>	Town of Osoyoos
<input type="checkbox"/>	Ministry of Forest, Lands, Natural Resource Operations & Rural Development (Ecosystem Section)	<input type="checkbox"/>	Town of Princeton
<input type="checkbox"/>	Ministry of Forest, Lands, Natural Resource Operations & Rural Development (Archaeology Branch)	<input type="checkbox"/>	Village of Keremeos
<input type="checkbox"/>	Ministry of Jobs, Trade & Technology	<input type="checkbox"/>	Okanagan Nation Alliance (ONA)
<input type="checkbox"/>	Ministry of Transportation and Infrastructure	<input type="checkbox"/>	Penticton Indian Band (PIB)
<input type="checkbox"/>	Integrated Land Management Bureau	<input type="checkbox"/>	Osoyoos Indian Band (OIB)
<input type="checkbox"/>	BC Parks	<input type="checkbox"/>	Upper Similkameen Indian Band (USIB)
<input type="checkbox"/>	School District #53 (Areas A, B, C, D & G)	<input type="checkbox"/>	Lower Similkameen Indian Band (LSIB)
<input type="checkbox"/>	School District #58 (Area H)	<input type="checkbox"/>	Environment Canada
<input checked="" type="checkbox"/>	School District #67 (Areas D, E, F, I)	<input type="checkbox"/>	Fisheries and Oceans Canada
<input type="checkbox"/>	Central Okanagan Regional District	<input type="checkbox"/>	Canadian Wildlife Services
<input type="checkbox"/>	Kootenay Boundary Regional District	<input type="checkbox"/>	OK Falls Irrigation District
<input type="checkbox"/>	Thompson Nicola Regional District	<input type="checkbox"/>	Kaleden Irrigation District
<input type="checkbox"/>	Fraser Valley Regional District	<input type="checkbox"/>	X Irrigation District / improvement Districts / etc.
<input checked="" type="checkbox"/>	Naramata Volunteer Fire Department		

Attachment No. 2 – Site Photo (Google Street View 2012)





TEMPORARY USE PERMIT

FILE NO.: E2021.023-TUP

GENERAL CONDITIONS

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

APPLICABILITY

5. This Temporary Use Permit applies to, and only to, those lands, including any and all buildings, structures and other development thereon, within the Regional District as shown on Schedules 'A', 'B', and 'C' and described below:

Legal Description: Lot B, Plan KAP29459, District Lot 210, SDYD

Civic Address: 3135 Bartlett Road

Parcel Identifier (PID): 004-307-721 Folio: E-02193.020

TEMPORARY USE

6. In accordance with Section 22.0 of the Electoral Area "E" Official Community Plan Bylaw No. 2458, 2008, the land specified in Section 5 may be used for a "vacation rental" use as defined in the Electoral Area "E" Zoning Bylaw No. 2459, 2008 section 4.0, being the use of a residential dwelling unit for the accommodation of paying guests occupying the dwelling unit for a period of less than 30 days.

CONDITIONS OF TEMPORARY USE

7. The vacation rental use of the land is subject to the following conditions:
 - a) the vacation rental use shall occur only between May 1st and October 31st;

- b) the following information must be posted within the dwelling unit while the vacation rental use is occurring:
 - i) the location of property lines by way of a map;
 - ii) a copy of the Regional District's Electoral Area "E" Noise Regulation and Prohibition Bylaw;
 - iii) measures to address water conservation;
 - iv) instructions on the use of appliances that could cause fires, and for evacuation of the building in the event of fire;
 - v) instructions on the storage and management of garbage;
 - vi) instructions on septic system care; and
 - vii) instructions on the control of pets (if pets are permitted by the operator) in accordance with the Regional District's Animal Control Bylaw.
- c) the maximum number of bedrooms that may be occupied by paying guests shall be two (2);
- d) the number of paying guests that may be accommodated at any time shall not exceed four (4);
- e) a minimum of two (2) on-site vehicle parking spaces shall be provided for paying guests;
- f) camping and the use of recreational vehicles, accessory buildings and accessory structures on the property for vacation rental occupancy are not permitted; and
- g) current telephone contact information for a site manager or the property owner, updated from time to time as necessary, as well as a copy of this Temporary Use Permit shall be provided to the owner of each property situated within 100 metres of the land and to each occupant of such property if the occupier is not the owner.

COVENANT REQUIREMENTS

- 8. Not applicable.

SECURITY REQUIREMENTS

- 9. Not applicable.

EXPIRY OF PERMIT

- 10. This Permit shall expire on December 31, 2022.

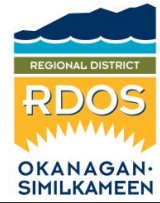
Authorising resolution passed by Regional Board on ____ day of _____, 2021.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

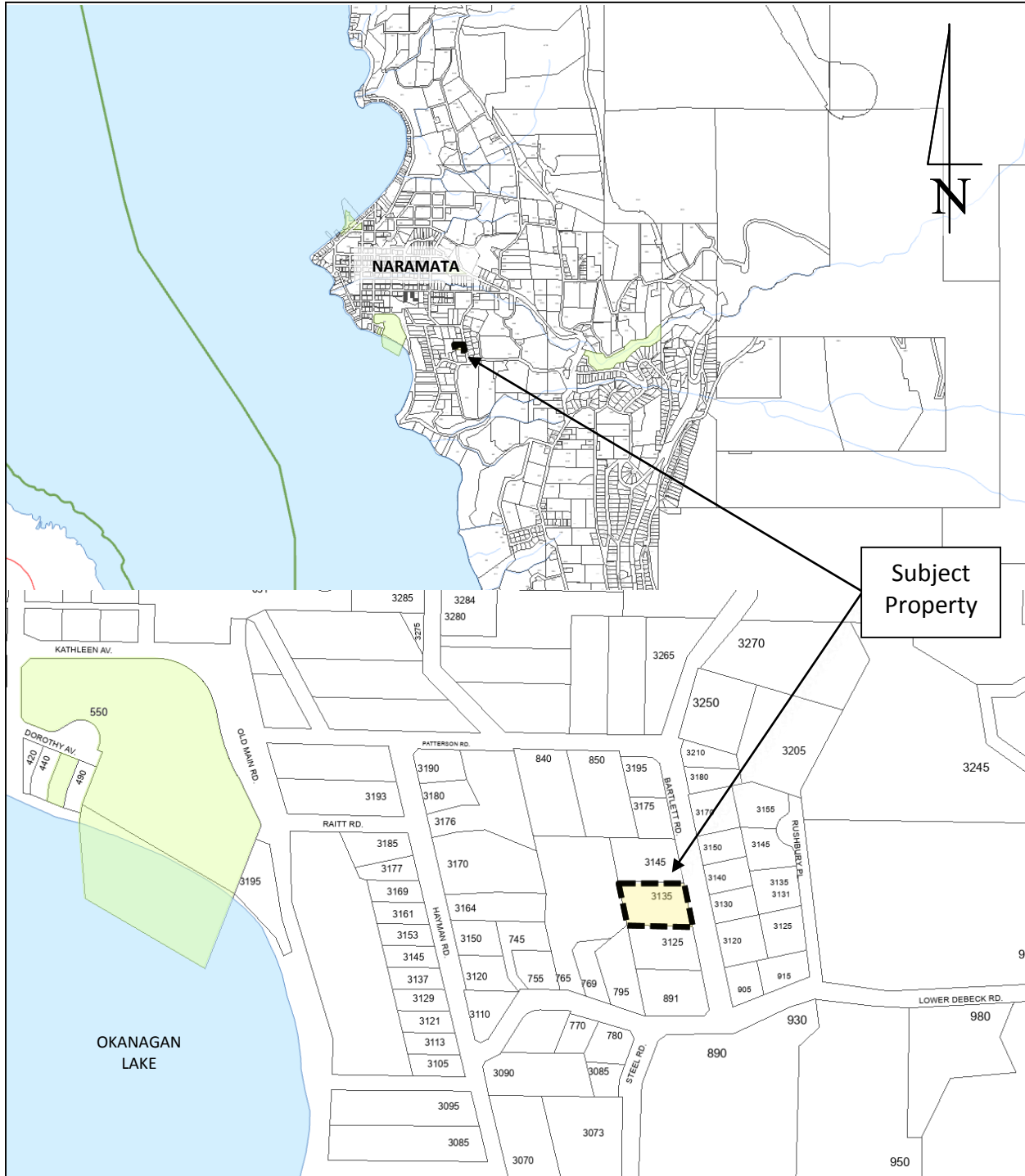
Telephone: 250-492-0237 Email: planning@rdos.bc.ca



Temporary Use Permit

File No. E2021.023-TUP

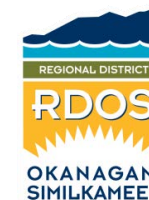
Schedule 'A'



Regional District of Okanagan-Similkameen

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

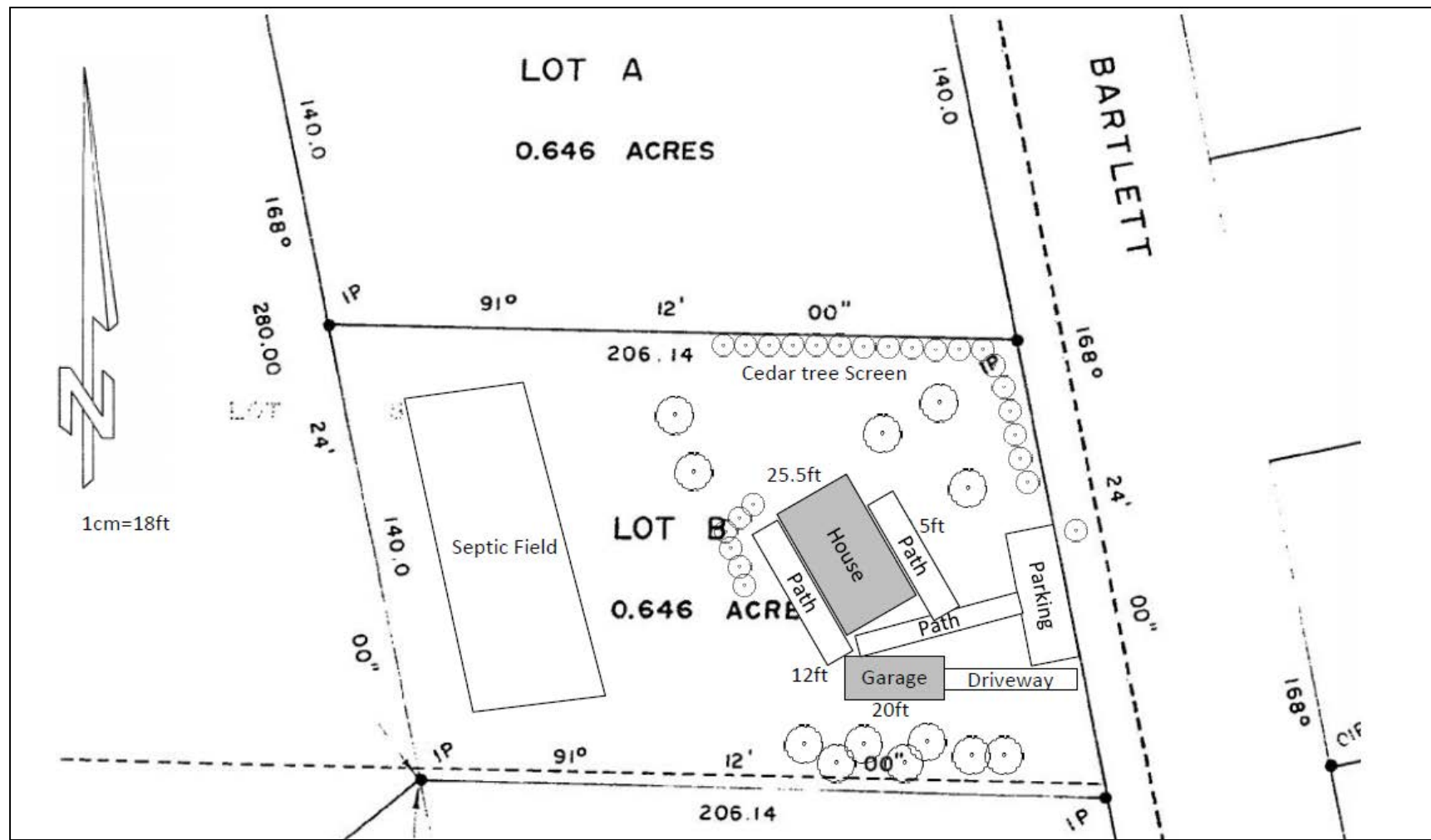
Telephone: 250-492-0237 Email: planning@rdos.bc.ca



Temporary Use Permit

File No. E2021.023-TUP

Schedule 'B'



Temporary Use Permit No. E2021.023-TUP

Page 5 of 6

Regional District of Okanagan-Similkameen

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

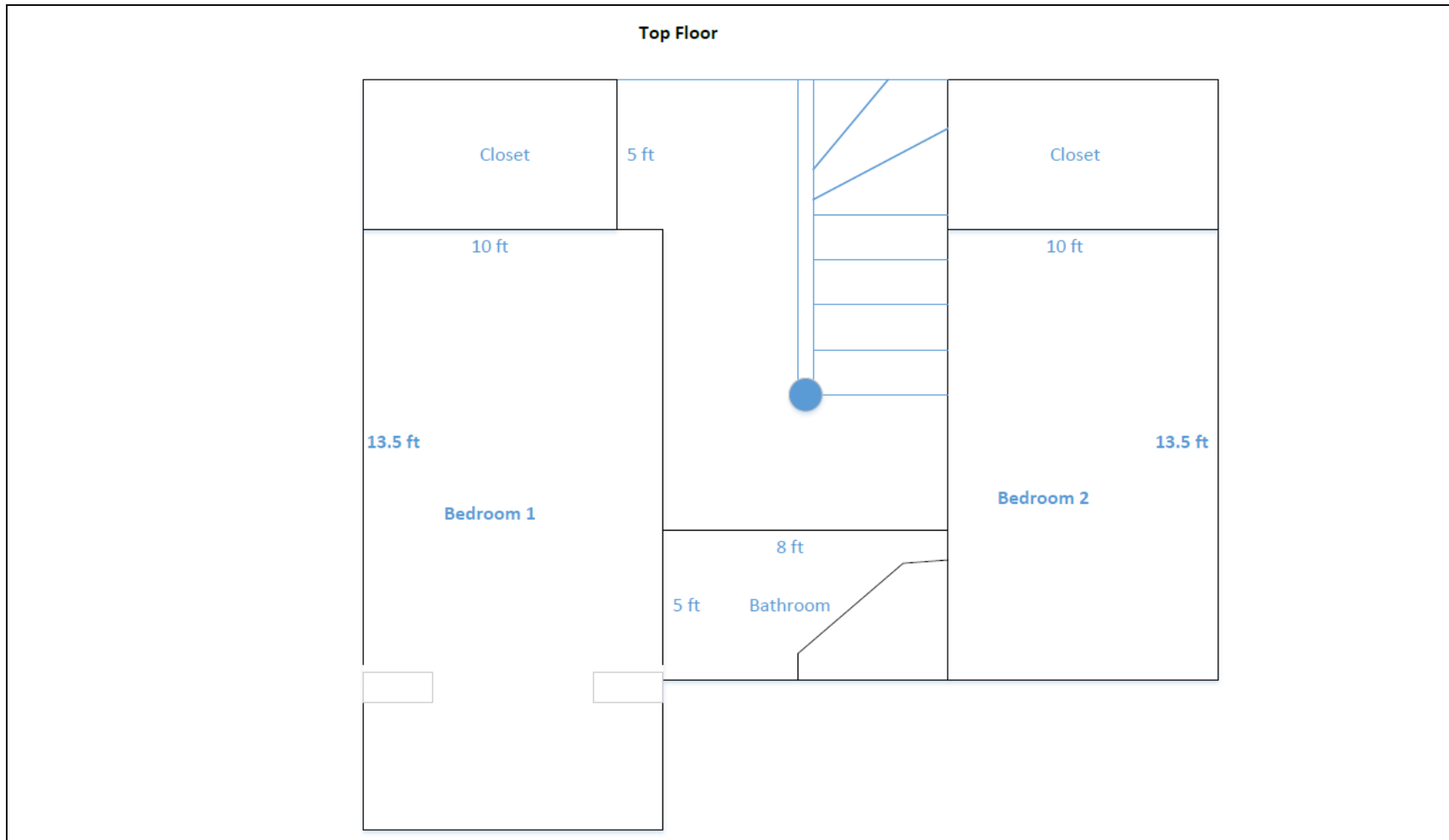
Telephone: 250-492-0237 Email: planning@rdos.bc.ca



Temporary Use Permit

File No. E2021.023-TUP

Schedule 'C'



Temporary Use Permit No. E2021.023-TUP

Page 6 of 6



Interior Health

October 18, 2021
Danielle DeVries, Planner
Regional District of Okanagan-Similkameen
101 Martin Street
Penticton, BC, V2A-5J9

Sent via email: planning@rdos.bc.ca

Danielle DeVries:

RE: File E2021.023-TUP: 3135 Bartlett: Lot B, Plan KAP29459, District Lot 210, SDYD

Thank you for the opportunity to provide comments on this application. It is our understanding that the above noted application seeks approval for a Temporary Use Permit (TUP) to allow the subject property to be used as a short-term vacation rental between May 1st and October 31st. This referral has been reviewed from a Healthy Community Development perspective. The following comments are for your consideration:

Housing is a key determinant of health. It has a significant influence on our physical and mental health, social well-being, and indirectly influences many other determinants of health such as income, early childhood development, educational opportunities, and access to health services. Healthy housing is attainable, stable, high quality, and in a location and community that meets our needs and supports health and well-being.

While this vacation rental can contribute to the property owner's income and support tourism through accommodation for the travelling public, it also reduces the availability of long-term housing units available in the community. It is important to balance long term housing needs with support for visitors and economic opportunity. As noted in the RDOS 2020 Housing Needs Assessment, there is an acute shortage of long-term rental availability.

A sewerage system file review has also been conducted. The sewerage filing record indicates that the sewerage system was designed and installed in 1990 . All onsite sewerage systems have a limited lifespan. Depending on how well the system is maintained over the course of its life, will impact the length of its life. When the existing system malfunctions, new land appropriate for a sewage dispersal field must be found. With that being said, as per correspondence supplied in the referral, an Authorized Person reviewed the existing sewerage filing against the proposed usage and daily design flows, and provided that a maximum of 4 persons can be accommodated when used as a vacation rental.

Interior Health suggests this TUP not be approved without the applicant first demonstrating that a long term rental option is not feasible during the proposed rental period of May 1st – October 31st. In addition, that an

We recognize and acknowledge that we are collectively gathered on the traditional, ancestral, and unceded territories of the seven Interior Region First Nations, where we live, learn, collaborate, and work together. This region is also home to 15 Chartered Métis Communities. It is with humility that we continue to strengthen our relationships with First Nation, Métis, and Inuit peoples across the Interior.



Interior Health

Authorized Person under the BC Sewerage System Regulation [B.C. Reg. 326/2004] completes a performance inspection of the existing system to ensure the system is in good working order.

Interior Health is committed to improving the health and wellness of all by working collaboratively with local governments and community partners to create policies and environments that support good health. Should you have any questions about the information provided above, please do not hesitate to call or email – my contact information can be found on the bottom of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Misty Palm'.

Misty Palm, B.Tech. CPHI(C)
Environmental Health Officer
Healthy Communities

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Lauri Feindell

From: Earl Roulston >
Sent: October 13, 2021 3:34 PM
To: Danielle DeVries
Subject: TUP E2021.023 3135 Bartlett Naramata
Attachments: DSC01532.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Daniel,

This is a photo of 2 of the parking spaces, 1 behind the TUP board. These spaces are on Bartlett rd., not 3135 Bartlett, although the lovely site plan shows otherwise.

If you zoom in on the aerial photo you can see that one car barely fits in front of the garage, which, is never used for parking.

Their advertising on Mar 24/21 at 1st complaint, file # 02193.020 showed 6 guests, 4 bedrooms, 6 beds. As of today, their advertising shows 4 guests, 4 bedrooms, 6beds. Airbnb. Yet the application is for 2 rooms, 5 to 6 wks a year.

Thanks,
Brenda Lende



RESPONSE SUMMARY

TEMPORARY USE PERMIT NO. E2021.023-TUP

Approval Recommended for Reasons
Outlined Below

Interests Unaffected

Approval Recommended Subject to
Conditions Below

Approval Not Recommended
Due to Reasons Outlined Below

Signature:  _____

Signed By: Dennis Smith

Agency: Naramata FD

Title: Fire Chief

Date: Oct 09, 2021

Lauri Feindell

From: Abenante, Thomas
Sent: October 8, 2021 9:02 AM
To: Planning
Cc: Peters, Jonathan
Subject: FW: Referral - Vacation Rental TUP - 3135 Bartlett Road, Naramata
Attachments: Referral Sheet E2021.023-TUP.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

With respect to the above noted file, FortisBC Energy Inc. (Gas) has reviewed the subject proposal and has no objections or concerns.

There are FortisBC Energy Inc. (Gas) ("FBC(G)") distribution facilities along Bartlett Road. Please note that existing gas facilities may, depending on development's load requirements, not have sufficient capacity and upgrading related facilities may be required.

Thank you,

Thomas Abenante, ASCT | Planning & Design Technologist (Gas)
Kelowna, B.C.



W: 250-868-4518
Email: thomas.abenante@fortisbc.com

From: Referrals <Referrals@fortisbc.com>
Sent: Wednesday, October 6, 2021 11:40 AM
To: Peters, Jonathan <Jonathan.Peters@fortisbc.com>; Abenante, Thomas <Thomas.Abenante@fortisbc.com>
Subject: Referral - Vacation Rental TUP - 3135 Bartlett Road, Naramata

Property Referral: 2021-1734

Hi Jonathan and Thomas

Please review the attached / below and provide your comments directly to planning@rdos.bc.ca by **Nov 5, 2021**.

If FortisBC Energy Inc. is affected, please copy referrals@fortisbc.com in on your response so that we may update our records.

Thank you,

Mai Farmer
Property Services Assistant
Property Services
Phone 604-576-7010 x57010

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: November 18, 2021

RE: Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “A” (A2018.207-ZONE)

Administrative Recommendation:

THAT the deadline for the submission of a hydrogeological assessment to allow for a 6-lot subdivision at 1750 Highway 3 in Area “A” be extended to March 21, 2022.

Folio: A-06748.300

Legal: Lot 15, Plan KAP21789, Sublot 2, DL 2709, SDYD, Except Plan KAP90322

OCP: Large Holdings (LH) Proposed OCP: Small Holdings (SH) / Conservation Area (CA)

Zone: Large Holdings One (LH1) Proposed Zoning: Small Holdings Three (SH3) / Conservation Area (CA)

Proposal:

The applicant for Bylaw Amendment Application No. A2018.207-ZONE is seeking an extension to March 21, 2022, in order to provide a hydrogeological assessment required by the Board.

In support of this request, the applicant has stated that “there are very few other companies that provide this service ... did find a qualified company in Vernon ... there is also a requirement for extensive pumping tests ... very few local contractors qualified to complete this type of work and they are generally very busy resulting in relatively long wait times.”

Background:

At its meeting of May 20, 2021, the Regional Board resolved to postpone the consideration of A2018.207-ZONE to “allow for a hydrogeological assessment and an updated environmental assessment to be prepared.”

Since then, the applicant has only submitted an updated environmental assessment (August 6, 2021).

As per Section 3.11.2 of the Regional District’s Development Procedures Bylaw No. 2500, 2011, if an application has been inactive for a period of six (6) months, the “application will be deemed to be abandoned and will be closed.” As such, the applicant was required to provide all the requested information by November 20, 2021.

Under Section 3.11.3 of the bylaw “upon written request by the applicant prior to the lapse of the application, the Board may extend the deadline for a period of six (6) months by passing a resolution to that effect”.

On October 25, 2021, the applicant requested for an extension.

File No: A2018.207-ZONE

Analysis:

The applicant has been actively working to provide the information requested by the Board. Providing an extension would allow the applicant to hire a qualified groundwater engineer to provide a hydrogeological assessment for the proposed development.

Alternative:

1. THAT the deadline for the submission of a hydrogeological assessment in relation to Bylaw Amendment Application No. A2018.207-ZONE not be extended to March 21, 2022.

Respectfully submitted:

Nikita Kheterpal
Nikita Kheterpal, Planner I

Endorsed By:


C. Garrish, Planning Manager

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: November 18, 2021

RE: Bylaw Enforcement -Zoning Bylaw
21043 Alkali Road, Osoyoos

Administrative Recommendation:

THAT the Regional District direct the owner of 21043 Alkali Road, Osoyoos to bring the property described as Lot 5 District Lot 3197 Similkameen Division Yale District Plan 32608, into compliance with the Electoral Area 'A' Zoning Bylaw No. 2451, 2008; RDOS Building Bylaw No. 2805, 2018; and, RDOS Official Community Plan Bylaw No. 2905, 2021, within 30 days of written notice;

AND THAT a Section 302 Notice On Title, pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* (made applicable to Regional Districts by Section 302 of the LGA), be filed against the title on the property legally described as Lot 5 District Lot 3197 Similkameen Division Yale District Plan 32608, being 21043 Alkali Road, Osoyoos;

AND THAT if after 30 days written notice the property legally described as Lot 5 District Lot 3197 Similkameen Division Yale District Plan 32608, being 21043 Alkali Road, Osoyoos, is not in compliance with the Electoral Area 'A' Zoning Bylaw No. 2451, 2008; RDOS Building Bylaw No. 2805, 2018; and, RDOS Official Community Plan Bylaw No. 2905, 2021; that the Regional District commence court action to obtain a resolution to bring Lot 5 District Lot 3197 Similkameen Yale District Plan 32608, being 21043 Alkali Road, Osoyoos, into compliance;

AND THAT the Regional District seek to recover the costs of undertaking the above legal action in the same manner and with the same remedies as property taxes in arrears.

Civic: 21043 Alklai Rd, Osoyoos Folio: A07106.200

Legal: Lot 5 District Lot 3197 Similkameen Division Yale District Plan 32608

Zone: Low Density Residential Two Zone (SH2)

Purpose:

To commence the process to seek relief from the Courts to insure that, the necessary work is done to bring the property into compliance with the Building Bylaw No 2805, property use contrary to the Zoning Bylaw No. 2451, 2008 and earth works in an Environmentally Sensitive Devolvement Permit area (ESDP) as set out in the Official Community Plan (OCP) Bylaw No. 2905, 2021.

Site Context:

The subject property is approximately 42,549.67 m² (4.25 ha) in area and is situated the Old Richter Pass Road area off Hwy 3. The property currently comprises of a metal Quonset hut type structure and a small building for cooking, all have been placed without permits.

Background:

The subject property has been in non-compliance with the Zoning Bylaw since August 2018. The property is in contravention of the Electoral Area 'A' Zoning Bylaw No. 2451, 2008, section 5.4, 7.14.3 and 7.14.4. The file also indicates that work has been done in an Environmentally Sensitive Development Permit (ESDP) area as set out in the Official Community Plan (OCP) and structures have been erected without permits.

In May 25, 2020, an inspection was done by the Bylaw Enforcement Officer (BEO) and photos were taken. On arrival, the BEO note that there was no dwelling site although there were outbuildings. The BEO observed that there were eight RV sites, fully serviced with in-ground sewer, water and power. On this inspection date 5 sites had 5 RV trailers in place. Most appeared to be currently occupied.

The BEO observed a man operating earth moving equipment on the property. The operator came up and spoke with the BEO and identified himself as one of the owners of the property. The BEO asked the owner about the apparent RV park set up on his property. The owner said that they were friends or trades people related to his future plans to build a house. The owner stated he does not collect money from any of them.

The BEO asked about the earth moving work as he believed the area MAY be in an environmentally sensitive area that may require permits. The owner replied that the RDOS had signed off on the work that had been done to install services on the property and he is "only" engaged in leveling the earth.

The owner was not happy that the BEO was on his property and that the BEO would not identify the complainant for this matter. The BEO concluded his inspection and left the property.

On May 27, 2020, a phone call was received from Marty STEWART, one of the owners. This is the male that BEO spoke to on the subject property. STEWART spoke to the Bylaw Enforcement Coordinator (BEC) and was then transferred to Planning to speak with Timothy DONEGAN. DONEGAN advised STEWART that portions of the subject property are located within an Environmentally Sensitive Development Permit (ESDP) area. Any development within this area, including site preparation and earthmoving, requires issuance of an ESDP.

On May 27, 2020, DONEGAN, followed-up with STEWART with an email outlining the ESDP areas on the property (map provided), and provided a list of Qualified Environmental Professionals (QEP) that could prepare and assessment for them. A link was also provided to the RDOS ESDP web page so the application could be downloaded and completed.

On May 28, 2020, a letter dated May 26, 2020, was emailed to the property owners. The letter that was sent was official notification to the owners to cease construction of new sites until it has been determined if a Development Permit was required for the completed and proposed work. The letter

also stated that there appeared to be eight numbered and serviced campsites, most of which appeared to be occupied. The RDOS has no records of any development applications or information for the property. The letter that was sent was also official notification to the owners to cease construction of new sites until it has been determined that this is a permitted use of the property.

The owners were further advised in the letter that a building containing a kitchen was constructed on the property. There are no records of any building permits issued for this property. The owners were required to contact the RDOS Building Department within 14 days to arrange for an inspection of this building. No such arrangements were ever made for an inspection.

An email was received on June 5, 2020, from Richard TEN BRINK & Marty STEWART outlining their concerns about the alleged complaint about their property. Within their email they continue to air their grievances on how the investigation was handled, in particular against the BEO and that he was trying to bully STEWART when he visited the property on May 25, 2020.

Friday, September 10, 2020, the Building Inspector received an email from Big Valley Environmental that he (QEP) is working for the owners. It was his understanding that he was to look at some ground disturbances that are within the ESDP area on the subject property. The QEP stated he had been hired a few months ago to prepare a Rapid Assessment for the disturbance as well as for a proposed new home on the property. The QEP had prepared a draft Rapid Report which included some minor restoration planting for the disturbed area as well as the proposed new home area. The QEP had sent the draft report to STEWART, however, he hadn't received any response from STEWART regarding the draft report since June 15, 2020. As of the date this report was written, the RDOS has not received a copy of the Environmental Report done by Big Valley Environmental.

On February 22, 2021, a letter was sent to TEN BRINK & STEWART advising them that the RDOS would be proceeding with enforcement efforts to ensure the property is in compliance with the RDOS Zoning Bylaw.

The letter went on to acknowledge that Big Valley Environmental had been retained to prepare a report to assess work that may have occurred within area designated ESDP area, however, a report had not been submitted and that the RDOS had not received an application for a Development Permit. The letter requested that the owners submit an application for a Development Permit within 30 days of the date on the letter. No permit has been received.

On May 3, 2021, an inspection was done on the subject property by the BEO. The BEO confirmed 4 RV's were on the property and that 2 of these RV's appeared to be hooked up to septic. Of the 2 RV's hooked up to septic, only one appeared to be in possible use.

Below and to the west of the "campsite" area there was what appeared to be a large "Quonset hut" type structure.

On Thursday, September 09, 2021, Mark PETRY received a phone call from TEN BRINK asking the RDOS to change his mailing address. TEN BRINK stated *"that he felt he is being harassed and*

mentioned that the pond he is filling, is no different to what all his neighbours have been doing for years and we're unfairly picking on him."

On Tuesday, October 12, 2021, a Final Notice and Notice Of Hearing letters were sent to TEN BRICK & STEWART by email and by registered mail, informing them that this matter will be going to the Regional District Board of Directors on Thursday November 18, 2021. The Final Notice and Notice Of Hearing letters outlined the Zoning Bylaw contraventions, work that has been done in and Environmentally Sensitive Development Area (ESDP) as set out in the Official Community Plan (OCP) Bylaw and structures have been erected without a Building Permit.

On Thursday, October 18, 2021, an inspection was done on the subject property by our BEO. The BEO confirmed there were 2 RV's on the property and that only one of RV's did appear to be hooked up to water/septic/power also had shoes outside and appeared to likely be in some degrees of use. Both RV's were also in the approximately the same position and use on the BEO's previous inspection.

The small building beside the RV had surveillance camera attached to it. The surveillance camera had a voice communication through it which told the BEO he was trespassing and that the police had been called. The BEO was not sure if the communication was 2-way, but his attempt to find out, and to identify himself, were met with yelling about trespassing and that he must "leave the property immediately."

The BEO had already photographed the only 2 RV's present and was already heading back to his vehicle when he heard the voice from the camera. The BEO told the camera to have a nice day and he did, in fact leave the property, as requested.

Alternatives:

1. Abandon enforcement against Lot 5 District Lot 3197 Similkameen Division Yale District Plan 32608, being 21043 Alkali Road, Osoyoos; but file a Section 302 Notice On Title.
2. Pursue enforcement through the issuance of Bylaw Offence Notices until such time that the property has been brought into compliance; but file a Section 302 Notice On Title.

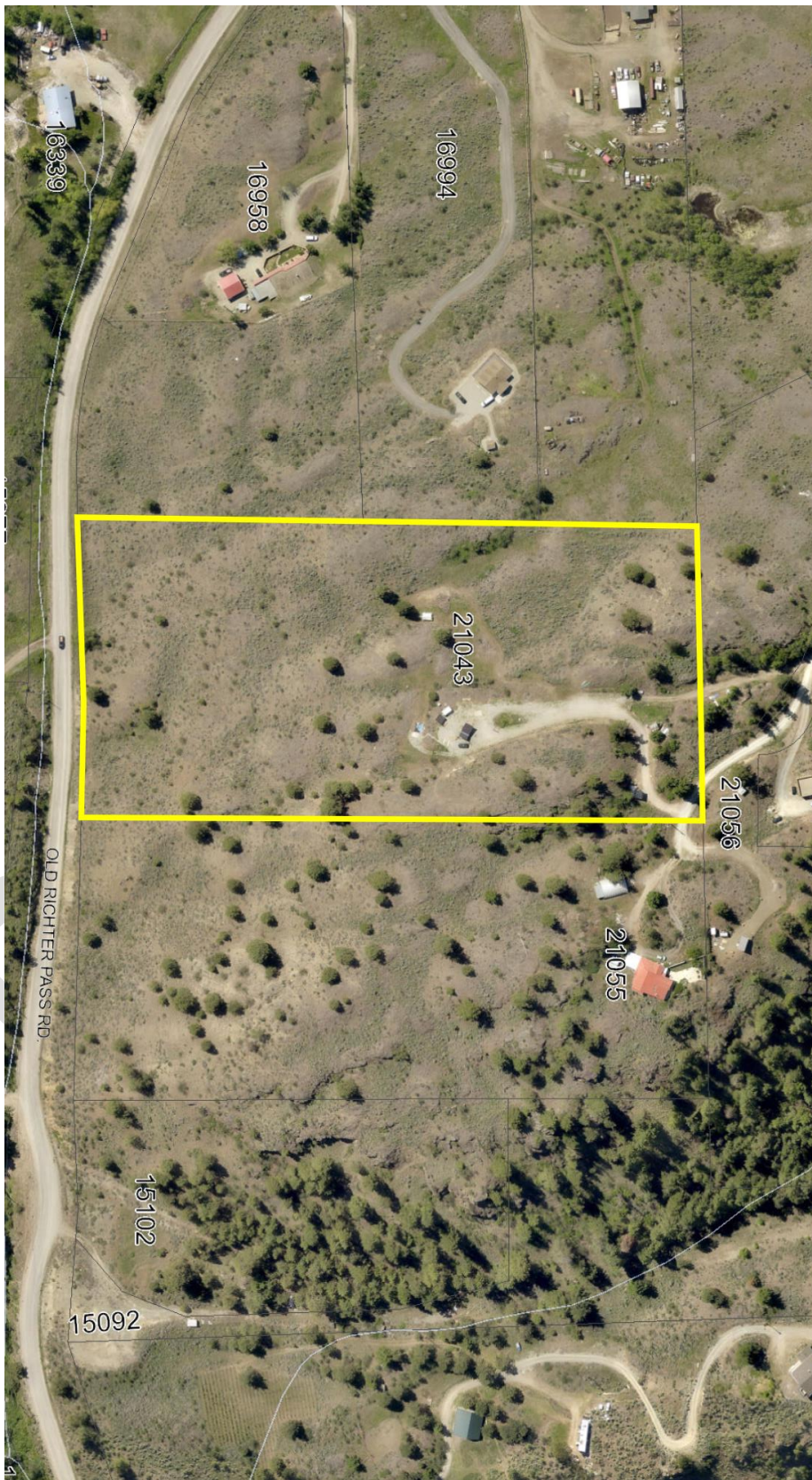
Respectfully submitted:

"Mark Petry"

Mark Petry, Acting Manager of Building and Bylaw

Attachments: No. 1 – Context Maps
No. 2 –Current photos

No. 1 – Context Maps



21043 Alkali Road, Osoyoos, Electoral Area "A"

No. 2 – Context Photos











ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: Director Obirek
DATE: November 18, 2021
RE: Bylaw Enforcement — Non-conforming uses 980 Pumphouse Road,
Okanagan Falls

Directors Motion:

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

THAT the RDOS abandon enforcement of the Electoral Area “D” Zoning Bylaw No. 2455, 2008 against Lot 2, District Lots 2883s and 3147s, SDYD, Plan 9597 except Plan 13984;

Civic: 980 Pumphouse Road, Okanagan Falls

Folio: D-00980.000

Legal: Lot 2, District Lots 2883s and 3147s, SDYD, Plan 9597 except Plan 13984

Zone: Low Density Residential Two Zone (RS2)

Site Context:

The subject property is approximately 1.02 ha in area and is situated on the south side of Hwy 97 adjacent to the Okanagan River with a strip of land between the subject property and the Okanagan River. The property currently comprises a single detached dwelling and garage.

Background:

The current boundaries of the subject property were created on April 9, 1958, while available Regional District records indicate that a building permit(s) for a single detached dwelling (1993) has previously been issued for the property.

Enforcement History:

May 2015 - Bylaw Enforcement Officer attended the property in order to confirm its use following the erection of a large commercial sign fronting Highway 97. The intent of this visit was to advise the property owner that the use being advertised may not be permitted under the current zoning.

May 29, 2015 – a relative of the property owner confirmed that the subject property was being used for the purposes of storing recreational vehicles (RV).

The property owner was advised that a formal complaint had not been submitted to the Regional District about thenon-conforming use, however, if a complaint were received in future further action may be taken. In the interim, they were encouraged to contact the Planning Department to determine if the use was permitted under the Zoning Bylaw.

The property owner was further advised that the property was (then) split-zoned part Large Holdings (LH) and part Single Family Residential One (RS1), neither of which permitted the storing or parking of non-resident owned RV's or a campground use, as implied by the commercial sign.

July 20, 2020 - a complaint was formally submitted against this property to the Regional District regarding a non-conforming use. An enforcement file was initiated which resulted in letters, multiple emails and telephone conversations with a relative of the property owners.

During investigation of the complaint it was determined that the property is being utilized for a business being operated under the name of “Sonora Tip Self-Contained RV Parking” in addition to a potential campground providing nightly, weekly and monthly on-site camping, as well as providing space for storage of vehicles, RV’s Trailers and storage containers (see Attachment No. 3).

July 9, 2021 - Bylaw Enforcement attended at the property and observed three travel trailers, one motor home and a large boat. The trailers were connected to water and power services and there were several other service hookup stands for more RV units. An occupant of one of the RV’s indicated to the Bylaw Enforcement Officer that he was a temporary guest. The Bylaw Enforcement Officer did not observe any obvious facilities for waste disposal.

July 16, 2021 - Bylaw Enforcement observed six travel trailers on the front area of the property with another trailer or motor home at the east edge of the property.

Sept 2, 2021 – This matter was placed before the Board of Directors. A motion was submitted to abandon enforcement of the Electoral Area “D” Zoning Bylaw No. 2455, 2008 against Lot 2, District Lots 2883s and 3147s, SDYD, Plan 9597 except Plan 13984; and,

THAT motion was subsequently postponed to the November 18, 2021 meeting.

Under Section 6.6 of the Board’s “Bylaw Enforcement Procedures” Policy, where unlawful activity has not ceased or where compliance is not being actively pursued within the time period provided for voluntary compliance, that legal proceedings or direct enforcement action should be initiated.

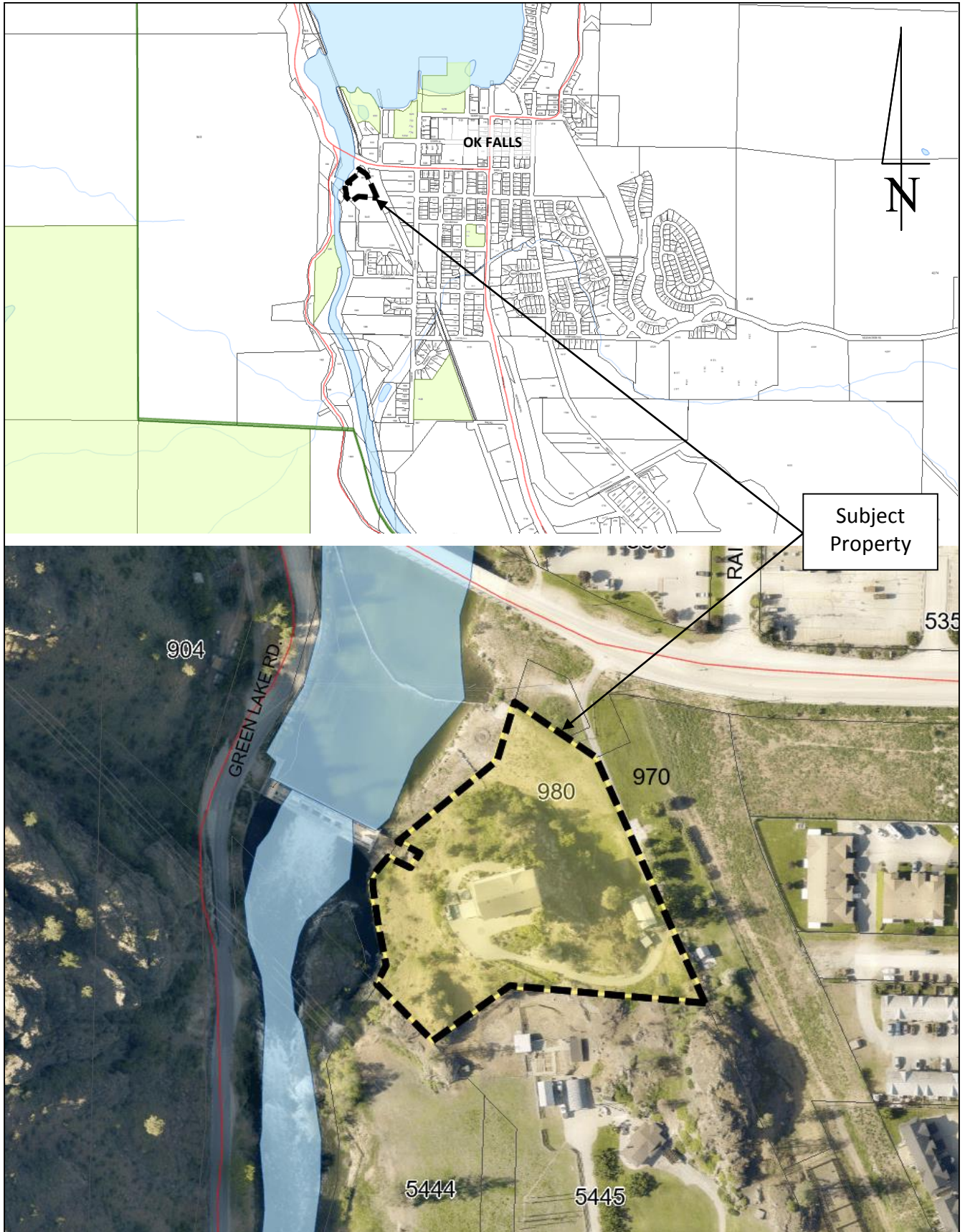
Alternatives:

1. That the RDOS commence enforcement of the Electoral Area “D” Zoning Bylaw No. 2455, 2008 against Lot 2, District Lots 2883s and 3147s, SDYD, Plan 9597 except Plan 13984;

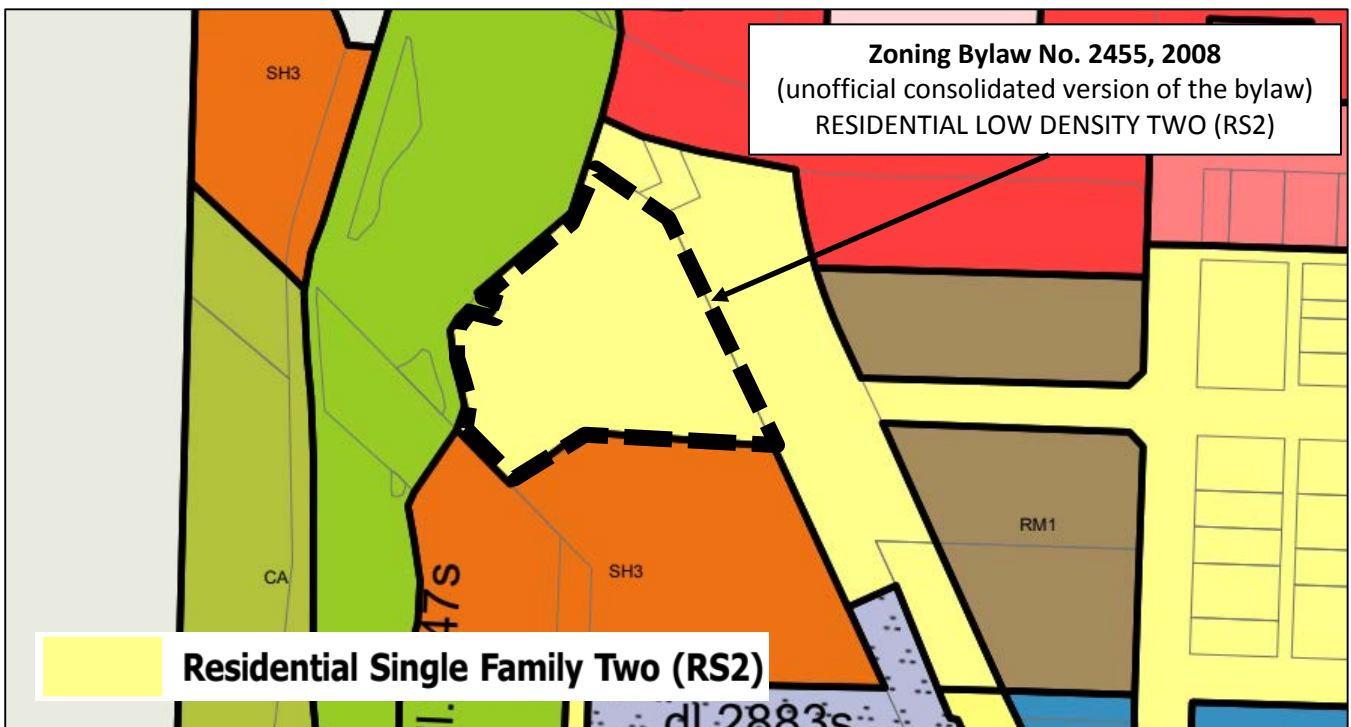
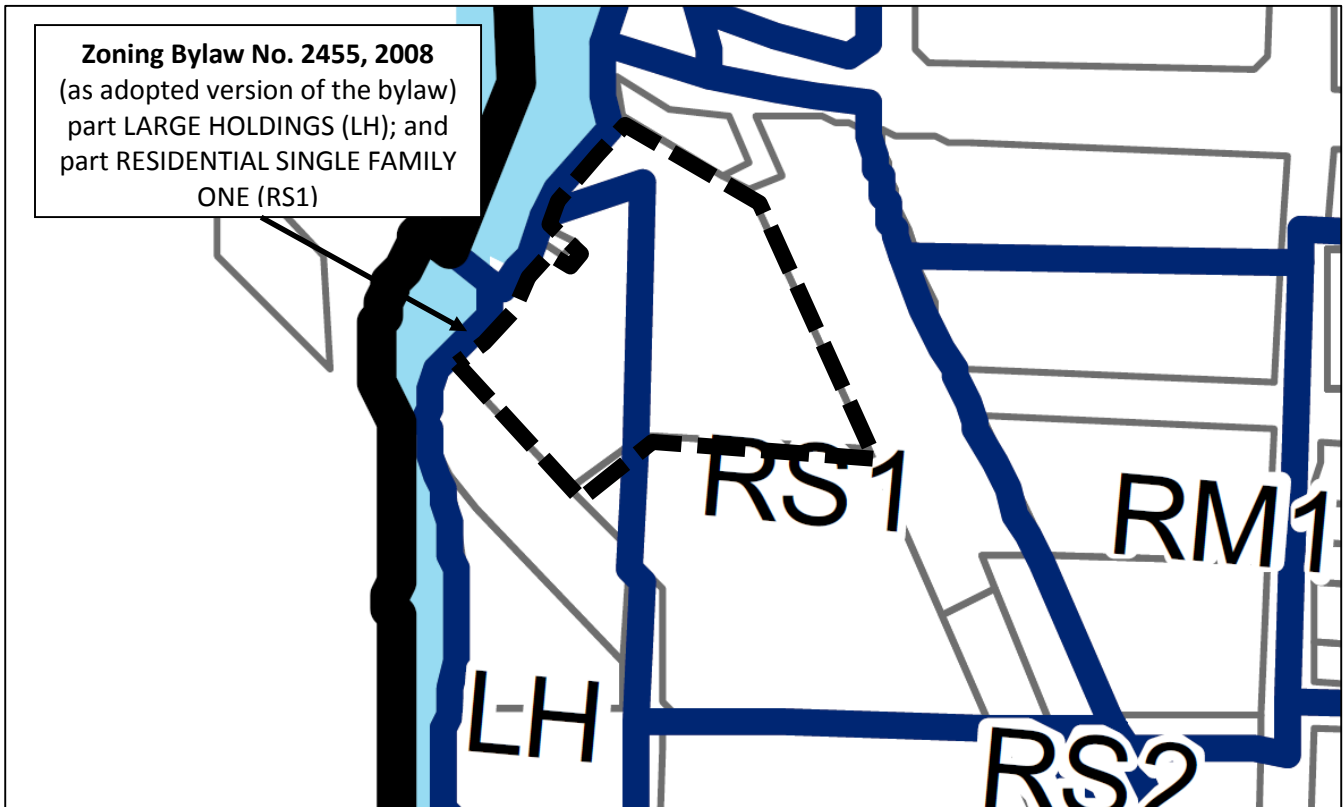
Attachments:

- No. 1 – Context Maps
- No. 2 – Zoning map history
- No. 3 – Current photo
- No. 4 – Site Photo (Google Street View)

Attachment No. 1 – Context Maps



Attachment No. 2 – Zoning Map History of 980 Pumphouse Road



Attachment No. 3 – Site Photo



Attachment No. 4 – Site Photo (Google Street View)





TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: November 18, 2021
RE: Development Variance Permit Application — Electoral Area “D” (D2021.017-DVP)

Administrative Recommendation:

THAT Development Variance Permit No. D2021.017-DVP to allow the development of a 3-unit apartment building at 5204 9th Avenue, Okanagan Falls be denied.

Folio: D-00998.198 Legal: Lot 2, Plan KAP43911, District Lot 374, SDYD

OCP: Okanagan Falls Town Centre (OFTC) Zone: Okanagan Falls Town Centre (OFTC)

Variance to reduce the front parcel line setback (adjacent to Highway 97) from 4.5 m to 0.0 m;
Requests: to reduce the off-street parking requirements from 1.75/dwelling unit to 1.0/dwelling unit; and to waive the requirement for vehicle turn-around space to occur on-site.

Proposed Development:

This application is seeking a number of variances in order to undertake the development of a 3-unit apartment building.

Specifically, it is being proposed to:

- reduce the front parcel line setback (adjacent to Highway 97) from 4.5 metres to 0.0 metres;
• reduce the off-street parking requirements for a residential development from 1.75 per dwelling unit to 1.0 per dwelling unit; and,
• vary the off-street parking space standards to allow the back lane to be used as a turn-around space for cars.

In support of this request, the applicant has stated that “this setback variance will not adversely affect the neighbouring properties as most are on the 0.0m lot line ... parking variance has no affect on any neighbouring properties or public land ... no other properties are affected by the use of the access lane.”

Site Context:

The subject property is approximately 306 m² in area and is situated on the north side of Highway 97. The property is understood to be currently vacant. The surrounding pattern of development is characterised by a mix of commercial and residential uses.

Background:

The current boundaries of the subject property were created by a Plan of Subdivision on October 23, 1990, while available Regional District records indicate that a building permit for alteration to a

commercial building (2009) and a demolition permit for a fire damaged duplex (2019) have previously been issued for this property.

The subject property is designated Town Centre (TC), and is the subject of Okanagan Falls Town Centre Development Permit (OFTCDP) Area designation and the property is zoned Okanagan Falls Town Centre (OFTC) which, among other uses, permits an apartment building and establishes setbacks from property lines. The bylaw also establishes requirements for off-street parking, including accessibility.

BC Assessment has classified the property as Business and Other (Class 06).

The Ministry of Transportation and Infrastructure (MoTI) issued a permit for the “installation, operation, and maintenance of one (1), nine (9) metre multi-family (three unit) residential access on the south side of the lane right-of-way” to serve the subject property on November 27, 2020 and approved a 0.0 m setback from Highway 97 for the proposed structure on March 18, 2021.

Public Process:

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted, in accordance with Section 2.10 of Schedule ‘4’ of the Regional District’s Development Procedures Bylaw No. 2500, 2011, until 4:30 p.m. on November 11, 2021.

Analysis:

Given the distinct nature of the variances that have been requested, a discussion of the merits of each variance is provided under separate sub-sections below:

On-site Vehicle Parking Spaces:

The purpose of specifying on-site vehicle parking requirements in a zoning bylaw is to ensure that adequate off-street parking based on land use is being provided and to ensure that vehicle parking does not generate adverse on-street demand and traffic congestion in an area.

In this instance, the applicant is required to provide six (6) vehicle parking spaces as part of their apartment building development and they are proposing that these be “in-tandem”; which means the placement of one parking space directly behind another parking space (see Schedule ‘B’ of the permit).

While this is generally acceptable for a single detached dwelling, as the residents of the dwelling are likely to be related in some form, “in-tandem” vehicle parking becomes more problematic in multi-unit developments such as townhouses and apartment buildings.

This is due to an “in-tandem” parking space potentially becoming inaccessible depending on how other vehicles have been parked in the available spaces (i.e. the car that gets parked first may become trapped by the car behind it, or a vacant space may become inaccessible depending on how other vehicles have been parked).

“In-tandem” parking is prohibited as a permissible form of parking for apartment building and townhouse units in the Penticton and Summerland zoning bylaws, with the latter only making an exception for tandem parking in its “Central Business” Zone when access is from a laneway.

Penticton, Summerland, Oliver and Osoyoos each allow for a property owner to make a “cash in-lieu” contribution in place of providing required parking in their equivalent town centre zones. Collected monies are generally placed in a Parking Reserve Fund (and Alternative Transportation Infrastructure fund in Penticton) to be used to provide alternate vehicle parking options within the municipality. The Regional District is not currently pursuing a similar initiative in Okanagan Falls and there are no known commercial parking options (private or public) within the town centre area.

Okanagan Falls is a rural community of approximately 2,100 persons and access to alternate forms of transit such as buses, taxis, and ride sharing are very limited. Access to services such as health, financial, retail, employment, recreational and other personal services are also similarly limited. Consequently, residents must generally drive to meet their daily needs.

Reducing the number of dedicated parking spaces for this development without a viable plan to provide additional parking elsewhere in the Town Centre may contribute to parking issues in the area.

A reduction in on-site vehicle parking for the Okanagan Falls seniors housing facility was previously supported, but this was on the understanding that occupancy of the units will be actively managed by a society and that the proposed demographic of residents would be one that would not generate high vehicle parking demands.

Conversely, the required variance to on-site vehicle parking will result in a loss of only 3 spaces, that, by itself, is unlikely to result in immediate traffic congestion in the area and the applicant is attempting to address this through the provision of “in-tandem” parking, even though such parking spaces offer an imperfect solution.

There are public transit (bus) options within Okanagan Falls and to Penticton, albeit limited, and some services are within walking distance of the subject property and *could* reduce the need for multiple vehicle ownership by residents of the units.

Onsite Vehicle Manoeuvring

The purpose of specifying on-site vehicle manoeuvring requirements in a zoning bylaw is to ensure the vehicle safety and avoidance of traffic hazards that are created when a vehicle backs onto a road.

In considering the request to allow the public laneway to be used as a turn around space, it should be noted that the zoning bylaw does not distinguish between high volume streets (i.e. Highway 97) where backing onto the road network may result in accidents versus lower volume streets (i.e. laneways) where backing onto the road presents less of a hazard. It is unlikely that backing onto a laneway will result in a traffic hazard and finds the request reasonable.

The zoning bylaw clearly requires properties to have adequate room on the parcel so that cars are able to maneuver properly. Not requiring this may create a hazard for other users of the laneway.

Reduced front setback

The purpose of specifying parcel line setbacks in a zoning bylaw is generally to provide a physical separation between neighbouring properties in order to protect privacy and prevent the appearance of overcrowding. When a parcel is also adjacent a roadway, setbacks are further employed to maintain adequate sightlines for vehicle traffic movements.

Minimum setbacks from parcel lines are used to maintain a minimum space between houses in a neighbourhood to allow access to sunlight, to provide separation for fire safety or to mitigate nuisances (like noise) that might come from an adjacent building.

The subject property's front parcel line is at a distance of 10.5 metres from the constructed edge of Highway 97 (9th Avenue) which mitigates the perception of a reduced setback and the appearance of overcrowding.

It is further noted that there are several properties along Highway 97, to the west of the subject property, that have their front parcel line situated considerably closer to the edge of the road, and consequently have structures adhering to the differing applicable setbacks, thus creating a non-uniform streetscape. The proposed variance is not expected to have any impact on vehicular movement along Highway 97.

Conversely, it is noted that there is room on the rear portion of the parcel and the proposed structure could be sited in a way that would not warrant the need for a large setback variance. However, it is also noted that in doing so, the applicant would lose amenity space for the proposed development.


Alternatives:

1. That the Board approve Development Variance Permit No. D2021.017-DVP; or

Respectfully submitted

Endorsed by:

Nikita Kheterpal



Nikita Kheterpal, Planner I

C. Garrish, Planning Manager

- Attachments: No. 1 – Site Photos (Highway 97)
No. 2 – Site Photo (Laneway)
No. 3 – Aerial Photo
No. 4 – Applicant's Turning Radius Drawing

Attachment No. 1 – Site Photos (Highway 97)



Subject Property
(circa 2018)



Subject Property
(Nov. 2021)

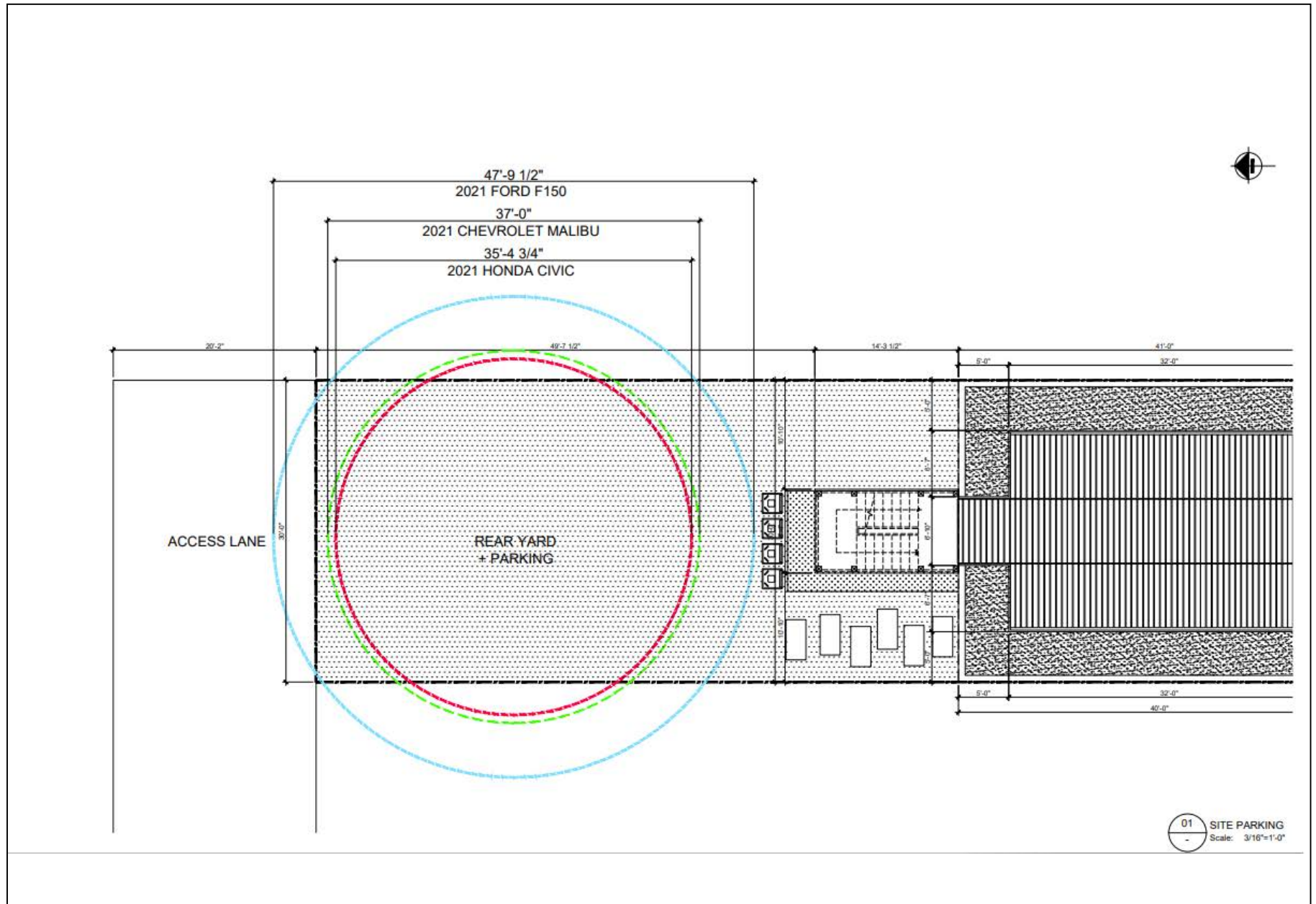
Attachment No. 2 – Site Photo (Laneway)



Attachment No. 3 – Aerial Photo



Attachment No. 4 – Applicant’s Turning Radius Drawing





Development Variance Permit

FILE NO.: D2021.017-DVP

GENERAL CONDITIONS

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

APPLICABILITY

5. This Development Variance Permit is substantially in accordance with Schedules 'A', 'B', 'C', 'D', 'E' and 'F', 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 2, Plan KAP43911, District Lot 374, SDYD
Civic Address: 5204 9th Avenue, Okanagan Falls
Parcel Identifier (PID): 016-563-948 Folio: D-00998.198

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "D" Zoning Bylaw No. 2455, 2008, in the Regional District of Okanagan-Similkameen:
 - a) the minimum parcel line setback for a building adjacent to Highway 97 in the Okanagan Falls Town Centre (OFTC) Zone, as prescribed in Section 13.1.7(a)(v), is varied:
 - i) from: 4.5 metres
to: 0.0 metres to the outermost projection as shown on Schedule 'B'.
 - b) the off-street parking requirement for a residential development, as prescribed in Section 9.6 is varied:

- i) from: 1.75 per dwelling unit
to: 1 per dwelling unit as shown on Schedule 'B'.
- c) Section 9.3.8 is varied to allow the back lane to be used as turn around space as shown on Schedule 'C'.

COVENANT REQUIREMENTS

- 7. Not Applicable

SECURITY REQUIREMENTS

- 8. Not applicable

EXPIRY OF PERMIT

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

Authorising resolution passed by the Regional Board on _____, 2021.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

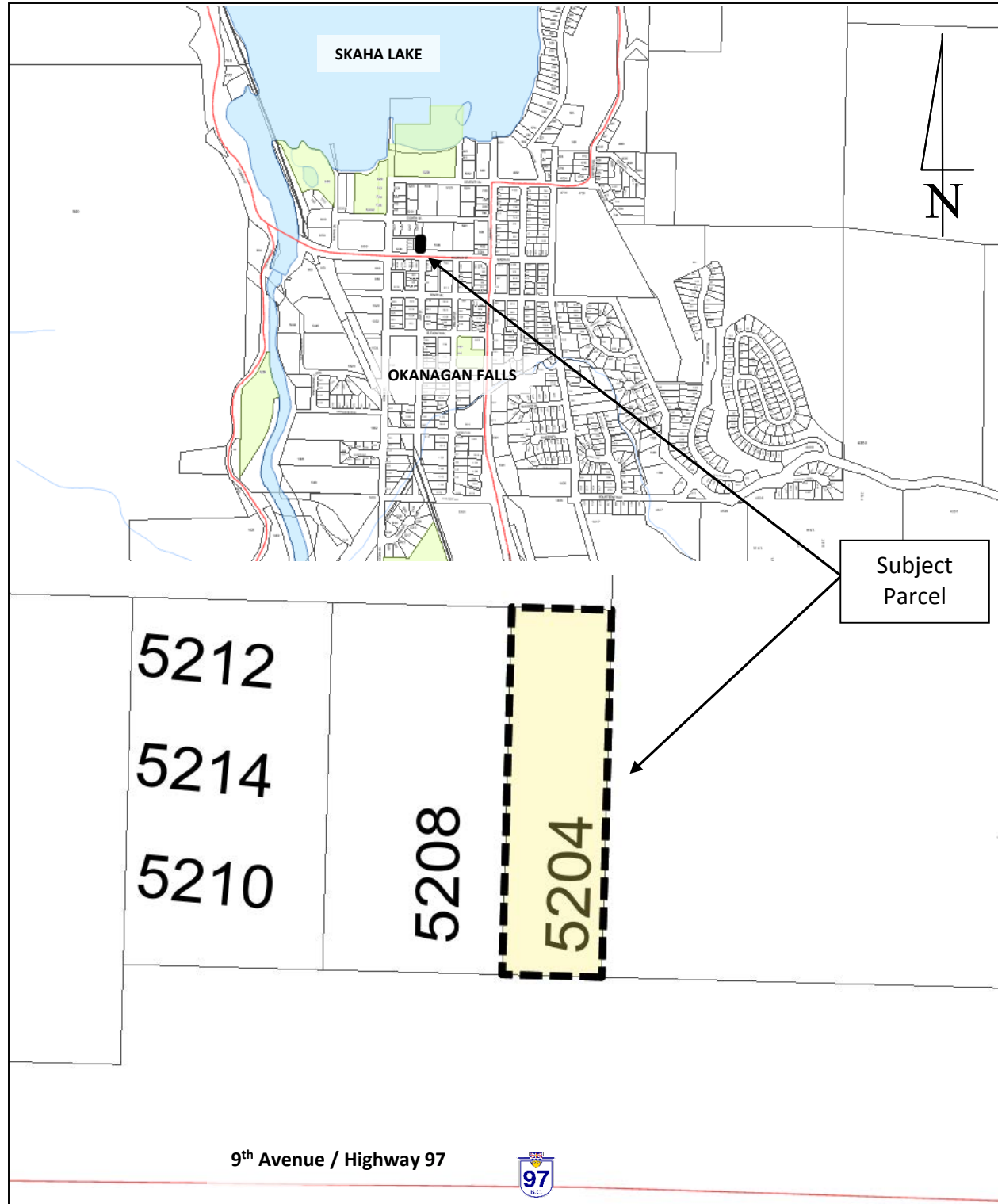
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

File No. D2021.017-DVP

Schedule 'A'



Regional District of Okanagan-Similkameen

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

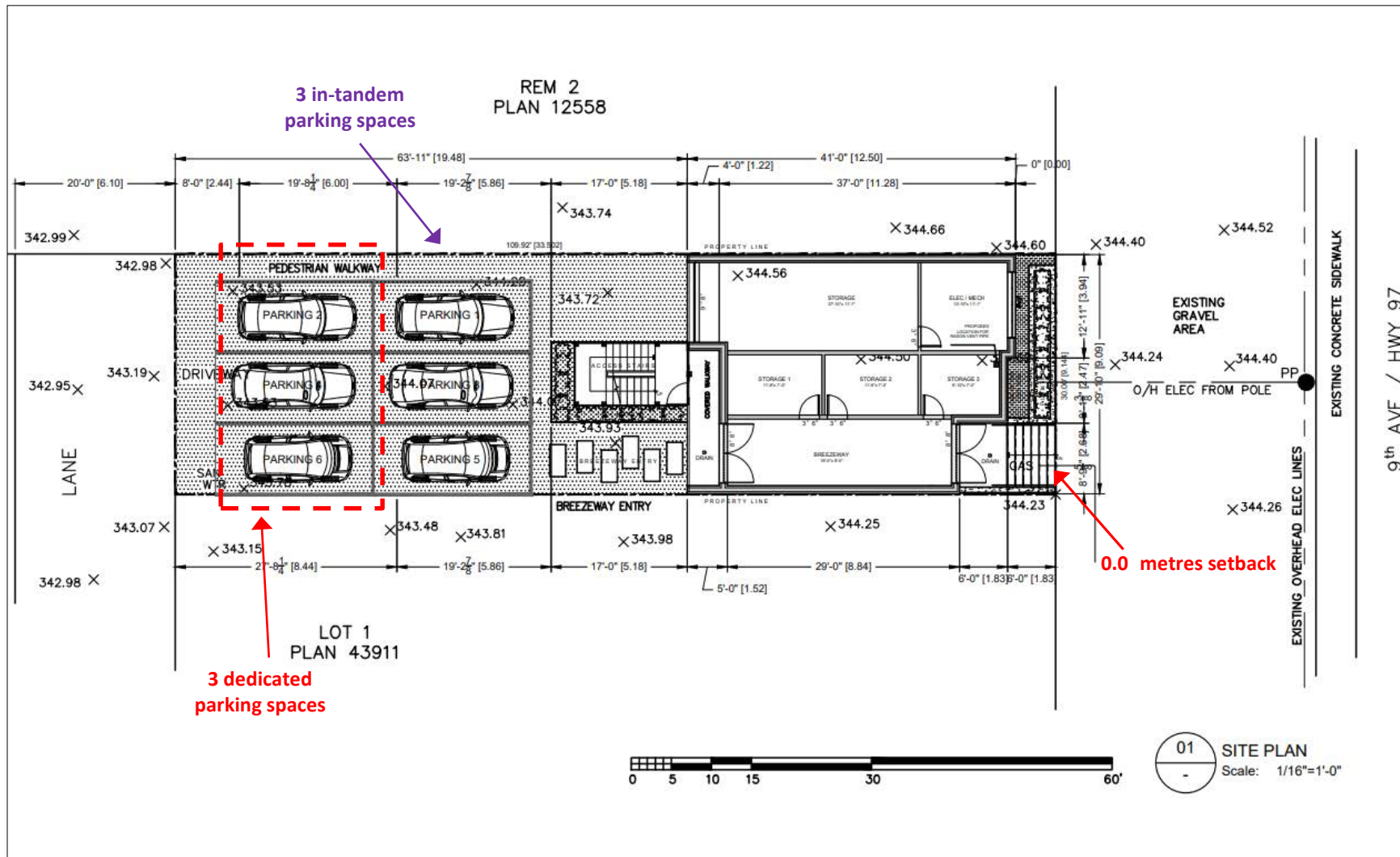
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. D2021.017-DVP

Schedule 'B'



Development Variance Permit No. D2021.017-DVP

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Regional District of Okanagan-Similkameen

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

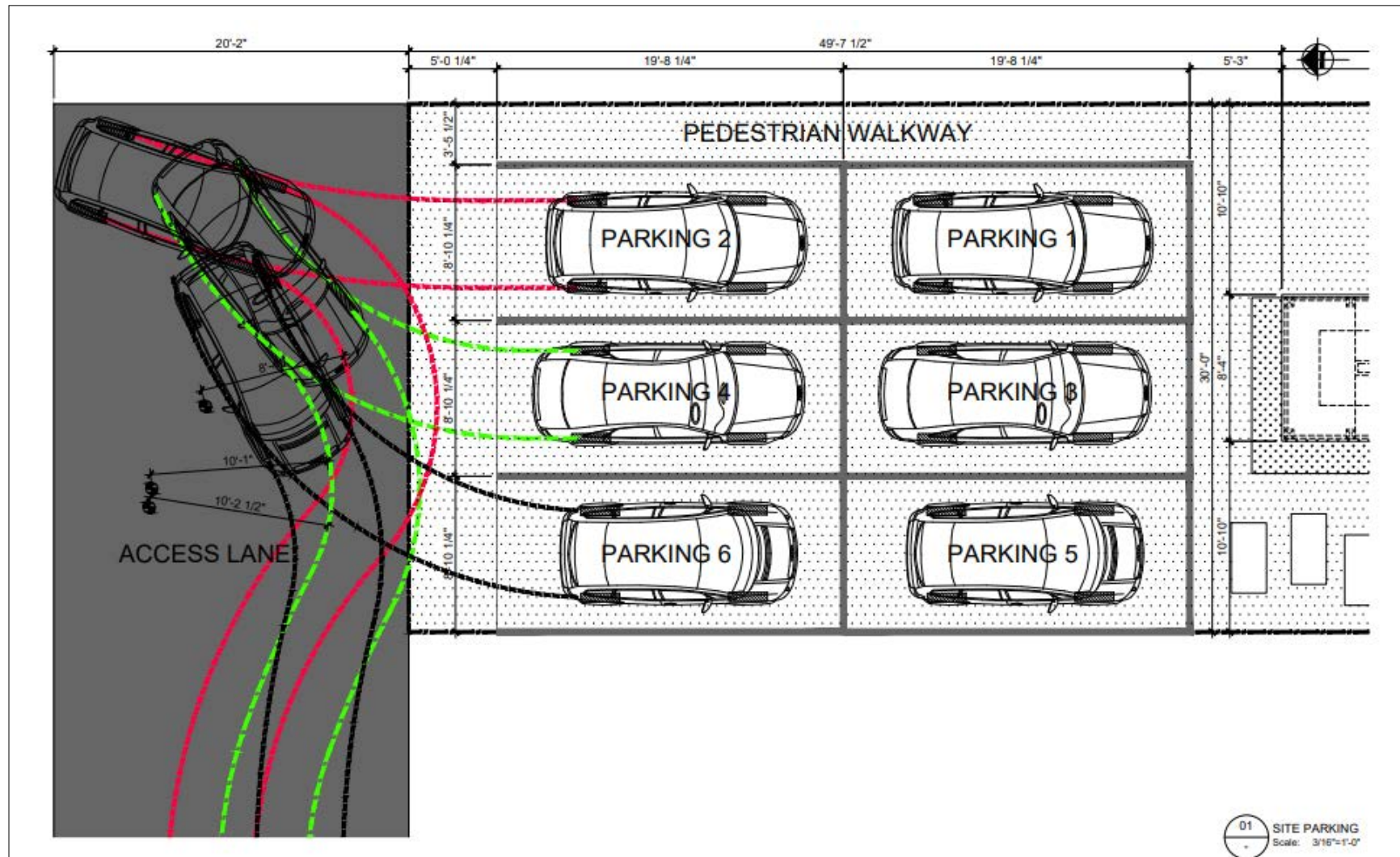
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. D2021.017-DVP

Schedule 'C'



Development Variance Permit No. D2021.017-DVP

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Regional District of Okanagan-Similkameen

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

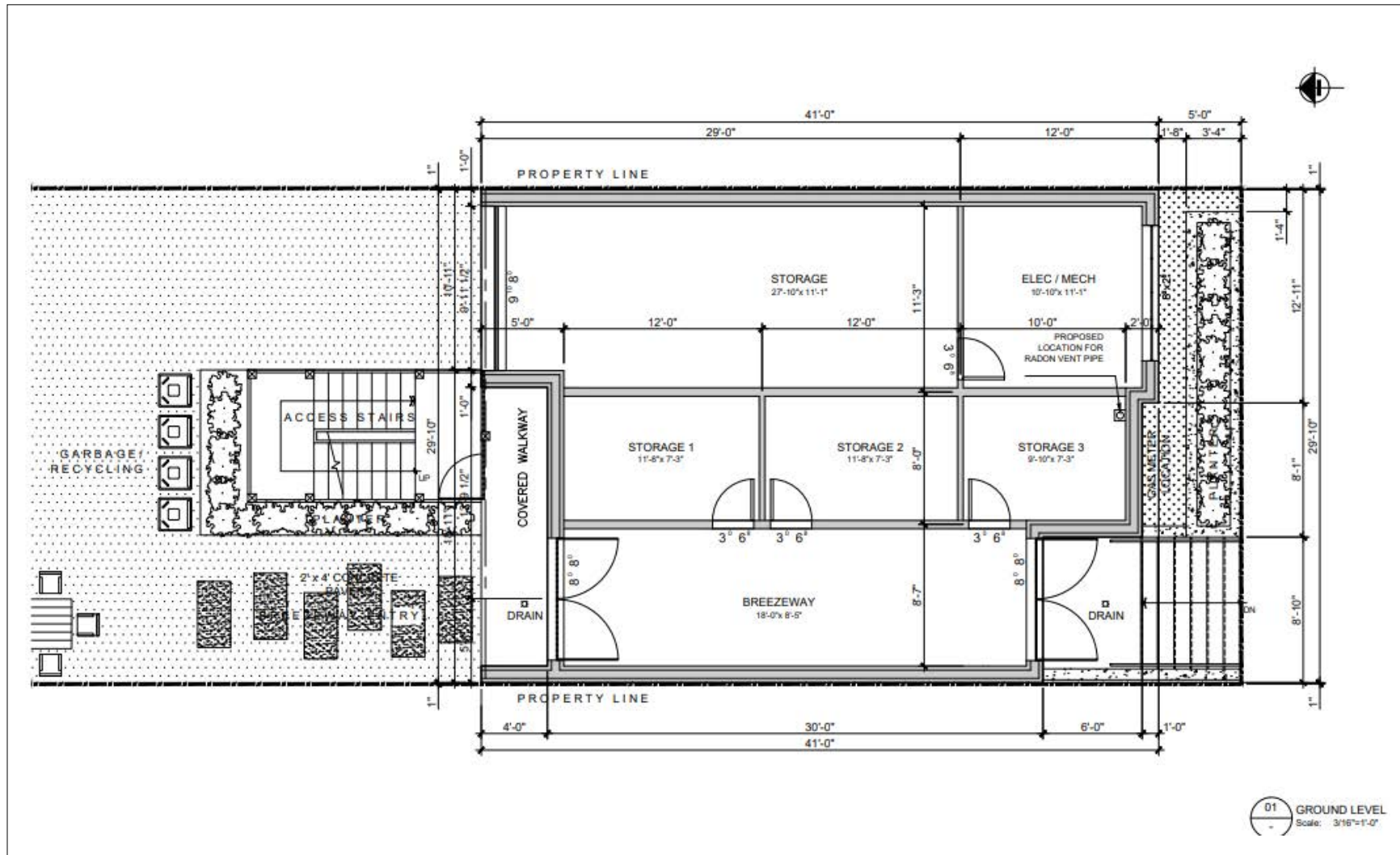
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. D2021.017-DVP

Schedule 'D'



Development Variance Permit No. D2021.017-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. D2021.017-DVP

Schedule 'E'



Development Variance Permit No. D2021.017-DVP

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Regional District of Okanagan-Similkameen

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

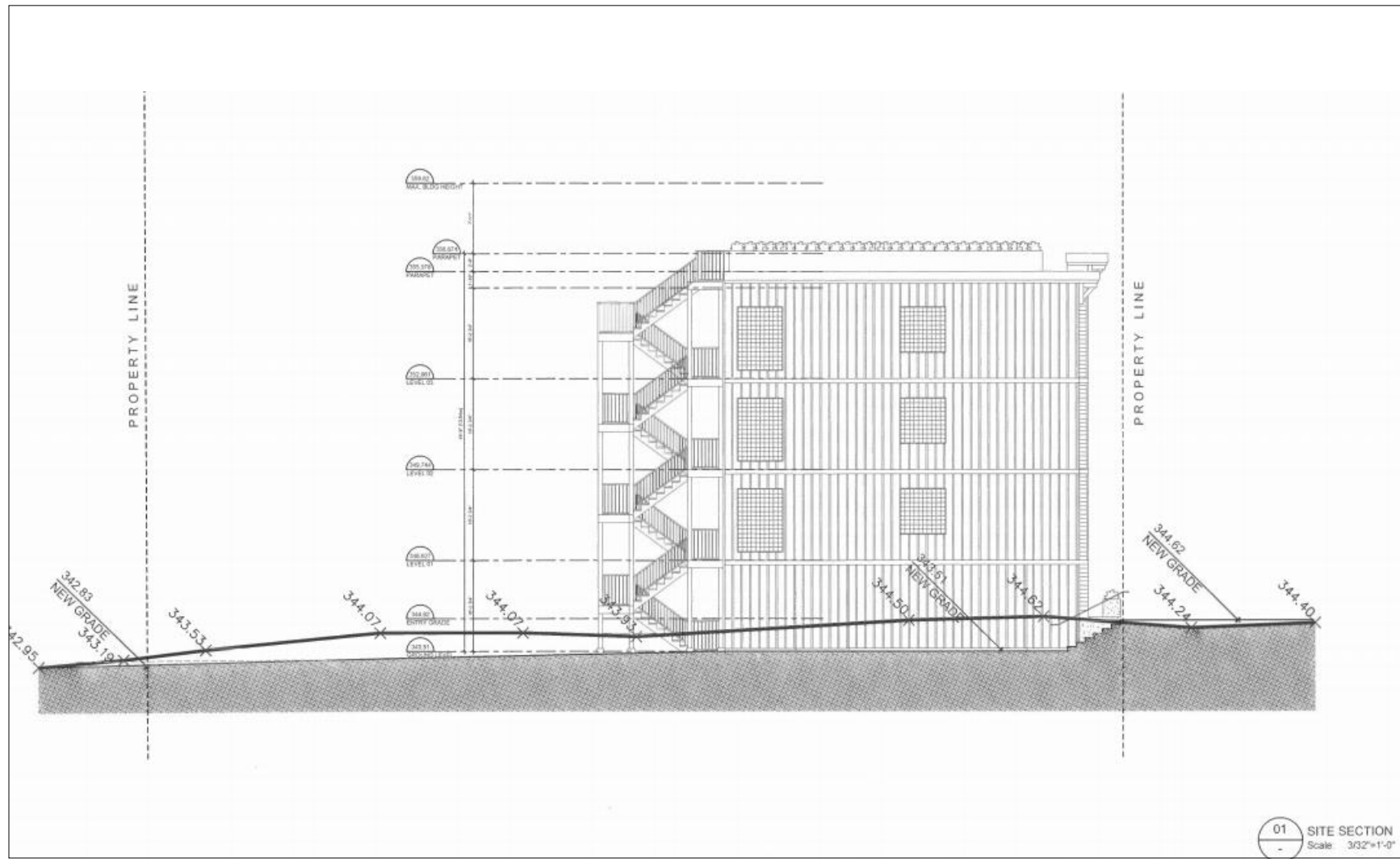
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. D2021.017-DVP

Schedule 'F'



Development Variance Permit No. D2021.017-DVP

Page 8 of 8

September 29,2021

Theresa Nolet

Okanagan Falls, B.C. V0H 1R0

R. Obirek, Electoral Area D Director:

Good day I am writing in response to the proposed development at 5204 9th Avenue, Okanagan Falls of a three storey, multi dwelling residential building.

I am opposed to the variance of all three proposals for the following reasons.

If the builder is allowed to have 0.0 metres front parcel set back from the hiway, what happens in the future if the hiway needs to be widened? With a building so close to the hiway that will be a problem would it not?

If the off-street parking is reduced to one vehicle per dwelling, then I know exactly what will happen, those people who want to visit the person etc. will end up parking in the parking lots across the street which are owned by businesses like myself and we then have to deal with losing our paying customers who drive by because our parking lots are full. We are already faced with having people think that our parking lots are there for their personal use, to leave their vehicles in while they walk their dogs etc. We have had people park their cars with for sale signs on them because they think it is a good spot for advertising etc.

If the back lane is used as the turn around for the resident's cars that live in the building, then the lane way will become overused and who will pay to maintain it? The building owner/ the residents of the building or the tax payers. Or will it even be considered for maintenance?

I have not seen the plans for this building but I can tell by the variances asked for they intend for the building to occupy most of the land. So, no I am not in favour of allowing these variances to be approved.

Theresa Nolet and Gerald Desjardins

Owners of Jardin Antiques

RECEIVED
Regional District

SEP 29 2021

101 Martin Street
Penticton BC V2A 5J9

Regional District's Development Procedures Bylaw No. 2500, 2011, until 4:30 p.m. on September 16, 2021. All comments received are included as a separate item on the Board's Agenda.

At its meeting of October 12, 2021, the Electoral Area "D" Advisory Planning Commission (APC) recommended that the subject application be approved.

Analysis:

The Zoning Bylaw's use of setback regulations is generally to provide physical separation between neighbouring properties in order to protect privacy and prevent the appearance of overcrowding. When a parcel is also adjacent a roadway, setbacks are further employed to maintain adequate sightlines for vehicle traffic movements.

Minimum setbacks from parcel lines are used to maintain a minimum space between houses in a residential neighbourhood to allow access to sunlight, to provide separation for fire safety or to mitigate nuisances (like noise) that might come from an adjacent building.

The subject parcel is subject to steep slopes in the rear portion as well as restrictive covenants that limit the area that is available for construction. Even with the reduced setback, the property is able to accommodate parking spaces in the front of the lot. Hence, the variance is not expected to impact vehicle movement from the property or the traffic on Chadwell Place.

The design of the proposed dwelling could be altered in order to limit the footprint of the structure and adhere to the front setback, but the property is bound by physical constraints that limit the area suitable for construction.

Alternatives:

1. That Development Variance Permit No. D2021.034-DVP be denied.

Respectfully submitted

Nikita Kheterpal

Nikita Kheterpal, Planner I

Endorsed by:



C. Garrish, Planning Manager

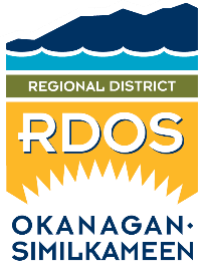
Attachments: No. 1 – Site Photo (September 2021)

No. 2 – Aerial Photo

Attachment No. 1 – Site Photo (September 2021)







Development Variance Permit

FILE NO.: D2021.034-DVP

GENERAL CONDITIONS

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

APPLICABILITY

5. This Development Variance Permit is substantially in accordance with Schedules 'A', 'B', 'C', 'D' and 'E', 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 18, Plan EPP61041, District Lot 2710, SDYD
Civic Address: 136 Chadwell Place
Parcel Identifier (PID): 029-841-518 Folio: D-06799.888

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "D" Zoning Bylaw No. 2455, 2008, in the Regional District of Okanagan-Similkameen:
 - a) the minimum front parcel line setback for a principal building in the Low Density Residential Two (RS2) Zone, as prescribed in Section 11.2.6(a)(i), is varied:
 - i) from: 7.5 metres
to: 3.9 metres to the outermost projection as shown on Schedule 'B'.

COVENANT REQUIREMENTS

7. Not applicable

SECURITY REQUIREMENTS

8. Not applicable

EXPIRY OF PERMIT

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

Authorising resolution passed by the Regional Board on _____, 2021.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

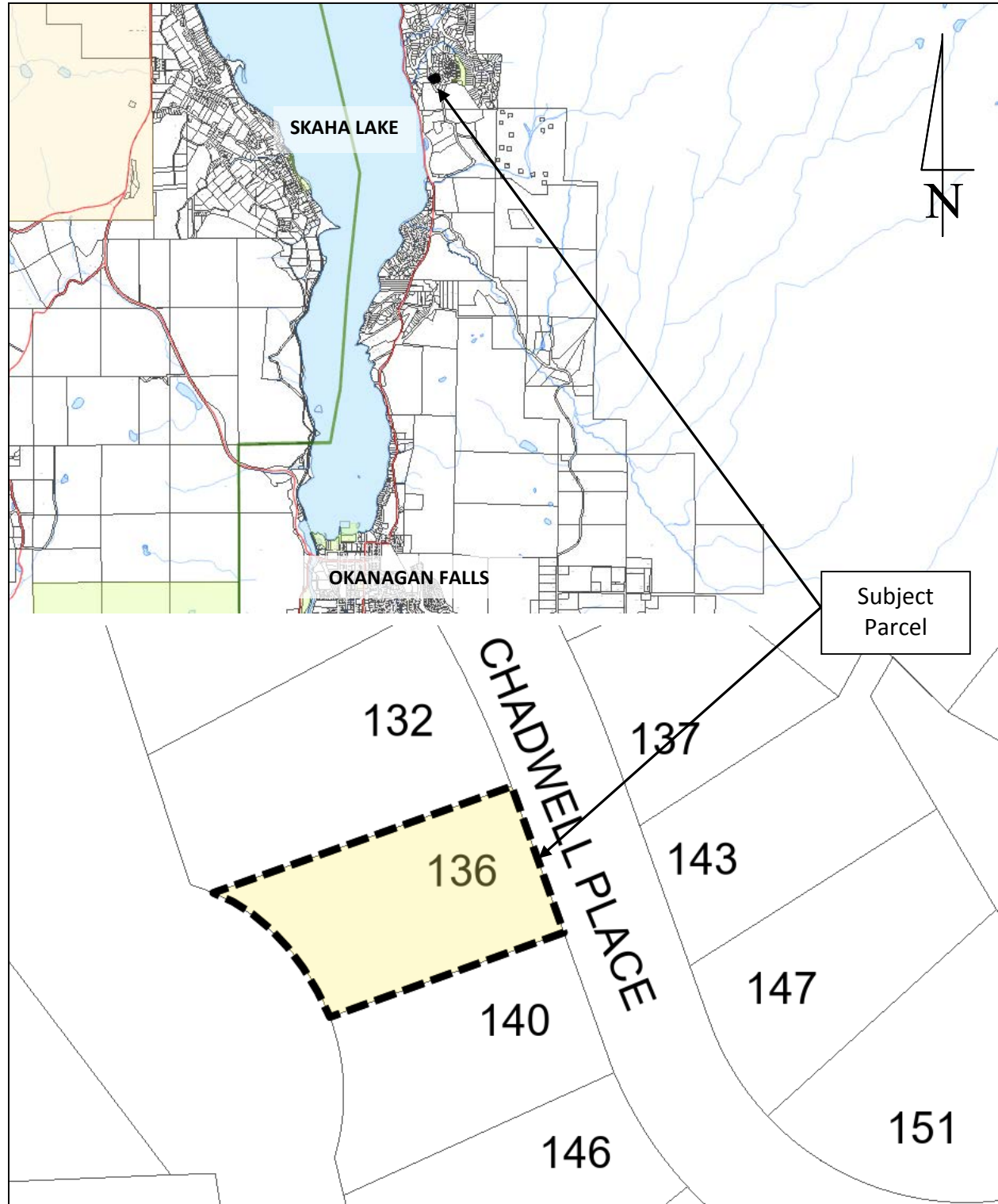
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

File No. D2021.034-DVP

Schedule 'A'



Regional District of Okanagan-Similkameen

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

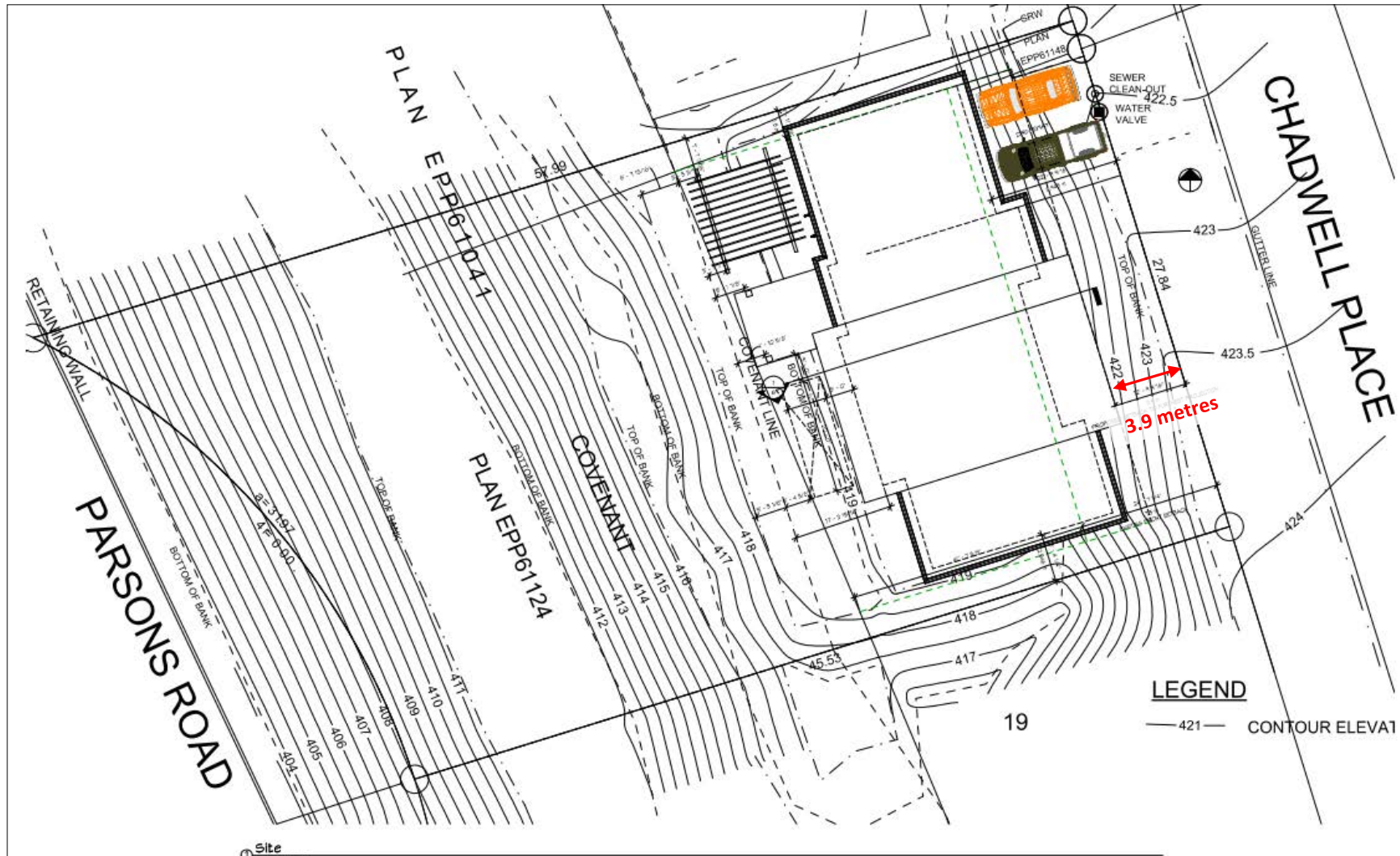
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. D2021.034-DVP

Schedule 'B'



Development Variance Permit No. D2021.034-DVP

Page 4 of 7

Regional District of Okanagan-Similkameen

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

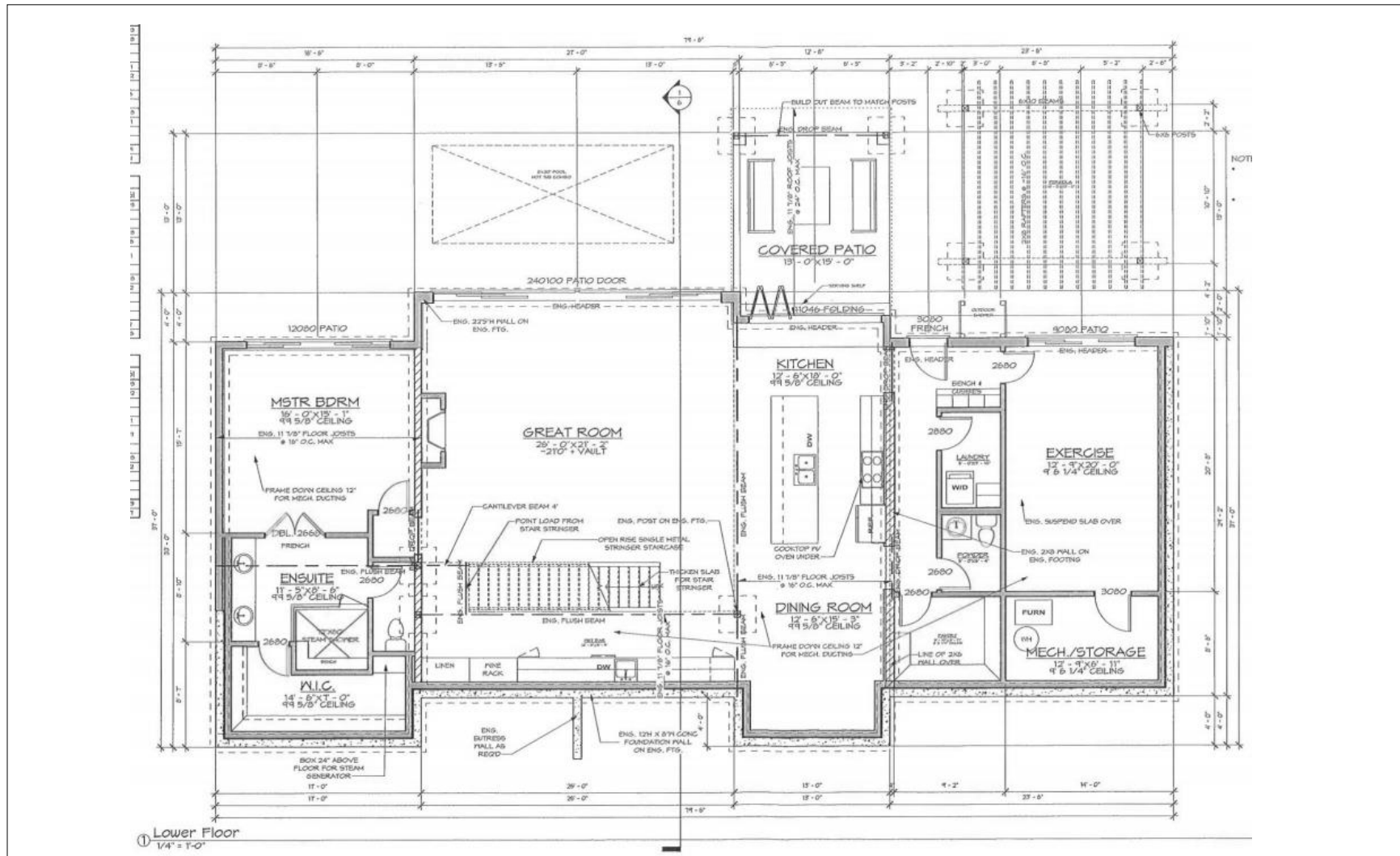
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. D2021.034-DVP

Schedule 'C'



Development Variance Permit No. D2021.034-DVP

Page 5 of 7

Regional District of Okanagan-Similkameen

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

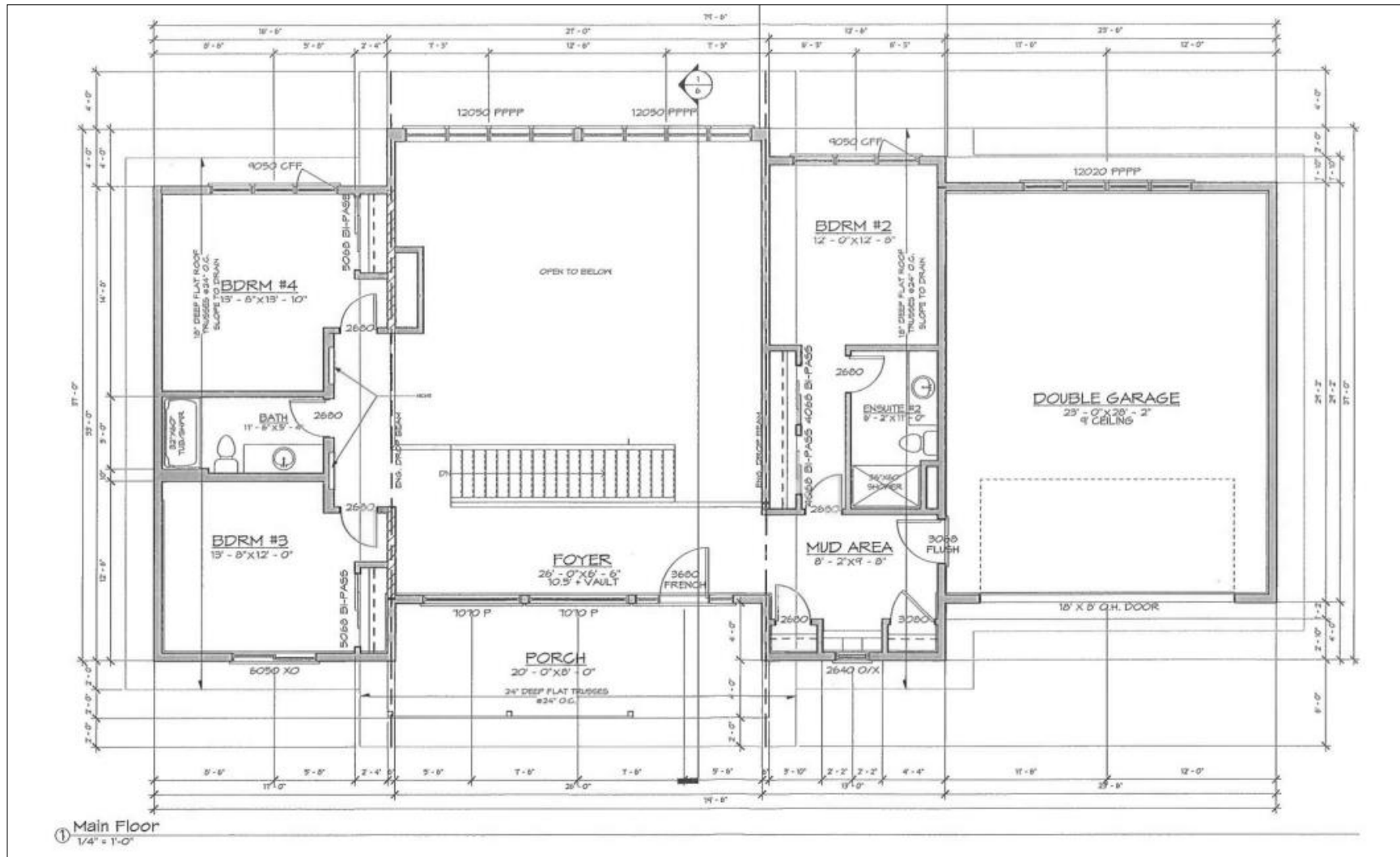
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. D2021.034-DVP

Schedule 'D'



Development Variance Permit No. D2021.034-DVP

Page 6 of 7

Regional District of Okanagan-Similkameen

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

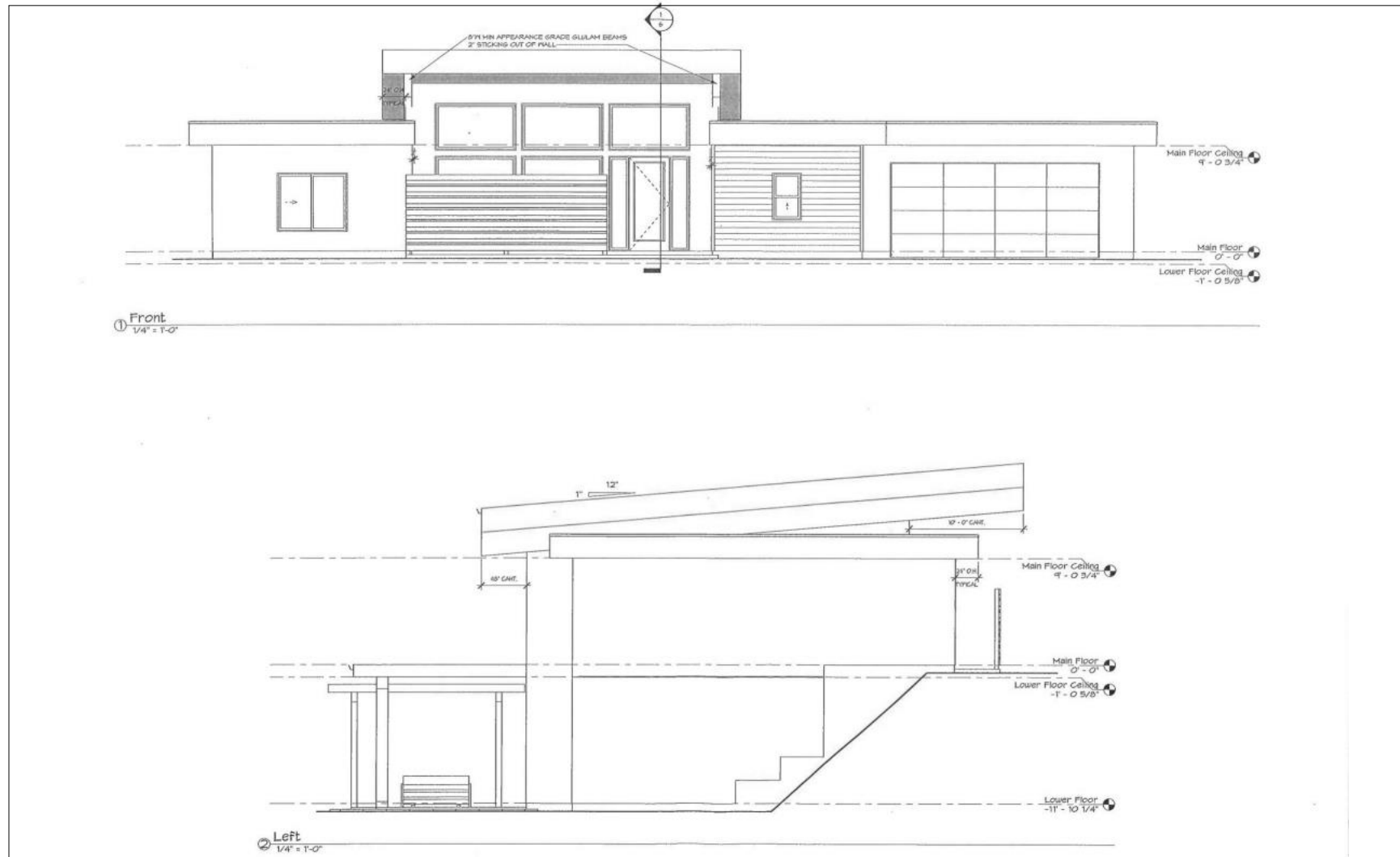
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. D2021.034-DVP

Schedule 'E'



Development Variance Permit No. D2021.034-DVP

Page 7 of 7

Lauri Feindell

From: Kirsten Nairn
Sent: September 4, 2021 9:12 PM
To: Nikita Kheterpal
Subject: Development Variance Permit

Hello Nikita,

I am emailing you regarding the DVP application number D2021.034-DVP.

We are the owners of (Lot 6). We do have some concerns regarding the proposal of shortening the minimum setback from 7.5m to 3.9m; however, we also understand the owners desire to build their home. Our main concern is the precedence this will set for the remainder of the neighborhood as most properties are difficult to build on and it has a potential impact on our view from our property. This is primarily important when considering lot 5 in the subdivision. This lot beside us, has a very large covenant. Based on our plans for building our home, if lot 5 were to be approved for a shorter minimum setback as well, their house would block a substantial part of our view.

Additionally, we currently live in a subdivision that does not have adequate driveway space for each home. This has resulted in high volumes of vehicles parking on the road creating a ton of congestion. With shortened frontage comes decreased driveway space ultimately impacting our curb appeal and home value in the future.

Based on the lot measurements we have available to us - with an average set back of 7.5m and a property depth of 25.648m it appears that there is adequate space to build a single family home of an average size on that piece of land without any changes to the setback. We understand the desire to build a dream home, as we too have that desire; however, the owner should have considered the covenant on the property and the impact that would have on their build prior to purchasing the land. In addition to this, is the DVP being submitted due to the building scheme home size requirement. We feel that if the piece of land is not suitable to follow the building scheme requirements (page 7, section 8 sub section 3 of the schedule of building restrictions and conditions), then the building scheme itself should be modified and the parcel line setback should not be reduced to accomodate a larger home.

Based on our concerns listed above, we do have a few questions. What size home is planning on being built? What is the owners plan for parking vehicles?

We are very hesitant to support this proposal and feel strongly that should this be approved we feel it would only be appropriate for the remainder of the neighborhood to have the same opportunity.

Thank you,
Kirsten & Taylor Nairn

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: November 18, 2021
RE: Development Variance Permit Application — Electoral Area “D” (D2021.053-DVP)

Administrative Recommendation:

THAT the following notification requirements for a development variance permit under the Regional District’s Development Procedures Bylaw No. 2500, 2011, be waived:

- that an application be notified 20 working days prior to the Board’s consideration of a variance; and
- that representations be received no less than seven (7) calendar days prior to the Board meeting at which the variance will be considered.

AND THAT Development Variance Permit No. D2021.053-DVP be approved.

Purpose: To allow for a one (1) lot subdivision. Folio: D-00859.001

Civic: 5133 Seventh Avenue, OK Falls Legal: Lot 1, Plan EPP108375, District Lot 337, SDYD

OCP: Town Centre (TC) Zone: OK Falls Town Centre (OFTC)

Variance Request: to waive the requirement to extend a sanitary sewer main at the time of subdivision.

Proposed Development:

This application is seeking a variance to the Regional District’s Subdivision Servicing Bylaw No. 2000, 2002, in order to facilitate a one (1) lot subdivision.

Specifically, it is being proposed to waive the requirement under Section 4.2.3 of Schedule ‘A’ (Design Criteria, Specifications and Standard Drawings) to the Bylaw that a sanitary sewer main be extended to the last property line of the area it serves.

In support of this request, the applicant has stated the following:

- *Compliance with section 4.2.3 would result in a new manhole and a sewer main extension that would not serve any purpose, as all properties on 8th Street can currently have access to the sanitary sewer service.*
 - *The cost of installing the redundant sewer extension and manhole would be in excess of \$20,000.*
 - *As the required sanitary sewer main extension will serve no practical purpose and will never be utilized, a variance is being requested to eliminate the requirement for sewer line extension and +\$20,000 cost.*
-

Site Context:

The subject property is approximately 5,350 m² in area and is bounded by Seventh Avenue to the north and Eighth Avenue to the south and currently comprises the “Holiday Beach Resort” motel. The surrounding pattern of development is characterised by Christie Memorial Park to the north and a mix of residential and tourist commercial uses to the south, east and west.

Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office on March 15, 2021, while available Regional District records indicate that building permit have not previously been issued for this property.

Under the Electoral Area “D” Official Community Plan (OCP) Bylaw No. 2603, 2013, the subject property is currently designated Town Centre (TC), and is within the Okanagan Falls Town Centre Development Permit (OFTCDP) Area designation.

Under the Electoral Area “D” Zoning Bylaw No. 2455, 2008, the property is currently zoned Okanagan Falls Town Centre (OFTC) which requires a minimum parcel size of 1,000 m², when connected to a community sewer.

On April 13, 2021, the Ministry of Transportation and Infrastructure (MoTI) referred a proposed one (1) lot subdivision involving the subject property to the Regional District for compliance with any applicable RDOS land use bylaws.

Public Process:

Under Section 499 of the *Local Government Act*, a local government that proposes to pass a resolution to issue a development variance permit, must give notice of this intent.

This notice must be mailed or otherwise delivered to surrounding owners and tenants at least 10 days before adoption of the resolution to issue the permit. On November 8, 2021, the Regional District mailed a notice of the proposed permit to owners and tenants located within 100 metres of the subject property.

Written comments regarding this proposal be accepted up until the Board’s meeting.

Analysis:

In considering this proposal, Administration notes that the inclusion of a requirement in the Subdivision Servicing Bylaw for developers to extend an existing sewer line the full width of a property that is being subdivided is twofold.

First, it ensures the orderly provision of services within a community occurs at the time of development and does not place an undue financial burden on properties beyond a site when it comes time for such parcels to also be developed.

Second, it ensures that general ratepayers within a service area will not be required to fund infrastructure upgrades needed to address gaps in the system created by the synchronicity development of parcels.

In this instance, it is understood that the topography of Eighth Avenue results in water flowing east and west from the mid point of the road between Main and Cedar Streets. As a result, extending the main in order to provide a continuous east-west connection is seen to be little value.

Administration also recognises that the recent development of a seniors housing apartment building at 5081 Eighth Avenue resulted in the sewer main being extended from Main Street approximately 120 metres west along Eighth Avenue. As a result, all properties fronting Eighth Avenue now have a direct connection to the sewer system.

Accordingly, Administration agrees with the applicant that requiring the extension of the sewer main to the eastern end of the property will not improve service or facilitate the connection of any new parcels to the system.

Conversely, Administration recognises that, in the absence of a Sewer Master Plan for Okanagan Falls it is not known if the main running at each end of Eighth Avenue should be connected in future to assist with buildout of the system.

Alternatives:

1. THAT the following notification requirements for a development variance permit under the Regional District's Development Procedures Bylaw No. 2500, 2011, not be waived; and
THAT consideration of Development Variance Permit No. D2021.053-DVP be deferred to the December 16, 2021, meeting of the Regional District Board; or,
2. That Development Variance Permit No. D2021.053-DVP be denied.

Attachments: No. 1 – Aerial Photo (2014)

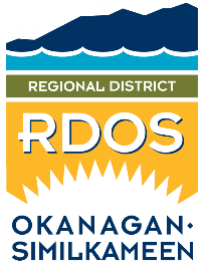
No. 2 – Applicant's Site Plan

Attachment No. 1 – Aerial Photo (2014)



Attachment No. 2 – Applicant’s Site Plan





Development Variance Permit

FILE NO.: D2021.053-DVP

Owner:

Agent:

GENERAL CONDITIONS

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

APPLICABILITY

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

Legal Description: Lot 1, Plan EPP108375, District Lot 337, SDYD

Civic Address: 5133 Seventh Avenue, Okanagan Falls

Parcel Identifier (PID): 031-338-925 Folio: D-00859.501

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Regional District of Okanagan-Similkameen Subdivision Servicing Bylaw No. 2000, 2002:
 - a) the requirement to extend a sanitary sewer main, as prescribed at the sixth paragraph of Section 4.2.3 under Schedule 'A' (Design Criteria, Specifications and Standard Drawings), is varied:

- i) from: Sanitary sewer mains are to be extended to the last property line of the area it serves.
- to: The sanitary sewer main situated in Eight Avenue, and shown on Schedule 'B', is not required to be extended to the eastern parcel line of the property at 5133 Seventh Avenue, Okanagan Falls.

COVENANT REQUIREMENTS

7. Not Applicable

SECURITY REQUIREMENTS

8. Not applicable

EXPIRY OF PERMIT

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

Authorising resolution passed by the Regional Board on _____, 2021.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

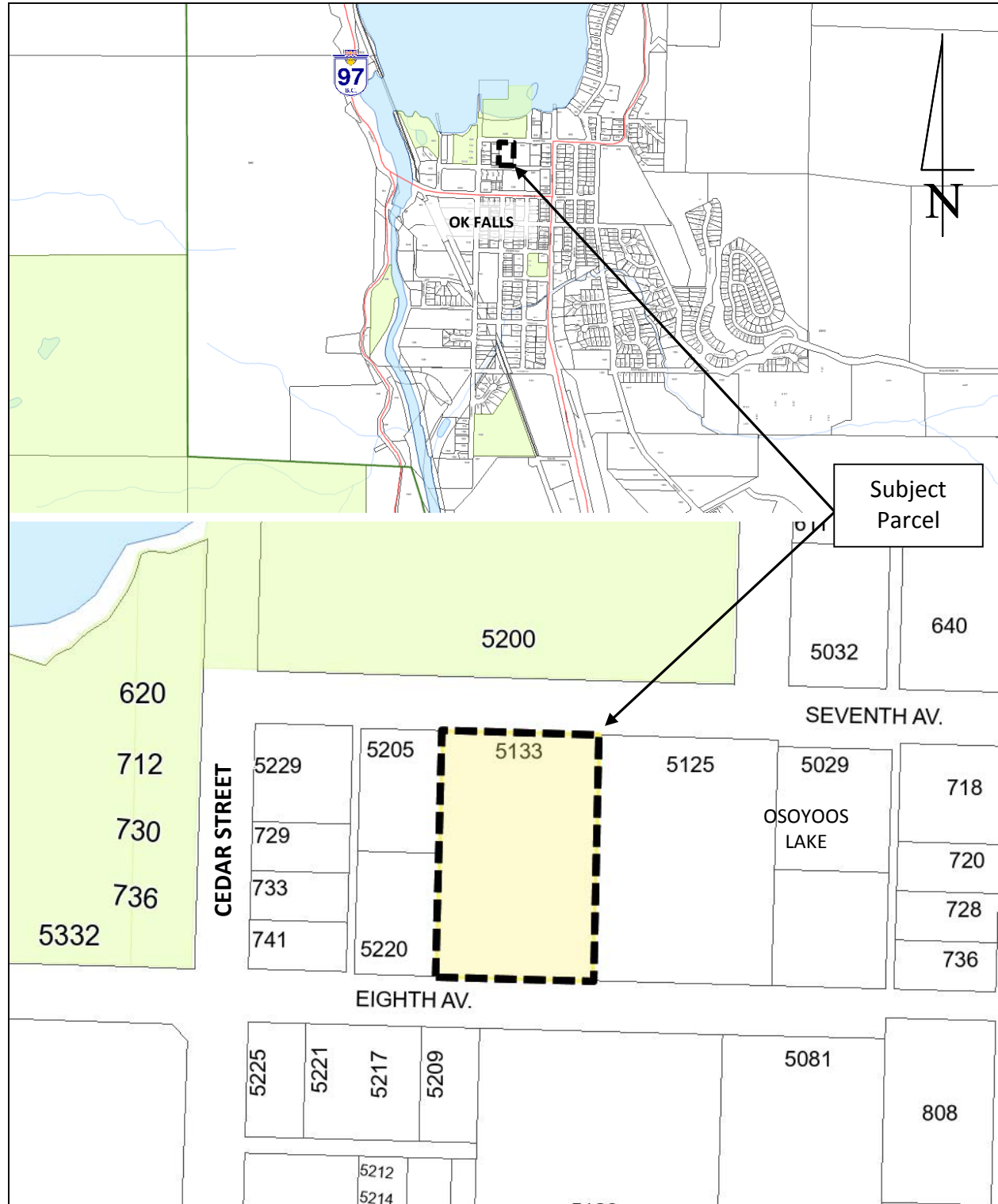
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

File No. D2021.053-DVP

Schedule 'A'



Regional District of Okanagan-Similkameen

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

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



Development Variance Permit

File No. D2021.053-DVP

Schedule 'B'



Development Variance Permit No. D2021.053-DVP

Page 4 of 4



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: November 18, 2021
RE: Development Variance Permit Application — Electoral Area “E” (E2021.035-DVP)

Administrative Recommendation:

THAT Development Variance Permit No. E2021.035-DVP to reduce the interior side and rear yard setbacks and increase the maximum parcel coverage to allow for a new dwelling at 136 Ritchie Avenue, Naramata be approved.

Folio: E-00588.001

Legal: Lot A, Block 7, District Lot 210, SDYD, Plan EPP104165 Zone: Residential Single Family One (RS1)

Variance reduce the eastern interior side parcel line setback from 3.0 metres to 1.4 metres;

Requests: reduce the rear parcel line setback from 7.5 metres to 4.5 metres; and
increase the maximum parcel coverage from 35% to 39.3%.

Proposed Development:

This application is seeking variances to construct a new two-storey dwelling with a secondary suite.

- reduce the eastern interior side parcel line setback from 3.0 m to 1.4 m;
- reduce the rear parcel line setback from 7.5 m to 4.5 m; and
- increase the maximum parcel coverage from 35% to 39.3%.

In support of this request, the agent has stated that “the proposed home will replace an existing cabin that has been used by the current owners for over 15 years. The deteriorating septic field will be replaced by an engineered ‘type 3’ system”. The applicants have also stated that they “...are looking to build a multi-generational legacy home for [themselves], [their] soon to be adult children, the parents of [one of the applicants] and any future additions to [their] family”.

Site Context:

The subject property is approximately 590 m² in area and is situated on the south side of Ritchie Avenue. The property is currently developed with a single detached dwelling with a carport.

The surrounding pattern of development is generally characterised by similarly sized residential parcels zoned RS1.

Background:

The current boundaries of the subject property were created on August 4, 2020, while available Regional District records indicate that building permits have not previously been issued for this property.

Under the Electoral Area "E" Official Community Plan the property is currently designated Low Density Residential (LR) and the Area "E" Zoning Bylaw designation is Residential Single Family One (RS1) which allows for "single detached dwellings" as a principal use and "secondary suites, subject to Section 7.12" as a secondary use.

BC Assessment has classified the property as "Residential" (Class 01).

Public Process:

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted, in accordance with Section 2.10 of Schedule '4' of the Regional District's Development Procedures Bylaw No. 2500, 2011. Notification letters initially sent out on September 9, 2021 reflected the original proposal and allowed for the submission of feedback until 4:30 p.m. on October 14, 2021.

In response to a notification of this application mailed to adjacent residents and property owners on September 9, 2021, five (5) written comments were received.

An additional notification letter was sent out on October 20, 2021 to provide details on the proposal as amended on October 12, 2021 and allowed for the submission of feedback until 4:30 p.m. on November 11, 2021.

Analysis:

The application is to replace an existing single family residence and carport to accommodate a multi-generational residence for the property owner.

Interior Side and Rear Parcel Line Setbacks

The Zoning Bylaw's use of setback regulations is generally to provide physical separation between neighbouring properties in order to protect privacy and prevent the appearance of overcrowding. When a parcel is also adjacent a roadway, setbacks are further employed to maintain adequate sightlines for vehicle traffic movements.

Minimum setbacks from parcel lines are used to maintain a minimum space between houses in a residential neighbourhood to allow access to sunlight, to provide separation for fire safety or to mitigate nuisances (like noise) that might come from an adjacent building.

With respect to the requested variance to the interior side parcel line setback, the RDOS is currently reviewing Residential (RS) and Small Holdings (SH) zones within a number of Electoral Areas. If associated zoning amendment bylaws are adopted, the interior side parcel line setback for principal buildings would be reduced from 3.0 m to 1.5 m.

Much of the proposed eastern building wall requires a 2.0 m setback which would be consistent with the 1.5 m interior side parcel line setback proposed as part of the Residential Zone Update. While the proposed cantilevered section of the second-storey of the residence would require a 1.4 m setback, This request is considered minor in nature, representing a 0.1 m deviation from the 1.5 m interior side

parcel line setback proposed as part of the Residential Zone Update, although the reduced eastern interior side parcel line setback may have a negative impact on the privacy and shading of the easterly adjacent parcel.

With respect to the requested variance to the rear parcel line setback, the property abuts an existing laneway. The laneway acts as a spatial buffer from the parcel to the south and impacts of the proposed variance to the rear parcel line setback on privacy or residential use of the parcel to the south is minimal.

Parcel Coverage

The purpose of establishing a maximum parcel coverage is to limit the proportion of any lot that can be built on in order to, amongst other things, provide outdoor space for residents, to protect the amenity and character of neighbourhoods and to leave more open space between buildings.

It is understood that the additional lot coverage is to allow for the construction of a larger single detached dwelling on the property for multi-generational housing for the property owners and their family.

The application requests a 4.3% increase in maximum parcel coverage on the subject property, and finds that the request is minor in nature.

Alternatives:

1. That the Board deny Development Variance Permit No. E2021.035-DVP.

Respectfully submitted



Shannon Duong, Planner I

Endorsed by:



C. Garrish, Planning Manager

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

No. 2 – Aerial Photo

Attachment No. 1 – Site Photo (Google Streetview)







Development Variance Permit

FILE NO.: E2021.035-DVP

Owners:

Agent:

GENERAL CONDITIONS

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

APPLICABILITY

5. This Development Variance Permit is substantially in accordance with Schedules 'A', 'B', 'C', and 'D' 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, Block 7, District Lot 210, SDYD, Plan EPP104165

Civic Address: 136 Ritchie Avenue

Parcel Identifier (PID): 031-166-687 Folio: E-00588.001

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "E" Zoning Bylaw No. 2459, 2008, in the Regional District of Okanagan-Similkameen:
 - a) the minimum rear parcel line setback for a principal building in the Residential Single Family One (RS1) Zone, as prescribed in Section 11.1.6(a)(ii), is varied:
 - i) from: 7.5 metres

- to: 4.5 metres to the outermost projection as shown on Schedule 'B'
- b) the minimum interior side parcel line setback for a principal building in the Residential Single Family One (RS1) Zone, as prescribed in Section 11.1.6(a)(iv), is varied:
 - i) from: 3.0 metres
 - to: 2.0 metres, and 1.4 m to the outermost projection as shown on Schedule 'B'.
- c) the maximum parcel coverage in the Residential Single Family One (RS1) Zone, as prescribed in Section 11.1.8, is varied:
 - i) from: 35%
 - ii) to: 39.3%

COVENANT REQUIREMENTS

- 7. Not Applicable

SECURITY REQUIREMENTS

- 8. Not applicable

EXPIRY OF PERMIT

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

Authorising resolution passed by the Regional Board on _____, 2021.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

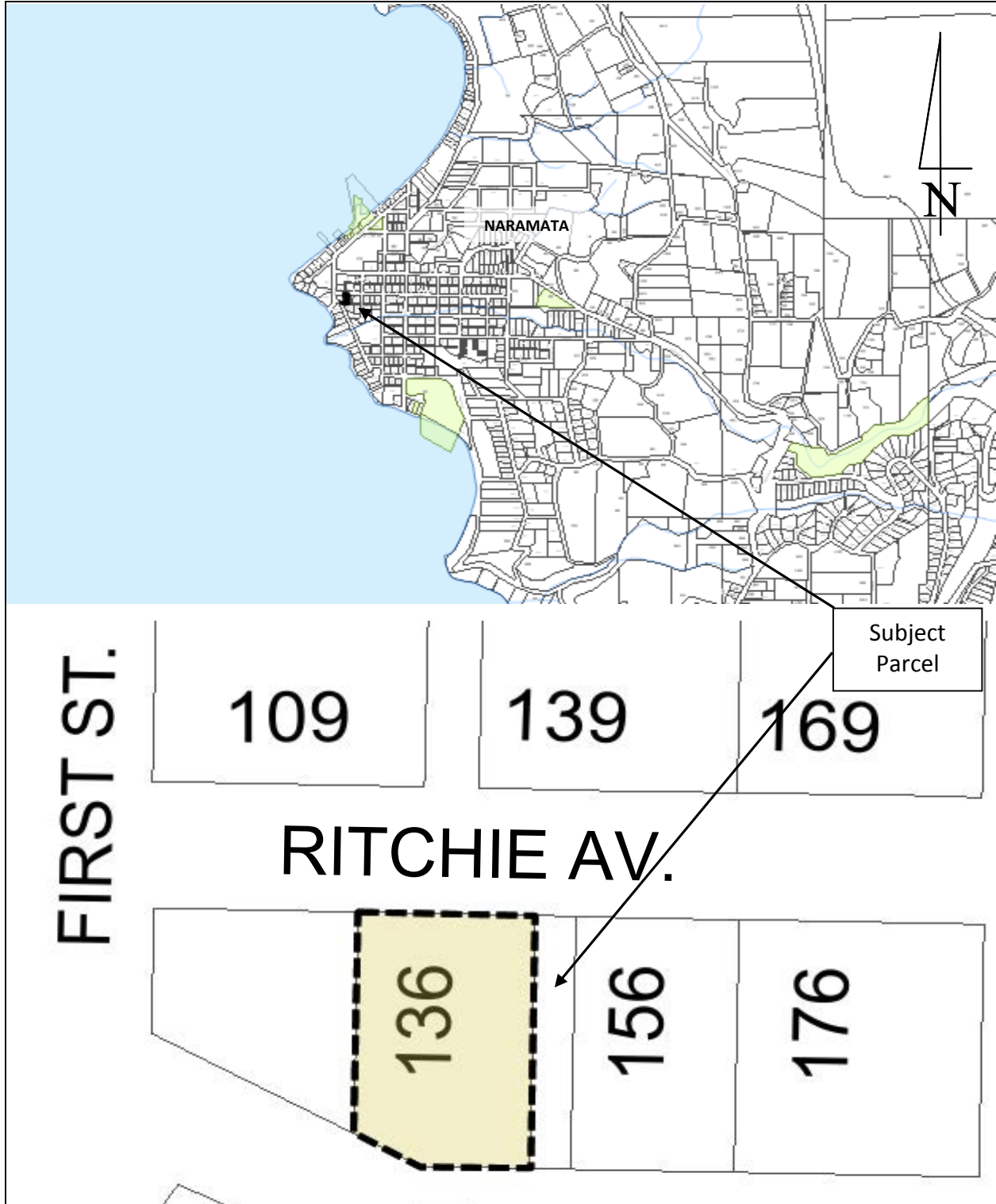
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

File No. E2021.035-DVP

Schedule 'A'



Regional District of Okanagan-Similkameen

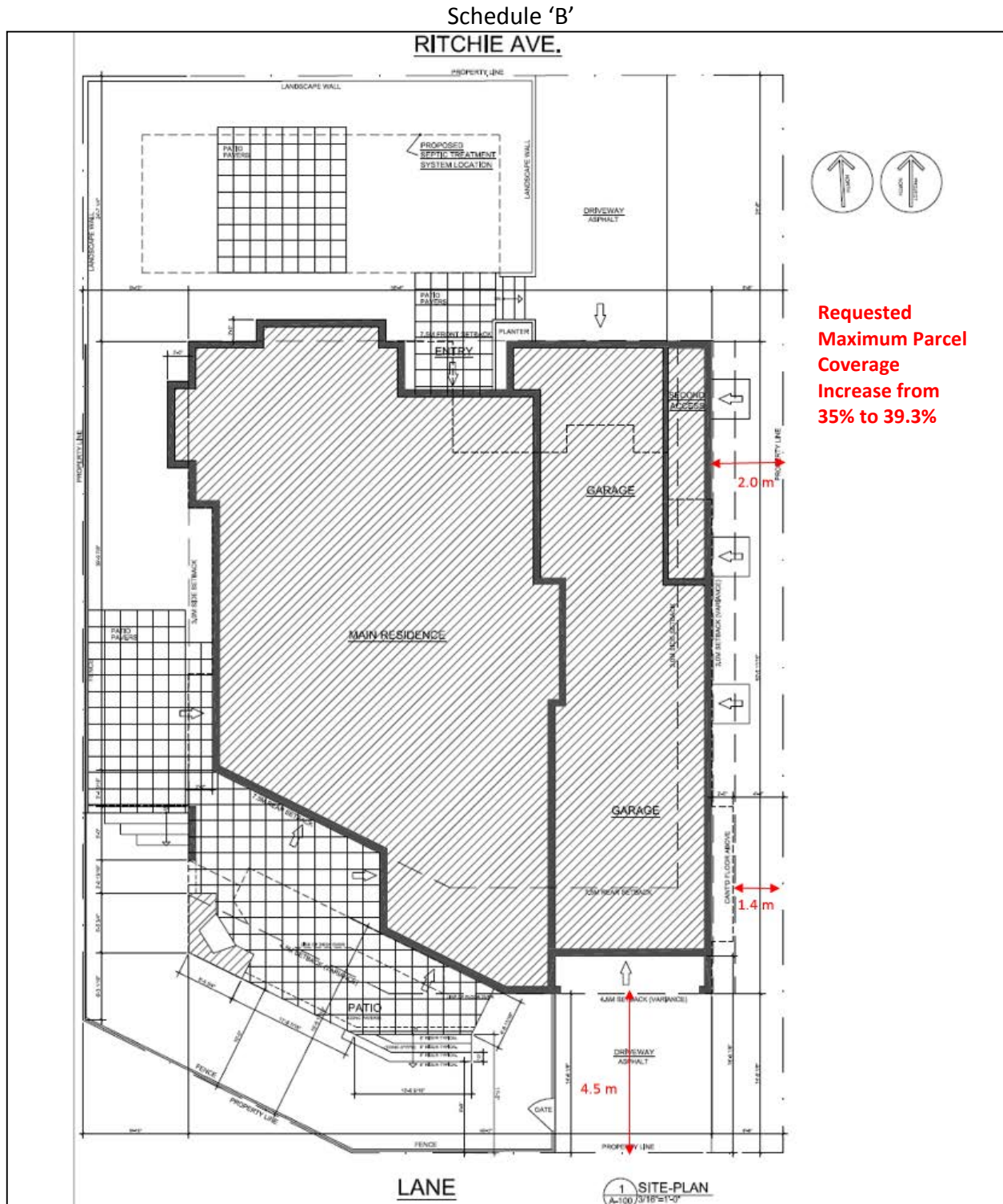
101 Martin St, Penticton, BC, V2A-5J9

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



Development Variance Permit

File No. E2021.035-DVP



**Requested
Maximum Parcel
Coverage
Increase from
35% to 39.3%**

Regional District of Okanagan-Similkameen

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

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



Development Variance Permit

File No. E2021.035-DVP

Schedule 'C'



Regional District of Okanagan-Similkameen

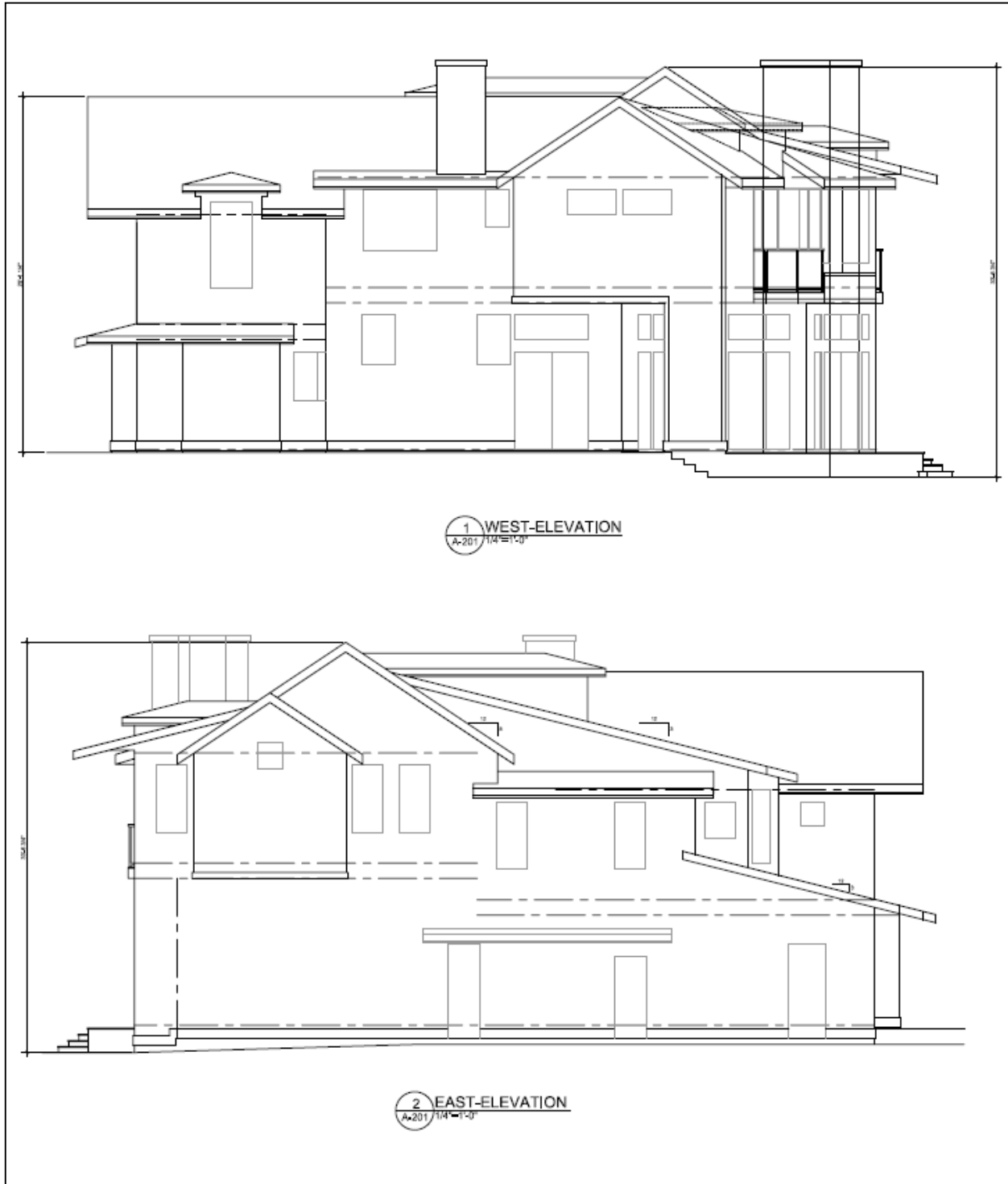
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

File No. E2021.035-DVP

Schedule 'D'



UPDATED

RECEIVED
Regional District

10/17 - 2 2021

101 Martin Street
Penticton BC V2A 5J8



Feedback Form

Regional District of Okanagan Similkameen

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.:** E2021.035-DVP

FROM: Name: David Rikkinen
(please print)

Street Address: _____

RE: Development Variance Permit (DVP) Application
136 Ritchie Avenue, Electoral Area "E"

My comments / concerns are:

- I do support the proposed variances at **136 Ritchie Avenue**
- I do support the proposed variances at **136 Ritchie Avenue**, subject to the comments listed below.
- I do not support the proposed variances at **136 Ritchie Avenue**.

All written submissions will be considered by the Regional District Board

Please see attached letter.

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this DVP application is considered.

All representations will be made public when they are included in the Board Agenda.

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Manager of Legislative Services, RDOS, 101 Martin Street, Penticton, BC V2A 5J8, 250-492-0237

Regarding Building Proposal for 136 Ritchie Rd. Naramata, BC
Project # E2021.035.DVP

I remain opposed to the planned development for this property for several reasons. I am concerned first and foremost to the scale of this proposal. While it is true that other larger homes exist in our area, and other larger homes have been built recently, to my knowledge, none of these have been so large as to require setback variances to bylaws, and certainly none that would require setback variances for three of four sides of the property.

Second, I understand that the proposal would require a variance for the property line they share with us to accommodate a large septic field on the west side of their property. But this is only because they have designed their home with each of five bedrooms having full bathrooms, a powder room, as well as a second full kitchen.

Third, in addition with the variance requested along our property line, they propose a pathway and doors to access their dwelling, which would impact our privacy, lead to potential damage of our shrubs and other landscape features, and effectively diminish the enjoyment that we have for our back yard, which many have commented as being 'park-like'.

Fourth, I have concerns with the design of the house itself. With two separate entrances, two complete kitchens, five bedrooms with full bathrooms, this design seems more appropriate for a commercial endeavor, such as a bed-and-breakfast or a vacation rental. While I understand the owners say this is not their intent, and that if it were their intent, I'm aware that other permits and licenses would be required. But with this proposed design, that potential would always be there, especially when one considers how popular Naramata has become as a tourist destination and the property's proximity to local beaches. While they may have no such intentions, at least for the time being, a future owner may very well think differently, which would make this property a potential point of contention for neighbours for years to come.

Finally, I consider this proposed design to be out of character for the neighbourhood. Most of the surrounding homes are modest, single-storey structures, all within their setbacks. Zoning, building restrictions and setbacks are not created arbitrarily, but rather are the result of deliberation careful consideration, for they are intended to benefit the community as a whole. It is my understanding setback variances are granted only under certain circumstances when other

viable options are unavailable. That is just not the case with this proposal. There are no extenuating circumstances; the property owners have complete control over the design and scale of their proposal. And it seems to me that their only motivation to seek variances is to satisfy their desire to build as large a structure with as many amenities as they possibly can on the space available. Is this a justifiable reason to allow these variances? I contend that it is not.

What I suggest is that the property owners ask themselves is if it is really necessary that each bedroom have its own full bathroom? As the property owners state that will be one extended family living in the proposed house, are two separate kitchens really required when one large kitchen would suffice? In my view, simply redesigning and scaling down the proposed house, and thereby reducing the required size of the septic field, it could easily fit within the property without requiring any variances at all.

To be clear, I have no issues with a new home being built on the property in question, provided it is designed within what is allowed. Naramata is a beautiful and vibrant community – it's what attracted us here more than thirty years ago. Naramata continues to grow, and, in my opinion, this is a necessary and good thing. But having said that, we must be very careful in how we grow as a community. Once one property is allowed to over-build, there will inevitably be more, and I fear that the village area of Naramata would become something akin to South Surrey, where enormous houses on small lots stand eave to eave and everyone is the poorer for it. We could very well damage the unique charm of our community if we begin to allow proposals such as this one to proceed.

I thank you for your consideration.

David Rikkinen

NOV - 2 2021

101 Martin Street
Penticton BC V2A 5J5



Feedback Form

Regional District of Okanagan Similkameen

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.:** E2021.035-DVP

FROM: Name: GWEN RIKKINEN
(please print)

Street Address: _____

RE: Development Variance Permit (DVP) Application
136 Ritchie Avenue, Electoral Area "E"

My comments / concerns are:

- I do support the proposed variances at **136 Ritchie Avenue**
- I do support the proposed variances at **136 Ritchie Avenue**, subject to the comments listed below.
- I do not support the proposed variances at **136 Ritchie Avenue**.

All written submissions will be considered by the Regional District Board

Please see attached letter

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this DVP application is considered.

All representations will be made public when they are included in the Board Agenda.

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the Freedom of Information and Protection of Privacy Act (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Manager of Legislative Services, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250.492.0237

RE: DVP Application 136 Ritchie Ave

October 29, 2021

File No: E2021.035-DVP

We are opposed to the variances on the build on 136 Ritchie Avenue.

As per the RDOS, variances should only be granted as a last resort.

We would like to request that the RDOS board deny this build variance application and send it back to be redesigned so that it abides by the current restrictions. Alternatively, there are other larger lots in Naramata that would support the size of this build.

While we welcome a new home being built on the block, this design pushes the limits on 3 sides and would overshadow the modest homes in this area of Naramata village.

The inside variance request on the east side (next to 156 Ritchie) from 3m to 1.4m puts the building so close to the property line that it invades the privacy of our backyard living. The secondary suite has a bank of windows that would look directly down into our private backyard. I would no longer feel safe to enjoy my own yard where I love to spend time with my family and relax. This is the lifestyle we have come to love and appreciate over the last 31 years of being full time Naramatians. It is an invasive build with no consideration to its neighbours. It would also hinder our ability to make modifications to our home if a variance was on this side.

It is a 2 storey, 5-bedroom home, each bedroom with its own full bathroom, plus a secondary suite with another kitchen. It's so large it needs to encroach on the area around it to accommodate a septic field that would support it. It is a South Surrey build being crammed onto a small Naramata village lot. The difference being that South Surrey has municipal sewer.

With 6 bathrooms and 2 kitchens we are concerned about the ability of the septic system to function properly when the house is occupied at capacity and summer water restrictions are in place.

There is lots happening on this block and elsewhere in Naramata village, and I would like to provide further information so that the RDOS Board can consider the whole picture.

The vacant lot on the west side of 136 Ritchie (no variance requested on this side) has for many, many years been used as the septic field for the lake front property across the street from it at 3585 1st Ave (Jan & Tony Ramsay). That changed this summer when their father (Don Grey) passed away and the lake front house was put up for sale. The heirs have now added a septic field to the lakefront property at 3585 1st Ave and sold it. They have retained the small septic field lot so that they can build on it in the future. A build on this very extremely tiny lot will need variances and a reactivation of the old septic field.

With all the new construction in the village and all the additional septic needs, I am deeply concerned about the impact on our shoreline and lake health, and how this will affect our water intake system located at Wharf Park.

Without a proper waste management system in place in Naramata village, I feel these additional large builds are a threat to the health and the water safety of our community.

Thank you for your consideration.

Gwen Rikkinen

UPDATED

October 30, 2021

Re: (UPDATED) Development Variance Permit Application No. E2021.035-DVP

My husband and I completed feedback forms regarding the variance requests for 136 Ritchie Avenue in response to your letter of September 9th. The updated permit application and covering letter of October 20th does not address our concerns and therefore our original feedback forms stand (copies attached).

Sharon & Claire (Bud) Howell,

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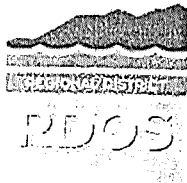
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Regional District

10/31/2021

101 Martin Street

Penticton BC V2A 5J6



Feedback Form

OKANAGAN-SIMILKAMEEN

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen

FILE NO.: E2021.035-DVP

FROM: Name:

Sharon Howell

(please print)

Street Address:

RE: Development Variance Permit (DVP) Application
136 Ritchie Avenue, Electoral Area "E"

My comments / concerns are:

- I do support the proposed variances at 136 Ritchie Avenue
- I do support the proposed variances at 136 Ritchie Avenue, subject to the comments listed below.

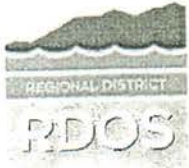
X I do not support the proposed variances at 136 Ritchie Avenue. The RDOS bylaw standards should be upheld or requests for variances will become the norm. The Aldus proposal pushes the limits with variances, requested on three or four sides of the property as well as height.

The Village neighborhood of Naramata is for the most part, old and quaint. That's the appeal. Our historic inn, the local store, museum, coffee shops and church reflect this. People want to live here to become part of this ambience. Our older homes have been upgraded but still retain their unique charm. Homes in the Village have front and back yards with lawns, established trees, flowers and vegetables growing. The Aldus property has decks, asphalt and pavers. This home belongs in one of Naramata's new subdivisions where lots are spacious and surrounding homes huge.

The future use of this home is questionable. We were told it was going to be their retirement home. The residence has 5 bedrooms, 5.5 bathrooms and a complete suite with its own entrance. We were also told it would blend into the neighborhood with a farm house look. In reality, it is a monster house squished onto a small lot, much like the downtown core of large cities. The height of the second floor windows and proposed decks will eliminate any privacy the neighbors have in their yards.

It is hoped the RDOS will not only continue on its quest to protect green space and lake frontage, but also to protect the character of our Village core.

Sharon Howell



Feedback Form

Regional District of Okanagan Similkameen

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.: E2021.035-DVP

FROM: Name:

CLAIR (BJD) HOWELL
(please print)

Street Address: _____

RE: Development Variance Permit (DVP) Application
136 Ritchie Avenue, Electoral Area "E"

My comments / concerns are:

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- I do support the proposed variances at 136 Ritchie Avenue, subject to the comments listed below.
- I do not support the proposed variances at 136 Ritchie Avenue.

All written submissions will be considered by the Regional District Board

I am not in favor of the Variances proposed for 136 Ritchie Ave. in Naramata.

It can be seen by walking in the neighborhood the style and size of the house does not fit into the existing neighborhood. Homes here have been renovated and updated while keeping the quieter original look when possible.

I fear that people moving here and rebuilding are using the newer style septic systems to accomodate larger homes on land where this was not possible in the past because of the old style systems. Is this the new norm for development now? Is this what can be expected from home builders now? Does the RDOS support this?

With homes like these being built on small lots we will lose the appeal of homes fitted to the lots allowing for green space around the home. If this becomes the norm Naramata Village will simply not exist in the future. I believe that

There are 3 land variances. There is one height variance. To me this alone should make people aware this house is not suitable for the property nor the area it is being proposed. I suggest that the variances being applied for be denied for these reasons. The proposed house needs to be built on a more suitable sized lot which are being sold in the area. Or a more suitable sized project be proposed to fit into the existing neighborhood.

The RDOS over recent years has made great headway in purchasing land and making land agreements that will maintain and enlarge our parks in this area of Naramata creating an "open" feel to our area. I truly appreciate that. I am asking the RDOS to take careful consideration when reviewing variance applications. I for one do not want to see Naramata become a community of large houses with little land. I believe we are lucky to live here as it is. We do not need to make drastic changes to the village area as there are other properties for sale in the area for this kind of housing.

Thank you Clair Howell

Re, the updated Development Variance Permit Application No. E2021.035-DVP

After receiving a phone call from Manuela Aldus telling me the reasons for their decision to apply for extreme variances I took the time to read her and Greg's letter of rational. I have not seen any real changes in the preposed project that would help the project fit onto the property without the variances. So in that nothing has changed.

Again I feel I must ask the Planning Dept. of the RDOS turn down the preposed Project for the reasons I listed before. Please see attached original letter.

Thank you Clair Howell.

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Regional District

NOV - 2 2021

101 Martin Street
Penticton BC V2A 6J8

I am not in favor of the Variances proposed for 136 Ritchie Ave. in Naramata.

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Thank you Clair Howell



OKANAGAN-SIMILKAMEEN

Feedback Form

Regional District of Okanagan Similkameen

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

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Regional District

SEP 23 2021

101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen FILE NO.: E2021.035-DVP

FROM: Name: Sharon Howell
(please print)

Street Address: _____

RE: Development Variance Permit (DVP) Application
136 Ritchie Avenue, Electoral Area "E"

My comments / concerns are:

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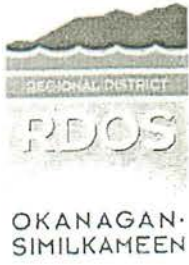
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The future use of this home is questionable. We were told it was going to be their retirement home. The residence has 5 bedrooms, 5.5 bathrooms and a complete suite with its own entrance. We were also told it would blend into the neighborhood with a farm house look. In reality, it is a monster house squished onto a small lot, much like the downtown core of large cities. The height of the second floor windows and proposed decks will eliminate any privacy the neighbors have in their yards.

It is hoped the RDOS will not only continue on its quest to protect green space and lake frontage, but also to protect the character of our Village core.

Sharon Howell





Feedback Form

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Regional District
SEP 23 2021

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

101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen FILE NO.: E2021.035-DVP

FROM: Name: CLAIR (BUD) HOWELL
(please print)

Street Address: 3570 1st ST NARAMATA

RE: Development Variance Permit (DVP) Application
136 Ritchie Avenue, Electoral Area "E"

My comments / concerns are:

- I do support the proposed variances at 136 Ritchie Avenue
- I do support the proposed variances at 136 Ritchie Avenue, subject to the comments listed below.
- I do not support the proposed variances at 136 Ritchie Avenue.

All written submissions will be considered by the Regional District Board

I am not in favor of the Variances proposed for 136 Ritchie Ave. in Naramata.

It can be seen by walking in the neighborhood the style and size of the house does not fit into the existing neighborhood. Homes here have been renovated and updated while keeping the quieter original look when possible.

I fear that people moving here and rebuilding are using the newer style septic systems to accomidate larger homes on land where this was not possible in the past because of the old style systems. Is this the new norm for development now ? Is this what can be expected from home builders now ? Does the RDOS support this ?

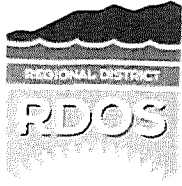
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There are 3 land variances. There is one height variance. To me this alone should make people aware this house is not suitable for the property nor the area it is being proposed. I suggest that the variances being applied for be denied for these reasons. The proposed house needs to be built on a more suitable sized lot which are being sold in the area. Or a more suitable sized project be proposed to fit into the existing neighborhood

The RDOS over recent years has made great headway in purchasing land and making land agreements that will maintain and enlarge our parks in this area of Naramata creating an "open" feel to our area. I truly appreciate that. I am asking the RDOS to take careful consideration when reviewing variance applications. I for one do not want to see Naramata become a community of large houses with little land. I believe we are lucky to live here as it is. We do not need to make drastic changes to the village area as there are other properties for sale in the area for this kind of housing.

Thank you Clair Howell





Feedback Form

Regional District of Okanagan Similkameen

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.:** E2021.035-DVP

FROM: Name: DAVID & GWEN RIKKINEN
(please print)

Street Address: _____

RE: **Development Variance Permit (DVP) Application**
136 Ritchie Avenue, Electoral Area "E"

My comments / concerns are:

- I do support the proposed variances at **136 Ritchie Avenue**
- I do support the proposed variances at **136 Ritchie Avenue**, subject to the comments listed below.
- I do not support the proposed variances at **136 Ritchie Avenue**.

All written submissions will be considered by the Regional District Board

We are opposed to the request for variances for the build at 136 Ritchie Ave.

As per the RDOS guidelines variances should only be granted as a last resort.

We would request that the RDOS board deny this Development Variance permit and send it back to be redesigned so that it abides by current restrictions

Please see our attached form for additional feedback.

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this DVP application is considered.

All representations will be made public when they are included in the Board Agenda.



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2021/23/21

RE: Development Variance Application File NO: E2021.035-DVP

We are opposed to the variances on the build on 136 Ritchie Avenue.

As per RDOS, variances should only be granted as a last resort.

We would like to request that the RDOS board deny this build variance application and send it back to be redesigned so that it abides by the current restrictions.

While we welcome a new home being built on the block, this design pushes the limits in every direction and would overshadow the modest homes in this area of Naramata village.

The proposed dwelling exceeds on all 3 dimensions for width, length, and height.

It is a 2 storey, 5 bedroom home, each bedroom with it's own full bathroom, plus a secondary suite, that is being crammed onto the lot.

The inside variance request on the east side (next to 156 Ritchie) from 3m to 2m does not include a canted section and windows in the guest suite on the second floor. This puts the building even closer to the property line than the 2m requested and invades the privacy of our backyard living space. (see attached). It would also hinder our ability to make modifications to our home if a variance was on this side.

There is a vacant lot on the west side and this side of the property has no variance request on it.

We also have concerns regarding the intended use of the property as a primary residence when it has a secondary suite and each of the 5 bedrooms has a full bathroom.

With 6 bathrooms and 2 kitchens we are also concerned about the ability of the septic system to function properly when the house is occupied at capacity and water restrictions are in place.

Parking would also be stretched with the additional vehicles and boats as it is currently when the owners come to use the property.

Thank you for your consideration.

Please feel free to reach out to us if you have any questions or would like additional feedback.

David & Gwen Rikkinen



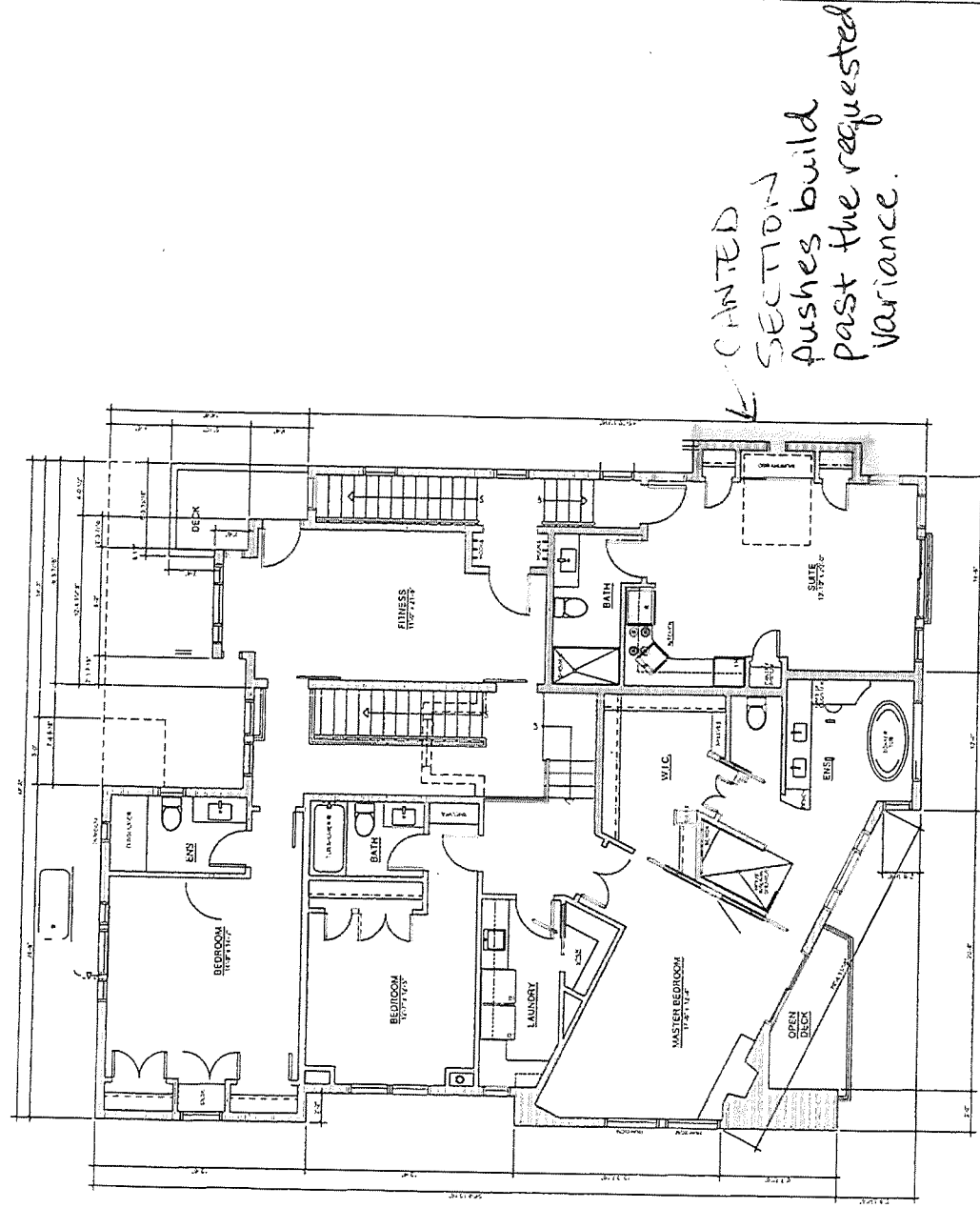
**NORMAN
GODDARD**
ARCHITECTS

200-115 Main Street
Victoria
B.C. V8V 2K2
250.726.1154

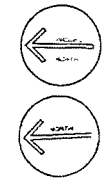
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97	21.02.19	PRELIMINARY FOR REVIEW
98	21.02.19	PRELIMINARY FOR REVIEW
99	21.02.19	PRELIMINARY FOR REVIEW
100	21.02.19	PRELIMINARY FOR REVIEW

PROJECT CDR
ALDIUS RESIDENCE
136 RITCHIE AVE.
NANAIMO, B.C.

DATE: 2021.07.19
SCALE: 1/8" = 1'-0"
COPYRIGHT
A102.0



← CHANGED SECTION pushes build past the requested variance.



1 SECOND-FLOOR-PLAN
A.102 7/19/21

Shannon Duong

From: Jill Kenning
Sent: September 27, 2021 12:11 PM
To: Shannon Duong
Subject: Development Variance Permit Application No E2021.035-DVP

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern at the RDOS Board in Penticton, B.C.

I am writing as the Owner of record for the property at
3565 First Street, Naramata, B.C..

I refer to your communication dated September 9th, 2021. I disagree with the application for all four requested variances on the basis that they, individually and in combination, will change the character of the neighbourhood in a very dramatic way. Granting these variances, in whole or in part, could also set an unwanted precedent for future applications of variance.

The drawings which we have reviewed are incomplete in that they show a proposed third level for the building by way of a dormer or something like it but the plans are not consistent with the drawing.

I am also concerned that the secondary suite is not for family but may be used for Airbnb instead. Naramata is rife with Airbnb and/or the like which are not registered and therefore do not contribute to the community in any financial way but instead, contribute to the overcrowding of the village.

Please confirm receipt of my reply to your September 9th, 2021 notice as soon as possible.

Thank you

W Jill Kenning

File No: E2021.035-DVP

We oppose the requested variances of the build at 136 Ritchie Avenue and request the build follow current restrictions. We are in favor of a new build on this property but we feel the asked for variances are unnecessary. The home owner has indicated they requested a variance toward the 156 residence as a necessity to accommodate the large septic system required for 6 full bathrooms and 2 kitchens. As the more rural area is not on a city sewer system, we are worried about the impact of such a large septic system in an area very close to the lake with a high number of current septic systems and fields. The homeowners indicated they "need" this. We feel it is more appropriate to eliminate some bathrooms from the design in order for it to fit in to the current build requirements for the lot. We are also concerned about the lake health issues such a septic system could possibly create. Us and many other local residents really enjoy the little beaches spotted through the village and want to preserve the shoreline and water health as much as we can. Our drinking water is also pumped not far from here.

There are also concerns with the necessity of so many bathrooms and an extra full suite. The residence is for a family of only 4. The concerns being this build could end up being a large rental property.

We also feel that if these variances are allowed it may create a "me too" movement for future builds within the village, meaning other small family homes may disappear to allow for more above average sized homes. Many residents in this area came to the village to enjoy the small-town magic that is Naramata. Allowing new builds to push the limits of current build regulations will take away from that.

We encourage and welcome a new build on this property and more full-time residents, but ask that it be kept within current building restrictions and to a more modest level that compliments the land usage of the lot in which it will be located.

Thank you for considering our concerns,

Bob and Mikaela Stirrat

George Morlidge

We oppose the variances of the build requested at 136 Ritchie and request the build follow current restrictions. We are in favor of a new build on this property but we feel the asked for variances do not suit this specific area of the village. Also, the variance towards the 156 residence would encroach and possibly limit future development of that residence.

We have concerns with the septic system of a 6 bathroom residence on that lot being able sufficiently handle the demands put upon it.

We also feel that if these variances are allowed it may create a 'me too' movement for future builds within the village, meaning other small family homes may disappear to allow for more above average sized homes in the village.

We encourage and welcome a new build on this property, but ask that it be kept under current building restrictions and to a more modest level that compliments the land usage of the lot in which it is located.

Thank you for considering our concerns,

Bob and Mikaela Stirrat

George Morlidge

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: November 18, 2021
RE: Development Variance Permit Application — Electoral Area “H” (H2021.049-DVP)

Administrative Recommendation:

THAT Development Variance Permit No. H2021.049-DVP to formalize an existing single detached dwelling by reducing the minimum front parcel line setback at 2864 Coalmont Road be approved.

Folio: H-00648.010

Legal: Lot A, Plan EPP21078, District Lot 104, YDYD

OCP: Large Holdings (LH)

Zone: Large Holdings Two (LH2)

Variance Request: to reduce the minimum front parcel line setback from 9.0 metres to 7.18 metres.

Proposed Development:

This application is seeking a variance to reduce the minimum front parcel line setback from 9.0 metres to 7.18 metres.

In support of this request, the applicant has stated that “building was already there when property purchased ... foundation and building already signed off. Permit needs to be completed.”

Site Context:

The subject property is approximately 3.35 ha in area and is situated on the west side of Coalmont Road. The property is currently developed to single detached dwelling.

The surrounding pattern of development is characterised by residential development to the north and east, large holdings parcels to the north and south, and vacant Resource Area zoned lands to the west.

Background:

The current boundaries of the subject property were created on June 8, 2012, while available Regional District records indicate that a building permits for a single detached dwelling (2013), an accessory structure (2018) and renewal for a single detached dwelling (2021) have previously been issued for this property.

Under the Electoral Area “H” Official Community Plan (OCP) Bylaw No. 2497, 2012, the subject property is currently designated Large Holdings (LH).

Under the Electoral Area “H” Zoning Bylaw No. 2498, 2012, the property is currently zoned Large Holdings Two (LH2) which allows for a single detached dwelling as well as accessory structures and establishes setbacks from property lines.

Under Section 8.0 (Floodplain Regulations) of the Zoning Bylaw, the subject property may be within the floodplain associated with Otter Lake.

BC Assessment has classified the property as “Residential” (Class 01).

Public Process:

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted, in accordance with Section 2.10 of Schedule ‘4’ of the Regional District’s Development Procedures Bylaw No. 2500, 2011, until 4:30 p.m. on November 11, 2021. All comments received are included as a separate item on the Board’s Agenda.

Analysis:

The Zoning Bylaw’s use of setback regulations is generally to provide physical separation between neighbouring properties in order to protect privacy and prevent the appearance of overcrowding. When a parcel is also adjacent a roadway, setbacks are further employed to maintain adequate sightlines for vehicle traffic movements.

Minimum setbacks from parcel lines are used to maintain a minimum space between houses in a residential neighbourhood to allow access to sunlight, to provide separation for fire safety or to mitigate nuisances (like noise) that might come from an adjacent building.

Most zones within the electoral areas require a front parcel line setback of 7.5 meters. In this instance, the existing single detached dwelling is still at a considerable distance of 7.18 meters from the front parcel line and is not anticipated to impact the vehicular traffic or neighbouring landowners.

It is also noted that there exists a lot of vegetation on the front portion of property that conceals the structure from Coalmont Road, although the zoning bylaw is clear in its requirement of a 9 metres front setback in the LH2 zone.

Alternatives:

1. That the Board deny Development Variance Permit No. H2021.049-DVP.

Respectfully submitted

Nikita Kheterpal

Nikita Kheterpal, Planner I

Endorsed by:



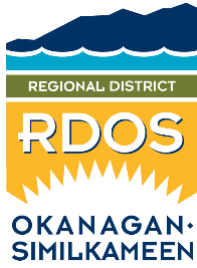
C. Garrish, Planning Manager

Attachments:

No. 1 – Aerial & Site Photos

Attachment No. 1 – Aerial & Site Photos





Development Variance Permit

FILE NO.: H2021.049-DVP

GENERAL CONDITIONS

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

APPLICABILITY

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

Legal Description: Lot A, Plan EPP21078, District Lot 104, YDYD
Civic Address: 2864 Coalmont Road
Parcel Identifier (PID): 028-852-257 Folio: H-00648.010

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "H" Zoning Bylaw No. 2498, 2021, in the Regional District of Okanagan-Similkameen:
 - a) the minimum front parcel line setback for a principal building in the Large Holdings Two (LH2) Zone, as prescribed in Section 11.5.5(a)(i), is varied:
 - i) from: 9.0 metres
to: 7.18 metres to the outermost projection as shown on Schedule 'B'.

COVENANT REQUIREMENTS

7. Not Applicable

SECURITY REQUIREMENTS

8. Not applicable

EXPIRY OF PERMIT

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

Authorising resolution passed by the Regional Board on _____, 2021.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

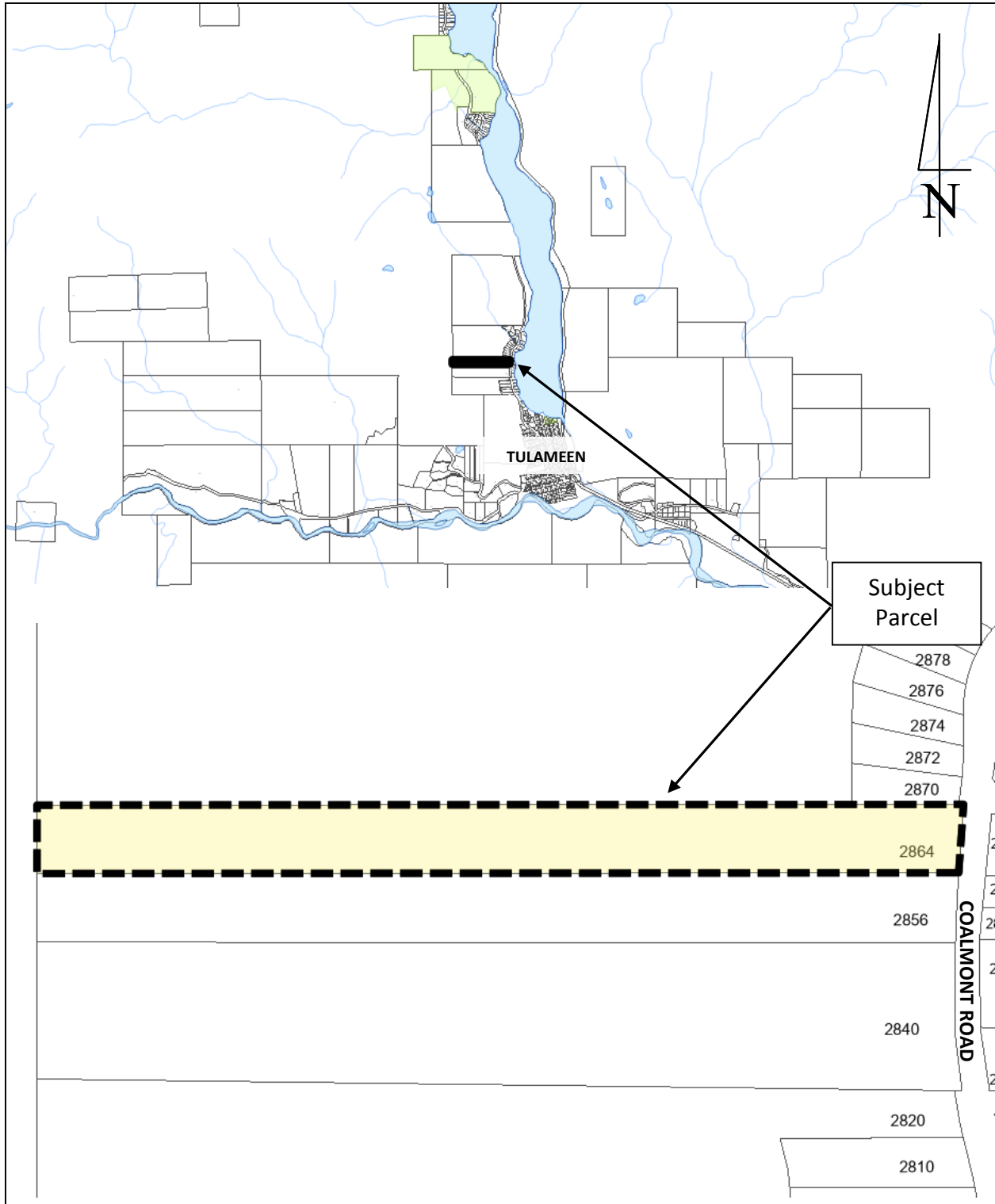
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

File No. H2021.049-DVP

Schedule 'A'



Regional District of Okanagan-Similkameen

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

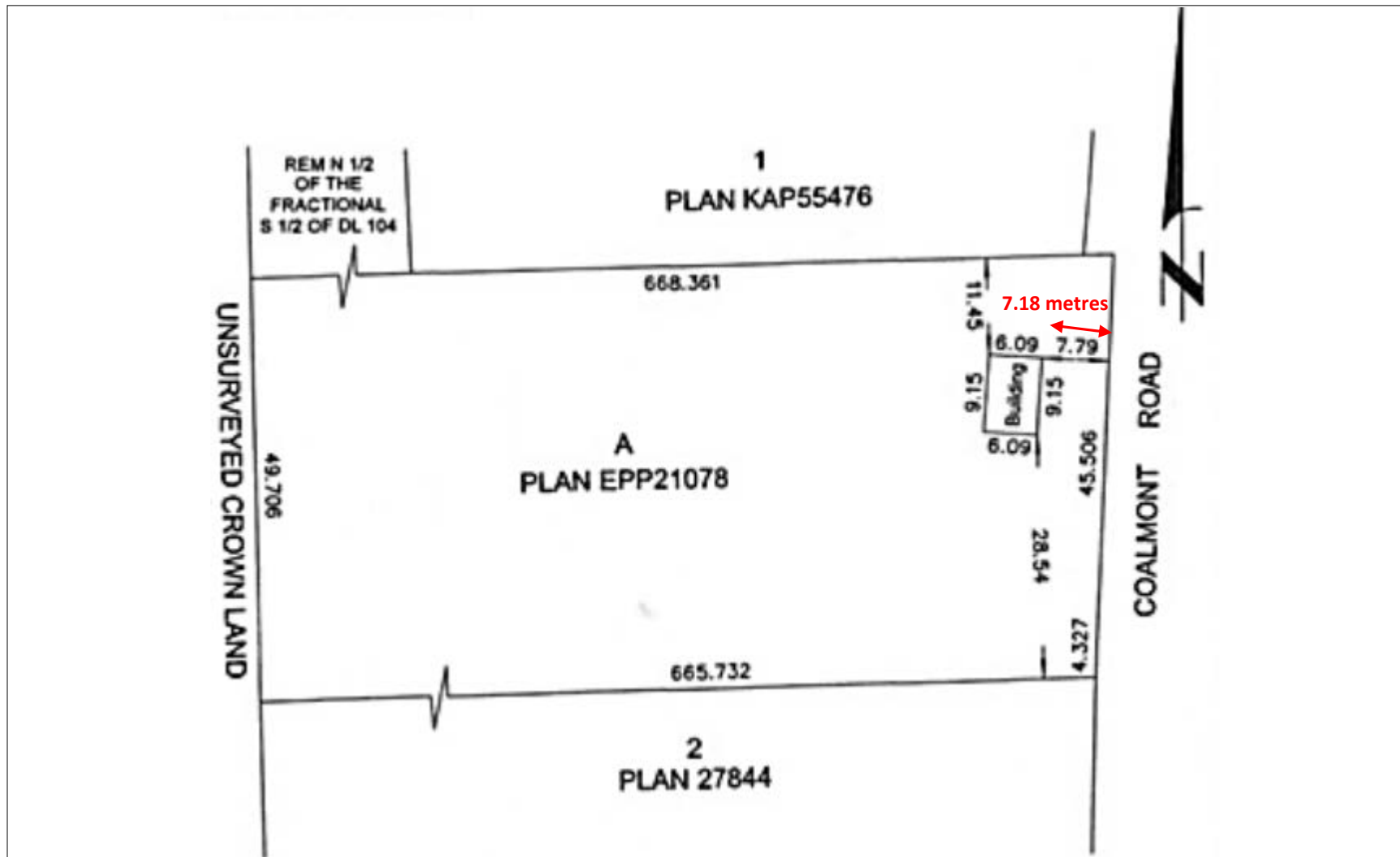
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. H2021.049-DVP

Schedule 'B'



Development Variance Permit No. H2021.049-DVP

Page 4 of 5

Regional District of Okanagan-Similkameen

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

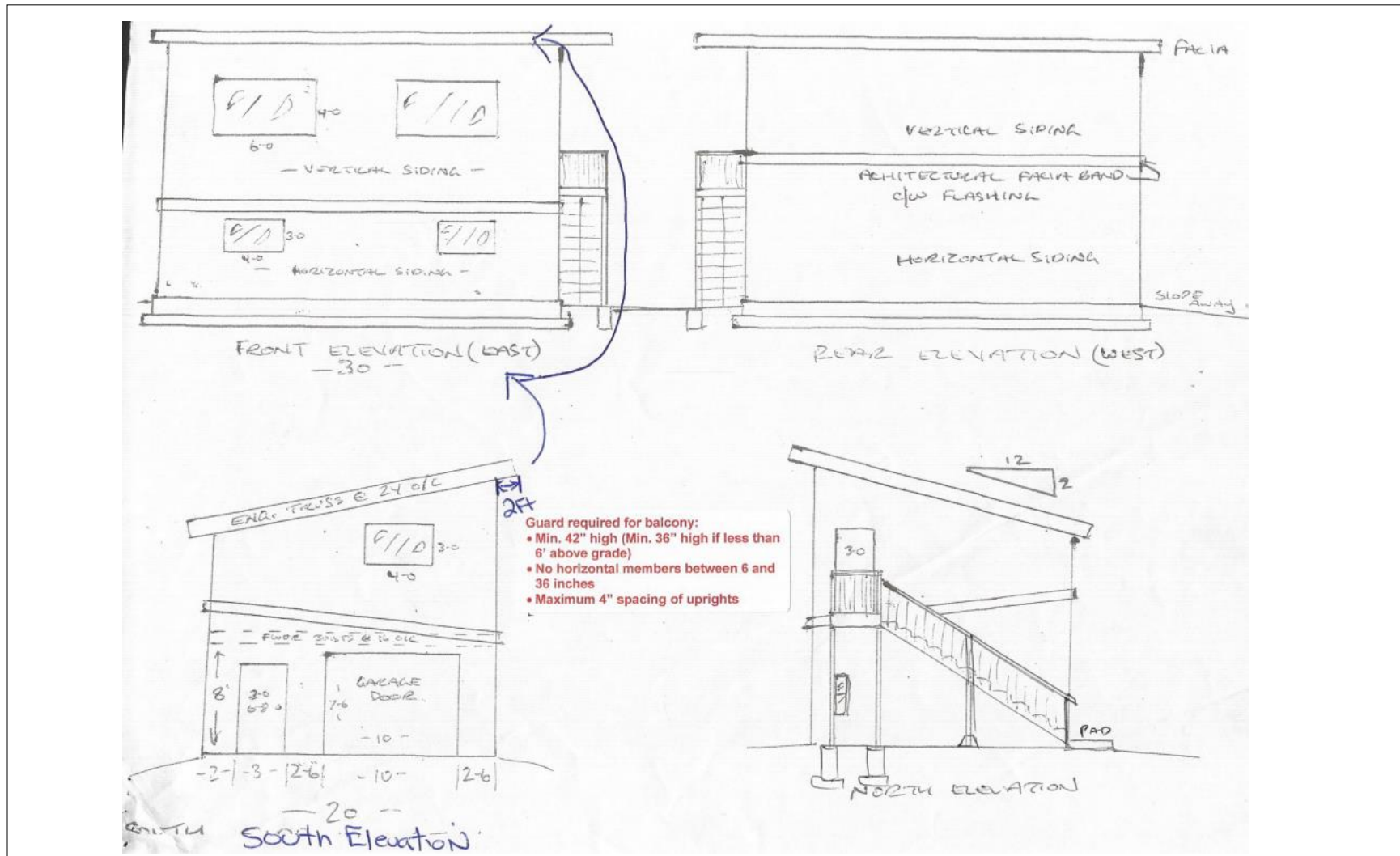
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. H2021.049-DVP

Schedule 'C'



Development Variance Permit No. H2021.049-DVP

Page 5 of 5

November 11, 2021

Nikita Kheterpal, Planner 1
RDOS,
101 Martin Street,
Penticton, BC
V2A 5J9

**RE: Opposition to Development Variance Permit (DVP) H2021.049-DVP –
2864 Coalmont Road, Tulameen, BC (Lot A, Plan EPP21078, District Lot 104,
YDYD**

Dear Ms. Kheterpal,

I am submitting a statement of opposition, on behalf my wife and I (lot 2870 – adjacent to lot 2864) and , Coalmont Road, to the development variance requested by one of the property owners, Marisa Gueulette, on October 13, 2021 Specifically, the development variance application is for **“Lot A, Plan EPP21078, District Lot 104.”** The civic address being 2864 Coalmont Road.
The variance requests:

- “Reduce front parcel line setback from 9.0 metres to 7.18 metres to formalize an existing single detached dwelling.”

At first glance this variance appears to a rather simple, straightforward variance request. We believe it is much more complex. Minimally, we request that the variance request hearing scheduled for your November 18, 2021 be tabled. A site visit should be completed before adjudicating this variance request We have concerns and questions regarding this application that must be included in the RDOS review as part of this application approval process:

- Accuracy of application supporting documents
- Implication of current RDOS zoning bylaws regarding building on this lot

This letter of opposition focuses on three areas:

- Background Information we feel is pertinent to the application
- Questions regarding information provided by the owner(s) in the application for a zoning variance
- Consistency with the application and RDOS Zoning Bylaws

1. Background Information

- The lot is zoned LH2. The front width along Coalmont Road is 45 m with the side extending 665.732m up a very steep hill.
- The lot was initially bought by the previous owners (before Beers/Gueulette families) to build a temporary accessory dwelling (garage) that was to be used while the permanent single family dwelling was to be constructed higher up on the property, away from the road, with an approved well and septic system
- The building was framed and closed in, windows/doors installed, but no siding installed. Unfortunately, the owners had to sell this property It sat in

- this condition until the current owners, Beers/Gueulette purchased the property
- Since the Beers/Gueulette families purchased the property, the following has been done:
 - Gated driveway (with both families' names on the gate), has been created, above the building in question on this variance application
 - Two additional building sites have been created along this driveway:
 - A trailer was situated on the second building site with a permanent roof structure built. **Was a permit required/obtained for this structure?**
 - No septic, (port a potty only) or well was installed.
 - **As this was the first habitable structure installed, is this considered the “principal dwelling?” The building (identified in this variance request) was not used as a habitable structure by one of the families, until this summer. Instead, a trailer, beside the structure was used ... and now removed..**
 - The driveway was further extended up the hill on the property and a third building site was cleared by an excavator. No building has been built on this third site
 - Up until this past summer (2021) the existing building has been used to store building materials and RV equipment. Prior to this summer, a second trailer was situated beside the existing building, (between the building and approximately 3 metres from Coalmont Road).
 - This trailer was situated on the property, full time, for at least two years. The gray water was discharged directly, by hose, into the Coalmont Road ditch beside it. The open drainage ditch drains into Otter Lake. No well or septic system was installed. The only possible location for a septic system for the existing structure would be under the short dirt driveway (which at times has 4-6 vehicles parked on it). Any septic field would be very close to Coalmont Road
 - This summer, the owner(s) have been installing siding (not complete) and renovating the interior. In addition, a new separate, private entrance to the second story was built this summer with a metal stairs leading from the ground floor to the second storey of the building. **Was this included in the original building permit?** What is the purpose of this separate entrance? Carriage house access? Future B and B access? There is already access to the second story from inside the structure, with a separate entry door.
 - The second trailer beside the building was removed this summer and one of the owner(s) have been using this building for living.

- The second storey of this structure also has a wood stove for heating. ***Is this wood stove WETT inspected?*** Realizing this is an insurance issue, not specifically and RDOS issue.

2. Application Documentation

The application documentation raises questions and concerns:

1. Property Description

- a. **“Current method of sewage disposal.”** The applicant states “*septic.*” Is there is any approved septic system on the property? If not, how does this impact the application? Has a site inspection been done by RDOS?
- b. **“Current method of water supply.”** The applicant states “*well.*” Where is the approved well located? If, not, how does this impact the application? Has a site inspection been done by RDOS?

2. “Supporting Rationale”

- a. The variance should not defeat the intent of the bylaw standard or significantly depart from the planning principle or objective intended by the bylaw. Please elaborate how the requested variance meets this objective.
 - i. The applicant states, “*Building was already there when property was purchased.*”
 - ii. This is an insufficient rationale. The existing structure was built as an accessory building/garage, to be used when constructing a new permanent dwelling higher up on the property, with a view of Otter lake and farther away from Coalmont Road. The garage was placed in this location as it was very close to Coalmont Road so that access and egress from the dwelling would be easier, especially in the winter. What if the building was that was “already there” did not meet zoning bylaw requirements? If the variance as approved and additional dwellings are built on the property, will this structure then be considered as an “accessory building,” “accessory dwelling,” “principal dwelling” or “single detached dwelling or “carriage house”
 - iii. Detailed concerns are identified in section 3 of this letter of opposition.
- b. The variance should not adversely affect adjacent or nearby properties or public lands. Please elaborate how the requested variance meets this criteria.”
 - i. The applicant states, “*The building is considered to (sic too) close to front property line*”
 - ii. The applicant should have determined this many years ago, and it should have been disclosed in the sale agreement and due diligence, when the property was purchased. Why a variance request now? What has changed? Two families own

this property. Will it be seen as a “sub divided” property, with potentially, three dwelling units on the property? If approved, there would now be two principal dwellings on this property. In addition, if approved, the building would remain too close to Coalmont Road and potential impact on drainage and seepage from any septic field. It appears that two other sites are planned for this property. One site, above the structure that the variance application is made, is currently occupied by a permanent trailer with a roof, and no septic system or well. A third site, above this trailer has also been excavated. If all sites have dwellings installed/built, this would adversely affect the neighboring properties.

- c. The variance should be considered as a unique solution to an unusual situation or set of circumstances. Please elaborate how the requested variance meets this criteria.
 - i. The applicant states, *“Building was already there when the property was purchased. Told it is too close to property line and have to apply for a variance”*
 - ii. This does not satisfy the question how this would be a “unique solution to an unusual situation or set of circumstances. It appears that one of the owners has now decided to remove a trailer, located beside Coalmont Road and have this structure be a “single detached dwelling,” not a temporary garage. The second trailer on the property would remain.
- d. The variance represents the best solution for the proposed development after all other options have been considered. Please elaborate how the requested variance meets this criteria
 - i. The applicant states, *“Foundation and Building permit already signed off. Permit needs to be completed.”*
 - ii. This is confusing, and what is the solution? Simply getting a variance for setbacks? If the building foundation and permit was already signed off, what “permit needs to be completed?” The building was permitted and erected prior to 2015. What specifically was the permit for? Has the “permit” to be completed for a “single family dwelling, “Accessory building?” Or? Is an occupancy permit already been approved, as the owners are now using it a living space...If so, for what kind of dwelling?
- e. The variance should not negatively affect the natural site characteristics or environmental qualities of the property. Please elaborate how the requested variance meets this criteria
 - i. The applicant states, *“building is already there.”*
 - ii. The answer does not address the question. If approved, the building would remain too close to Coalmont Road and potential impact on drainage and seepage from any septic field. It appears that two other sites are planned (one already

has the trailer on it) for this property. One site, above the structure that the variance application is made, is currently occupied by a permanent trailer with a roof, and no septic system or well. A third site, above this trailer has also been excavated. If all sites have dwellings installed/built, this would adversely affect the neighboring properties.

- iii. In addition, there is a concern over site erosion. During the severe July 2021 rain storm, the driveway to the trailer above the building in question, was severely eroded and fill and water deposited on the landing adjacent to the driveway for the building in question. If the septic field is located adjacent to the building in question there is a concern for overwhelming and compromising the system into the open ditch on Coalmont Road

3. Zoning Bylaw Concerns

Notwithstanding the concerns highlighted above, we have concerns/questions regarding consistency with RDOS Bylaws, specifically related to “Definitions” and L2H zoning. First, we need clarification on the intended use of the building:

- The variance application states: Reduce front parcel line setback for principal dwelling...
 - In the bylaws this is defined as:
 - a. consists of a self contained set of rooms located in a building
 - b. is used or intended for use as a residential premises
 - c. contains kitchen and bathroom facility that is intended to be exclusive to the unit
 - d. Is not a secondary suite or an accessory dwelling
 - In addition, Bylaw 7.12 .5 states:
 - No accessory building or structure shall be sited on a parcel unless: (a). a principal building has already been erected on the same lot. Question – Is the existing trailer considered the principal building?”
 - (b) a principle building will be erected simultaneously with an accessory building or structure on the same lot. The accessory building or structure is one storey in building height. In this case, the building was initially constructed and the trailer with a roof was added years later, when the Beers/Gueulette bought the property
- Question – Will this building be the principal dwelling, or is the trailer with a permanent roof on the property considered the principal dwelling?
- If this building is considered an “Accessory Dwelling” it “shall not exceed one storey.” (Bylaw 7.12 (5))
- Further, Bylaw 7.13 (2) states:

- An existing single detached dwelling may be maintained and occupied and a new single detached dwelling may be constructed on the same parcel, subject to the following: (b) a new single detached dwelling must have a valid building permit and (c) the owner of the parcel must first grant and register a restrictive covenant in a form that satisfactory to the RDOS. Is this applicable?
- Bylaw 7.14 – Residential occupation of recreation vehicles states:
 - (.1) When a recreational vehicle is permitted in lieu of a principal dwelling or manufactured home then the recreational vehicle will be considered a dwelling unit when calculating density and must be connected to an approved sewage disposal system
 - (.4) Despite section 7.14.3, one (1) recreation vehicle....may be on the same parcel containing the principal single family detached dwelling. Recreational vehicles shall only be used for the temporary accommodation of the guest or visitor for a period not to exceed a total of 90 days on any one calendar year.
 - Is the trailer with a roof considered in lieu of a principal dwelling and the dwelling in the application, the principal dwelling? This is interesting when two families own the property and want to erect their own dwellings.
- Lastly, but very important, the L2H Zoning for this property, section 11.5.3 states that the “minimum parcel width be “not less than 25% of the depth of the parcel.” In this case, this minimum requirement **DOES NOT** appear to have been met. The front is 45m and the sides of the lot are 665.732/618.361m. To be in compliance with the minimum width the front should be around 166m, not the current 45m.
- **Question – Is this lot even a “buildable” lot?**

Summary

Yes, we are concerned about this variance application and oppose it until all questions/concerns in this letter are answered. If this lot is not even considered to be a “buildable lot” then all other concerns need not be addressed. The owners should have understood this when they purchased the lot. If it is a “buildable lot” then then we have concerns as to the intent of this application, taking into consideration that two unrelated families own this property and wish to develop it.

Thank you in advance for your consideration.

George Mapson and Heather McLaren – 2870 Coalmont Road, Tulameen
 Michael and Mareen McInnis – 2872 Coalmont Road

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: November 18, 2021

RE: Street Lighting Policy & Regulation Review – Amendment Bylaws (X2021.017-ZONE)

Administrative Recommendation:

THAT Bylaw No. 2944, 2021, a bylaw to amend the Regional District of Okanagan-Similkameen Official Community Plans with a Street Lighting Update, be read a first and second time and proceed to public hearing;

THAT Bylaw No. 2000.16, 2021, a bylaw to amend the Regional District of Okanagan-Similkameen Subdivision Servicing Bylaw with a Street Lighting Update, be read a first and second time;

THAT the Board of Directors considers the process, as outlined in this report from the Chief Administrative Officer dated November 18, 2021, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*;

THAT, in accordance with Section 477 of the *Local Government Act*, the Board of Directors has considered Amendment Bylaw No. 2944, 2021, in conjunction with its Financial and applicable Waste Management Plans;

THAT the holding of a public hearing be scheduled for the Regional District Board meeting of December 16, 2021; and

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

Purpose:

To introduce new street lighting objectives and policies into the Electoral Area “A”, “C”, “D”, “E”, “F”, “H” & “I” Official Community Plan (OCP) Bylaws and to revise the street lighting regulations contained in the Regional District’s Subdivision Servicing Bylaw No. 2000, 2002.

Background:

At present, the Electoral Area Official Community Plan (OCP) Bylaws do not provide any direction on the creation of new street lighting service area or the expansion of existing street lighting service areas, or the provision of street lighting infrastructure.

Under the Regional District’s Subdivision Servicing Bylaw No. 2000, 2002, street lighting is generally to be provided for subdivisions creating new residential parcels less than 2,500 m² in area or at the time of building permit application for the construction of an apartment building or townhouse (i.e. 3 or more units).

The Bylaw further establishes very detailed design standards that must be complied with when required to install street lighting (i.e. minimum levels of illumination, pole locations, underground ducting locations, lamp standards, etc.).

It is understood that FortisBC owns, operates and maintains all street lighting networks within the street lighting service areas administered by the Regional District. The Regional District is responsible for collecting the taxes to operate these lights through the street lighting service area(s) and has service contracts with FortisBC to maintain this infrastructure and will report any equipment issues to FortisBC on behalf of the public.

At its meeting of August 19, 2021, the Planning and Development (P&D) Committee resolved that “the Regional District commence consultation on moving street lighting into the Official Community Plans and removing them from the Subdivision Servicing Bylaw.”

Referrals:

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

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, 58 and 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.

Pursuant to Section 475 of the *Local Government Act*, the Regional District must consult with the Agricultural Land Commission (ALC) when proposing to amend an OCP which might affect agricultural. Both the ALC and the Ministry of Agriculture have been made aware of the proposed amendment bylaw.

Public Process:

Further to the direction provided by the P&D Committee at its meeting August 19, 2021, the proposed amendments to the OCP and Subdivision Servicing Bylaws were considered by the Electoral Area Advisory Planning Commissions (APCs) throughout September and October of 2021.

The following is a summary of the recommendations provided by the APCs:

APC	Date	Recommendation
Area "A"	2021-09-13	[No quorum – item discussed informally]
Area "C"	2021-09-21	[No quorum – item discussed informally]
Area "D"	2021-09-14	That the proposed amendments be supported
Area "E"	2021-09-13	That the proposed amendments be supported
Area "F"	2021-10-04	[No quorum – item discussed informally]

Area "H"	2021-09-21	That the proposed amendments be supported
Area "I"	2021-09-15	That the proposed amendments be supported

The proposed OCP Bylaw amendments were further notified in the October 6, 2021, edition of the Penticton Western and Similkameen Spotlight, the Regional District’s webpage, social media account (e.g. Facebook), through CivicReady and to the agencies listed at Attachment No. 1.

Administration recommends that formal referral to external agencies, consideration by the Electoral Area APCs as well as the public notification should be considered appropriate consultation for the purpose of Section 475 of the *Local Government Act*. As such, the consultation process undertaken is seen to be sufficiently early and does not need to further ongoing.

All comments received to date in relation to these proposed amendments are included in the Board Agenda.

Analysis:

Administration is concerned that the Subdivision Servicing Bylaw is a poor predictor of where street lighting priorities are within an Electoral Area and is leading to sub-optimal outcomes. For instance, the subdivision servicing bylaw cannot properly account for situations where:

- there is no service area established, and the creation of such a service area may run counter to other Board objectives (i.e. focusing services on designated Growth Areas under the RGS);
- an existing service area is administered by a separate entity (i.e. an Irrigation District) that may not support the installation of additional street lighting as required by the RDOS; or
- the location of the street light would be at a location that has not is seen to be a priority.

Relief from the requirements of the bylaw can only be obtained through an approved development variance permit, which is seen to be an un-necessary cost and time delay.

Administration is also concerned that the current standards within the bylaw have not been updated in over 25 years and *may* no longer be reflective of the design options offered by FortisBC, or modern technologies.

To address this, Administration is recommending that street lighting requirements generally be removed from the Subdivision Servicing Bylaw and that these be replaced with new objectives and policies in the Electoral Area Official Community Plan (OCP) Bylaws.

More specifically, that Board policies be established in the OCP Bylaws to guide new or expanded service areas, priority locations for new street lights (e.g. intersections, schools, mailboxes, etc.) and other policy objectives (e.g. support for Primary & Rural Growth Areas, “dark skies” or improving energy efficiency).

With regard to the Subdivision Servicing Bylaw, it is being recommended that it be simplified to support the street lighting design standards of the authority having jurisdiction (i.e. FortisBC), to establish a delegation for an “Approved Products List” to be administered by staff and setting out acceptable “ornamental street light” types and to prohibit the use of high pressure sodium (HPS) lights.

Finally, it is being proposed to include a policy statement speaking to minimizing radio frequency interference (RFI) from street lights that might impact the operations of the Dominion Radio Astrophysical Observatory (DRAO).

Conversely, the option to not amend the Electoral Area OCP Bylaws and Subdivision Servicing Bylaw to introduce new street lighting policies and regulations is available to the Board.

Alternatives:

1. THAT first reading of the Regional District of Okanagan-Similkameen Official Community Plan Street Lighting Update Amendment Bylaw No. 2944, 2021, and Street Lighting Standards Update Amendment Bylaw No. 2000.16, 2021, be denied.

Respectfully submitted:



C. Garrish, Planning Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2944, 2021

**A Bylaw to amend the Electoral Area “A” “C”, “D”, “E”, “F”, “H” & “I”
Official Community Plan 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 Street Lighting Policy Update Amendment Bylaw No. 2944, 2021.”

Electoral Area “A”:

2. The Electoral Area “A” Official Community Plan Bylaw No. 2905, 2021, is amended by adding a new Section 19.8 (Street Lighting) to read as follows and renumbering all subsequent sections accordingly:

19.8 Street Lighting

The Regional District does not currently maintain a service area for street lighting within Electoral Area “A”. While street lights can improve visibility and safety for pedestrians and traffic, particularly at intersections, the Plan Area is comprised of predominately rural communities and street lighting is seen to be incompatible with the character of these areas (e.g. loss of dark skies to light pollution).

Typically, there are two types of street lights used within the Regional District, being Overhead Street Lights, which is typically mounted to a utility pole and is in the form of a “cobra-head”. The other type is Ornamental Street Lights, which are independent, free-standing and serviced through underground wiring and tend to be “decorative”.

19.8.1 Objectives

- .1 Discourage the creation of street lighting service areas outside of designated Primary and Rural Growth Areas in order to preserve the rural character of the Plan Area.

19.8.2 Policies

The Regional Board:

1. Strongly discourages the creation of new street lighting service areas outside of Primary and Rural Growth Areas.
2. Requires the establishment of a new street lighting service area occur through a formal assent process initiated by property owners living within an area currently un-served by street lighting.
3. Will assess requests seeking to create a new or expand an existing street lighting service area on the following criteria:
 - a) if the proposed service area is within a designated Primary or Rural Growth Area;
 - b) if there is a need to improve vehicle and pedestrian safety;
 - c) if neighbourhood support exceeds 66% of affected property owners representing more than 50% of the land value within the proposed boundaries of the service area; and
 - d) if street lights will promote economic development.
4. Will evaluate requests proposing the installation new street lighting within a service area administered by the Regional District against the following priority locations:
 - a) intersections;
 - b) adjacent to an existing educational facility;
 - c) adjacent to an existing park;
 - d) a transit stop;
 - e) a cluster mailbox location; or
 - f) within a designated Town Centre or Village Centre area.
5. Supports the conversion of existing street lights to energy efficient fixtures in order to reduce maintenance, energy consumption costs and “sky glow”.
6. Supports new street lights being energy efficient fixtures in order to reduce maintenance, energy consumption costs and “sky glow”.
7. Supports the use of ornamental poles and fixtures that are owned and funded by the Regional District complying with approved fixtures and designs set within the Approved Products List under the subdivision servicing bylaw.

Electoral Area “C”:

3. The Electoral Area “C” Official Community Plan Bylaw No. 2452, 2008, is amended by adding a new Section 19.6 (Street Lighting) to read as follows and renumbering all subsequent sections accordingly:

19.6 Street Lighting

The Regional District does not currently maintain a service area for street lighting within Electoral Area “C”. While street lights can improve visibility and safety for pedestrians and traffic, particularly at intersections, the Plan Area is comprised of predominately rural communities and street lighting is seen to be incompatible with the character of these areas (e.g. loss of dark skies to light pollution).

Typically, there are two types of street lights used within the Regional District, being Overhead Street Lights, which is typically mounted to a utility pole and is in the form of a “cobra-head”. The other type is Ornamental Street Lights, which are independent, free-standing and serviced through underground wiring and tend to be “decorative”.

19.6.1 Objectives

- .1 Discourage the creation of street lighting service areas outside of designated Primary and Rural Growth Areas in order to preserve the rural character of the Plan Area.

19.6.2 Policies

The Regional Board:

1. Strongly discourages the creation of new street lighting service areas outside of Primary and Rural Growth Areas.
2. Requires the establishment of a new street lighting service area occur through a formal assent process initiated by property owners living within an area currently un-served by street lighting.
3. Will assess requests seeking to create a new or expand an existing street lighting service area on the following criteria:
 - a) if the proposed service area is within a designated Primary or Rural Growth Area;
 - b) if there is a need to improve vehicle and pedestrian safety;
 - c) if neighbourhood support exceeds 66% of affected property owners representing more than 50% of the land value within the proposed boundaries of the service area; and
 - d) if street lights will promote economic development.
4. Will evaluate requests proposing the installation new street lighting within a service area administered by the Regional District against the following priority locations:
 - a) intersections;
 - b) adjacent to an existing educational facility;

- c) adjacent to an existing park;
 - d) a transit stop;
 - e) a cluster mailbox location; or
 - f) within a designated Town Centre or Village Centre area.
5. Supports the conversion of existing street lights to energy efficient fixtures in order to reduce maintenance, energy consumption costs and “sky glow”.
 6. Supports new street lights being energy efficient fixtures in order to reduce maintenance, energy consumption costs and “sky glow”.
 7. Supports the use of ornamental poles and fixtures that are owned and funded by the Regional District complying with approved fixtures and designs set within the Approved Products List under the subdivision servicing bylaw.
 8. Supports working with Dominion Radio Astrophysical Observatory (DRAO) to ensure that new street-lighting installations and upgrades within the DRAO Radio Frequency Interference (RFI) Area, as shown on Schedule ‘F’ of this bylaw, are compatible with Observatory operations.

Electoral Area “D”:

4. The Electoral Area “D” Official Community Plan Bylaw No. 2603, 2013, is amended by adding a new Section 20.6 (Street Lighting) to read as follows and renumbering all subsequent sections accordingly:

20.6 Street Lighting

The Regional District currently maintains a service area for street lighting within the “Heritage Hills” community of Electoral Area “D”. It is understood that the Okanagan Falls Irrigation District (OFID) maintains a separate street lighting service area for the Okanagan Falls community.

While street lights can improve visibility and safety for pedestrians and traffic, particularly at intersections, the Plan Area is comprised of predominately rural communities and street lighting is seen to be incompatible with the character of these areas (e.g. loss of dark skies to light pollution).

Typically, there are two types of street lights used within the Regional District, being Overhead Street Lights, which is typically mounted to a utility pole and is in the form of a “cobra-head”. The other type is Ornamental Street Lights, which are independent, free-standing and serviced through underground wiring and tend to be “decorative”.

20.6.1 Objectives

- .1 Discourage the creation of street lighting service areas outside of designated Primary and Rural Growth Areas in order to preserve the rural character of the Plan Area.

20.6.2 Policies

The Regional Board:

1. Strongly discourages the creation of new street lighting service areas outside of Primary and Rural Growth Areas.
2. Requires the establishment of a new street lighting service area occur through a formal assent process initiated by property owners living within an area currently un-served by street lighting.
3. Will assess requests seeking to create a new or expand an existing street lighting service area on the following criteria:
 - a) if the proposed service area is within a designated Primary or Rural Growth Area;
 - b) if there is a need to improve vehicle and pedestrian safety;
 - c) if neighbourhood support exceeds 66% of affected property owners representing more than 50% of the land value within the proposed boundaries of the service area; and
 - d) if street lights will promote economic development.
4. Will evaluate requests proposing the installation new street lighting within a service area administered by the Regional District against the following priority locations:
 - a) intersections;
 - b) adjacent to an existing educational facility;
 - c) adjacent to an existing park;
 - d) a transit stop;
 - e) a cluster mailbox location; or
 - f) within a designated Town Centre or Village Centre area.
5. Supports the conversion of existing street lights to energy efficient fixtures in order to reduce maintenance, energy consumption costs and “sky glow”.
6. Supports new street lights being energy efficient fixtures in order to reduce maintenance, energy consumption costs and “sky glow”.
7. Supports the use of ornamental poles and fixtures that are owned and funded by the Regional District complying with approved fixtures and designs set within the Approved Products List under the subdivision servicing bylaw.

Electoral Area “E”:

5. The Electoral Area “E” Official Community Plan Bylaw No. 2458, 2008, is amended by adding a new Section 21.1.6 (Street Lighting) to read as follows and renumbering all subsequent sections accordingly:

21.1.6 Street Lighting

The Regional District currently maintains an extensive street lighting service area within Electoral Area “E”, the actual physical extent of street lights within the community is limited to the Village Centre area and other assorted locations (i.e. intersections).

While street lights can improve visibility and safety for pedestrians and traffic, particularly at intersections, the Plan Area is comprised of predominately rural areas and street lighting is seen to be incompatible with the character of these locations (e.g. loss of dark skies to light pollution).

Typically, there are two types of street lights used within the Regional District, being Overhead Street Lights, which is typically mounted to a utility pole and is in the form of a “cobra-head”. The other type is Ornamental Street Lights, which are independent, free-standing and serviced through underground wiring and tend to be “decorative”.

21.1.6.1 Objectives

- .1 Discourage the creation of street lighting service areas outside of designated Primary and Rural Growth Areas in order to preserve the rural character of the Plan Area.

21.1.6.2 Policies

The Regional Board:

1. Strongly discourages the creation of new street lighting service areas outside of Primary and Rural Growth Areas.
2. Requires the establishment of a new street lighting service area occur through a formal assent process initiated by property owners living within an area currently un-served by street lighting.
3. Will asses requests seeking to create a new or expand an existing street lighting service area on the following criteria:
 - a) if the proposed service area is within a designated Primary or Rural Growth Area;
 - b) if there is a need to improve vehicle and pedestrian safety;

- c) if neighbourhood support exceeds 66% of affected property owners representing more than 50% of the land value within the proposed boundaries of the service area; and
 - d) if street lights will promote economic development.
4. Will evaluate requests proposing the installation new street lighting within a service area administered by the Regional District against the following priority locations:
 - a) intersections;
 - b) adjacent to an existing educational facility;
 - c) adjacent to an existing park;
 - d) a transit stop;
 - e) a cluster mailbox location; or
 - f) within a designated Town Centre or Village Centre area.
 5. Supports the conversion of existing street lights to energy efficient fixtures in order to reduce maintenance, energy consumption costs and “sky glow”.
 6. Supports new street lights being energy efficient fixtures in order to reduce maintenance, energy consumption costs and “sky glow”.
 7. Supports the use of ornamental poles and fixtures that are owned and funded by the Regional District complying with approved fixtures and designs set within the Approved Products List under the subdivision servicing bylaw.

Electoral Area “F”:

6. The Electoral Area “F” Official Community Plan Bylaw No. 2790, 2018, is amended by adding a new Section 19.8 (Street Lighting) to read as follows and renumbering all subsequent sections accordingly:

19.8 Street Lighting

The Regional District currently maintains a street lighting service area for the Greater West Bench community of Electoral Area “F”, and includes lighting on major thoroughfares into the community (e.g. West Bench Hill Road) and at intersections.

While street lights can improve visibility and safety for pedestrians and traffic, particularly at intersections, the Plan Area is comprised of predominately rural communities and street lighting is seen to be incompatible with the character of these areas (e.g. loss of dark skies to light pollution).

Typically, there are two types of street lights used within the Regional District, being Overhead Street Lights, which is typically mounted to a utility pole and is in

the form of a “cobra-head”. The other type is Ornamental Street Lights, which are independent, free-standing and serviced through underground wiring and tend to be “decorative”.

19.8.1 Objectives

- .1 Discourage the creation of street lighting service areas outside of designated Primary and Rural Growth Areas in order to preserve the rural character of the Plan Area.

19.8.2 Policies

The Regional Board:

1. Strongly discourages the creation of new street lighting service areas outside of Primary and Rural Growth Areas.
2. Requires the establishment of a new street lighting service area occur through a formal assent process initiated by property owners living within an area currently un-served by street lighting.
3. Will assess requests seeking to create a new or expand an existing street lighting service area on the following criteria:
 - a) if the proposed service area is within a designated Primary or Rural Growth Area;
 - b) if there is a need to improve vehicle and pedestrian safety;
 - c) if neighbourhood support exceeds 66% of affected property owners representing more than 50% of the land value within the proposed boundaries of the service area; and
 - d) if street lights will promote economic development.
4. Will evaluate requests proposing the installation new street lighting within a service area administered by the Regional District against the following priority locations:
 - a) intersections;
 - b) adjacent to an existing educational facility;
 - c) adjacent to an existing park;
 - d) a transit stop;
 - e) a cluster mailbox location; or
 - f) within a designated Town Centre or Village Centre area.
5. Supports the conversion of existing street lights to energy efficient fixtures in order to reduce maintenance, energy consumption costs and “sky glow”.

6. Supports new street lights being energy efficient fixtures in order to reduce maintenance, energy consumption costs and “sky glow”.
7. Supports the use of ornamental poles and fixtures that are owned and funded by the Regional District complying with approved fixtures and designs set within the Approved Products List under the subdivision servicing bylaw.

Electoral Area “H”:

7. The Electoral Area “H” Official Community Plan Bylaw No. 2497, 2012, is amended by adding a new Section 20.7 (Street Lighting) to read as follows and renumbering all subsequent sections accordingly:

20.7 Street Lighting

The Regional District does not currently maintain a service area for street lighting within Electoral Area “H”.

While street lights can improve visibility and safety for pedestrians and traffic, particularly at intersections, the Plan Area is comprised of predominately rural communities and street lighting is seen to be incompatible with the character of these areas (e.g. loss of dark skies to light pollution).

Typically, there are two types of street lights used within the Regional District, being Overhead Street Lights, which is typically mounted to a utility pole and is in the form of a “cobra-head”. The other type is Ornamental Street Lights, which are independent, free-standing and serviced through underground wiring and tend to be “decorative”.

20.7.1 Objectives

- .1 Discourage the creation of street lighting service areas outside of existing settlement areas in order to preserve the rural character of the Plan Area.

20.7.2 Policies

The Regional Board:

1. Strongly discourages the creation of new street lighting service areas outside of existing settlement areas.
2. Requires the establishment of a new street lighting service area occur through a formal assent process initiated by property owners living within an area currently un-served by street lighting.
3. Will assess requests seeking to create a new or expand an existing street lighting service area on the following criteria:
 - a) if the proposed service area is within an existing settlement area;
 - b) if there is a need to improve vehicle and pedestrian safety;

- c) if neighbourhood support exceeds 66% of affected property owners representing more than 50% of the land value within the proposed boundaries of the service area; and
 - d) if street lights will promote economic development.
4. Will evaluate requests proposing the installation new street lighting within a service area administered by the Regional District against the following priority locations:
 - a) intersections;
 - b) adjacent to an existing educational facility;
 - c) adjacent to an existing park;
 - d) a transit stop;
 - e) a cluster mailbox location; or
 - f) within an existing settlement area.
 5. Supports the conversion of existing street lights to energy efficient fixtures in order to reduce maintenance, energy consumption costs and “sky glow”.
 6. Supports new street lights being energy efficient fixtures in order to reduce maintenance, energy consumption costs and “sky glow”.
 7. Supports the use of ornamental poles and fixtures that are owned are funded by the Regional District complying with approved fixtures and designs set within the Approved Products List under the subdivision servicing bylaw.

Electoral Area “I”:

8. The Electoral Area “I” Official Community Plan Bylaw No. 2683, 2016, is amended by adding a new Section 20.8 (Street Lighting) to read as follows and renumbering all subsequent sections accordingly:

20.6 Street Lighting

The Regional District does not currently maintain a service area for street lighting within Electoral Area “I”.

While street lights can improve visibility and safety for pedestrians and traffic, particularly at intersections, the Plan Area is comprised of predominately rural communities and street lighting is seen to be incompatible with the character of these areas (e.g. loss of dark skies to light pollution).

Typically, there are two types of street lights used within the Regional District, being Overhead Street Lights, which is typically mounted to a utility pole and is in the form of a “cobra-head”. The other type is Ornamental Street Lights, which are independent, free-standing and serviced through underground wiring and tend to be “decorative”.

20.6.1 Objectives

- .1 Discourage the creation of street lighting service areas outside of designated Primary and Rural Growth Areas in order to preserve the rural character of the Plan Area.

20.6.2 Policies

The Regional Board:

1. Strongly discourages the creation of new street lighting service areas outside of Primary and Rural Growth Areas.
2. Requires the establishment of a new street lighting service area occur through a formal assent process initiated by property owners living within an area currently un-served by street lighting.
3. Will assess requests seeking to create a new or expand an existing street lighting service area on the following criteria:
 - a) if the proposed service area is within a designated Primary or Rural Growth Area;
 - b) if there is a need to improve vehicle and pedestrian safety;
 - c) if neighbourhood support exceeds 66% of affected property owners representing more than 50% of the land value within the proposed boundaries of the service area; and
 - d) if street lights will promote economic development.
4. Will evaluate requests proposing the installation new street lighting within a service area administered by the Regional District against the following priority locations:
 - a) intersections;
 - b) adjacent to an existing educational facility;
 - c) adjacent to an existing park;
 - d) a transit stop;
 - e) a cluster mailbox location; or
 - f) within a designated Town Centre or Village Centre area.
5. Supports the conversion of existing street lights to energy efficient fixtures in order to reduce maintenance, energy consumption costs and “sky glow”.
6. Supports new street lights being energy efficient fixtures in order to reduce maintenance, energy consumption costs and “sky glow”.

7. Supports the use of ornamental poles and fixtures that are owned are funded by the Regional District complying with approved fixtures and designs set within the Approved Products List under the subdivision servicing bylaw.
8. Supports working with Dominion Radio Astrophysical Observatory (DRAO) to ensure that new street-lighting installations and upgrades within the DRAO Radio Frequency Interference (RFI) Area, as shown on Schedule 'C' of this bylaw, are compatible with Observatory operations.

READ A FIRST AND SECOND TIME this ____ day of _____, 2021.

PUBLIC HEARING held on this ____ day of _____, 2021.

READ A THIRD TIME AND ADOPTED this ____ day of _____, 2021.

Board Chair

Corporate Officer

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2000.16, 2021

**A Bylaw to amend the Regional District of Okanagan-Similkameen
Subdivision Servicing Bylaw No. 2000, 2002**

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 Subdivision Servicing Amendment Bylaw No. 2000.16, 2002.”
2. The Regional District of Okanagan-Similkameen Subdivision Servicing Bylaw No. 2000, 2002, is amended by:
 - i) adding a new definition of “Approved Products List” under Section 4.0 (Definitions) to read as follows:

“APPROVED PRODUCTS LIST” means the product list established by the Chief Administrative Officer (CAO), or their delegate(s), from time to time, for the purposes of this Bylaw.
 - ii) adding a new definition of “Ornamental Street Light” under Section 4.0 (Definitions) to read as follows:

“ORNAMENTAL STREET LIGHT” means a metal freestanding pole, other than wood, with attached luminaire(s).
 - iii) adding a new Section 5.8 (Approved Products List) under Section 5.0 (Administration) to read as follows

5.8 Approved Products List

 - a) The Regional District Board delegates to the Chief Administrative Officer (CAO), or their delegate(s), the authority to maintain an approved products list for the purposes of this bylaw.

- iv) replacing Section 6.7 (Street Lighting) under Section 6.0 (Required Works and Services) in its entirety with the following:

6.7 Street Lighting

- a) Street lights should be designed, installed and otherwise meet the requirements of the authority having jurisdiction.
- b) Despite sub-section a), the use of the following for street lighting purposes is prohibited:
 - i) High Pressure Sodium (HPS) lights; and
 - ii) Ornamental Street Lights not specified on the Approved Products List.

- v) replacing Section 6.0 (Street Lighting) under Schedule “A” (Design Criteria, Specifications and Standard Drawings) in its entirety with the following:

6.0 *deleted.*

- vi) deleting the following Standard Drawings under Schedule “A” (Design Criteria, Specifications and Standard Drawings):

- a) Drawing No. E1 (Davit Street Lights); and
- b) Drawing No. E2 (Post Top Street Lights).

- vii) deleting the column entitled “Street Lighting” under “Minimum Required Works and Services” of Table 1 (Levels of Service) under Schedule “B” (Levels of Works and Services) in its entirety.

- viii) replacing the third dot point under Section A.4 (Information to be Included on Drawings) of Appendix “A” (Acceptable Standards for Drawing Submissions) in its entirety with the following:

- underground electrical services.

- ix) replacing Section A.4.4 (Underground Wiring, Street Lighting and Gas Mains) under Section A.4 (Information to be Included on Drawings) of Appendix “A” (Acceptable Standards for Drawing Submissions) in its entirety with the following:

A.4.4 Underground Electrical Services and Gas Mains

Plan

- roadway, easement and lot property lines;
- location of underground ducting, overhead wiring, power poles, telephone poles, kiosks, service and control equipment and all related appurtenances; and

- all other existing and proposed underground and overhead utilities, including gas mains.

READ A FIRST AND SECOND TIME this ____ day of _____, 2021.

READ A THIRD TIME AND ADOPTED this ____ day of _____, 2021.

Board Chair

Corporate Officer

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: November 18, 2021

RE: OCP and Zoning Bylaw Amendments – Electoral Areas “A”, “C”, “D”, “E”, “F” & “I” (X2021.005-ZONE)

Administrative Recommendation:

THAT Bylaw No. 2892, 2021, a bylaw to amend Okanagan OCP and Zoning Bylaws with a Residential and Small Holdings Zone Update, be read a third time, as amended.

Purpose:

Bylaw No. 2892, 2021 is proposing to amend the Electoral Area “A”, “C”, “D”, “E”, “F” and “I” Official Community Plan (OCP) and Zoning Bylaws in order to update the Residential and Small Holdings zones.

Specifically, it is being proposed that the South Okanagan Electoral Areas contain consistent zoning regulations with three Residential zones (RS1, RS2, and RS3) and four Small Holdings zones (SH1, SH2, SH3 and SH4) plus one other specific SH5 zone for the West Bench area of Electoral Area “F”.

This is the final phase of the on-going work related to the preparation of a single zoning bylaw for the Okanagan Electoral Areas.

Background:

May 6, 2021 - the Planning and Development Committee received information on the engagement strategy proposed for the project, including an online GIS StoryBoard program, letters to property owners if the proposed zoning change also requires an OCP amendment and information releases to the press, social media, and CivicReady.

In summary, a total of 684 letters were sent to owners, a total of 670 views were recorded for the GIS StoryBoard on the project web page between May and June of 2021, 15 phone call enquiries were received and answered, 18 emails were received and answered, and one (1) feedback form was received. A WebEx information meeting was held for the Twin Lakes residents on June 1, 2021 with a total of eight participants. Three in-person meetings were held.

September 23, 2021 - the Regional District approved first and second reading of the amendment bylaw and scheduled a public hearing ahead of its meeting of October 21, 2021.

October 21, 2021 - a public hearing was held and attended by six members of the public. The Board resolved, at its meeting of October 21, 2021, to defer consideration of third reading so that “staff can discuss with the land owner of the affected property” (i.e. “Sickle Point” in Electoral Area “I”).

October 28, 2021 - the Regional District formally notified the property owner of Lot A, Plan KAP55255, District Lot 103S, SDYD (i.e. "Sickle Point") of Bylaw No. 2892, 2021, and requested feedback by November 8, 2021.

Approval from the Ministry of Transportation and Infrastructure (MoTI) is required prior to adoption as the proposed amendments involve lands within 800 metres of a controlled access highway (i.e. Highways 97 & 3).

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

Analysis:

The main objective of a single consolidated Zoning Bylaw for the Okanagan valley is to provide convenient and consistent information across the six Okanagan Electoral Areas to the public, developers, land owners and staff.

Work on the consolidated Zoning Bylaw has been completed in stages incorporating amendments for different sections of the existing Bylaws over the past few years. The Residential and Small Holdings sections are the most complex and several criteria were used to determine the best new zone for each property affected.

The replacement zoning being proposed for each property was done in consideration of the property size, the current use, if it is within the Agriculture Land Reserve (ALR), if there is community water and community sewer services, if it is a growth area, the terrain and the general ability to develop the land.

Consolidating and modernizing the six Electoral Area Zoning Bylaws included re-evaluating what the zoning intentions are for a 'Residential' parcel and for a 'Small Holdings' parcel. The three new proposed Residential zones (RS1, RS2, and RS3) are intended for smaller parcels (~ 350 m² to 1000 m²) either urban or suburban in nature. Usually with community water and sewer services. Most of these are located in the OK Falls area; however, they also occur on other properties that are relatively small in nature such as in Kaleden or Naramata.

The four main Small Holdings zones (SH1, SH2, SH3, and SH4) plus the West Bench SH5 zone, are intended for rural residential type of properties. These are quite typically found within much of the Regional District and are approximately ~2000 m² to 2.0 ha in area. These parcels typically do not have community water or sewer services, although some areas may be served with a community water system. Specific neighbourhoods include West Bench, parts of Kaleden, most of the Twin Lakes area, Vintage Views, and some pocket areas in the Osoyoos area.

Historically many smaller sized properties were zoned as Residential, presumably through a new subdivision, regardless of location or servicing options. As a result, numerous parcels scattered throughout the Regional District have a Residential designation but are in fact currently considered as a Small Holdings type of property. This Amendment Bylaw proposes to resolve these discrepancies.

Further to comments provided at the public hearing, it is proposed that Amendment Bylaw No. 2892 be amended at third reading in order that Schedule 'E-226' be revised so that the proposed zoning of the properties identified by this schedule is Small Holdings Two (SH2) as opposed to Small Holdings One (SH1). This change will continue to allow for "agriculture" as a permitted use on the subject properties.

Alternatives:

1. THAT Regional District of Okanagan-Similkameen Residential and Small Holdings Zone Update Bylaw No. 2892, 2021, be read a third time;
2. THAT first and second reading of Regional District of Okanagan-Similkameen Residential and Small Holdings Zone Update Amendment Bylaw No. 2892, 2021, be rescinded and the bylaw abandoned.

Respectfully submitted:

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

C. Garrish, Planning Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2892, 2021

**A Bylaw to amend the Electoral Areas “A”, “C”, “D”, “E”, “F” and “I”
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 “Electoral Area Residential and Small Holdings Zoning Update Amendment Bylaw No. 2892, 2021.”

Electoral Area “A”

2. The Official Community Plan Map, being Schedule ‘B’ of the Electoral Area “A” Official Community Plan Bylaw No. 2905, 2021, is amended by changing the land use designation of:
 - i) the land shown shaded yellow on Schedule ‘A-101’, which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - ii) an approximately 0.5 ha area of the land described as Lot 2, Plan EPP47704, District Lot 2450S 3460S, SDYD, and shown shaded purple on Schedule ‘A-101’, which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - iii) an approximately 250 m² area of land described as Lot 1, Plan KAP58930, District Lot 2450, SDYD, and shown shaded yellow on Schedule ‘A-102’, which forms part of this Bylaw, from Low Density Residential (LR) to Agriculture (AG).
 - iv) the land described as District Lot 4100S, SDYD, and an approximately 1.07 ha area of land described as Lot 639A, Plan KAP1950, District Lot 2450S, SDYD, and shown shaded yellow on Schedule ‘A-103’, which forms part of this Bylaw, from Agriculture (AG) to Low Density Residential (LR).

- v) the land shown shaded green on Schedule 'A-104', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- vi) the land shown shaded green on Schedule 'A-105', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- vii) the land shown shaded green on Schedule 'A-106', which forms part of this Bylaw, from Small Holdings (SH) to Large Holdings (LH).

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

- i) replacing the sub-section titled "Rural Zones" under Section 5.1 (Zoning Districts) in its entirety with the following:

Rural Zones

Resource Area Zone	RA
Agriculture One Zone	AG1
Agriculture Two Zone	AG2
Large Holdings One Zone	LH1

- ii) adding a new sub-section titled "Small Holdings Zones" under Section 5.1 (Zoning Districts) to read as follows:

Small Holdings Zones

Small Holdings One Zone	SH1
Small Holdings Two Zone	SH2
Small Holdings Three Zone	SH3
Small Holdings Four Zone	SH4

- iii) replacing the sub-section titled "Low Density Residential Zones" under Section 5.1 (Zoning Districts) in its entirety with the following:

Low Density Residential Zones

Low Density Residential Two Zone	RS2
Low Density Residential Three Zone	RS3
Low Density Residential Duplex Zone	RD1

- iv) replacing the first column in the sixth row of Table 7.9 (Screening and Landscaping Requirements under Section 7.9 (Screening and Landscaping) in its entirety with the following:

Any use in SH1, SH2, SH3, RS2, RS3, RD1, RM1, C1, CT1, I1, A1, PR and CA zones.

v) replacing Section 10.5 (Small Holdings Two Zone) in its entirety with the following:

10.5 *deleted*

vi) replacing Section 10.6 (Small Holdings Three Zone) in its entirety with the following:

10.6 *deleted*

vii) replacing Section 10.7 (Small Holdings Four Zone) in its entirety with the following:

10.7 *deleted*

viii) adding a new Section 11.0 (Small Holdings) to read as follows and renumbering all subsequent sections:

11.0 SMALL HOLDINGS

11.1 SMALL HOLDINGS ONE ZONE (SH1)

11.1.1 Permitted Uses:

Principal Uses:

a) single detached dwelling;

Secondary Uses:

b) accessory dwelling, subject to Section 7.11;

c) bed and breakfast operation, subject to Section 7.19;

d) home occupation, subject to Section 7.17;

e) secondary suite, subject to Section 7.12; and

f) accessory building and structure, subject to Section 7.13.

11.1.2 Site Specific Small Holdings One (SH1s) Provisions:

a) see Section 17.5

11.1.3 Minimum Parcel Size for Subdivision:

a) 0.25 ha, when connected to a community sewer and water system;

b) 1.0 ha, when serviced by well and approved septic system.

11.1.4 Minimum Parcel Width for Subdivision:

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

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.1.6 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: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres

11.1.7 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

11.1.8 Maximum Parcel Coverage:

- a) 35%

11.1.9 Minimum Building Width:

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

11.2 SMALL HOLDINGS TWO ZONE (SH2)

11.2.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;

- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12; and
- g) accessory building and structure, subject to Section 7.13.

11.2.2 Site Specific Small Holdings Two (SH2s) Provisions:

- a) see Section 17.6

11.2.3 Minimum Parcel Size for Subdivision:

- a) 0.5 ha, when connected to a community sewer system and serviced by well; or
- b) 1.0 ha, when serviced by a well and approved septic system

11.2.4 Minimum Parcel Width for Subdivision:

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

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.2.6 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
- b) Accessory 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
- c) Despite Section 11.2.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres

- iii) Interior side parcel line: 15.0 metres
- iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.2.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.2.7 Maximum Height:

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

11.2.8 Maximum Parcel Coverage:

- a) 25%

11.2.9 Minimum Building Width:

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

11.3 SMALL HOLDINGS THREE ZONE (SH3)

11.3.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12; and
- g) accessory building and structure, subject to Section 7.13.

11.3.2 Site Specific Small Holdings Three (SH3s) Provisions:

- a) see Section 17.7

11.3.3 Minimum Parcel Size for Subdivision:

- a) 1.0 ha

11.3.4 Minimum Parcel Width for Subdivision:

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

11.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.3.6 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
- b) Accessory 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
- c) Despite Section 11.3.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.3.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.3.7 Maximum Height:

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

11.3.8 Maximum Parcel Coverage:

- a) 20%

11.3.9 Minimum Building Width:

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

11.4 SMALL HOLDINGS FOUR ZONE (SH4)

11.4.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home industry, subject to Section 7.18;
- f) home occupation, subject to Section 7.17;
- g) secondary suite, subject to Section 7.12; and
- h) accessory building and structure, subject to Section 7.13.

11.4.2 Site Specific Small Holdings Three (SH4s) Provisions:

- a) see Section 17.8

11.4.3 Minimum Parcel Size for Subdivision:

- a) 2.0 ha

11.4.4 Minimum Parcel Width for Subdivision:

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

11.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.4.6 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
- b) Accessory 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
- c) Despite Section 11.4.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.4.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.4.7 Maximum Height:

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

11.4.8 Maximum Parcel Coverage:

- a) 15%

11.4.9 Minimum Building Width:

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

- ix) replacing Section 11.0 (Low Density Residential) in its entirety with the following:

11.0 LOW DENSITY RESIDENTIAL

11.1 LOW DENSITY RESIDENTIAL TWO ZONE (RS2)

11.1.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12;
- f) accessory building and structure, subject to Section 7.13.

11.1.2 Site Specific Low Density Residential Two (RS2s) Provisions:

- a) see Section 17.10

11.1.3 Minimum Parcel Size for Subdivision:

- a) 500.0 m², when connected to a community sewer and water system;
or
- b) 1.0 ha, when serviced by well and approved septic system.

11.1.4 Minimum Parcel Width for Subdivision:

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

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.1.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres

- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.1.7 Maximum Height:

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

11.1.8 Maximum Parcel Coverage:

- a) 35%

11.1.9 Minimum Building Width:

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

11.2 LOW DENSITY RESIDENTIAL THREE ZONE (RS3)

11.2.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12;
- f) accessory building and structure, subject to Section 7.13.

11.2.2 Site Specific Low Density Residential Three (RS3s) Provisions:

- a) see Section 17.11

11.2.3 Minimum Parcel Size for Subdivision:

- a) 1,000.0 m², when connected to a community sewer and water system; or
- b) 1.0 ha, when serviced by well and approved septic system.

11.2.4 Minimum Parcel Width for Subdivision:

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

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.2.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.2.7 Maximum Height:

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

11.2.8 Maximum Parcel Coverage:

- a) 35%

11.2.9 Minimum Building Width:

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

11.3 LOW DENSITY RESIDENTIAL DUPLEX ZONE (RD1)

11.3.1 Permitted Uses:

Principal Uses:

- a) duplex dwelling;

- b) single detached dwelling;

Secondary Uses:

- c) home occupation, subject to Section 7.17;
- d) accessory building and structure, subject to Section 7.13.

11.3.2 Site Specific Low Density Residential Duplex (RD1s) Provisions:

- a) see Section 17.9

11.3.3 Minimum Parcel Size for Subdivision:

- a) 225.0 m² for the purpose of subdividing a duplex under the *Strata Property Act*, when connected to a community sewer and water system;
- b) 550.0 m², when connected to a community sewer and water system; or
- c) 1.0 ha, when serviced by well and approved septic system.

11.3.4 Minimum Parcel Width for Subdivision:

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

11.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) two (2) dwelling units, provided that both dwellings are located in one (1) residential building.

11.3.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory Buildings or Structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.3.7 Maximum Height:

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

11.3.8 Maximum Parcel Coverage:

- a) 45%

11.3.9 Minimum Building Width:

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

- x) replacing Section 17.5 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.5 Site Specific Small Holdings One (SH1s) Provisions:

- .1 Not applicable.

- xi) replacing Section 17.6 (Site Specific Small Holdings Three (SH3s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.6 Site Specific Small Holdings Two (SH2s) Provisions:

- .1 Not applicable.

- xii) replacing Section 17.7 (Site Specific Small Holdings Four (SH4s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.7 Site Specific Small Holdings Three (SH3s) Provisions:

- .1 Not applicable.

- xiii) adding a new Section 17.8 (Site Specific Small Holdings Four (SH4s) Provisions) under Section 17.0 (Site Specific Designations) to read as follows and renumbering all subsequent sections:

17.8 Site Specific Small Holdings Four (SH4s) Provisions:

- .1 Not applicable.

- xiv) replacing Section 17.8 (Site Specific Low Density Residential One (RS1s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

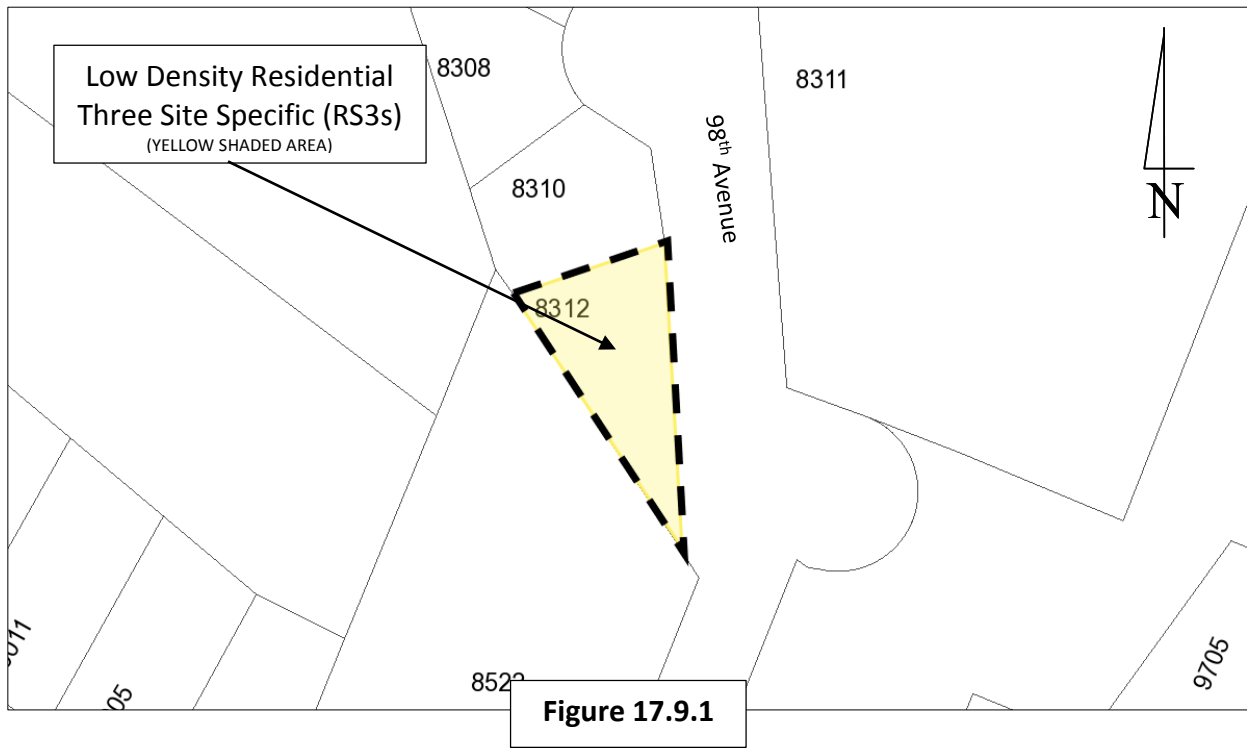
17.8 Site Specific Low Density Residential Two (RS2s) Provisions:

- .1 Not applicable.

- xv) adding a new Section 17.9 (Site Specific Low Density Residential Three (RS3s) Provisions) under Section 17.0 (Site Specific Designations) to read as follows and renumbering all subsequent sections:

17.9 Site Specific Low Density Residential Three (RS3s) Provisions:

- .1 in the case of land described as Lot 6, Plan KAP32220, District Lot 2450S, SDYD (8312 98th Avenue), and shown shaded yellow on Figure 17.9.1:
 - a) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 11.3.1:
 - i) mobile home.



- .2 in the case of the land described as Lot 3, Plan EPP87173, District Lot 2450S, SDYD (10210 81st Street), and shown shaded yellow on Figure 17.9.2:
 - a) despite Section 11.3.6, the minimum setbacks for buildings and structures shall be as follows:
 - i) Rear parcel line (southern parcel line) 2.0 metres
 - ii) Interior side parcel line, except eastern parcel line 1.5 metres
 - iii) All other parcel lines 7.5 metres

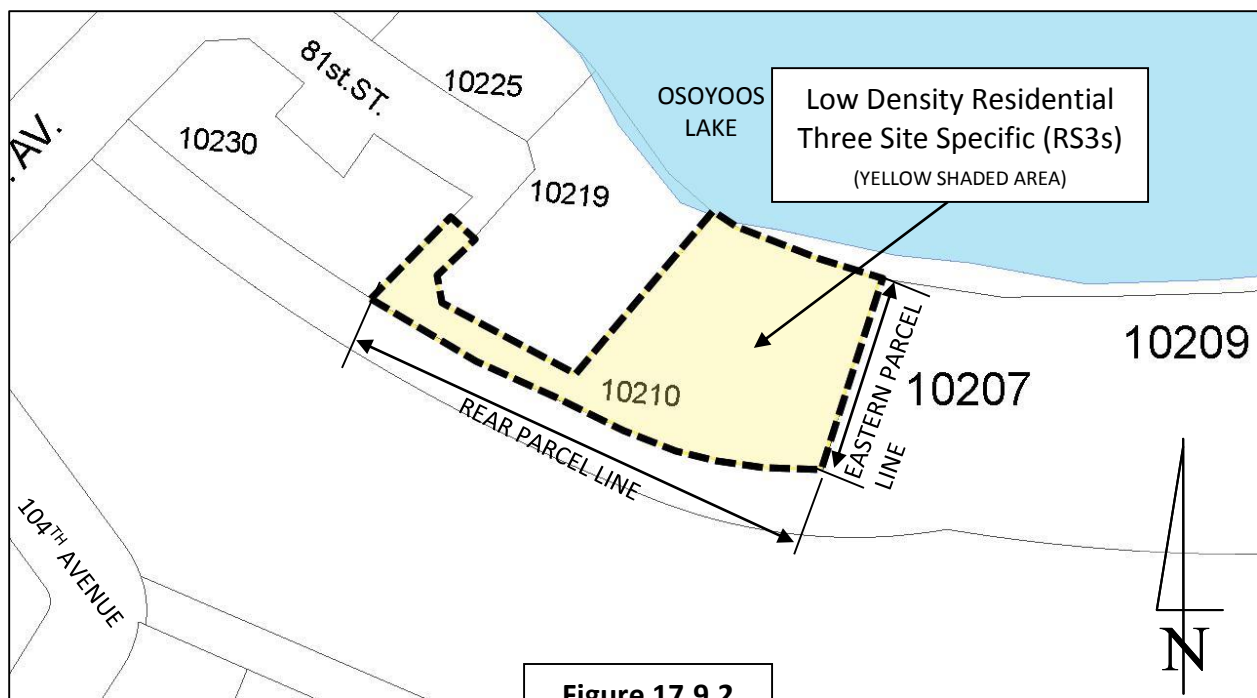


Figure 17.9.2

4. The Zoning Map, being Schedule '2' of the Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation of:
- i) the land shown shaded yellow on Schedule 'A-201', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
 - ii) the land shown shaded yellow on Schedule 'A-202', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two (SH2).
 - iii) the land shown shaded yellow on Schedule 'A-203', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
 - iv) an approximately 400 m² area of land shown shaded green on Schedule 'A-203', which forms part of this Bylaw, from Residential Single Family One (RS1) to Parks and Recreation (PR).
 - v) the land shown shaded yellow on Schedule 'A-204', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
 - vi) the land shown shaded yellow on Schedule 'A-205', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).

- vii) the land shown shaded yellow on Schedule 'A-206', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
- viii) an approximately 185 m² area of land shown shaded green on Schedule 'A-206', which forms part of this Bylaw, from Residential Single Family One (RS1) to Parks and Recreation (PR).
- ix) the land shown shaded yellow on Schedule 'A-207', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- x) an approximately 0.5 ha area of the land described as Lot 2, Plan EPP47704, District Lot 2450S 3460S, SDYD, and shown shaded purple on Schedule 'A-207', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xi) the land shown shaded yellow on Schedule 'A-208', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
- xii) an approximately 350 m² area of land shown shaded green on Schedule 'A-208', which forms part of this Bylaw, from Residential Single Family One (RS1) to Parks and Recreation (PR).
- xiii) an approximately 250 m² area of land shown shaded orange on Schedule 'A-208', which forms part of this Bylaw, from Residential Single Family One (RS1) to Agriculture One (AG1).
- xiv) the land shown shaded purple on Schedule 'A-209', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
- xv) an approximately 330 m² area of land shown shaded green on Schedule 'A-209', which forms part of this Bylaw, from Residential Single Family One (RS1) to Parks and Recreation (PR).
- xvi) the land shown shaded yellow on Schedule 'A-210', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xvii) an approximately 335 m² area of land shown shaded green on Schedule 'A-210', which forms part of this Bylaw, from Residential Single Family One (RS1) to Parks and Recreation (PR).

- xviii) an approximately 975 m² area of land shown shaded red on Schedule 'A-210', which forms part of this Bylaw, from Parks and Recreation (PR) to Residential Single Family Three (RS3).
- xix) the land shown shaded yellow on Schedule 'A-211', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xx) the land shown shaded purple on Schedule 'A-211', which forms part of this Bylaw, from Residential Single Family One Site Specific (RS1s) to Low Density Residential Three Site Specific (RS3s).
- xxi) an approximately 775 m² area of land shown shaded green on Schedule 'A-211', which forms part of this Bylaw, from Residential Single Family One (RS1) to Parks and Recreation (PR).
- xxii) changing the land use designation of the land shown shaded yellow on Schedule 'A-212', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxiii) the land shown shaded yellow on Schedule 'A-213', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two (SH2).
- xxiv) the land shown shaded yellow on Schedule 'A-214', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxv) the land shown shaded purple on Schedule 'A-214', which forms part of this Bylaw, from Residential Single Family One Site Specific (RS1s) to Low Density Residential Three Site Specific (RS3s).
- xxvi) the land shown shaded yellow on Schedule 'A-215', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxvii) the land shown shaded yellow on Schedule 'A-216', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
- xxviii) the land shown shaded yellow on Schedule 'A-217', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).

- xxix) the land shown shaded yellow on Schedule 'A-218', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxx) the land shown shaded green on Schedule 'A-218', which forms part of this Bylaw, from Residential Single Family One (RS1) to Parks and Recreation (PR).
- xxxi) the land shown shaded yellow on Schedule 'A-219', which forms part of this Bylaw, from Residential Single Family One Site Specific (RS1s) to Low Density Residential Three (RS3).
- xxxii) the land shown shaded yellow on Schedule 'A-220', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxxiii) the land shown shaded green on Schedule 'A-220', which forms part of this Bylaw, from Residential Single Family One (RS1) to Parks and Recreation (PR).
- xxxiv) the land shown shaded yellow on Schedule 'A-221', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxxv) the land shown shaded yellow on Schedule 'A-222', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxxvi) the land shown shaded yellow on Schedule 'A-223', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings Two (SH2).
- xxxvii) the land shown shaded yellow on Schedule 'A-224', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxxviii) the land shown shaded yellow on Schedule 'A-225', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxxix) the land shown shaded blue on Schedule 'A-225', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xl) the land shown shaded yellow on Schedule 'A-226', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).

- xli) the land shown shaded purple on Schedule 'A-226', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two (SH2).
- xlii) the land shown shaded yellow on Schedule 'A-227', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xliii) the land shown shaded yellow on Schedule 'A-228', which forms part of this Bylaw, from Small Holdings Two (SH2) to Large Holdings One (LH1).
- xliv) the land shown shaded yellow on Schedule 'A-229', which forms part of this Bylaw, from Small Holdings Three Site Specific (SH3s) to Small Holdings Three (SH3).
- xlv) the land shown shaded yellow on Schedule 'A-230', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two (SH2).

Electoral Area "C"

5. The Official Community Plan Map, being Schedule 'B' of the Electoral Area "C" Official Community Plan Bylaw No. 2452, 2008, is amended by changing the land use designation of:
 - i) the land shown shaded yellow on Schedule 'C-101', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - ii) the land shown shaded green on Schedule 'C-102', which forms part of this Bylaw, from Low Density Residential (LR) to Parks and Recreation (PR).
 - iii) the land shown shaded yellow on Schedule 'C-103', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - iv) the land shown shaded yellow on Schedule 'C-104', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - v) the land shown shaded yellow on Schedule 'C-105', which forms part of this Bylaw, from Small Holdings (SH) to Agriculture (AG).
 - vi) the land shown shaded yellow on Schedule 'C-106', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - vii) the land shown shaded yellow on Schedule 'C-107', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).

- viii) the land shown shaded yellow on Schedule 'C-108', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- ix) the land shown shaded yellow on Schedule 'C-109, which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- x) the land shown shaded yellow on Schedule 'C-110', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- xi) the land shown shaded yellow on Schedule 'C-111', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- xii) the land shown shaded yellow on Schedule 'C-112', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- xiii) the land shown shaded yellow on Schedule 'C-113', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).

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

- i) replacing the sub-section titled "Rural Zones" under Section 5.1 (Zoning Districts) in its entirety with the following:

Rural Zones

Resource Area Zone	RA
Agriculture One Zone	AG1
Agriculture Two Zone	AG2
Large Holdings One Zone	LH1

- ii) adding a new sub-section titled "Small Holdings Zones" under Section 5.1 (Zoning Districts) to read as follows:

Small Holdings Zones

Small Holdings One Zone	SH1
Small Holdings Two Zone	SH2
Small Holdings Three Zone	SH3
Small Holdings Four Zone	SH4

- iii) replacing the sub-section titled "Low Density Residential Zones" under Section 5.1 (Zoning Districts) in its entirety with the following:

Low Density Residential Zones

Low Density Residential One Zone	RS1
----------------------------------	-----

Low Density Residential Two Zone	RS2
Low Density Residential Three Zone	RS3
Low Density Residential Duplex Zone	RD1
Low Density Residential Manufactured Home Park Zone	RSM1

iv) replacing Section 10.5 (Small Holdings Two Zone) in its entirety with the following:

10.5 *deleted*

v) replacing Section 10.6 (Small Holdings Three Zone) in its entirety with the following:

10.6 *deleted*

vi) replacing Section 10.7 (Small Holdings Four Zone) in its entirety with the following:

10.7 *deleted*

vii) replacing Section 10.8 (Small Holdings Five Zone) in its entirety with the following:

10.8 *deleted*

viii) adding a new Section 11.0 (Small Holdings) to read as follows and renumbering all subsequent sections:

11.0 SMALL HOLDINGS

11.1 SMALL HOLDINGS ONE ZONE (SH1)

11.1.1 Permitted Uses:

Principal Uses:

a) single detached dwelling;

Secondary Uses:

b) accessory dwelling, subject to Section 7.11;

c) bed and breakfast operation, subject to Section 7.19;

d) home occupation, subject to Section 7.17;

e) secondary suite, subject to Section 7.12; and

f) accessory building and structure, subject to Section 7.13.

11.1.2 Site Specific Small Holdings One (SH1s) Provisions:

a) see Section 17.5

11.1.3 Minimum Parcel Size for Subdivision:

- a) 0.25 ha, when connected to a community sewer and water system; or
- b) 1.0 ha, when serviced by well and approved septic system.

11.1.4 Minimum Parcel Width for Subdivision:

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

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.1.6 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: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres

11.1.7 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

11.1.8 Maximum Parcel Coverage:

- a) 35%

11.1.9 Minimum Building Width:

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

11.2 SMALL HOLDINGS TWO ZONE (SH2)

11.2.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12; and
- g) accessory building and structure, subject to Section 7.13.

11.2.2 Site Specific Small Holdings Two (SH2s) Provisions:

- a) see Section 17.6

11.2.3 Minimum Parcel Size for Subdivision:

- a) 0.5 ha, when connected to a community sewer system and serviced by well; or
- b) 1.0 ha, when serviced by a well and approved septic system

11.2.4 Minimum Parcel Width for Subdivision:

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

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.2.6 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
- b) Accessory 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
- c) Despite Section 11.2.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
- i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.2.6(a) and (b), incinerator or compost facility:
- i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.2.7 Maximum Height:

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

11.2.8 Maximum Parcel Coverage:

- a) 25%

11.2.9 Minimum Building Width:

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

11.3 SMALL HOLDINGS THREE ZONE (SH3)

11.3.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;

- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12; and
- g) accessory building and structure, subject to Section 7.13.

11.3.2 Site Specific Small Holdings Three (SH3s) Provisions:

- a) see Section 17.7

11.3.3 Minimum Parcel Size for Subdivision:

- a) 1.0 ha

11.3.4 Minimum Parcel Width for Subdivision:

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

11.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.3.6 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
- b) Accessory 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
- c) Despite Section 11.3.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres

- iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.3.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.3.7 Maximum Height:

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

11.3.8 Maximum Parcel Coverage:

- a) 20%

11.3.9 Minimum Building Width:

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

11.4 SMALL HOLDINGS FOUR ZONE (SH4)

11.4.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home industry, subject to Section 7.18;
- f) home occupation, subject to Section 7.17;
- g) secondary suite, subject to Section 7.12; and
- h) accessory building and structure, subject to Section 7.13.

11.4.2 Site Specific Small Holdings Three (SH4s) Provisions:

- a) see Section 17.8

11.4.3 Minimum Parcel Size for Subdivision:

- a) 2.0 ha

11.4.4 Minimum Parcel Width for Subdivision:

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

11.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.4.6 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
- b) Accessory 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
- c) Despite Section 11.4.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.4.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.4.7 Maximum Height:

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

11.4.8 Maximum Parcel Coverage:

- a) 15%

11.4.9 Minimum Building Width:

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

ix) replacing Section 11.0 (Low Density Residential) in its entirety with the following:

11.0 LOW DENSITY RESIDENTIAL

11.1 LOW DENSITY RESIDENTIAL ONE ZONE (RS1)

11.1.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) bed and breakfast operation, subject to Section 7.19;
- c) home occupation, subject to Section 7.17;
- d) accessory building and structure, subject to Section 7.13.

11.1.2 Site Specific Low Density Residential One (RS1s) Provisions:

- a) see Section 17.9

11.1.3 Minimum Parcel Size for Subdivision:

- a) 350.0 m², when connected to a community sewer and water system;
or
- b) 1.0 ha, when serviced by well and approved septic system.

11.1.4 Minimum Parcel Width for Subdivision:

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

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling

11.1.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 6.0 metres
 - ii) Rear parcel line 6.0 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.1.7 Maximum Height:

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

11.1.8 Maximum Parcel Coverage:

- a) 50%

11.1.9 Minimum Building Width:

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

11.2 LOW DENSITY RESIDENTIAL TWO ZONE (RS2)

11.2.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12;
- f) accessory building and structure, subject to Section 7.13.

11.2.2 Site Specific Low Density Residential Two (RS2s) Provisions:

- a) see Section 17.10

11.2.3 Minimum Parcel Size for Subdivision:

- a) 500.0 m², when connected to a community sewer and water system;
or
- b) 1.0 ha, when serviced by well and approved septic system.

11.2.4 Minimum Parcel Width for Subdivision:

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

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.2.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.2.7 Maximum Height:

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

11.2.8 Maximum Parcel Coverage:

- a) 35%

11.2.9 Minimum Building Width:

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

11.3 LOW DENSITY RESIDENTIAL THREE ZONE (RS3)

11.3.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12;
- f) accessory building and structure, subject to Section 7.13.

11.3.2 Site Specific Low Density Residential Three (RS3s) Provisions:

- a) see Section 17.11

11.3.3 Minimum Parcel Size for Subdivision:

- a) 1,000.0 m², when connected to a community sewer and water system; or
- b) 1.0 ha, when serviced by well and approved septic system.

11.3.4 Minimum Parcel Width for Subdivision:

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

11.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.3.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres

- iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.3.7 Maximum Height:

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

11.3.8 Maximum Parcel Coverage:

- a) 35%

11.3.9 Minimum Building Width:

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

11.4 LOW DENSITY RESIDENTIAL DUPLEX ZONE (RD1)

11.4.1 Permitted Uses:

Principal Uses:

- a) duplex dwelling;
- b) single detached dwelling;

Secondary Uses:

- c) home occupation, subject to Section 7.17;
- d) accessory building and structure, subject to Section 7.13.

11.4.2 Site Specific Low Density Residential Duplex (RD1s) Provisions:

- a) see Section 17.12

11.4.3 Minimum Parcel Size for Subdivision:

- a) 225.0 m² for the purpose of subdividing a duplex under the *Strata Property Act*, when connected to a community sewer and water system;
- b) 550.0 m², when connected to a community sewer and water system;
or

c) 1.0 ha, when serviced by well and approved septic system.

11.4.4 Minimum Parcel Width for Subdivision:

a) Not less than 25% of the parcel depth

11.4.5 Maximum Number of Dwellings Permitted Per Parcel:

a) two (2) dwelling units, provided that both dwellings are located in one (1) residential building.

11.4.6 Minimum Setbacks:

a) Principal buildings:

- | | |
|--------------------------------|------------|
| i) Front parcel line | 7.5 metres |
| ii) Rear parcel line | 7.5 metres |
| iii) Interior side parcel line | 1.5 metres |
| iv) Exterior side parcel line | 4.5 metres |

b) Accessory Buildings or Structures:

- | | |
|--------------------------------|------------|
| i) Front parcel line | 7.5 metres |
| ii) Rear parcel line | 1.0 metres |
| iii) Interior side parcel line | 1.0 metres |
| iv) Exterior side parcel line | 4.5 metres |

11.4.7 Maximum Height:

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

11.4.8 Maximum Parcel Coverage:

a) 45%

11.4.9 Minimum Building Width:

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

11.5 LOW DENSITY RESIDENTIAL MANUFACTURED HOME PARK ZONE (RSM1)

11.5.1 Permitted Uses:

Principal Uses:

- a) manufactured home;
- b) manufactured home park;

Secondary Uses:

- c) single detached dwelling;
- d) home occupation, subject to Section 7.17;
- e) one (1) retail store, convenience, provided that it does not occupy more than 3 percent of the gross area of the manufactured home park, or does not exceed 250.0 m² gross floor area, whichever is less;
- f) accessory building and structure, subject to Sections 7.13 and 7.15.

11.5.2 Site Specific Residential Manufactured Home Park (RSM1s) Provisions:

- a) see Section 17.13

11.5.3 Minimum Parcel Size:

- a) 1.0 ha for manufactured home park; and
- b) 350.0 m² for each manufactured home space.

11.5.4 Minimum Parcel Width:

- a) 35.0 metres for manufactured home park; within which:
 - i) a minimum of 12.0 metres shall be provided for each manufactured home space abutting an internal road; and
 - ii) a minimum of 6.0 metres shall be provided for each manufactured home space abutting a cul-de-sac.

11.5.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) 30 dwellings per hectare

11.5.6 Maximum Number of Dwellings Permitted Per Manufactured Home Space:

- a) one (1) manufactured home per manufactured home space; and

- b) one (1) accessory single detached dwelling permitted per manufactured home park.

11.5.7 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
- b) Setbacks within each manufactured home space boundary for buildings and structures (subject to Section 11.5.7(a)):
 - i) Front boundary line 3.0 metres
 - ii) Rear boundary line 1.5 metres
 - iii) Interior boundary line 1.5 metres
 - iv) Exterior boundary line 3.0 metres
- c) Setbacks within each manufactured home space boundary for accessory buildings and structures (subject to Section 11.5.7(a)):
 - i) Front boundary line 4.5 metres
 - ii) Rear boundary line 1.0 metres
 - iii) Interior boundary line 1.0 metres
 - iv) Exterior boundary line 3.0 metres

11.5.8 Amenity Area:

- a) The following amenity and open space area(s) shall be provided for each dwelling unit:
 - i) a contiguous area of not less than 40m²;
 - ii) to be located immediately adjacent to and be accessible from a habitable room (common space) of the dwelling unit;
 - iii) shall not include any required storage area, driveway, off-street parking area or building setback area except the rear setback area; and
 - iv) must be marked on the site plan submitted with the Building Permit application for the development of a dwelling unit on the parcel.

11.5.9 Maximum Height:

- a) No building or structure shall exceed a height of 7.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.5.10 Maximum Manufactured Home Space Coverage:

- a) 45%

11.5.11 General Provisions:

- a) All provisions in the Manufactured Home Park Regulations Bylaw No. 2597, 2012, as amended from time to time that have not been specified in this particular bylaw shall be met.
- x) replacing Section 17.5 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

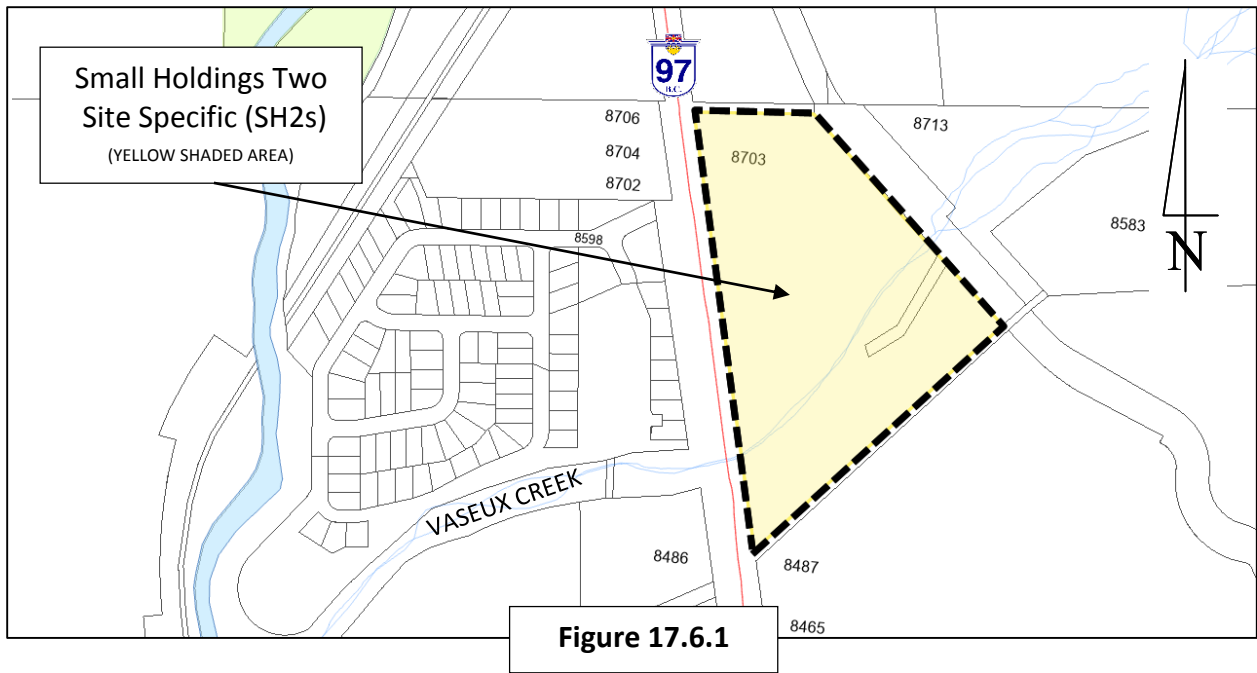
17.5 Site Specific Small Holdings One (SH1s) Provisions:

- .1 Not applicable.

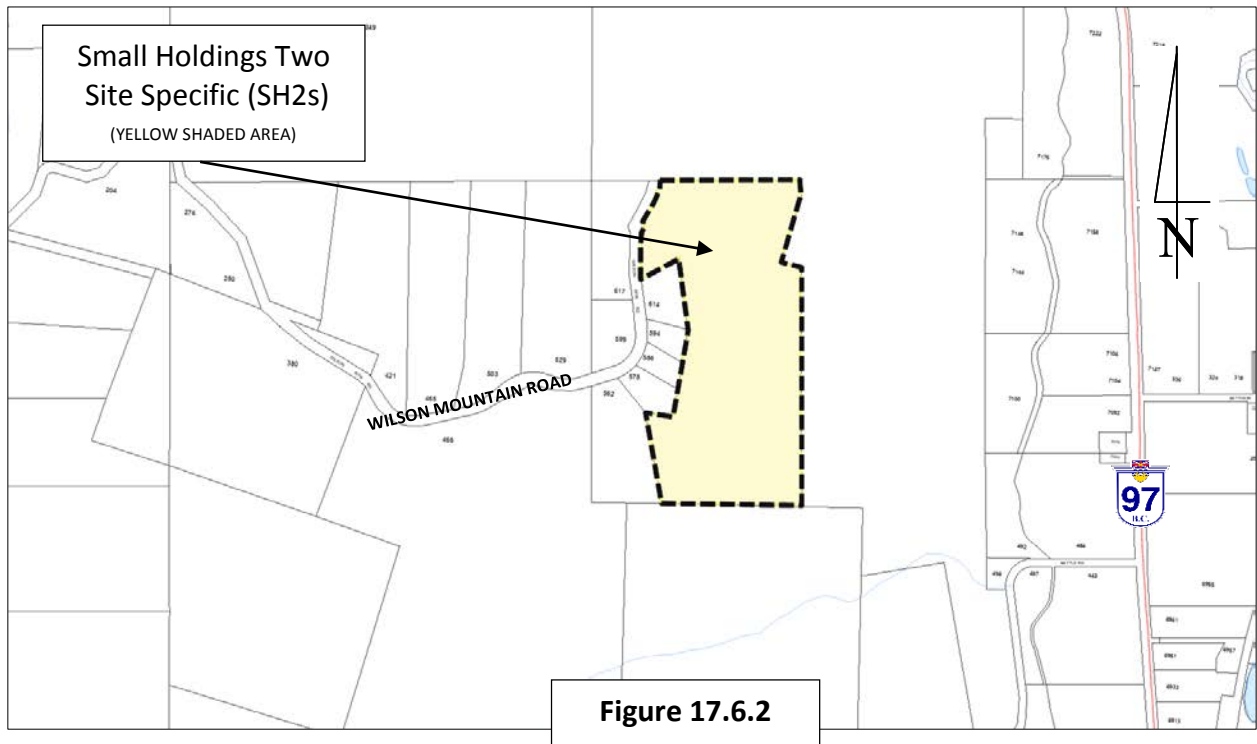
- xi) replacing Section 17.6 (Site Specific Small Holdings Three (SH3s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.6 Site Specific Small Holdings Two (SH2s) Provisions:

- .1 in the case of land described as Lot 4, Plan 11959, District Lot 28s, SDYD, and shown shaded yellow on figure 17.6.1:
 - a) the following accessory use shall be permitted on that part of the land located north of Vaseux Creek, and in addition to the permitted uses listed in Section 10.6.1;
 - i) retail store, not to exceed 200.0 m² in gross floor area.



2. in the case of land described as Lot 1, Plan KAP79573, District Lot 918s, SDYD, and shown shaded yellow on figure 17.6.2:
 1. Despite Section 11.2.3, the minimum parcel size shall be 0.4 ha when connected to a community sewer system and serviced by well.



- i) replacing Section 17.7 (Site Specific Small Holdings Four (SH4s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.7 Site Specific Small Holdings Three (SH3s) Provisions:

- .1 Not applicable.

- ii) replacing Section 17.8 (Site Specific Residential Single Family One (RS1s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.8 Site Specific Small Holdings Four (SH4s) Provisions:

- .1 Not applicable.

- iii) replacing Section 17.9 (Site Specific Residential Single Family Two (RS2s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.9 Site Specific Low Density Residential One (RS1s) Provisions:

- .1 in the case of land shown shaded yellow on Figure 17.9.1:
 - i) the following principal use shall be permitted in addition to the permitted uses listed in Section 11.1.1:
 - a) manufactured home.
 - ii) despite Section 11.1.9, there shall be no minimum building width.

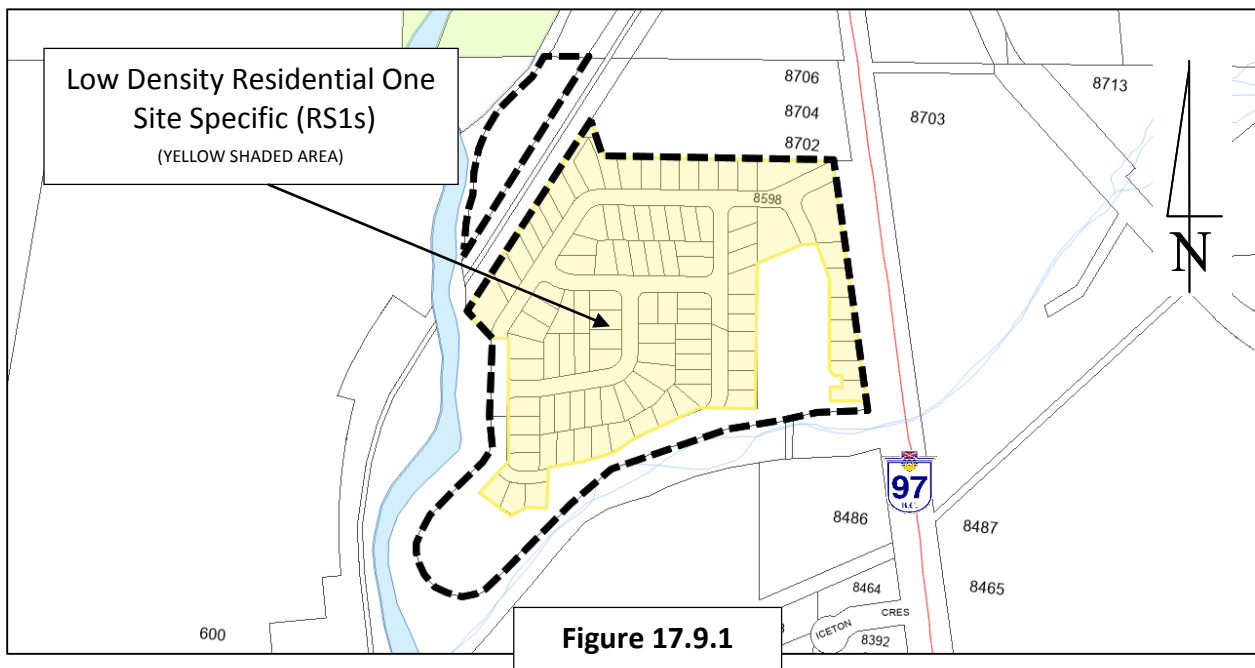


Figure 17.9.1

- iv) replacing Section 17.10 (Site Specific Residential Two Family (Duplex) (RS3s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.10 Site Specific Low Density Residential Two (RS2s) Provisions:

- .1 Not applicable.

- v) replacing Section 17.11 (Site Specific Residential Manufactured Home Park (RSM1s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.11 Site Specific Low Density Residential Three (RS3s) Provisions:

- .1 Not applicable.

- vi) replacing Section 17.12 (Site Specific Residential Manufactured Home Subdivision (RSM2s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.12 Site Specific Low Density Residential Duplex (RD1s) Provisions:

- .1 Not applicable.

- vii) adding a new Section 17.13 (Site Specific Residential Manufactured Home Park (RSM1s) Provisions) under Section 17.0 (Site Specific Designations) to read as follows:

17.13 Site Specific Low Density Residential Manufactured Home Park (RSM1s) Provisions:

- .1 Not applicable.

- viii) replacing Section 17.27 (Site Specific Small Holdings Five (SH5s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.27 *deleted.*

- 7. The Zoning Map, being Schedule '2' of the Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation of:

- i) the land shown shaded yellow on Schedule 'C-201', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
- ii) the land shown shaded yellow on Schedule 'C-202', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- iii) the land shown shaded yellow on Schedule 'C-203', which forms part of this Bylaw, from Small Holdings Three (SH3) to Small Holdings Two (SH2).

- iv) the land shown shaded yellow on Schedule 'C-204', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Three (SH3).
- v) the land shown shaded yellow on Schedule 'C-205', which forms part of this Bylaw, from Small Holdings Four Site Specific (SH4s) to Small Holdings Two Site Specific (SH2s).
- vi) the land shown shaded yellow on Schedule 'C-206', which forms part of this Bylaw, from Residential Manufactured Home Subdivision Site Specific (RSM2s) to Low Density Residential One Site Specific (RS1s).
- vii) the land shown shaded purple on Schedule 'C-206', which forms part of this Bylaw, from Residential Manufactured Home Subdivision Site Specific (RSM2s) to Low Density Residential One (RS1).
- viii) the land shown shaded blue on Schedule 'C-206', which forms part of this Bylaw, from Residential Manufactured Home Subdivision (RSM2) to Low Density Residential One Site Specific (RS1s).
- ix) the land shown shaded green on Schedule 'C-206', which forms part of this Bylaw, from Residential Manufactured Home Subdivision (RSM2) to Parks and Recreation (PR).
- x) the land shown shaded yellow on Schedule 'C-207', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xi) the land shown shaded yellow on Schedule 'C-208', which forms part of this Bylaw, from Residential Single Family One (RS2) to Low Density Residential Two (RS2).
- xii) of an approximately 1.4 ha area of land and as shown shaded yellow on Schedule 'C-209', which forms part of this Bylaw, from Resource Area (RA) to Small Holdings Three (SH3).
- xiii) the land shown shaded yellow on Schedule 'C-210', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
- xiv) the land shown shaded yellow on Schedule 'C-211', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xv) the land shown shaded yellow on Schedule 'C-212', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xvi) the land shown shaded yellow on Schedule 'C-213', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).

- xvii) the land shown shaded yellow on Schedule 'C-214', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xviii) of an approximately 0.51 ha part of the land shown shaded yellow on Schedule 'C-215', which forms part of this Bylaw, from Small Holdings Four (SH4) to Agriculture One (AG1).
- xix) of an approximately 2.67 ha part of the land shown shaded purple on Schedule 'C-215', which forms part of this Bylaw, from Small Holdings Three (SH3) to Agriculture One (AG1).
- xx) of an approximately 3.33 ha part of the land shown shaded orange on Schedule 'C-215', which forms part of this Bylaw, from Small Holdings Two (SH2) to Agriculture One (AG1).
- xxi) the land shown shaded yellow on Schedule 'C-216', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xxii) the land shown shaded yellow on Schedule 'C-217', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxiii) the land shown shaded purple on Schedule 'C-218', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two (SH2).
- xxiv) the land shown shaded yellow on Schedule 'C-218', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two Site Specific (SH2s).
- xxv) the land shown shaded yellow on Schedule 'C-219', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xxvi) the land shown shaded purple on Schedule 'C-219', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two (SH2).
- xxvii) the land shown shaded yellow on Schedule 'C-220', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxviii) the land shown shaded yellow on Schedule 'C-221', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xxix) the land shown shaded yellow on Schedule 'C-222', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Small Holdings One (SH1).

- xxx) the land shown shaded yellow on Schedule 'C-222', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xxxi) the land shown shaded purple on Schedule 'C-223', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
- xxxii) the land shown shaded yellow on Schedule 'C-224', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings One (SH1).
- xxxiii) the land shown shaded yellow on Schedule 'C-225', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xxxiv) the land shown shaded yellow on Schedule 'C-226', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxxv) the land shown shaded yellow on Schedule 'C-227', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xxxvi) the land shown shaded yellow on Schedule 'C-228', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xxxvii) the land shown shaded yellow on Schedule 'C-229', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Small Holdings One (SH1).

Electoral Area "D"

8. The Official Community Plan Map, being Schedule 'B' of the Electoral Area "D" Official Community Plan Bylaw No. 2603, 2013, is amended by changing the land use designation of:
 - i) the land described as Lot 8, Plan KAP28957, Sublot 17, District Lot 2710, SDYD, and shown shaded yellow on Schedule 'D-101', which forms part of this Bylaw, from Small Holdings (SH) to Large Holdings (LH).
 - ii) the land shown shaded yellow on Schedule 'D-102', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - iii) of an approximately 1,000 m² area of the land shown shaded yellow on Schedule 'D-103', which forms part of this Bylaw, from Medium Density Residential (MR) to Low Density Residential (LR).
 - iv) the land shown shaded yellow on Schedule 'D-104', which forms part of this Bylaw, from Small Holdings (SH) to Parks, Recreation and Trails (PR).

- v) The land shown shaded yellow on Schedule 'D-105', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- vi) The land shown shaded yellow on Schedule 'D-106', which forms part of this Bylaw, from Small Holdings (SH) to Low Density Residential (LR).

9. The Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by:

- i) replacing the sub-section titled "Rural Zones" under Section 5.1 (Zoning Districts) in its entirety with the following:

Rural Zones

Resource Area Zone	RA
Agriculture One Zone	AG1
Agriculture Three Zone	AG3
Large Holdings One Zone	LH1
Large Holdings Two Zone	LH2

- ii) adding a new sub-section titled "Small Holdings Zones" under Section 5.1 (Zoning Districts) to read as follows:

Small Holdings Zones

Small Holdings One Zone	SH1
Small Holdings Two Zone	SH2
Small Holdings Three Zone	SH3
Small Holdings Four Zone	SH4

- iii) replacing the sub-section titled "Low Density Residential Zones" under Section 5.1 (Zoning Districts) in its entirety with the following:

Low Density Residential Zones

Low Density Residential One Zone	RS1
Low Density Residential Two Zone	RS2
Low Density Residential Three Zone	RS3
Low Density Residential Duplex Zone	RD1
Low Density Residential Manufactured Home Park Zone	RSM1

- iv) replacing Section 10.7 (Small Holdings Two Zone) in its entirety with the following:

10.7 *deleted*

v) replacing Section 10.8 (Small Holdings Three Zone) in its entirety with the following:

10.8 *deleted*

vi) replacing Section 10.9 (Small Holdings Four Zone) in its entirety with the following:

10.9 *deleted*

vii) replacing Section 10.10 (Small Holdings Five Zone) in its entirety with the following:

10.10 *deleted*

viii) adding a new Section 11.0 (Small Holdings) to read as follows and renumbering all subsequent sections:

11.0 SMALL HOLDINGS

11.1 SMALL HOLDINGS ONE ZONE (SH1)

11.1.1 Permitted Uses:

Principal Uses:

a) single detached dwelling;

Secondary Uses:

b) accessory dwelling, subject to Section 7.11;

c) bed and breakfast operation, subject to Section 7.19;

d) home occupation, subject to Section 7.17;

e) secondary suite, subject to Section 7.12; and

f) accessory building and structure, subject to Section 7.13.

11.1.2 Site Specific Small Holdings One (SH1s) Provisions:

a) see Section 19.6

11.1.3 Minimum Parcel Size for Subdivision:

a) 0.25 ha, when connected to a community sewer and water system; or

b) 1.0 ha, when serviced by well and approved septic system.

11.1.4 Minimum Parcel Width for Subdivision:

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

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.1.6 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: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres

11.1.7 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

11.1.8 Maximum Parcel Coverage:

- a) 35%

11.1.9 Minimum Building Width:

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

11.2 SMALL HOLDINGS TWO ZONE (SH2)

11.2.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;

- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12; and
- g) accessory building and structure, subject to Section 7.13.

11.2.2 Site Specific Small Holdings Two (SH2s) Provisions:

- a) see Section 19.7

11.2.3 Minimum Parcel Size for Subdivision:

- a) 0.5 ha, when connected to a community sewer system and serviced by well; or
- b) 1.0 ha, when serviced by a well and approved septic system

11.2.4 Minimum Parcel Width for Subdivision:

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

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.2.6 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
- b) Accessory 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
- c) Despite Section 11.2.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres

- iii) Interior side parcel line: 15.0 metres
- iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.2.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.2.7 Maximum Height:

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

11.2.8 Maximum Parcel Coverage:

- a) 25%

11.2.9 Minimum Building Width:

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

11.3 SMALL HOLDINGS THREE ZONE (SH3)

11.3.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12; and
- g) accessory building and structure, subject to Section 7.13.

11.3.2 Site Specific Small Holdings Three (SH3s) Provisions:

- a) see Section 19.8

11.3.3 Minimum Parcel Size for Subdivision:

- a) 1.0 ha

11.3.4 Minimum Parcel Width for Subdivision:

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

11.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.3.6 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
- b) Accessory 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
- c) Despite Section 11.3.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.3.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.3.7 Maximum Height:

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

11.3.8 Maximum Parcel Coverage:

- a) 20%

11.3.9 Minimum Building Width:

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

11.4 SMALL HOLDINGS FOUR ZONE (SH4)

11.4.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home industry, subject to Section 7.18;
- f) home occupation, subject to Section 7.17;
- g) secondary suite, subject to Section 7.12; and
- h) accessory building and structure, subject to Section 7.13.

11.4.2 Site Specific Small Holdings Three (SH4s) Provisions:

- a) see Section 19.9

11.4.3 Minimum Parcel Size for Subdivision:

- a) 2.0 ha

11.4.4 Minimum Parcel Width for Subdivision:

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

11.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.4.6 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
- b) Accessory 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
- c) Despite Section 11.4.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.4.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.4.7 Maximum Height:

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

11.4.8 Maximum Parcel Coverage:

- a) 15%

11.4.9 Minimum Building Width:

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

- ix) replacing Section 11.0 (Low Density Residential) in its entirety with the following:

11.0 LOW DENSITY RESIDENTIAL

11.1 LOW DENSITY RESIDENTIAL ONE ZONE (RS1)

11.1.10 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

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

11.1.11 Site Specific Low Density Residential One (RS1s) Provisions:

- a) see Section 19.10

11.1.12 Minimum Parcel Size for Subdivision:

- a) 350.0 m², when connected to a community sewer and water system;
or
- b) 1.0 ha, when serviced by well and approved septic system.

11.1.13 Minimum Parcel Width for Subdivision:

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

11.1.14 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling

11.1.15 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 6.0 metres
 - ii) Rear parcel line 6.0 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.1.16 Maximum Height:

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

11.1.17 Maximum Parcel Coverage:

- a) 50%

11.1.18 Minimum Building Width:

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

11.2 LOW DENSITY RESIDENTIAL TWO ZONE (RS2)

11.2.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12;
- f) accessory building and structure, subject to Section 7.13.

11.2.2 Site Specific Low Density Residential Two (RS2s) Provisions:

- a) see Section 19.11

11.2.3 Minimum Parcel Size for Subdivision:

- a) 500.0 m², when connected to a community sewer and water system;
or
- b) 1.0 ha, when serviced by well and approved septic system.

11.2.4 Minimum Parcel Width for Subdivision:

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

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and

- b) one (1) secondary suite or one (1) accessory dwelling.

11.2.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.2.7 Maximum Height:

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

11.2.8 Maximum Parcel Coverage:

- a) 35%

11.2.9 Minimum Building Width:

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

11.3 LOW DENSITY RESIDENTIAL THREE ZONE (RS3)

11.3.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12;

f) accessory building and structure, subject to Section 7.13.

11.3.2 Site Specific Low Density Residential Three (RS3s) Provisions:

a) see Section 19.12

11.3.3 Minimum Parcel Size for Subdivision:

- a) 1,000.0 m², when connected to a community sewer and water system; or
- b) 1.0 ha, when serviced by well and approved septic system.

11.3.4 Minimum Parcel Width for Subdivision:

a) Not less than 25% of the parcel depth

11.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.3.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.3.7 Maximum Height:

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

11.3.8 Maximum Parcel Coverage:

a) 35%

11.3.9 Minimum Building Width:

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

11.4 LOW DENSITY RESIDENTIAL DUPLEX ZONE (RD1)

11.4.1 Permitted Uses:

Principal Uses:

- a) duplex dwelling;
- b) single detached dwelling;

Secondary Uses:

- c) home occupation, subject to Section 7.17;
- d) accessory buildings and structures, subject to Section 7.13.

11.4.2 Site Specific Low Density Residential Duplex (RD1s) Provisions:

- a) see Section 19.13

11.4.3 Minimum Parcel Size for Subdivision:

- a) 225.0 m² for the purpose of subdividing a duplex under the *Strata Property Act*, when connected to a community sewer and water system;
- b) 550.0 m², when connected to a community sewer and water system;
or
- c) 1.0 ha, when serviced by well and approved septic system.

11.4.4 Minimum Parcel Width for Subdivision:

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

11.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) two (2) dwelling units, provided that both dwellings are located in one (1) residential building.

11.4.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres

- iv) Exterior side parcel line 4.5 metres
- b) Accessory Buildings or Structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.4.7 Maximum Height:

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

11.4.8 Maximum Parcel Coverage:

- a) 45%

11.4.9 Minimum Building Width:

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

11.5 LOW DENSITY RESIDENTIAL MANUFACTURED HOME PARK ZONE (RSM1)

11.5.1 Permitted Uses:

Principal Uses:

- a) manufactured home;
- b) manufactured home park;

Secondary Uses:

- c) single detached dwelling;
- d) home occupation, subject to Section 7.17;
- e) one (1) retail store, convenience, provided that it does not occupy more than 3 percent of the gross area of the manufactured home park, or does not exceed 250.0 m² gross floor area, whichever is less;
- f) accessory building and structure, subject to Sections 7.13 and 7.15.

11.5.2 Site Specific Residential Manufactured Home Park (RSM1s) Provisions:

- a) see Section 19.14

11.5.3 Minimum Parcel Size:

- a) 1.0 ha for manufactured home park; and
- b) 350.0 m² for each manufactured home space.

11.5.4 Minimum Parcel Width:

- a) 35.0 metres for manufactured home park; within which:
 - i) a minimum of 12.0 metres shall be provided for each manufactured home space abutting an internal road; and
 - ii) a minimum of 6.0 metres shall be provided for each manufactured home space abutting a cul-de-sac.

11.5.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) 30 dwellings per hectare

11.5.6 Maximum Number of Dwellings Permitted Per Manufactured Home Space:

- a) one (1) manufactured home per manufactured home space; and
- b) one (1) accessory single detached dwelling permitted per manufactured home park.

11.5.7 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
- b) Setbacks within each manufactured home space boundary for buildings and structures (subject to Section 11.5.7(a)):
 - i) Front boundary line 3.0 metres
 - ii) Rear boundary line 1.5 metres
 - iii) Interior boundary line 1.5 metres
 - iv) Exterior boundary line 3.0 metres
- c) Setbacks within each manufactured home space boundary for accessory buildings and structures (subject to Section 11.5.7(a)):
 - i) Front boundary line 4.5 metres

- ii) Rear boundary line 1.0 metres
- iii) Interior boundary line 1.0 metres
- iv) Exterior boundary line 3.0 metres

11.5.8 Amenity Area:

- a) The following amenity and open space area(s) shall be provided for each dwelling unit:
 - i) a contiguous area of not less than 40.0 m²;
 - ii) to be located immediately adjacent to and be accessible from a habitable room (common space) of the dwelling unit;
 - iii) shall not include any required storage area, driveway, off-street parking area or building setback area except the rear setback area; and
 - iv) must be marked on the site plan submitted with the Building Permit application for the development of a dwelling unit on the parcel.

11.5.9 Maximum Height:

- a) No building or structure shall exceed a height of 7.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.5.10 Maximum Manufactured Home Space Coverage:

- a) 45%

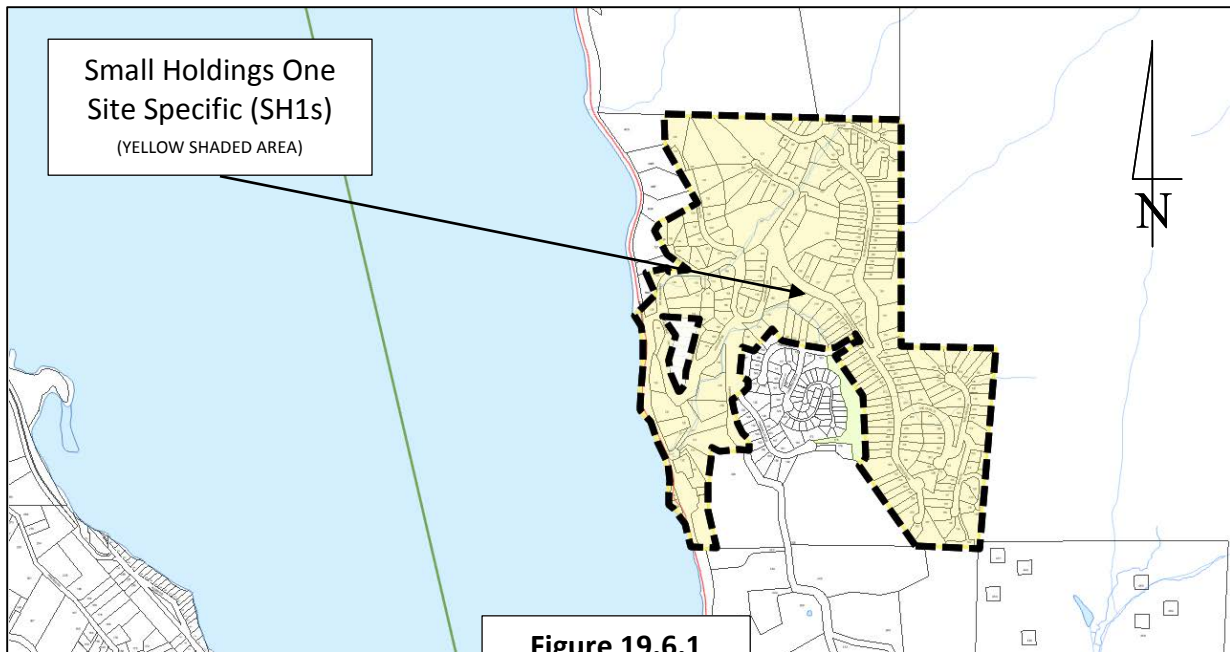
11.5.11 General Provisions:

- a) All provisions in the Manufactured Home Park Regulations Bylaw No. 2597, 2012, as amended from time to time that have not been specified in this particular bylaw shall be met.

- x) replacing Section 19.6 (Site Specific Small Holdings Three (SH3s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.6 Site Specific Small Holdings One (SH1s) Regulations:

- .1 in the case of the land shown shaded yellow on figure 19.6.1:
 - i) despite Section 7.23, the keeping of livestock, small livestock and honeybees is prohibited.



- xi) replacing Section 19.7 (Site Specific Small Holdings Five (SH5s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.7 Site Specific Small Holdings Two (SH2s) Regulations:

- .1 Not applicable.

- xii) replacing Section 19.8 (Site Specific Residential Single Family One (RS1s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.8 Site Specific Small Holdings Three (SH3s) Regulations:

- .1 in the case of the land described as Lot 3, Plan KAP3404, District Lot 195S, SDYD, Except Plan PCL21 and Except Plan A1266 (1419 Green Lake Road), and shown shaded yellow on figure 19.8.1:
 - a) the following accessory use shall be permitted on the land in addition to the permitted uses listed in Section 11.3.1:
 - i) home industry, subject to Section 7.18.
 - b) despite Section 11.3.5, the maximum number of dwellings permitted per parcel shall be:
 - i) one (1) principal dwelling; and
 - ii) one (1) accessory dwelling or mobile home.

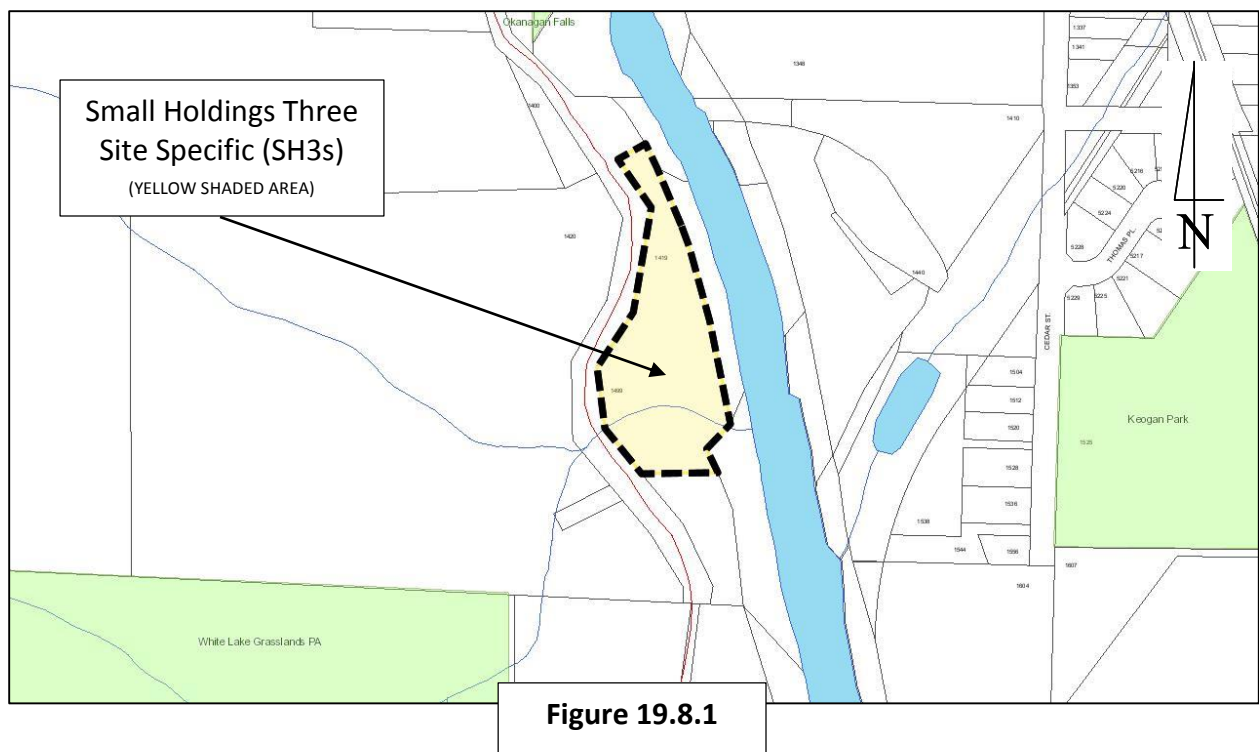
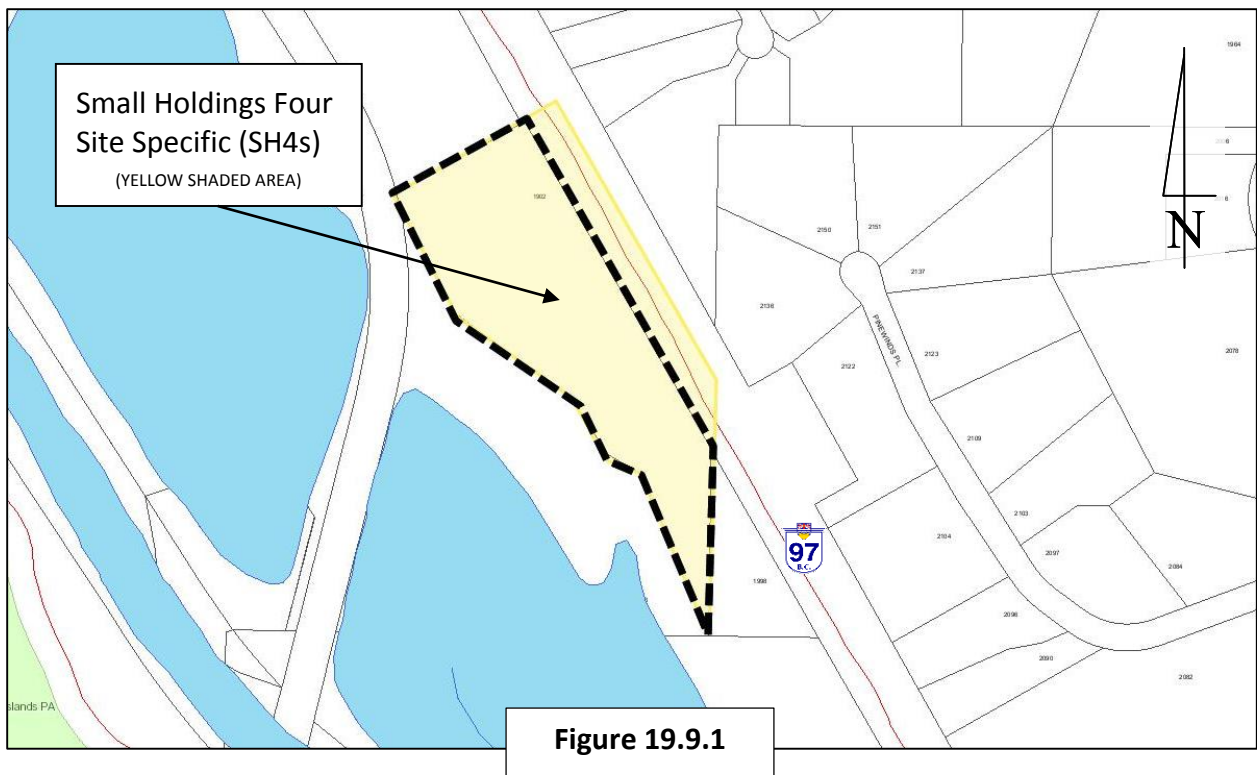


Figure 19.8.1

xiii) replacing Section 19.9 (Site Specific Residential Single Family Two (RS2s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.9 Site Specific Small Holdings Four (SH4s) Regulations:

- .1 in the case of land described as Lot 1, Plan KAP7681, District Lot 10, SDYD, Except Plan H950 (1902 Highway 97), and shown shaded yellow on Figure 19.9.1:
 - a) the following accessory use shall be permitted on the land in addition to the permitted uses listed in Section 11.4.1:
 - i) retail stores, not to exceed 250 m² in gross floor area.



xiv) replacing Section 19.10 (Site Specific Residential Low Density Duplex (RD1s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.10 Site Specific Low Density Residential One (RS1s) Regulations:

.1 Not applicable.

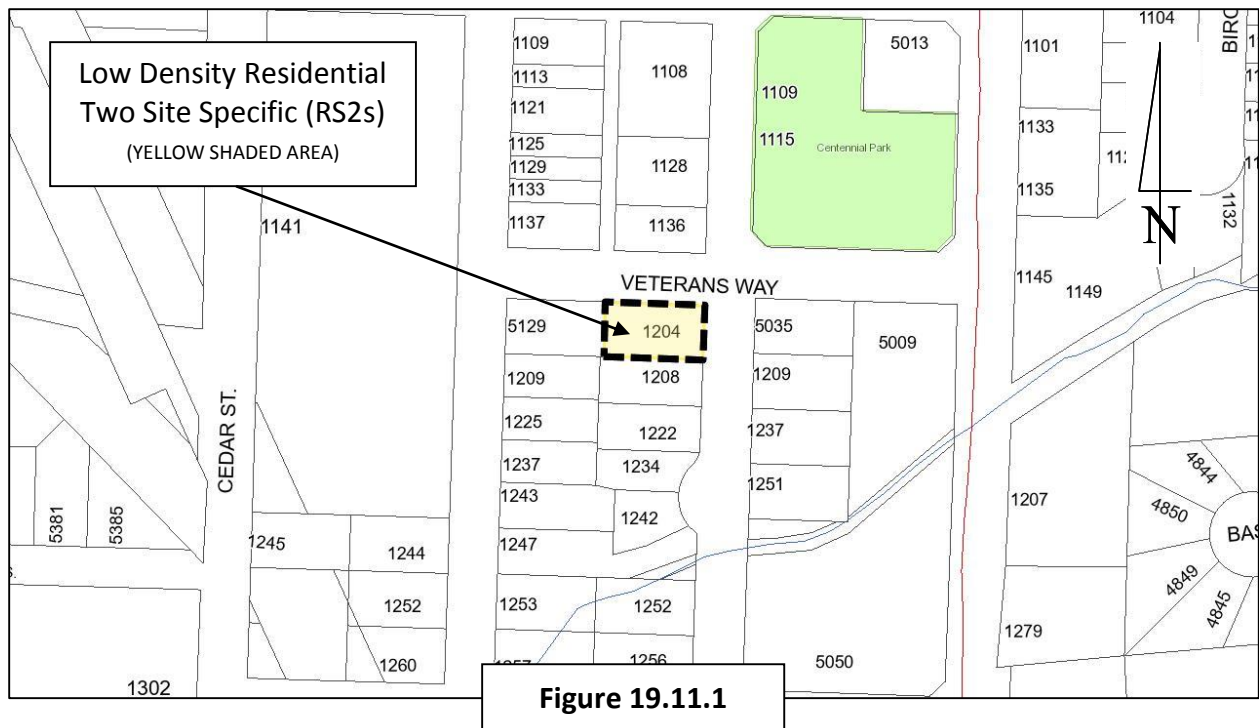
xv) replacing Section 19.11 (Site Specific Residential Low Density Duplex (RD1s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.11 Site Specific Low Density Residential Two (RS2s) Regulations:

.1 in the case of the land described as Lot 14, Plan 1280, Block 5, District Lot 374, SDYD (1204 Willow Street), and shown shaded yellow on Figure 19.11.1:

i) the following accessory use shall be permitted on the land in addition to the permitted uses listed in Section 12.2.1:

a) “veterinary establishment”.



xvi) adding a new Section 19.12 (Site Specific Low Density Residential Three (RS3s) Provisions) under Section 19.0 (Site Specific Designations) to read as follows and renumbering all subsequent sections:

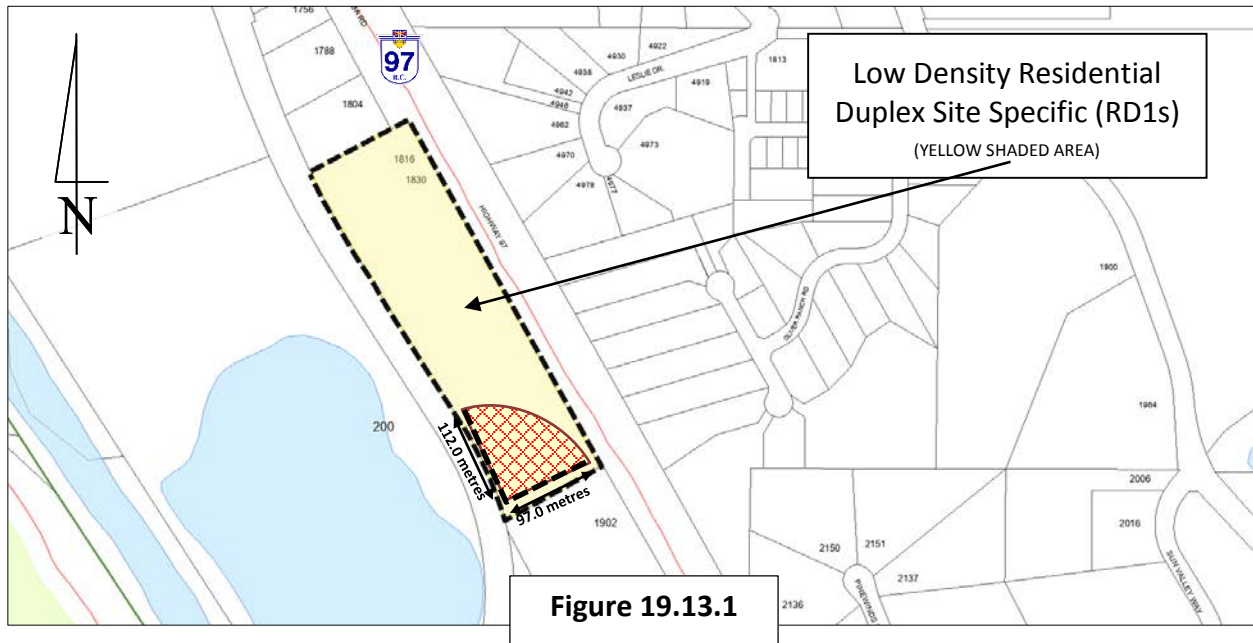
19.12 Site Specific Low Density Residential Three (RS3s) Regulations:

- .1 Not applicable.

xvii) adding a new Section 19.13 (Site Specific Low Density Residential Duplex (RD1s) Provisions) under Section 19.0 (Site Specific Designations) to read as follows and renumbering all subsequent sections:

19.13 Site Specific Low Density Residential Duplex (RD1s) Regulations:

- .1 in the case of lands described as Lot 1, Plan KAP87398, District Lot 10, SDYD, and shown shaded yellow on Figure 19.13.1:
 - i) despite Section 11.4, the development of single detached dwellings and duplex dwellings in the area shown hatched in red on Figure 19.13.1 is prohibited.



- xviii) adding a new Section 19.14 (Site Specific Low Density Residential Duplex (RD1s) Provisions) under Section 19.0 (Site Specific Designations) to read as follows and renumbering all subsequent sections:

19.14 Site Specific Low Density Residential Manufactured Home Park (RSM1s) Regulations:

- .1 Not applicable.

- xix) replacing Section 19.32 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.32 deleted

- xx) replacing Section 19.33 (Site Specific Small Holdings Four (SH4s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.33 deleted

- 10. 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:

- i) the land shown shaded yellow on Schedule 'D-201', which forms part of this Bylaw, from Small Holdings Two Site Specific (SH2s) to Small Holdings Four (SH4).
- ii) land shown shaded yellow on Schedule 'D-202', which forms part of this Bylaw, from Low Density Residential Two (RS2) to Small Holdings Three (SH3).

- iii) the land shown shaded purple on Schedule 'D-202', which forms part of this Bylaw, from Low Density Residential Two (RS2) to Small Holdings One (SH1).
- iv) the land shown shaded yellow on Schedule 'D-203', which forms part of this Bylaw, from Low Density Residential Two (RS2) to Small Holdings One (SH1).
- v) the land shown shaded yellow on Schedule 'D-204', which forms part of this Bylaw, from Small Holdings Five Site Specific (SH5s) to Small Holdings One Site Specific (SH1s).
- vi) the land shown shaded yellow on Schedule 'D-205', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings Two (SH2).
- vii) the land shown shaded yellow on Schedule 'D-206', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings Three (SH3).
- viii) the land shown shaded green on Schedule 'D-206', which forms part of this Bylaw, from Small Holdings Five (SH5) to Parks and Recreation (PR).
- ix) the land shown shaded yellow on Schedule 'D-207', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings Two (SH2).
- x) the land shown shaded yellow on Schedule 'D-208', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two (SH2).
- xi) the land shown shaded purple on Schedule 'D-208', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings One (SH1).
- xii) the land shown shaded yellow on Schedule 'D-209', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings Three (SH3).
- xiii) the land shown shaded yellow on Schedule 'D-210', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings Three (SH3).
- xiv) the land shown shaded purple on Schedule 'D-210', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two (SH2).
- xv) the land shown shaded yellow on Schedule 'D-211', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings One (SH1).
- xvi) the land shown shaded yellow on Schedule 'D-212', which forms part of this Bylaw, from Recreational Vehicle Park (C7) to Low Density Residential Duplex Site Specific (RD1s).

- xvii) the land shown shaded yellow on Schedule 'D-213', which forms part of this Bylaw, from Small Holdings Two Site Specific (SH2s) to Small Holdings Four Site Specific (SH4s).
- xviii) land shown shaded yellow on Schedule 'D-214', which forms part of this Bylaw, from Low Density Residential Two (RS2) to Low Density Residential Three (RS3).
- xix) land shown shaded yellow on Schedule 'D-215', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings Two (SH2).
- xx) land shown shaded yellow on Schedule 'D-216', which forms part of this Bylaw, from Residential Manufactured Home Park Site Specific (RSM1s) to Residential Manufactured Home Park (RSM1).
- xxi) the land shown shaded yellow on Schedule 'D-217', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two (SH2).
- xxii) the land shown shaded purple on Schedule 'D-217', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
- xxiii) land shown shaded yellow on Schedule 'D-218', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings Three (SH3).
- xxiv) the land shown shaded yellow on Schedule 'D-219', which forms part of this Bylaw, from Low Density Residential Two (RS2) to Low Density Residential Three (RS3).
- xxv) the land shown shaded yellow on Schedule 'D-220', which forms part of this Bylaw, from Low Density Residential Two (RS2) to Small Holdings One (SH1).
- xxvi) of an approximately 1,000 m² area of the land shown shaded yellow on Schedule 'D-221', which forms part of this Bylaw, from Community Waste Management (I3) to Low Density Residential Duplex (RD1).

Electoral Area "E"

11. The Official Community Plan Map, being Schedule 'B' of the Electoral Area "E" Official Community Plan Bylaw No. 2458, 2008, is amended by changing the land use designation of:
 - i) the land shown shaded yellow on Schedule 'E-101', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - ii) the land shown shaded yellow on Schedule 'E-102', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).

- iii) the land shown shaded yellow on Schedule 'E-103', which forms part of this Bylaw, from Small Holdings (SH) to Low Density Residential (LR).
- iv) the land shown shaded yellow on Schedule 'E-104', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- v) on an approximately 2,900 m² area part of the land described as Lot A, Plan KAP53974, District Lot 206, SDYD, and shown shaded yellow on Schedule 'E-105, which forms part of this Bylaw, from Low Density Residential (LR) to Agriculture (AG).
- vi) an approximately 3,700 m² area part of the land described as Lot 1, Plan KAP70201, District Lot 206 370, and shown shaded yellow on Schedule 'E-106, which forms part of this Bylaw, from Large Holdings (LH) to Small Holding (SH).
- vii) the land shown shaded yellow on Schedule 'E-107', which forms part of this Bylaw, from Large Holdings (LH) to Small Holdings (SH).
- viii) land shown shaded yellow on Schedule 'E-108', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- ix) changing the land use designation of the land shown shaded yellow on Schedule 'E-109', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- x) changing the land use designation of the land shown shaded yellow on Schedule 'E-110', which forms part of this Bylaw, from Small Holdings (SH) to Administrative, Institutional and Cultural (AI).
- xi) changing the land use designation of the land shown shaded yellow on Schedule 'E-111', which forms part of this Bylaw, from Low Density Residential (LR) to Resource Area (RA).
- xii) changing the land use designation of the land shown shaded yellow on Schedule 'E-112', which forms part of this Bylaw, from Low Density Residential (LR) to Resource Area (RA).

12. The Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by:

- i) replacing the sub-section titled "Rural Zones" under Section 5.1 (Zoning Districts) in its entirety with the following:

Rural Zones

Resource Area Zone

RA

Agriculture One Zone	AG1
Large Holdings One Zone	LH1

- ii) adding a new sub-section titled “Small Holdings Zones” under Section 5.1 (Zoning Districts) to read as follows:

Small Holdings Zones

Small Holdings One Zone	SH1
Small Holdings Two Zone	SH2
Small Holdings Three Zone	SH3
Small Holdings Four Zone	SH4

- iii) replacing the sub-section titled “Low Density Residential Zones” under Section 5.1 (Zoning Districts) in its entirety with the following:

Low Density Residential Zones

Low Density Residential One Zone	RS1
Low Density Residential Two Zone	RS2
Low Density Residential Three Zone	RS3
Low Density Residential Duplex Zone	RD1

- iv) replacing the first column in the sixth row of Table 7.9 (Screening and Landscaping Requirements under Section 7.9 (Screening and Landscaping) in its entirety with the following:

Any use in SH1, SH2, SH3, RS1, RS2, RS3, RD1, RM1, C1, CT1, PR and CA zones.

- v) replacing Section 10.5 (Small Holdings Two Zone) in its entirety with the following:

10.5 deleted

- vi) replacing Section 10.6 (Small Holdings Three Zone) in its entirety with the following:

10.6 deleted

- vii) replacing Section 10.7 (Small Holdings Four Zone) in its entirety with the following:

10.7 deleted

- viii) replacing Section 10.8 (Small Holdings Five Zone) in its entirety with the following:

10.8 deleted

- ix) adding a new Section 11.0 (Small Holdings) to read as follows and renumbering all subsequent sections:

11.0 SMALL HOLDINGS

11.1 SMALL HOLDINGS ONE ZONE (SH1)

11.1.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12; and
- f) accessory building and structure, subject to Section 7.13.

11.1.2 Site Specific Small Holdings One (SH1s) Provisions:

- a) see Section 17.4

11.1.3 Minimum Parcel Size for Subdivision:

- a) 0.25 ha, when connected to a community sewer and water system; or
- b) 1.0 ha, when serviced by well and approved septic system.

11.1.4 Minimum Parcel Width for Subdivision:

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

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.1.6 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: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres

- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres

11.1.7 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

11.1.8 Maximum Parcel Coverage:

- a) 35%

11.1.9 Minimum Building Width:

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

11.2 SMALL HOLDINGS TWO ZONE (SH2)

11.2.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12; and
- g) accessory building and structure, subject to Section 7.13.

11.2.2 Site Specific Small Holdings Two (SH2s) Provisions:

- a) see Section 17.5

11.2.3 Minimum Parcel Size for Subdivision:

- a) 0.5 ha, when connected to a community sewer system and serviced by well; or

- b) 1.0 ha, when serviced by a well and approved septic system

11.2.4 Minimum Parcel Width for Subdivision:

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

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.2.6 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
- b) Accessory 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
- c) Despite Section 11.2.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.2.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.2.7 Maximum Height:

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

11.2.8 Maximum Parcel Coverage:

- a) 25%

11.2.9 Minimum Building Width:

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

11.3 SMALL HOLDINGS THREE ZONE (SH3)

11.3.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12; and
- g) accessory building and structure, subject to Section 7.13.

11.3.2 Site Specific Small Holdings Three (SH3s) Provisions:

- a) see Section 17.6

11.3.3 Minimum Parcel Size for Subdivision:

- a) 1.0 ha

11.3.4 Minimum Parcel Width for Subdivision:

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

11.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.3.6 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
- b) Accessory 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
- c) Despite Section 11.3.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.3.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.3.7 Maximum Height:

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

11.3.8 Maximum Parcel Coverage:

- a) 20%

11.3.9 Minimum Building Width:

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

11.4 SMALL HOLDINGS FOUR ZONE (SH4)

11.4.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home industry, subject to Section 7.18;
- f) home occupation, subject to Section 7.17;
- g) secondary suite, subject to Section 7.12; and
- h) accessory building and structure, subject to Section 7.13.

11.4.2 Site Specific Small Holdings Three (SH4s) Provisions:

- a) see Section 17.7

11.4.3 Minimum Parcel Size for Subdivision:

- a) 2.0 ha

11.4.4 Minimum Parcel Width for Subdivision:

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

11.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.4.6 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
- b) Accessory 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
- c) Despite Section 11.4.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.4.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.4.7 Maximum Height:

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

11.4.8 Maximum Parcel Coverage:

- a) 15%

11.4.9 Minimum Building Width:

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

- x) replacing Section 11.0 (Low Density Residential) in its entirety with the following:

11.0 LOW DENSITY RESIDENTIAL

11.1 LOW DENSITY RESIDENTIAL ONE ZONE (RS1)

11.1.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

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

11.1.2 Site Specific Low Density Residential One (RS1s) Provisions:

- a) see Section 17.8

11.1.3 Minimum Parcel Size for Subdivision:

- a) 350.0 m², when connected to a community sewer and water system;
or
- c) 1.0 ha, when serviced by well and approved septic system.

11.1.4 Minimum Parcel Width for Subdivision:

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

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling

11.1.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 6.0 metres
 - ii) Rear parcel line 6.0 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.1.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;

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

11.1.8 Maximum Parcel Coverage:

- a) 50%

11.1.9 Minimum Building Width:

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

11.2 LOW DENSITY RESIDENTIAL TWO ZONE (RS2)

11.2.1 Permitted Uses:

Principal Uses:

- e) single detached dwelling;

Secondary Uses:

- f) accessory dwelling, subject to Section 7.11;
- g) bed and breakfast operation, subject to Section 7.19;
- h) home occupation, subject to Section 7.17;
- i) secondary suite, subject to Section 7.12;
- j) accessory building and structure, subject to Section 7.13.

11.2.2 Site Specific Low Density Residential Two (RS2s) Provisions:

- a) see Section 17.9

11.2.3 Minimum Parcel Size for Subdivision:

- a) 500.0 m², when connected to a community sewer and water system;
or
- b) 1.0 ha, when serviced by well and approved septic system.

11.2.4 Minimum Parcel Width for Subdivision:

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

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.2.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.2.7 Maximum Height:

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

11.2.8 Maximum Parcel Coverage:

- a) 35%

11.2.9 Minimum Building Width:

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

11.3 LOW DENSITY RESIDENTIAL THREE ZONE (RS3)

11.3.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12;
- f) accessory building and structure, subject to Section 7.13.

11.1.19 Site Specific Low Density Residential Three (RS3s) Provisions:

- a) see Section 17.10

11.1.20 Minimum Parcel Size for Subdivision:

- a) 1,000.0 m², when connected to a community sewer and water system; or
- b) 1.0 ha, when serviced by well and approved septic system.

11.1.21 Minimum Parcel Width for Subdivision:

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

11.1.22 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.1.23 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.1.24 Maximum Height:

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

11.1.25 Maximum Parcel Coverage:

- a) 35%

11.1.26 Minimum Building Width:

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

11.4 LOW DENSITY RESIDENTIAL DUPLEX ZONE (RD1)

11.4.1 Permitted Uses:

Principal Uses:

- a) duplex dwelling;
- b) single detached dwelling;

Secondary Uses:

- c) home occupation, subject to Section 7.17;
- d) accessory building and structure, subject to Section 7.13.

11.4.2 Site Specific Low Density Residential Duplex (RD1s) Provisions:

- a) see Section 17.11

11.4.3 Minimum Parcel Size for Subdivision:

- a) 225.0 m² for the purpose of subdividing a duplex under the *Strata Property Act*, when connected to a community sewer and water system;
- b) 550.0 m², when connected to a community sewer and water system; or
- c) 1.0 ha, when serviced by well and approved septic system.

11.4.4 Minimum Parcel Width for Subdivision:

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

11.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) two (2) dwelling units, provided that both dwellings are located in one (1) residential building.

11.4.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres

- iv) Exterior side parcel line 4.5 metres
- b) Accessory Buildings or Structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.4.7 Maximum Height:

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

11.4.8 Maximum Parcel Coverage:

- a) 45%

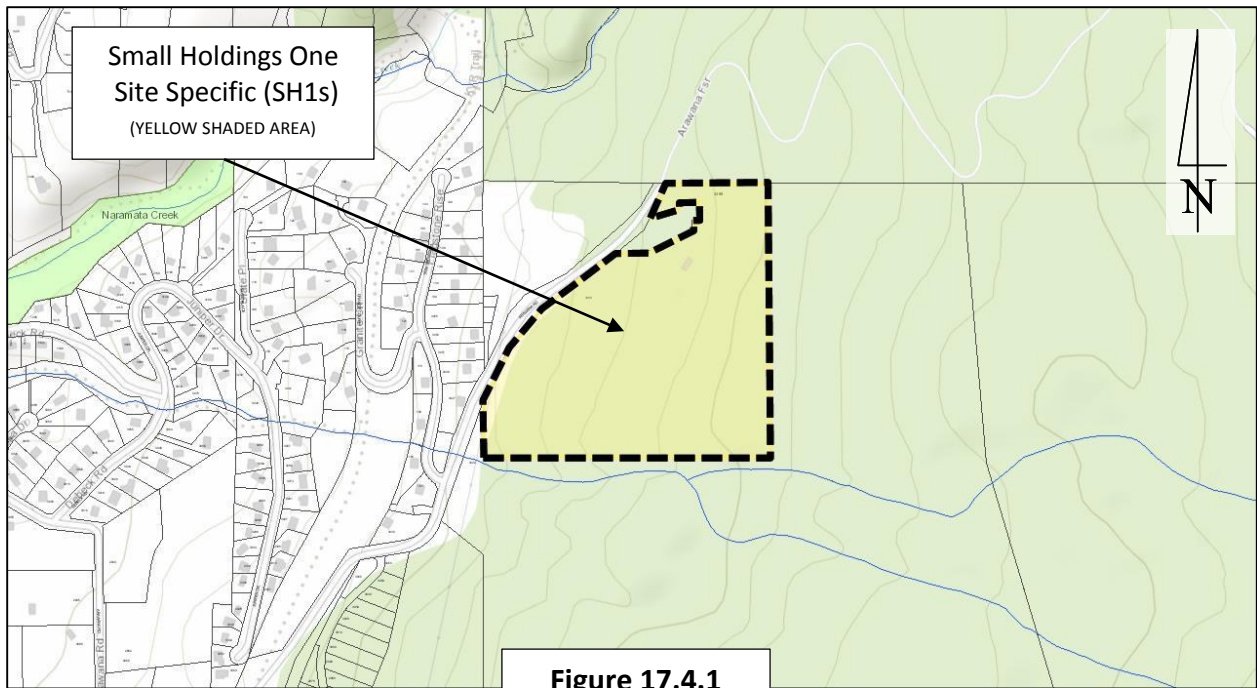
11.4.9 Minimum Building Width:

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

- xi) replacing Section 17.4 under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.4 Site Specific Small Holdings One (SH1s) Provisions:

- .1 in the case of the land shown hatched on Figure 17.4.1, the following provisions shall apply:
 - i) The total number of parcels shall not exceed forty-one (41); and
 - ii) despite Section 11.1.3, the minimum parcel size for subdivision shall be 2,020 m², except not more than eight (8) parcels may have a minimum parcel size between 1,500 m² and 2,020 m².



xii) replacing Section 17.5 (Small Holdings Two Site Specific (SH2s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.5 Site Specific Small Holdings Two (SH2s) Provisions:

.1 Not applicable.

xiii) replacing Section 17.6 (Small Holdings Three Site Specific (SH3s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.6 Site Specific Small Holdings Three (SH3s) Provisions:

.1 Not applicable.

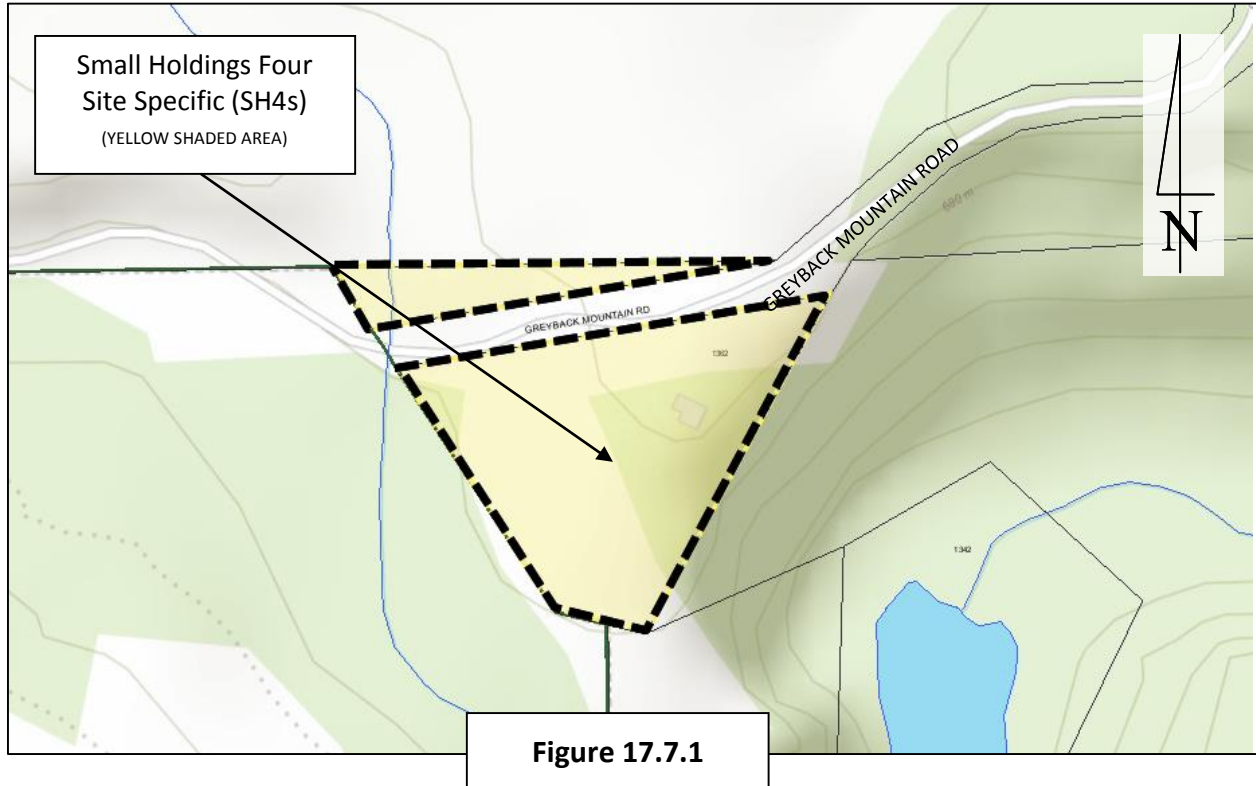
xiv) replacing Section 17.7 (Small Holdings Four Site Specific (SH4s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.7 Site Specific Small Holdings Four (SH4s) Provisions:

.1 in the case of land described as Lot 1, Plan 12443, District Lots 103s and 2711, SDYD (1362 Greyback Mountain Road), and shown shaded yellow on Figure 17.7.1:

- a) a “home industry” use may include a “distillery”, which is defined as meaning the distilling of alcoholic beverages or alcoholic products with alcoholic content exceeding 1% by volume that is licensed under the *Liquor Control and Licensing Act* to produce spirits, and may include tasting, retail sales and outdoor patio areas; and

- b) despite Section 7.18.4, the gross floor area of “home industry”, including tasting, retail sales and outdoor patio areas shall not exceed 270.0 m².



- xv) replacing Section 17.8 (Site Specific Residential Single Family One (RS1s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.8 Site Specific Low Density Residential One (RS1s) Provisions:

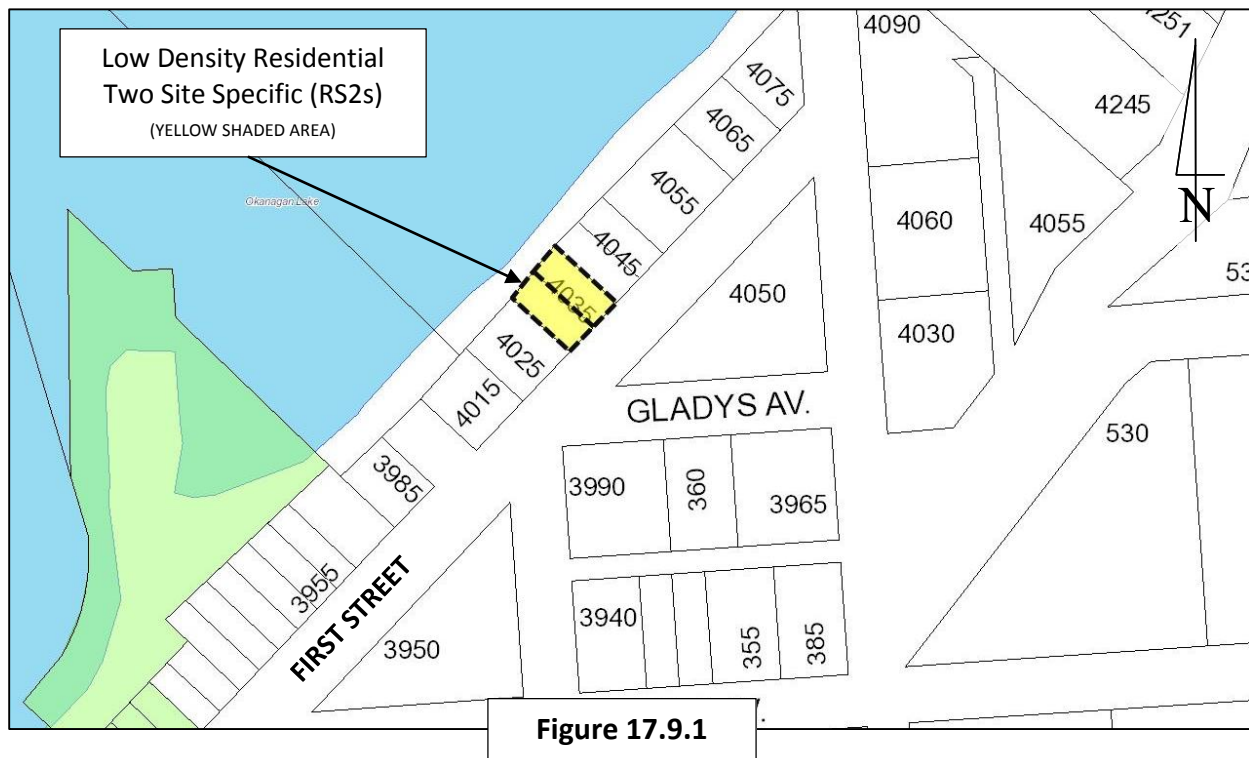
- .1 Not applicable.

- xvi) adding a new Section 17.9 (Site Specific Residential Single Family Two (RS2s) Provisions) under Section 17.0 (Site Specific Designations) to read as follows and renumbering all subsequent sections:

17.9 Site Specific Low Density Residential Two (RS2s) Provisions:

- .1 in the case of land described as Lots 30 & 31, Plan KAP3352, District Lot 210, SDYD (4035 First Street), and shown shaded yellow on Figure 17.9.1:
 - i) the following principal uses shall be permitted on the land in addition to the permitted uses listed in Section 12.2.1:
 - a) “storage building”, which is defined as meaning a structure used or intended to be used for sheltering items such as beach toys, life preservers, kayaks, chairs, benches, lounges and tables.

- ii) the gross floor area of a “storage building” occurring on the land shall not exceed 20 m².
- iii) despite Section 12.2.7, the maximum building height of a “storage building” occurring on the land shall not exceed 3.5 metres.



- .2 in the case of land described as Lots 4-6, Plan KAP1145, District Lot 210, SDYD, (3335 1st Street, Naramata) and shown shaded yellow on Figure 17.9.2:
 - a) despite Section 12.2.6(a)(i), the minimum front parcel line setback for a building or structure shall be 4.0 metres;
 - b) despite Section 12.2.6(a)(iv), the minimum interior side parcel line setback for a building or structure shall be 1.5 metres; and
 - c) despite Section 12.2.8(a), the maximum parcel coverage shall be 37%.

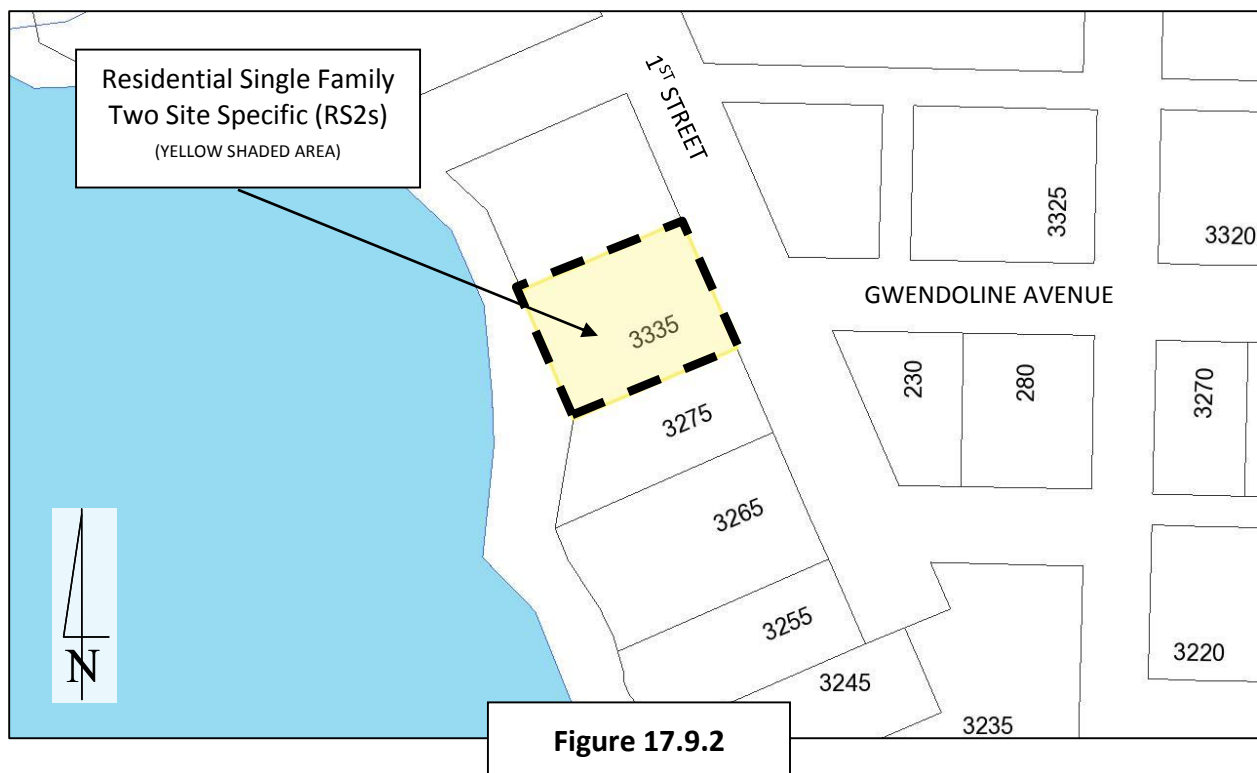


Figure 17.9.2

xvii) adding a new Section 17.10 (Site Specific Residential Single Family Three (RS3s) Provisions) under Section 17.0 (Site Specific Designations) to read as follows and renumbering all subsequent sections:

17.10 Site Specific Low Density Residential Three (RS3s) Provisions:

- .1 in the case of land shown shaded yellow on Figure 17.10.1:
 - a) despite Section 11.1.6(a)(i), the minimum front parcel line setback for a principal building shall be 4.5 metres.
 - b) despite Section 11.1.6(a)(ii), the minimum rear parcel line setback for a principal building shall be 10.5 metres.
 - c) despite Section 11.1.6(b)(i), the minimum front parcel line setback for an accessory building or structure shall be 4.5 metres.
 - d) despite Section 11.1.6(b)(ii), the minimum rear parcel line setback for an accessory building or structure shall be 10.5 metres.

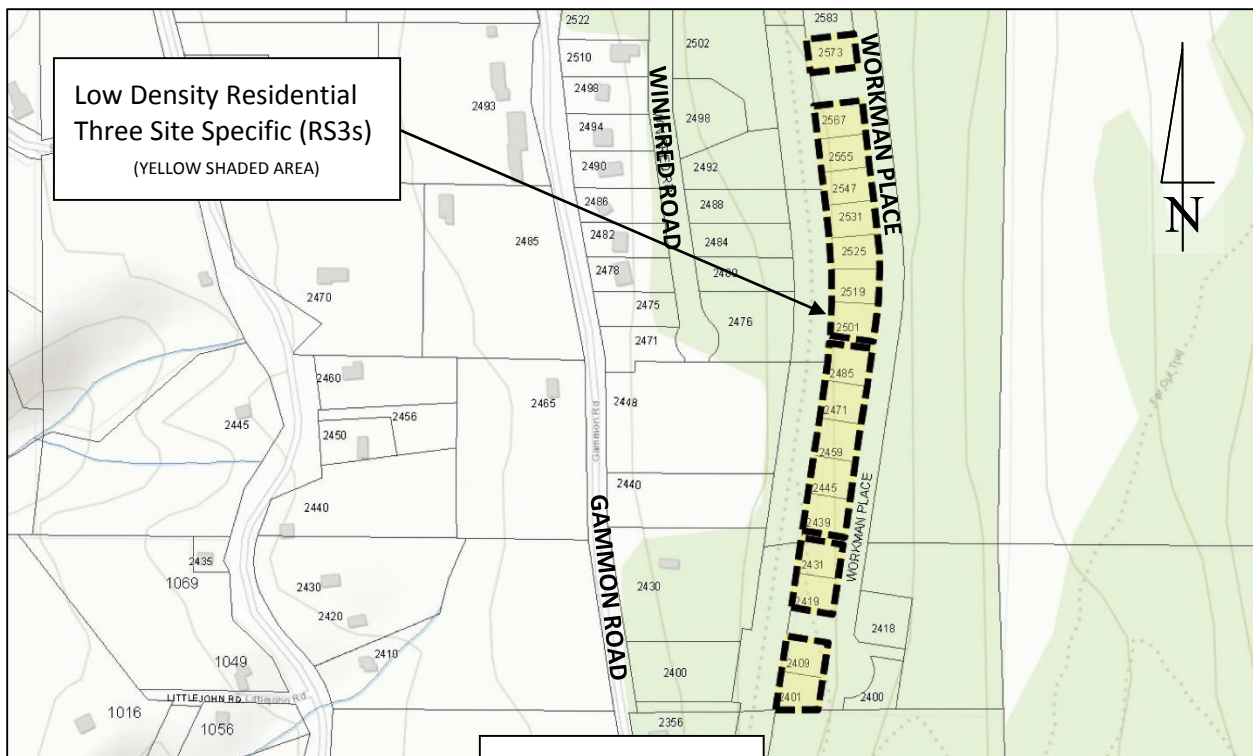


Figure 17.10.1

xviii) replacing Section 17.9 (Site Specific Residential Two Family (Duplex) (RS3s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.9 Site Specific Low Density Residential Duplex (RD1s) Provisions:

.1 Not applicable.

xix) replacing Section 17.17 (Small Holdings Five Site Specific (SH5s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.17 deleted.

13. The Zoning Map, being Schedule '2' of the Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by changing the land use designation of:

- i) the land shown shaded yellow on Schedule 'E-201', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- ii) the land shown shaded yellow on Schedule 'E-202', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Three (SH3).
- iii) the land shown shaded yellow on Schedule 'E-203', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings Three (SH3).

- iv) the land shown shaded yellow on Schedule 'E-204', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings Three (SH3).
- v) the land shown shaded purple on Schedule 'E-205', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- vi) the land shown shaded green on Schedule 'E-205', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential One (RS1).
- vii) the land shown shaded red on Schedule 'E-205', which forms part of this Bylaw, from Residential Single Family One (RS1) Small Holdings One (SH1).
- viii) the land shown shaded yellow on Schedule 'E-205', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- ix) the land shown shaded yellow on Schedule 'E-206', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
- x) the land shown shaded purple on Schedule 'E-206', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xi) the land shown shaded yellow on Schedule 'E-207', which forms part of this Bylaw, from Small Holdings Four (SH4) to Low Density Residential Two (RS2).
- xii) the land shown shaded yellow on Schedule 'E-208', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xiii) the land shown shaded purple on Schedule 'E-208', which forms part of this Bylaw, from Residential Single Family One Site Specific (RS1s) to Low Density Residential Three (RS3).
- xiv) the land shown shaded yellow on Schedule 'E-209', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings Three (SH3).
- xv) the land shown shaded yellow on Schedule 'E-210', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xvi) the land shown shaded yellow on Schedule 'E-211', which forms part of this Bylaw, from Residential Single Family One Site Specific (RS1s) to Low Density Residential Three (RS3).
- xvii) the land shown shaded yellow on Schedule 'E-212', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).

- xviii) the land shown shaded yellow on Schedule 'E-213', which forms part of this Bylaw, from Residential Single Family One Site Specific (RS1s) to Low Density Residential Three Site Specific (RS3s).
- xix) the land shown shaded yellow on Schedule 'E-214', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xx) the land shown shaded yellow on Schedule 'E-215, which forms part of this Bylaw, from Small Holdings Five Site Specific (SH5s) to Small Holdings One Site Specific (SH1s).
- xxi) the land shown shaded purple on Schedule 'E-215, which forms part of this Bylaw, from Small Holdings Five Site Specific (SH5s) to Small Holdings One (SH1).
- xxii) the land shown shaded blue on Schedule 'E-215, which forms part of this Bylaw, from Small Holdings Five Site Specific (SH5s) to Administrative and Institutional (AI).
- xxiii) the land shown shaded yellow on Schedule 'E-216', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxiv) the land shown shaded yellow on Schedule 'E-217', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings One (SH1).
- xxv) the land shown shaded yellow on Schedule 'E-218', which forms part of this Bylaw, from Small Holdings Three (SH3) to Small Holdings Two (SH2).
- xxvi) the land shown shaded red on Schedule 'E-218', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two (SH2).
- xxvii) the land shown shaded purple on Schedule 'E-218', which forms part of this Bylaw, from Large Holdings One (LH1) to Small Holdings Two (SH2).
- xxviii) an approximately 2,900 m² area part of the land described as Lot A, Plan KAP53974, District Lot 206, SDYD, and shown shaded yellow on Schedule 'E-219', which forms part of this Bylaw, from Residential Single Family One (RS1) to Agriculture One (AG1).
- xxix) the land shown shaded yellow on Schedule 'E-220', which forms part of this Bylaw, from Large Holdings One (LH1) to Small Holdings Three (SH3).
- xxx) the land shown shaded yellow on Schedule 'E-221', which forms part of this Bylaw, from Small Holdings Two Site Specific (SH2s) to Small Holdings Four Site Specific (SH4s).

- xxxvi) the land shown shaded yellow on Schedule 'E-226', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two (SH2).
 - xxxvii) the land shown shaded yellow on Schedule 'E-227', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
 - xxxviii) the land shown shaded purple on Schedule 'E-227', which forms part of this Bylaw, from Residential Single Family One Site Specific (RS1s) to Low Density Residential Two Site Specific (RS2s).
 - xxxix) the land shown shaded yellow on Schedule 'E-228', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
 - xl) the land shown shaded yellow on Schedule 'E-229', which forms part of this Bylaw, from Residential Single Family One Site Specific (RS1s) to Low Density Residential Two Site Specific (RS2s).
 - xli) the land shown shaded yellow on Schedule 'E-230', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings One (SH1).
 - xlii) the land shown shaded yellow on Schedule 'E-231', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
 - xliii) the land shown shaded yellow on Schedule 'E-232', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
- xxxv) the land shown shaded yellow on Schedule 'E-225', which forms part of this Bylaw, from Residential Single Family One (RS1) to Resource Area (RA).
 - xxxiv) the land shown shaded yellow on Schedule 'E-224', which forms part of this Bylaw, from Residential Single Family One (RS1) to Resource Area (RA).
 - xxxiii) the land shown shaded yellow on Schedule 'E-223', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
 - xxxii) the land shown shaded purple on Schedule 'E-222', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
 - xxxi) the land shown shaded yellow on Schedule 'E-222', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).

- xliv) the land shown shaded yellow on Schedule ‘E-233’, which forms part of this Bylaw, from Small Holdings Two Site Specific (SH2s) to Small Holdings Four (SH4).

Electoral Area “F”

14. The Official Community Plan Map, being Schedule ‘B’ of the Electoral Area “F” Official Community Plan Bylaw No. 2790, 2018, is amended by changing the land use designation of:

- i) the land shown shaded yellow on Schedule ‘F-101’, which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- ii) the land shown shaded yellow on Schedule ‘F-102’, which forms part of this Bylaw, from Resource Area (RA) to Small Holdings (SH).

15. The Electoral Area “F” Zoning Bylaw No. 2461, 2008, is amended by:

- i) adding a reference to “Schedule ‘3’ — North Beach Estates Comprehensive Development Zone Map” at Section 1.2 under Section 1.0 (Title and Application).
- ii) replacing the sub-section titled “Rural Zones” under Section 5.1 (Zoning Districts) in its entirety with the following:

Rural Zones

Resource Area Zone	RA
Agriculture Two Zone	AG2
Agriculture Three Zone	AG3
Large Holdings One Zone	LH1

- iii) adding a new sub-section titled “Small Holdings Zones” under Section 5.1 (Zoning Districts) to read as follows:

Small Holdings Zones

Small Holdings One Zone	SH1
Small Holdings Two Zone	SH2
Small Holdings Three Zone	SH3
Small Holdings Four Zone	SH4
West Bench Small Holdings Zone	SH5

- iv) replacing the sub-section titled “Low Density Residential Zones” under Section 5.1 (Zoning Districts) in its entirety with the following:

Low Density Residential Zones

Low Density Residential One Zone	RS1
Low Density Residential Two Zone	RS2
Low Density Residential Three Zone	RS3
West Bench Low Density Residential Zone	RS5

- v) replacing the first column in the sixth row of Table 7.9 (Screening and Landscaping Requirements under Section 7.9 (Screening and Landscaping) in its entirety with the following:

Any use in SH1, SH2, SH3, RS1, RS2, RS3, RD1, RM1, C1, CT1, PR and CA zones.

- vi) replacing Section 10.5 (Small Holdings Two (SH2) Zone) in its entirety with the following:

10.5 *deleted*

- vii) replacing Section 10.6 (Small Holdings Three (SH3) Zone) in its entirety with the following:

10.6 *deleted*

- viii) replacing Section 10.7 (Small Holdings Four (SH4) Zone) in its entirety with the following:

10.7 *deleted*

- ix) replacing Section 10.8 (Small Holdings Five (SH5) Zone) in its entirety with the following:

10.8 *deleted*

- x) replacing Section 10.9 (West Bench Small Holdings (SH6) Zone) in its entirety with the following:

10.9 *deleted*

- xi) adding a new Section 11.0 (Small Holdings) to read as follows and renumbering all subsequent sections:

11.0 SMALL HOLDINGS

11.1 SMALL HOLDINGS ONE ZONE (SH1)

11.1.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12; and
- f) accessory building and structure, subject to Section 7.13.

11.1.2 Site Specific Small Holdings One (SH1s) Provisions:

- a) see Section 17.5

11.1.3 Minimum Parcel Size for Subdivision:

- a) 0.25 ha, when connected to a community sewer and water system; or
- b) 1.0 ha, when serviced by well and approved septic system.

11.1.4 Minimum Parcel Width for Subdivision:

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

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.1.6 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: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres

11.1.7 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

11.1.8 Maximum Parcel Coverage:

- a) 35%

11.1.9 Minimum Building Width:

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

11.2 SMALL HOLDINGS TWO ZONE (SH2)

11.2.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12; and
- g) accessory building and structure, subject to Section 7.13.

11.2.2 Site Specific Small Holdings Two (SH2s) Provisions:

- a) see Section 17.6

11.2.3 Minimum Parcel Size for Subdivision:

- a) 0.5 ha, when connected to a community sewer system and serviced by well; or
- b) 1.0 ha, when serviced by a well and approved septic system

11.2.4 Minimum Parcel Width for Subdivision:

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

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and

- b) one (1) secondary suite or one (1) accessory dwelling.

11.2.6 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
- b) Accessory 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
- c) Despite Section 11.2.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.2.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.2.7 Maximum Height:

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

11.2.8 Maximum Parcel Coverage:

- a) 25%

11.2.9 Minimum Building Width:

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

11.3 SMALL HOLDINGS THREE ZONE (SH3)

11.3.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12; and
- g) accessory building and structure, subject to Section 7.13.

11.3.2 Site Specific Small Holdings Three (SH3s) Provisions:

- a) see Section 17.7

11.3.3 Minimum Parcel Size for Subdivision:

- a) 1.0 ha

11.3.4 Minimum Parcel Width for Subdivision:

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

11.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.3.6 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
- b) Accessory 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
- c) Despite Section 11.3.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.3.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.3.7 Maximum Height:

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

11.3.8 Maximum Parcel Coverage:

- a) 20%

11.3.9 Minimum Building Width:

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

11.4 SMALL HOLDINGS FOUR ZONE (SH4)

11.4.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home industry, subject to Section 7.18;

- f) home occupation, subject to Section 7.17;
- g) secondary suite, subject to Section 7.12; and
- h) accessory building and structure, subject to Section 7.13.

11.4.2 Site Specific Small Holdings Three (SH4s) Provisions:

- a) see Section 17.8

11.4.3 Minimum Parcel Size for Subdivision:

- a) 2.0 ha

11.4.4 Minimum Parcel Width for Subdivision:

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

11.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.4.6 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
- b) Accessory 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
- c) Despite Section 11.4.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres

- d) Despite Section 11.4.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.4.7 Maximum Height:

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

11.4.8 Maximum Parcel Coverage:

- a) 15%

11.4.9 Minimum Building Width:

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

11.5 WEST BENCH SMALL HOLDINGS ZONE (SH5)

11.5.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) agriculture, subject to Sections 7.24;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17; and
- e) accessory building and structure, subject to Section 7.13.

11.5.2 Site Specific West Bench Small Holdings (SH5s) Provisions:

- a) see Section 17.9

11.5.3 Minimum Parcel Size for Subdivision:

- a) 0.25 ha, when connected to a community sewer and water system; or
- b) 1.0 ha, when serviced by well and approved septic system.

11.5.4 Minimum Parcel Width for Subdivision:

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

11.5.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling

11.5.6 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: 4.5 metres
- iv) Exterior side parcel line: 4.5 metres

- b) Accessory buildings and structures:

- i) Front parcel line: 9.0 metres
- ii) Rear parcel line: 3.0 metres
- iii) Interior side parcel line: 1.5 metres
- iv) Exterior side parcel line: 4.5 metres

- c) Despite Section 11.5.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:

- i) Front parcel line: 15.0 metres
- ii) Rear parcel line: 15.0 metres
- iii) Interior side parcel line: 15.0 metres
- iv) Exterior side parcel line: 15.0 metres

- d) Despite Section 11.5.6(a) and (b), incinerator or compost facility:

- i) Front parcel line: 30.0 metres
- ii) Rear parcel line: 30.0 metres
- iii) Interior side parcel line: 30.0 metres
- iv) Exterior side parcel line: 30.0 metres

11.5.7 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.

11.5.8 Maximum Parcel Coverage:

- a) 30%

11.5.9 Minimum Building Width:

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

xii) replacing Section 11.0 (Low Density Residential) in its entirety with the following:

11.0 LOW DENSITY RESIDENTIAL

11.1 LOW DENSITY RESIDENTIAL TWO ZONE (RS2)

11.1.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12;
- f) accessory building and structure, subject to Section 7.13.

11.1.2 Site Specific Low Density Residential Two (RS2s) Provisions:

- a) see Section 17.11

11.1.3 Minimum Parcel Size for Subdivision:

- a) 500.0 m², when connected to a community sewer and water system;
or
- b) 1.0 ha, when serviced by well and approved septic system.

11.1.4 Minimum Parcel Width for Subdivision:

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

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.1.6 Minimum Setbacks:

- a) Principal buildings:

- i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
- i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.1.7 Maximum Height:

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

11.1.8 Maximum Parcel Coverage:

- a) 35%

11.1.9 Minimum Building Width:

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

11.2 LOW DENSITY RESIDENTIAL THREE ZONE (RS3)

11.2.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12;
- f) accessory building and structure, subject to Section 7.13.

11.2.2 Site Specific Low Density Residential Three (RS3s) Provisions:

- a) see Section 17.12

11.2.3 Minimum Parcel Size for Subdivision:

- a) 1,000.0 m², when connected to a community sewer and water system; or
- b) 1.0 ha, when serviced by well and approved septic system.

11.2.4 Minimum Parcel Width for Subdivision:

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

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.2.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.2.7 Maximum Height:

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

11.2.8 Maximum Parcel Coverage:

- a) 35%

11.2.9 Minimum Building Width:

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

11.3 WEST BENCH LOW DENSITY RESIDENTIAL ZONE (RS5)

11.3.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) bed and breakfast operation, subject to Section 7.19;
- c) home occupation, subject to Section 7.17;
- d) accessory building and structure, subject to Section 7.13.

11.3.2 Site Specific West Bench Low Density Residential (RS5s) Provisions:

- a) see Section 17.24

11.3.3 Minimum Parcel Size for Subdivision:

- a) 500.0 m², when connected to a community sewer and water system;
or
- b) 1.0 ha, when serviced by well and approved septic system.

11.3.4 Minimum Parcel Width for Subdivision:

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

11.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling.

11.3.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres

11.3.7 Maximum Height:

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

11.3.8 Maximum Parcel Coverage:

- a) 30%

11.3.9 Minimum Building Width:

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

xiii) replacing Section 17.5 (Small Holdings Two Site Specific (SH2s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

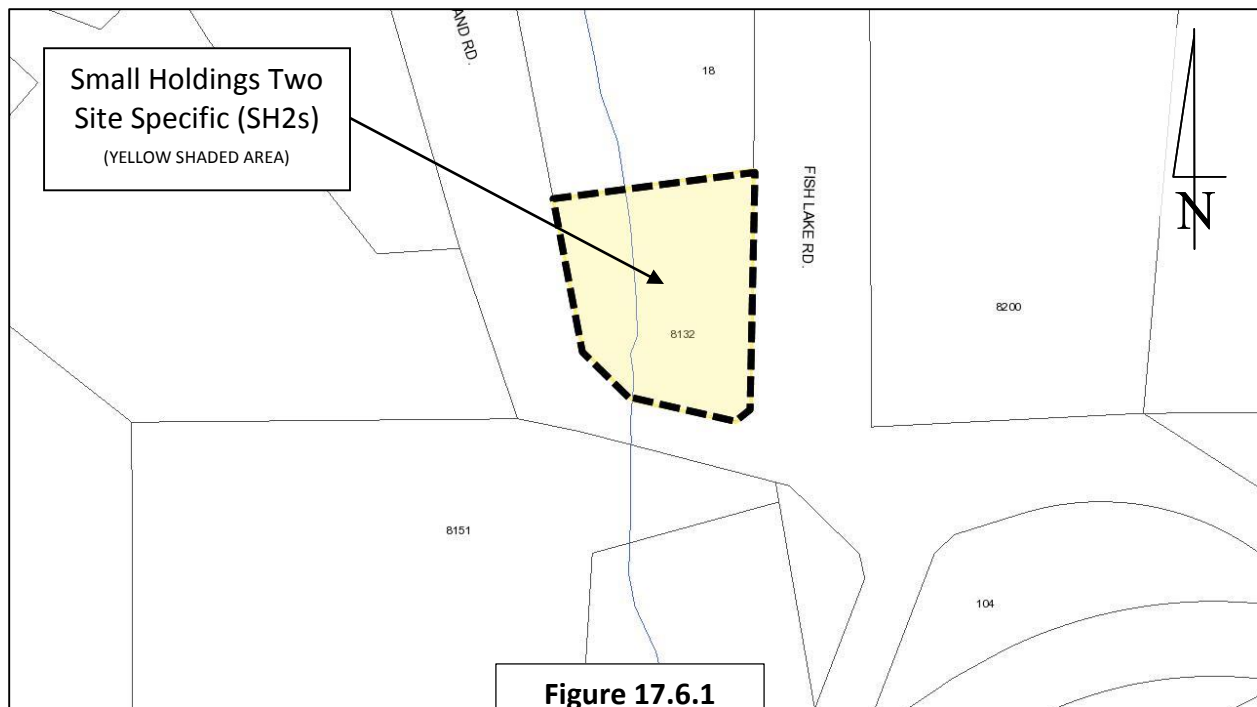
17.5 Site Specific Small Holdings One (SH1s) Provisions:

- .1 Not applicable.

xiv) replacing Section 17.6 (Small Holdings Three Site Specific (SH3s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.6 Site Specific Small Holdings Two (SH2s) Provisions:

- .1 in the case of land described as Lot 3, Plan KAP51211, District Lot 2893, ODYD (8132 Princeton-Summerland Road), and shown shaded yellow on Figure 17.6.1:
 - a) the following accessory uses shall be permitted on the land in addition to the permitted uses listed in Section 11.2.1:
 - i) eating and drinking establishment; and
 - ii) retail store, convenience.



xv) replacing Section 17.7 (Small Holdings Four Site Specific (SH4s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.7 Site Specific Small Holdings Three (SH3s) Provisions:

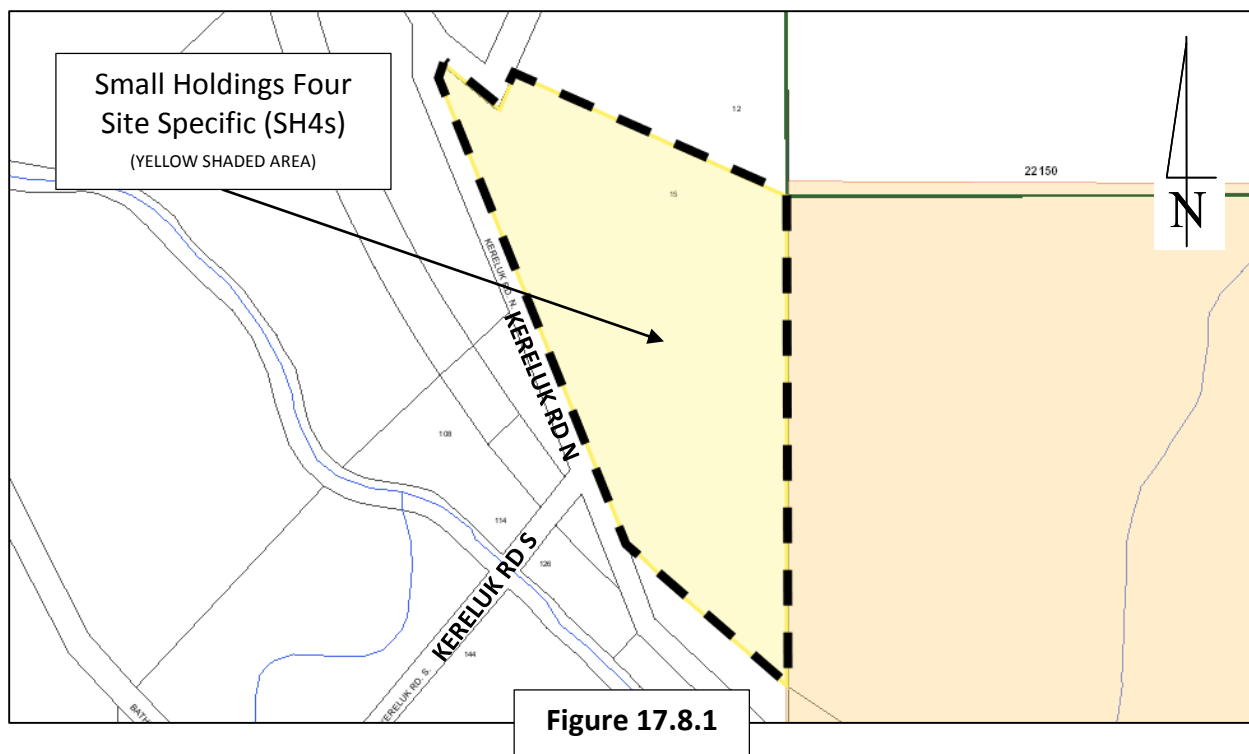
.1 Not applicable.

xvi) replacing Section 17.8 (Small Holdings Five Site Specific (SH5s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

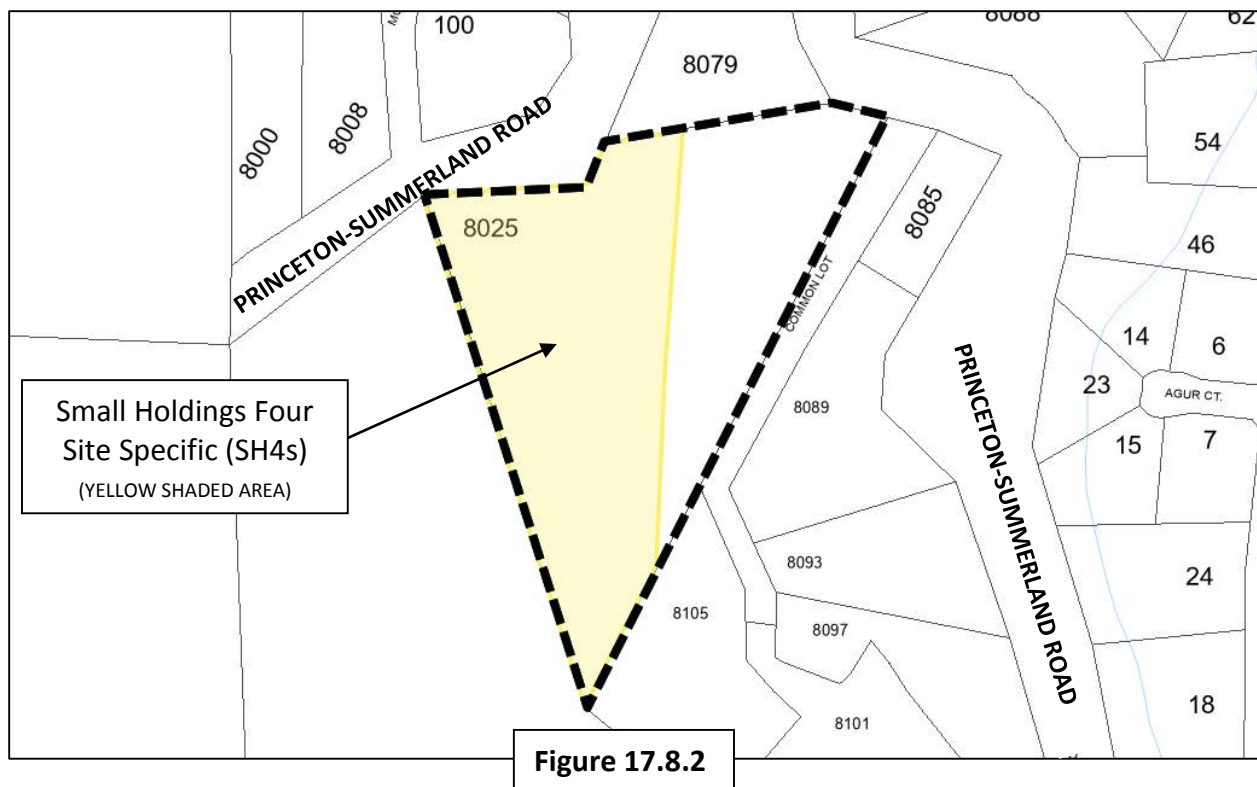
17.8 Site Specific Small Holdings Four (SH4s) Provisions:

.1 in the case of land described as Lot 8, Plan KAP647, District Lot 2888, ODYD, Except Plan A67 (15 Deans Road), and shown shaded yellow on Figure 17.8.1:

a) despite Section 11.4.3, the minimum parcel size for subdivision shall be 1.47 ha.



- .2 in the case of an approximately 3.3 ha part of the land described as Lot 10, Plan 27332, District Lot 2893, ODYD, Except Plan KAP51912 (8025 Princeton-Summerland Road), and shown shaded yellow on Figure 17.8.2:
- a) despite Section 7.18.2, the maximum floor area utilized for a home industry, including the indoor and outdoor storage of materials, commodities or finished products associated with the home industry shall not exceed 300.0 m².



xvii) replacing Section 17.9 (Residential Single Family One Site Specific (RS1s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.9 Site Specific Small Holdings West Bench (SH5s) Provisions:

- .1 in the case of land shown described as Lot 146, Plan KAP8166, District Lot 5076, ODYD, Except Plan 21461 KAP64111, except part north of Lot 1 & E of road all on Plan 21461 (1400 Spartan Drive) and shown in yellow on Figure 17.9.1, the following provisions shall apply:
 - a) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 10.9.1: 1. “winery”.
 - b) the maximum floor area of a “winery” shall not exceed 55.0 m².

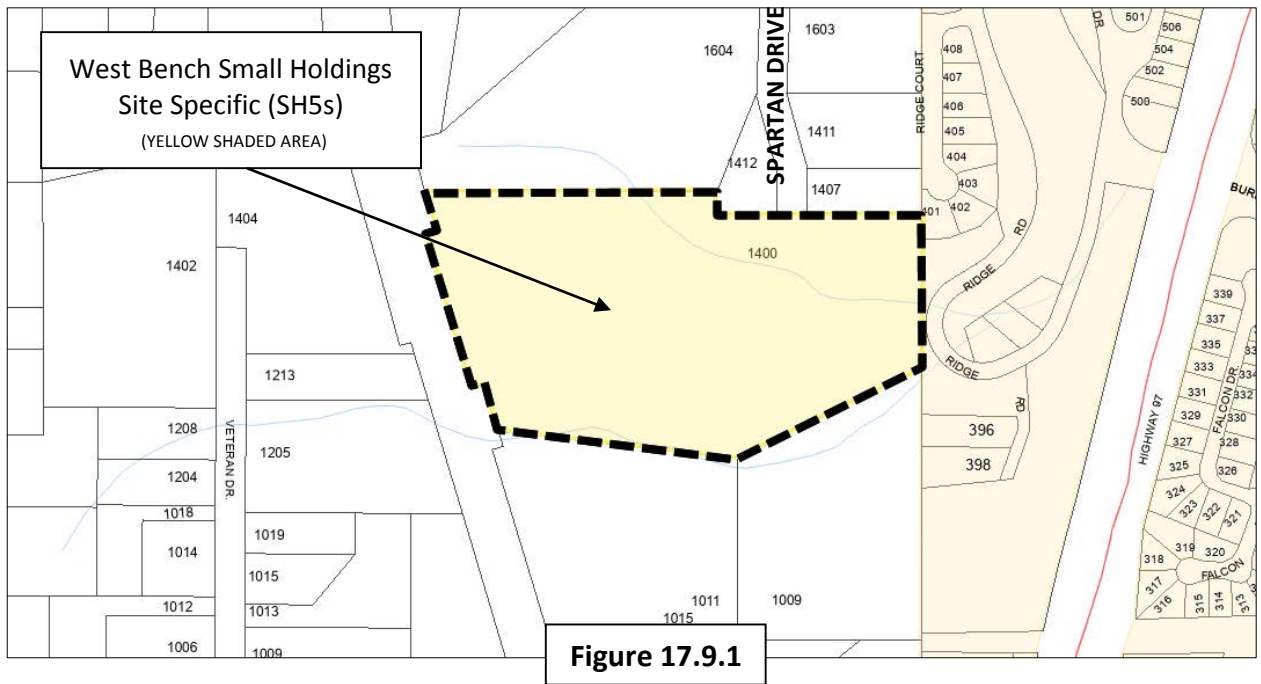


Figure 17.9.1

xviii) replacing Section 17.10 (Residential Single Family Two Site Specific (RS2s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.10 Site Specific Low Density Residential Two (RS2s) Provisions:

.1 Not applicable.

xix) replacing Section 17.11 (Residential Multiple Family Site Specific (RM1s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.11 Site Specific Low Density Residential Three (RS3s) Provisions:

.1 Not applicable.

xx) replacing Section 17.12 under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.12 Site Specific Medium Density Residential One (RM1s) Provisions:

.1 Not applicable.

xxi) replacing Section 17.24 (West Bench Low Density Residential Site Specific (RS6s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.24 Site Specific West Bench Low Density Residential (RS5s) Provisions:

.1 Not applicable.

xxii) replacing Section 18.1) (Comprehensive Development One (North Beach Estates) Zone) under Section 18.0 (Comprehensive Development) in its entirety with the following:

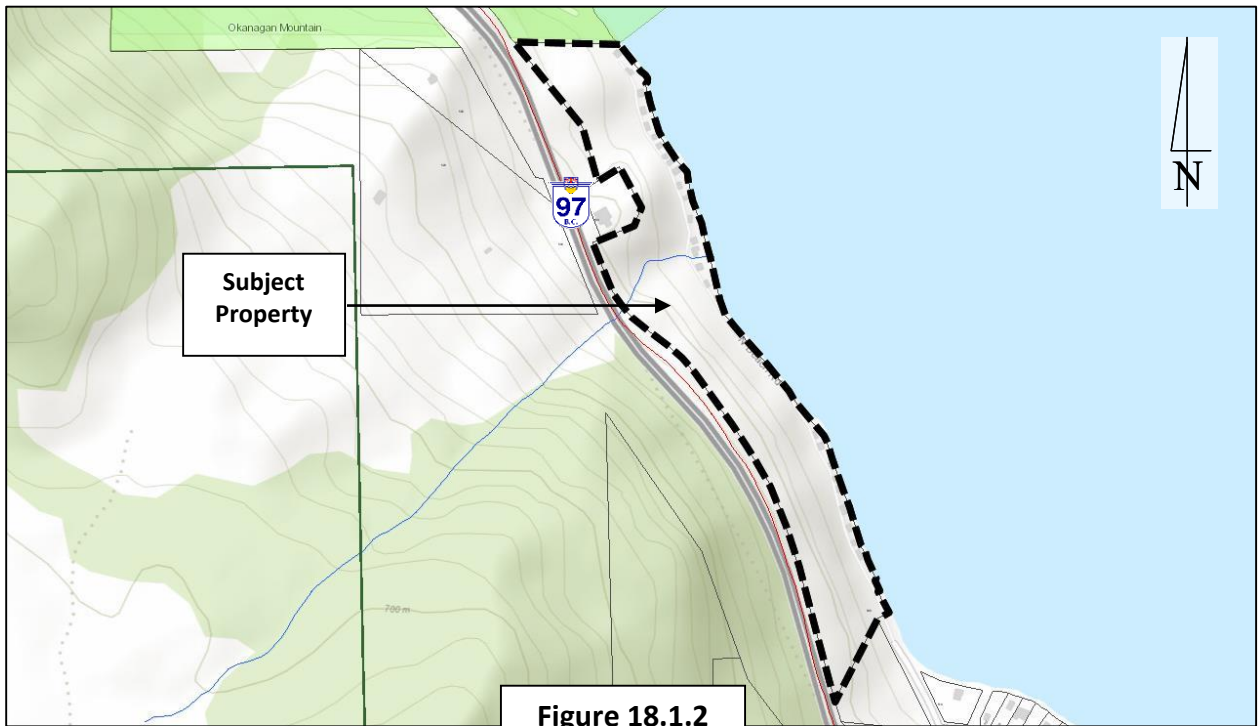
18.1 North Beach Estates Comprehensive Development Zone (CD1)

18.1.1 Purpose:

The purpose of the North Beach Estates Comprehensive Development Zone (CD1) is to create comprehensive, site-specific land use regulations for the parcel — hereinafter referred to as “North Beach Estates” — located at 506 North Beach Road (legally described as District Lot 2694, Osoyoos Division, Yale District, except: Plans 11635 and 13218 and 14500; That Part Which Lies to the West of the Most Westerly Boundary of the Highway as shown on Plan H578; and Plans H578, B3611 and KAP75221) in order to reconcile the historical lawful non-conforming land use pattern on the lands with the regulations of the Zoning Bylaw and the policies of the Official Community Plan Bylaw.

18.1.2 Location:

The property is situated between the east side of Highway 97 and the west side of Okanagan Lake, adjacent to the Okanagan Lake Provincial Park.



18.1.3 North Beach Estates Share Lots:

A plan that identifies the North Beach Estates Share lots, and which is based upon a Plan entitled "Sketch of Parcel and Share Lot Plan on Remainder of D.L. 2694, O.D.Y.D." prepared by AM Surveying and Services Ltd. and dated February 10, 2009, is included at Schedule '3' to this Bylaw, and forms part of this Bylaw.

18.1.4 Background:

In 1964, North Beach Estates Limited (Incorporation # BC0060201) acquired the North Beach Estates Lands and facilitated the residential development of the lands. By virtue of ownership in the corporation, each shareholder was granted exclusive use of a defined portion of the lands and was permitted under the Articles of Association one single family dwelling and one guest cabin.

Situated on a narrow strip of land between the shore of Okanagan Lake to the east and the toe of a steep bluff to the west, these dwellings share a number of unique locational challenges, including, but not limited to, geotechnical, roadway, riparian, and servicing.

In 1972, Regional District Zoning Bylaw No. 68, 1969 became applicable to the lands, rendering the dwellings on the property lawful non-conforming and severely restricting their long-term sustainability. This CD Zone recognizes the historical lawful non-conforming use of the lands and restricts further development of the site beyond the lawful non-conforming density.

18.1.5 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 Schedule '3' of this bylaw;

"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 Schedule ‘3’ of this bylaw;

“grade, finished” means the finished ground level at the perimeter of a building or structure, excluding any localized mounds or depressions such as those for vehicle or pedestrian entrances. Artificial embankments shall not be considered finished grade.

“height” means the vertical distance from the average finished grade to the highest point of the roof of the building or structure;

“Official Community Plan” means Electoral Area “F” Official Community Plan Bylaw;

“parcel” means the land shown outlined in black in Figure 17.1.2 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 Schedule ‘3’ of this bylaw;

“share lots” means the 23 surveyed portions of the parcel reserved for the exclusive use and enjoyment of a shareholder in the corporation, and shown on Schedule ‘3’ of this bylaw;

“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;

“zoning bylaw” means Electoral Area “F” Zoning Bylaw, or subsequent enactments;

“Zone” means the North Beach Estates Comprehensive Development Zone (CD1).

18.1.6 Reference to Zoning Bylaw:

Except where explicitly listed in this CD1 zone, all regulations, standards and definitions shall be those stated in the Zoning Bylaw.

18.1.7 Permitted Uses for Share Lots:

Principal Uses:

- a) single detached dwelling or manufactured home;

Accessory Uses:

- b) accessory buildings or structures, subject to Section 7.13, except there is no limit to the number permitted on each share lot;
- c) home occupation, subject to Section 7.17, and where no customers visit the site.

18.1.8 Permitted Uses for Common Property:

Principal Uses:

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

18.1.9 Minimum Parcel Sizes:

- a) 12.0 ha

18.1.10 Maximum Parcel Density and Share Lot Density:

- a) 23 share lots per parcel, as shown on Schedule '3' of this bylaw;
- b) one (1) single detached dwelling or manufactured home per share lot.

18.1.11 Minimum Setbacks:

- a) for All Buildings and Structures on a Share Lot:
 - i) Front share lot line: 6.0 metres
 - ii) Rear share lot line: 0.0 metres
 - iii) Interior side share lot line: 1.2 metres
 - iv) Exterior side share lot line: 1.2 metres
- b) for All Buildings and Structures on Common Property:
 - i) Front share lot line: 10.0 metres
 - ii) Rear share lot line: 10.0 metres
 - iii) Interior side share lot line: 10.0 metres
 - iv) Exterior side share lot line: 10.0 metres

18.1.12 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.

18.1.13 Maximum Share Lot Coverage:

- a) 50%

16. The Zoning Map, being Schedule '2' of the Electoral Area "F" Zoning Bylaw No. 2461, 2008, is amended by changing the land use designation of:
- i) the land described as Lot 1, Plan KAP85707, District Lot 2537, ODYD, and shown shaded yellow on Schedule 'F-201', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Low Density Residential Two (RS2).
 - ii) the land described as Lot 2, Plan KAP21666, District Lot 2537, ODYD, Except Plan KAP49475 (660 Highway 97), and shown shaded yellow on Schedule 'F-202', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Three (SH3).
 - iii) the land described as Lot 1, Plan KAP83875, District Lot 2537, ODYD, and shown shaded yellow on Schedule 'F-203', which forms part of this Bylaw, from Residential Single Family Two Site Specific (RS2s) to Low Density Residential Two (RS2).
 - iv) an approximately 4.5 ha area of land shown shaded yellow on Schedule 'F-204', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
 - v) the land described as Lot 1, Plan KAP36216, District Lot 2694, ODYD, Except Plan KAP75052, and shown shaded yellow on Schedule 'F-205', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
 - vi) the land shown shaded yellow on Schedule 'F-206', which forms part of this Bylaw, from Small Holdings Four (SH2) to Small Holdings Two (SH2).
 - vii) the land shown shaded purple on Schedule 'F-206', which forms part of this Bylaw, from Small Holdings Four (SH4) to Resource Area (RA).
 - viii) the land shown shaded yellow on Schedule 'F-207', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).

- ix) the land shown shaded yellow on Schedule 'F-208', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
 - x) the land shown shaded yellow on Schedule 'F-209', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
 - xi) the land shown shaded purple on Schedule 'F-209', which forms part of this Bylaw, from Small Holdings Four Site Specific (SH4s) to Small Holdings Two Site Specific (SH2s).
 - xii) the land shown shaded orange on Schedule 'F-209', which forms part of this Bylaw, from Resource Area (RA) to Small Holdings Three (SH3).
 - xiii) the land shown shaded yellow on Schedule 'F-210', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
 - xiv) the land shown shaded purple on Schedule 'F-210', which forms part of this Bylaw, from Small Holdings Two Site Specific (SH2s) to Small Holdings Four Site Specific (SH4s).
 - xv) the land shown shaded yellow on Schedule 'F-211', which forms part of this Bylaw, from West Bench Small Holdings Site Specific (SH6s) to West Bench Small Holdings Site Specific (SH5s).
 - xvi) the land shown shaded yellow on Schedule 'F-212', which forms part of this Bylaw, from West Bench Low Density Residential Site Specific (RS6s) to West Bench Low Density Residential (RS5).
 - xvii) the land shown shaded yellow on Schedule shaded purple on Schedule 'F-213', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
 - xviii) the land shown shaded yellow on Schedule shaded purple on Schedule 'F-214', which forms part of this Bylaw, from Small Holdings Two Site Specific (SH2s) to Small Holdings Four Site Specific (SH4s).
 - xix) changing the land use designation of all parcels zoned West Bench Low Density Residential (RS6) to West Bench Low Density Residential (RS5).
 - xx) changing the land use designation of all parcels zoned West Bench Small Holdings (SH6) to West Bench Small Holdings (SH5).
17. adding a new Schedule '3' (North Beach Estates Comprehensive Development Zone Map) as shown on the attached Schedule 'F-3', which forms part of this bylaw.

Electoral Area “I”

18. The Official Community Plan Map, being Schedule ‘B’ of the Electoral Area “I” Official Community Plan Bylaw No. 2683, 2016, is amended by changing the land use designation of:
- i) the land shown shaded yellow on Schedule ‘I-101’, which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - ii) the land shown shaded yellow on Schedule ‘I-102’, which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - iii) the land described as Lot A, Plan KAP55255, District Lot 103S, and shown shaded yellow on Schedule ‘I-103’, which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - iv) the land shown shaded yellow on Schedule ‘I-104’, which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - v) the land shown shaded yellow on Schedule ‘I-105’, which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - vi) the land shown shaded yellow on Schedule ‘I-106’, which forms part of this Bylaw, from Low Density Residential (LR) to Conservation Area (CA).
 - vii) the land shown shaded yellow on Schedule ‘I-107’, which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - viii) an approximately 1.1 ha part of the land described as District Lot 4098S, SDYD, Portion EX BLK A, Except Plan KAP53180, and shown shaded yellow on Schedule ‘I-108’, which forms part of this Bylaw, from Small Holdings (SH) to Resource Area (RA).
 - ix) the land shown shaded yellow on Schedule ‘I-109’, which forms part of this Bylaw, from Low Density Residential (LR) to Administrative, Cultural and Institutional (AI).
 - x) the land shown shaded yellow on Schedule ‘I-110’, which forms part of this Bylaw, from Small Holdings (SH) to Parks, Recreation and Trails (PR).
 - xi) the land shown shaded yellow on Schedule ‘I-111’, which forms part of this Bylaw, from Small Holdings (SH) to Parks, Recreation and Trails (PR).
 - xii) the land shown shaded yellow on Schedule ‘I-112’, which forms part of this Bylaw, from Small Holdings (SH) to Parks, Recreation and Trails (PR).

- xiii) the land shown shaded yellow on Schedule 'I-113', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- xiv) an approximately 20 ha area of the land described as Lot 1, Plan KAP49966, District Lot 2454S, Section 10, Township 88, SDYD, Except Plan KAP58896, and shown shaded yellow on Schedule 'I-114', which forms part of this Bylaw, from Small Holdings (SH) to Agriculture (AG).
- xv) an approximately 20 ha area of the land described as Lot 1, Plan KAP49966, District Lot 2454S, Section 10, Township 88, SDYD, Except Plan KAP58896, and shown shaded purple on Schedule 'I-114', which forms part of this Bylaw, from Agriculture (AG) to Resource Area (RA).

19. The Electoral Area "I" Zoning Bylaw No. 2457, 2008, is amended by:

- i) replacing the sub-section titled "Rural Zones" under Section 5.1 (Zoning Districts) in its entirety with the following:

Rural Zones

Resource Area Zone	RA
Agriculture One Zone	AG1
Agriculture Three Zone	AG3
Large Holdings One Zone	LH1
Large Holdings Two Zone	LH2

- ii) adding a new sub-section titled "Small Holdings Zones" under Section 5.1 (Zoning Districts) to read as follows:

Small Holdings Zones

Small Holdings One Zone	SH1
Small Holdings Three Zone	SH3
Small Holdings Four Zone	SH4

- iii) replacing the sub-section titled "Low Density Residential Zones" under Section 5.1 (Zoning Districts) in its entirety with the following:

Low Density Residential Zones

Low Density Residential Two Zone	RS2
Low Density Residential Three Zone	RS3
Low Density Residential Apex Alpine Zone	RS4
Low Density Residential Apex Alpine Duplex Zone	RD2

- iv) replacing Section 10.6 (Small Holdings Two Zone) in its entirety with the following:
10.6 *deleted*
- v) replacing Section 10.7 (Small Holdings Three Zone) in its entirety with the following:
10.7 *deleted*
- vi) replacing Section 10.8 (Small Holdings Four Zone) in its entirety with the following:
10.8 *deleted*
- vii) replacing Section 10.9 (Small Holdings Five Zone) in its entirety with the following:
10.9 *deleted*
- viii) adding a new Section 11.0 (Small Holdings) to read as follows and renumbering all subsequent sections:

11.0 SMALL HOLDINGS

11.1 SMALL HOLDINGS ONE ZONE (SH1)

11.1.1 Permitted Uses:

Principal Uses:

- a) single detached dwellings;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12; and
- f) accessory building and structure, subject to Section 7.13.

11.1.2 Site Specific Small Holdings One (SH1s) Regulations:

- a) see Section 19.5

11.1.3 Minimum Parcel Size for Subdivision:

- a) 0.25 ha, when connected to a community sewer and water system; or
- c) 1.0 ha, when serviced by a well and an approved septic system.

11.1.4 Minimum Parcel Width for Subdivision:

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

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.1.6 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: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres

11.1.7 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.

11.1.8 Maximum Parcel Coverage:

- a) 35%

11.1.9 Minimum Building Width:

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

11.3 SMALL HOLDINGS THREE ZONE (SH3)

11.3.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12; and
- g) accessory building and structure, subject to Section 7.13.

11.3.2 Site Specific Small Holdings Three (SH3s) Regulations:

- a) see Section 19.7

11.3.3 Minimum Parcel Size for Subdivision:

- a) 1.0 ha

11.3.4 Minimum Parcel Width for Subdivision:

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

11.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.3.6 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
- b) Accessory 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

- c) Despite Section 11.3.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.3.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.3.7 Maximum Height:

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

11.3.8 Maximum Parcel Coverage:

- a) 20%

11.3.9 Minimum Building Width:

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

11.4 SMALL HOLDINGS FOUR ZONE (SH4)

11.4.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) agriculture, subject to Section 7.24;
- c) accessory dwelling, subject to Section 7.11;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home industry, subject to Section 7.18;
- f) home occupation, subject to Section 7.17;
- g) secondary suite, subject to Section 7.12; and
- h) accessory building and structure, subject to Section 7.13.

11.4.2 Site Specific Small Holdings Four (SH4s) Regulations:

- a) see Section 19.8

11.4.3 Minimum Parcel Size for Subdivision:

- a) 2.0 ha

11.4.4 Minimum Parcel Width for Subdivision:

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

11.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.4.6 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
- b) Accessory 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
- c) Despite Section 11.4.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.4.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres

- ii) Rear parcel line: 30.0 metres
- iii) Interior side parcel line: 30.0 metres
- iv) Exterior side parcel line: 30.0 metres

11.4.7 Maximum Height:

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

11.4.8 Maximum Parcel Coverage:

- a) 15%

11.4.9 Minimum Building Width:

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

- ix) replacing Section 11.1 (Residential Single Family One (RS1)) under 11.0 (Low Density Residential) in its entirety with the following:

11.1 LOW DENSITY RESIDENTIAL TWO ZONE (RS2)

11.1.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12;
- f) accessory building and structure, subject to Section 7.13.

11.1.2 Site Specific Low Density Residential Two (RS2s) Provisions:

- a) see Section 19.9

11.1.3 Minimum Parcel Size for Subdivision:

- a) 500.0 m², when connected to a community sewer and water system;
- b) 1.0 ha, when serviced by a well and an approved septic system; or
- c) 60.0 ha, when a parcel is situated within the “Radio Frequency Interference Area” as shown on Schedule ‘3’ to this bylaw.

11.1.4 Minimum Parcel Width for Subdivision:

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

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.1.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.1.7 Maximum Height:

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

11.1.8 Maximum Parcel Coverage:

- a) 35%

11.1.9 Minimum Building Width:

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

- x) replacing Section 11.2 (Residential Single Family One (RS2) Zone) under Section 11.0 (Low Density Residential) in its entirety with the following;

11.2 LOW DENSITY RESIDENTIAL THREE ZONE (RS3)

11.2.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12;
- f) accessory building and structure, subject to Section 7.13.

11.2.2 Site Specific Low Density Residential Three (RS3s) Provisions:

- a) see Section 19.10

11.2.3 Minimum Parcel Size for Subdivision:

- a) 1,000.0 m², when connected to a community sewer and water system;
- b) 1.0 ha, when serviced by a well and an approved septic system; or
- c) 60.0 ha, when a parcel is situated within the “Radio Frequency Interference Area” as shown on Schedule ‘3’ to this bylaw.

11.2.4 Minimum Parcel Width for Subdivision:

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

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.2.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.2.7 Maximum Height:

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

11.2.8 Maximum Parcel Coverage:

- a) 35%

11.2.9 Minimum Building Width:

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

- xi) replacing Section 19.5 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.5 Site Specific Small Holdings One (SH1s) Regulations:

- .1 Not applicable.

- xii) replacing Section 19.6 (Site Specific Small Holdings Three (SH3s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.6 Site Specific Small Holdings Two (SH2s) Provisions:

- .1 Not applicable.

- xiii) replacing Section 19.7 (Site Specific Residential Single Family One (RS1s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.7 Site Specific Small Holdings Three (SH3s) Provisions:

- .1 Not applicable.

- xiv) replacing Section 19.8 (Site Specific Residential Single Family Two (RS2s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.8 Site Specific Small Holdings Four (SH4s) Provisions:

- .1 Not applicable.

- xv) replacing Section 19.9 (Site Specific Residential Apex Alpine (RS4s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

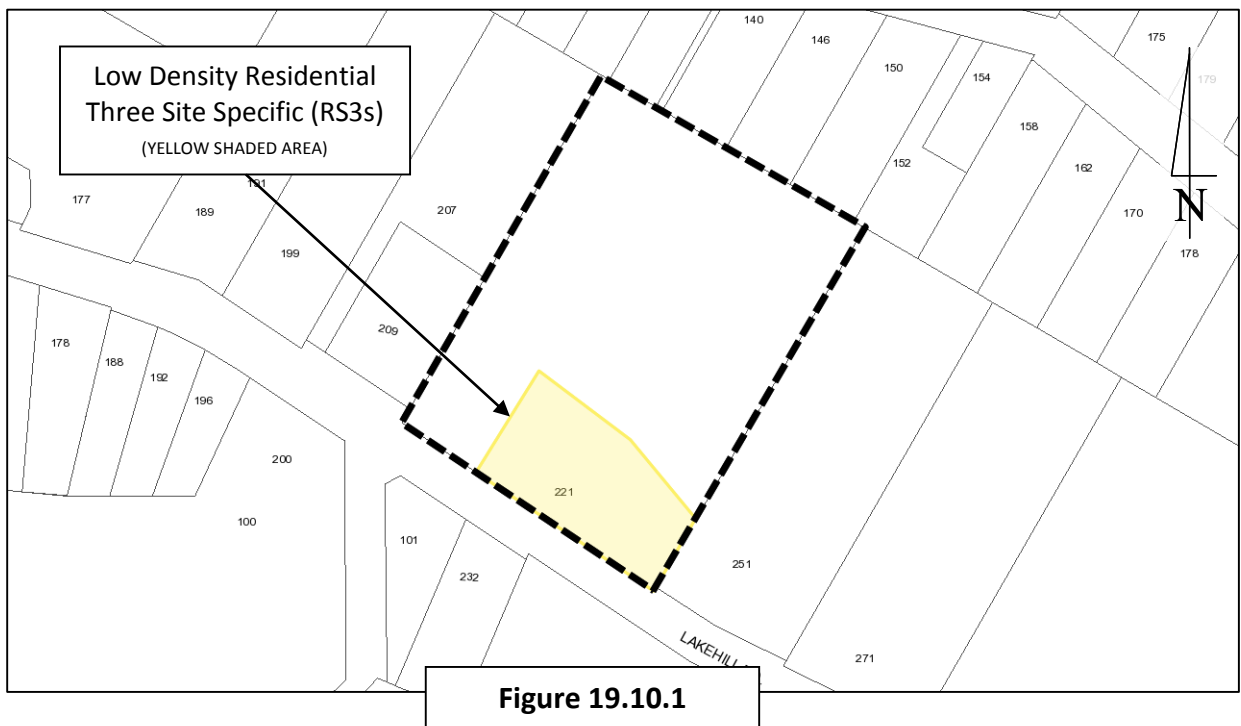
19.9 Site Specific Low Density Residential Two (RS2s) Provisions:

- .1 Not applicable.

xvi) replacing Section 19.10 (Site Specific Residential Manufactured Home Park (RSM1s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.10 Site Specific Low Density Residential Three (RS3s) Provisions:

- .1 in the case of land described as Lot 96, Plan KAP719, District Lot 104S, SDYD (221 Lakehill Road), and shown shaded yellow on Figure 19.10.1;
 - i) the following accessory uses accessory use(s) shall be permitted on the land in addition to the permitted uses listed in Section 11.2.1:
 - a) home industry, subject to Section 7.18.
 - ii) despite Section 7.18.1, a home industry shall be permitted on a parcel less than 2.0 ha in size.



xvii) replacing Section 19.11 (Site Specific Residential Cottage (RCs) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.11 Site Specific Low Density Residential Apex Alpine (RS4s) Provisions:

- .1 Not applicable.

xviii) replacing Section 19.12 (Site Specific Medium Density Residential One (RM1s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.12 Site Specific Low Density Residential Manufactured Home Park (RSM1s) Provisions:

.1 Not applicable.

- xix) replacing Section 19.13 (Site Specific Apex Mountain Village (AMVs) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.13 Site Specific Medium Density Residential One (RM1s) Provisions:

.1 Not applicable.

- xx) adding a new Section 19.15 (Site Specific Apex Mountain Village (AMVs) Provisions) under Section 19.0 (Site Specific Designations) to read as follows and renumbering all subsequent sections:

19.15 Site Specific Apex Mountain Village (AMVs) Provisions:

.1 Not applicable.

- xxi) replacing Section 19.15 (Site Specific General Commercial (C1s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.15 Site Specific General Commercial (C1s) Provisions:

.1 Not applicable.

- xxii) replacing Section 19.27 (Site Specific Small Holdings Four (SH4s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.27 *deleted.*

- xxiii) replacing Section 19.28 (Site Specific Small Holdings Five (SH5s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.28 *deleted.*

20. The Zoning Map, being Schedule '2' of the Electoral Area "I" Zoning Bylaw No. 2457, 2008, is amended by changing the land use designation of:

- i) the land described as District Lot 3569S, SDYD, and shown shaded yellow on Schedule 'I-201', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Large Holdings One (LH1).
- ii) an approximately 4,320 m² area of the land described as Lot 1, Plan KAP81026, District Lot 3757, SDYD (550 Highway 97) and shown shaded yellow on Schedule 'I-202', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Agriculture One (AG1).

- iii) the land shown shaded yellow on Schedule 'I-203', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Small Holdings One (SH1).
- iv) an approximately 3.85 ha area of the land shown shaded yellow on Schedule 'I-204', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Agriculture One (AG1).
- v) the land shown shaded yellow on Schedule 'I-205', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Small Holdings One (SH1).
- vi) the land shown shaded yellow on Schedule 'I-206', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- vii) the land shown shaded yellow on Schedule 'I-207', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- viii) the land described as Lot A, Plan KAP55255, District Lot 103S, SDYD, and shown shaded yellow on Schedule 'I-208', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
- ix) the land shown shaded yellow on Schedule 'I-209', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- x) the land shown shaded yellow on Schedule 'I-210', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xi) the land shown shaded yellow on Schedule 'I-211', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
- xii) the land shown shaded yellow on Schedule 'I-212', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
- xiii) the land shown shaded yellow on Schedule 'I-213', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Low Density Residential Three (RS3).
- xiv) the land shown shaded yellow on Schedule 'I-214', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Agriculture One (AG1).
- xv) an approximately 0.75 ha area of the land described as Lot 1, Plan KAP65107, District Lot 104S & 105S, SDYD, and shown shaded yellow on Schedule 'I-215', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Conservation Area (CA).

- xvi) an approximately 0.26 ha area of the land described as Lot 1, Plan KAP65107, District Lot 104S & 105S, SDYD, and shown shaded purple on Schedule 'I-215', which forms part of this Bylaw, from Agriculture One (AG1) to Conservation Area (CA).
- xvii) the land shown shaded yellow on Schedule 'I-216', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Small Holdings One (SH1).
- xviii) an approximately 1,200 m² area of the land described as Lot A, Plan KAP2198, District Lot 104S, SDYD, and shown shaded purple on Schedule 'I-216', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Agriculture One (AG1).
- xix) the land shown shaded yellow on Schedule 'I-217', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Low Density Residential (RS3).
- xx) the land described as Lot A, Plan EPP75314, District Lot 104S, SDYD, and shown shaded purple on Schedule 'I-217', which forms part of this Bylaw, from Residential Single Family Two Site Specific (RS2s) to Low Density Residential Site Specific (RS3s).
- xxi) the land shown shaded yellow on Schedule 'I-218', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
- xxii) an approximately 1.1 ha part of the land described as District Lot 4098S, SDYD, Portion EX BLK A, Except Plan KAP53180, and shown shaded yellow on Schedule 'I-219', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Resource Area (RA).
- xxiii) the land shown shaded yellow on Schedule 'I-220', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Low Density Residential Three (RS3).
- xxiv) the land shown shaded purple on Schedule 'I-220', which forms part of this bylaw, from Residential Single Family Two (RS2) to Administrative and Institutional (AI).
- xxv) the land shown shaded yellow on Schedule 'I-221', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings One (SH1).
- xxvi) the land shown shaded purple on Schedule 'I-221', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Small Holdings One (SH1).

- xxvii) the land shown shaded yellow on Schedule 'I-222', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Small Holdings One (SH1).
- xxviii) the land shown shaded green on Schedule 'I-222', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Parks and Recreation (PR).
- xxix) the land shown shaded yellow on Schedule 'I-223', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Small Holdings One (SH1).
- xxx) the land shown shaded green on Schedule 'I-223', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Parks and Recreation (PR).
- xxxi) the land shown shaded yellow on Schedule 'I-224', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Small Holdings One (SH1).
- xxxii) the land shown shaded green on Schedule 'I-224', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Parks and Recreation (PR).
- xxxiii) the land shown shaded yellow on Schedule 'I-225', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings One (SH1).
- xxxiv) the land shown shaded purple on Schedule 'I-225', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Small Holdings One (SH1).
- xxxv) the land shown shaded yellow on Schedule 'I-226', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
- xxxvi) the land shown shaded yellow on Schedule 'I-227', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
- xxxvii) the land shown shaded yellow on Schedule 'I-228', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Small Holdings One (SH1).
- xxxviii) an approximately 4.8 ha area of the land described as Lot 1, Plan KAP49966, District Lot 2454S, Section 10, Township 88, SDYD, Except Plan KAP58896, and shown shaded purple on Schedule 'I-229', which forms part of this Bylaw, from Resource Area (RA) to Agriculture Three (AG3).
- xxxix) an approximately 20.5 ha area of the land described as Lot 1, Plan KAP49966, District Lot 2454S, Section 10, Township 88, SDYD, Except Plan KAP58896, and shown shaded yellow on Schedule 'I-229', which forms part of this Bylaw, from Small Holdings Three (SH3) to Resource Area (RA).

- xl) an approximately 18.4 ha area of the land described as Lot 1, Plan KAP49966, District Lot 2454S, Section 10, Township 88, SDYD, Except Plan KAP58896, and shown shaded green on Schedule 'I-229', which forms part of this Bylaw, from Resource Area (RA) to Agriculture Three (AG3).
- xli) the land shaded yellow on Schedule 'I-230', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
- xlii) the land shown shaded yellow on Schedule 'I-231', which forms part of this Bylaw, from Small Holdings Three (SH3) to Parks and Recreation (PR).
- xliii) the land shown shaded yellow on Schedule 'I-232', which forms part of this Bylaw, from Residential Single Family One Site Specific (RS1s) to Low Density Residential Two (RS2).
- xliv) the land shown shaded yellow on Schedule 'I-233', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings One (SH1).
- xlv) the land shown shaded yellow on Schedule 'I-234', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Low Density Residential Three (RS3).

READ A FIRST AND SECOND TIME this 23rd day of September, 2021.

PUBLIC HEARING held on this 21st day of October, 2021.

READ A THIRD TIME, AS AMENDED, this ____ day of _____, 2021.

I hereby certify the foregoing to be a true and correct copy of the "Electoral Area Zoning Amendment Bylaw No. 2892, 2021" as read a Third time by the Regional Board on this ____ day of _____, 2021.

Dated at Penticton, BC this ____ day of _____, 2021.

Corporate Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ____ day of _____, 2021.

For the Minister of Transportation & Infrastructure

ADOPTED this ____ day of _____, 2021.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

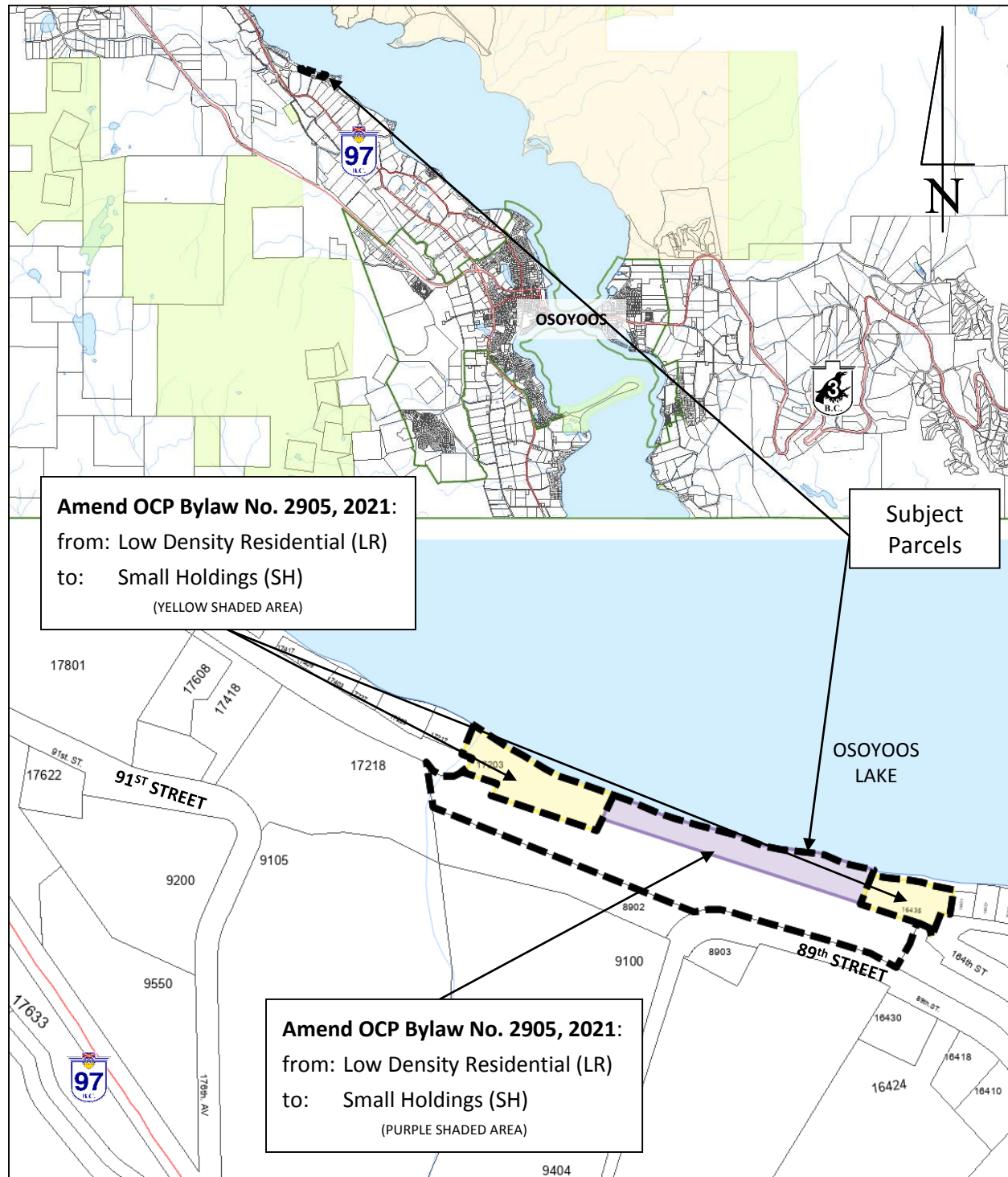
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File No. X2020.005-ZONE

Schedule 'A-101'



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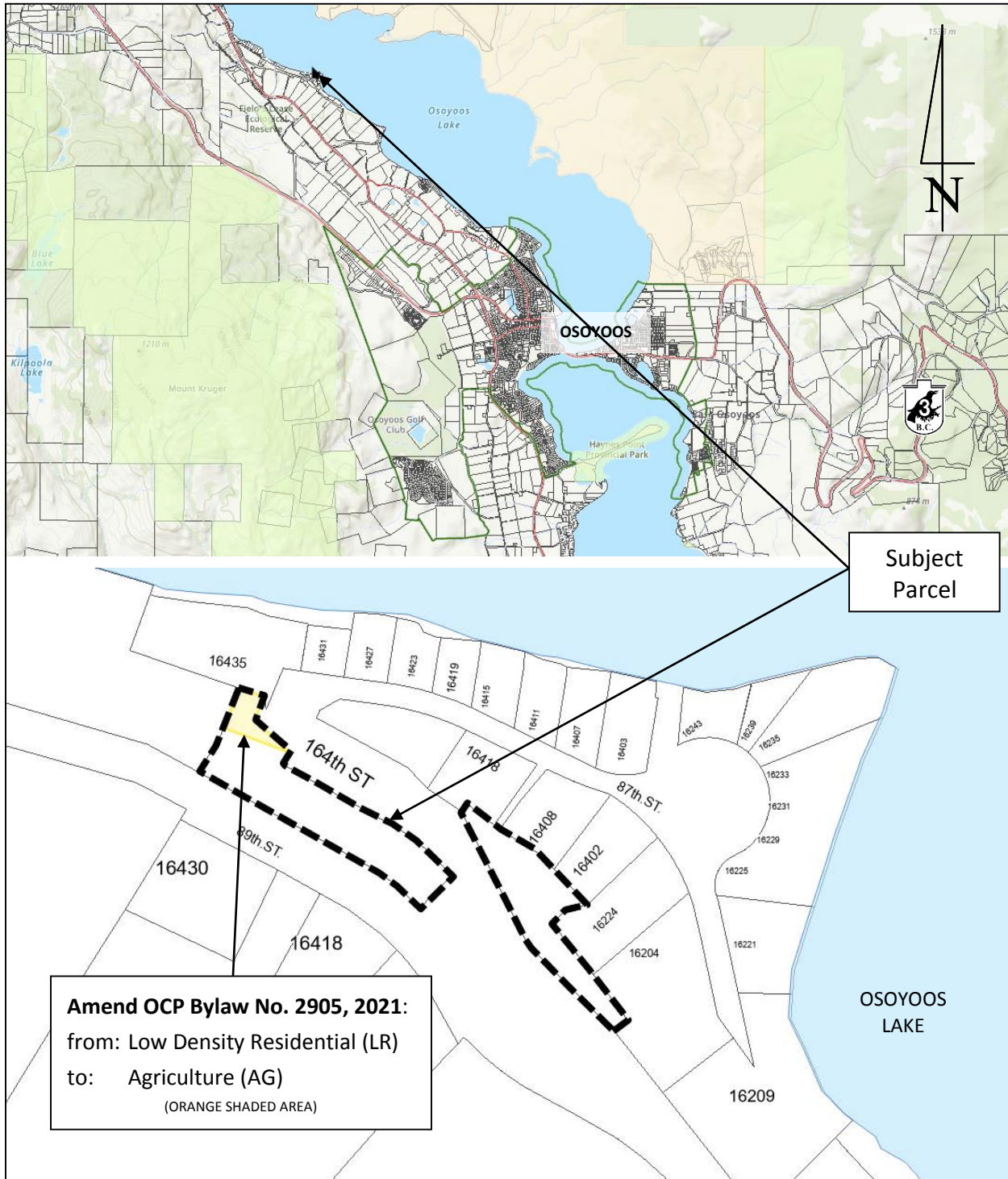
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Schedule 'A-102'



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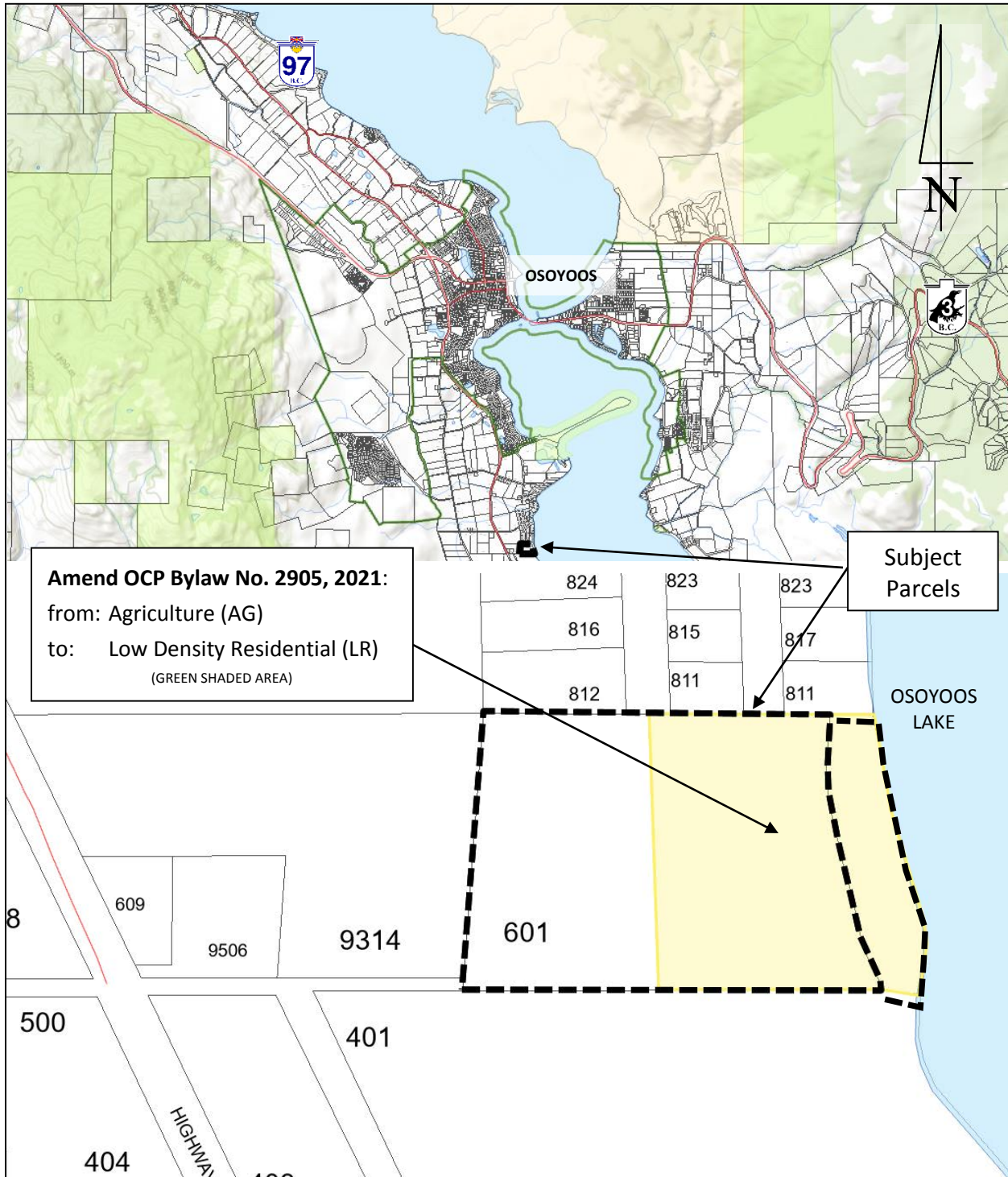
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Schedule 'A-103'



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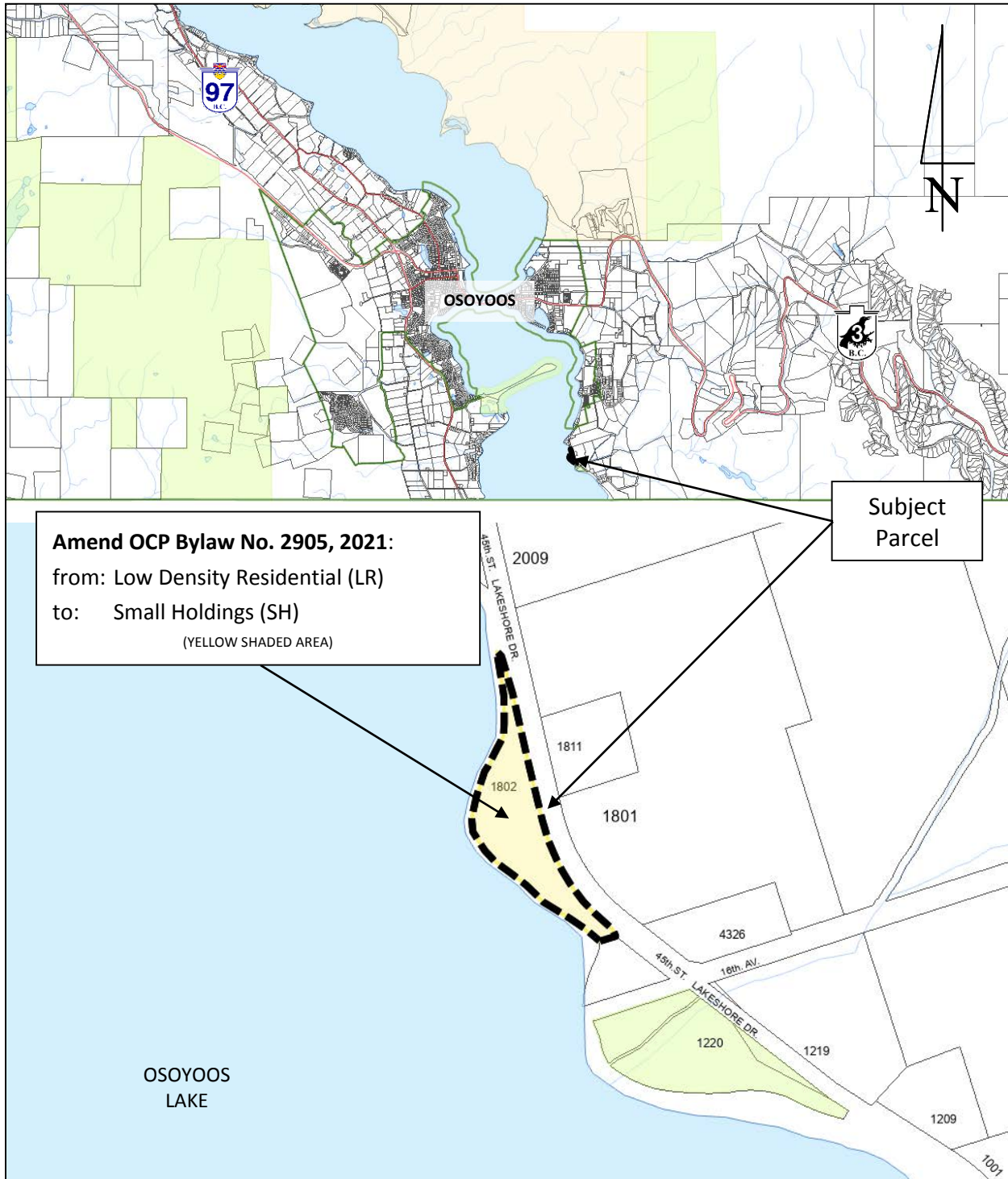
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Schedule 'A-104'



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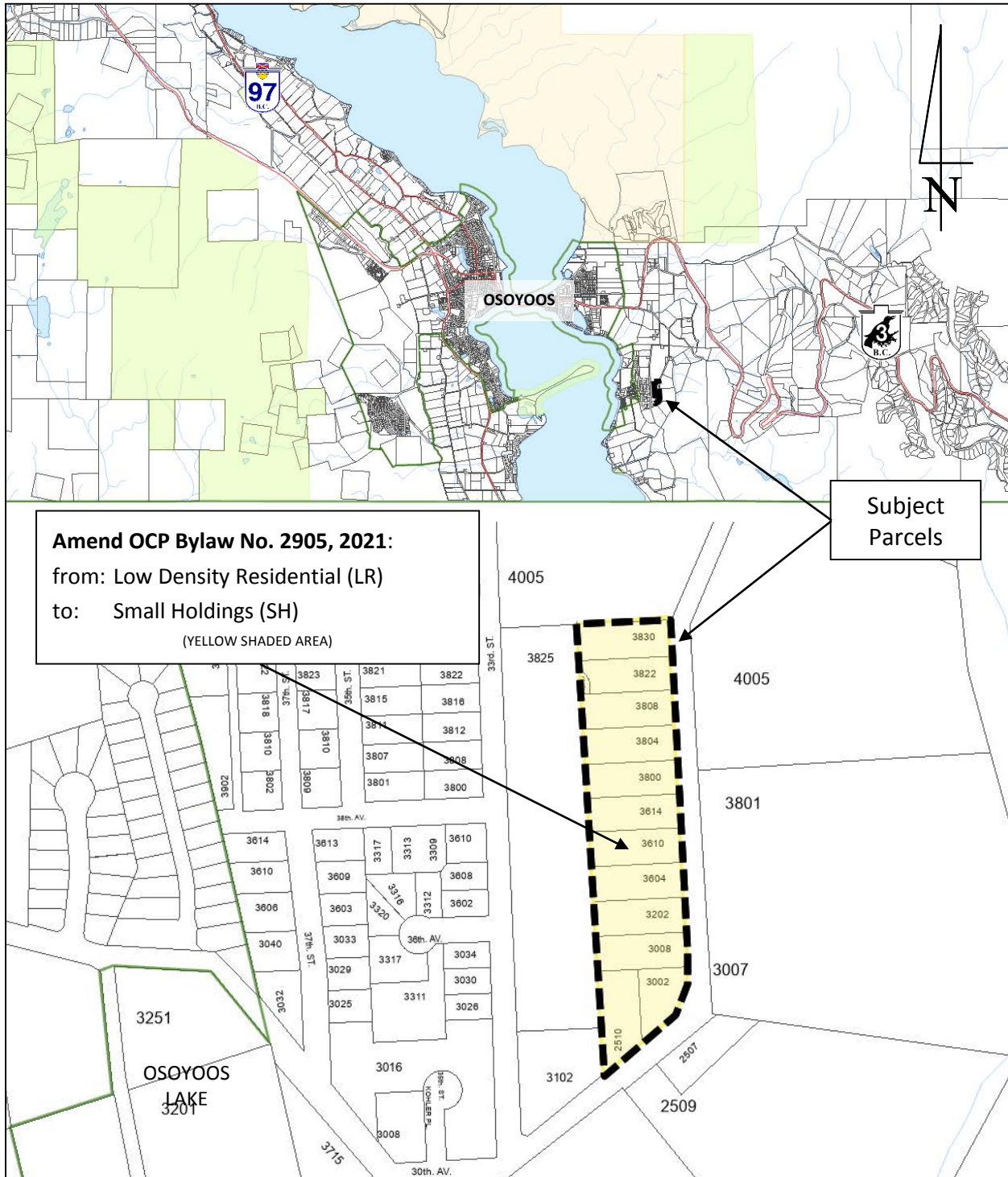
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Schedule 'A-105'



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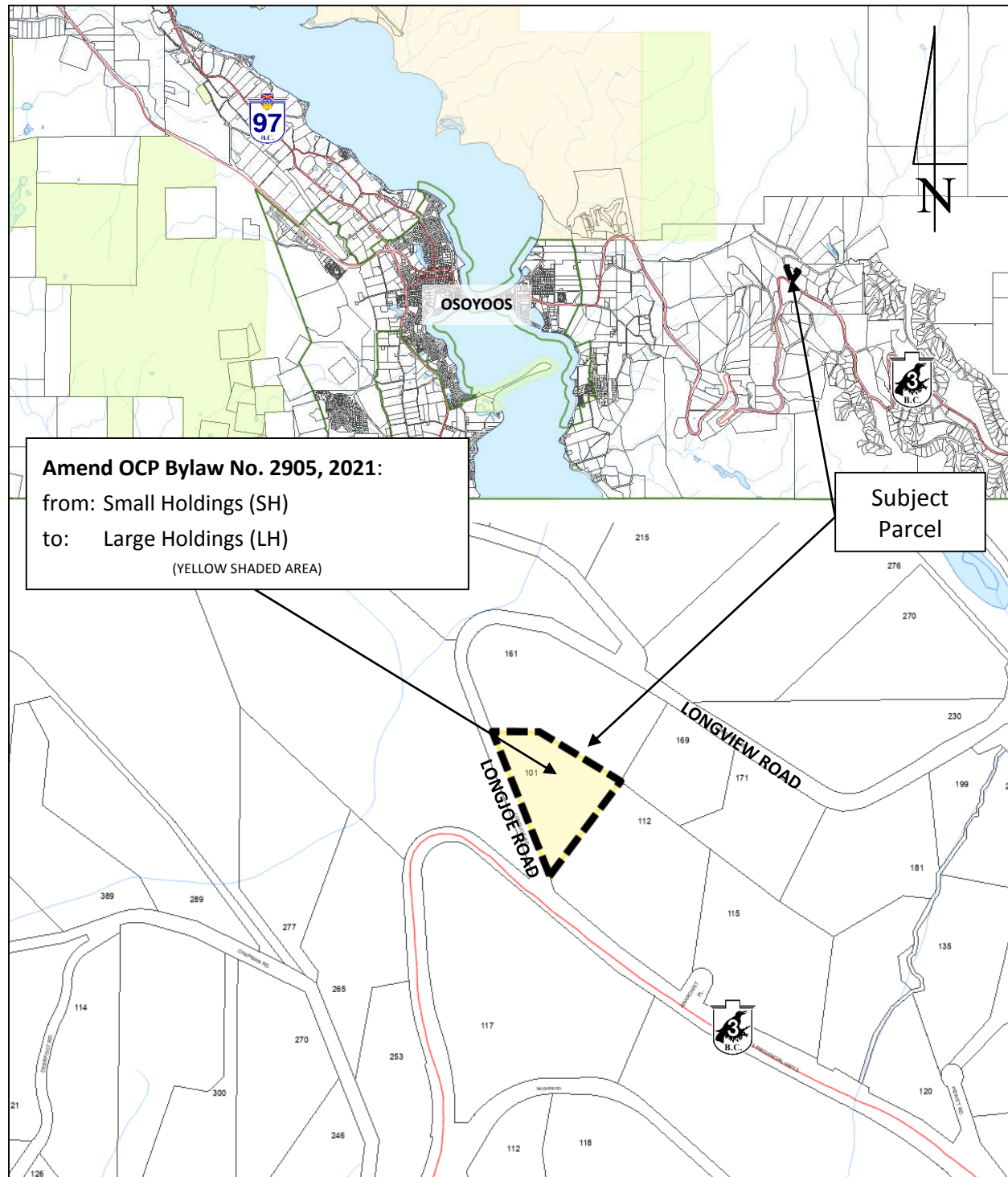
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Schedule 'A-106'



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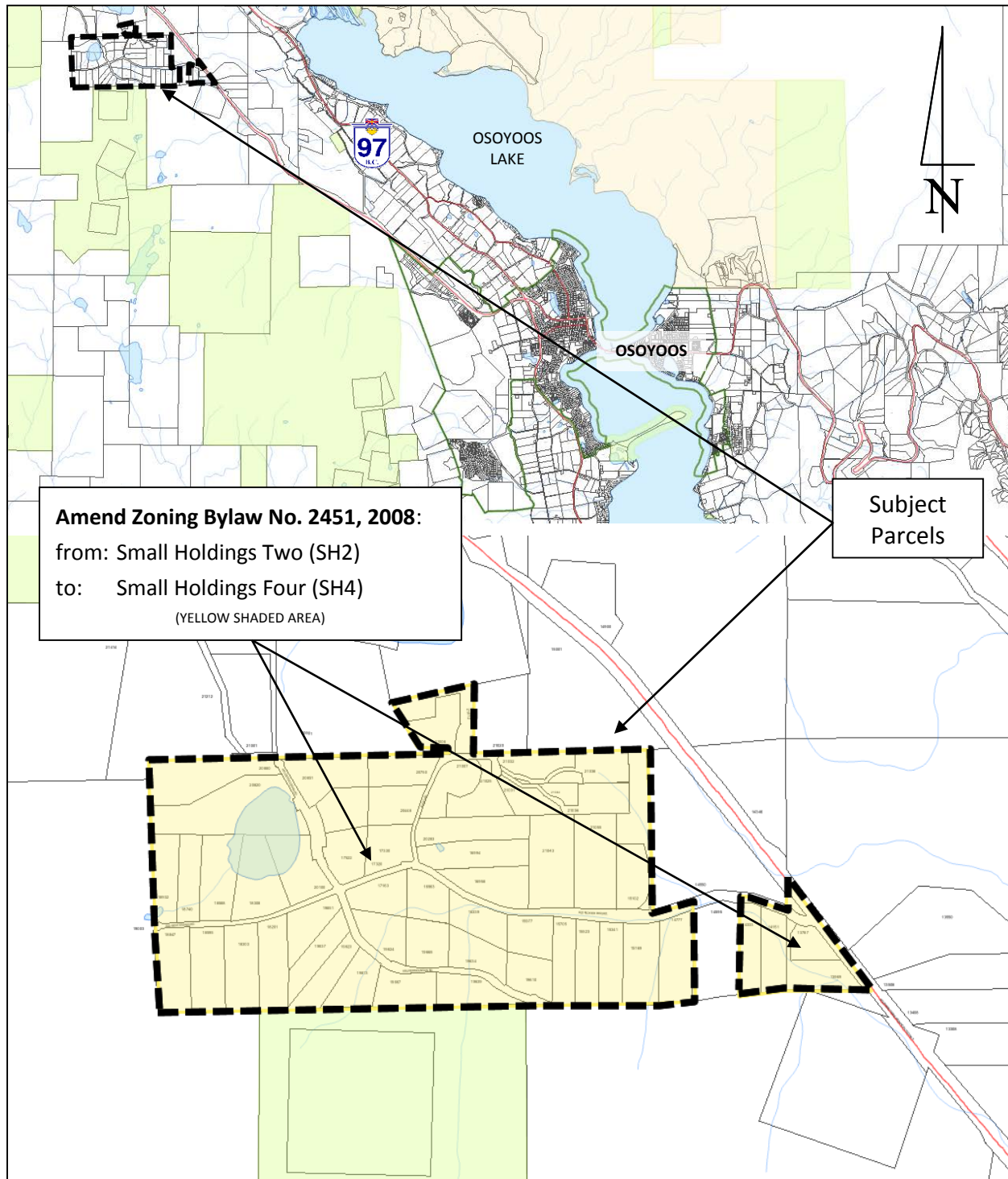
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Schedule 'A-201'



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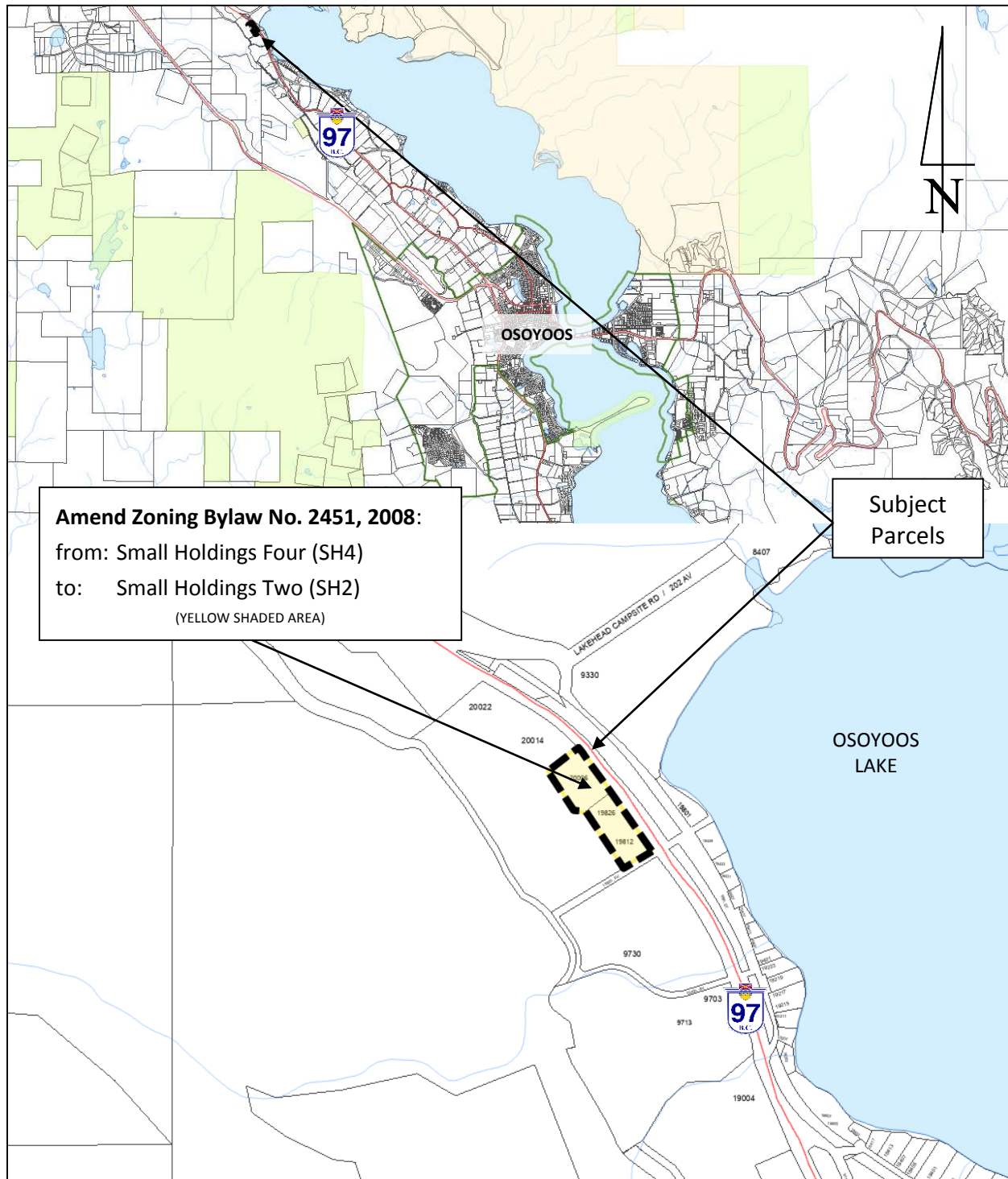
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Schedule 'A-202'



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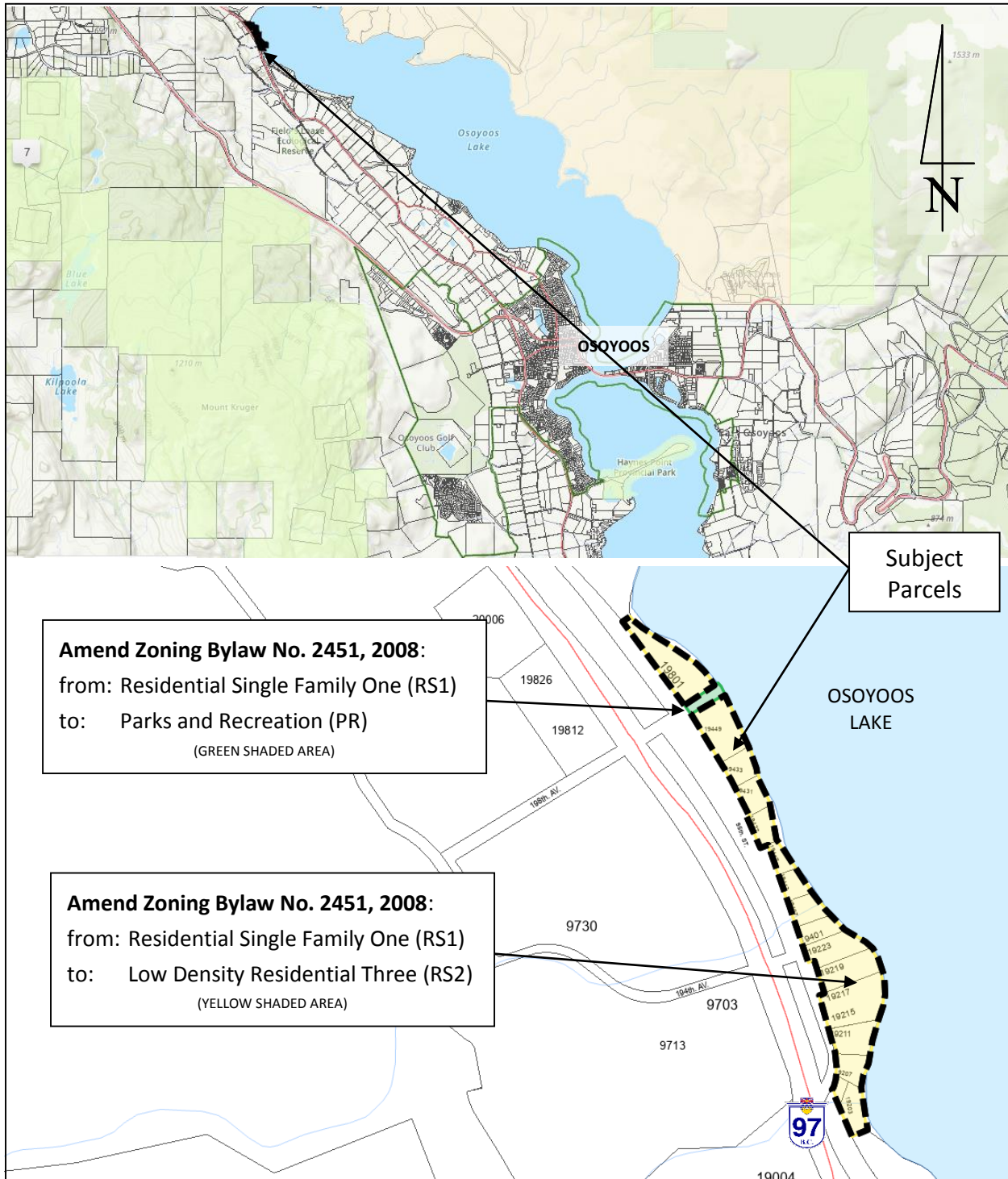
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Schedule 'A-203'



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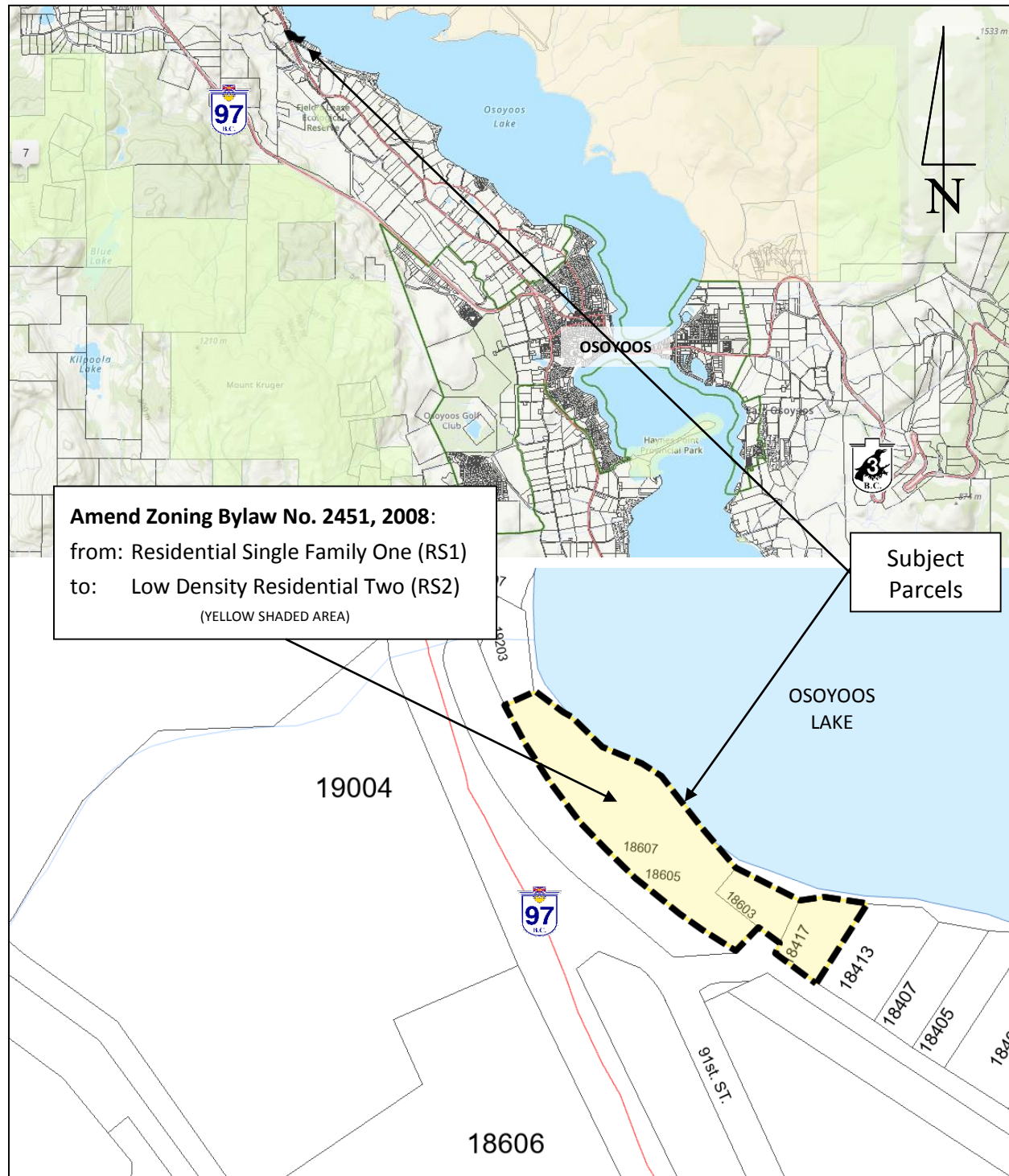
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Schedule 'A-204'



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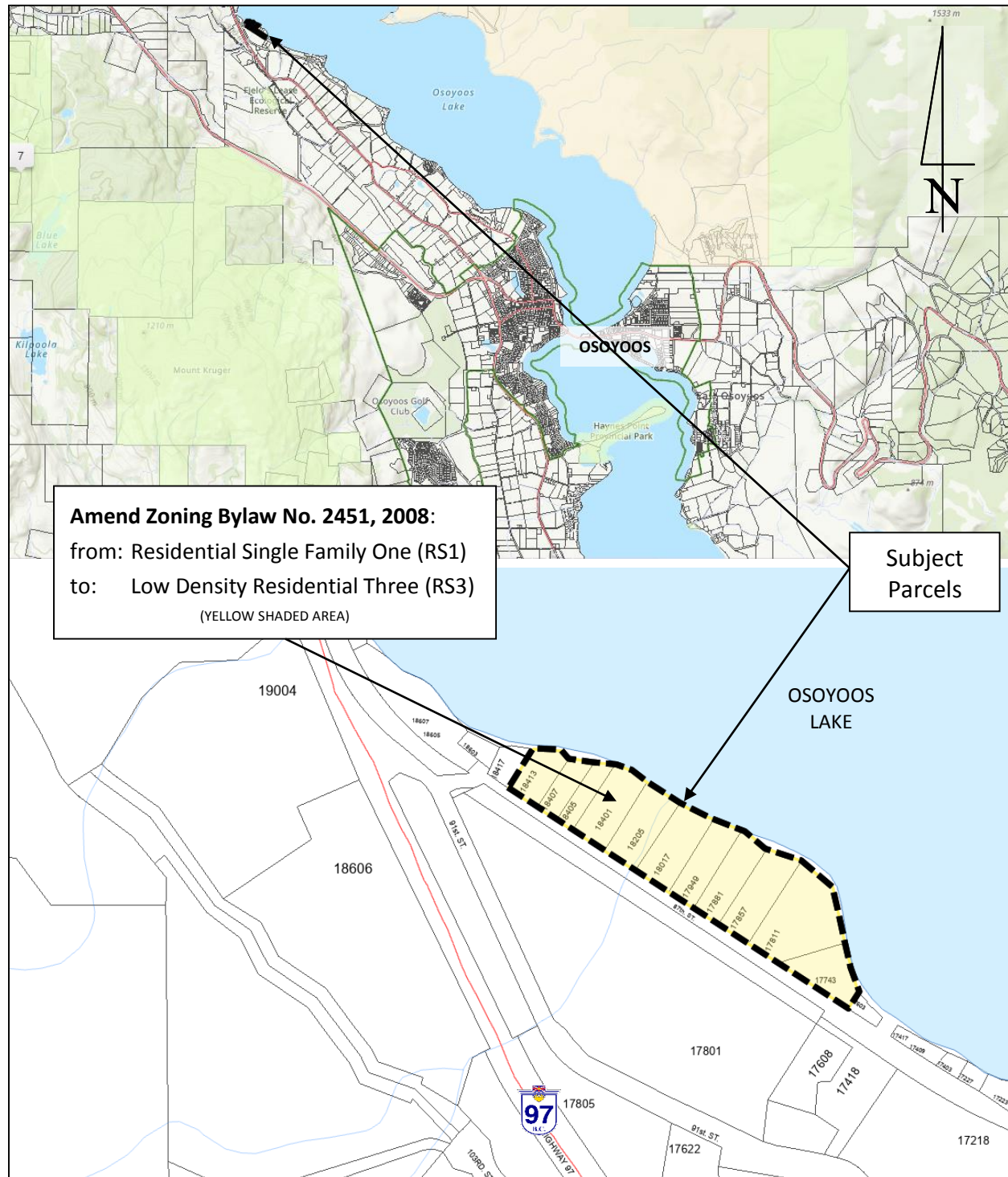
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'A-205'



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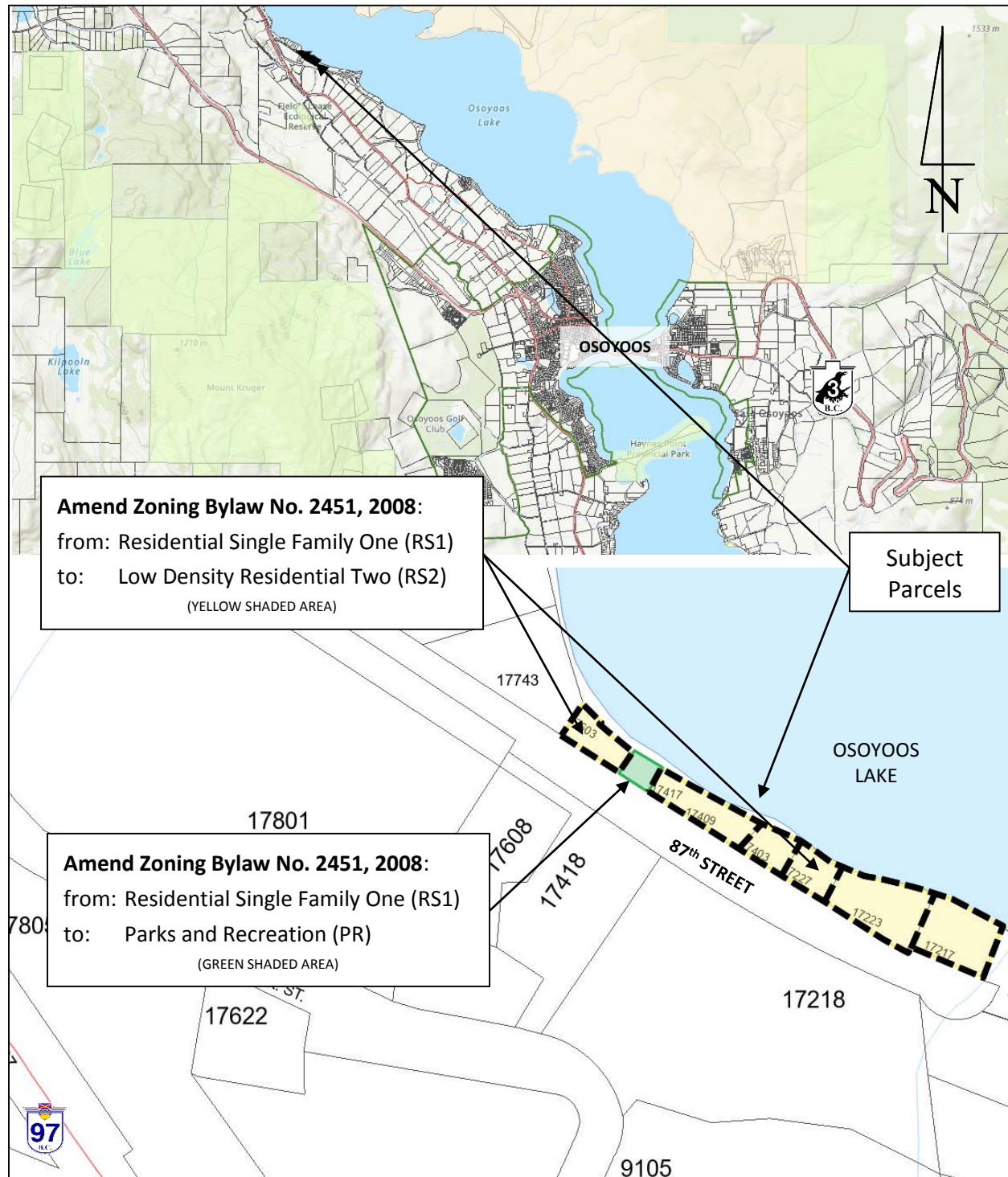
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'A-206'



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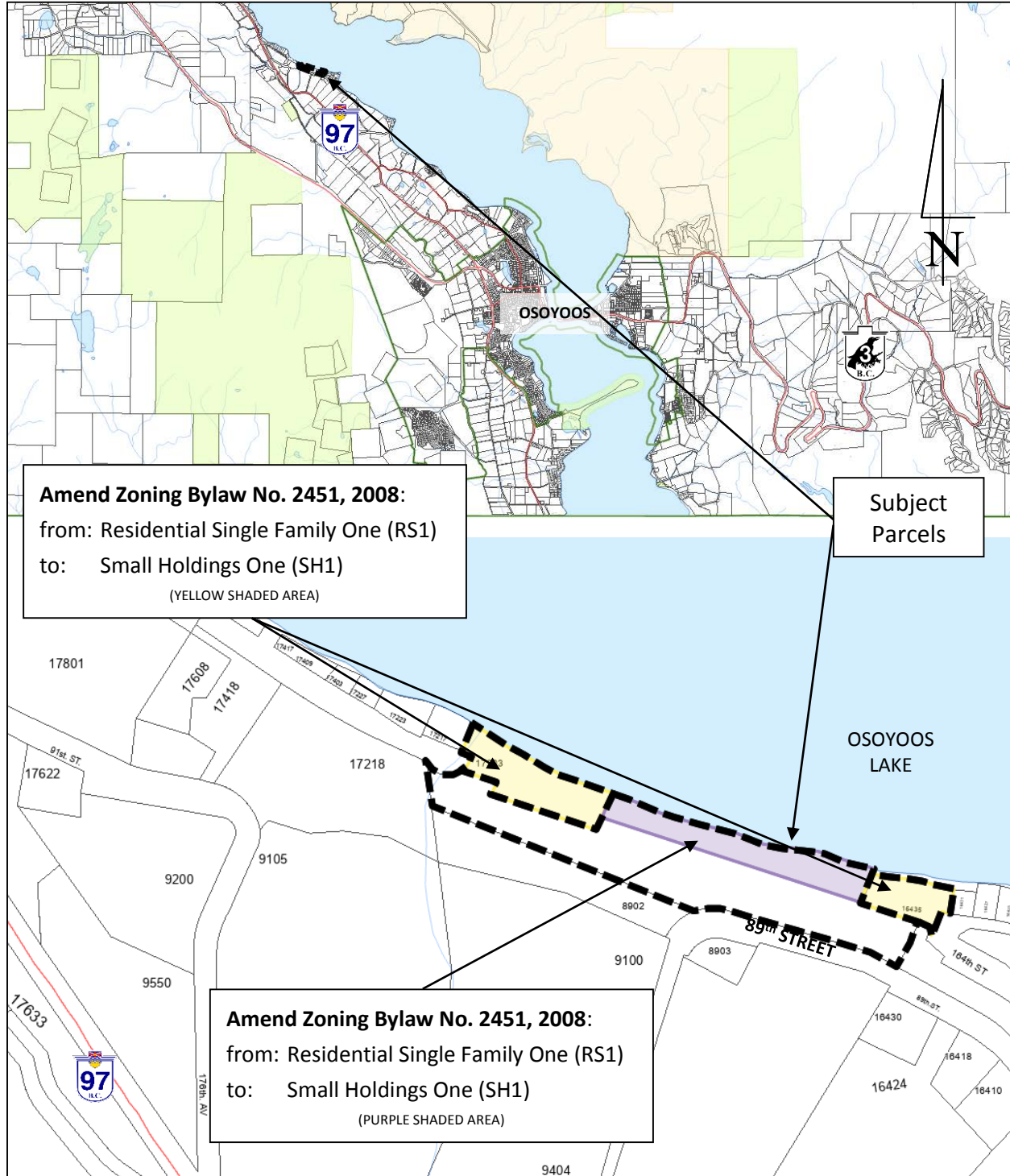
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'A-207'



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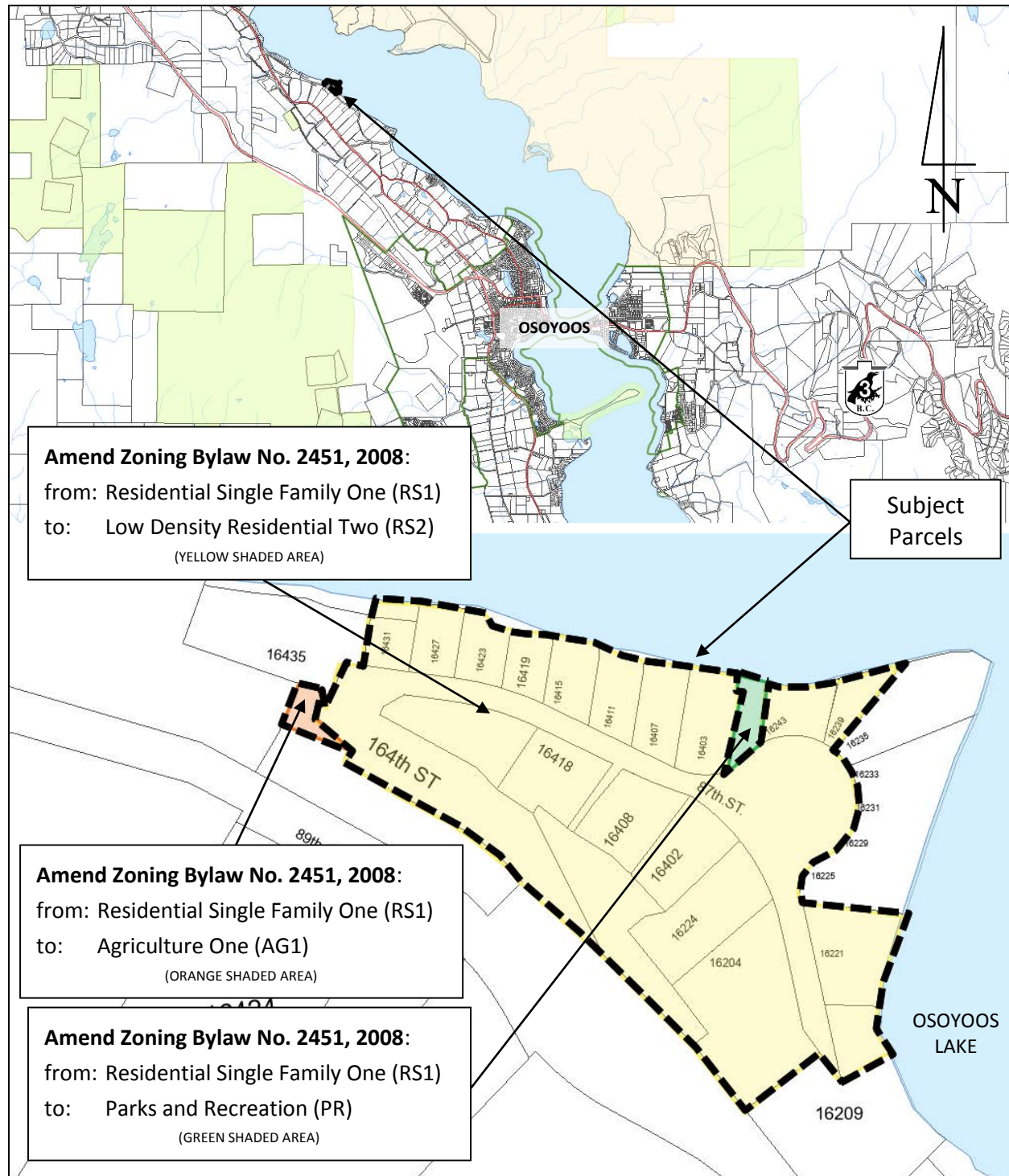
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'A-208'



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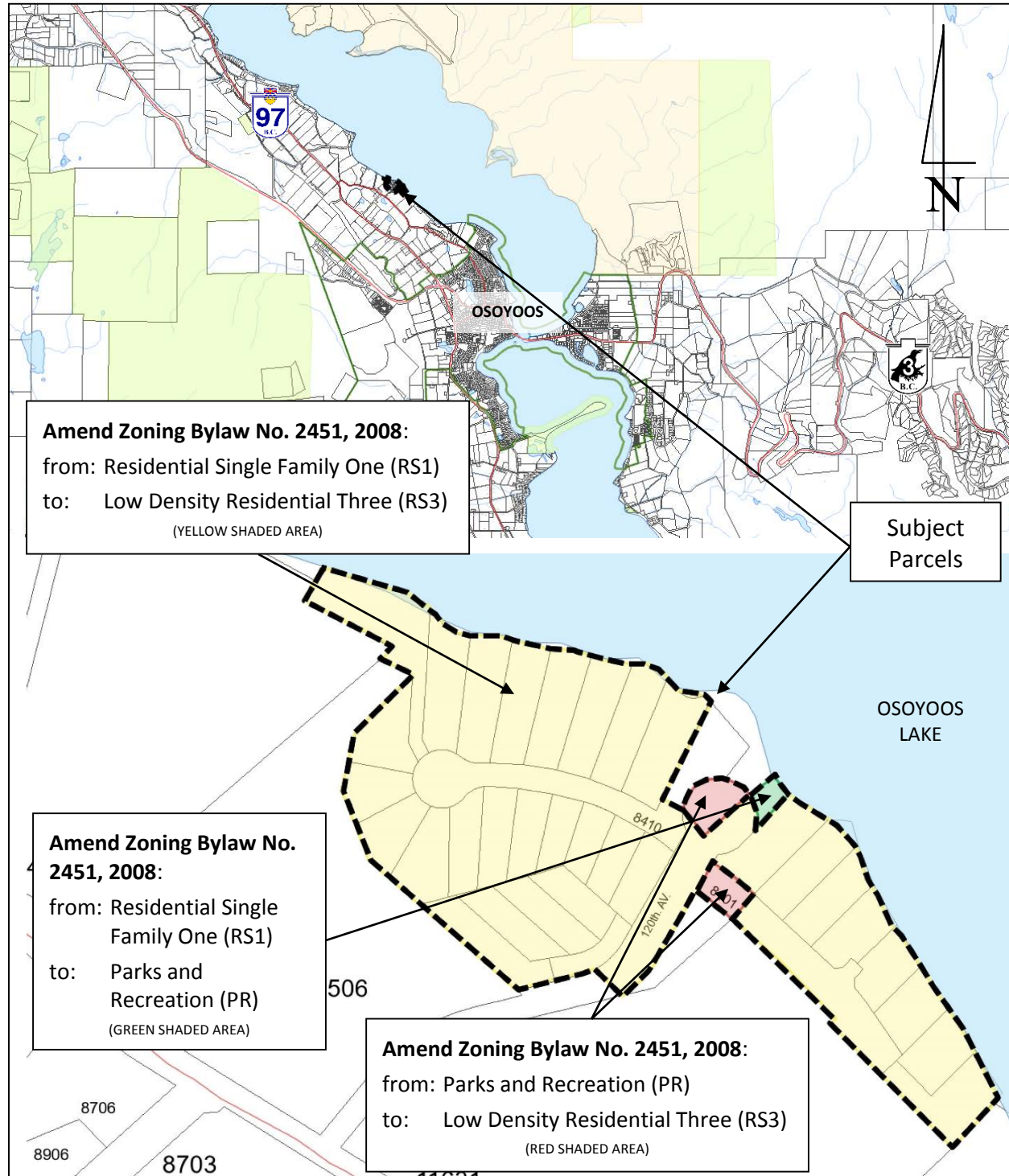
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'A-210'



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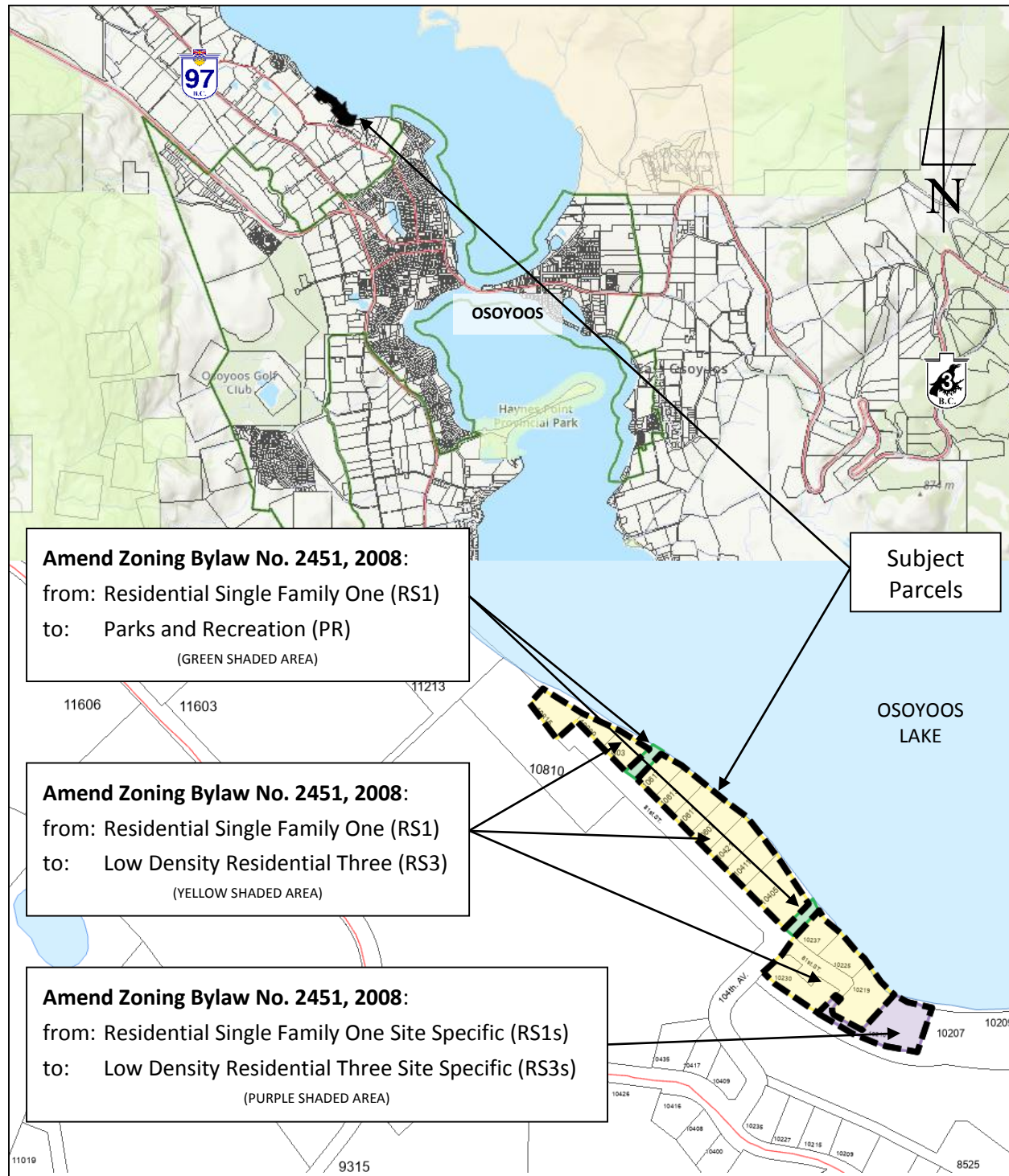
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'A-211'



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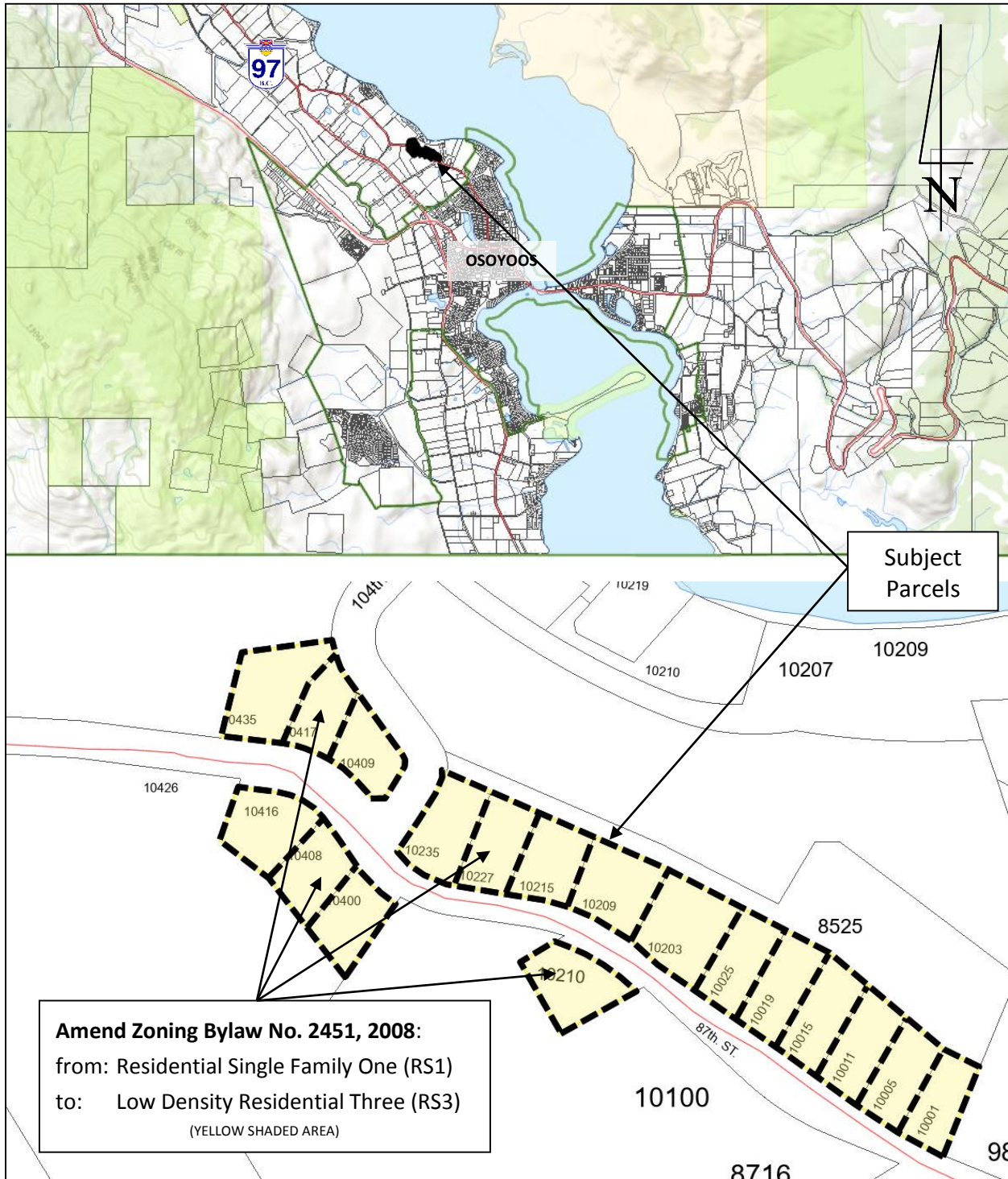
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'A-212'



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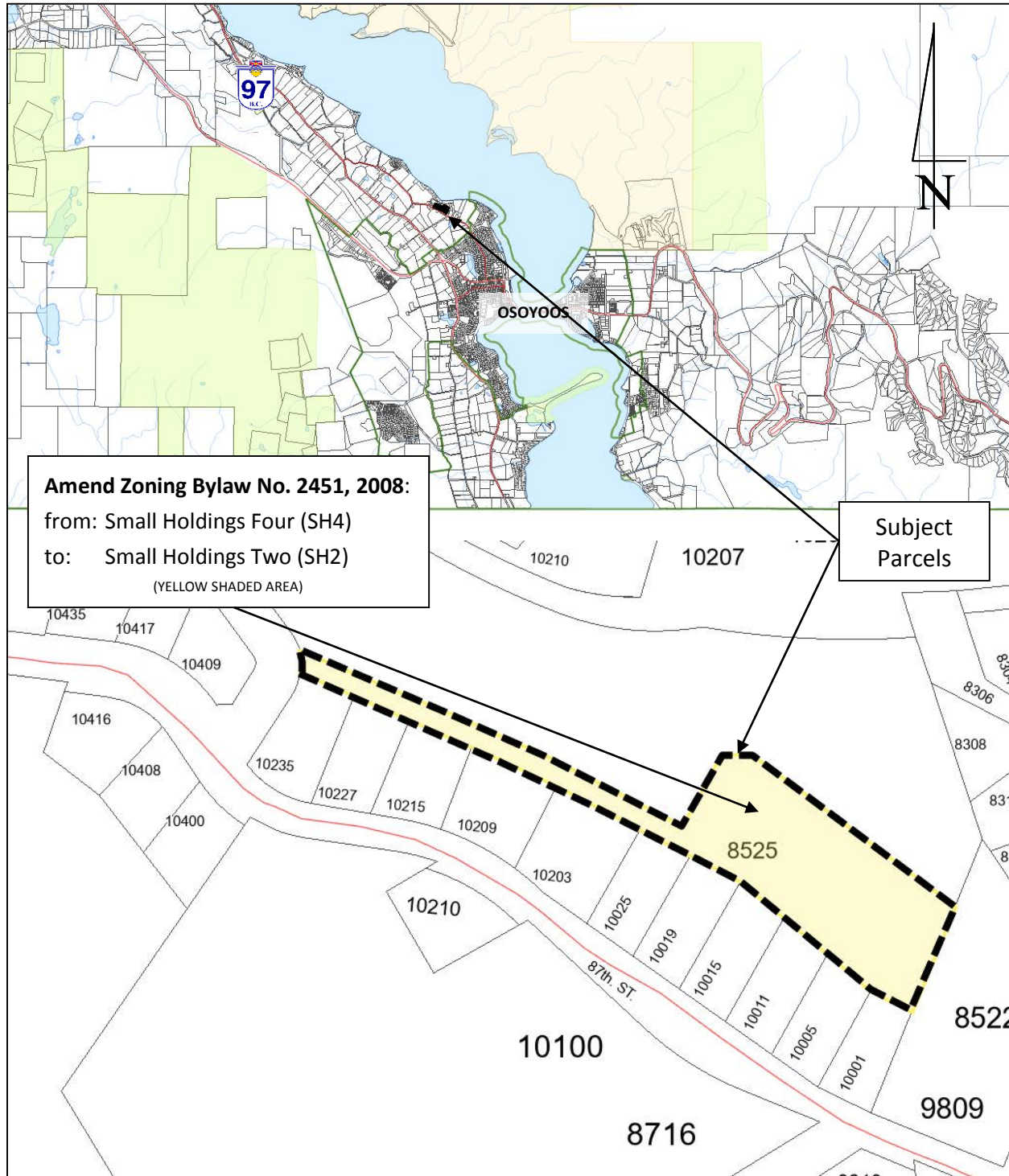
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'A-213'



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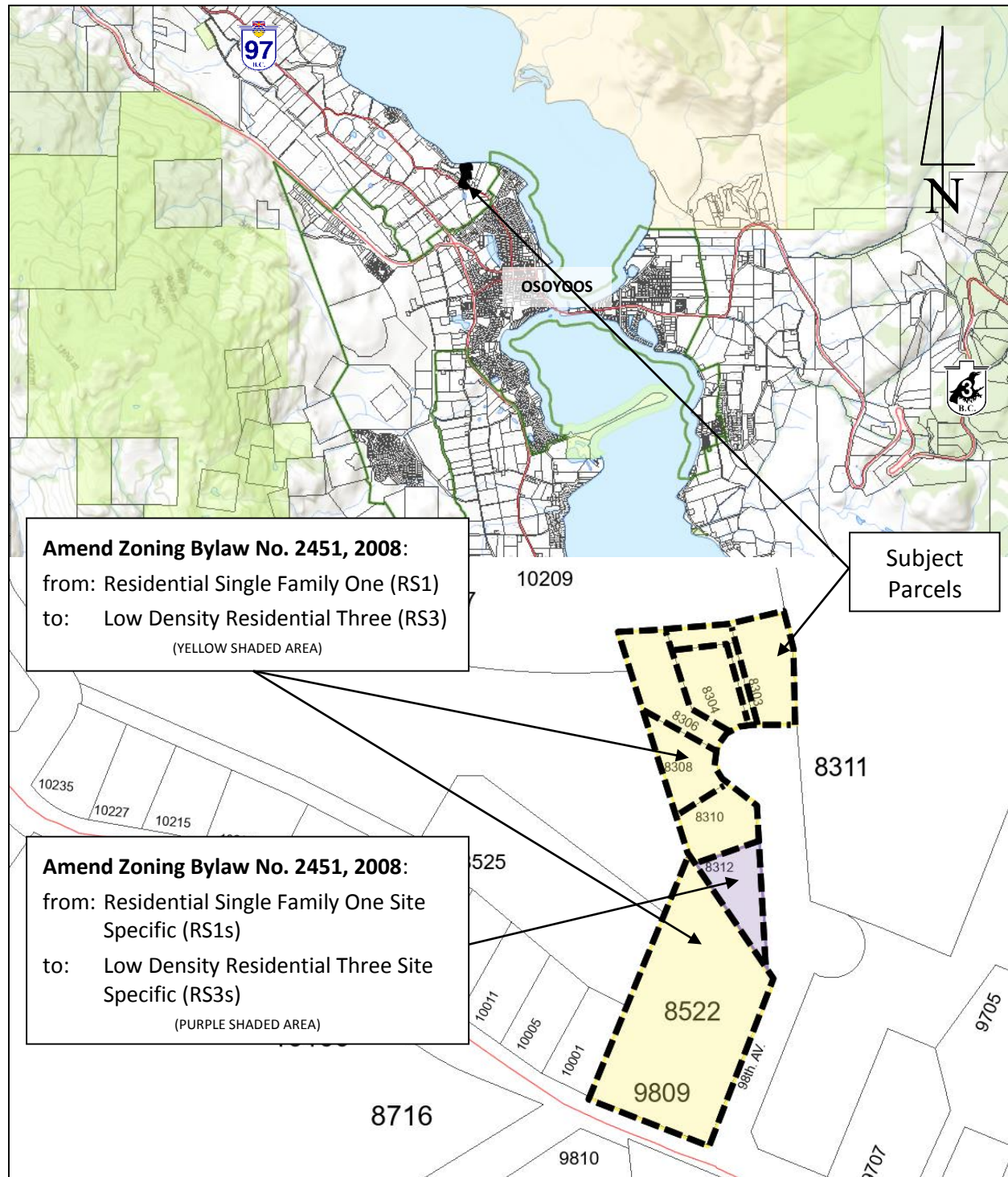
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'A-214'



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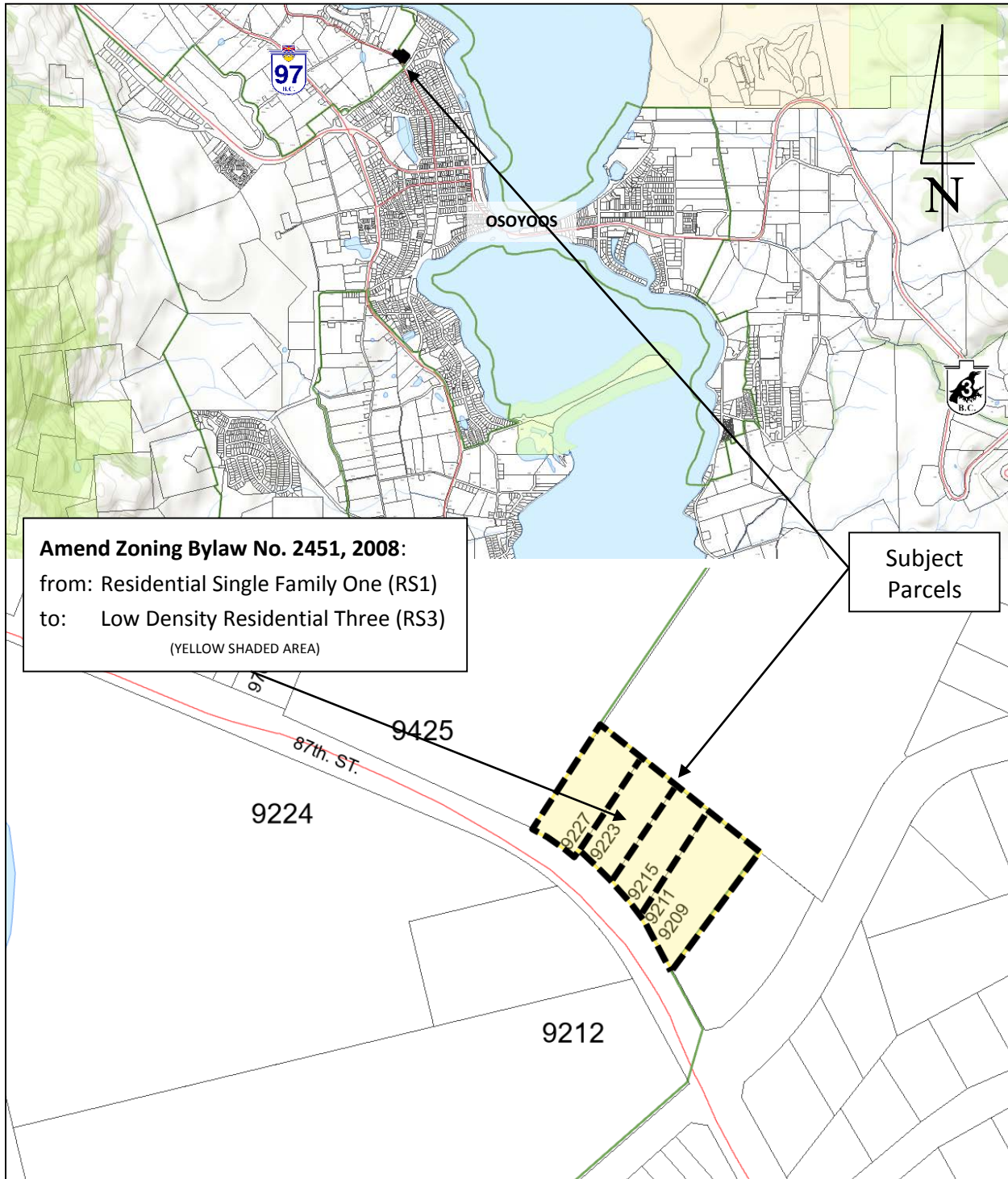
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Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'A-215'



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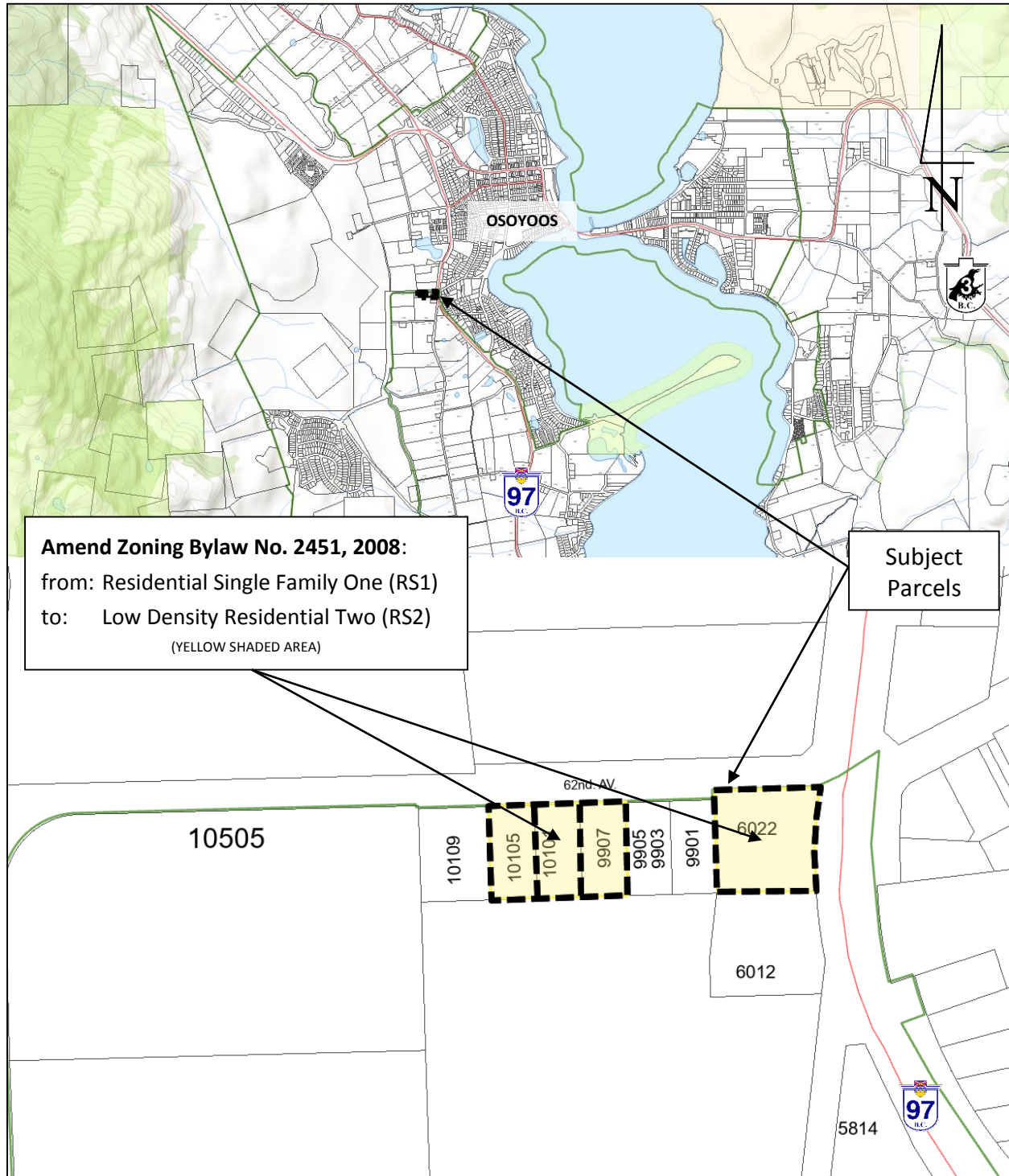
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'A-216'



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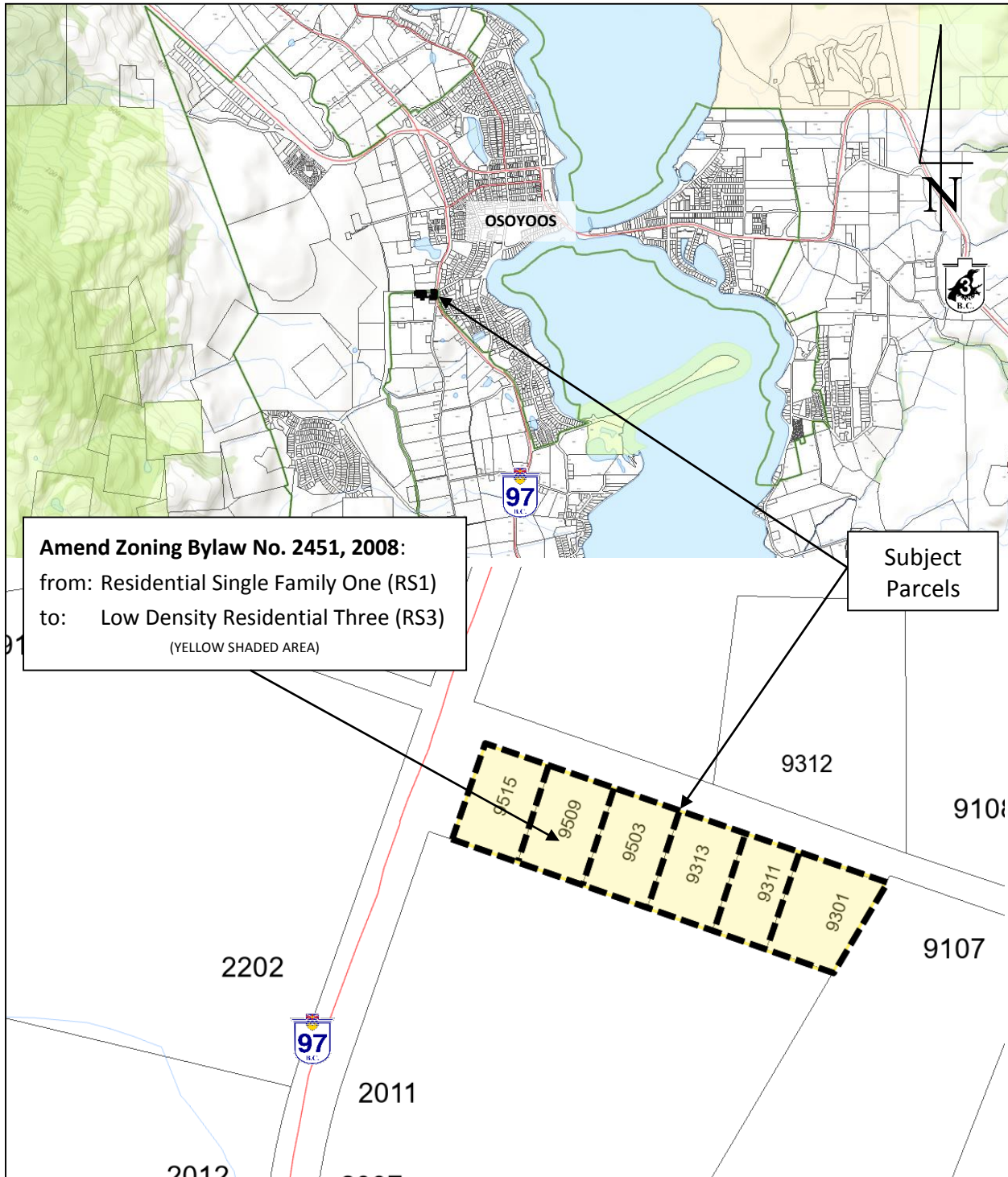
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'A-217'



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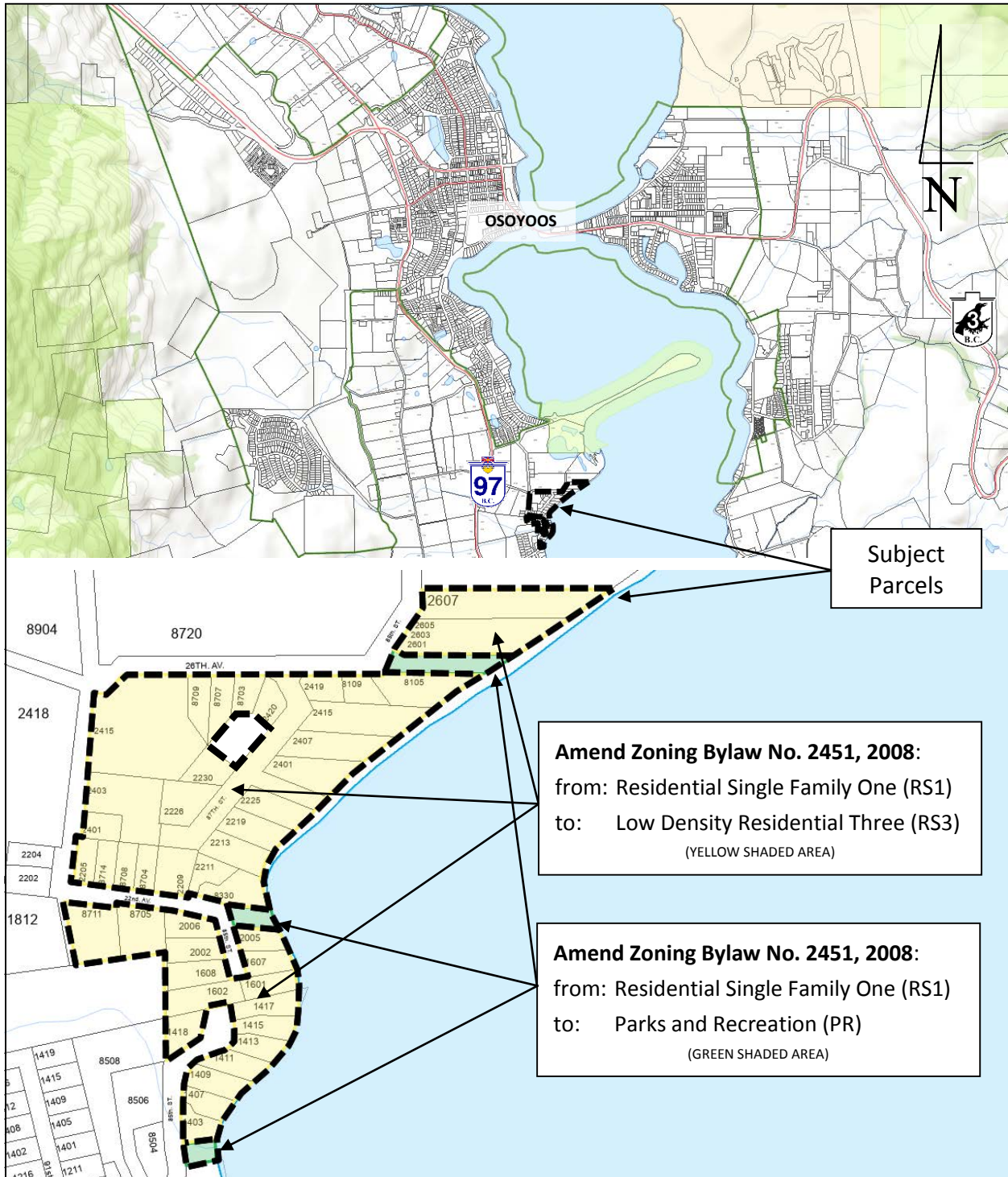
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'A-218'



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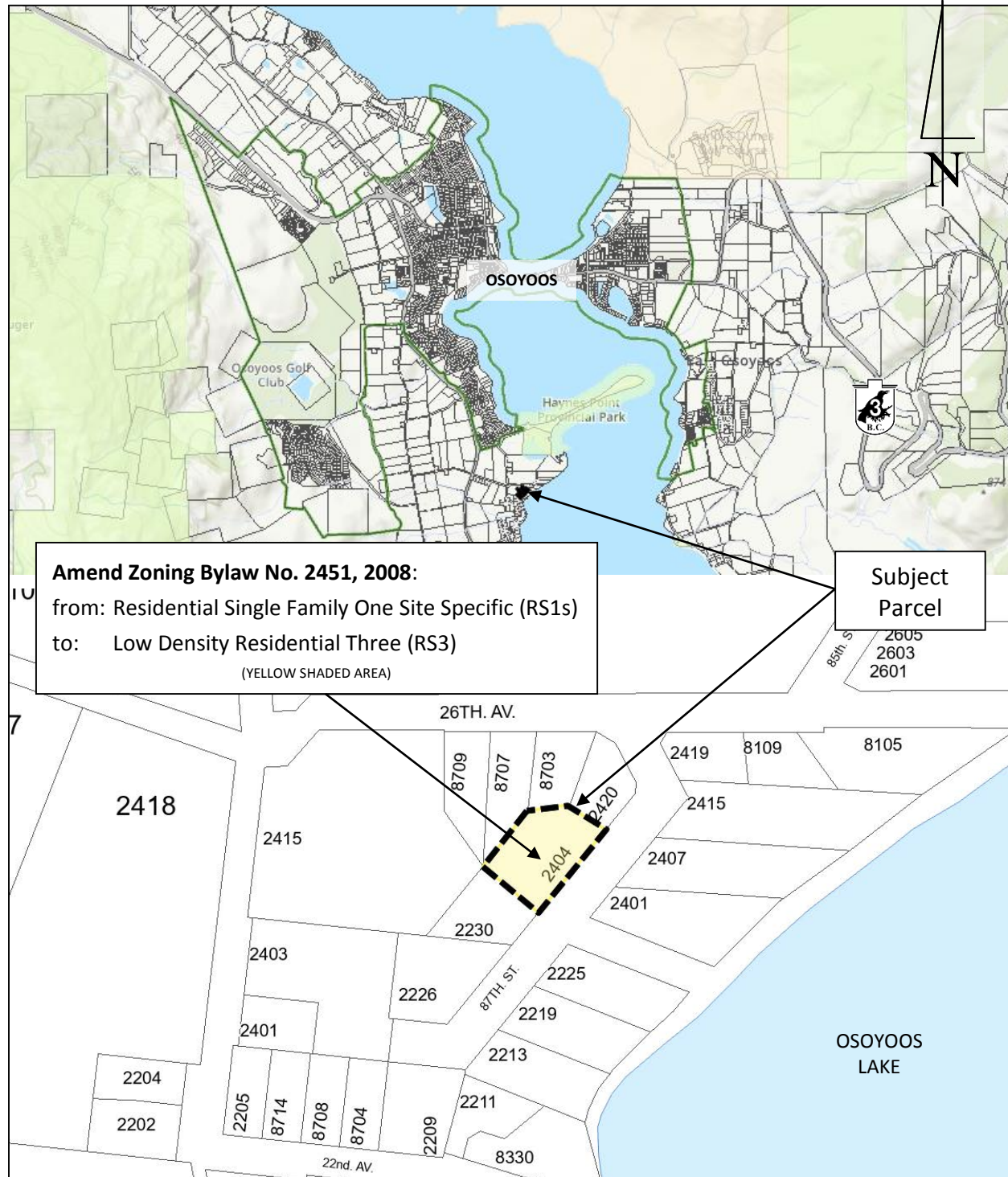
101 Martin St, Penticton, BC, V2A-5J9
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Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

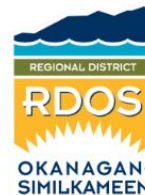
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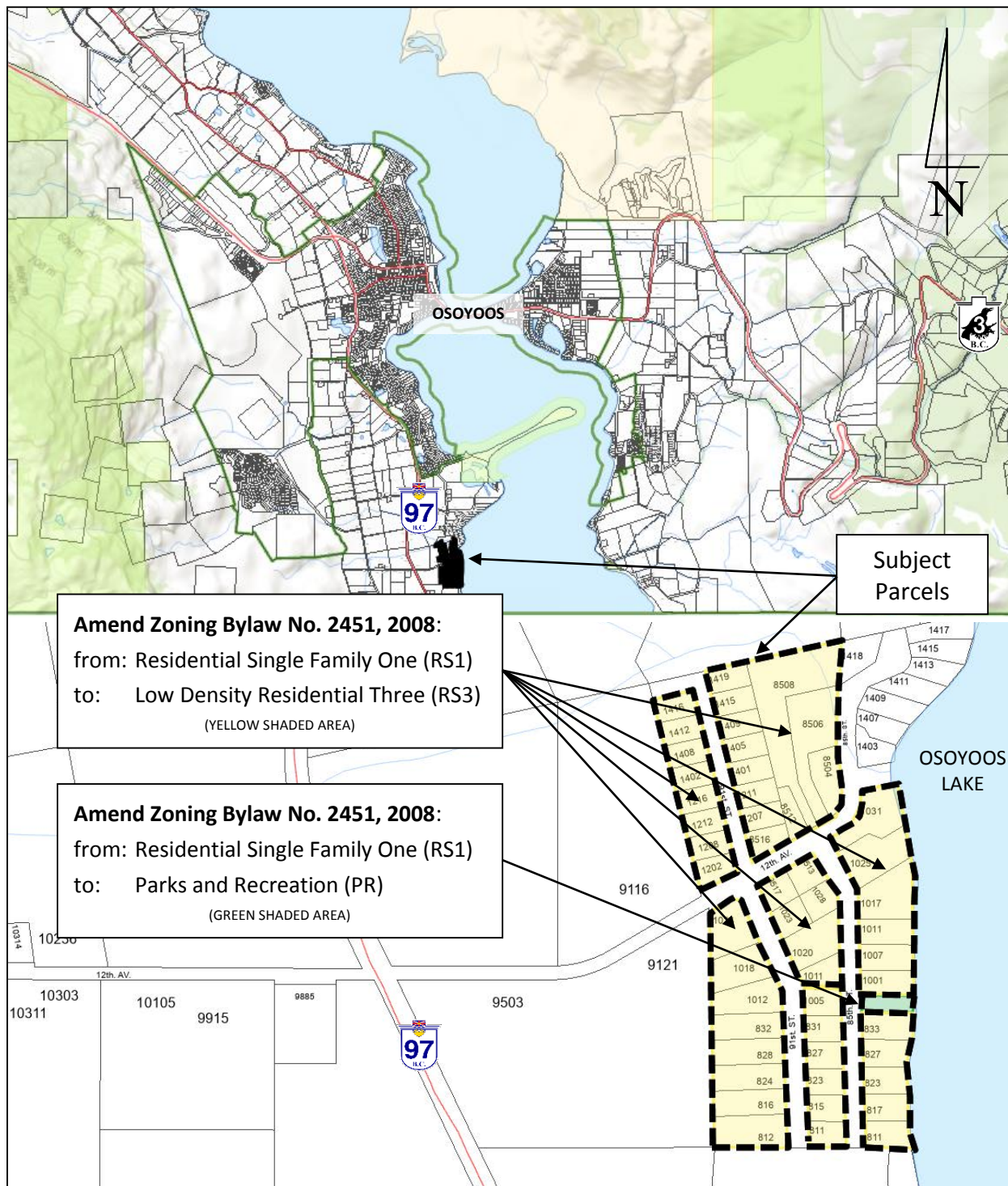
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'A-220'



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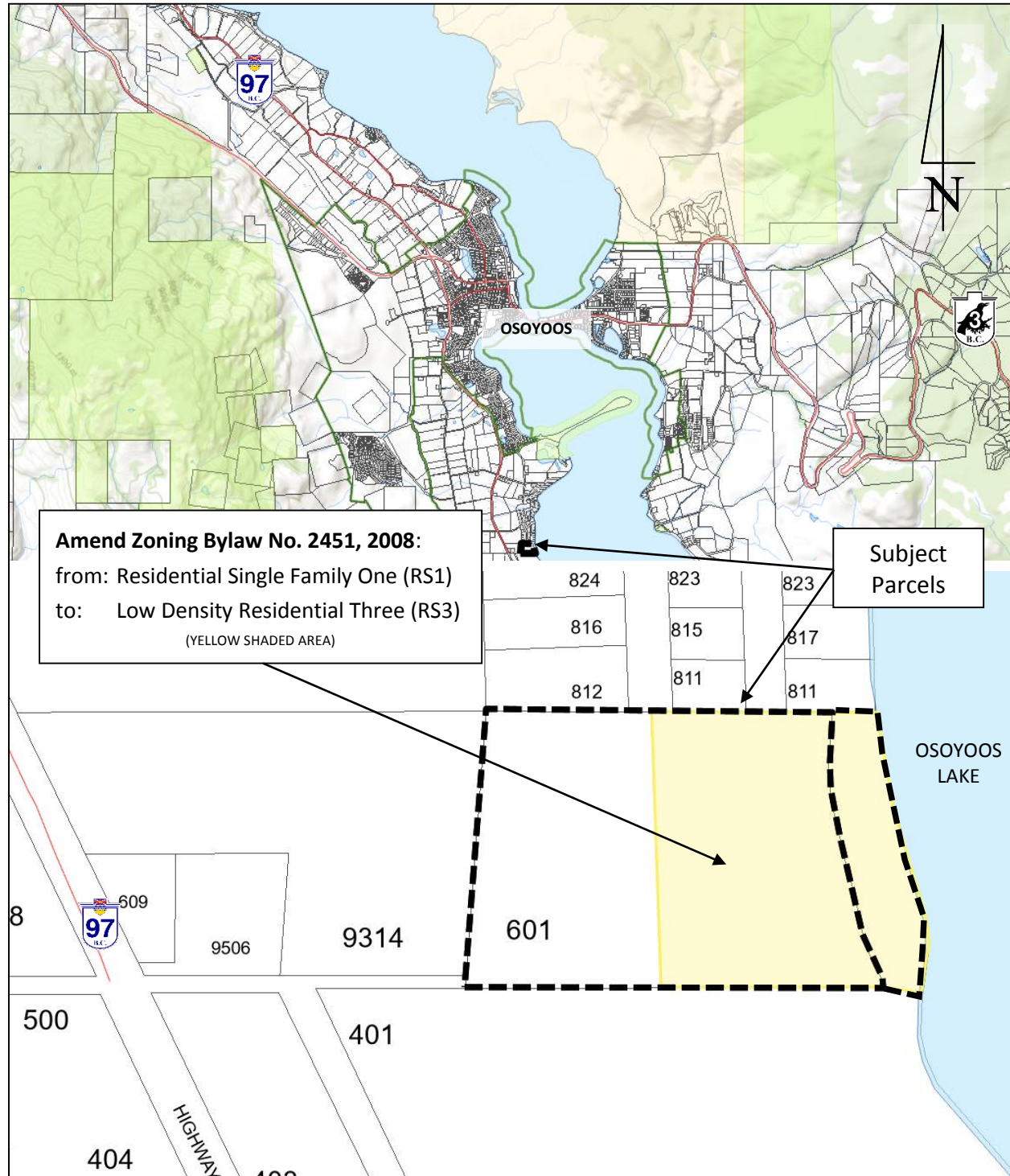
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'A-221'



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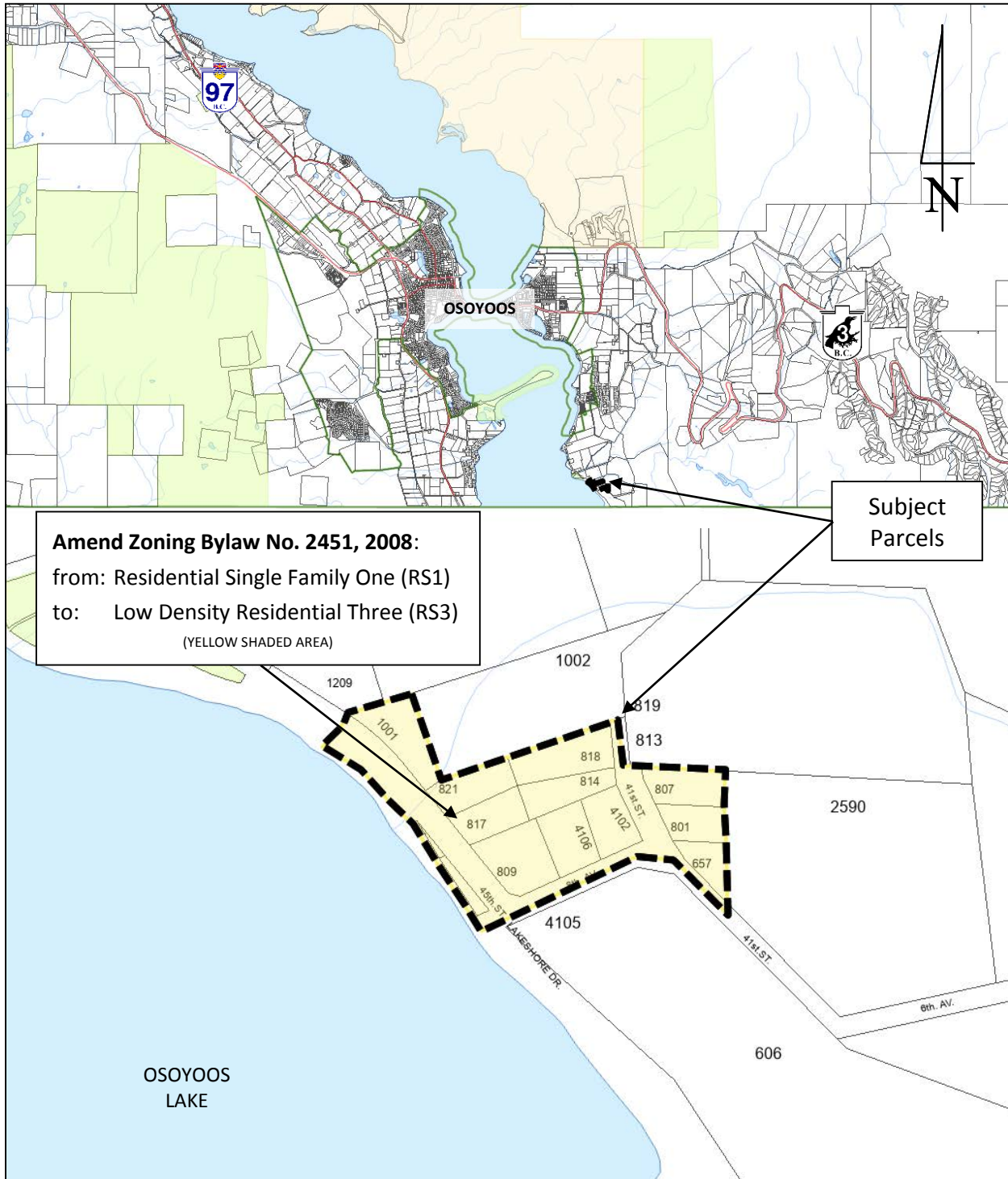
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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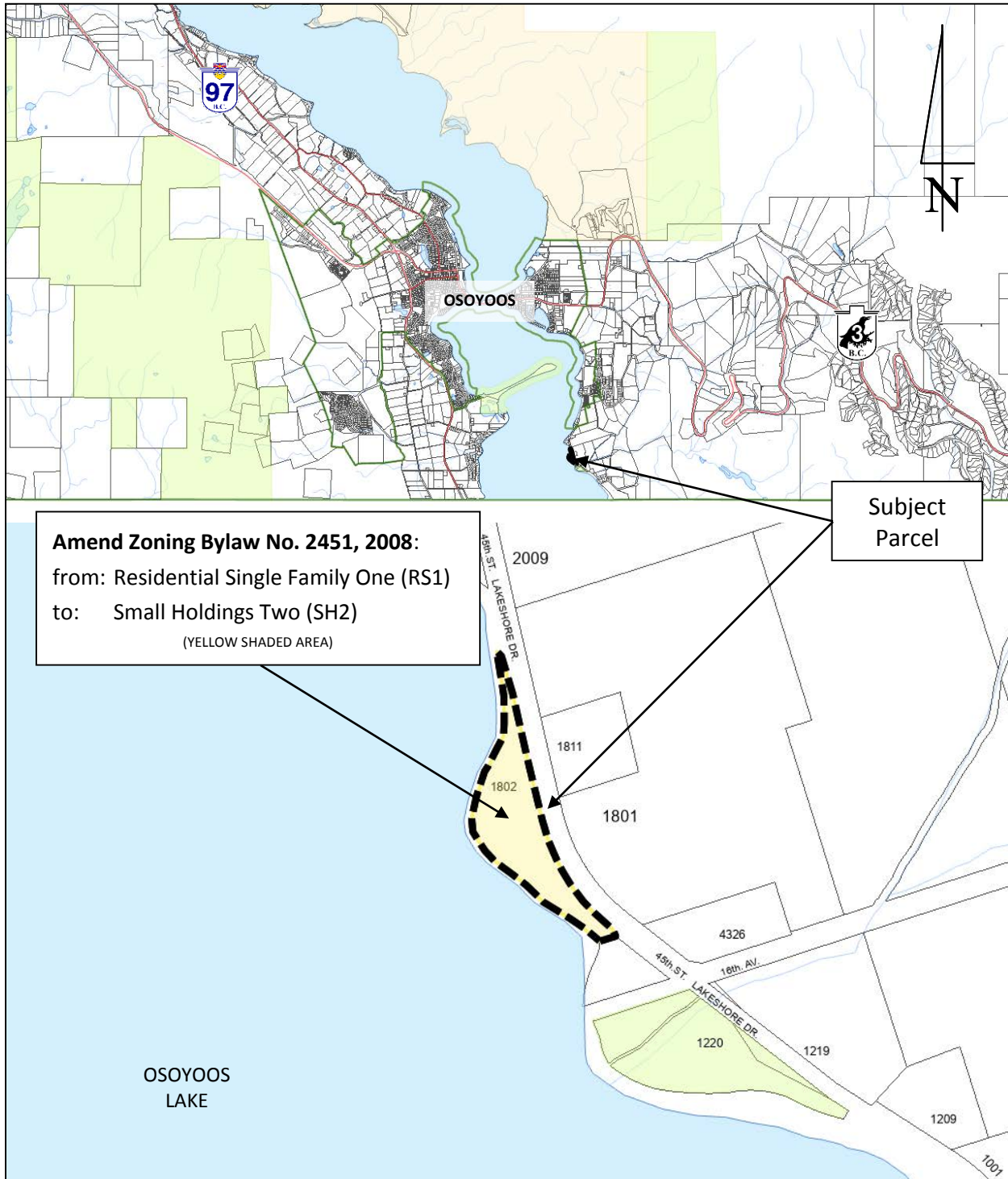
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'A-223'



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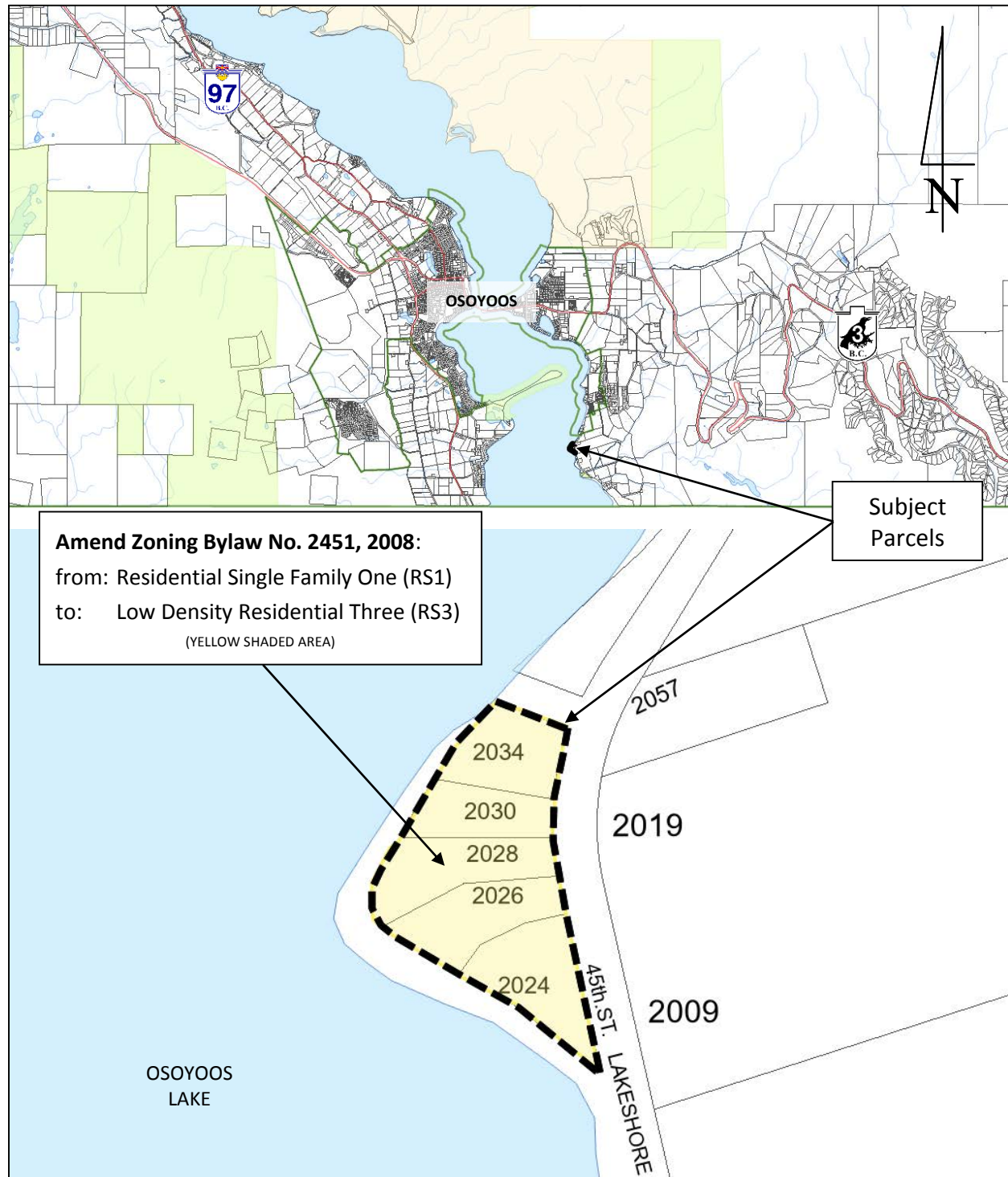
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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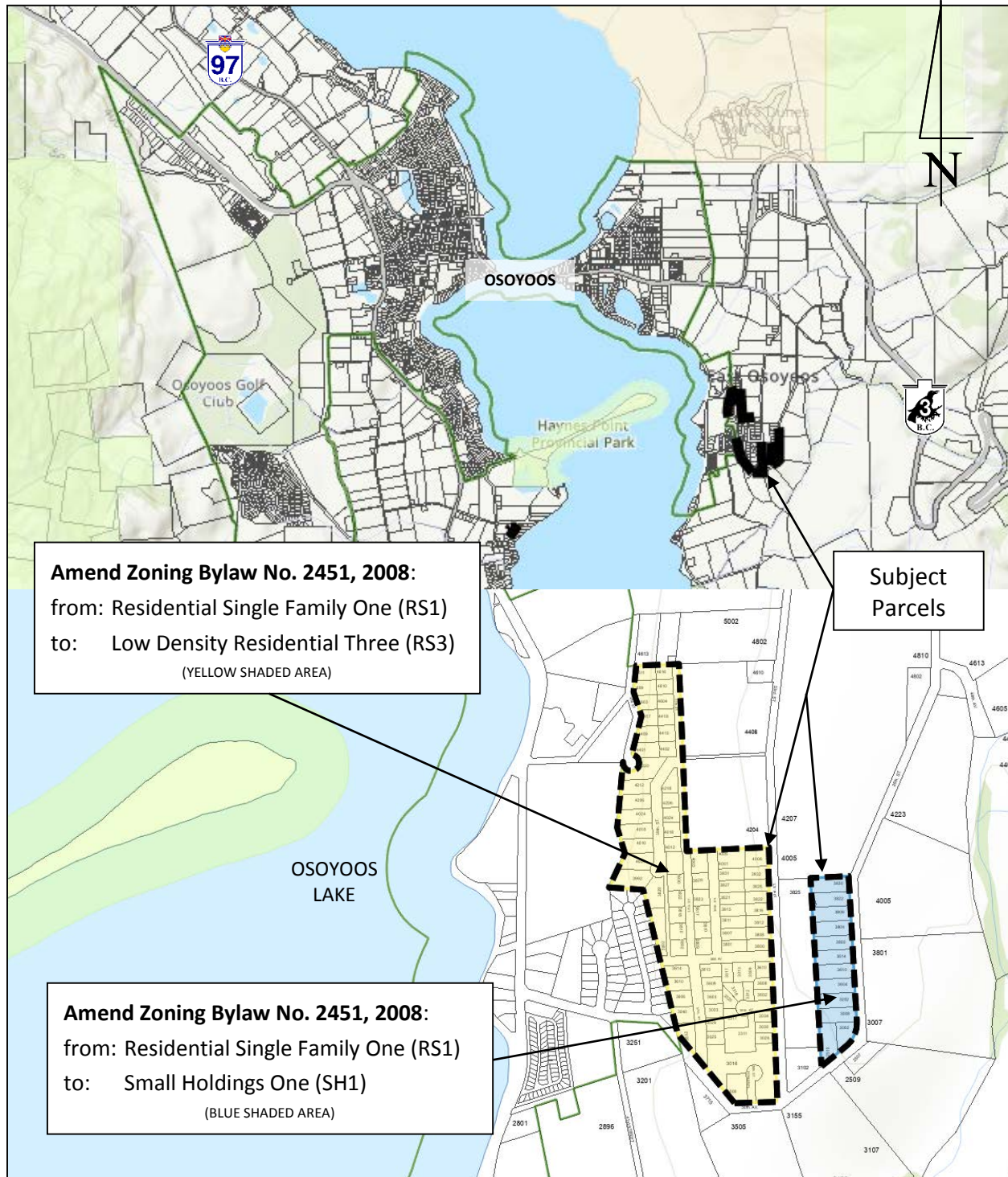
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'A-225'



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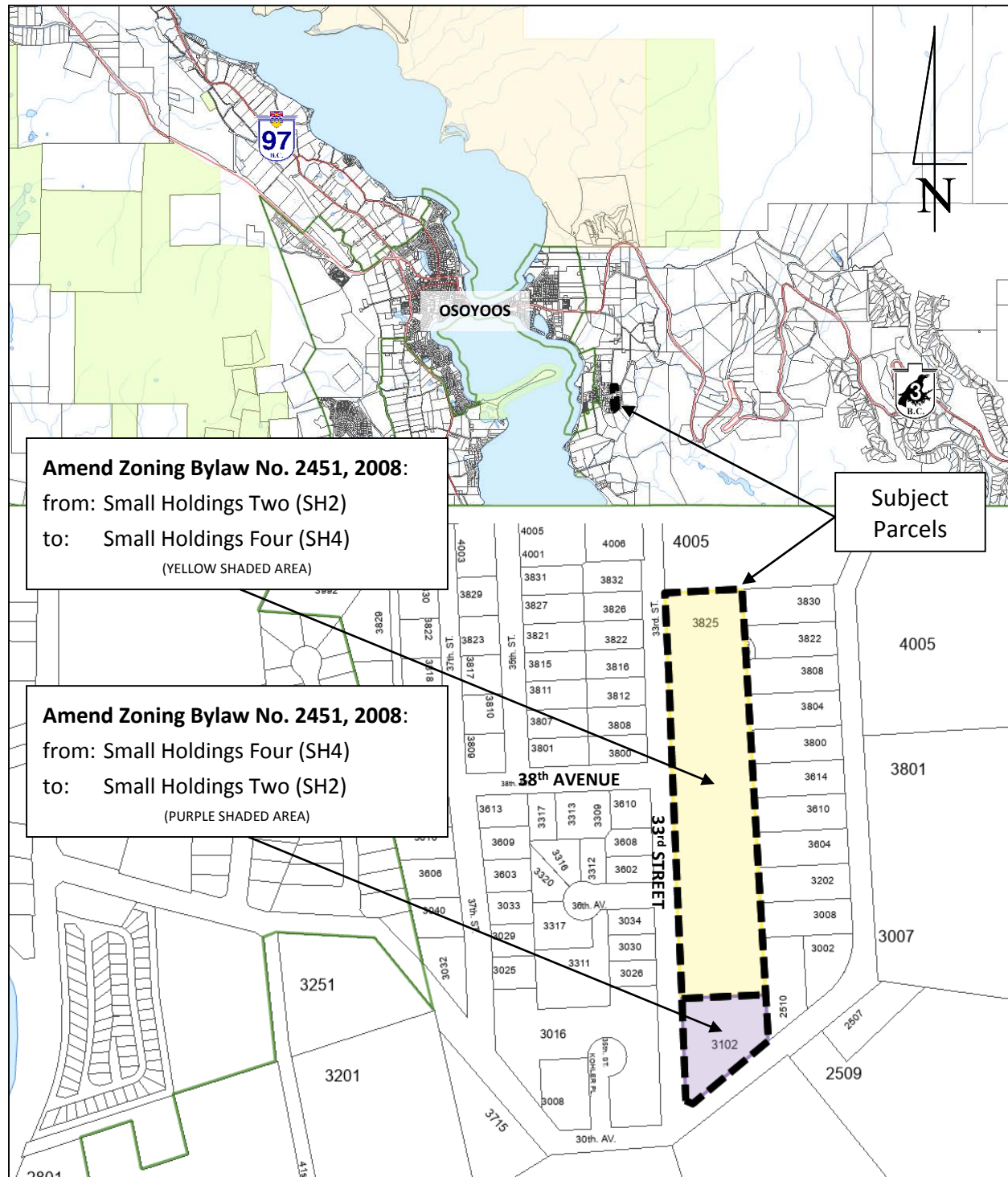
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

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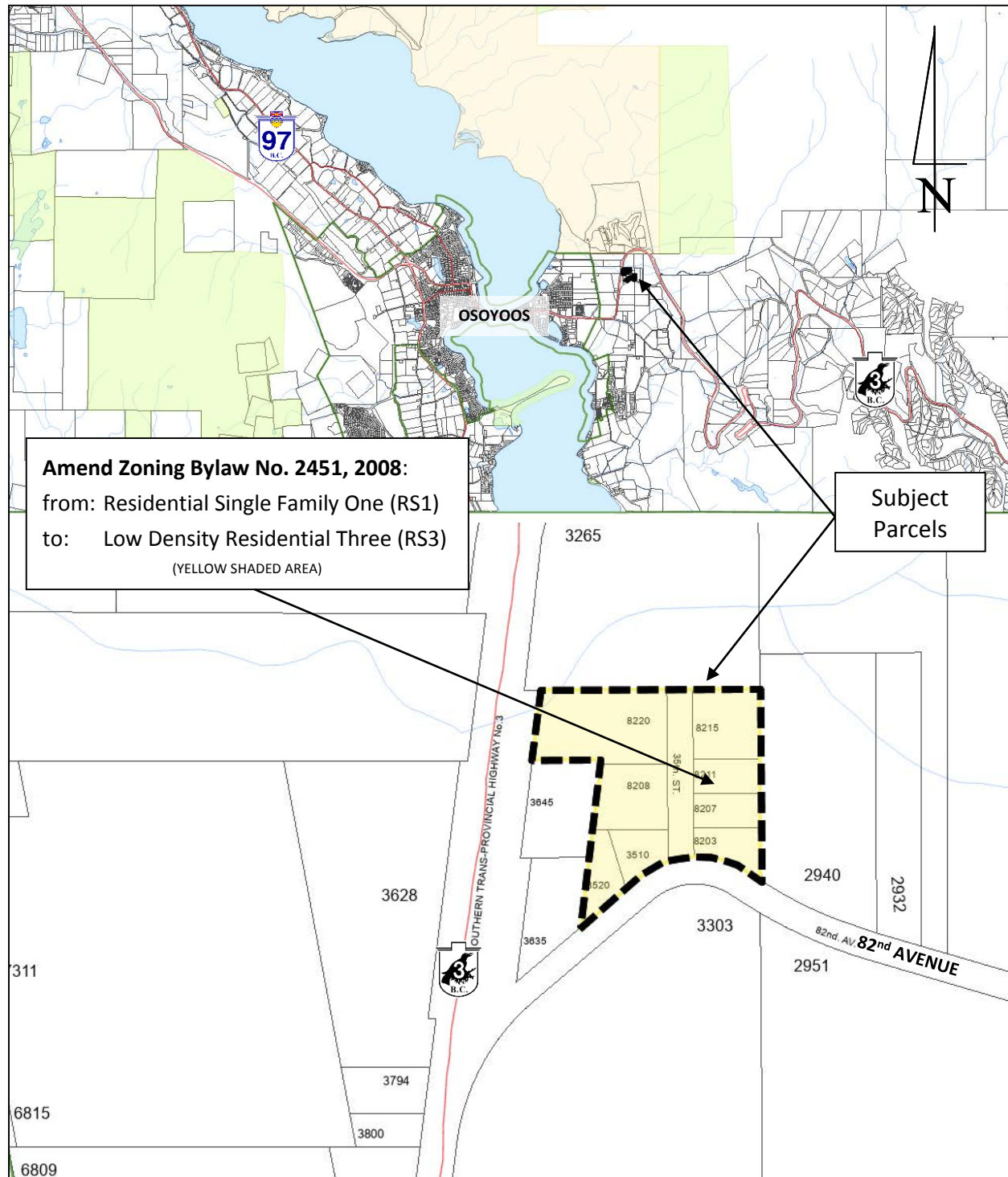
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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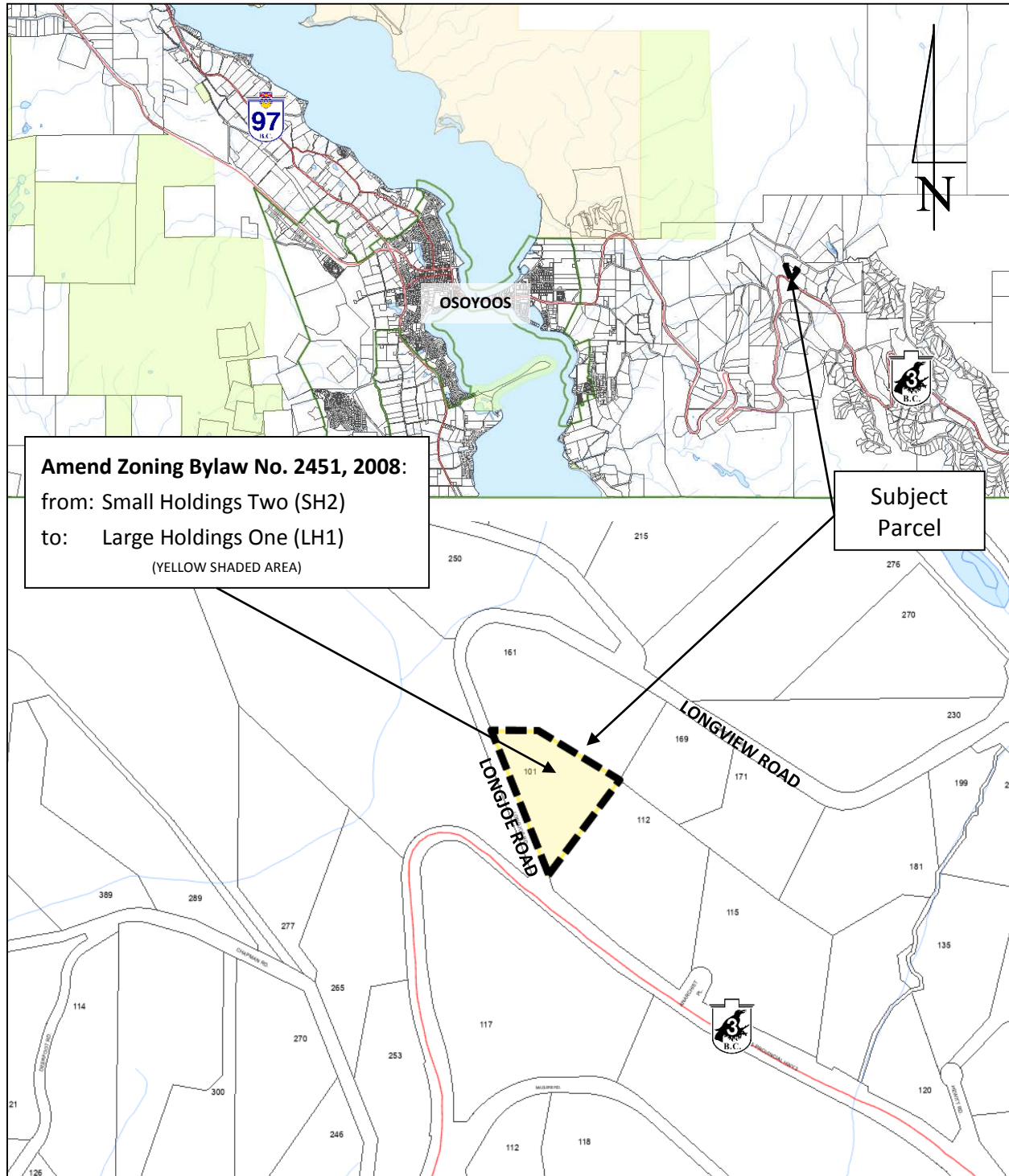
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

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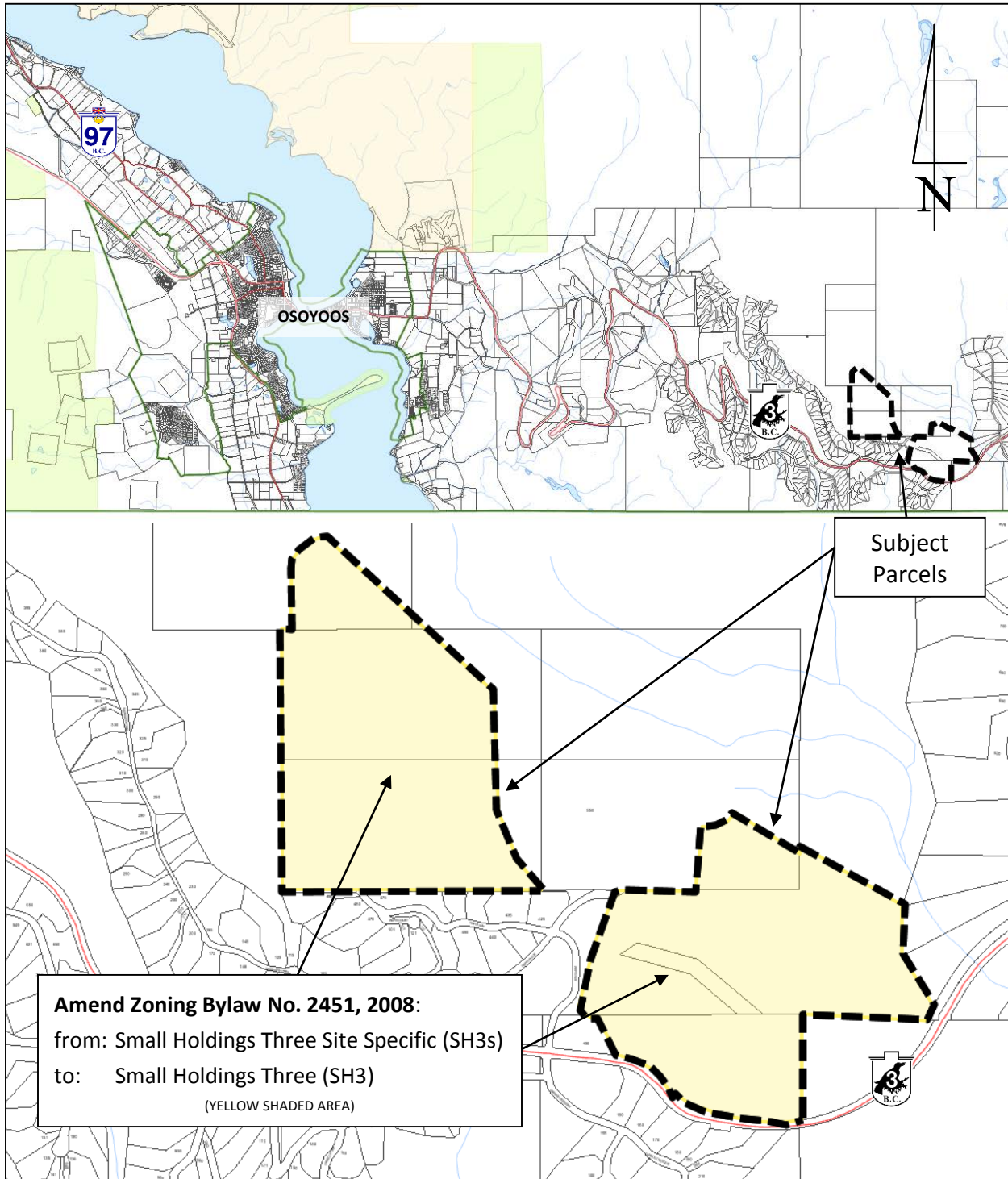
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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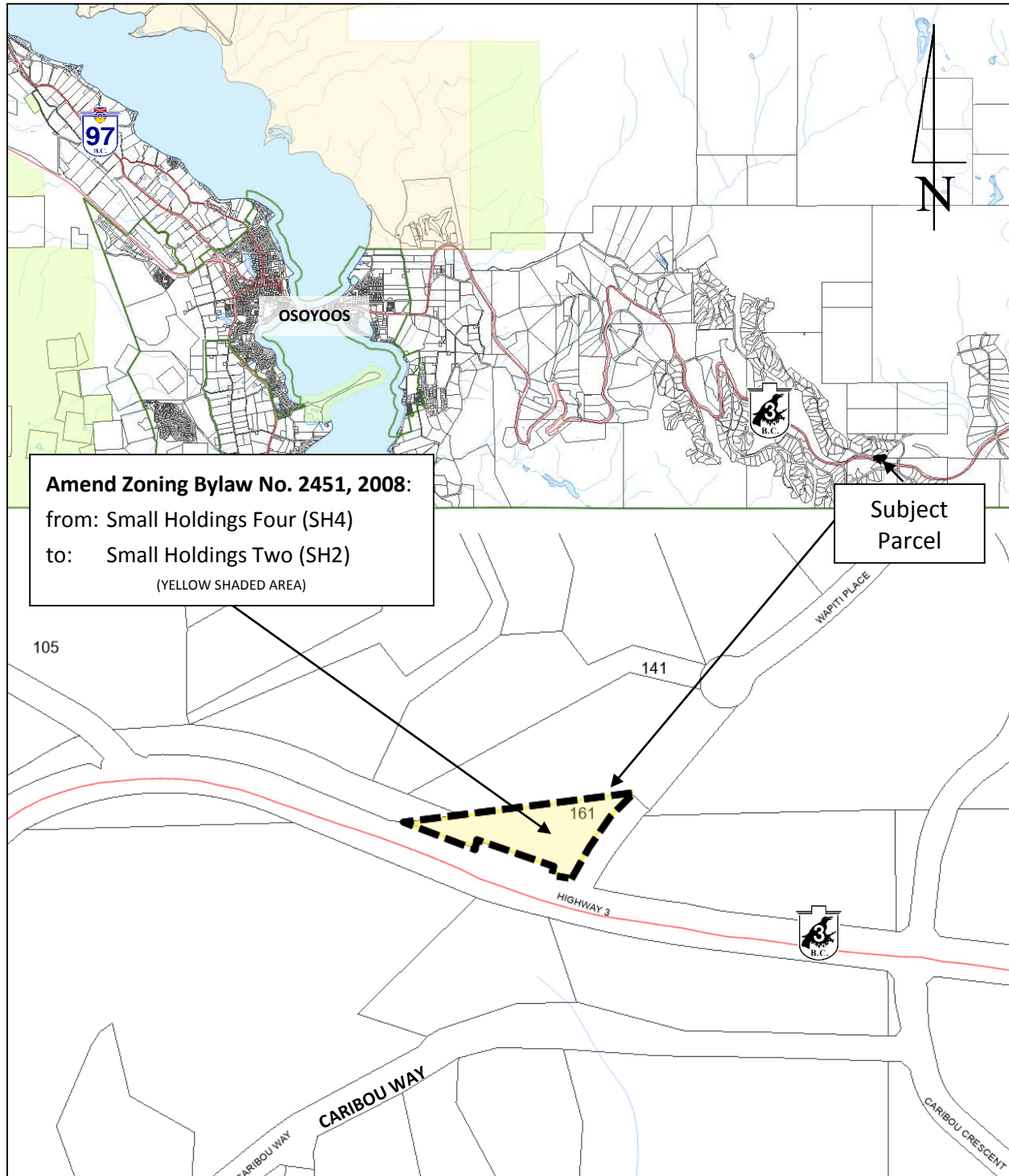
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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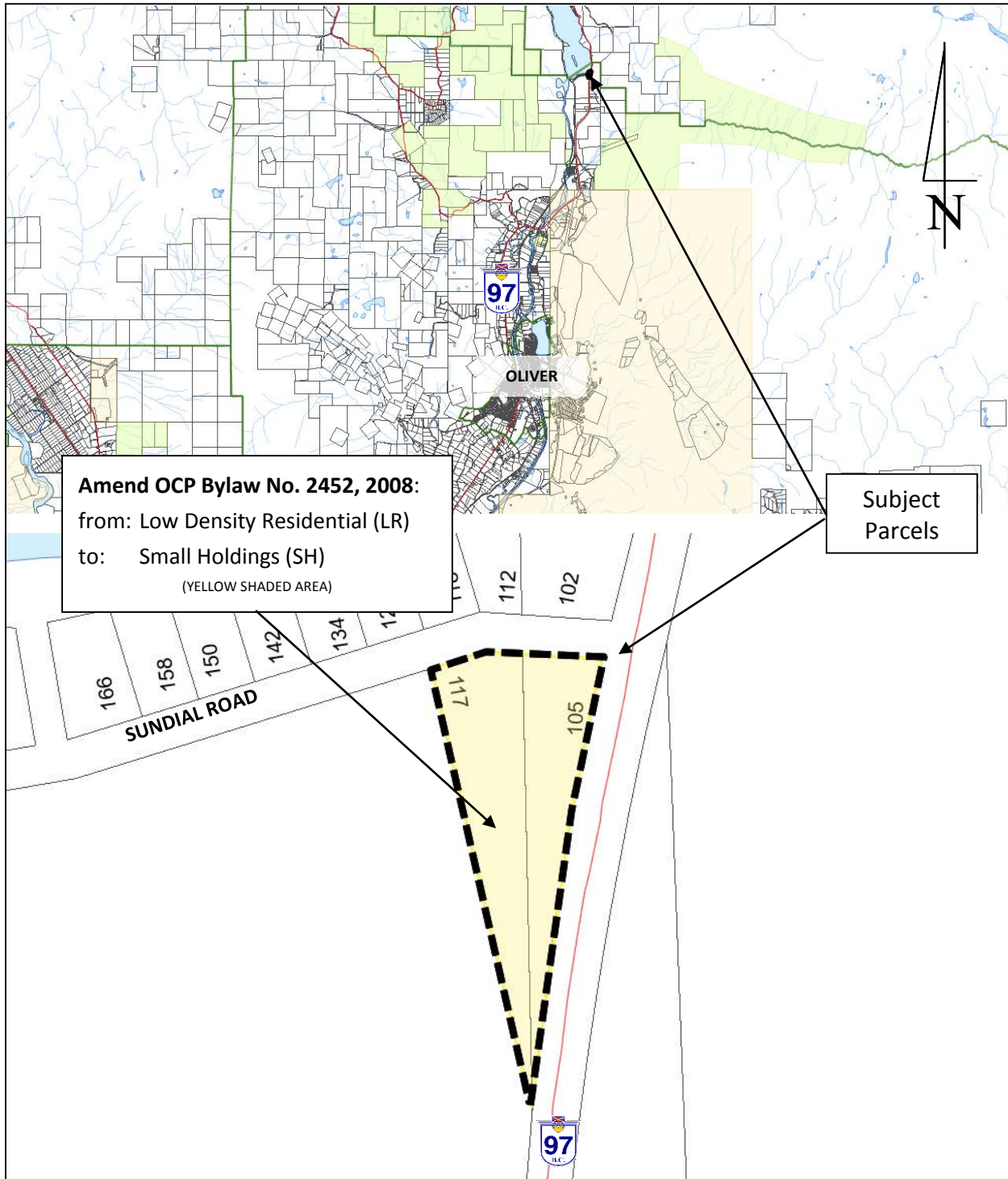
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'C-101'



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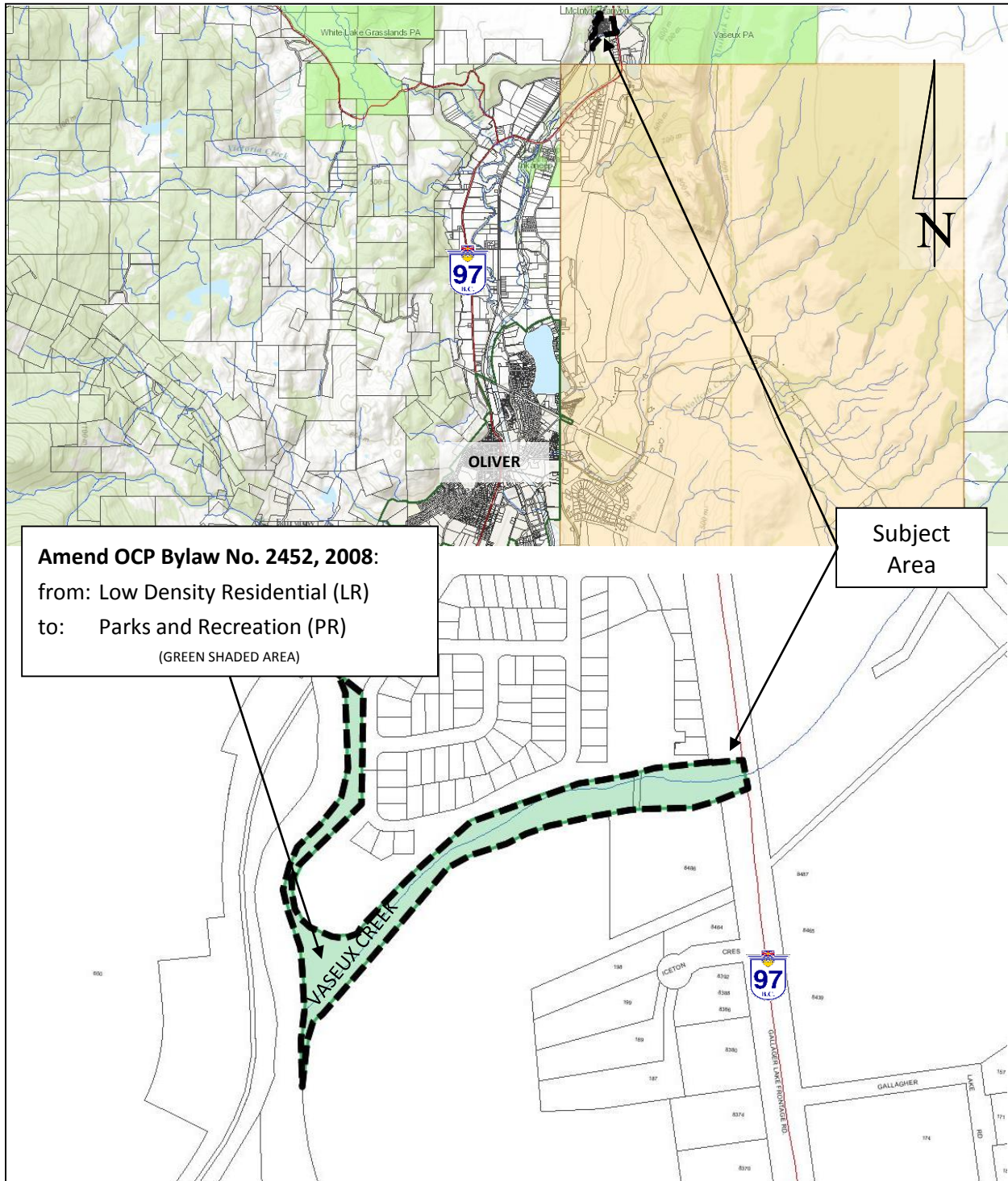
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'C-102'



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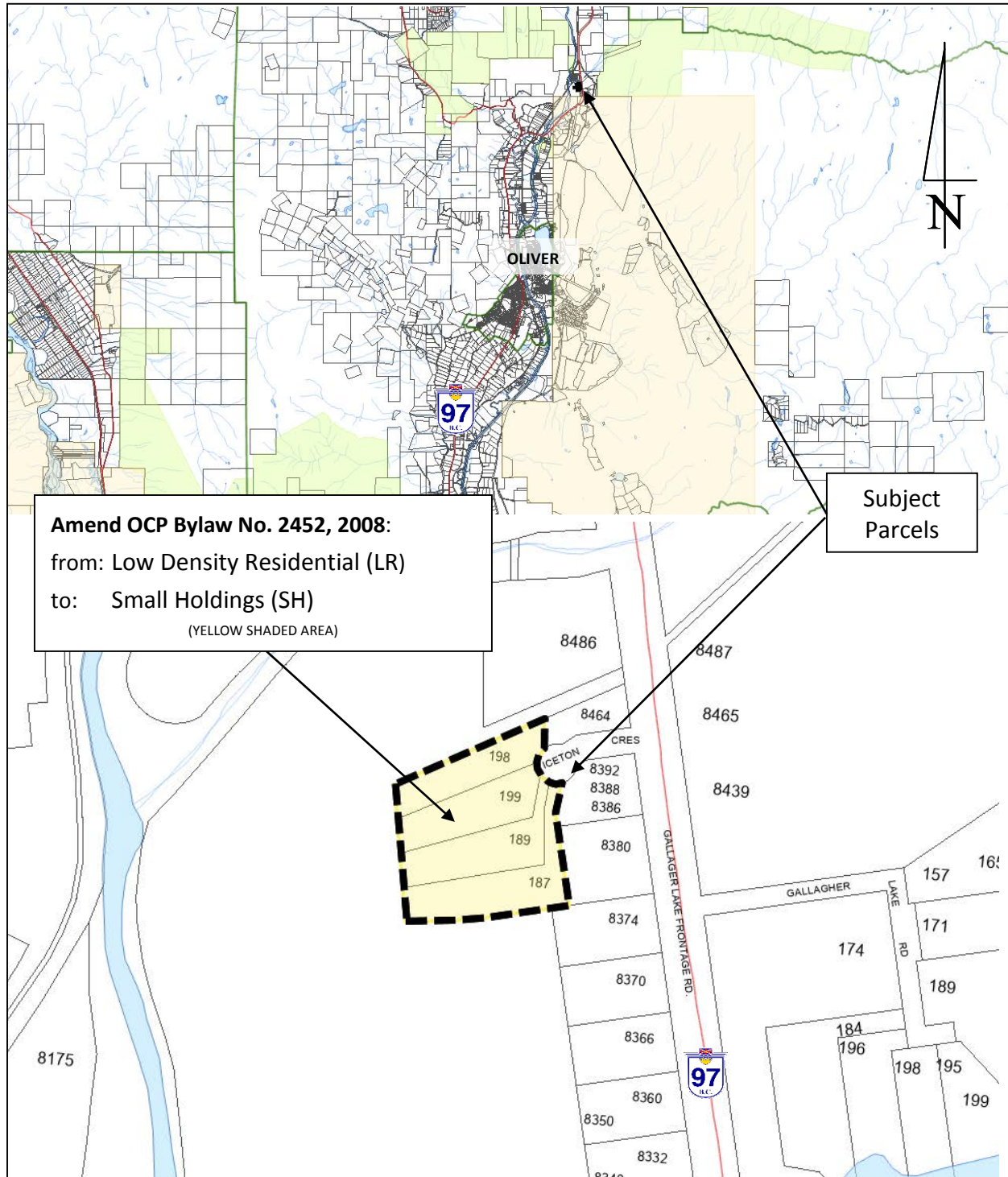
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'C-103'



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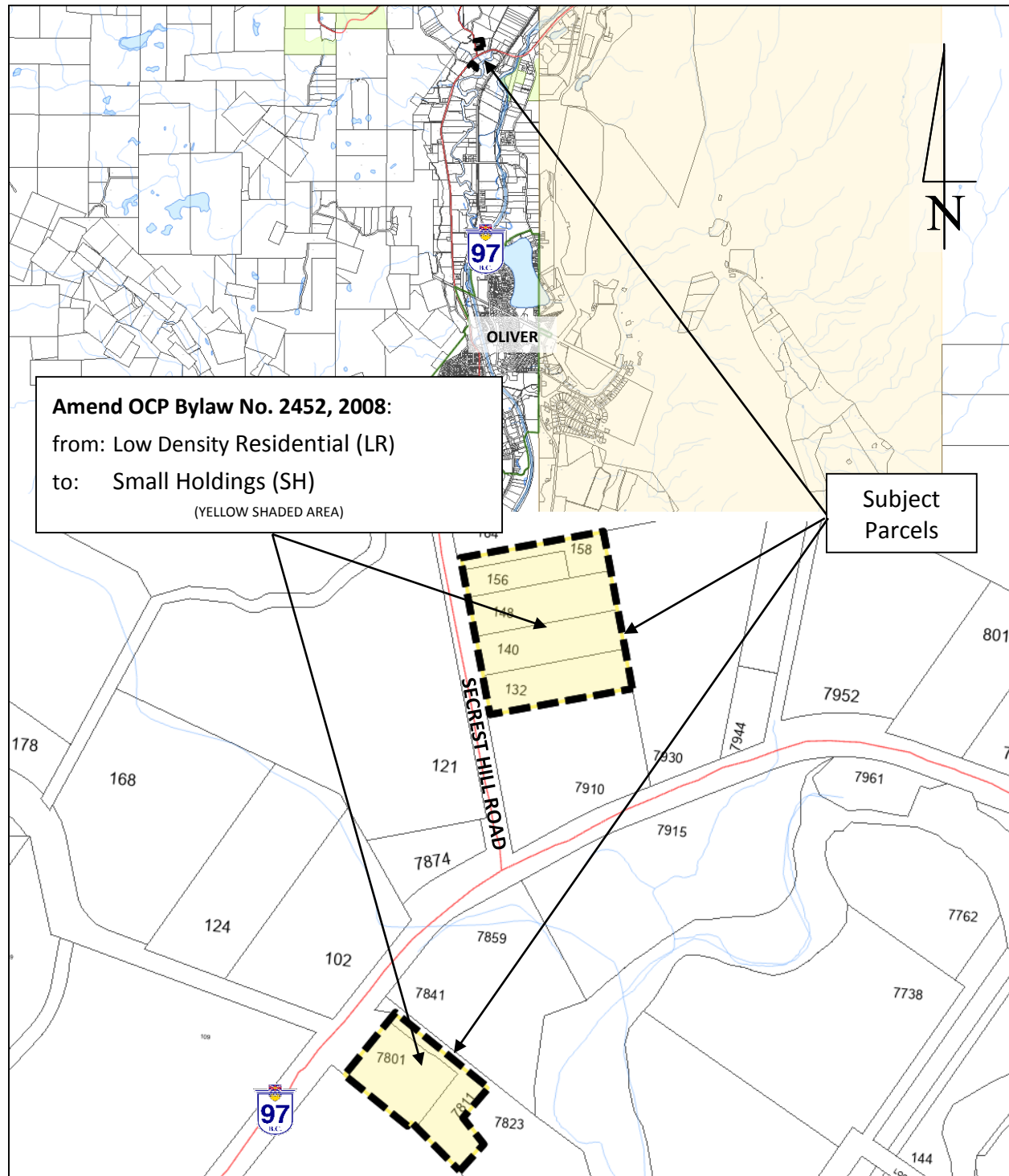
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'C-104'



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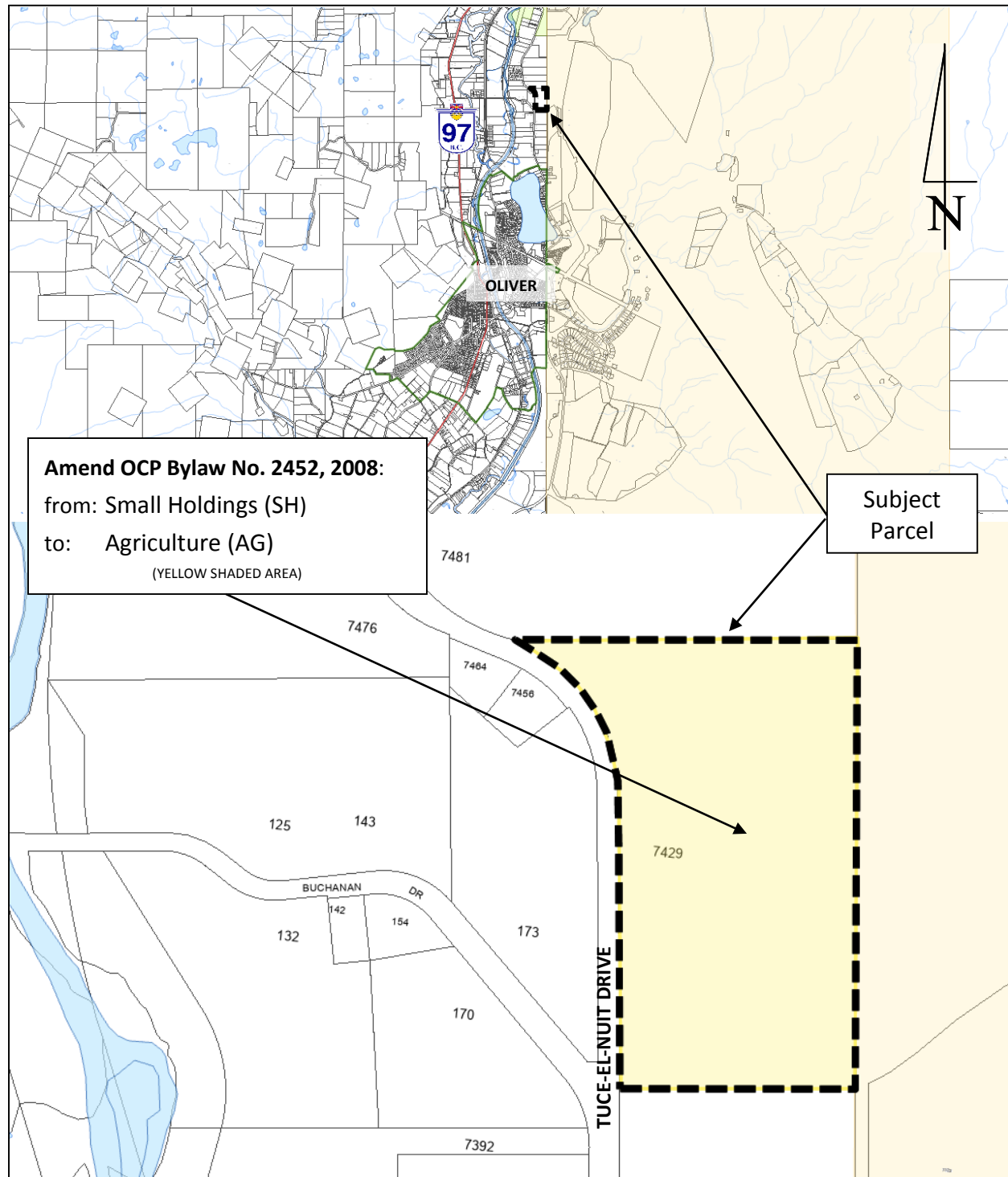
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'C-105'



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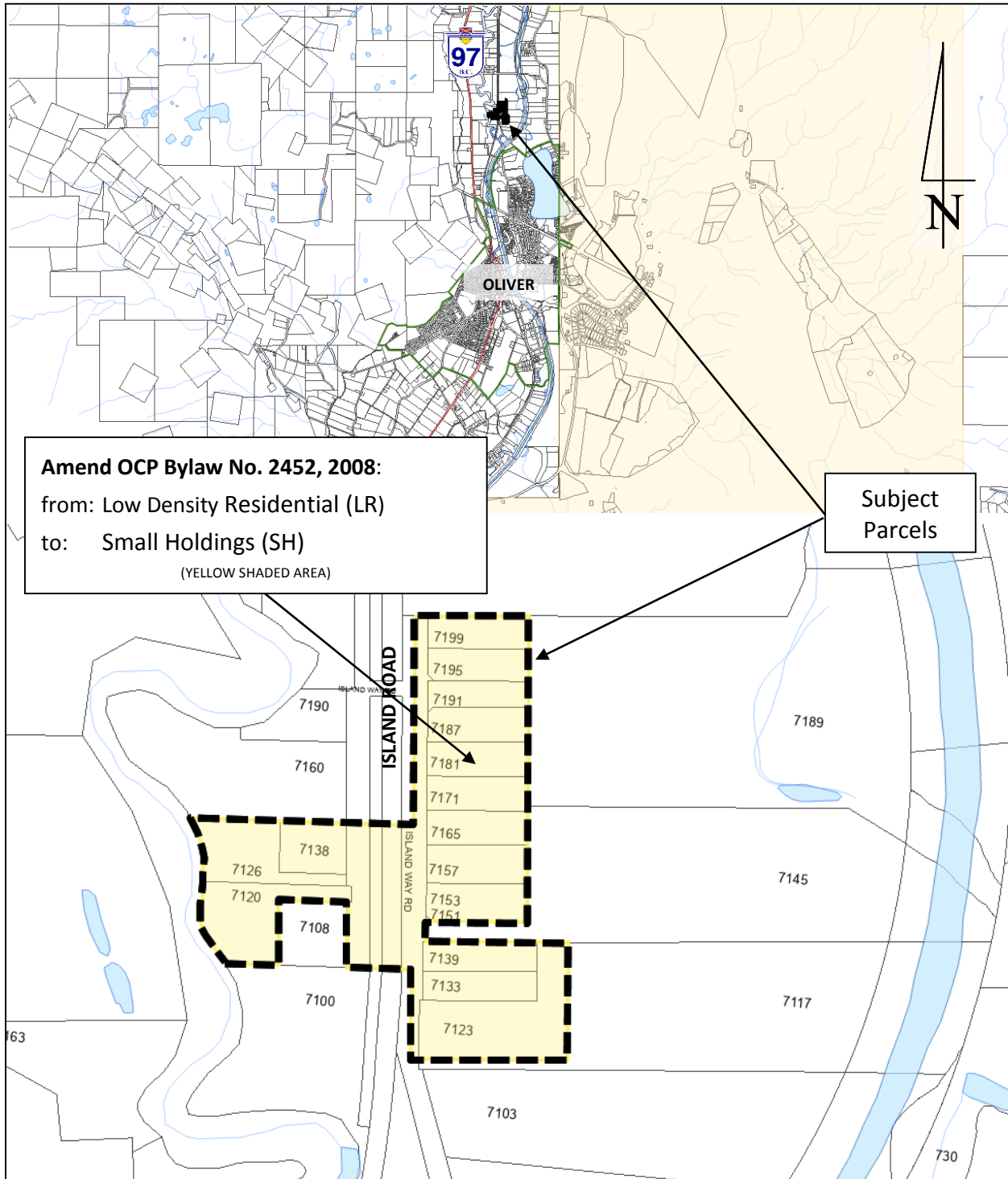
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'C-106'



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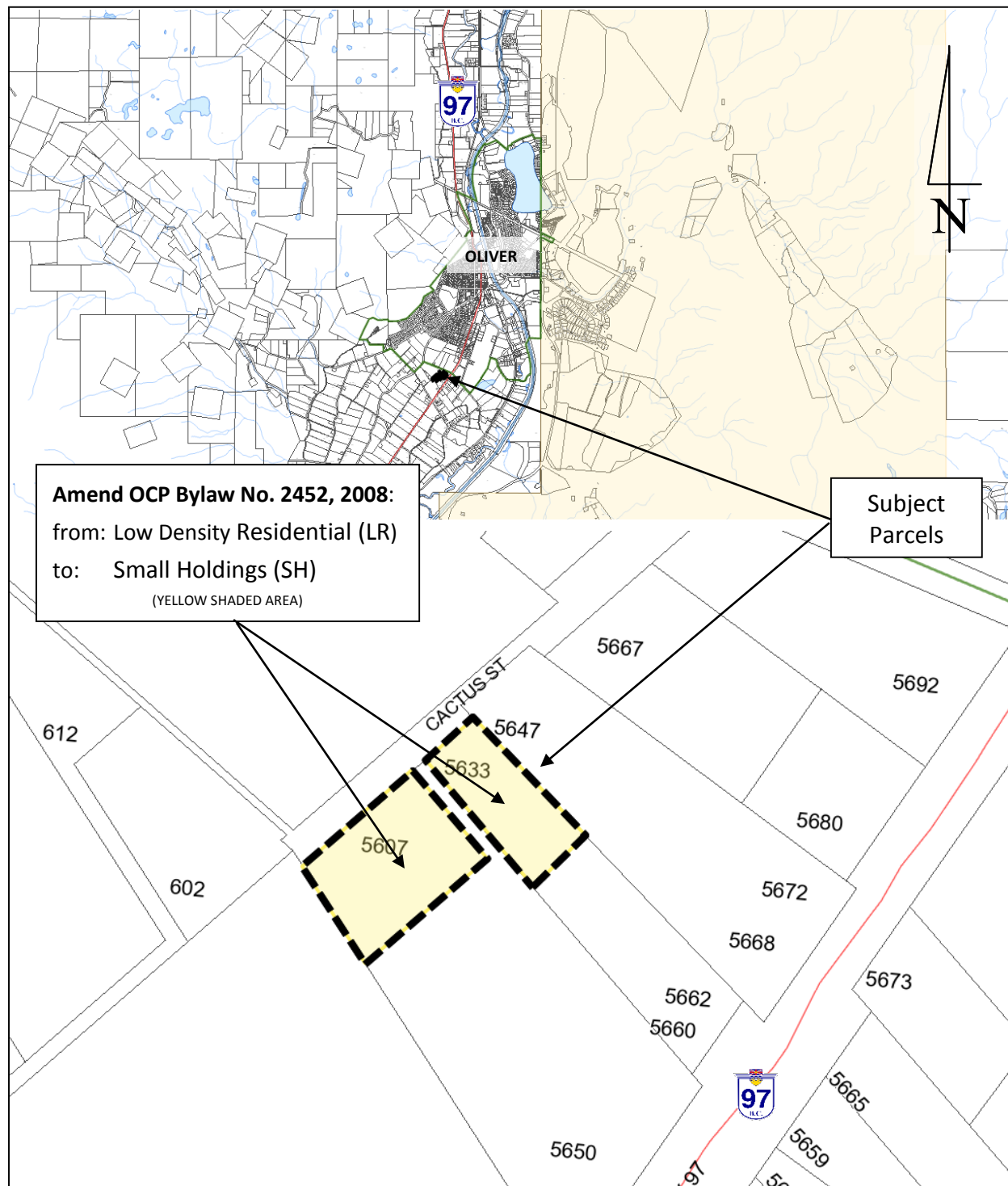
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Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'C-107'



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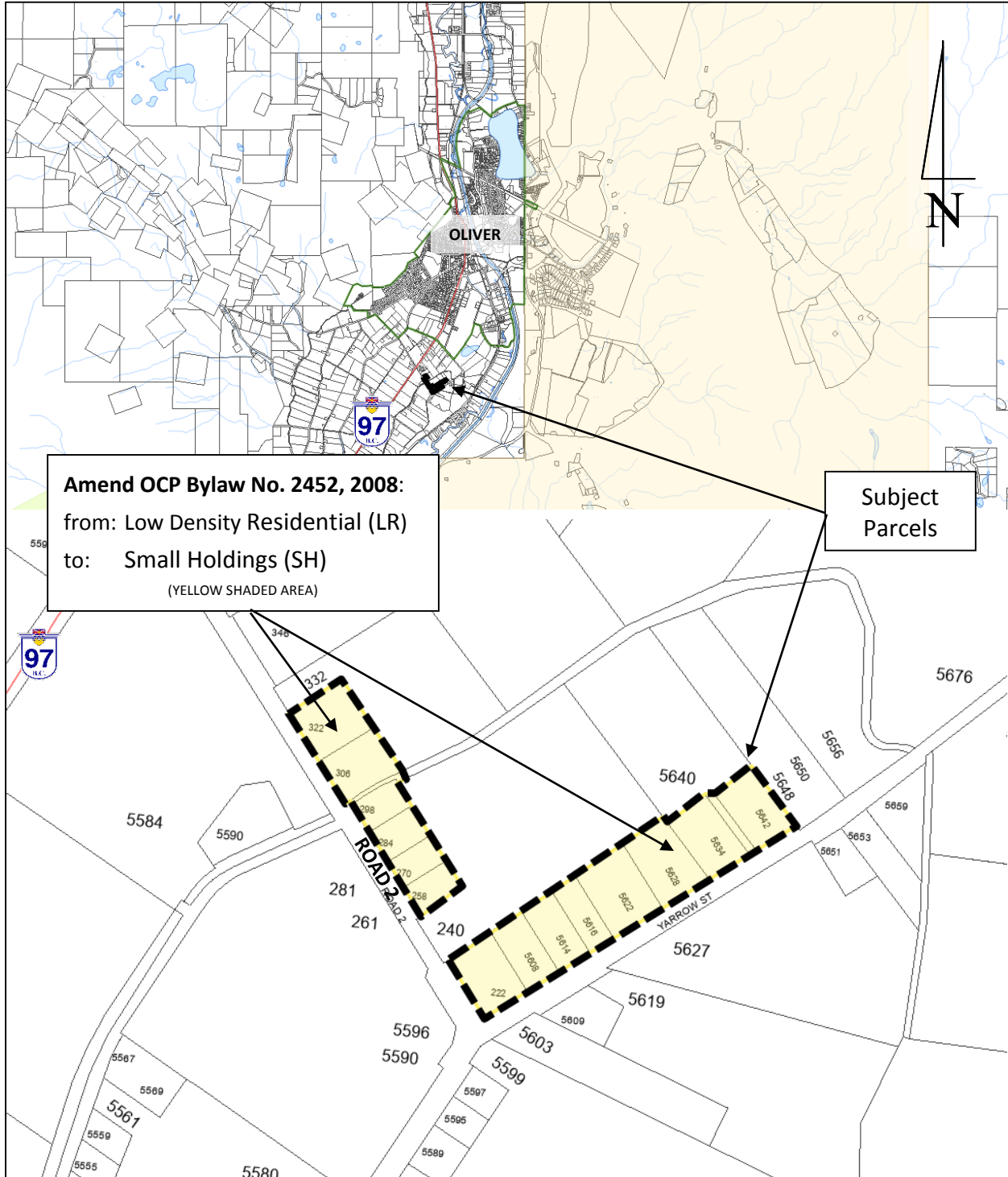
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'C-108'



Regional District of Okanagan-Similkameen

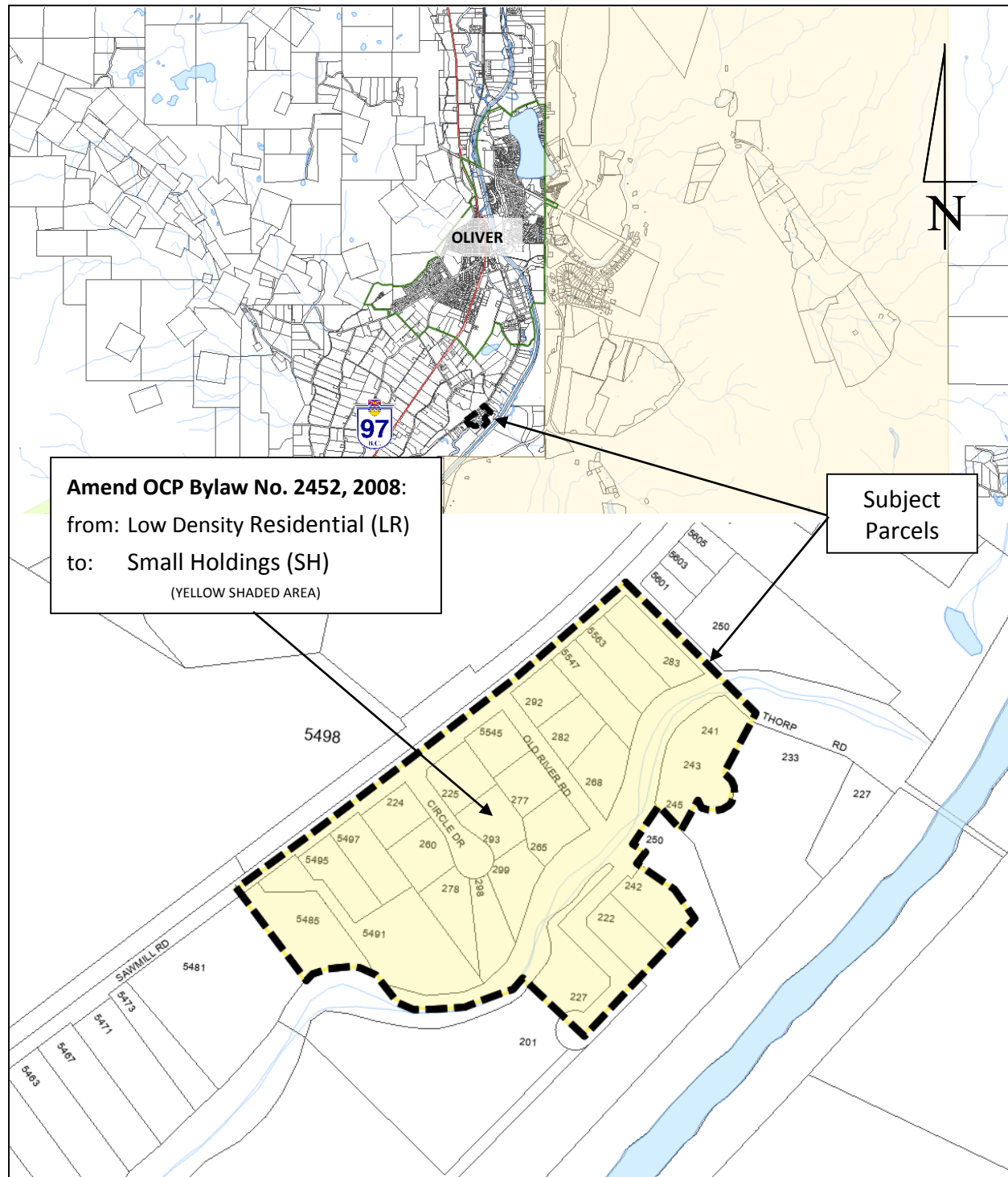
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'C-109'



Regional District of Okanagan-Similkameen

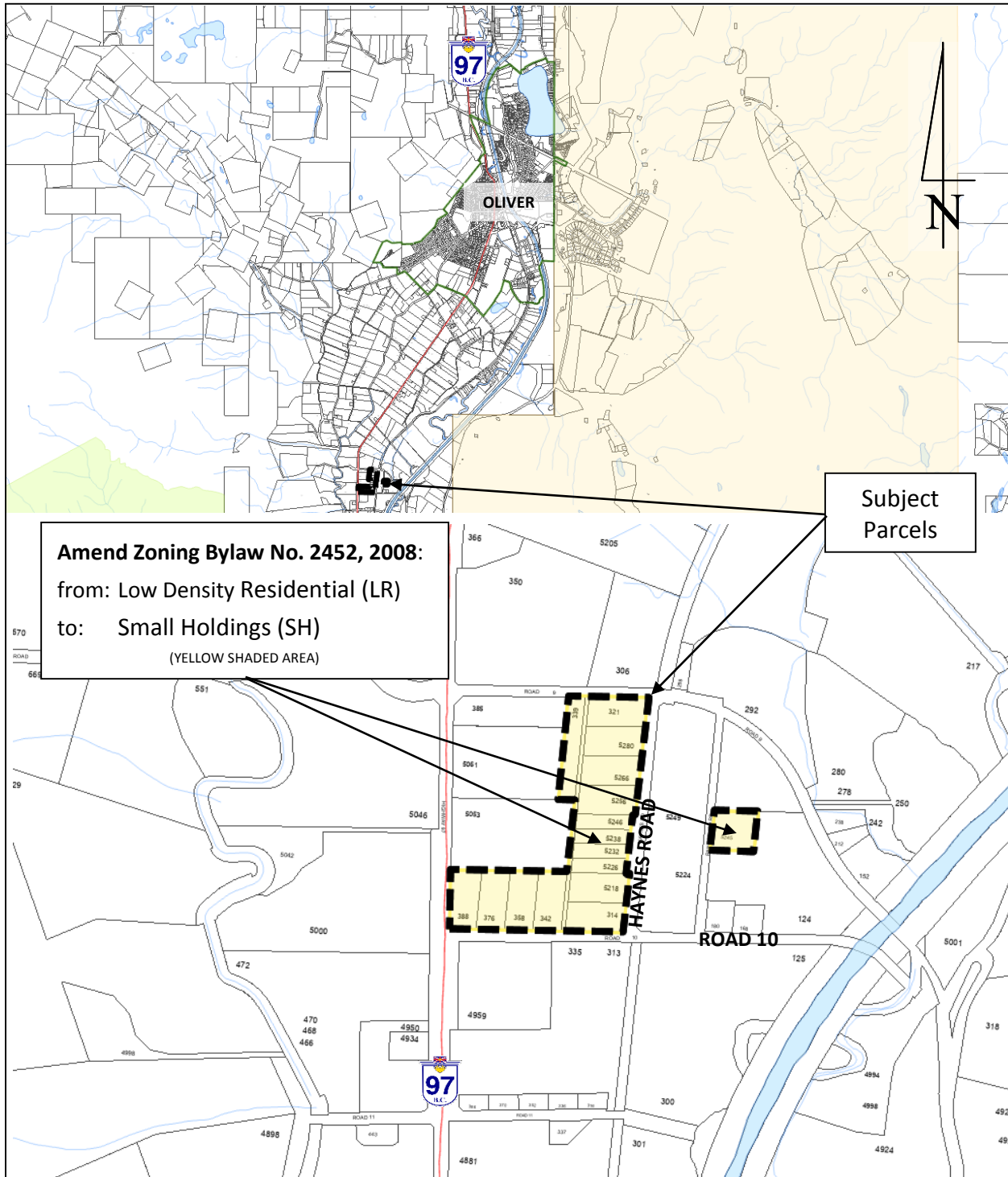
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'C-110'



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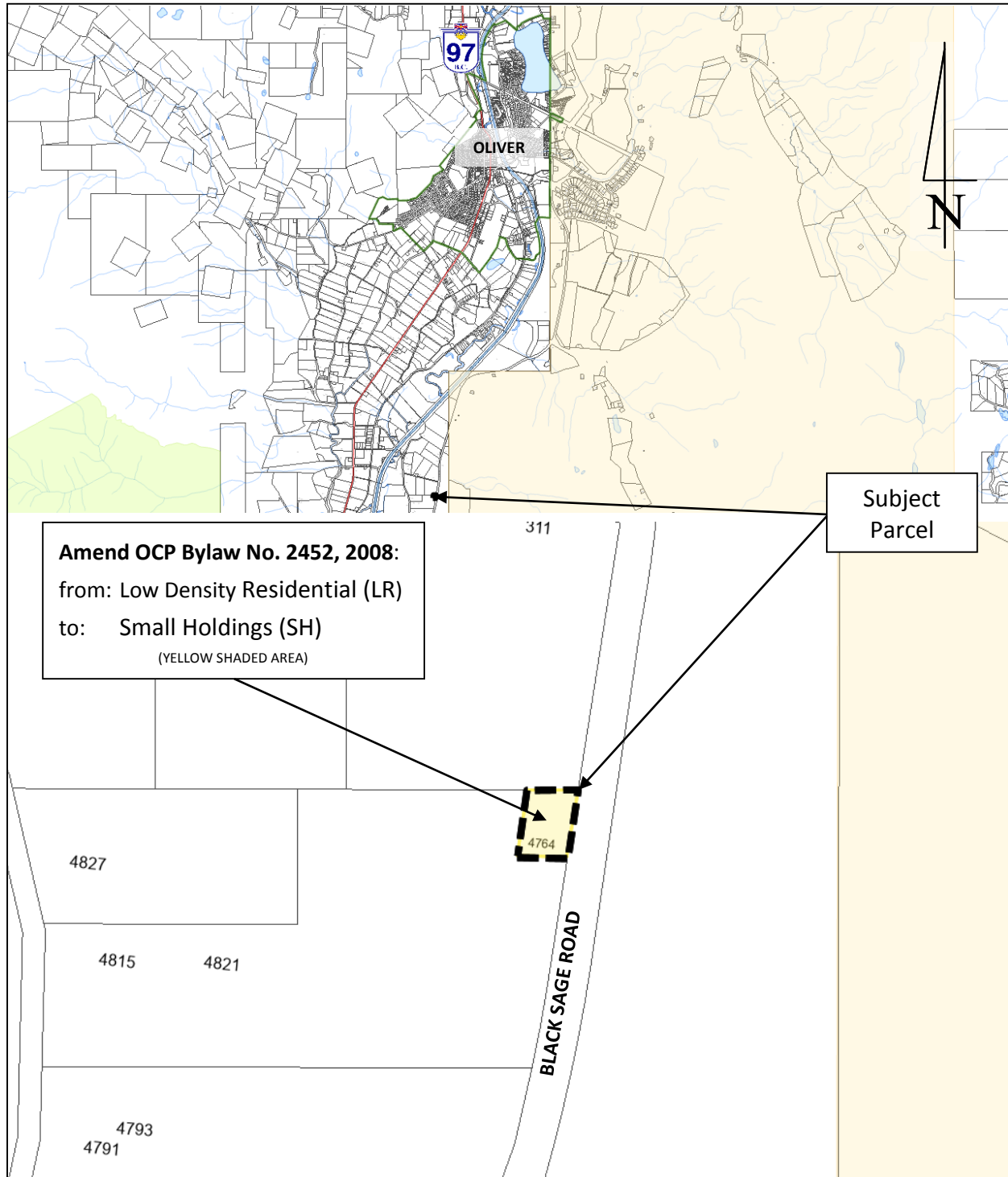
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'C-111'



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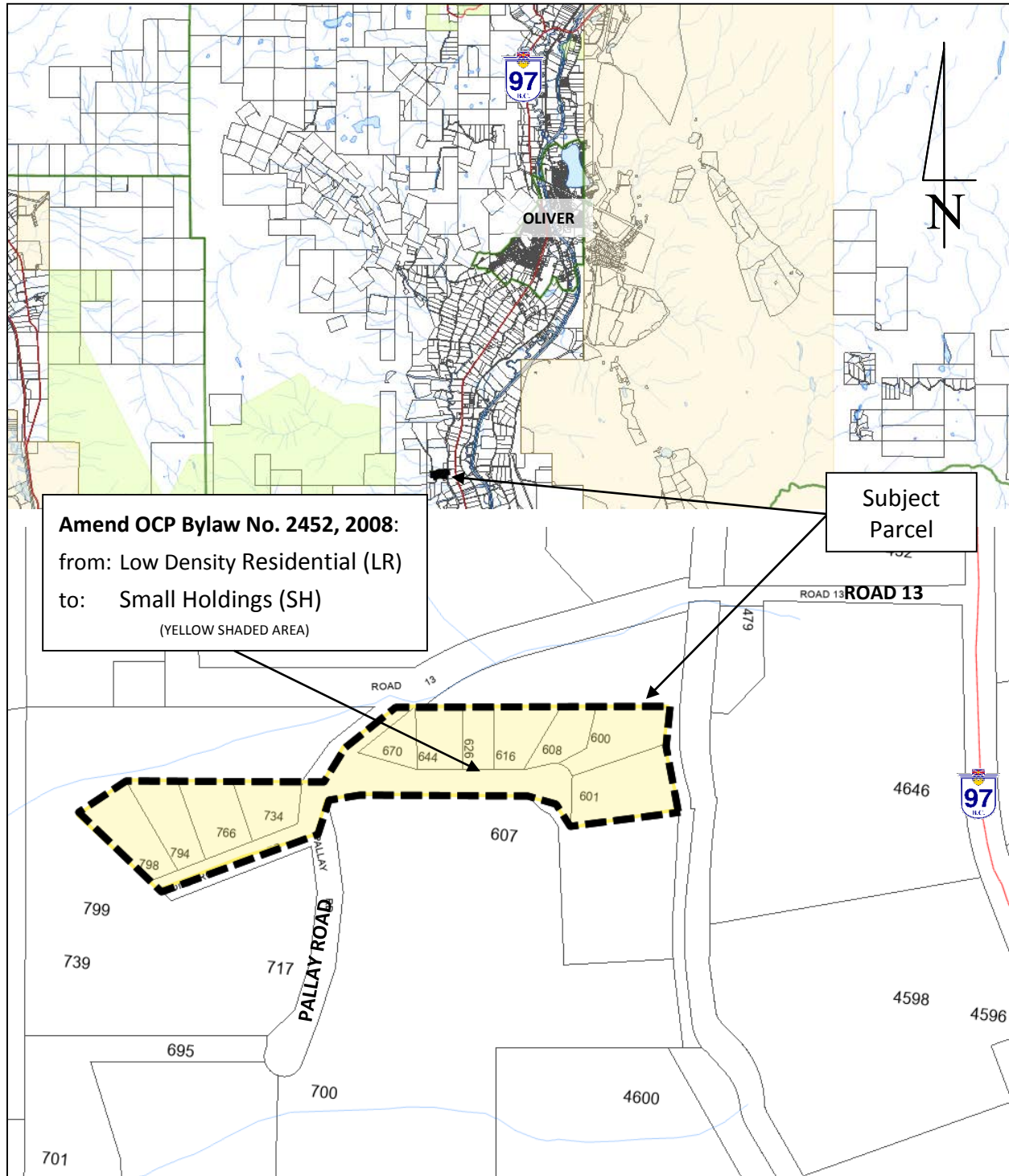
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'C-112'



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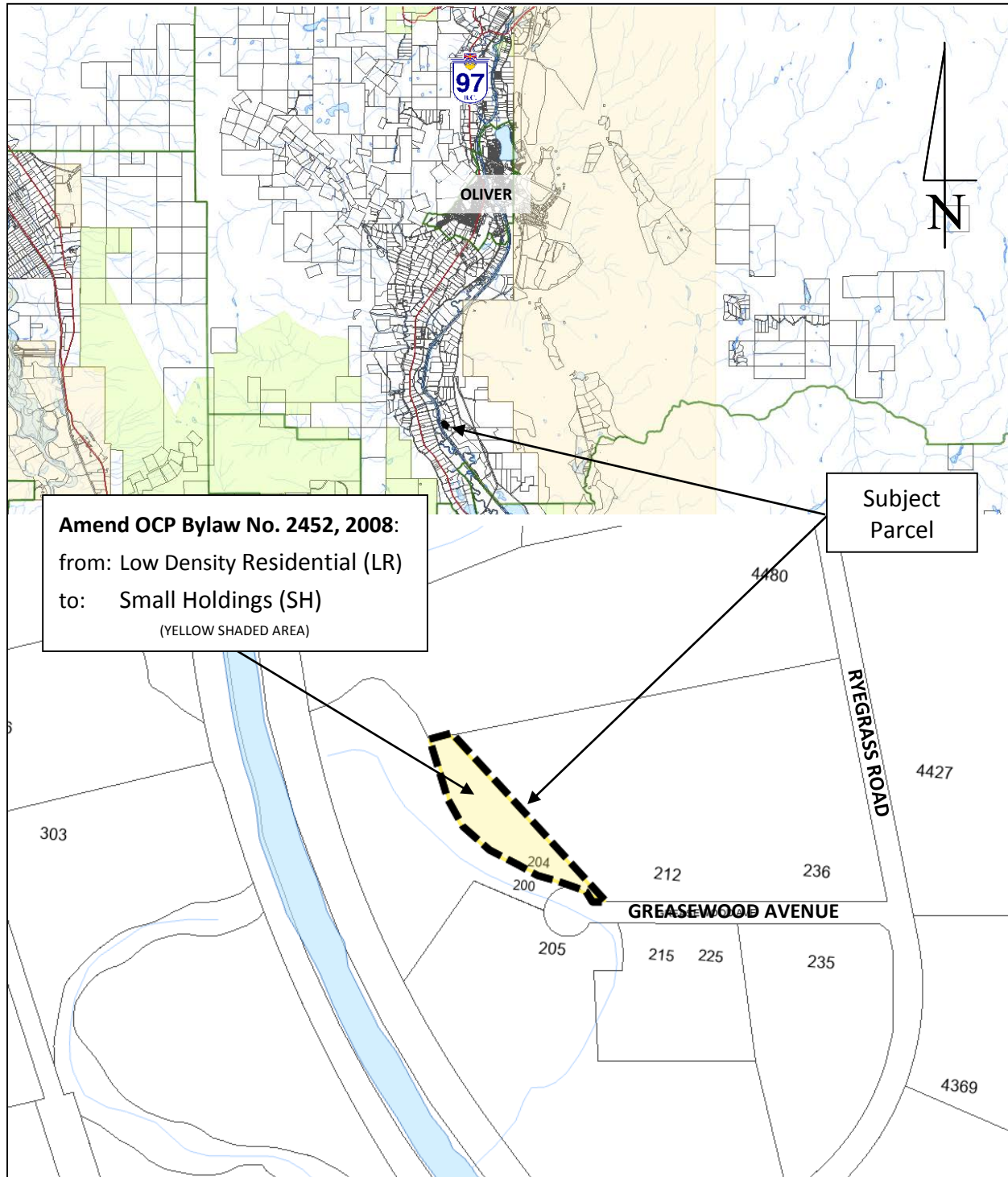
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'C-113'



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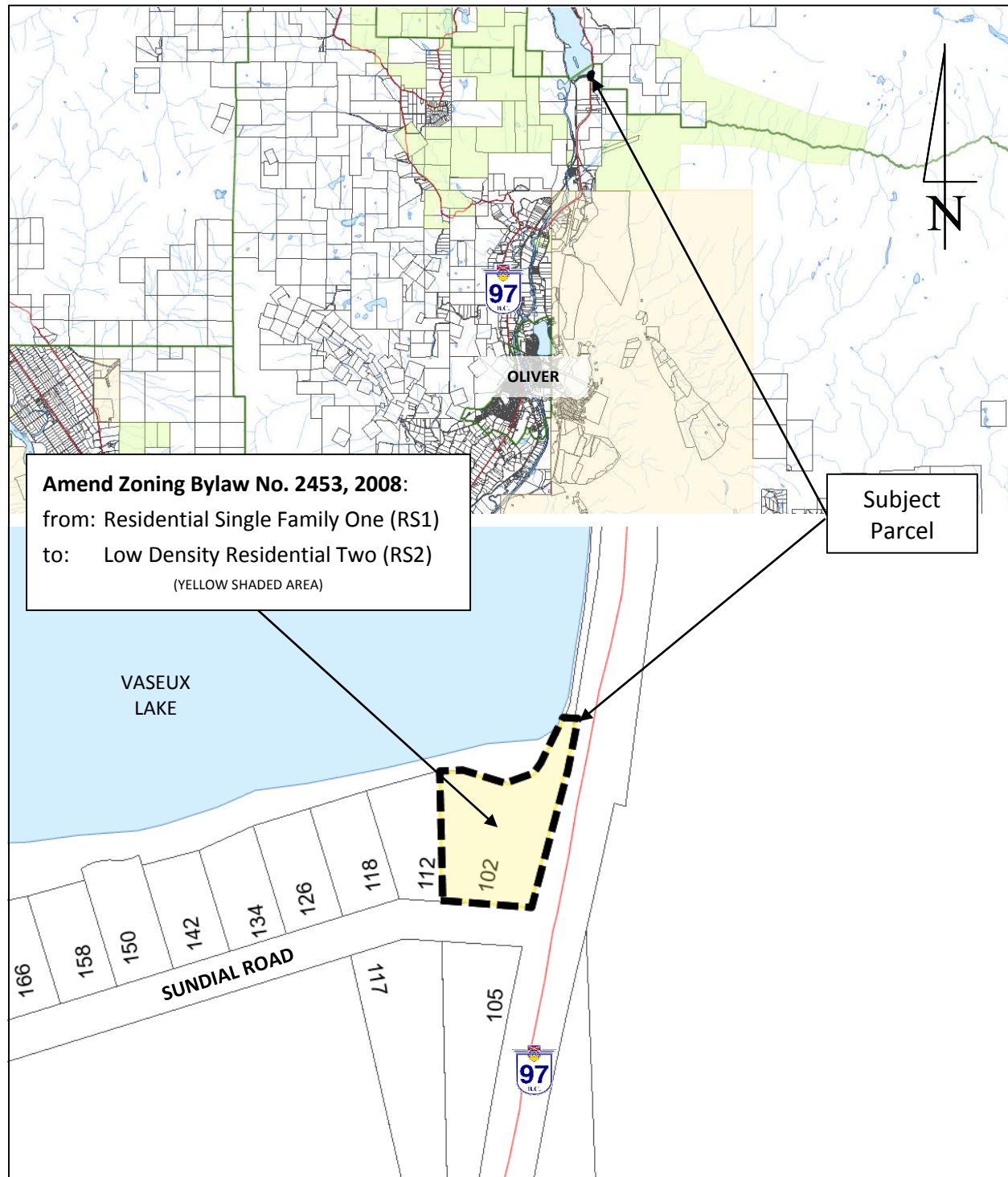
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'C-201'



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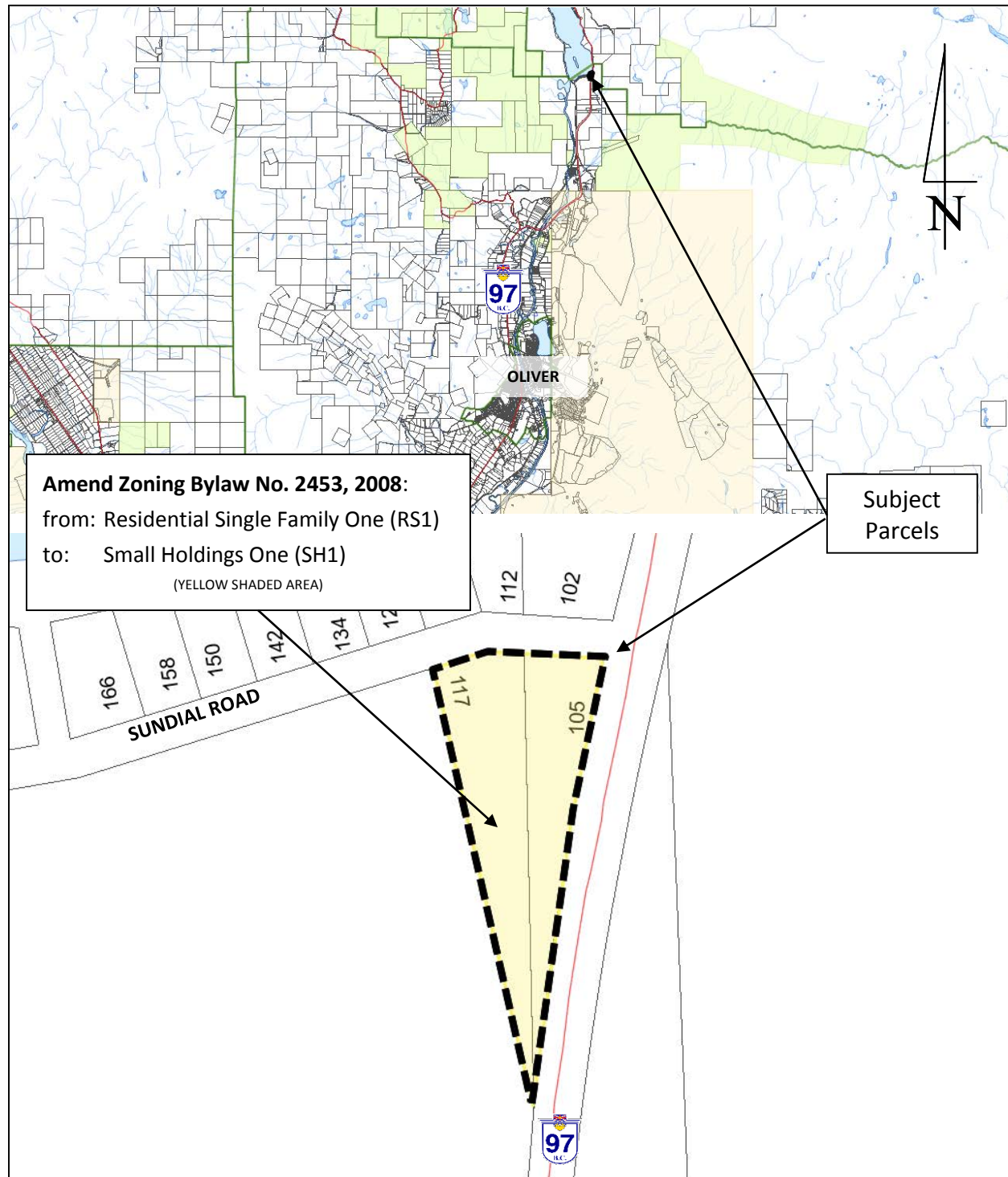
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'C-202'



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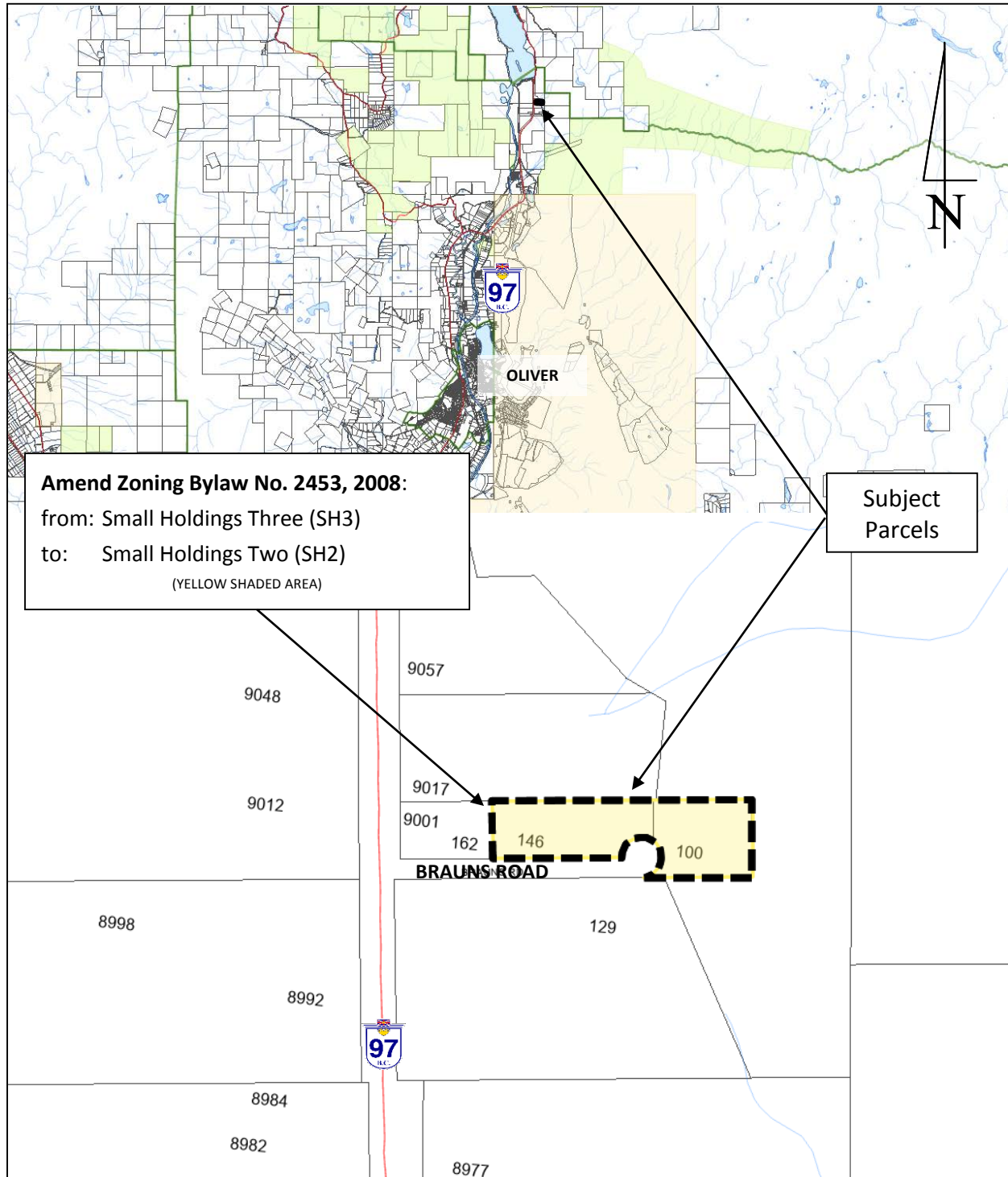
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'C-203'



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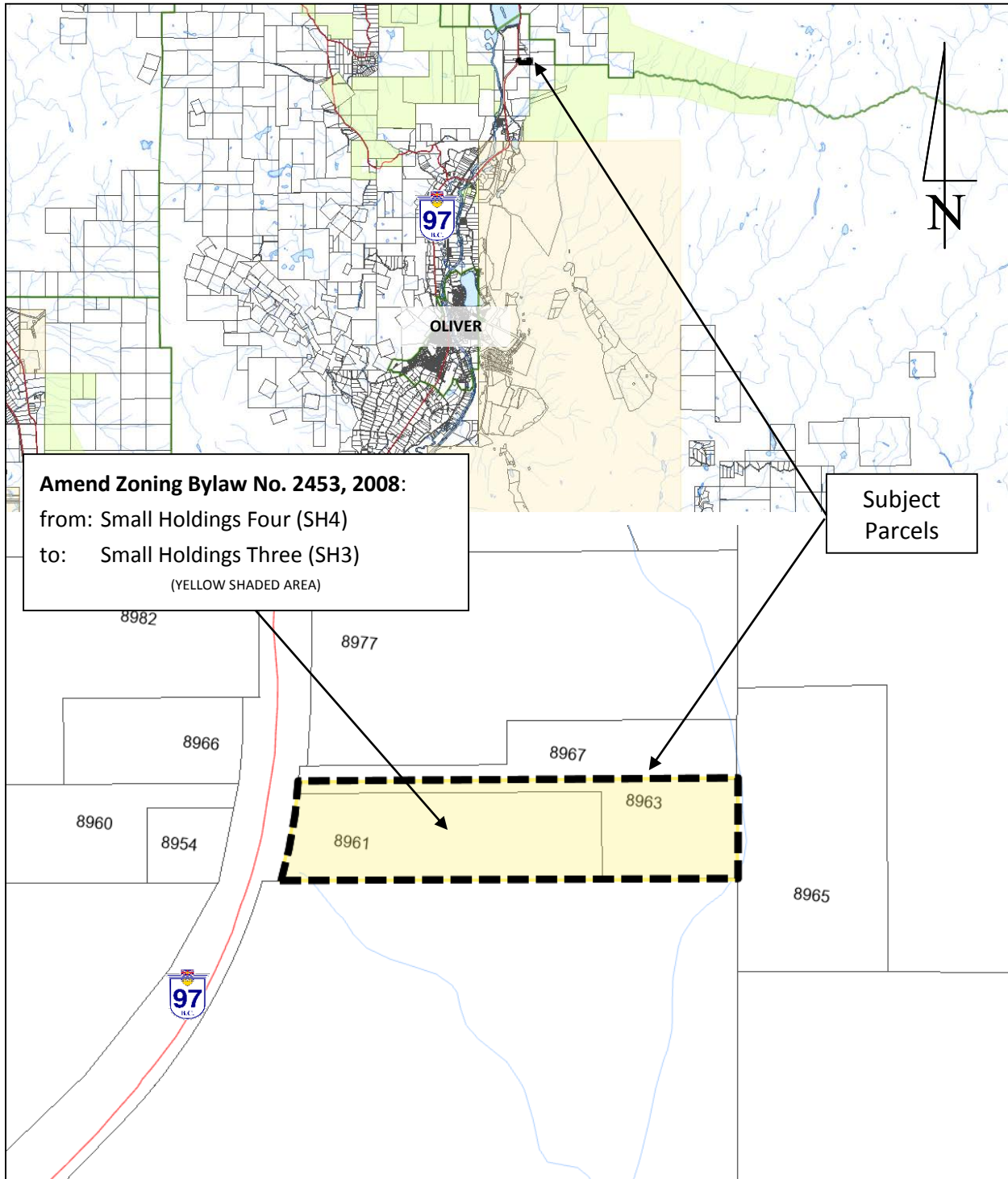
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'C-204'



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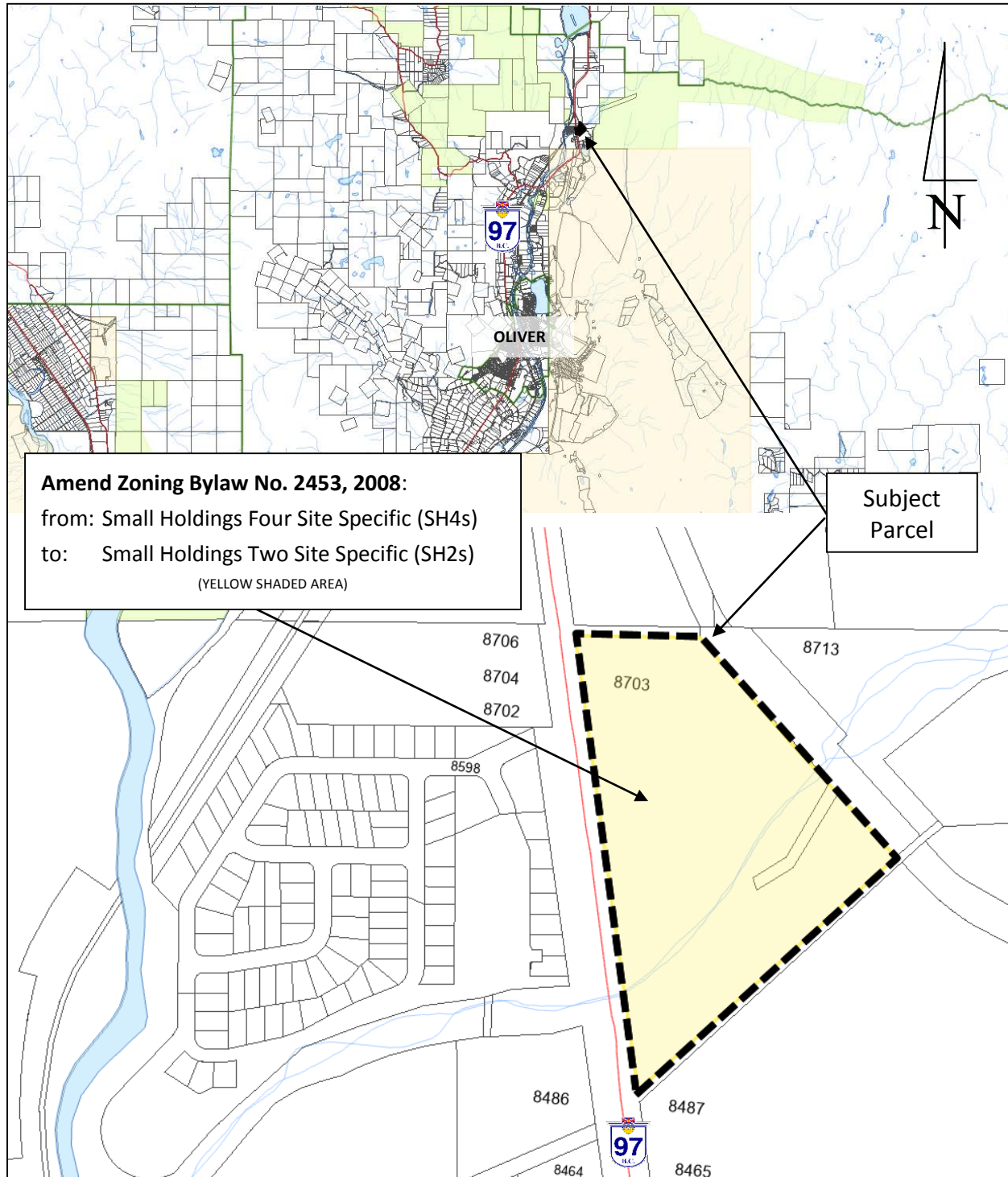
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

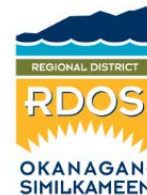
Schedule 'C-205'



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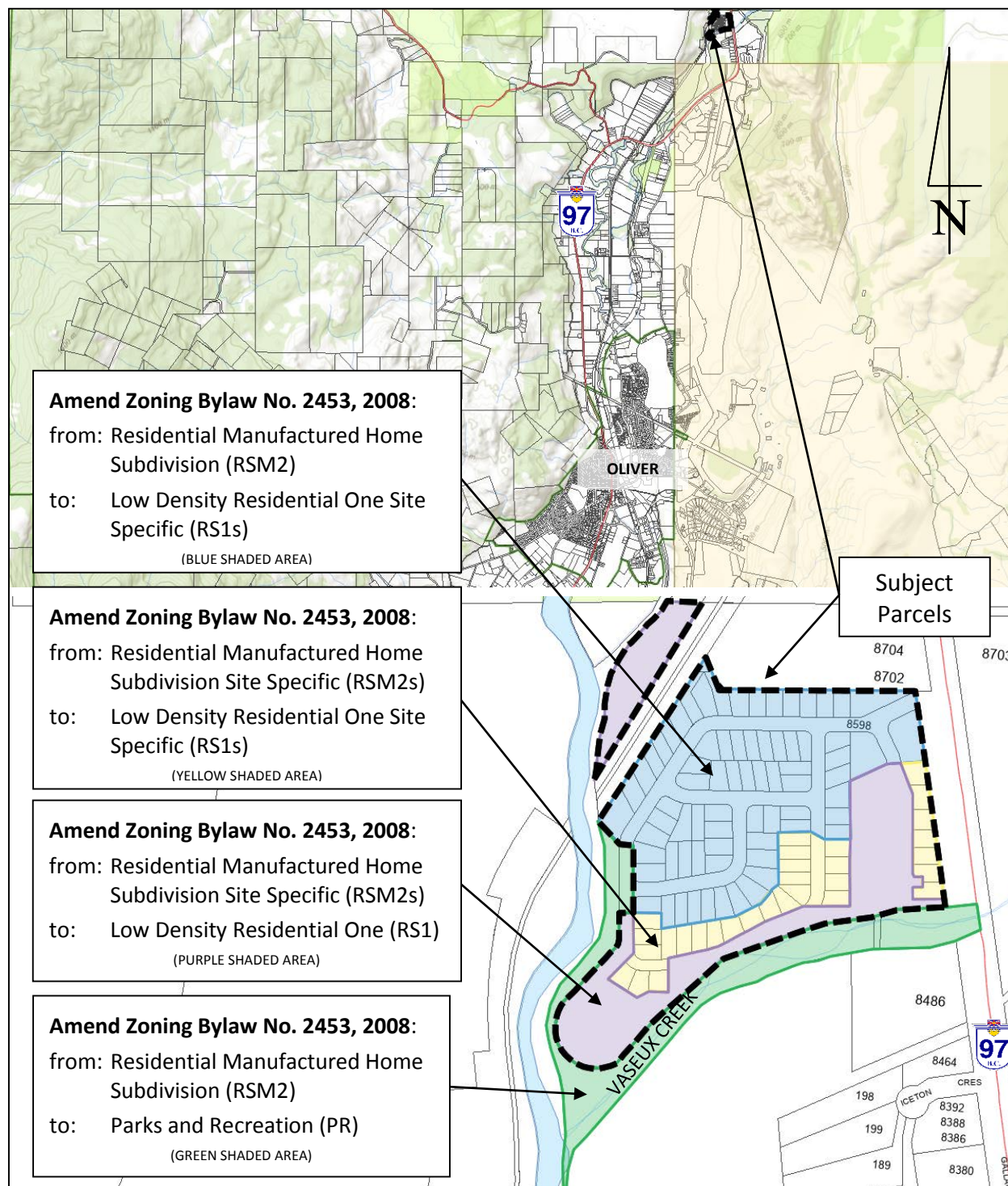
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'C-206'



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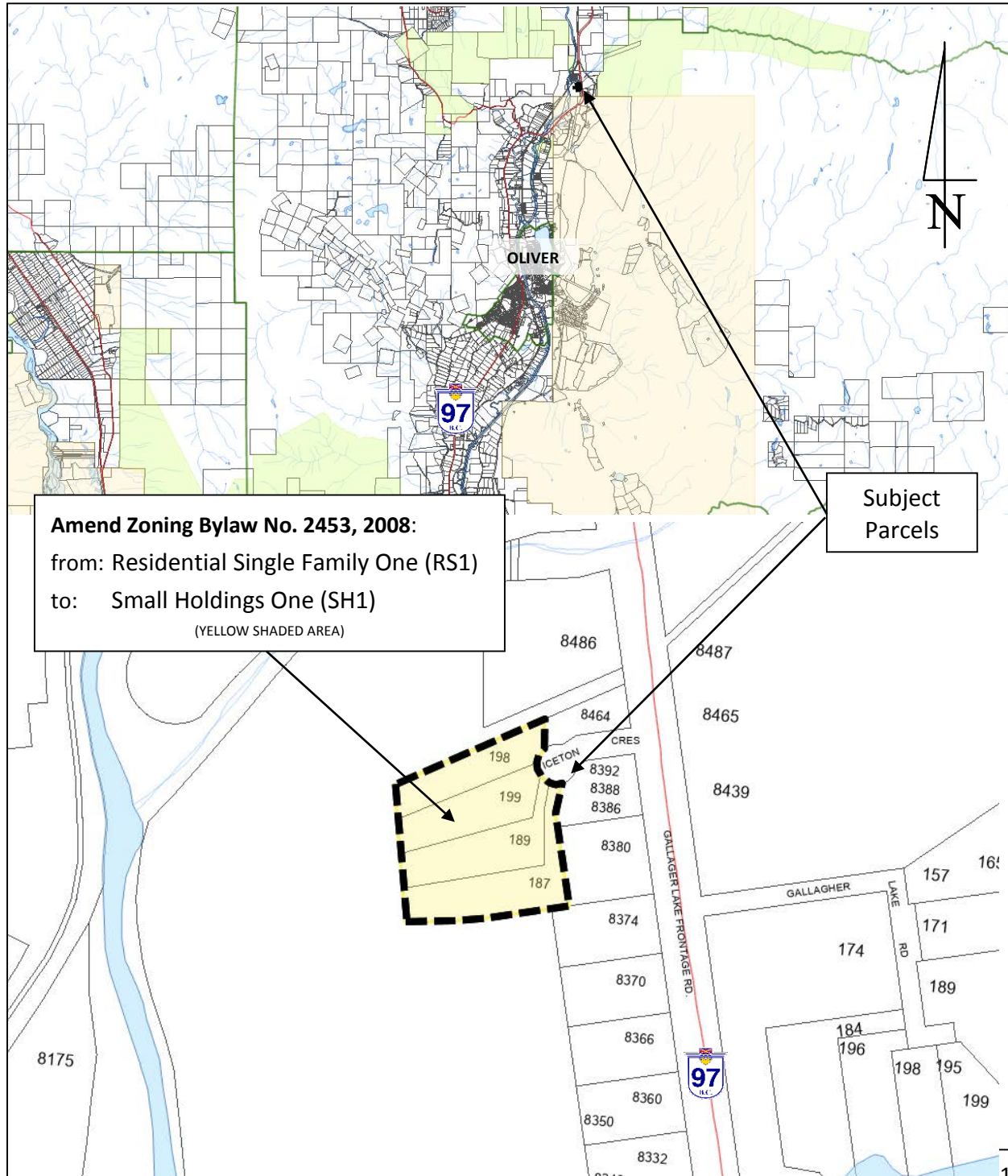
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

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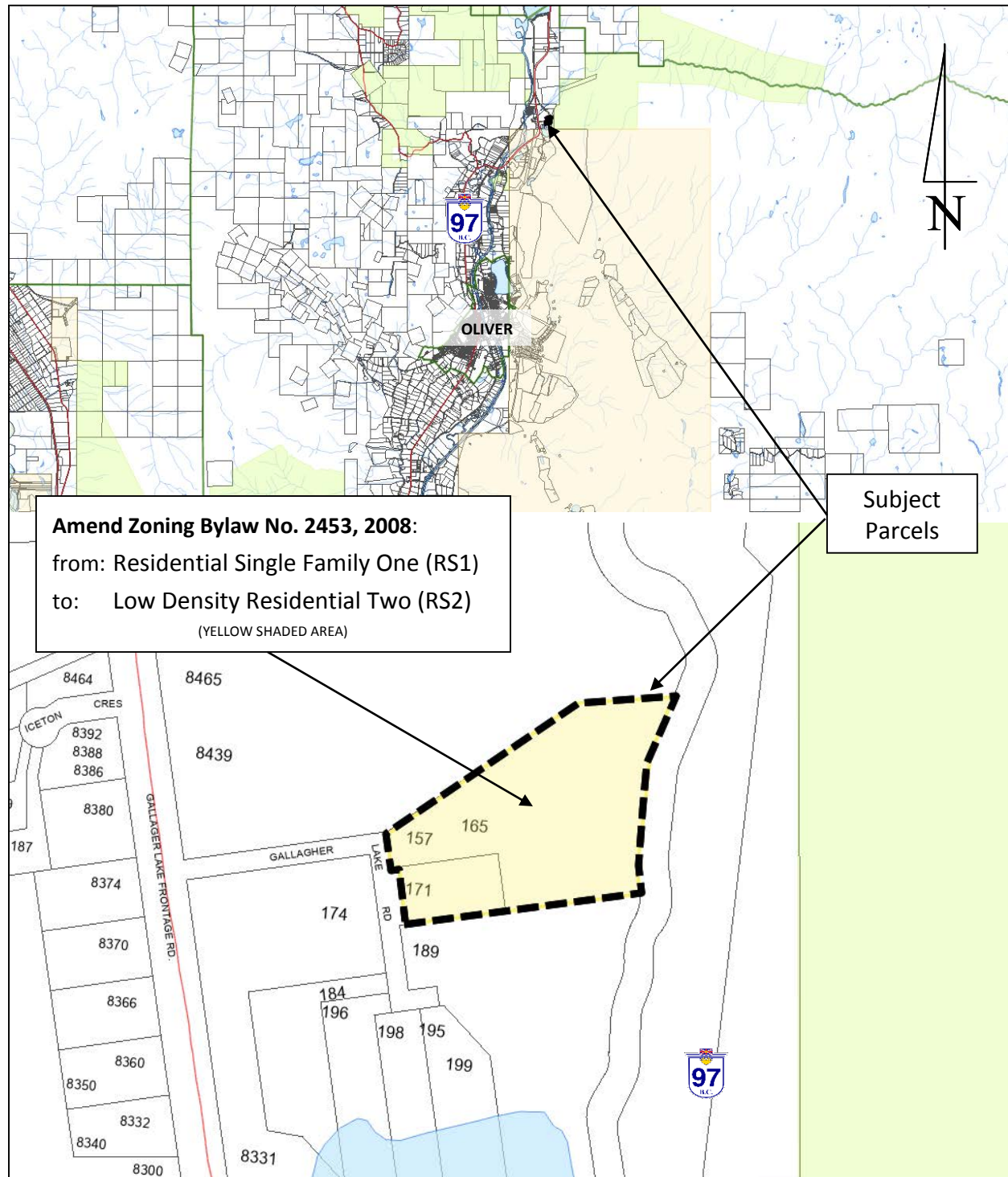
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'C-208'



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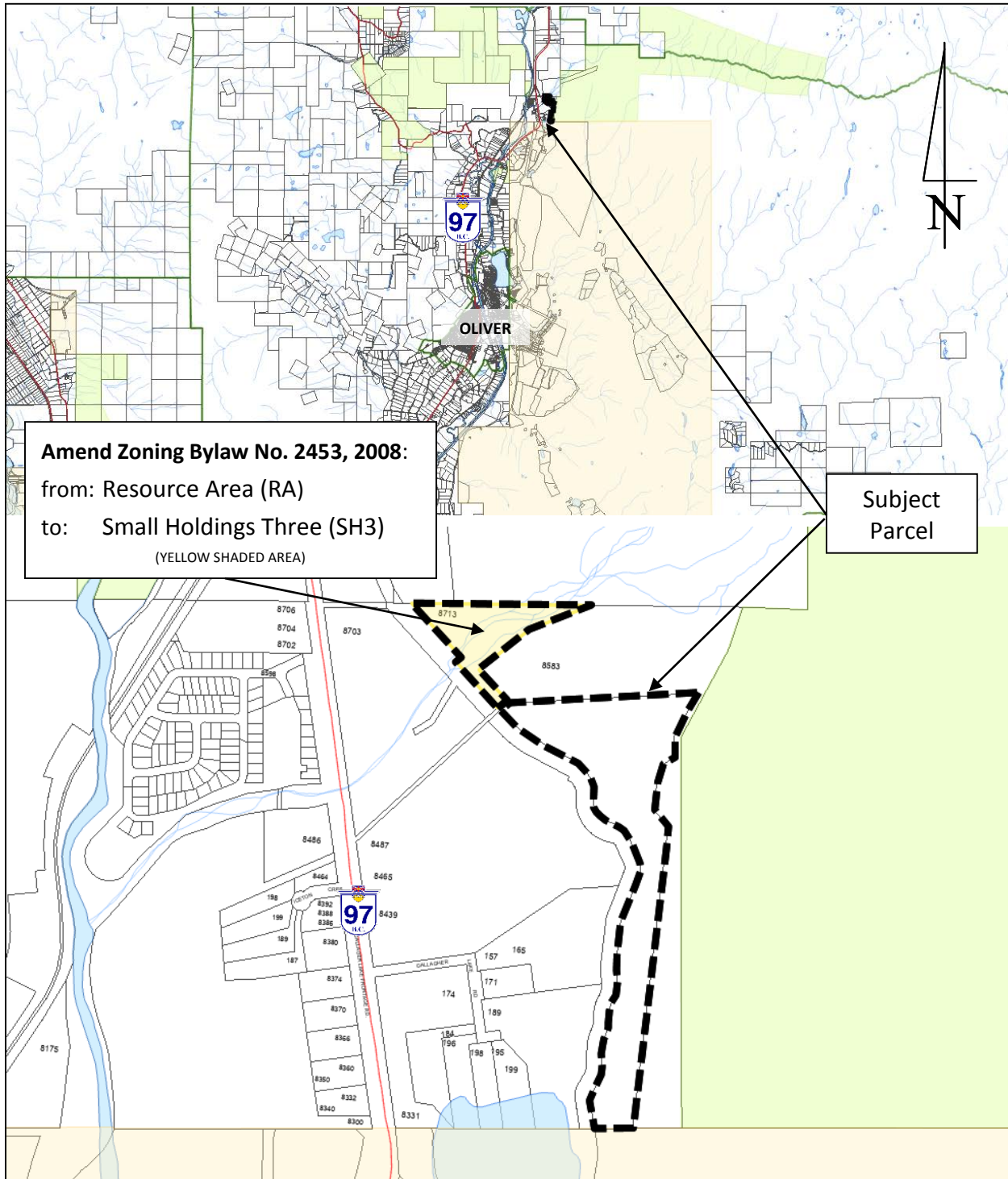
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'C-209'



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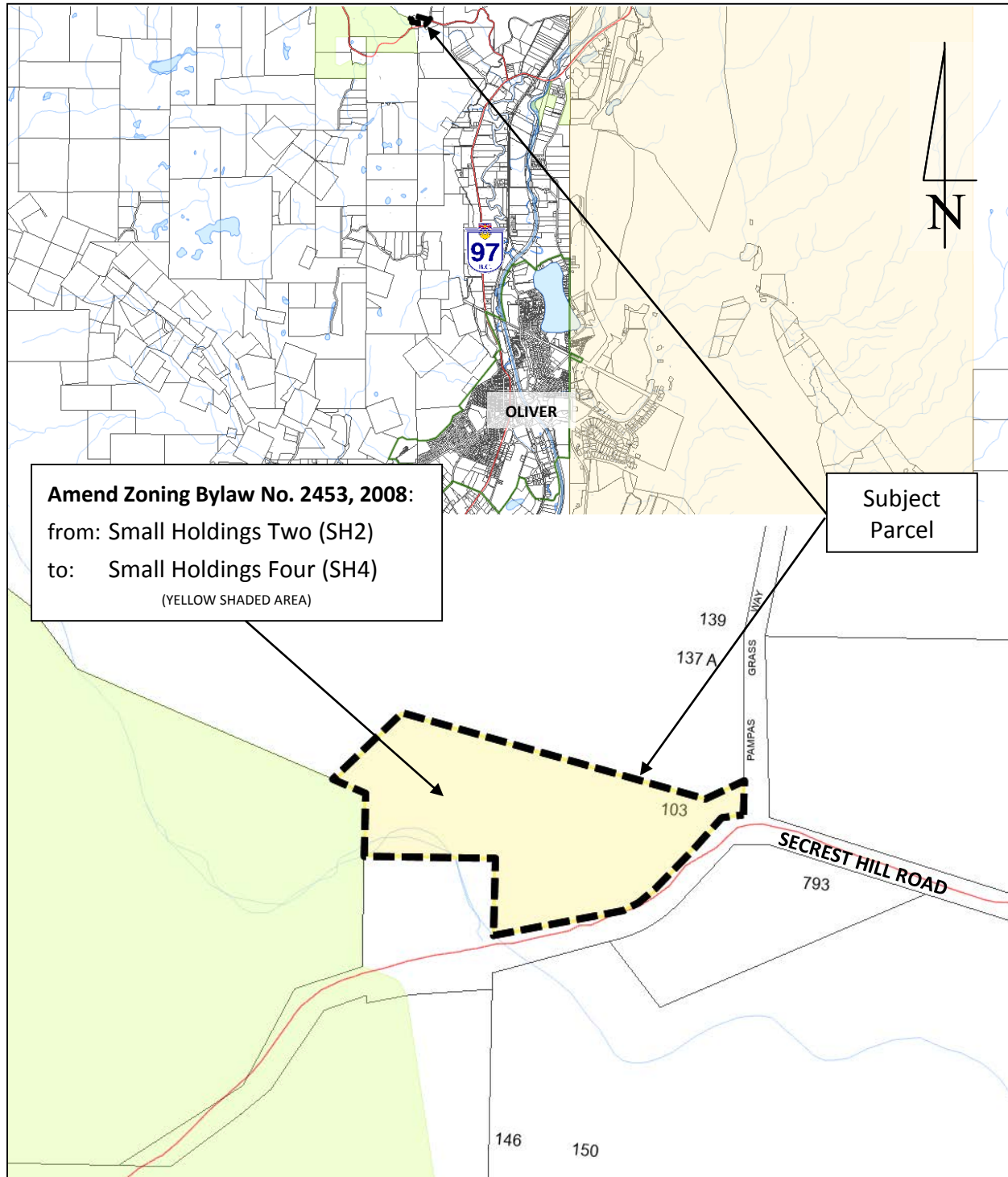
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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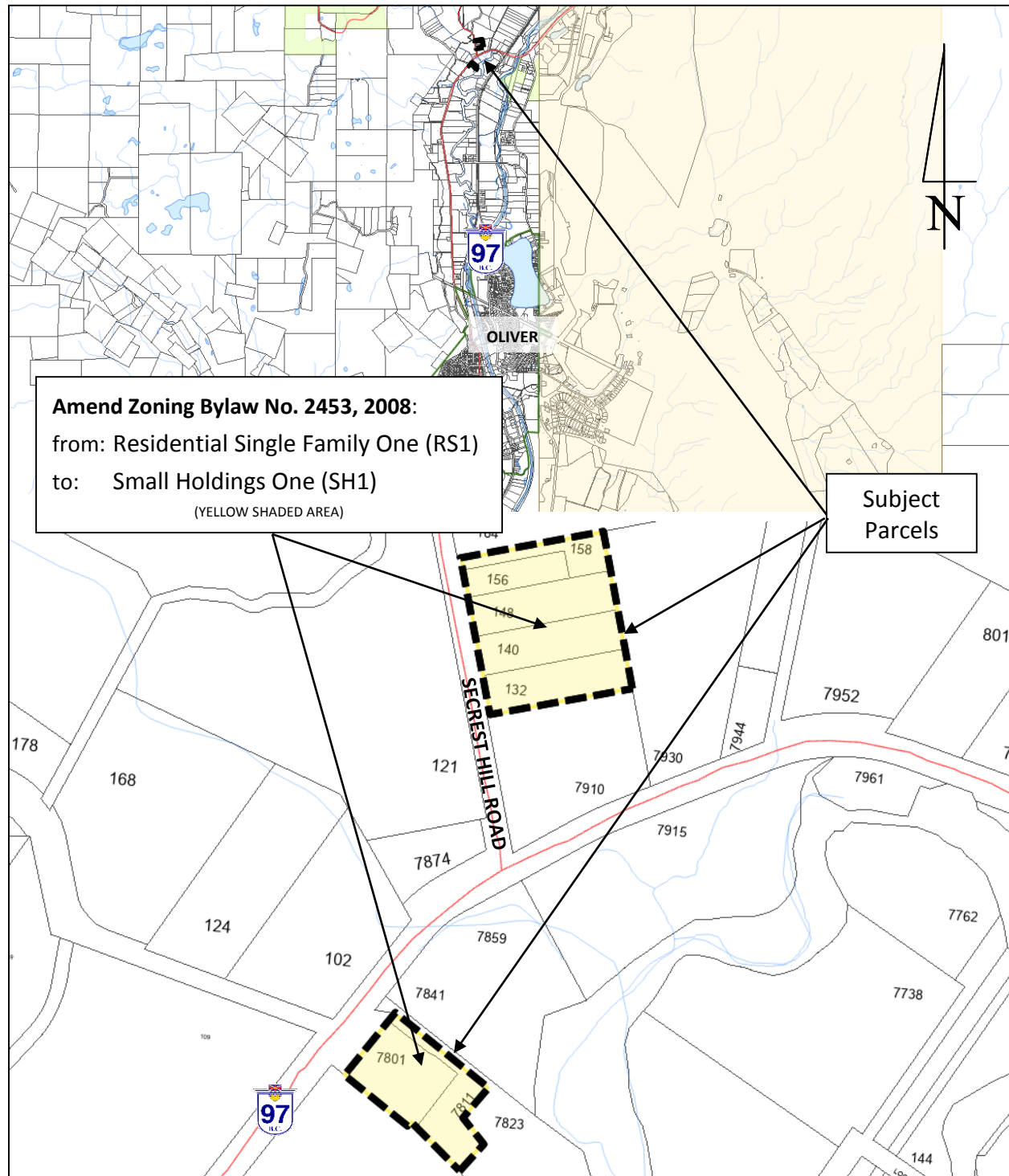
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'C-211'



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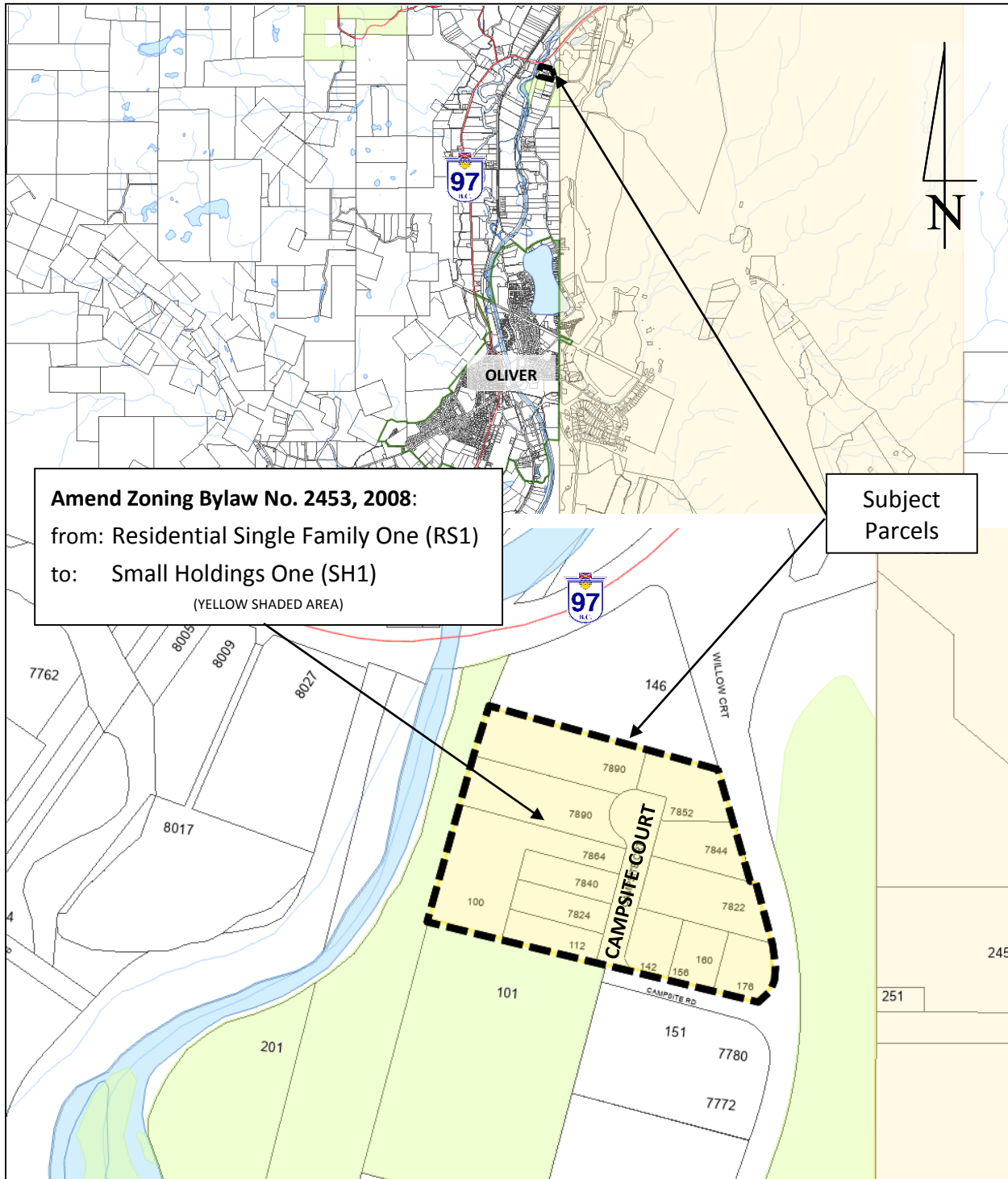
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'C-212'



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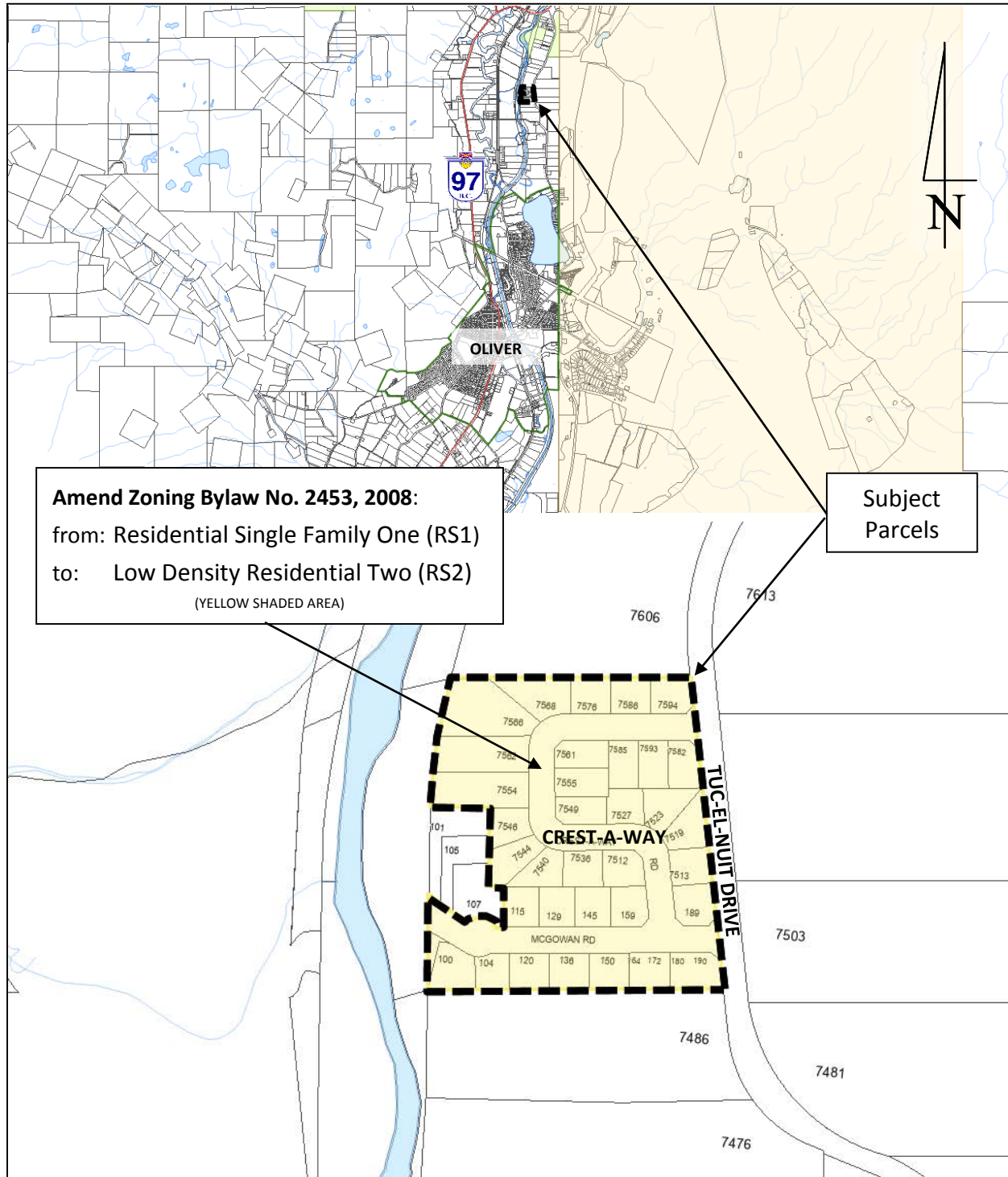
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'C-213'



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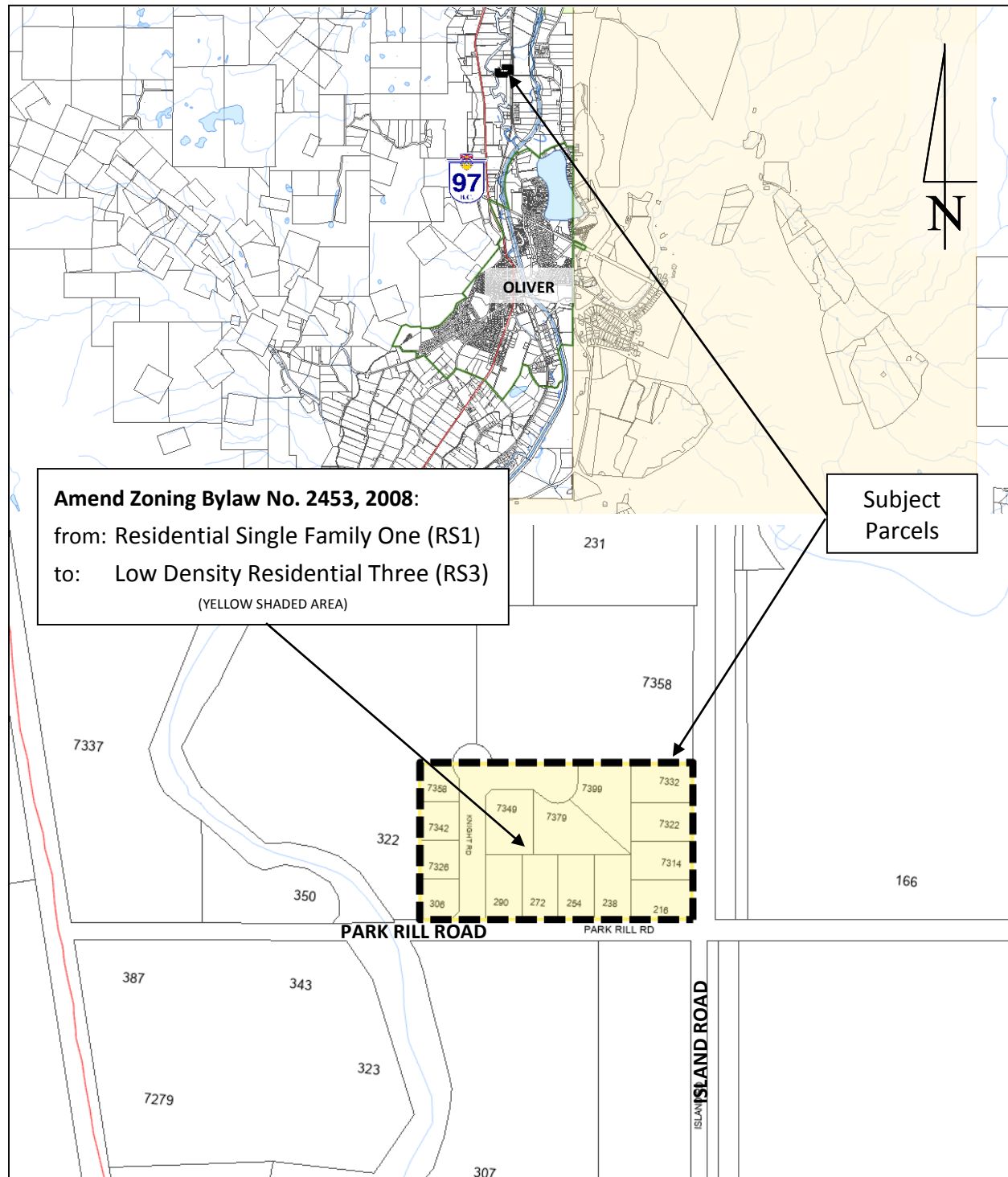
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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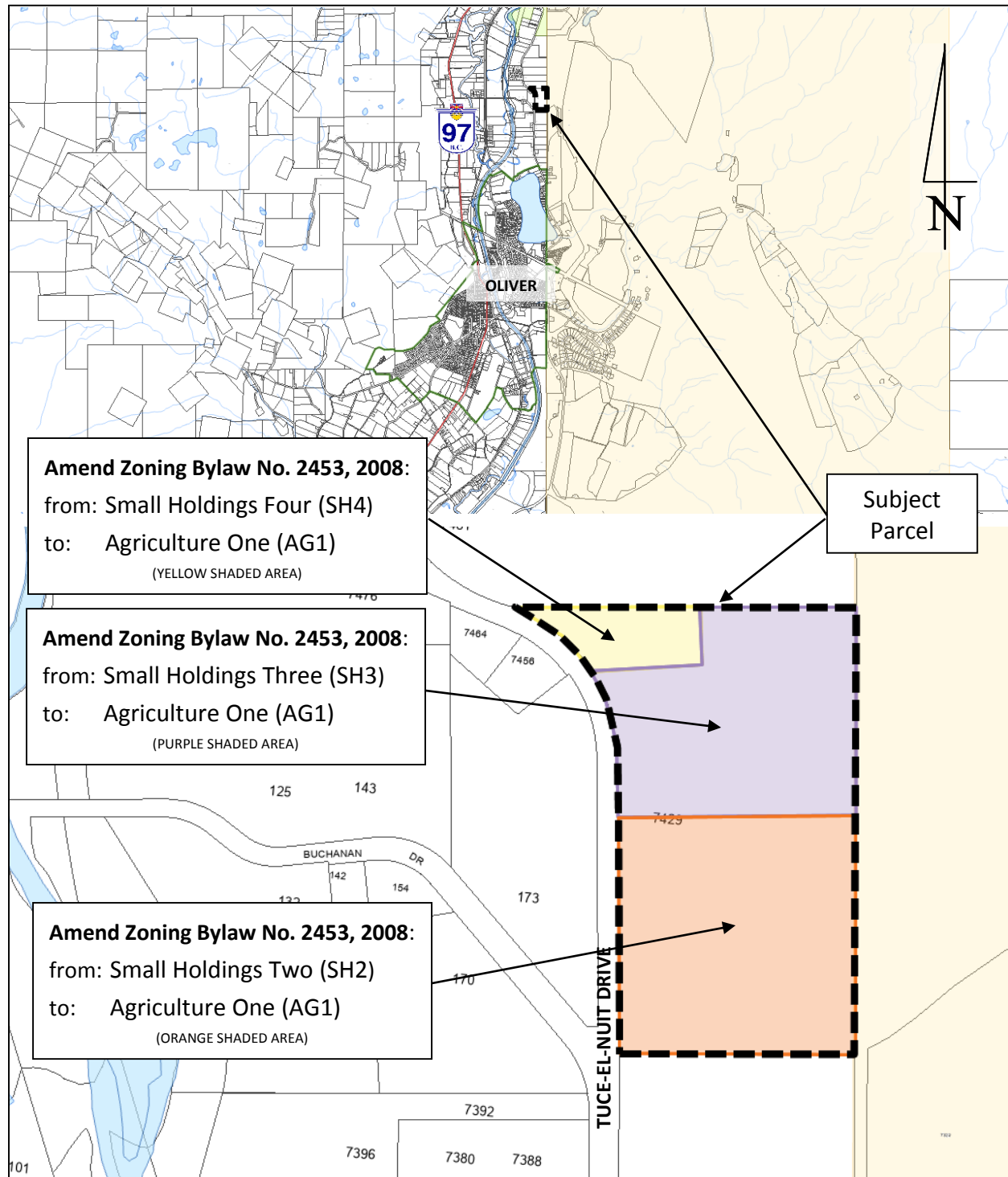
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'C-215'



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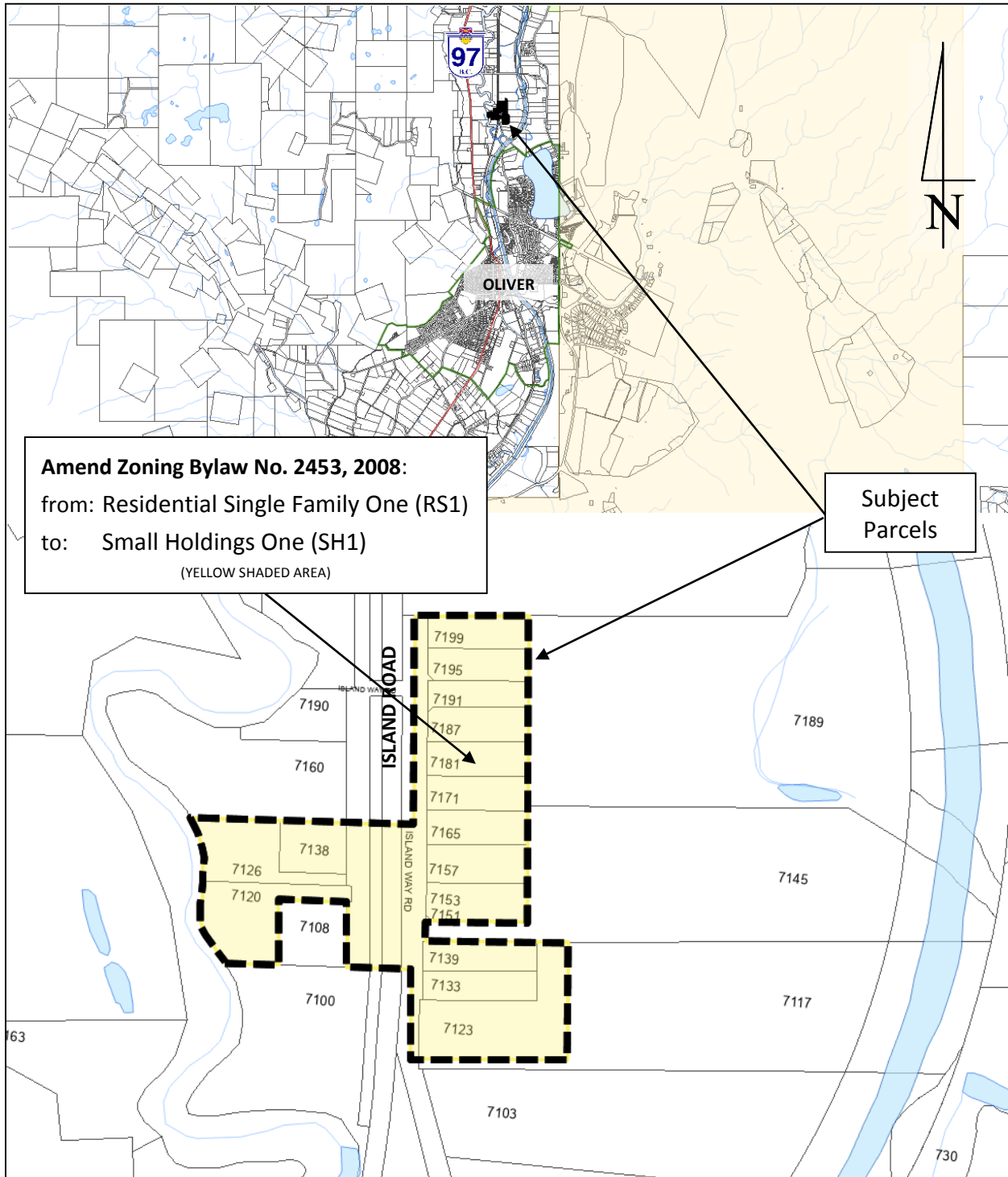
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'C-216'



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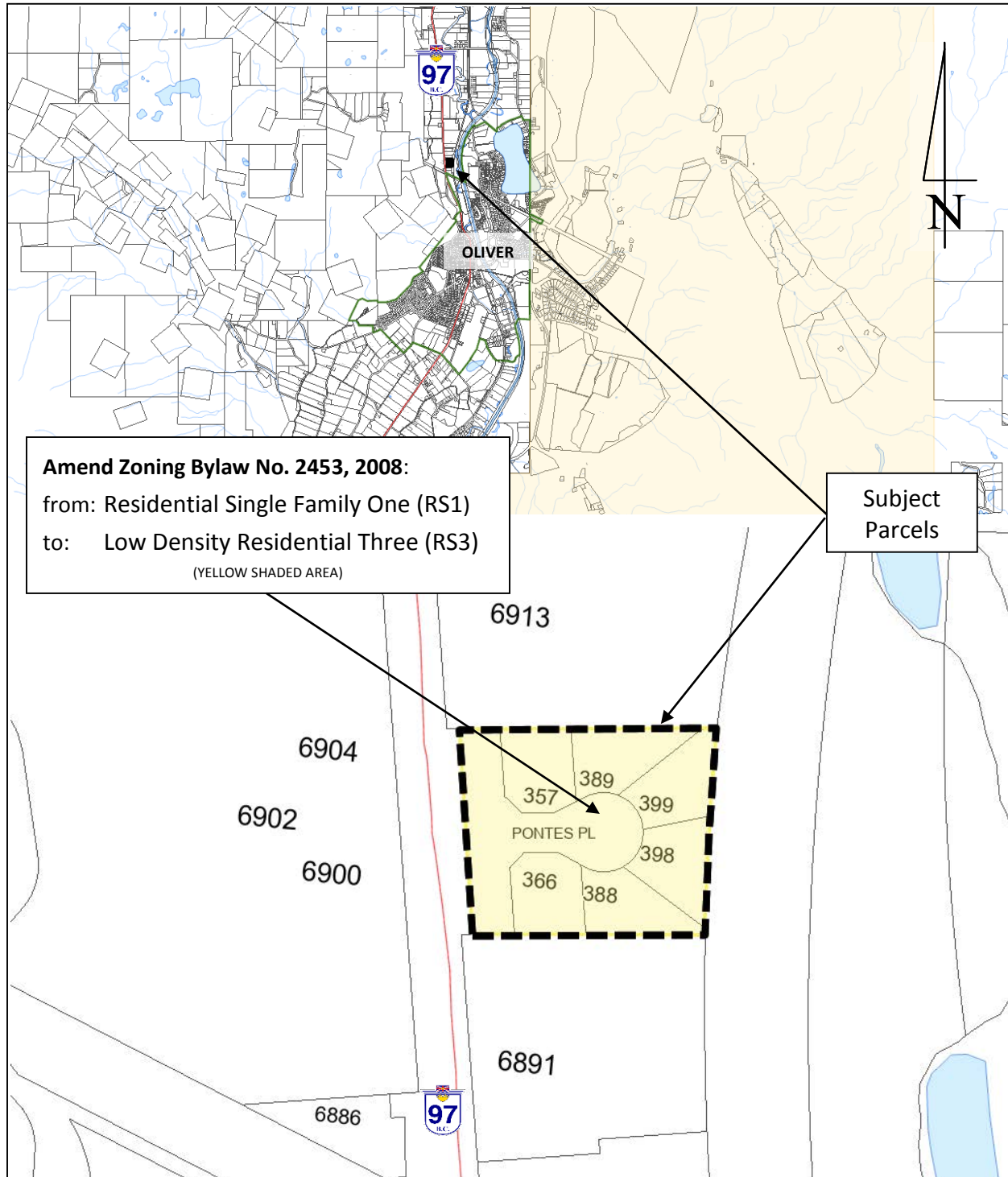
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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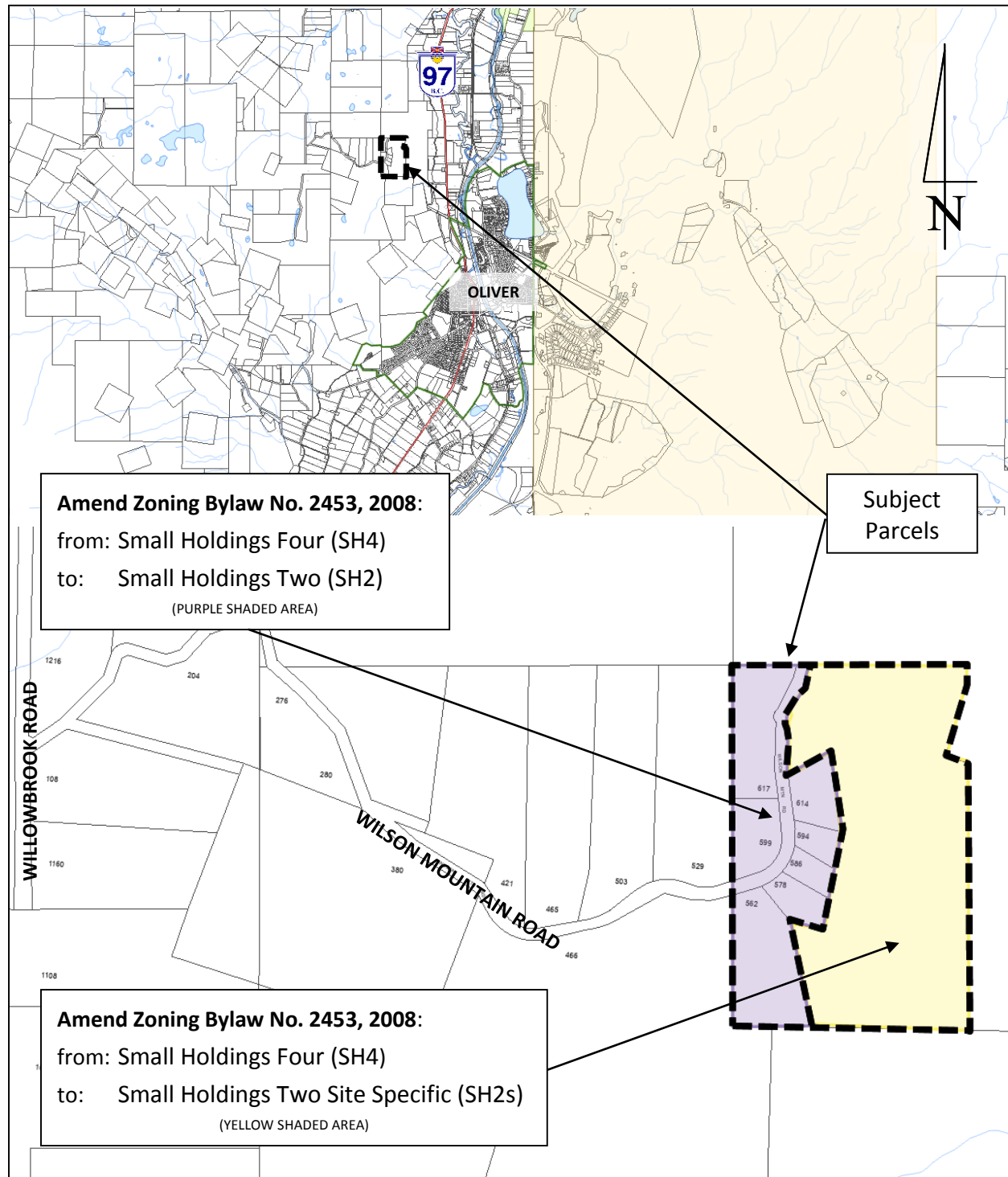
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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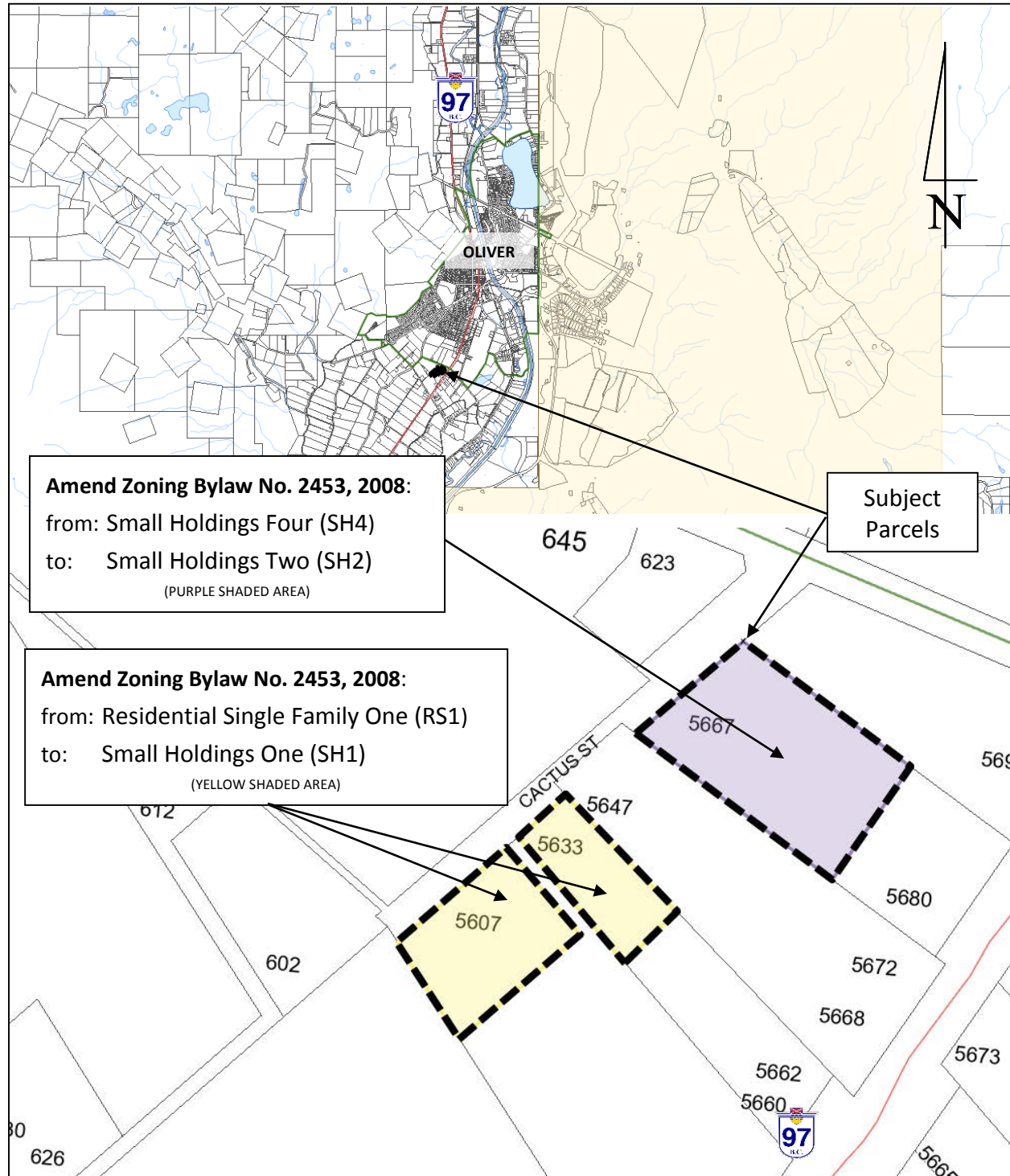
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'C-219'



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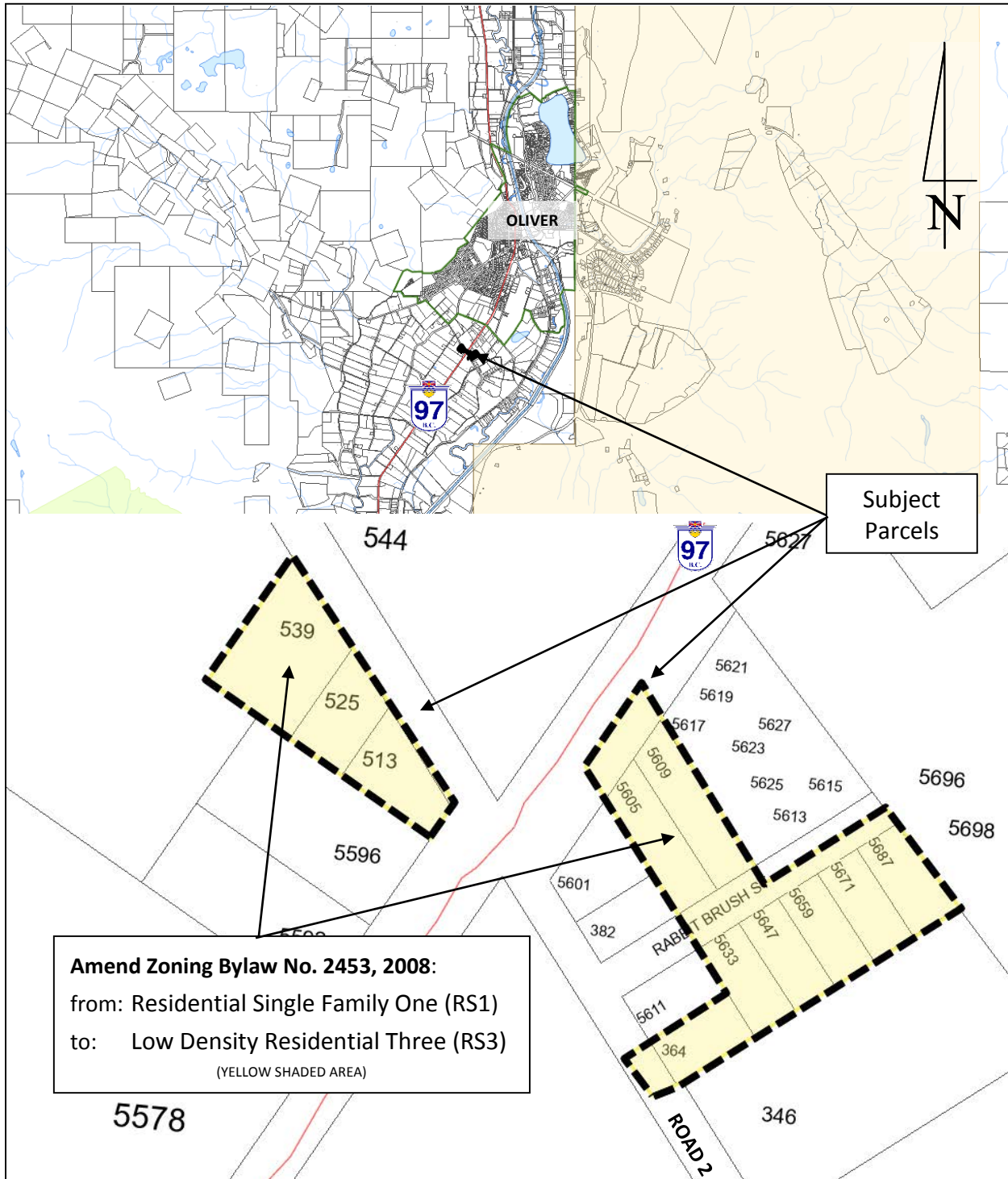
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'C-220'



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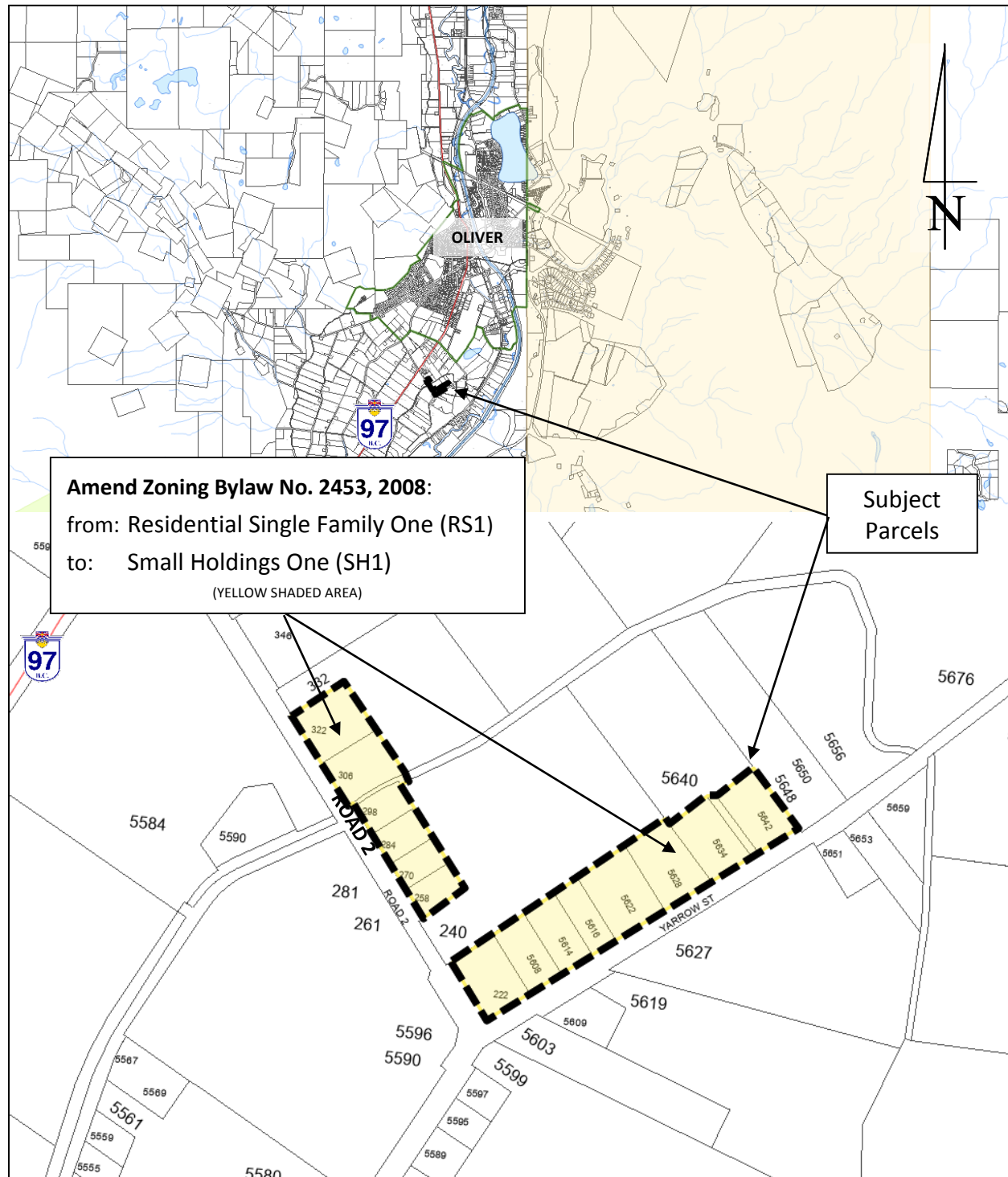
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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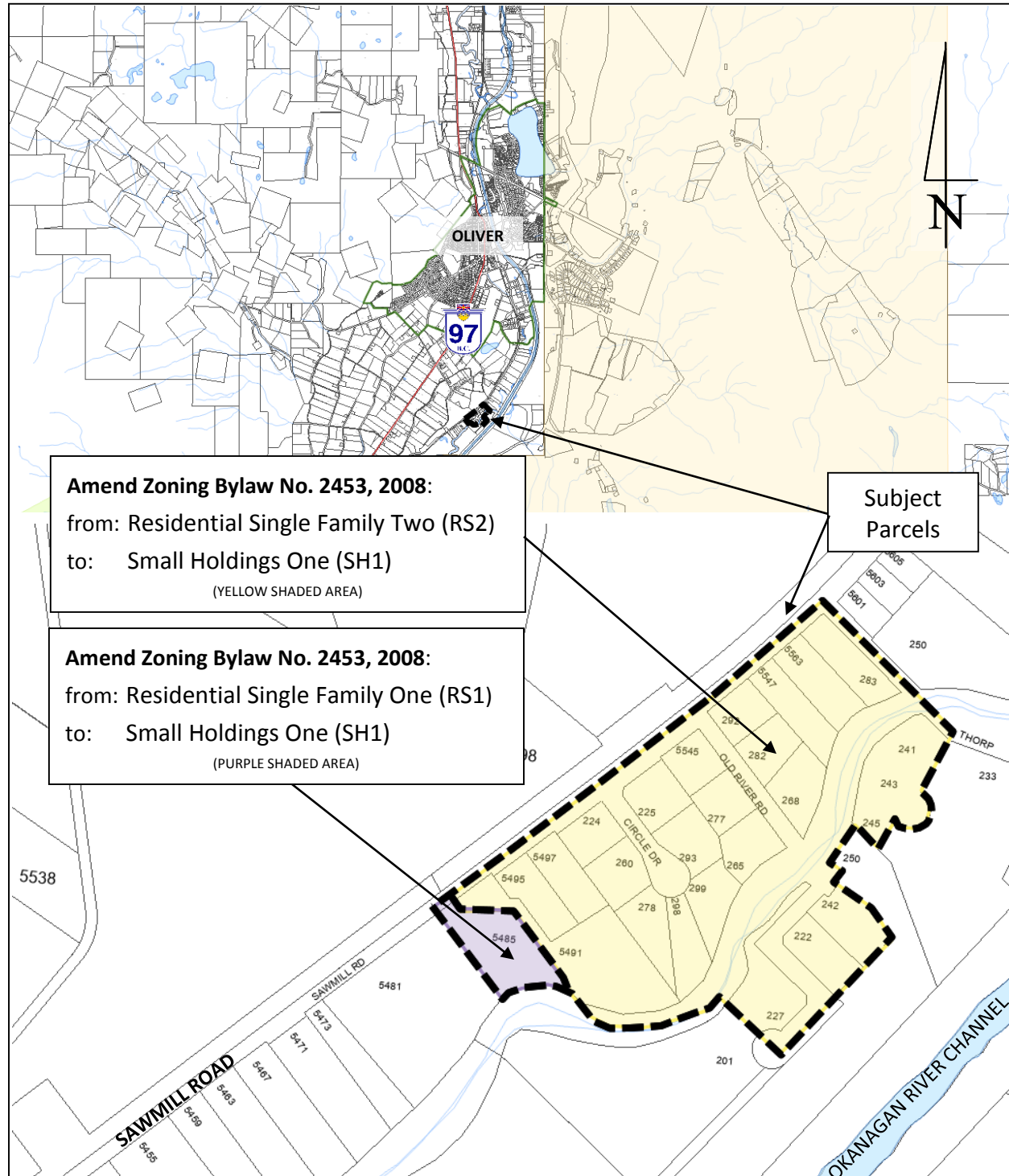
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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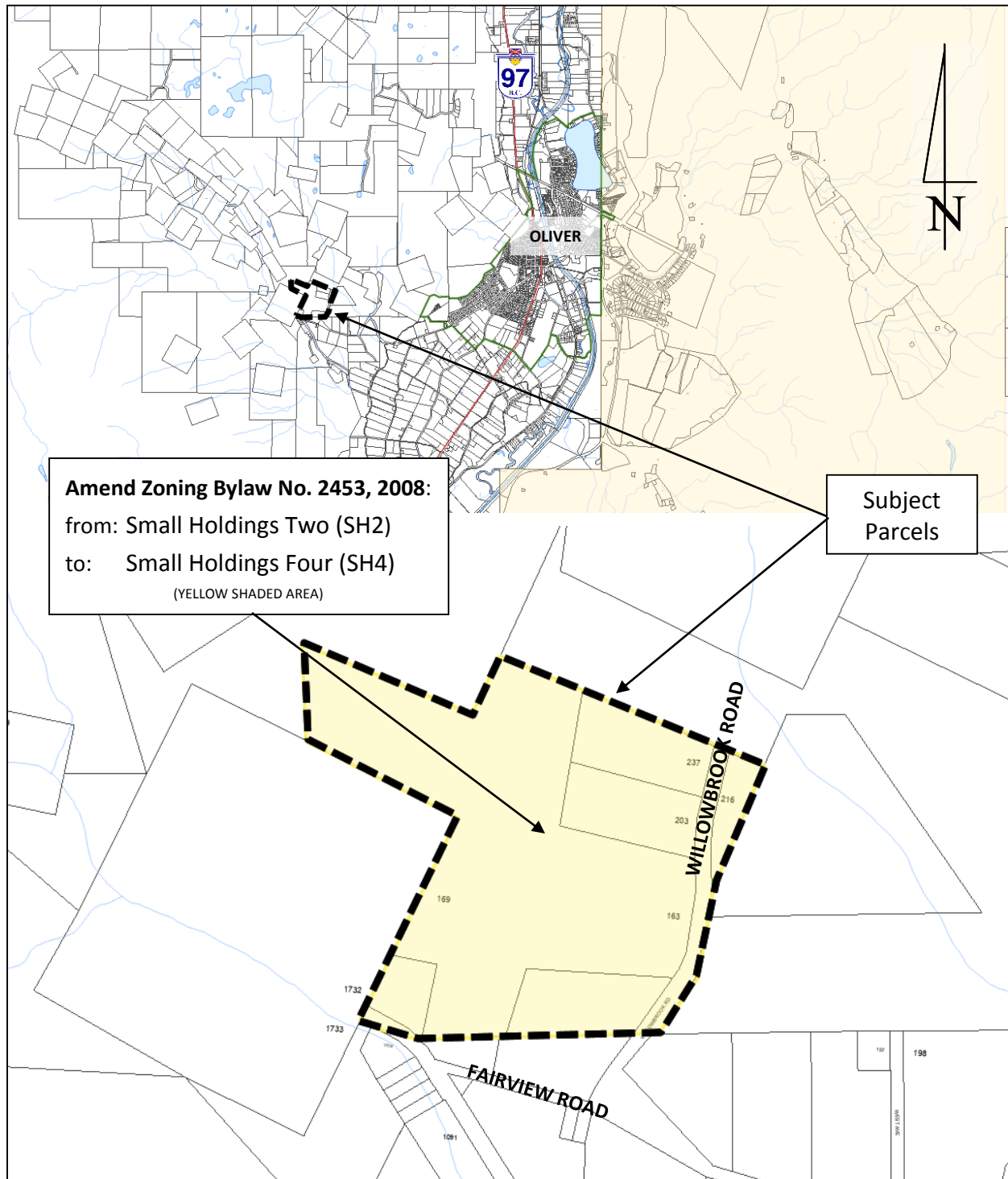
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'C-223'



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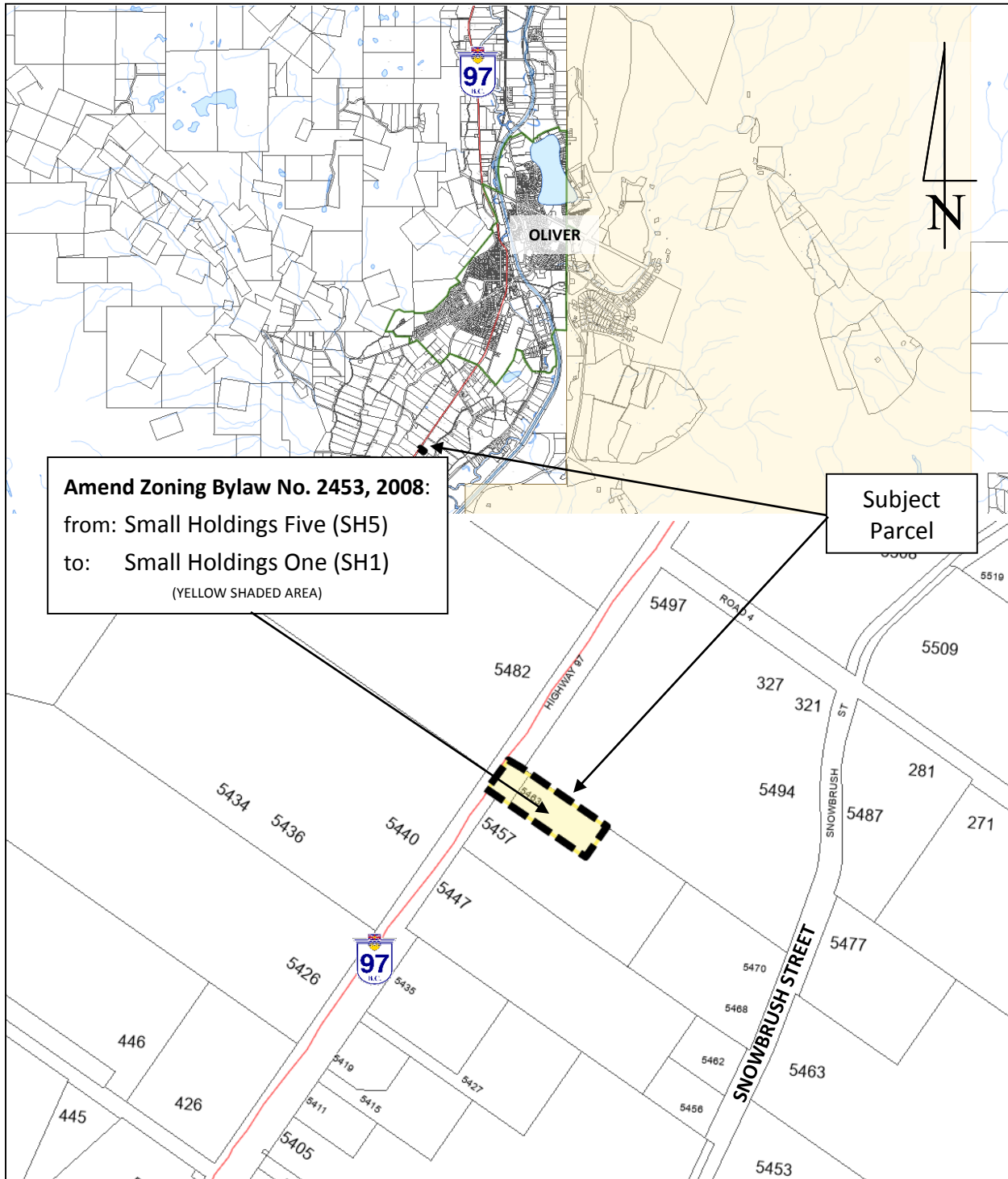
101 Martin St, Penticton, BC, V2A-5J9
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File No. X2020.005-ZONE

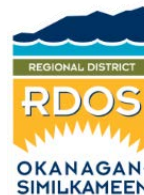
Schedule 'C-224'



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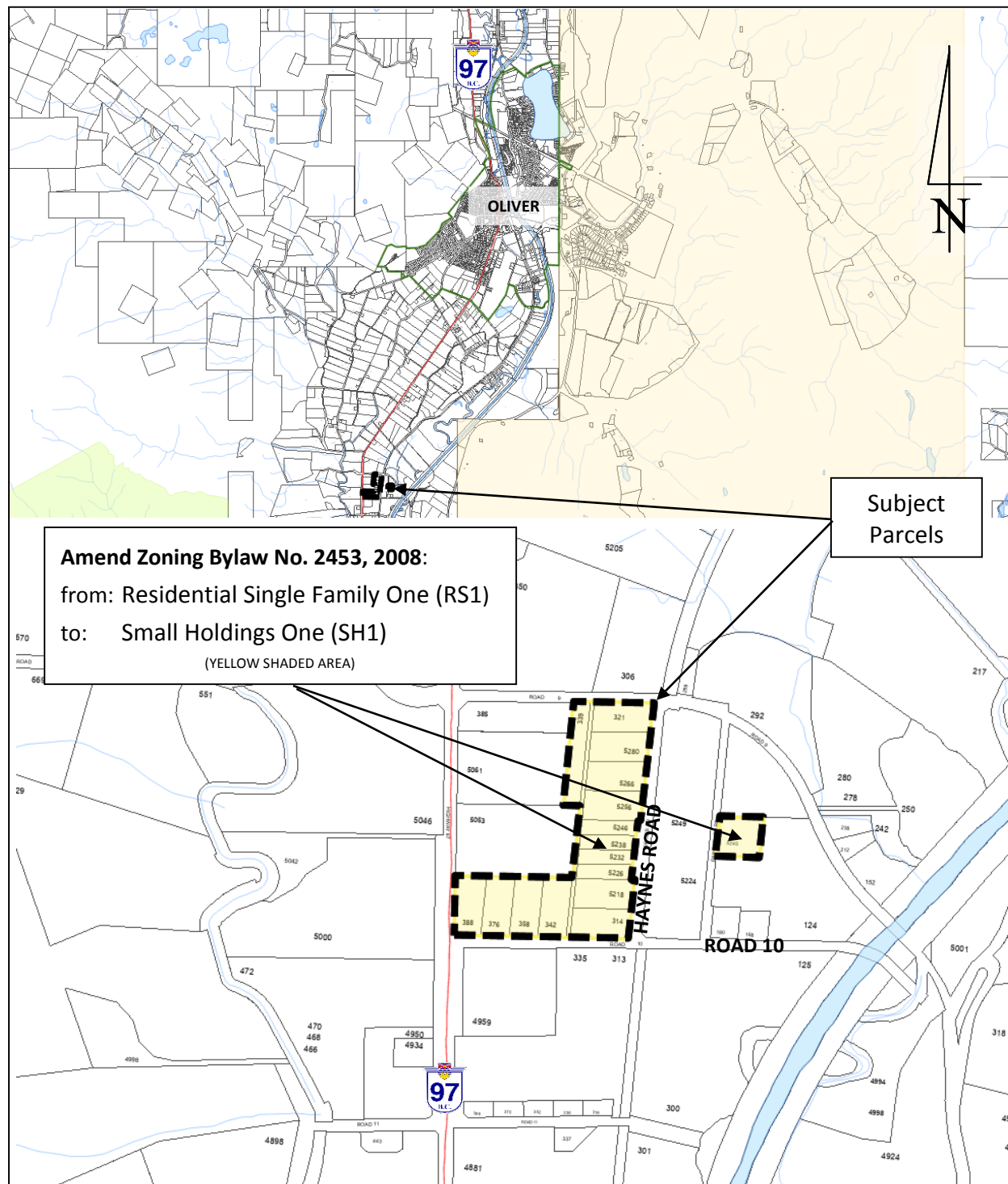
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'C-225'



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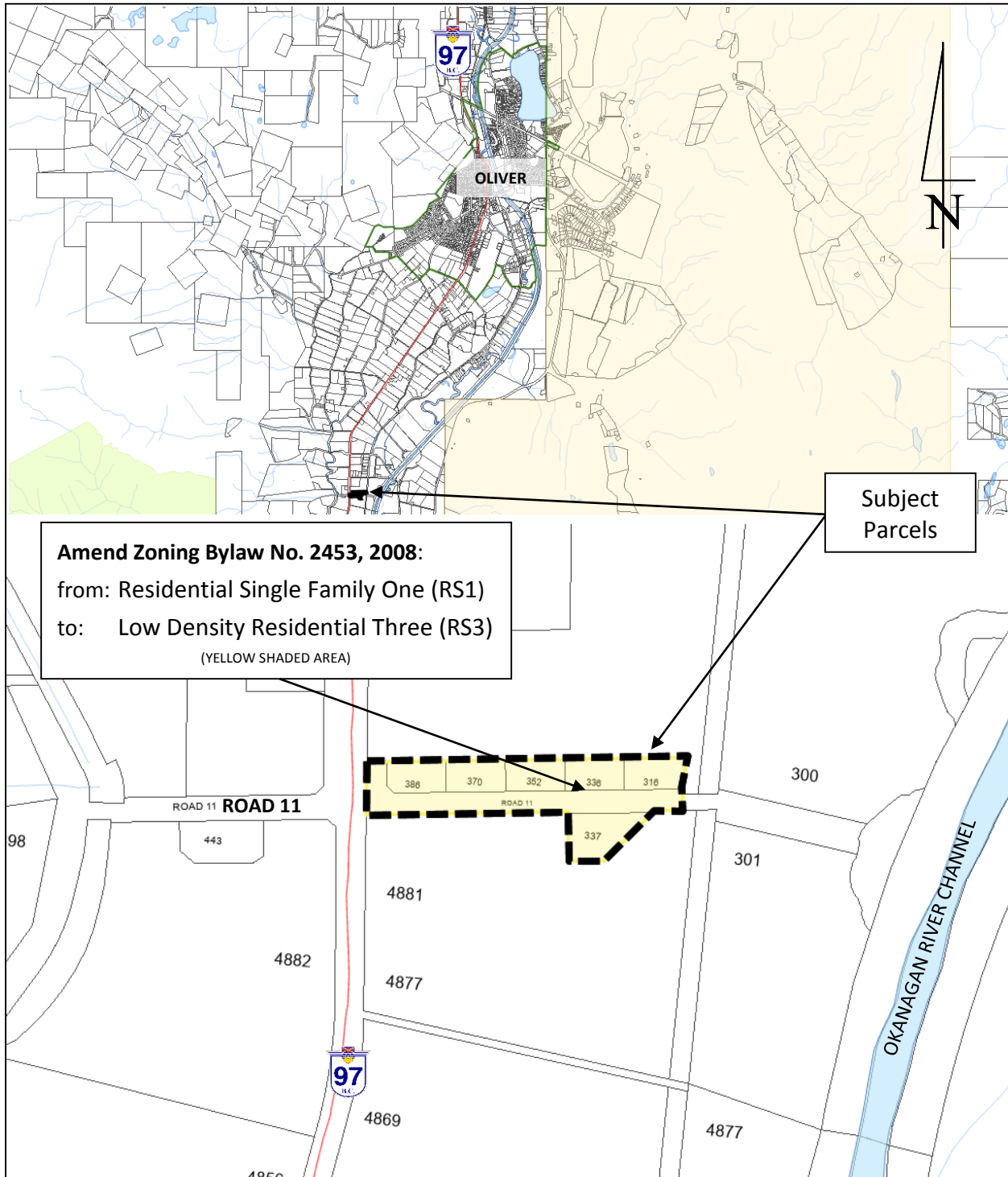
101 Martin St, Penticton, BC, V2A-5J9
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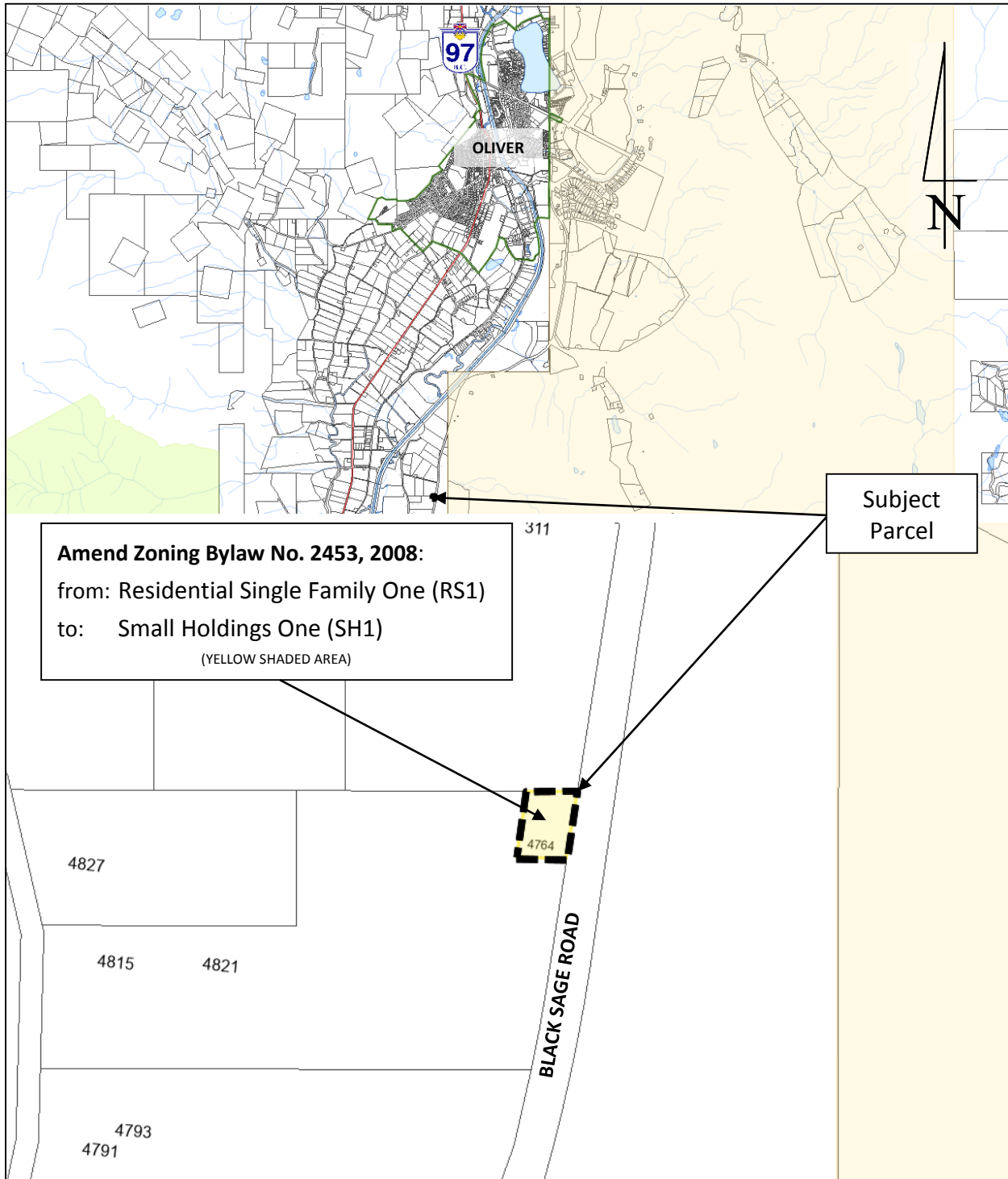
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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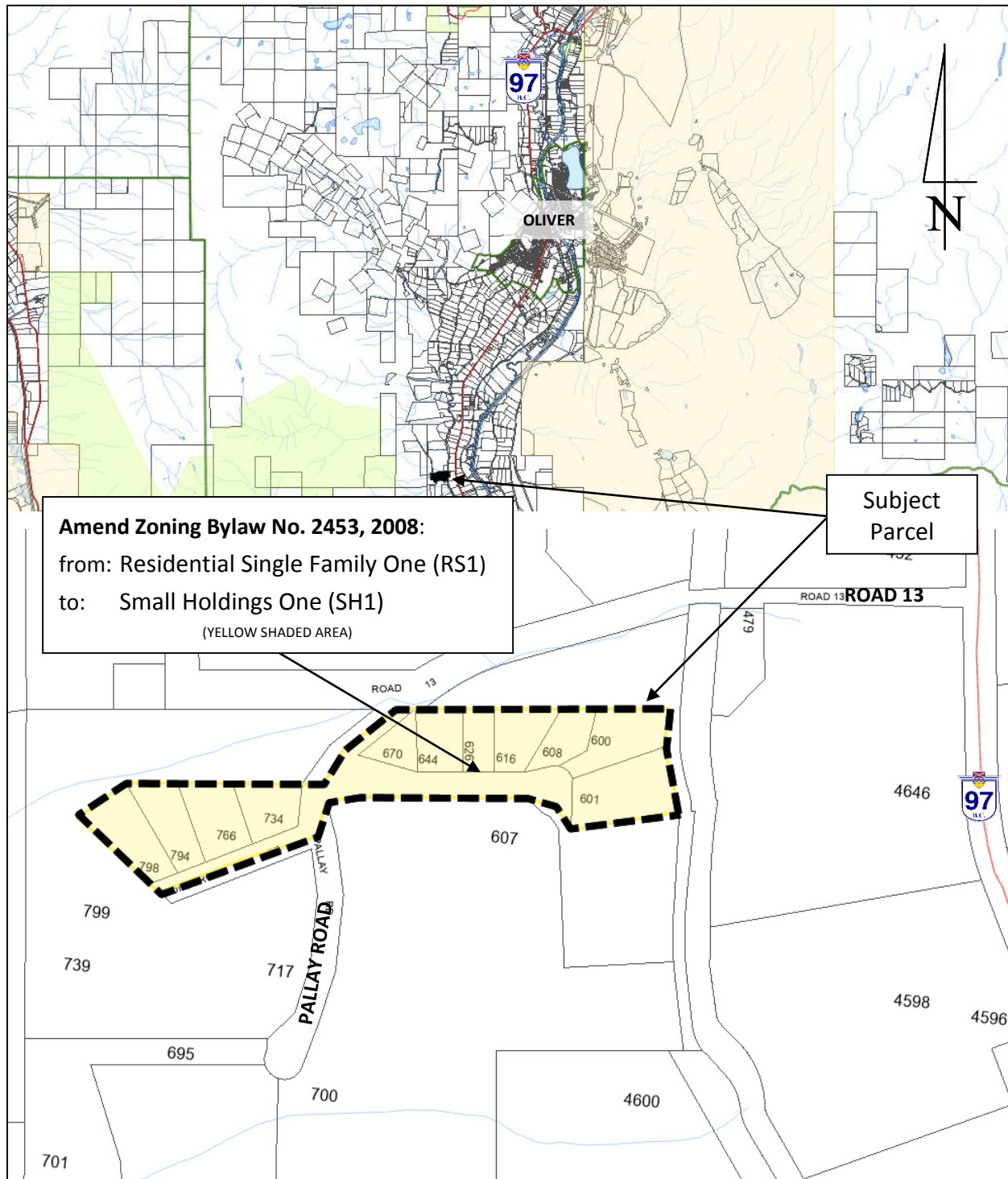
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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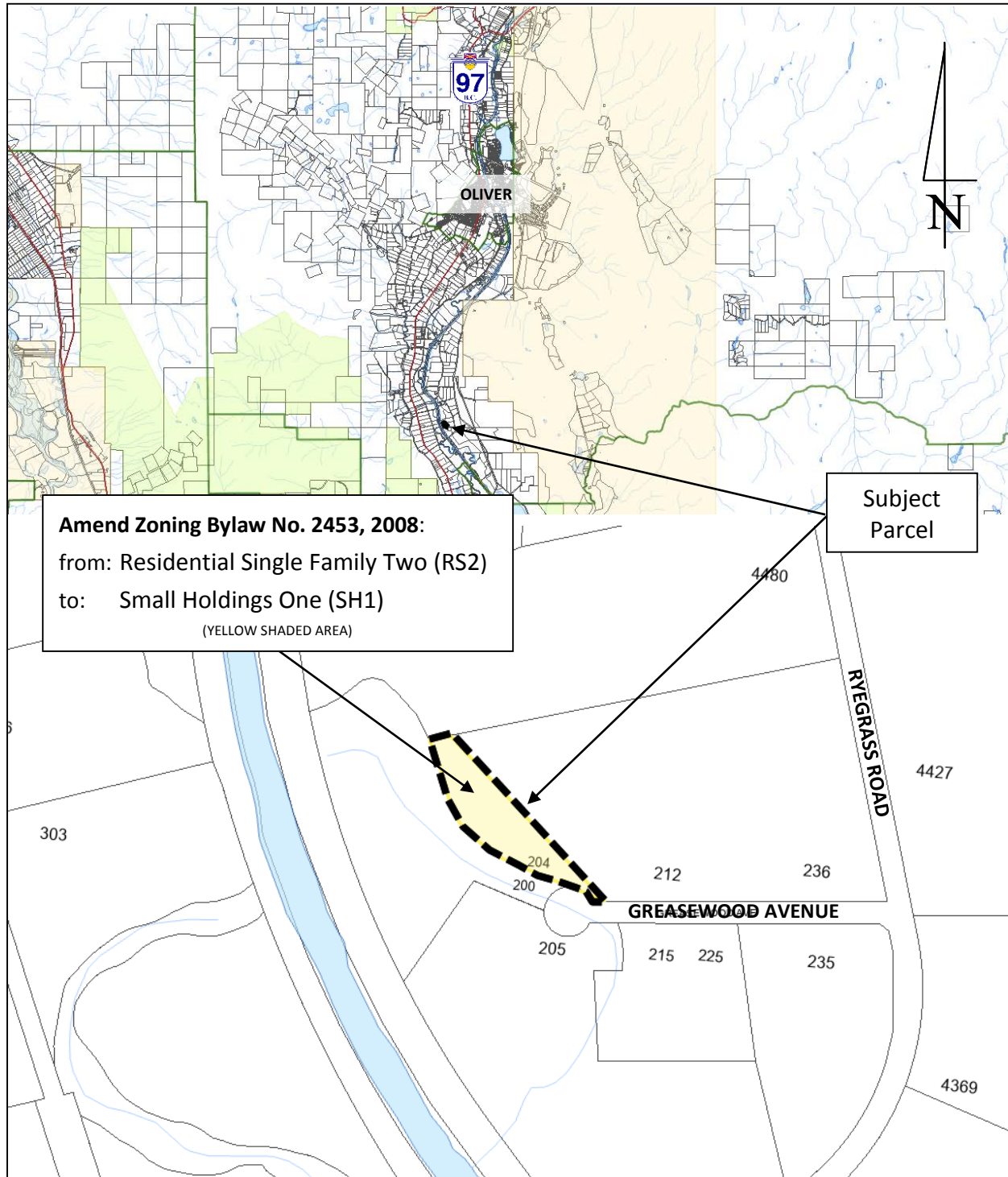
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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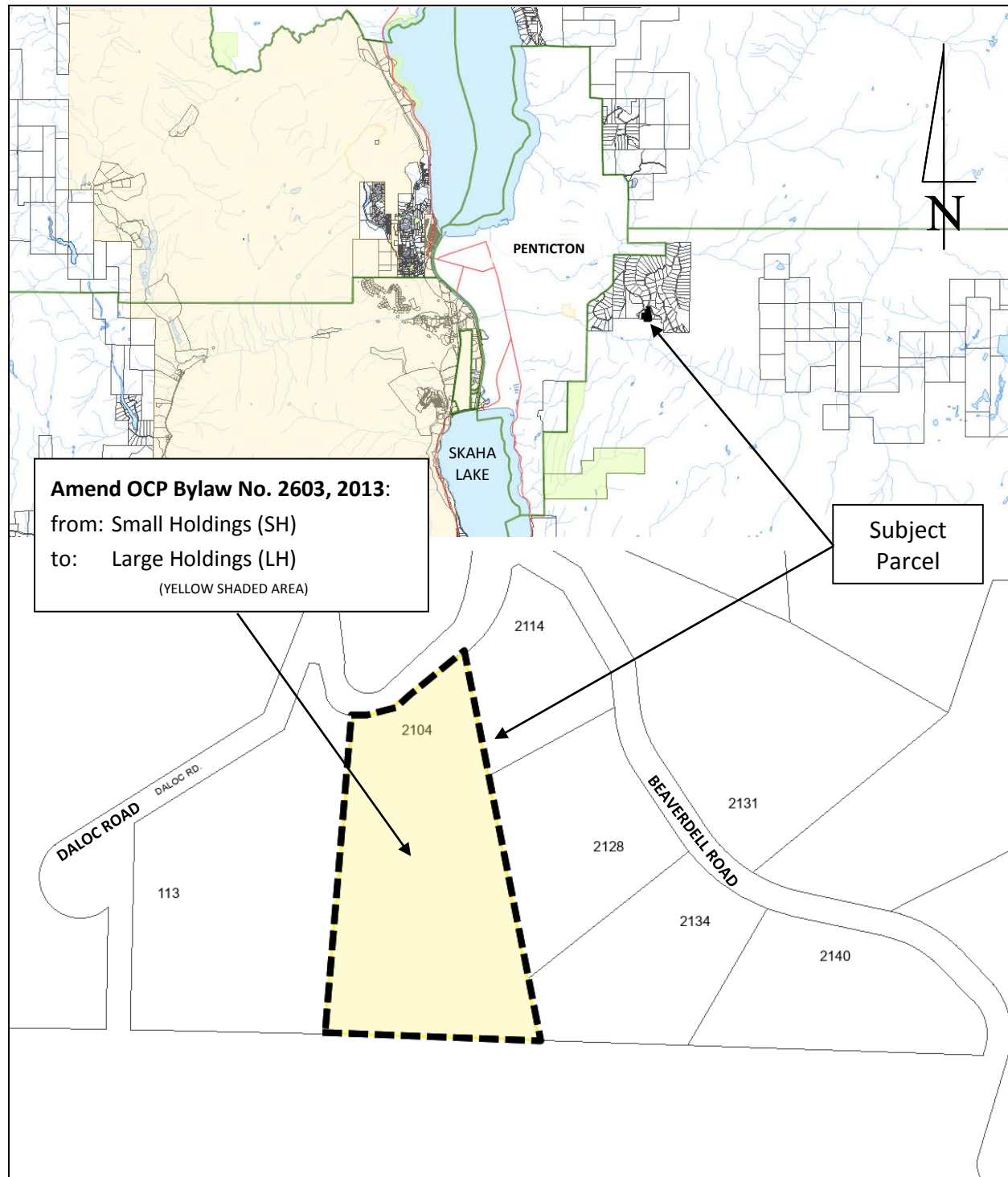
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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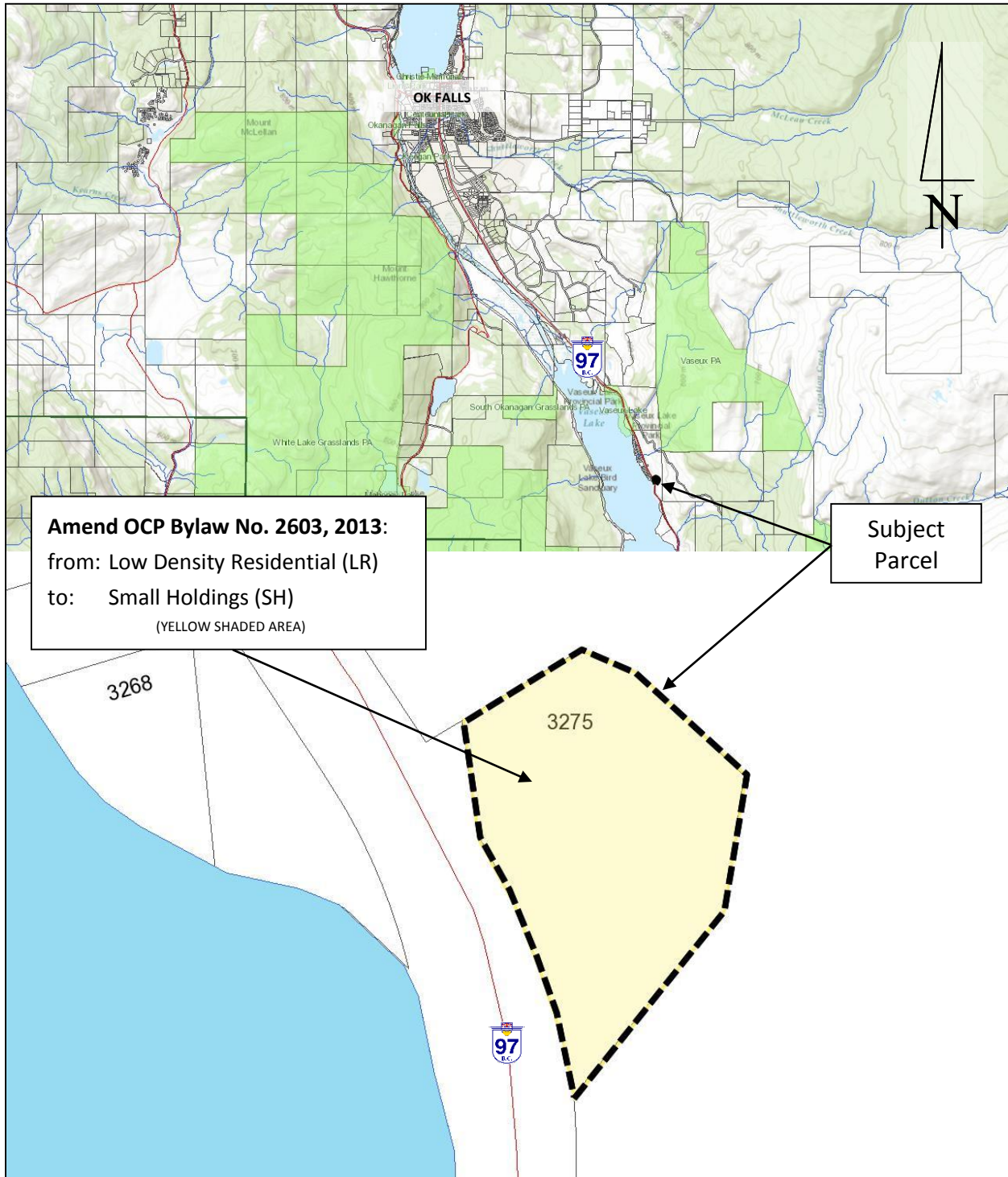
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'D-102'



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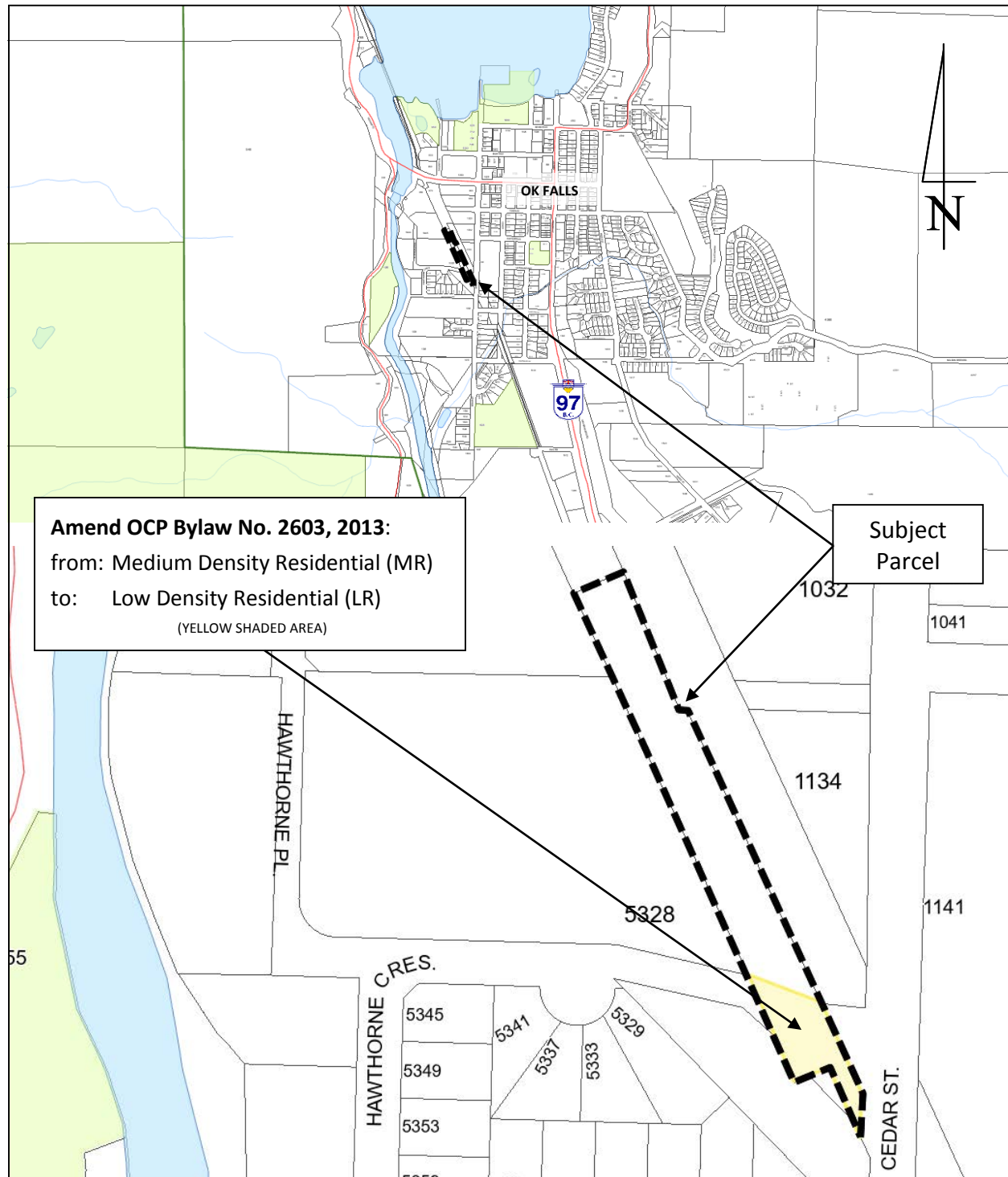
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'D-103'



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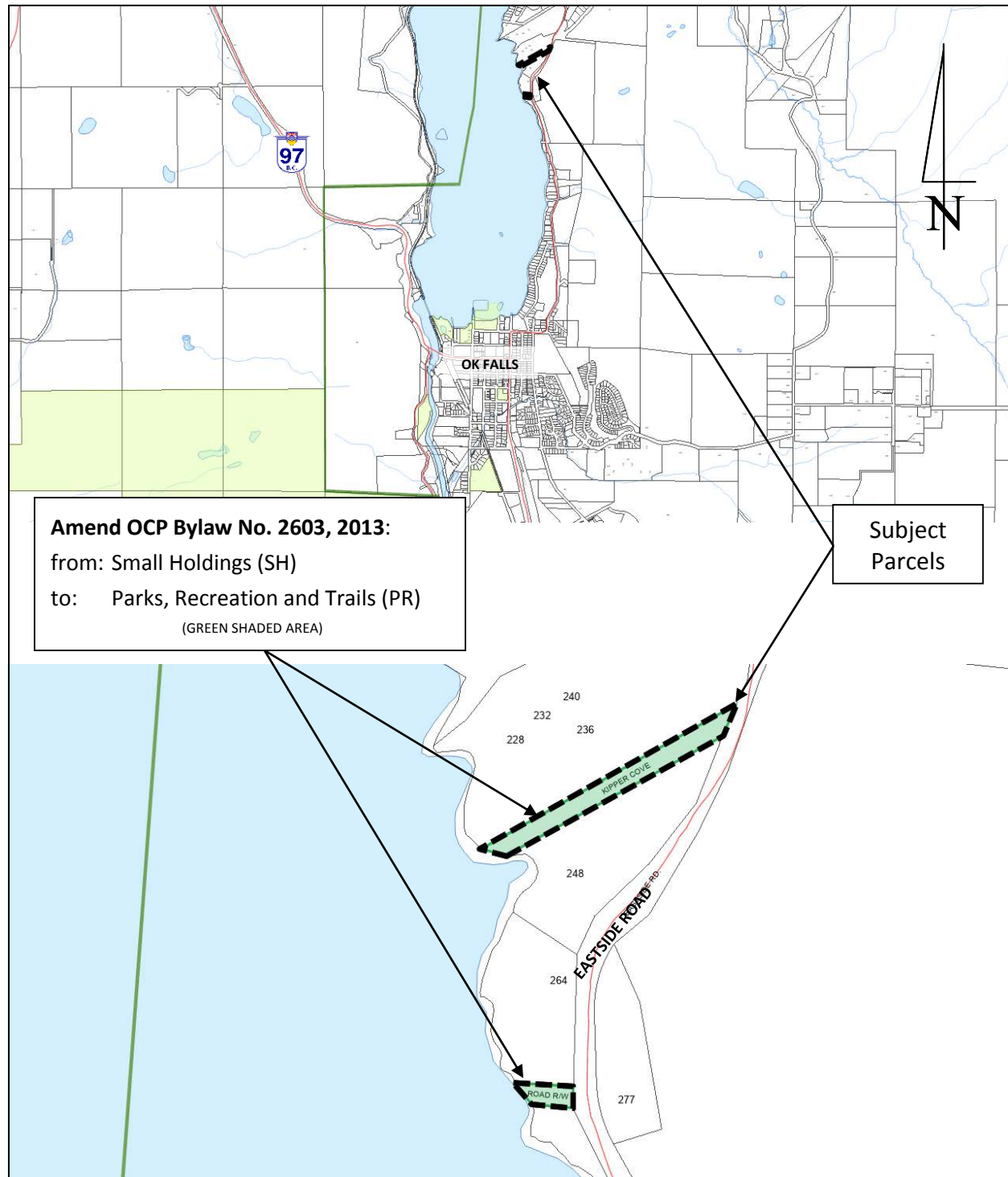
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'D-104'



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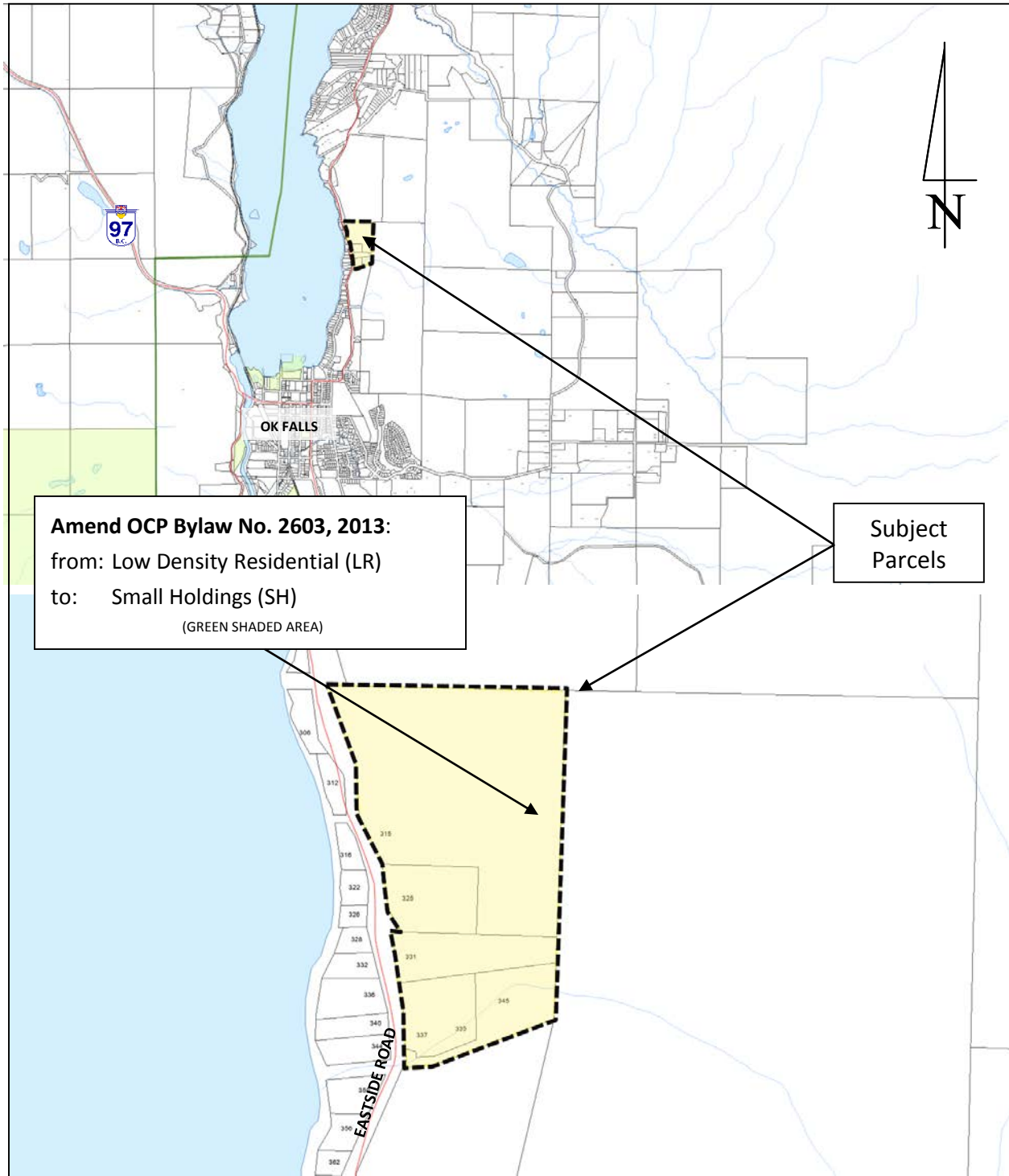
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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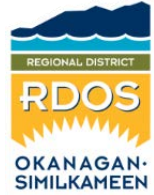
Schedule 'D-105'



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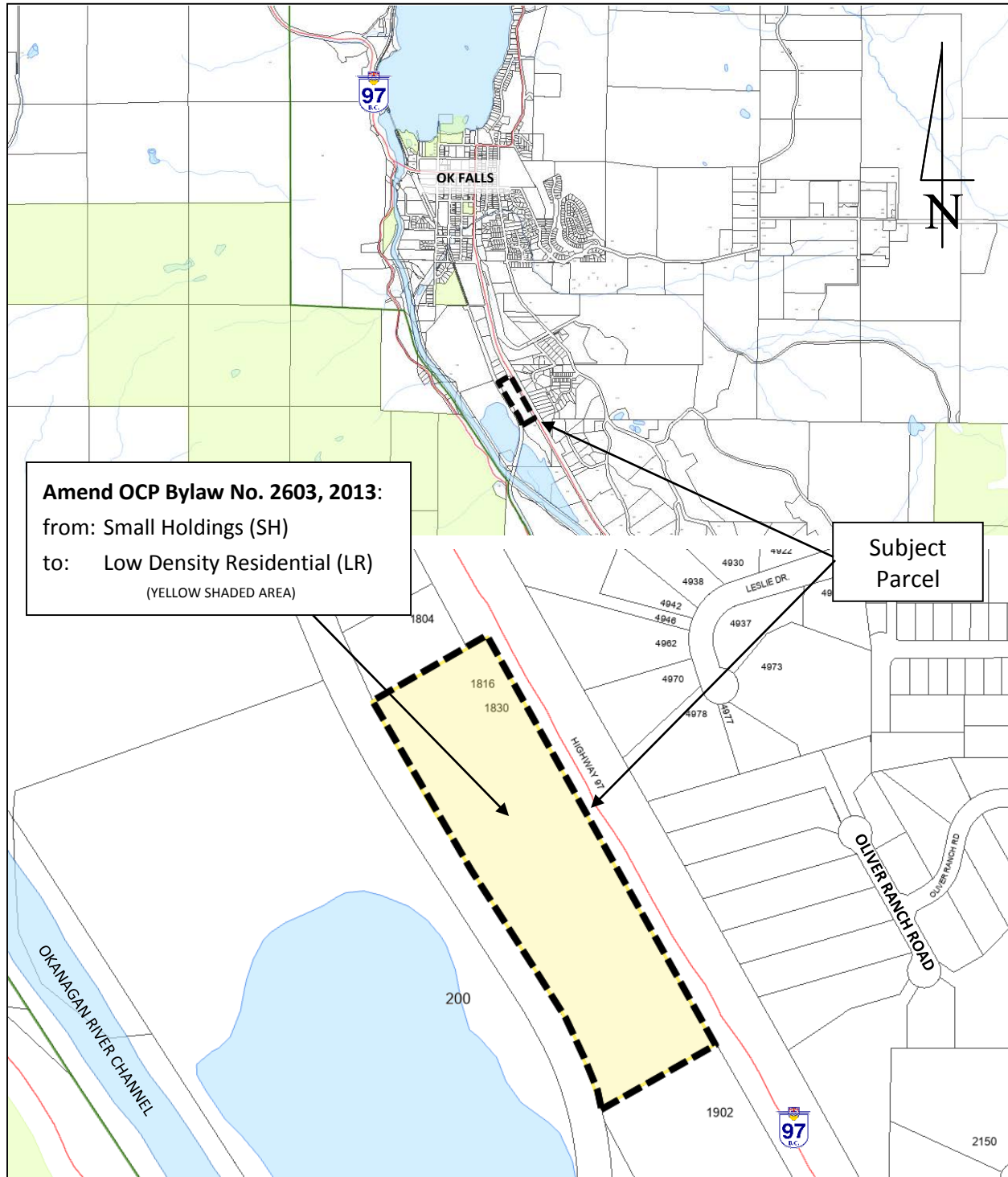
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'D-106



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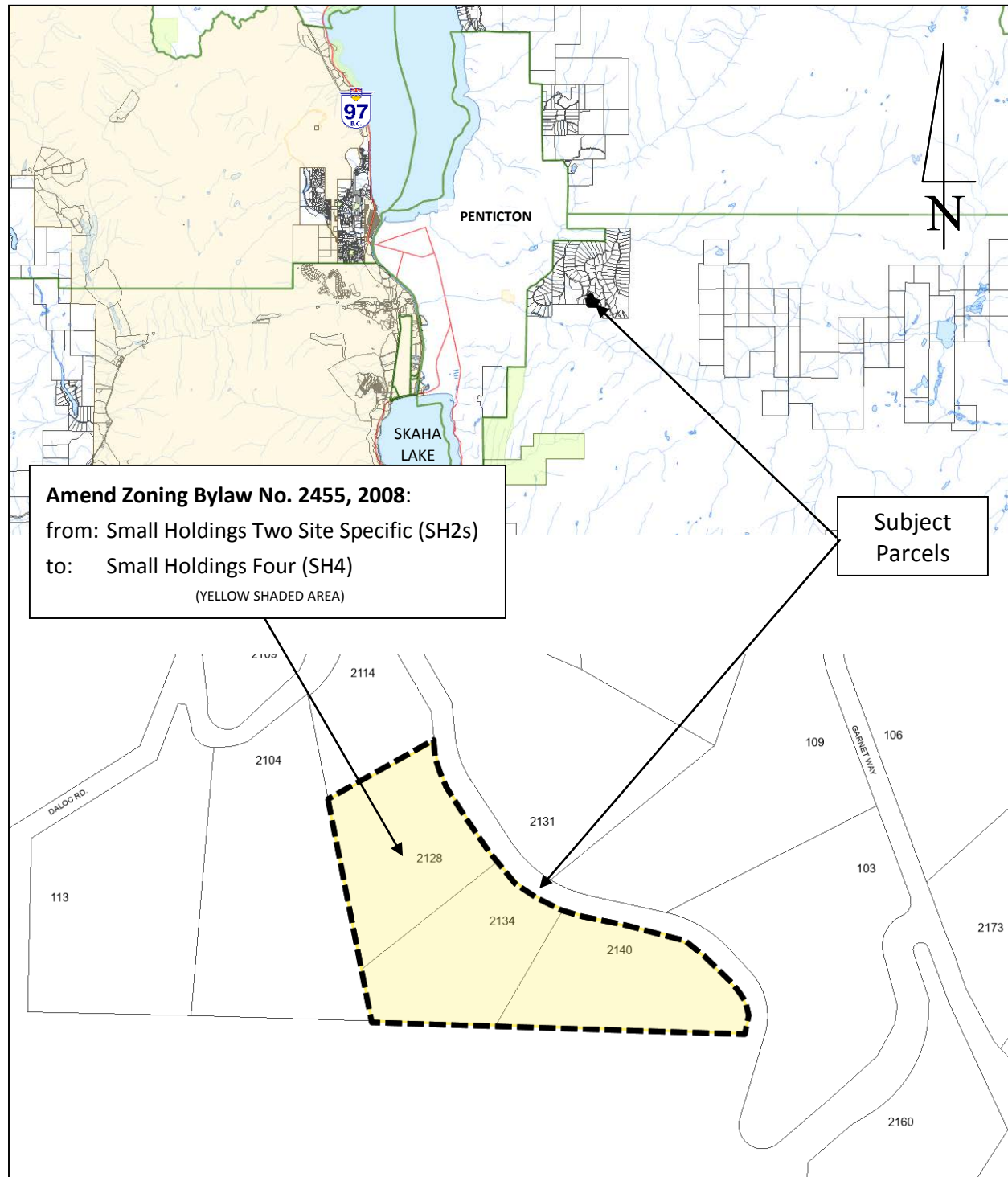
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'D-201'



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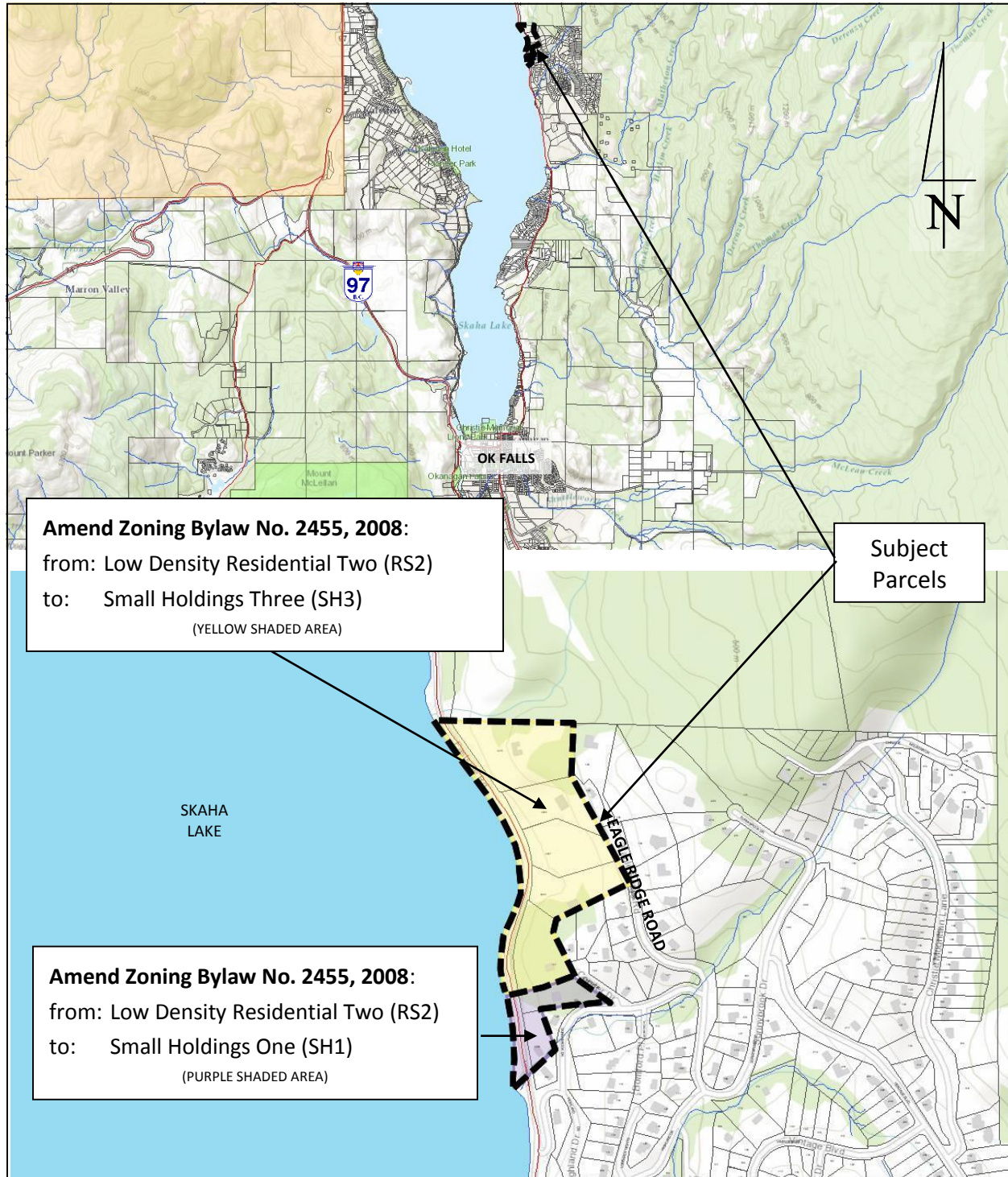
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'D-202'



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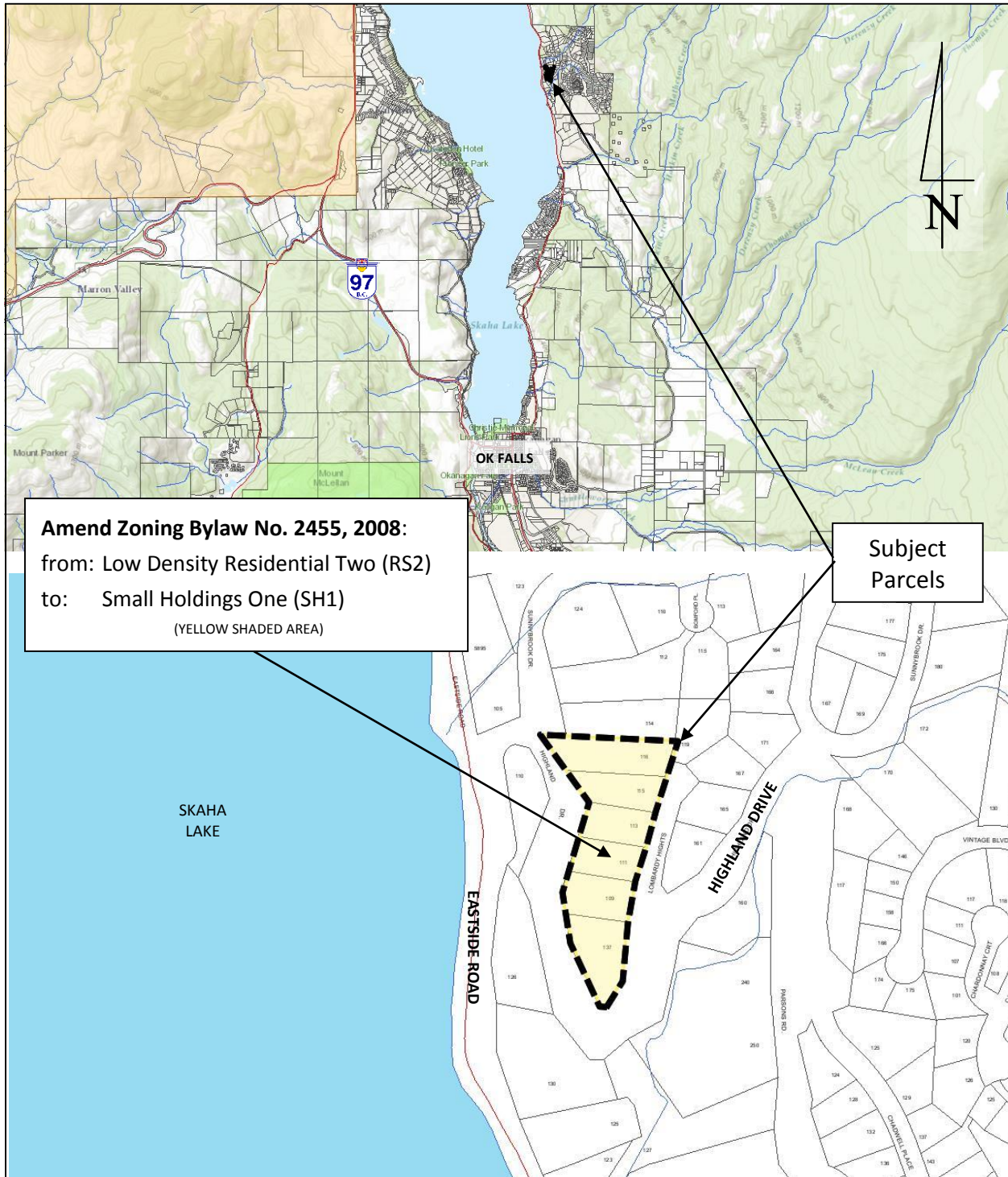
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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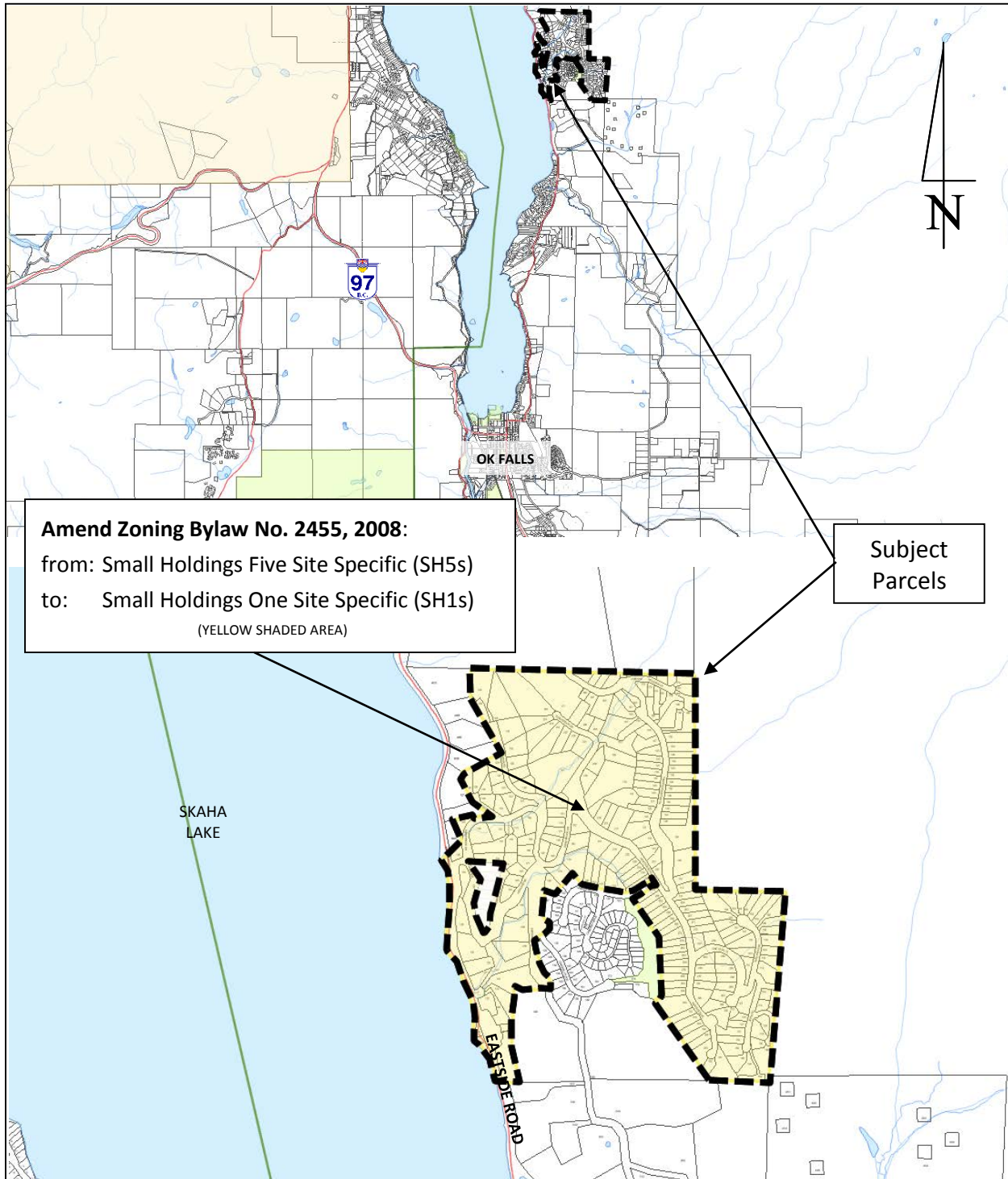
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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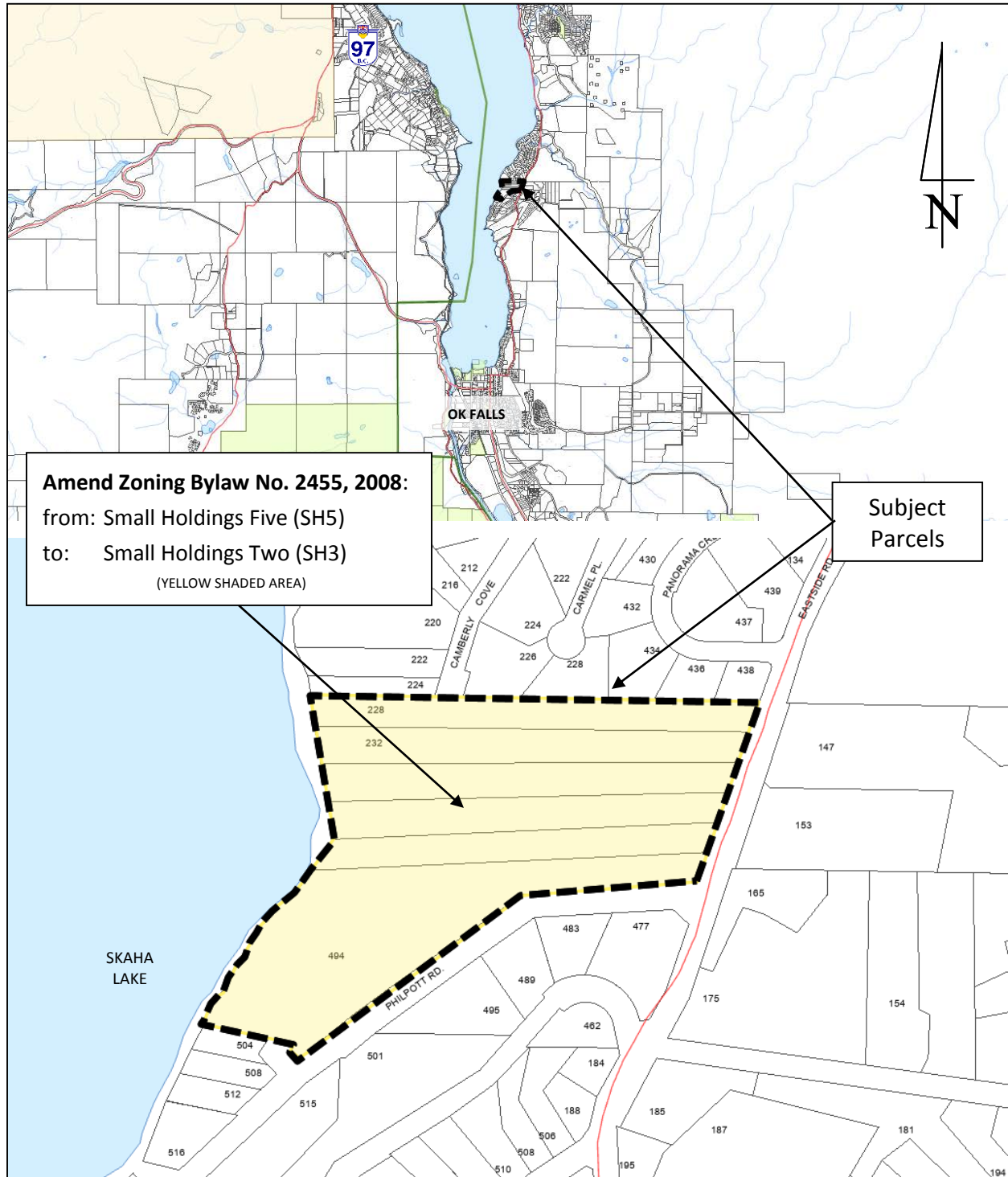
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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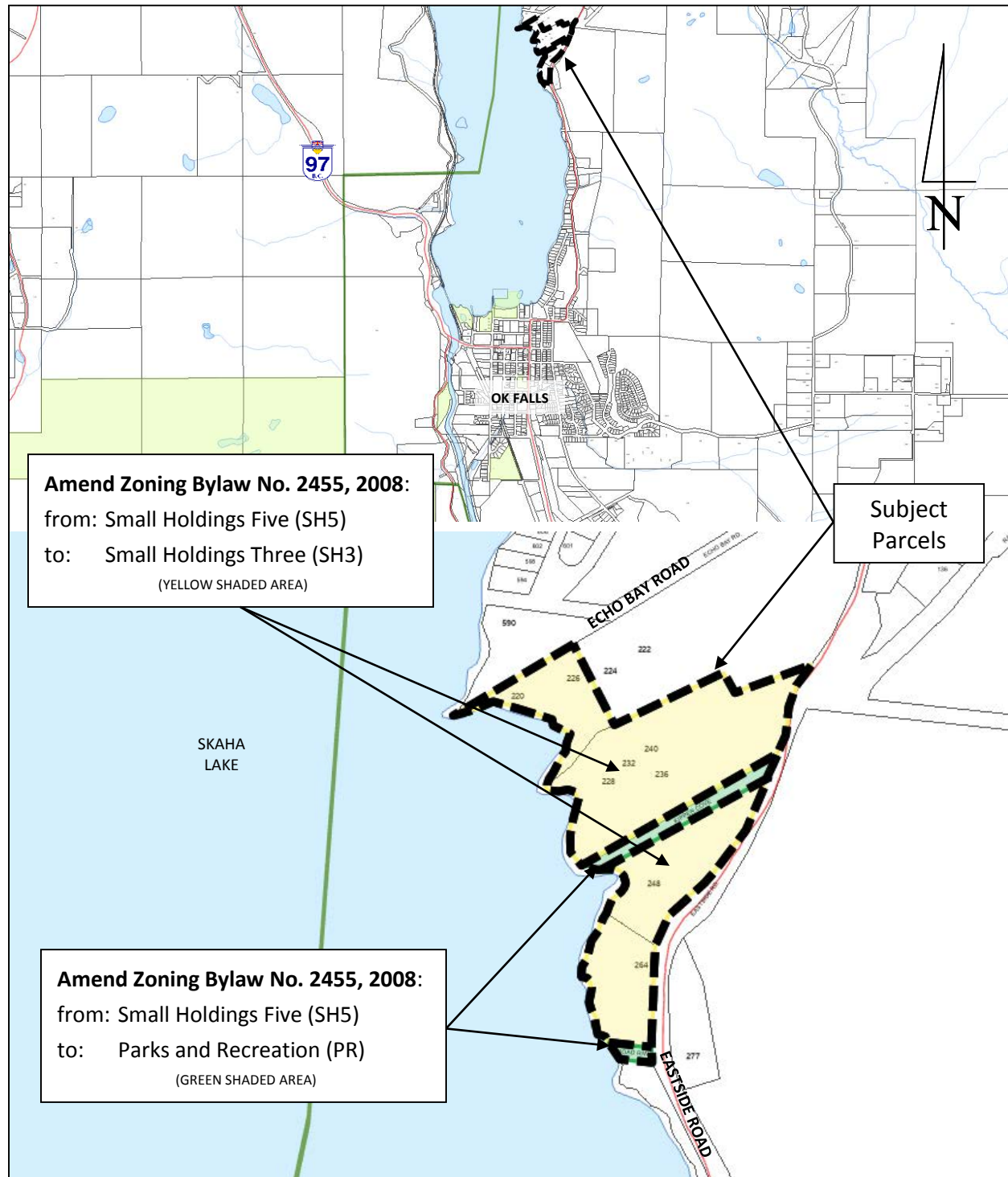
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'D-206'



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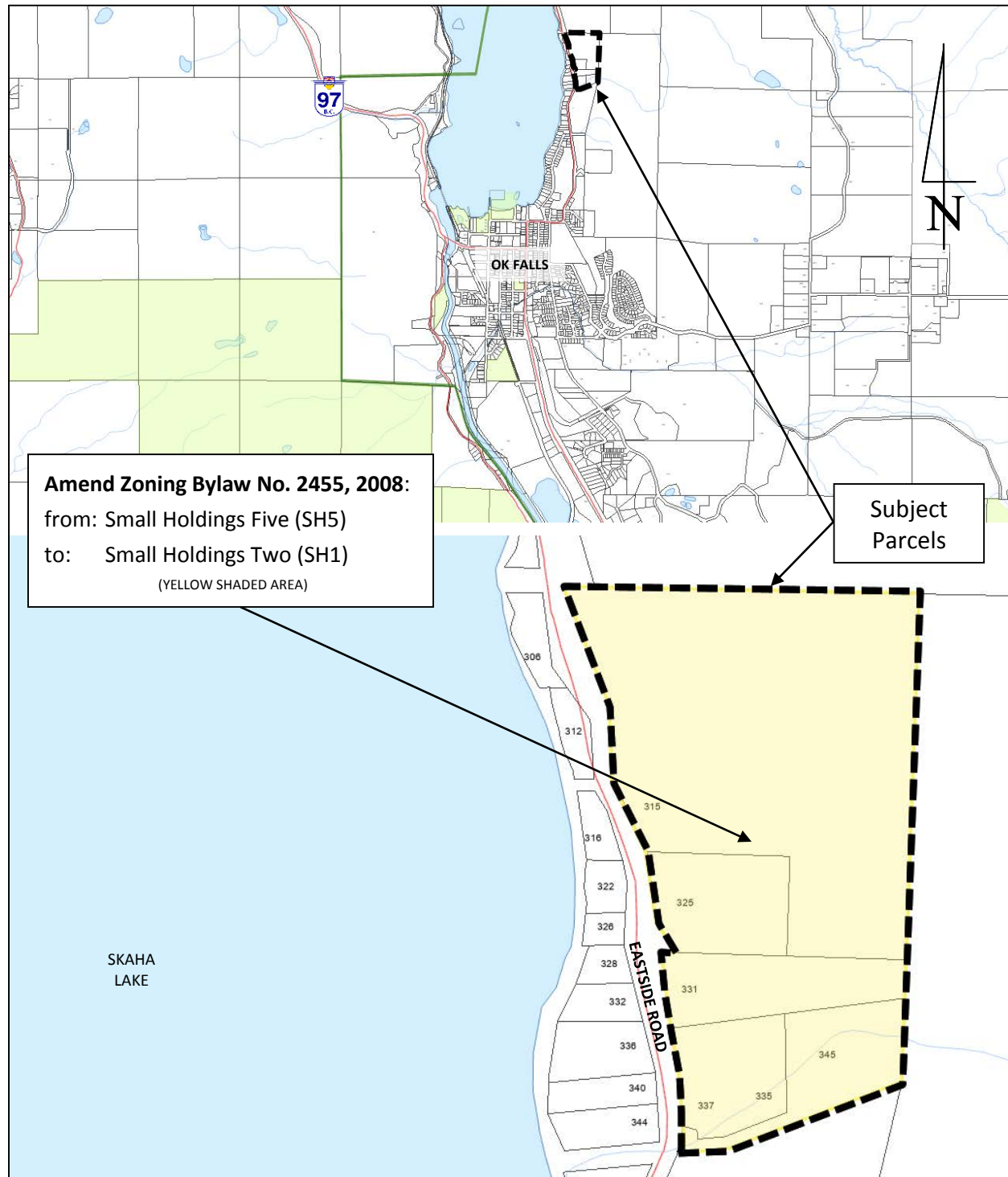
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

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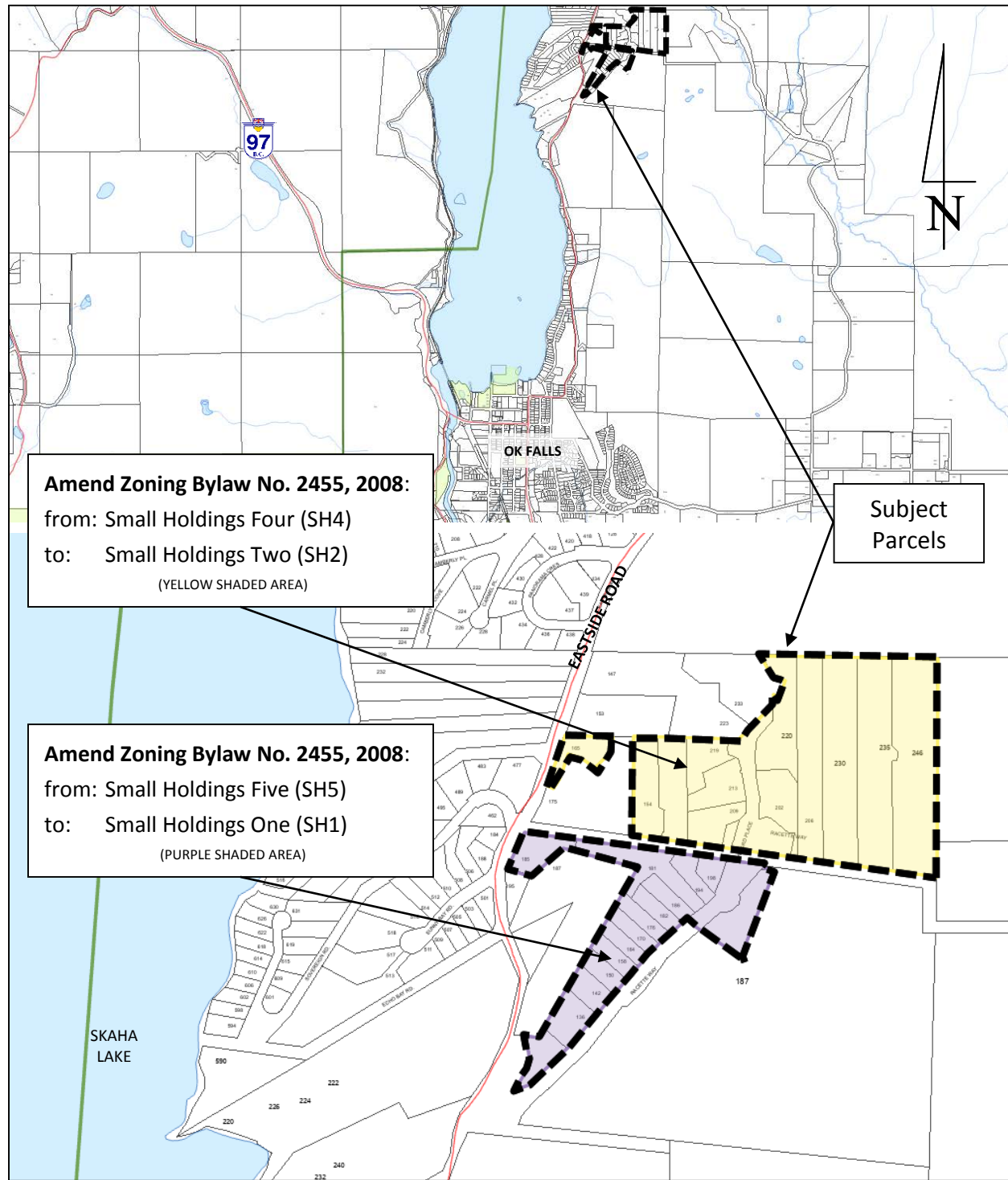
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'D-208'



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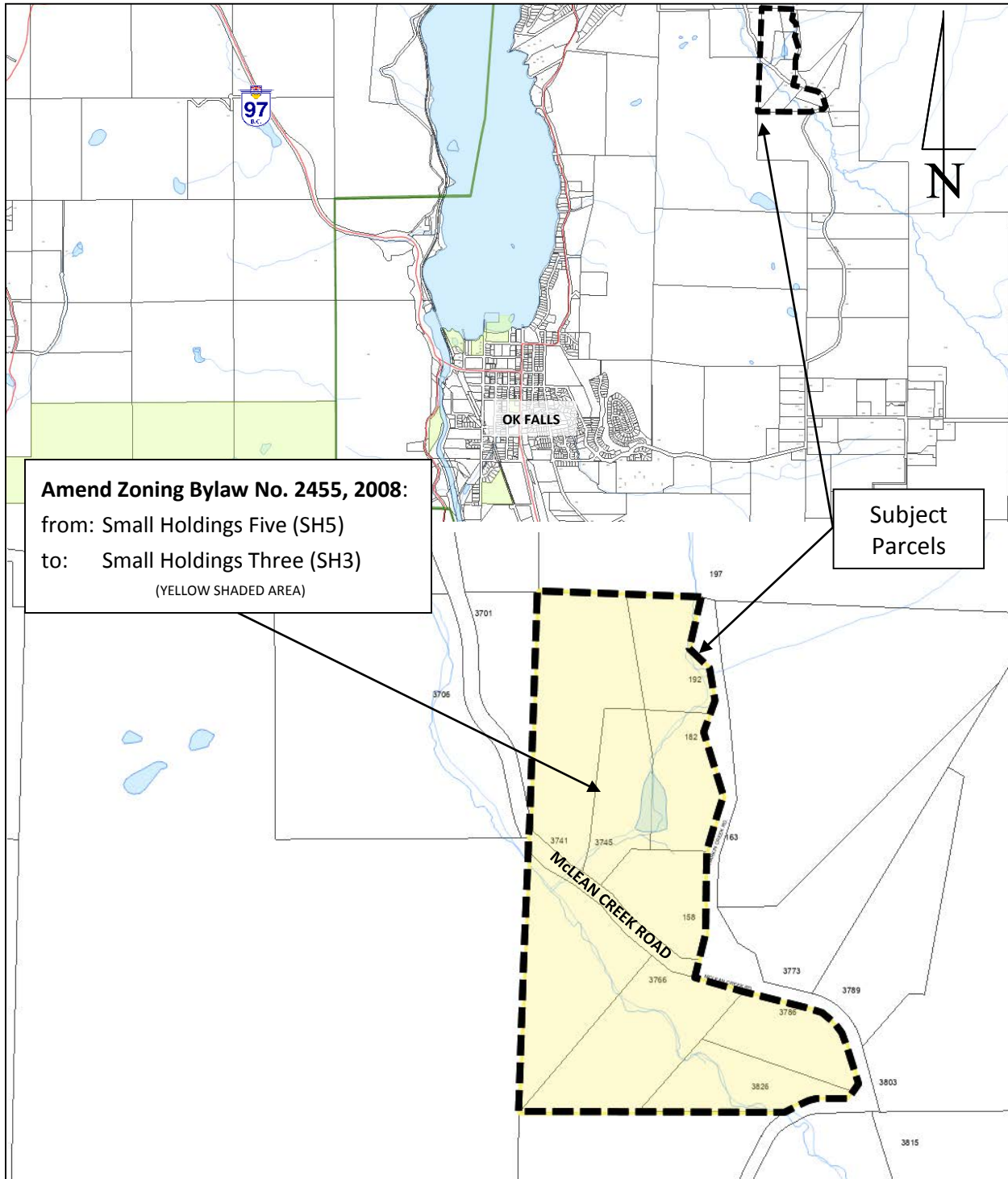
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

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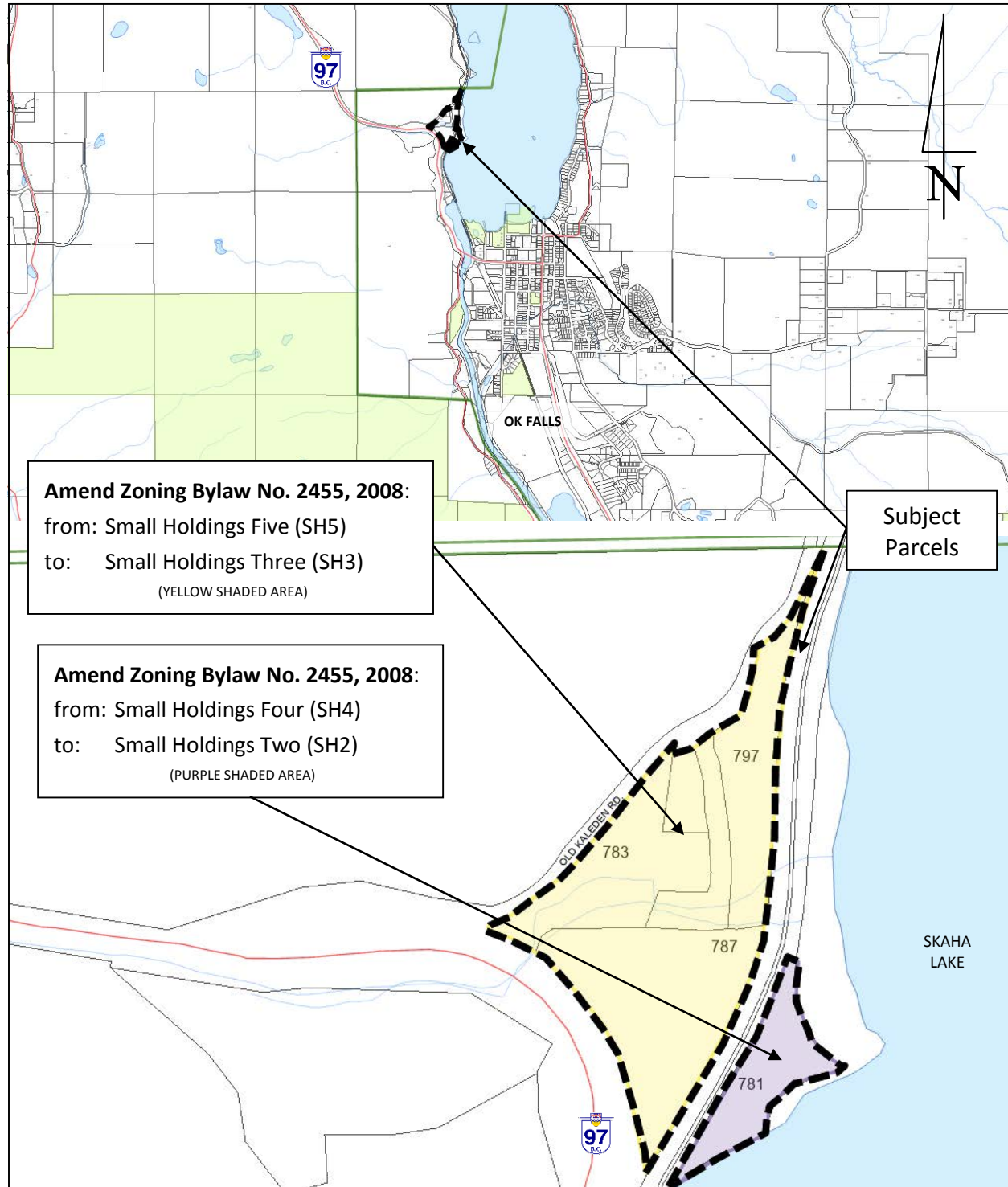
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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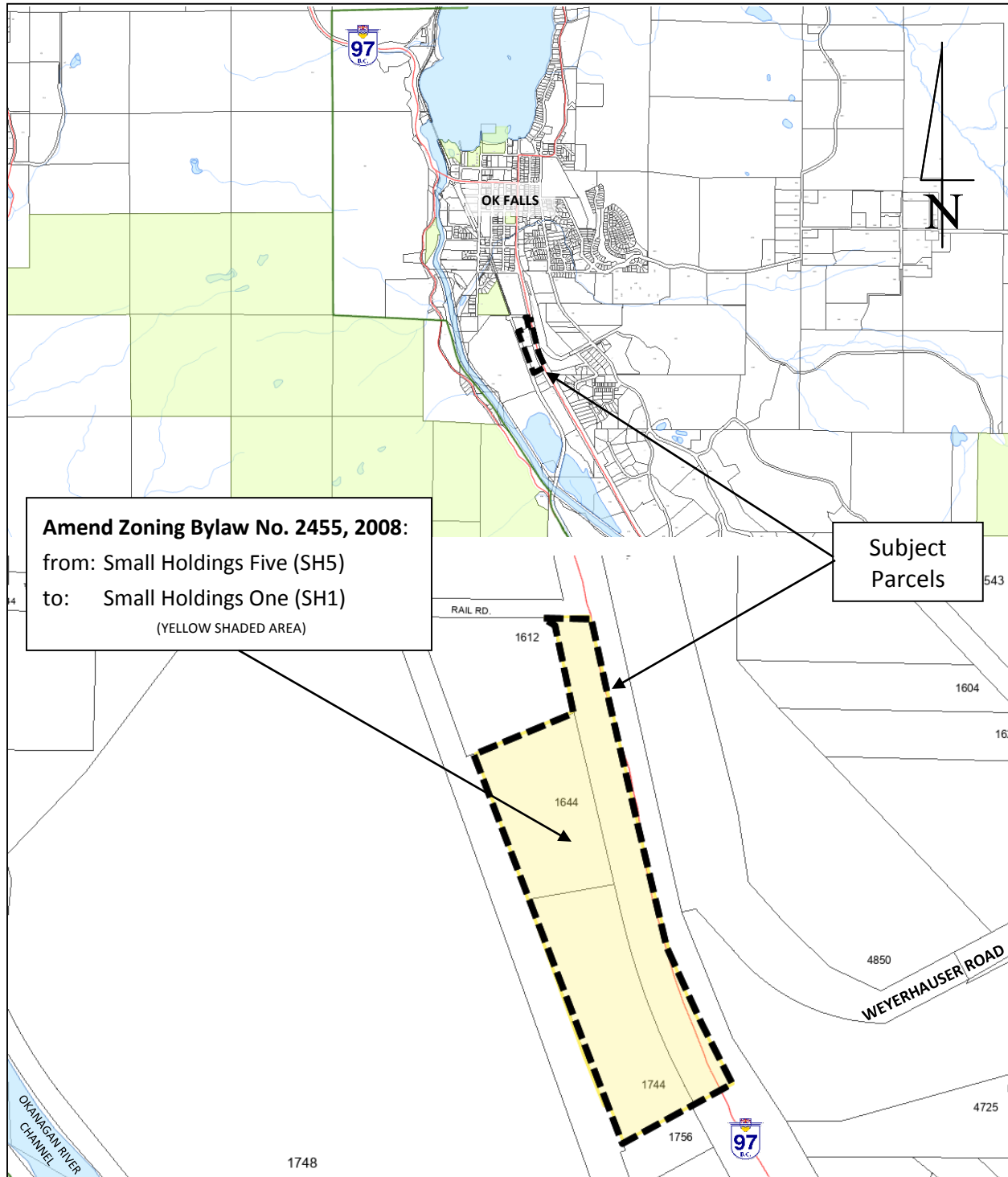
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

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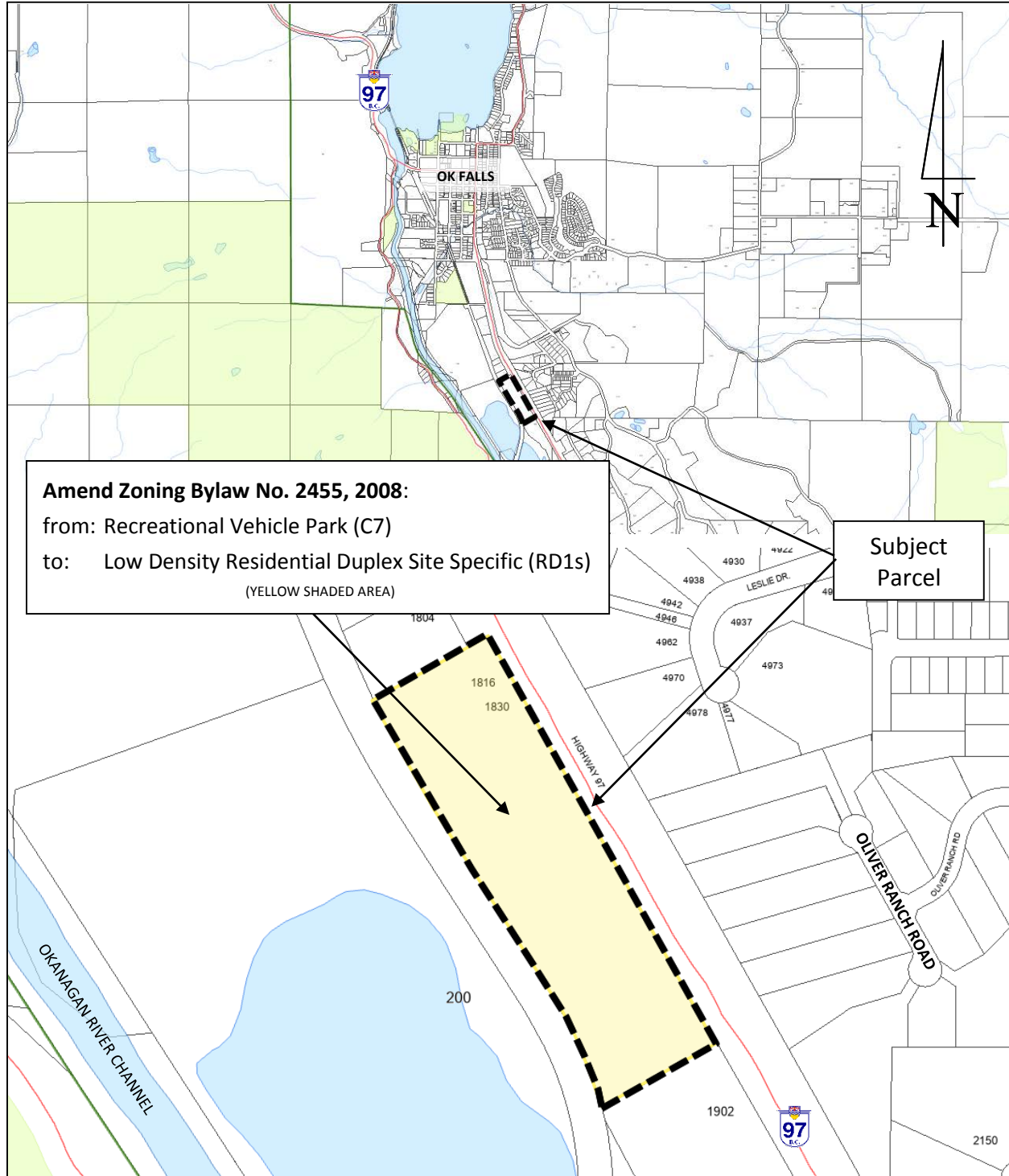
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

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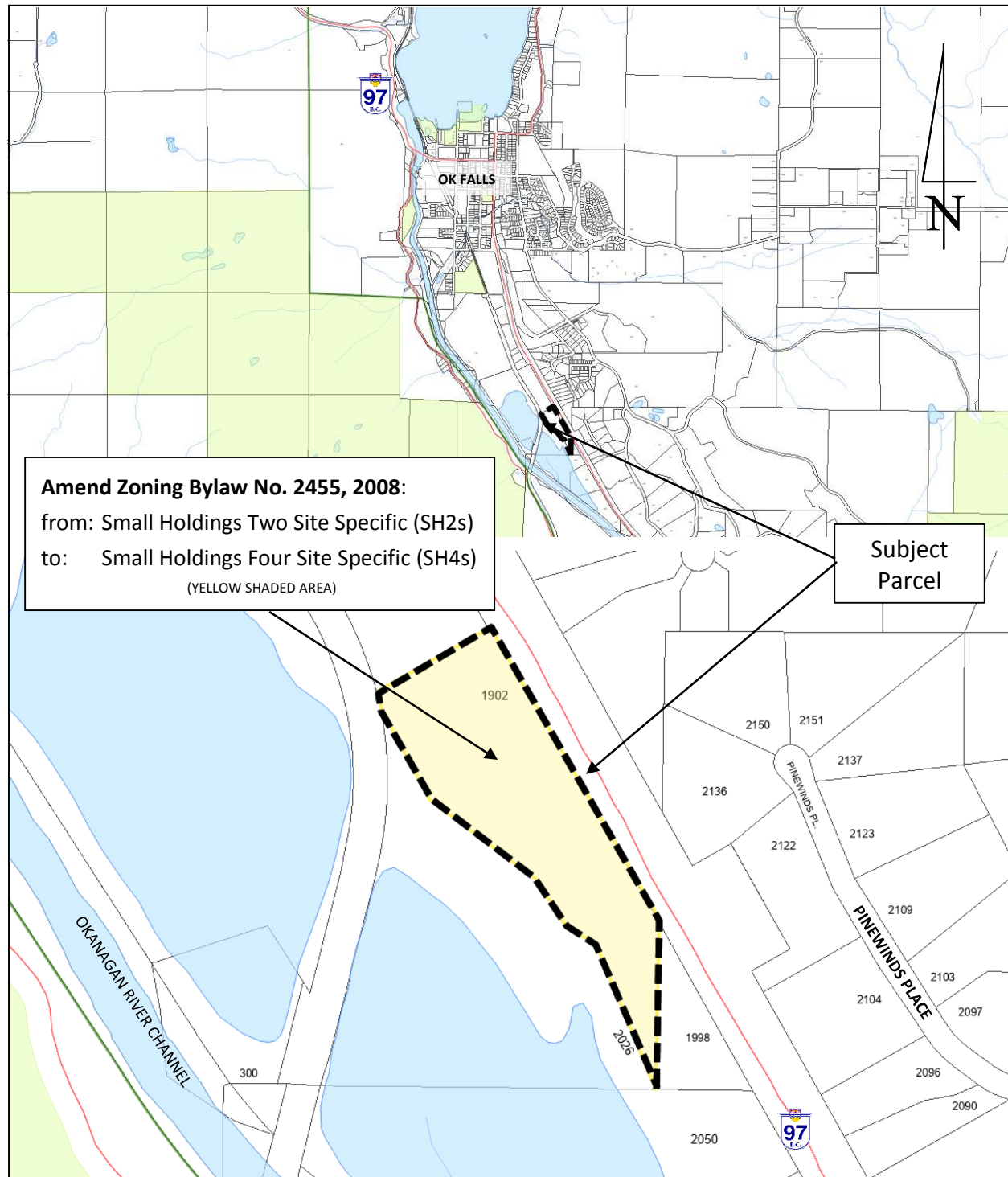
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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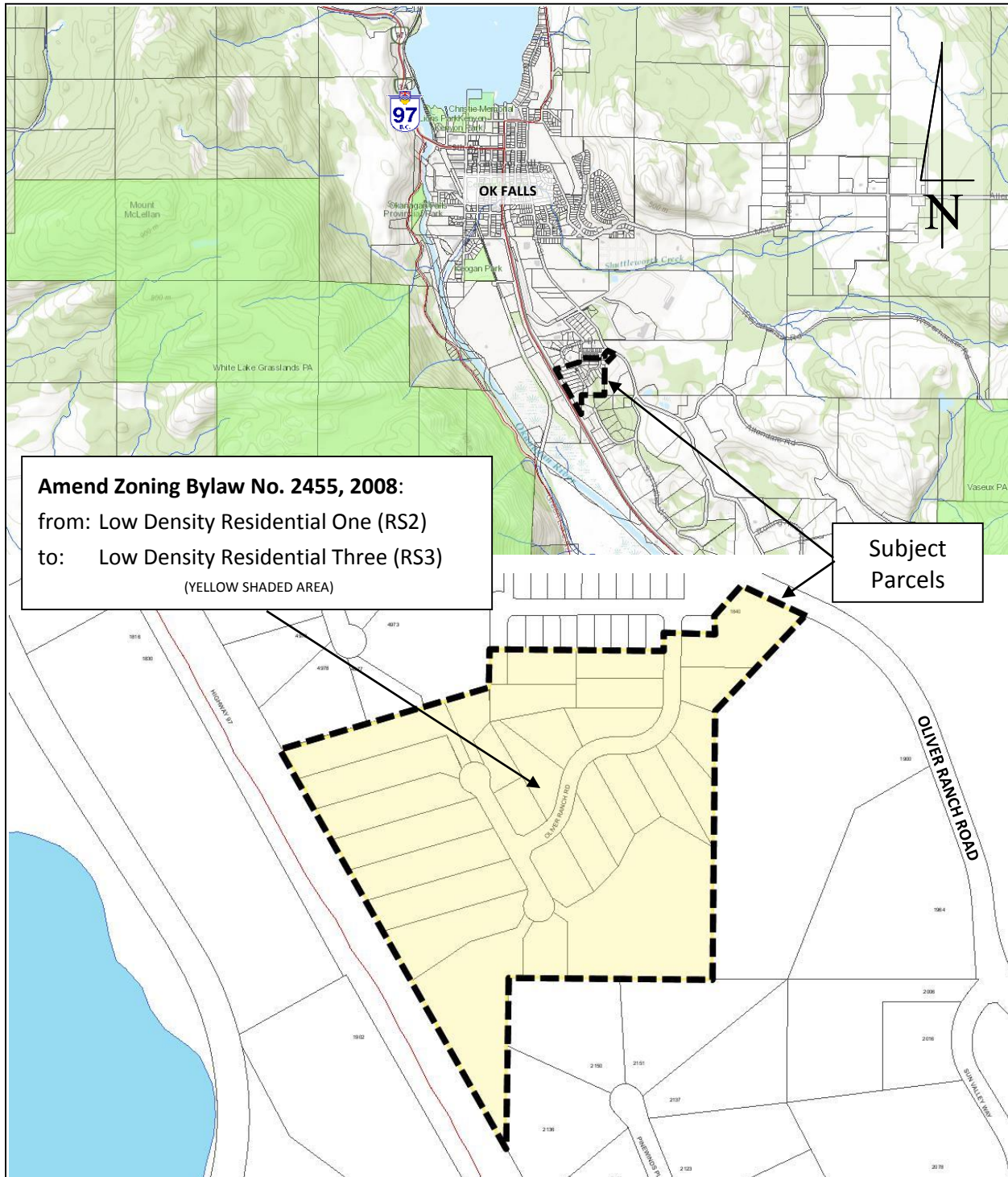
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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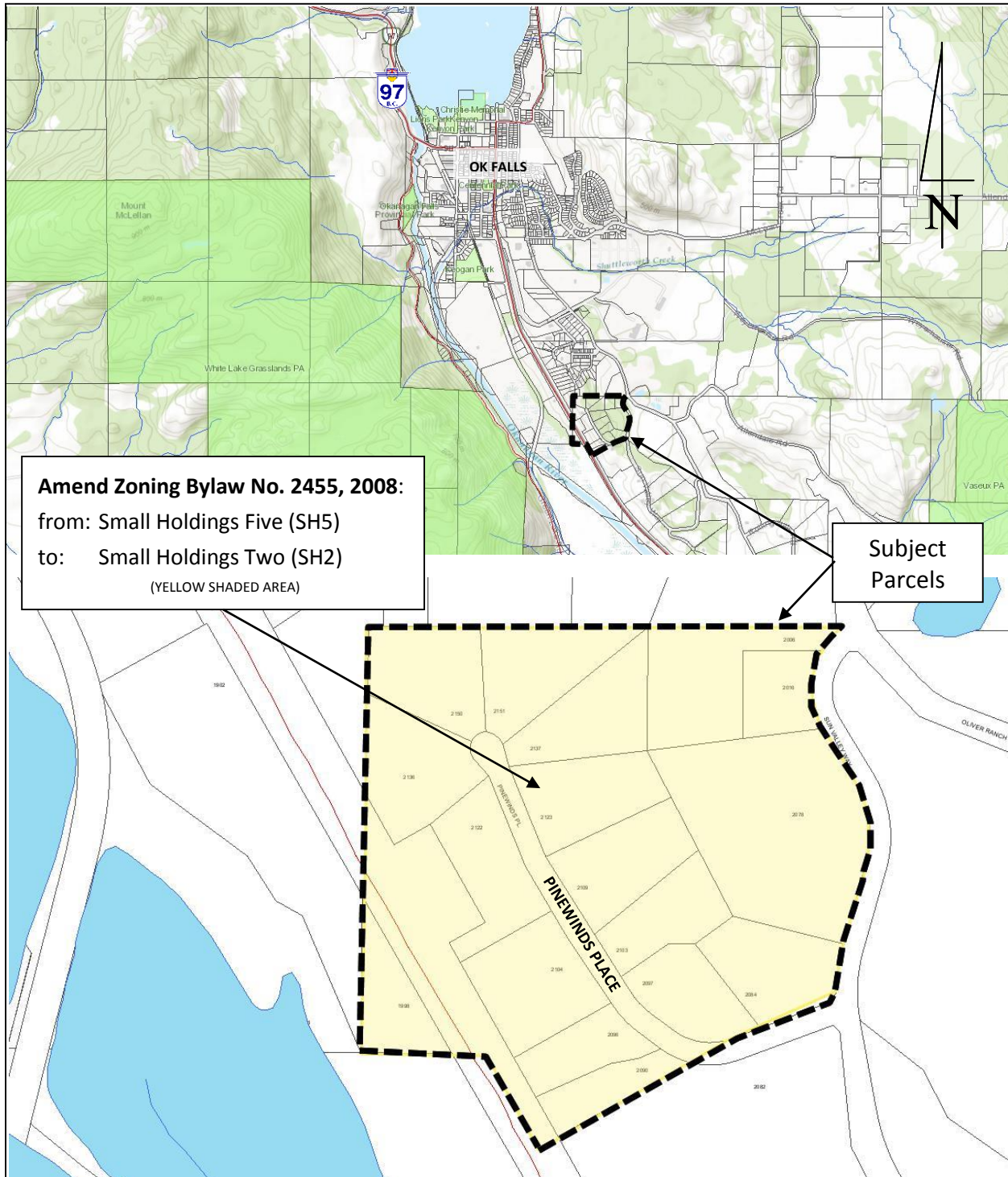
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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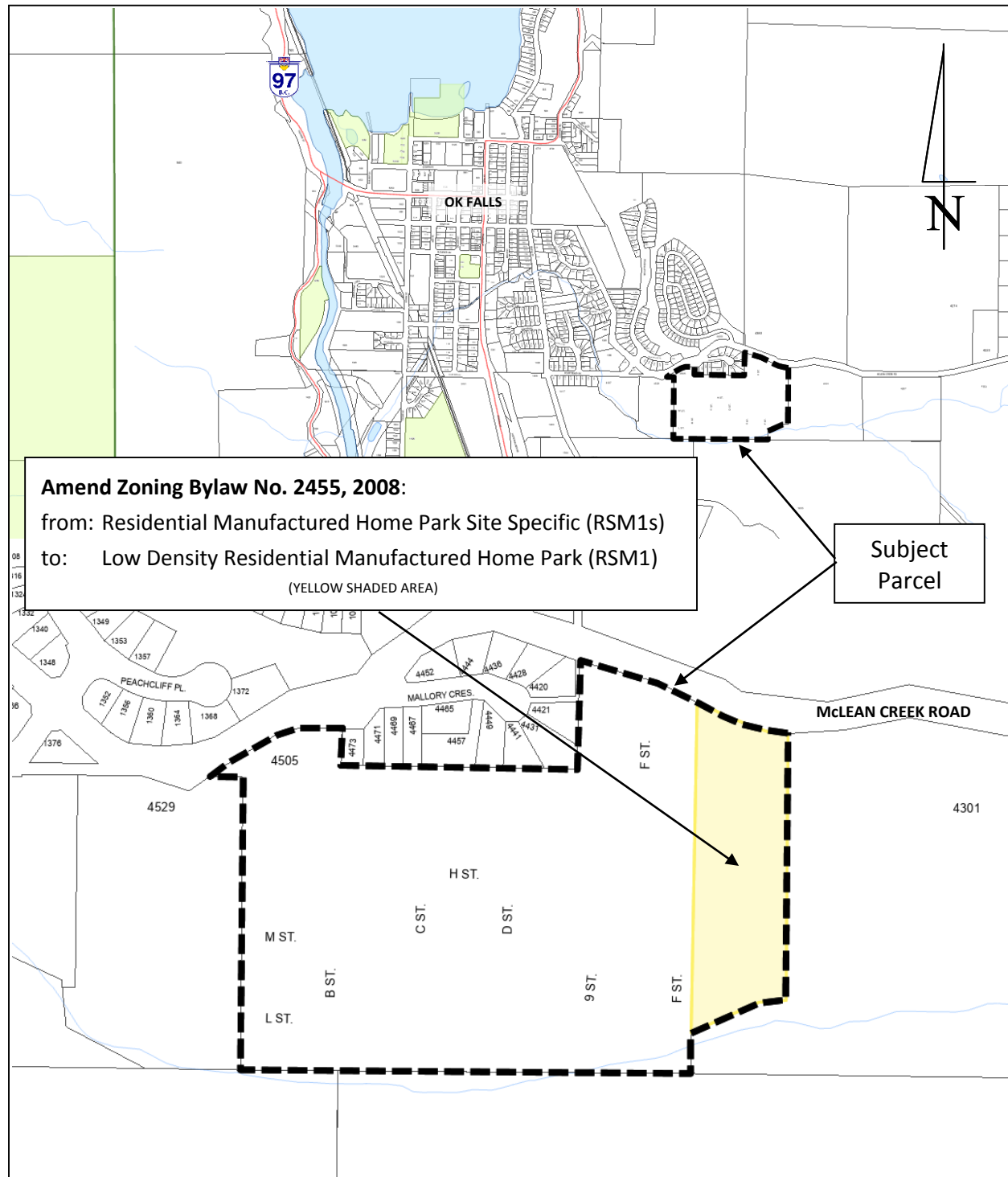
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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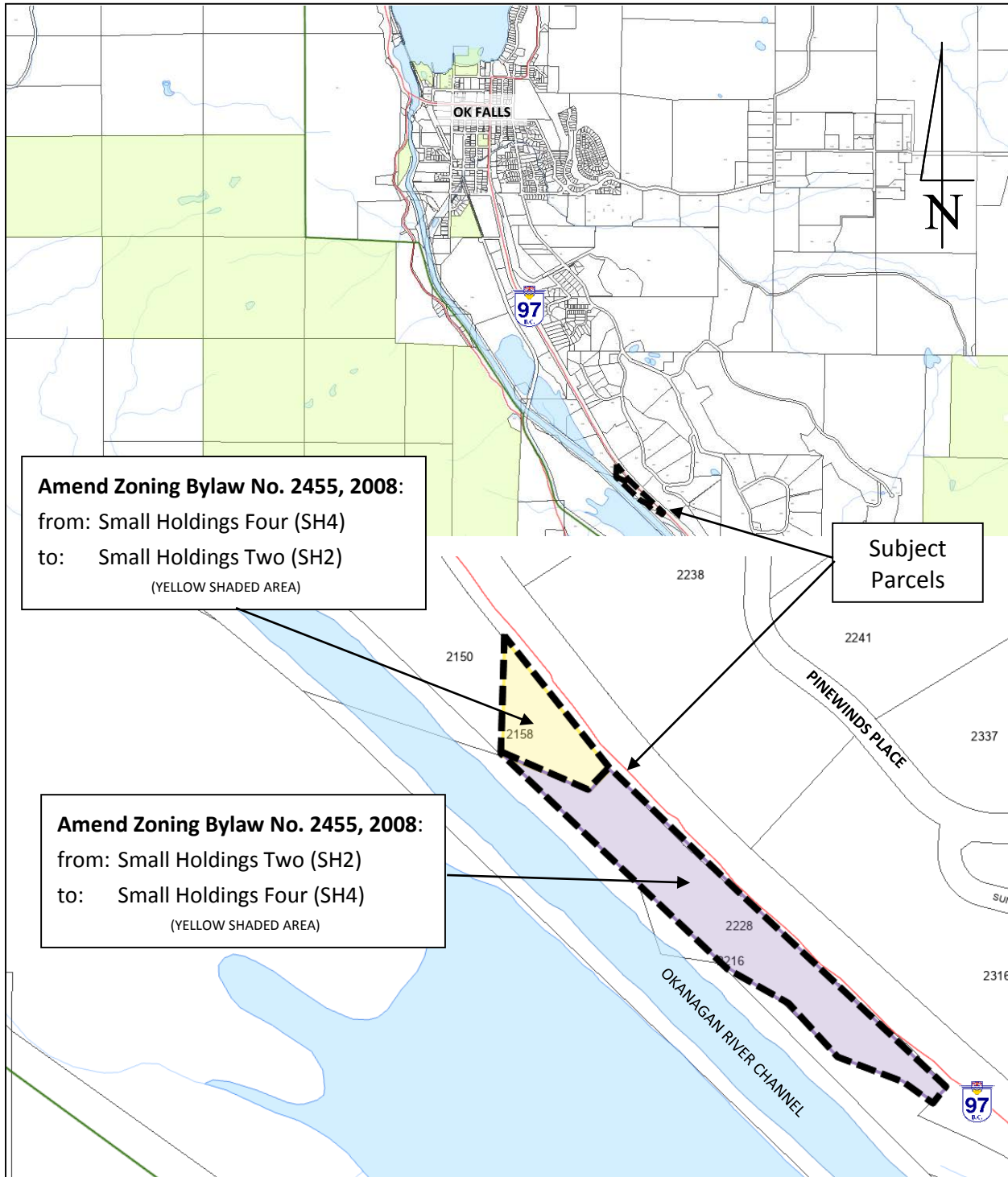
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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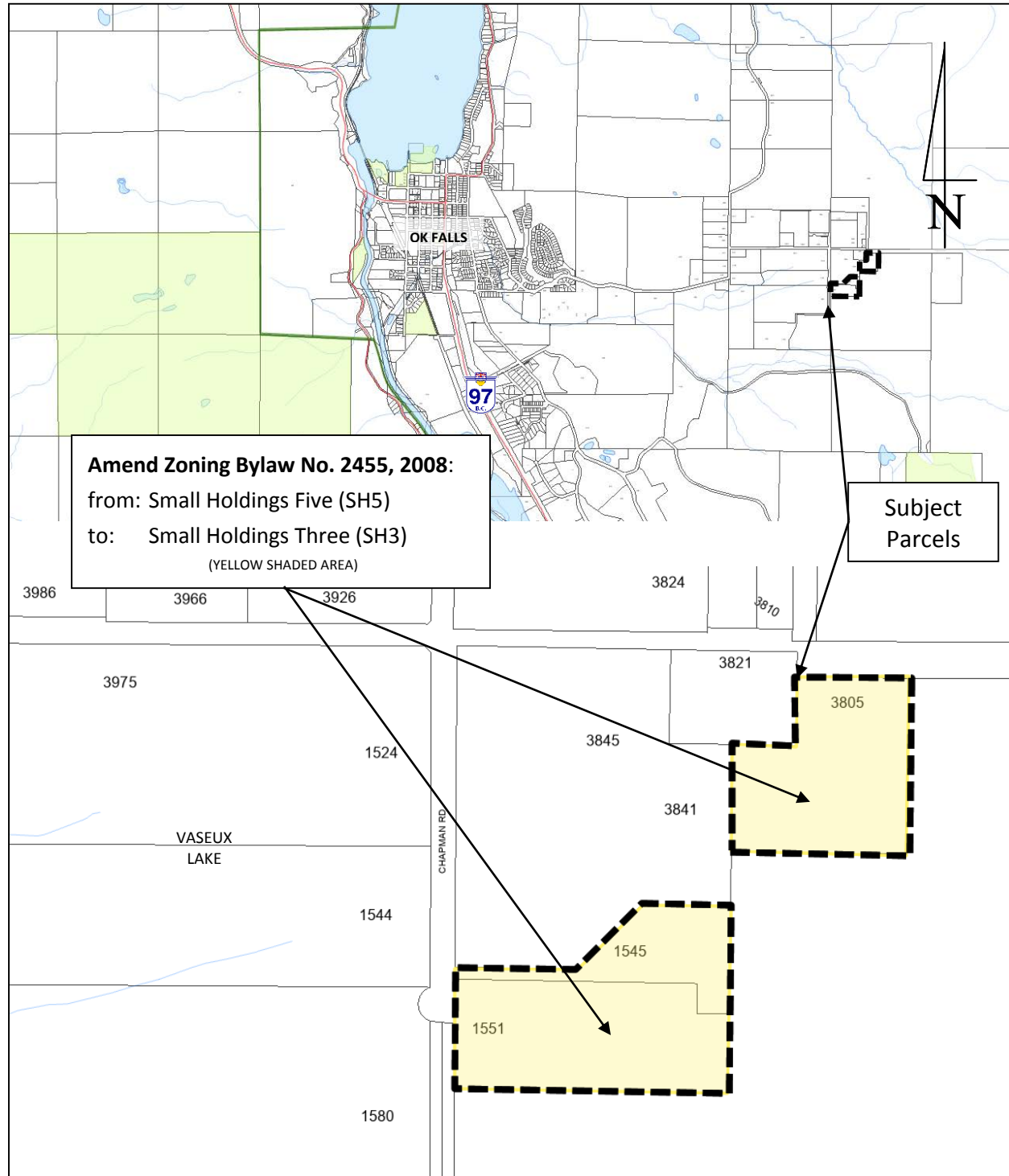
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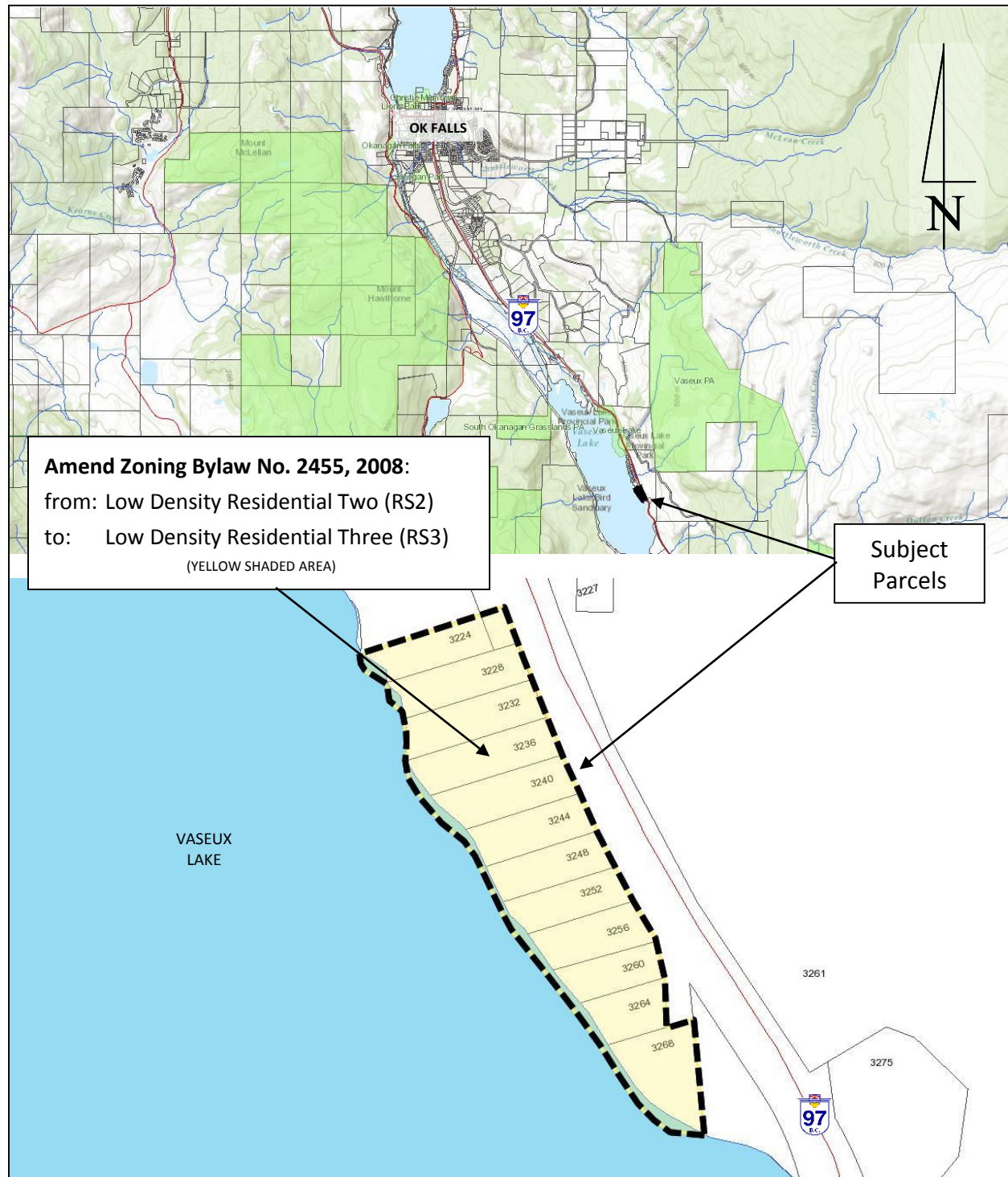
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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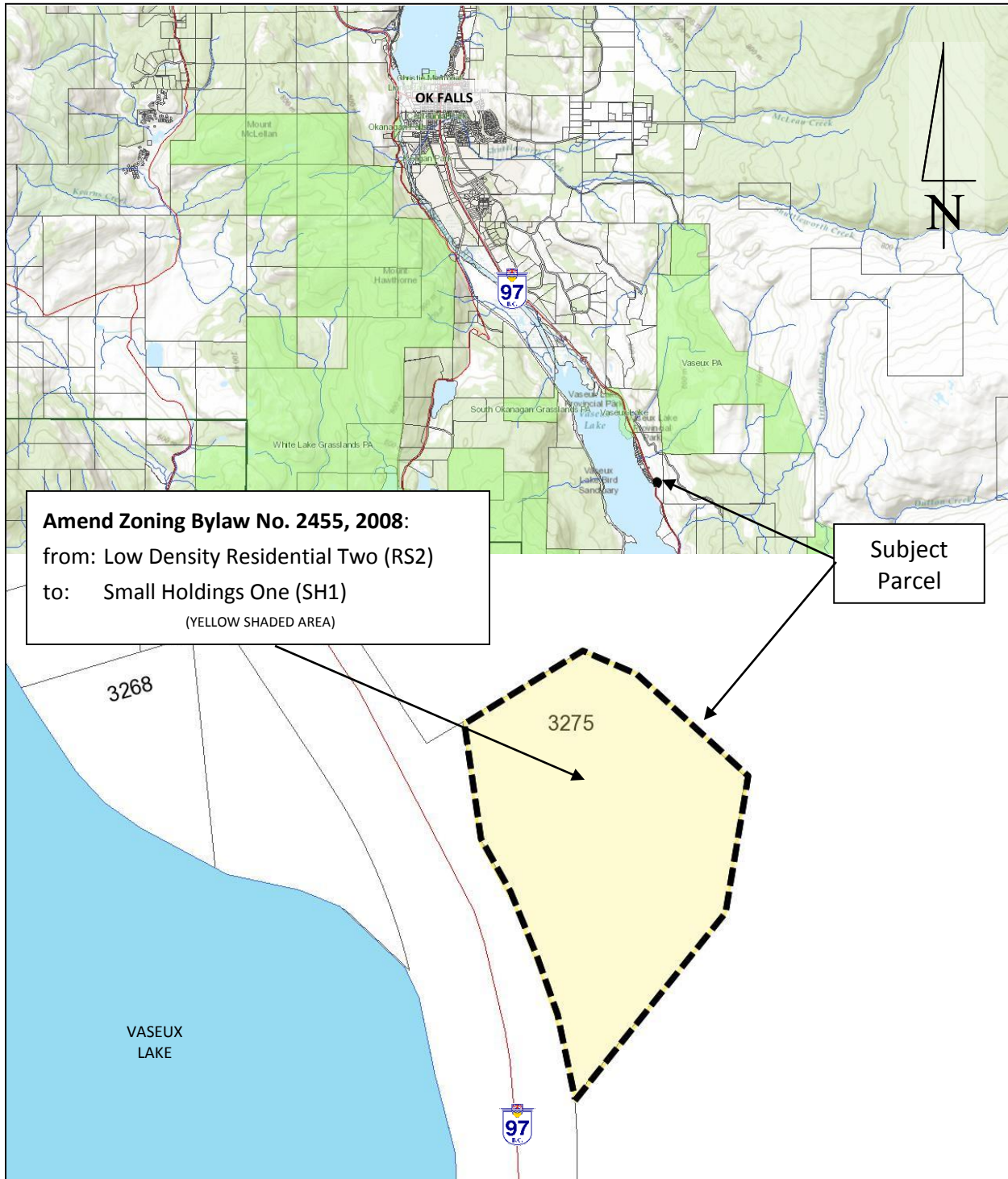
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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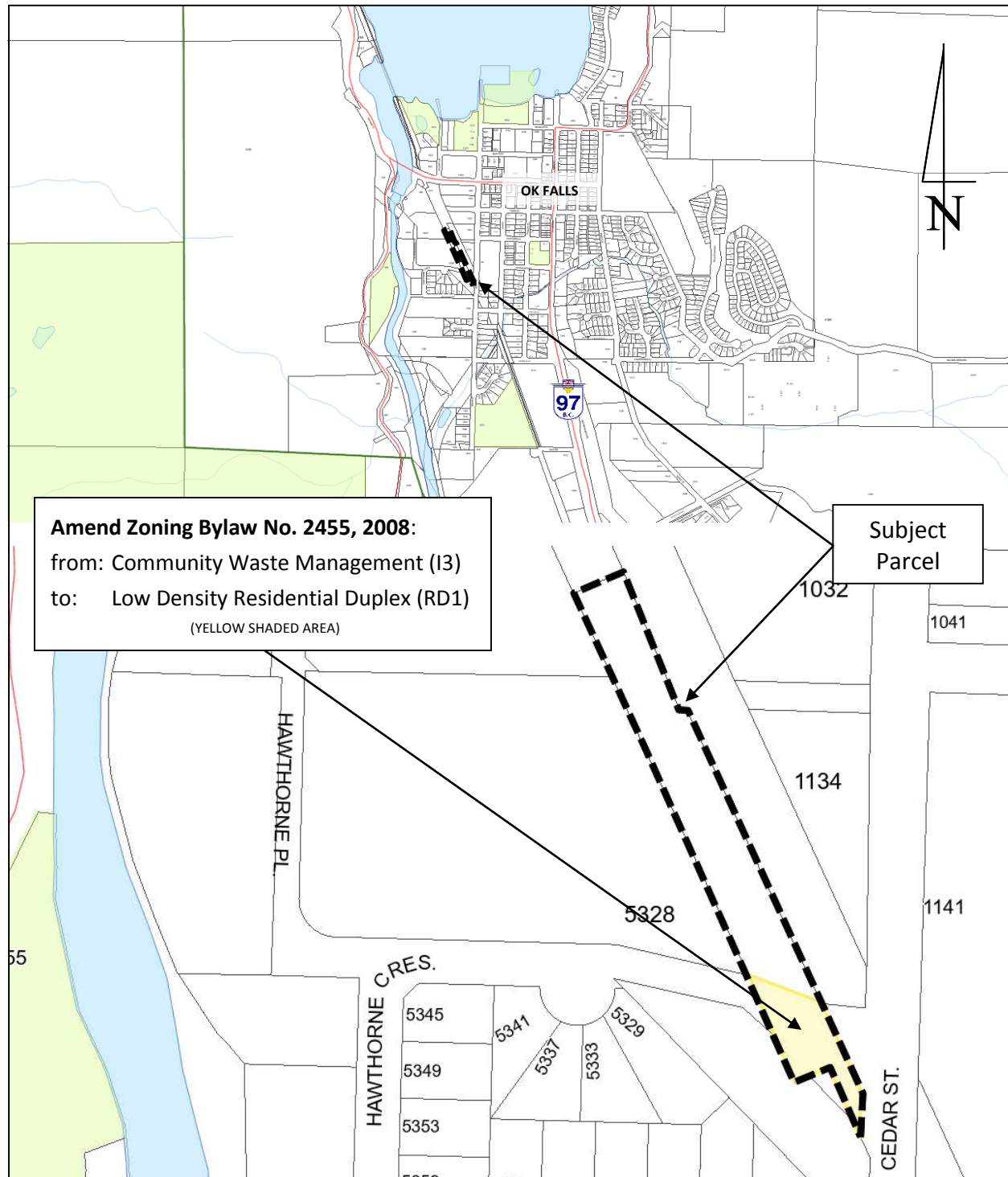
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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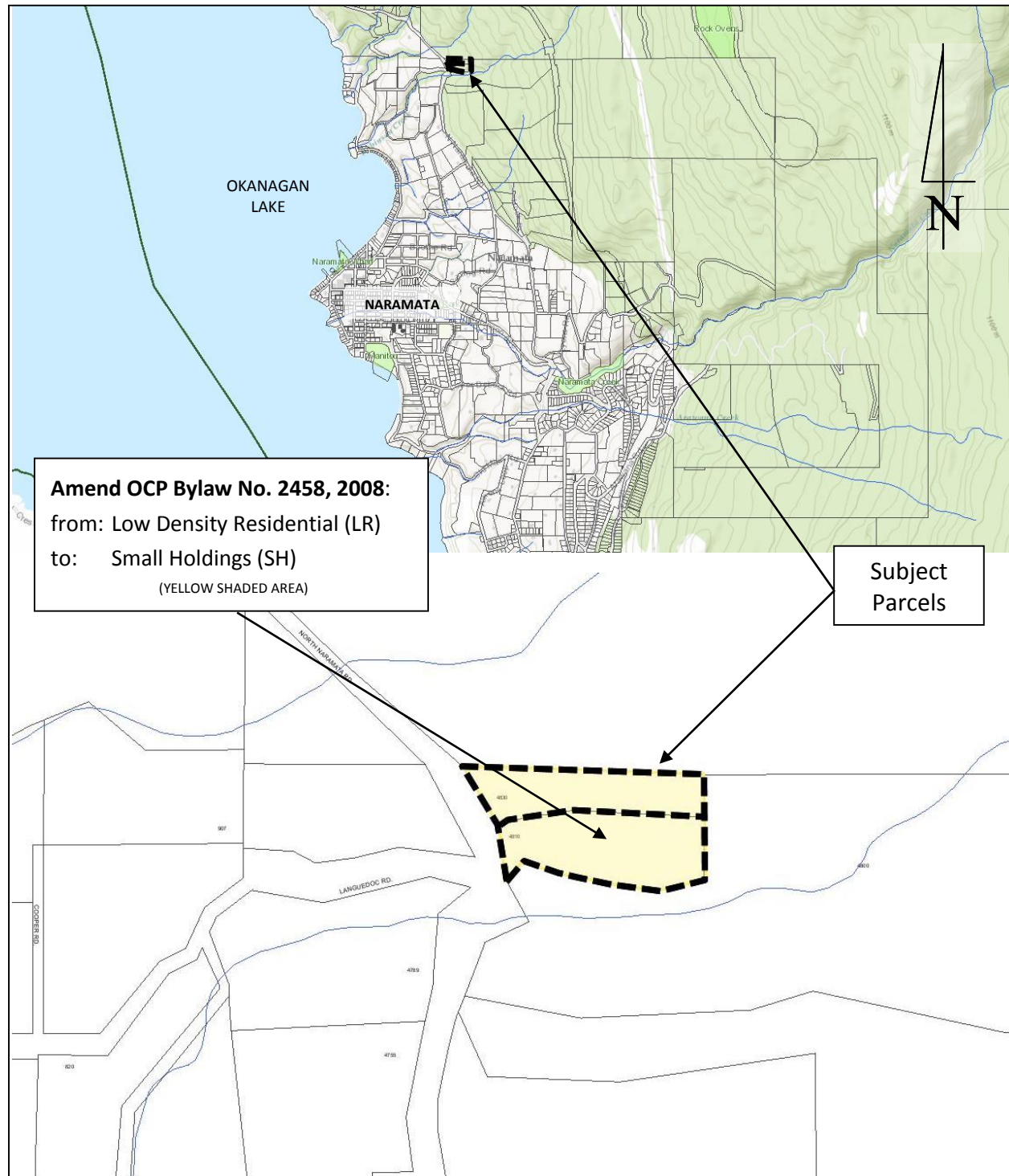
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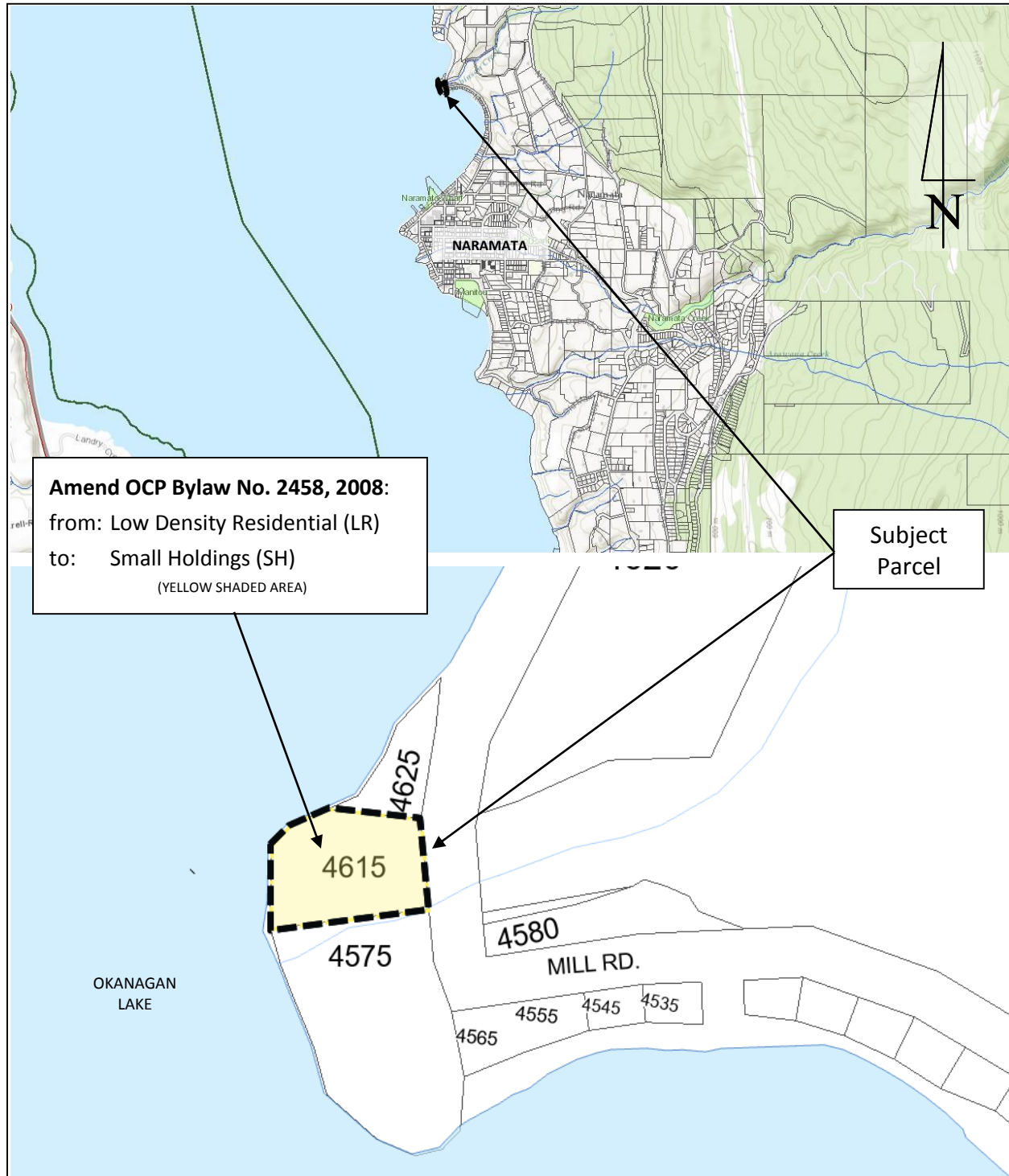
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File No. X2020.005-ZONE

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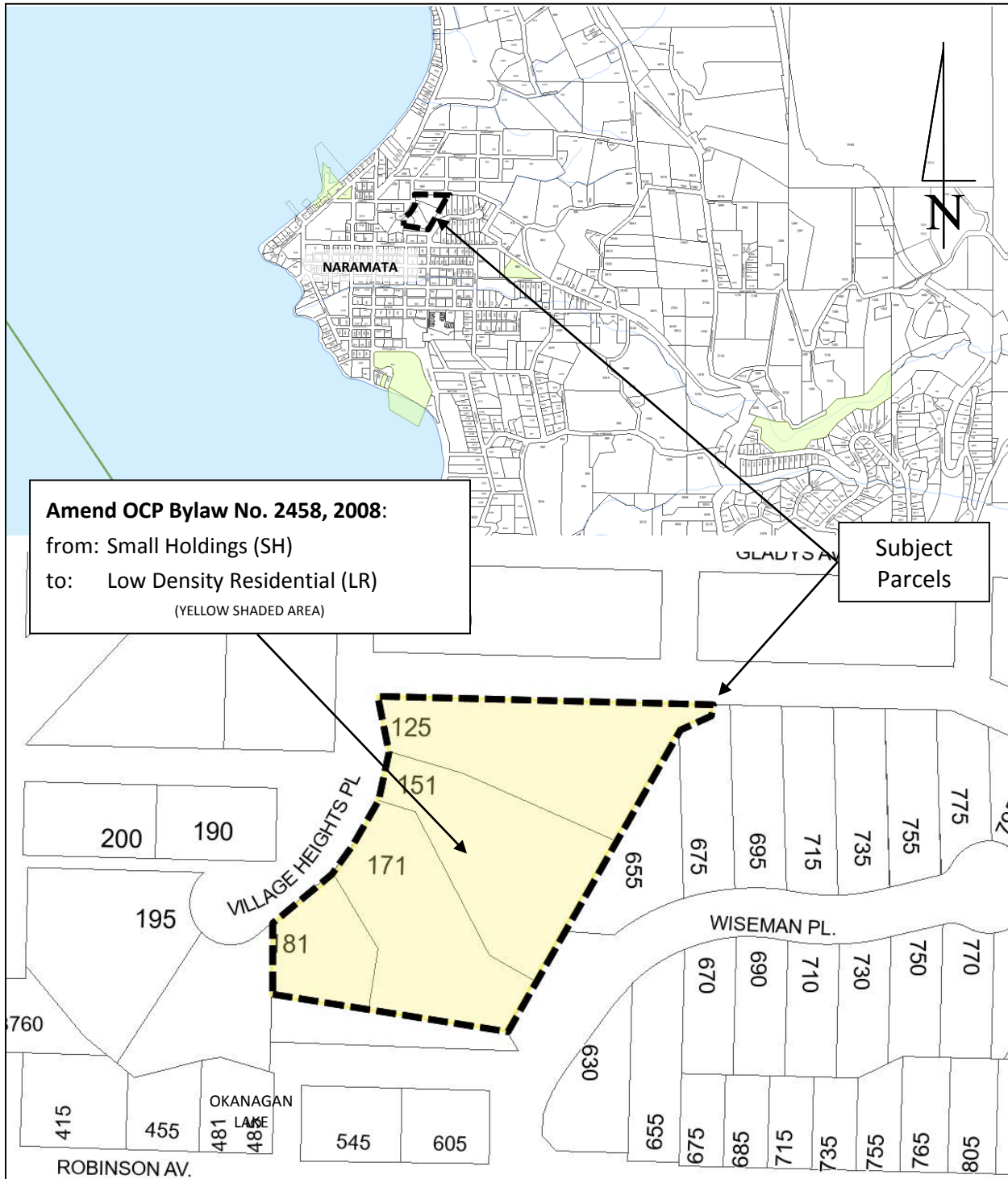
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File No. X2020.005-ZONE

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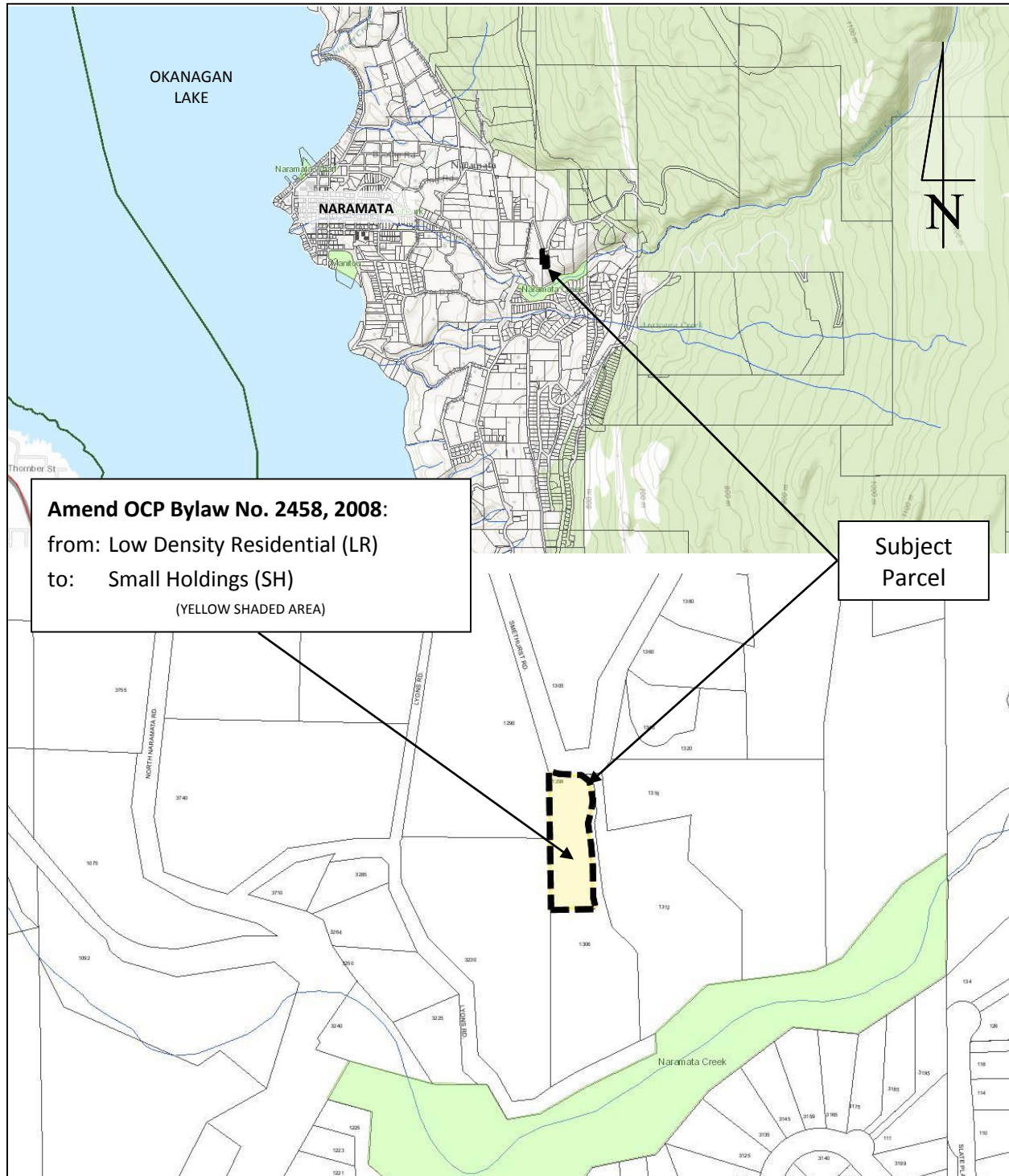
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File No. X2020.005-ZONE

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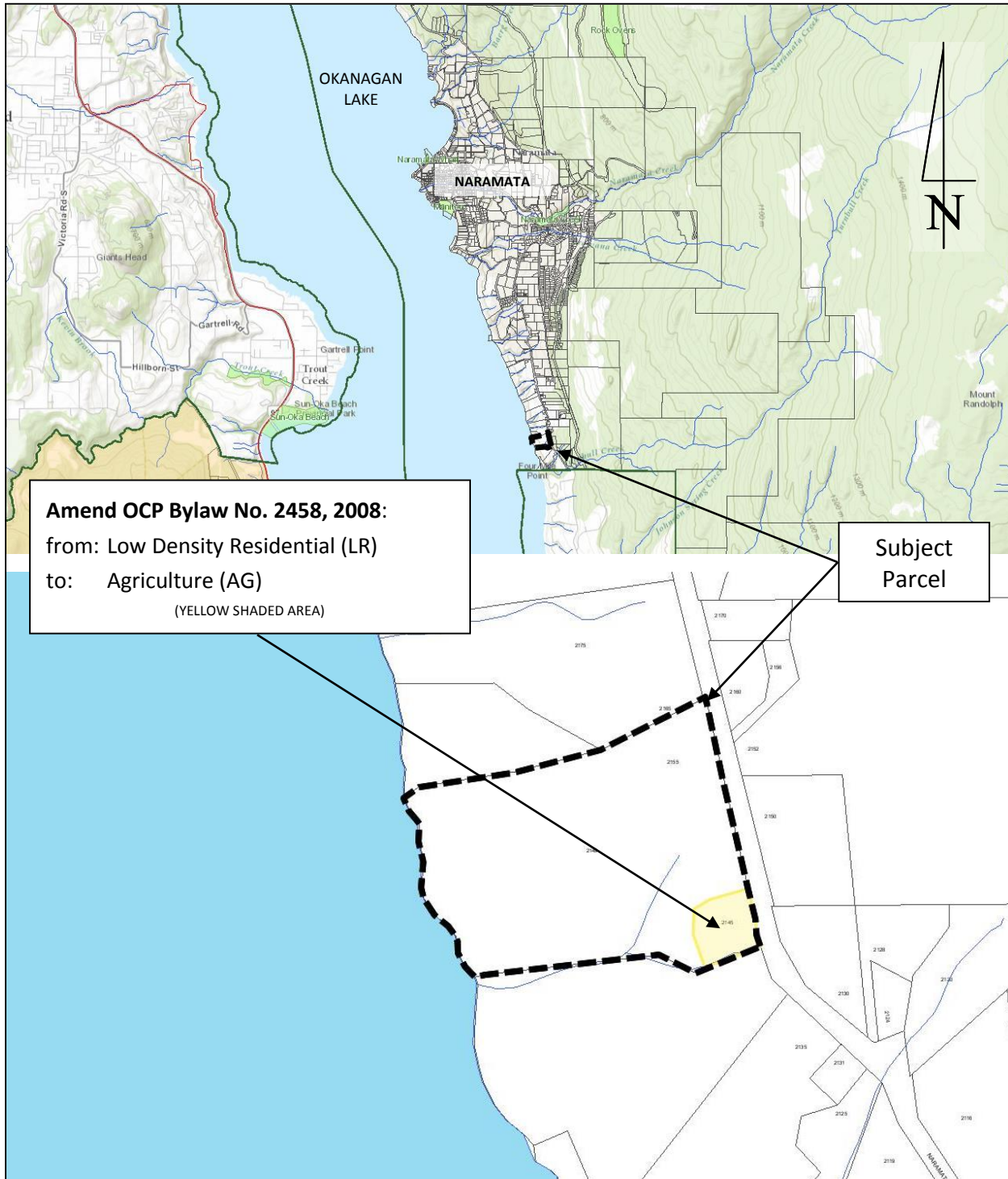
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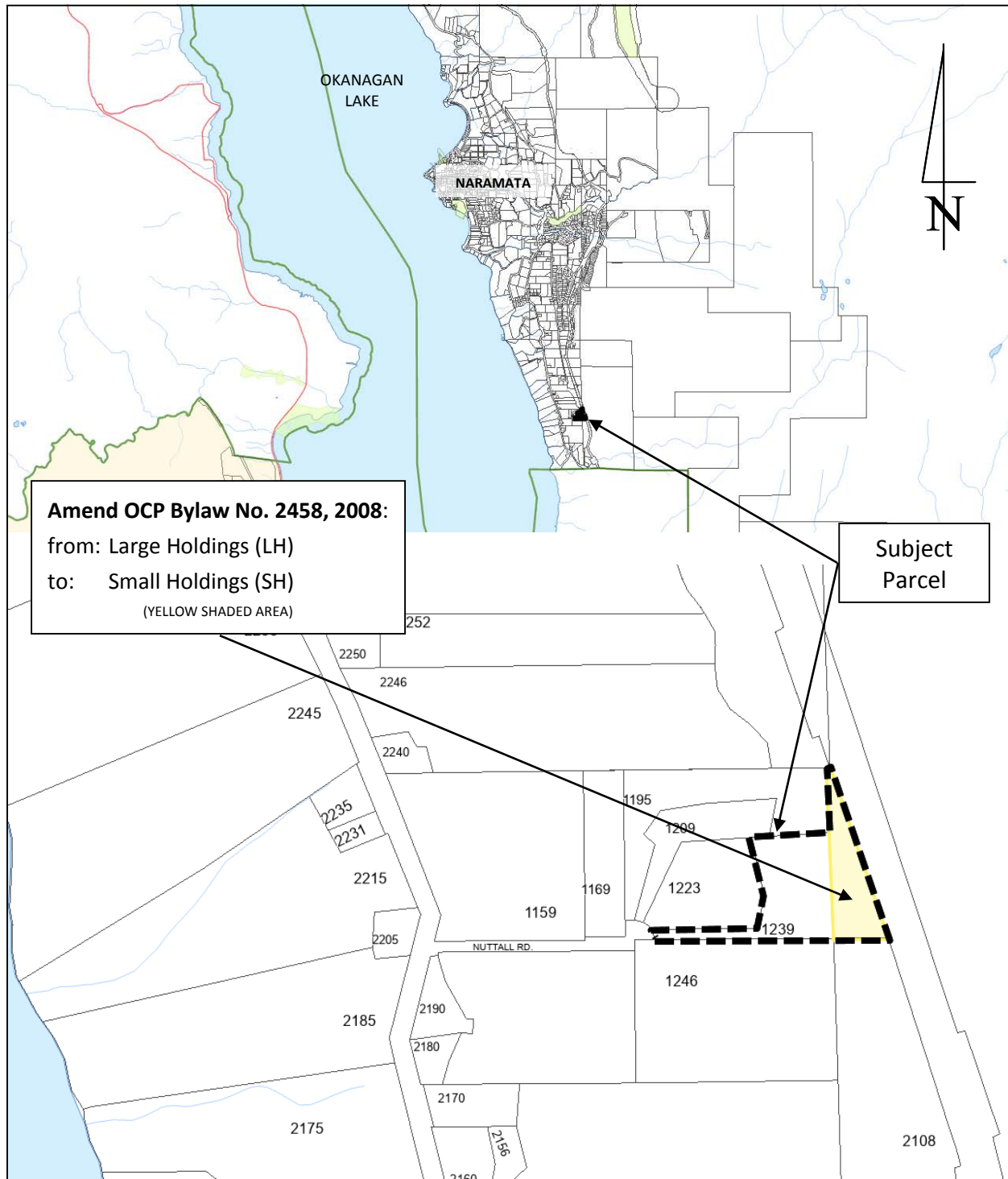
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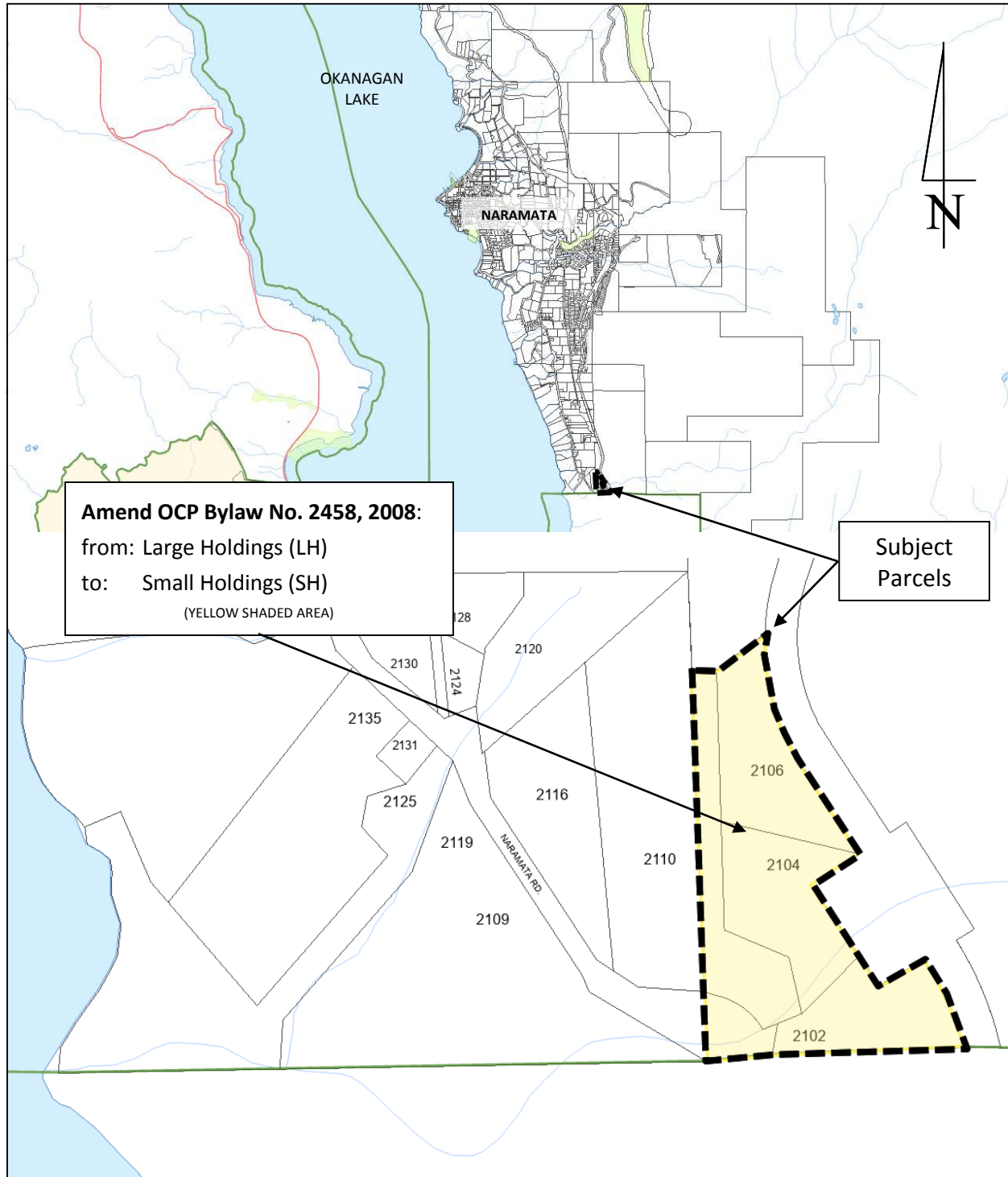
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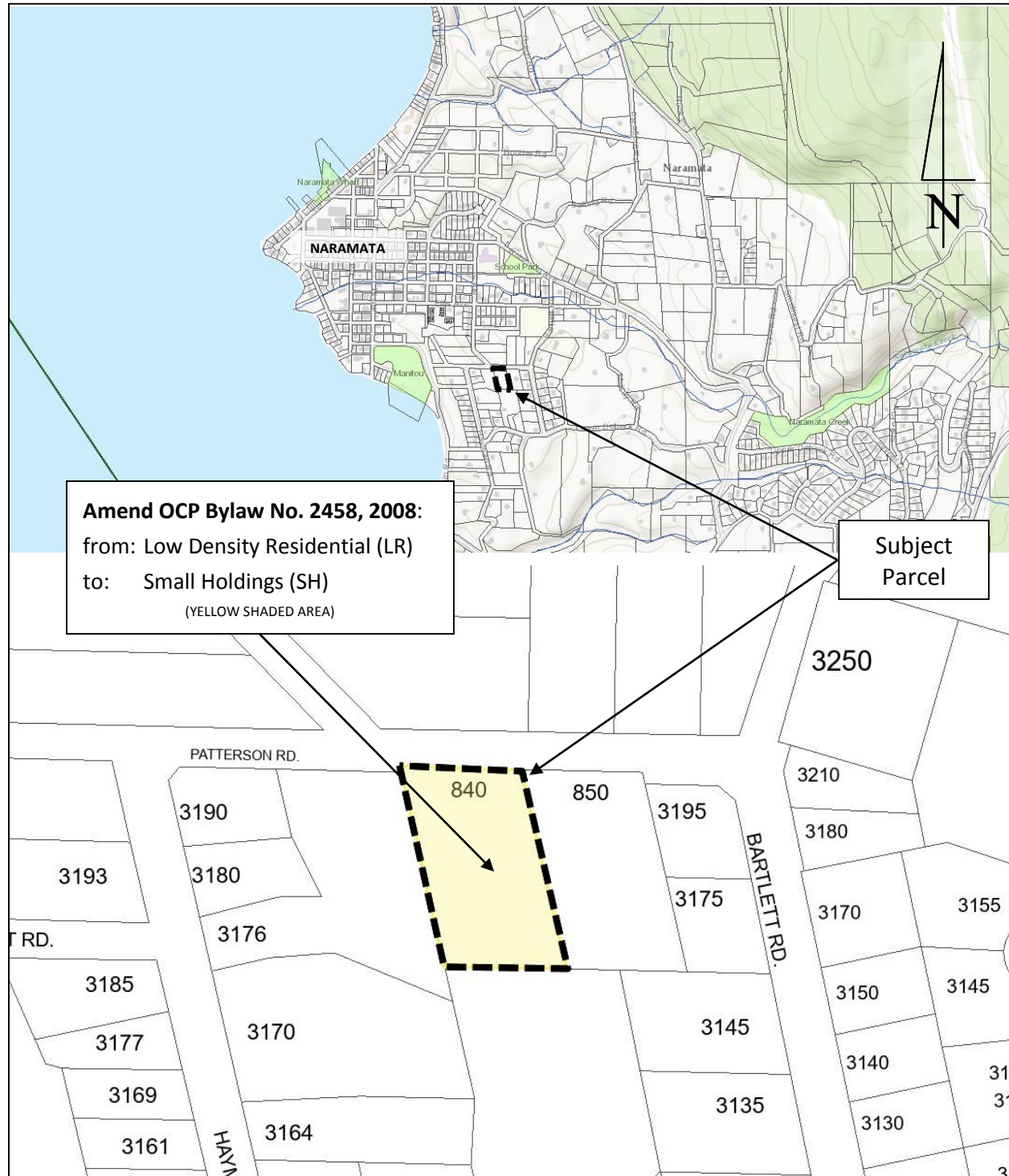
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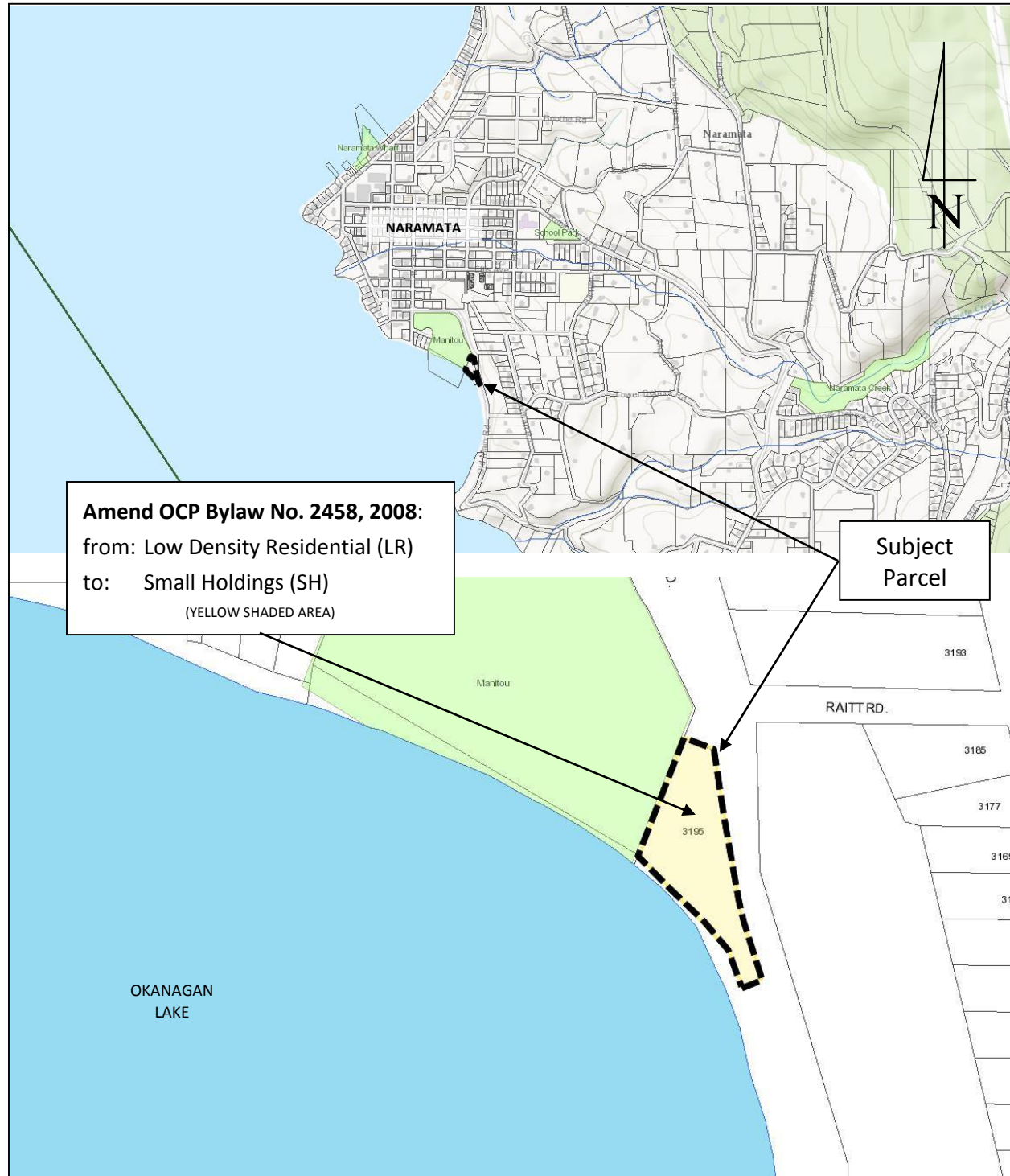
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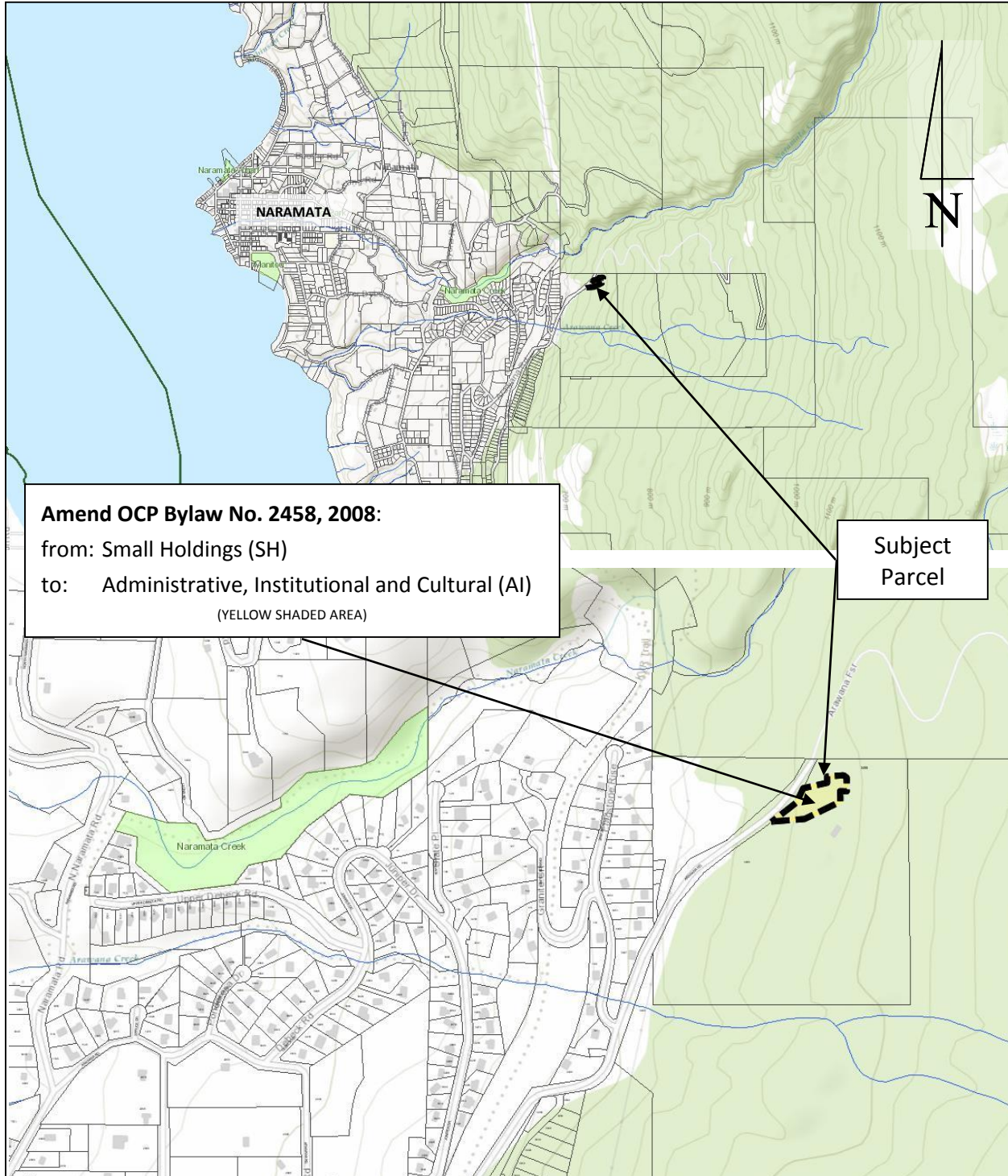
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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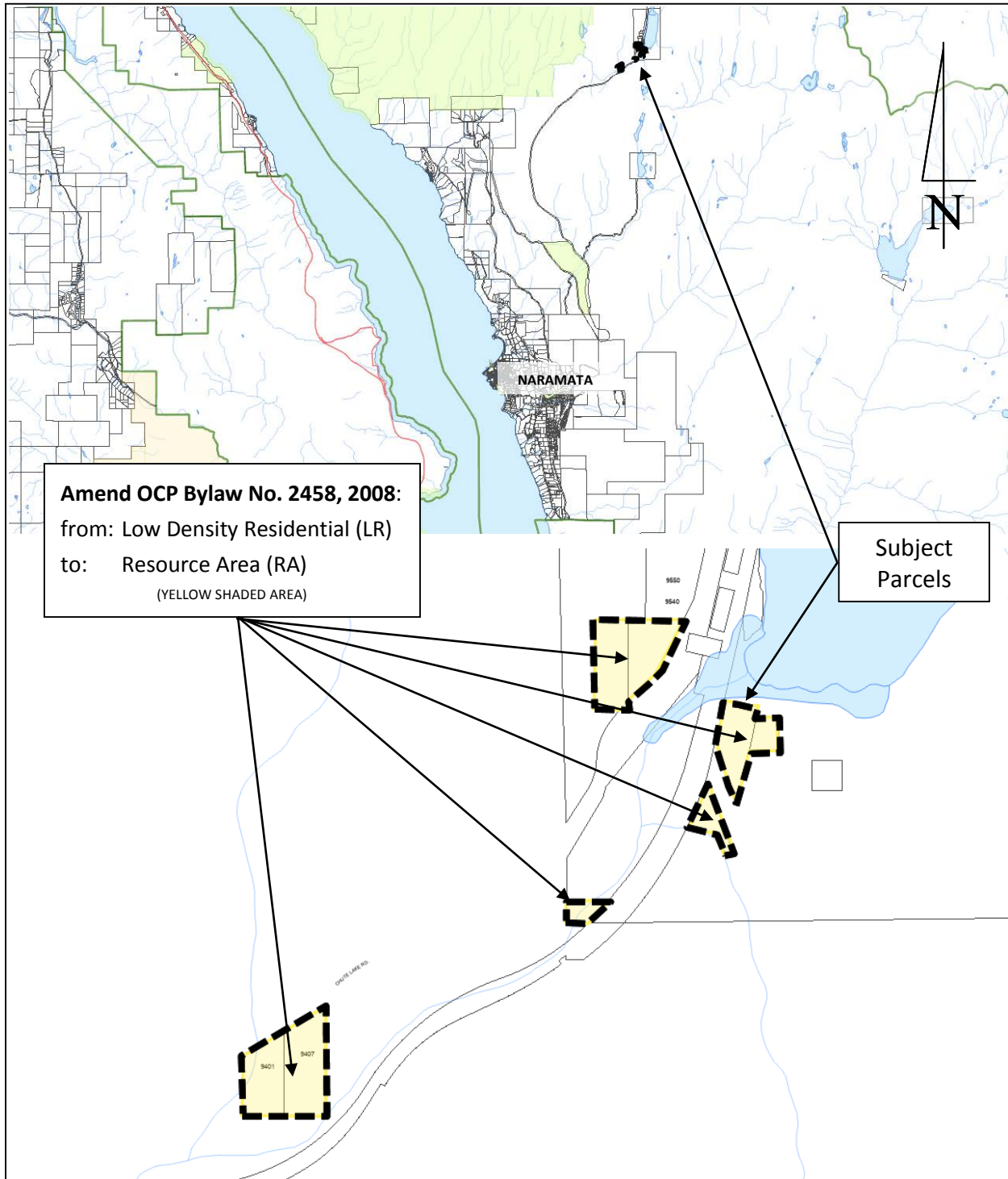
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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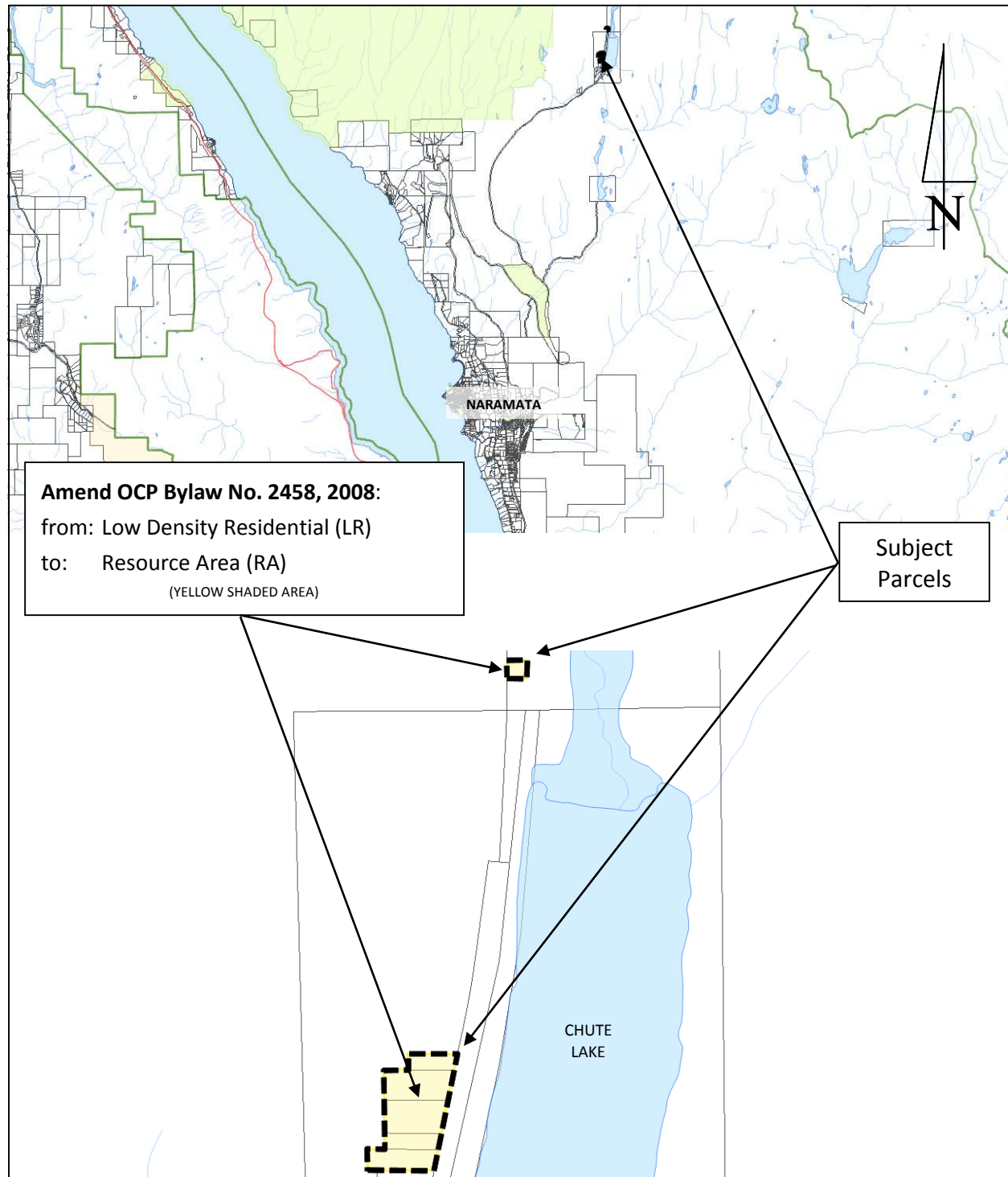
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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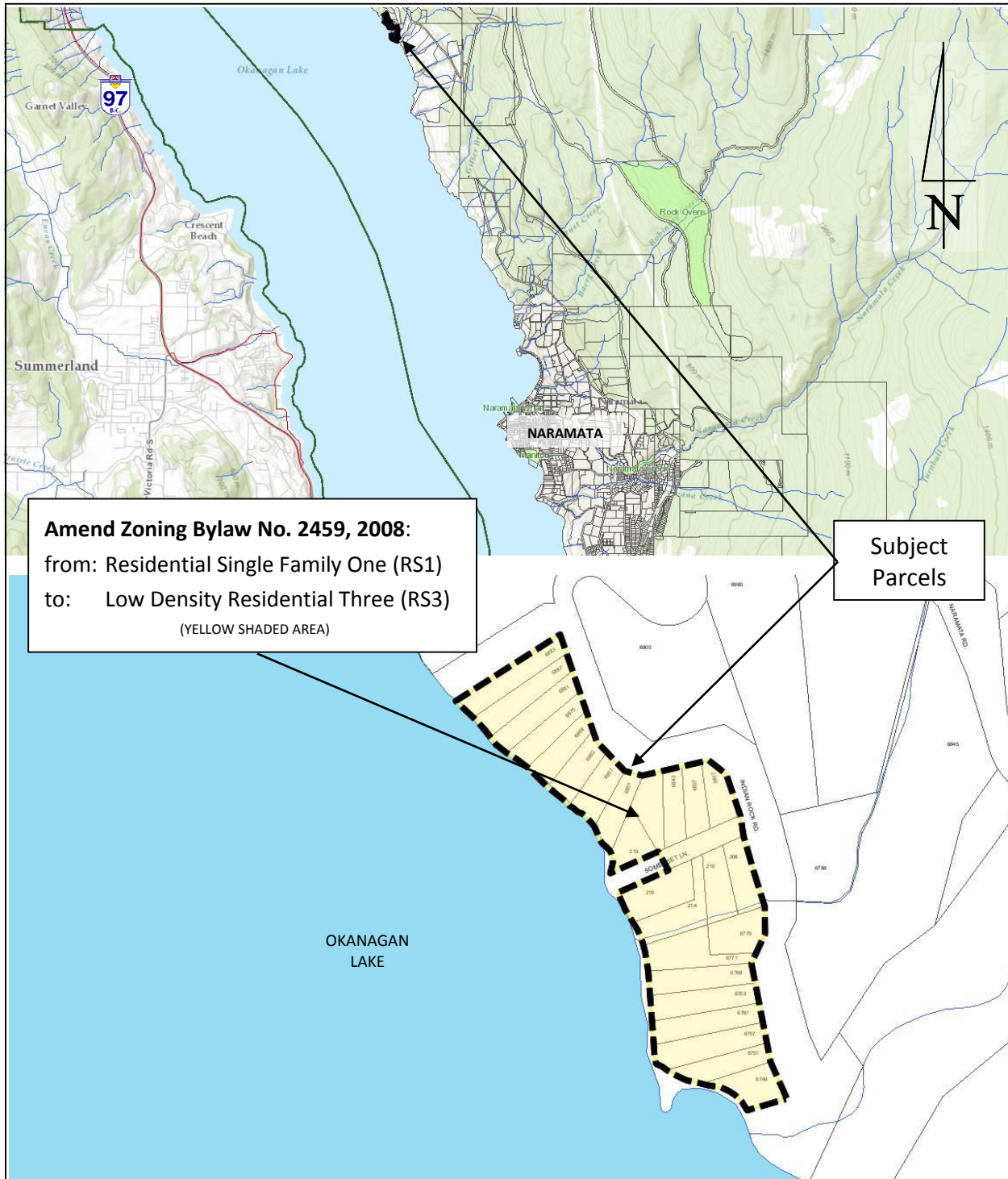
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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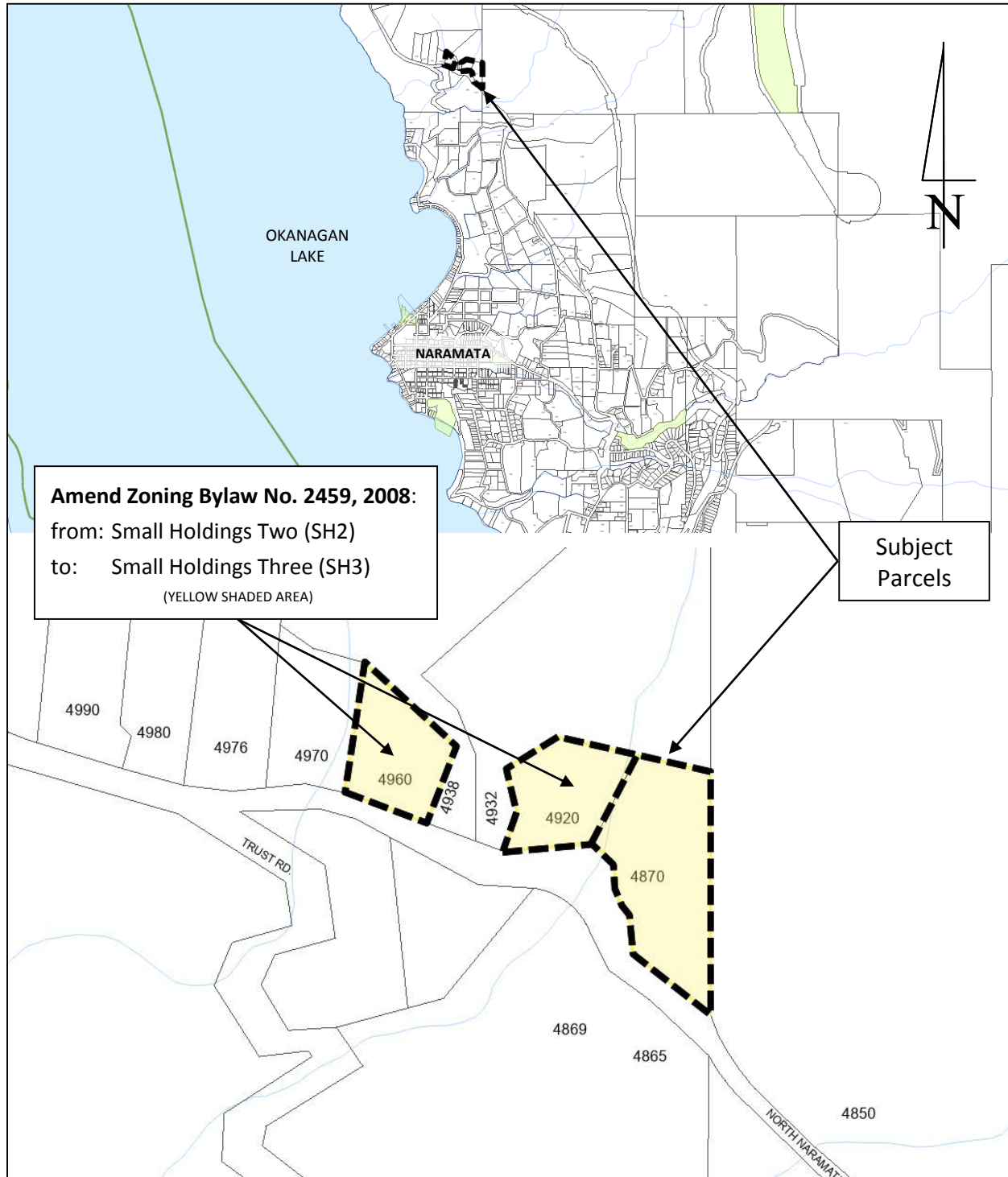
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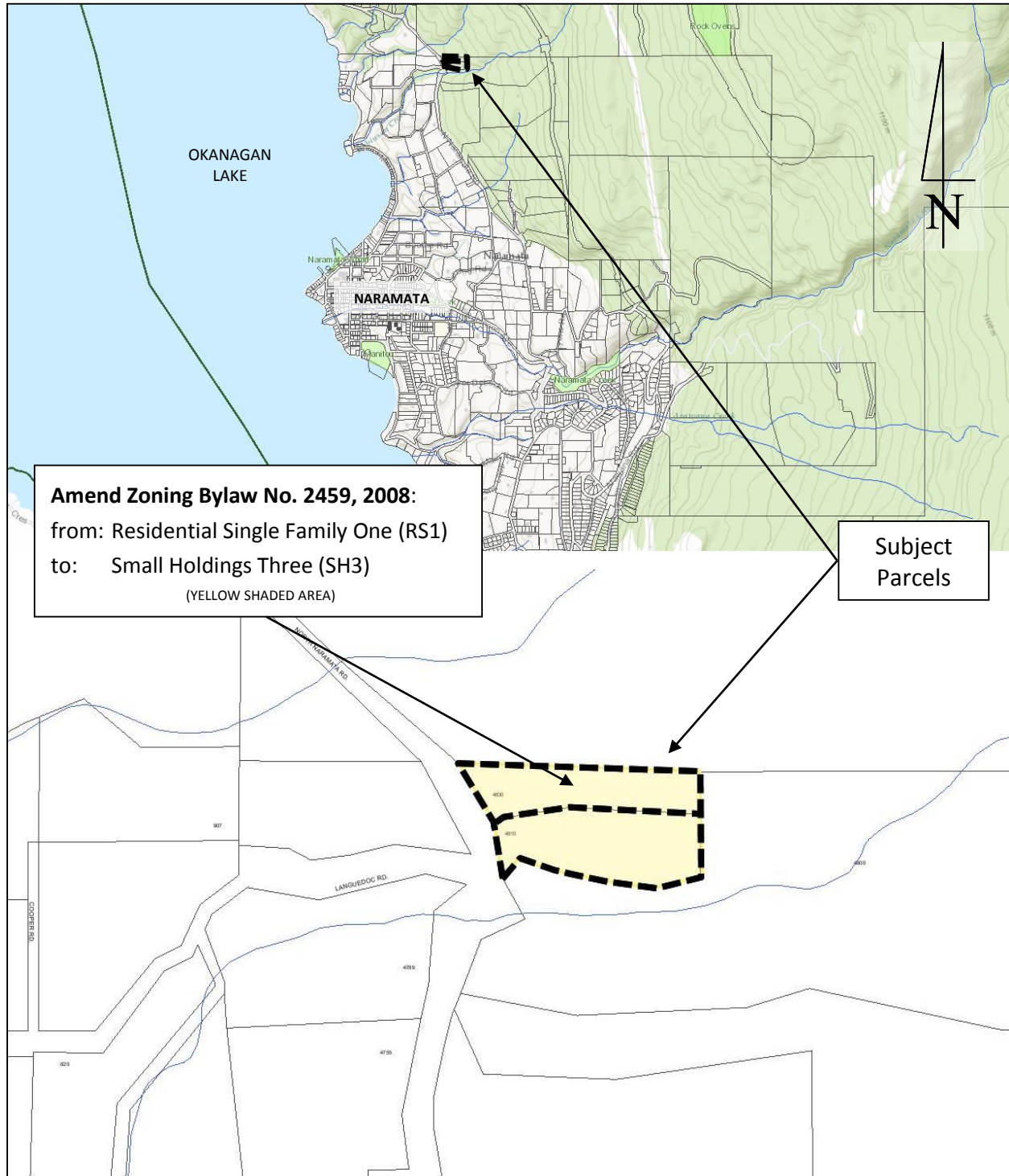
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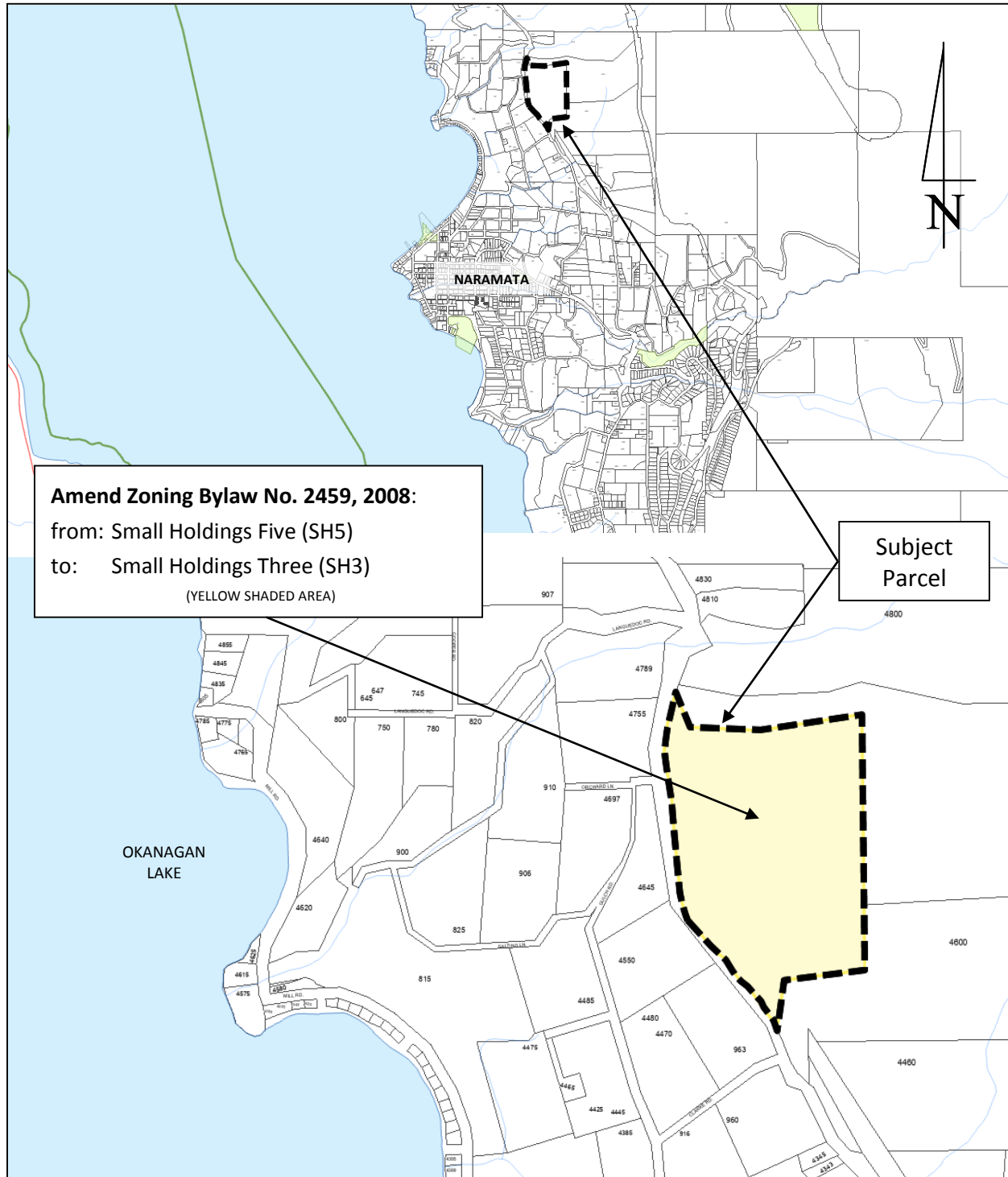
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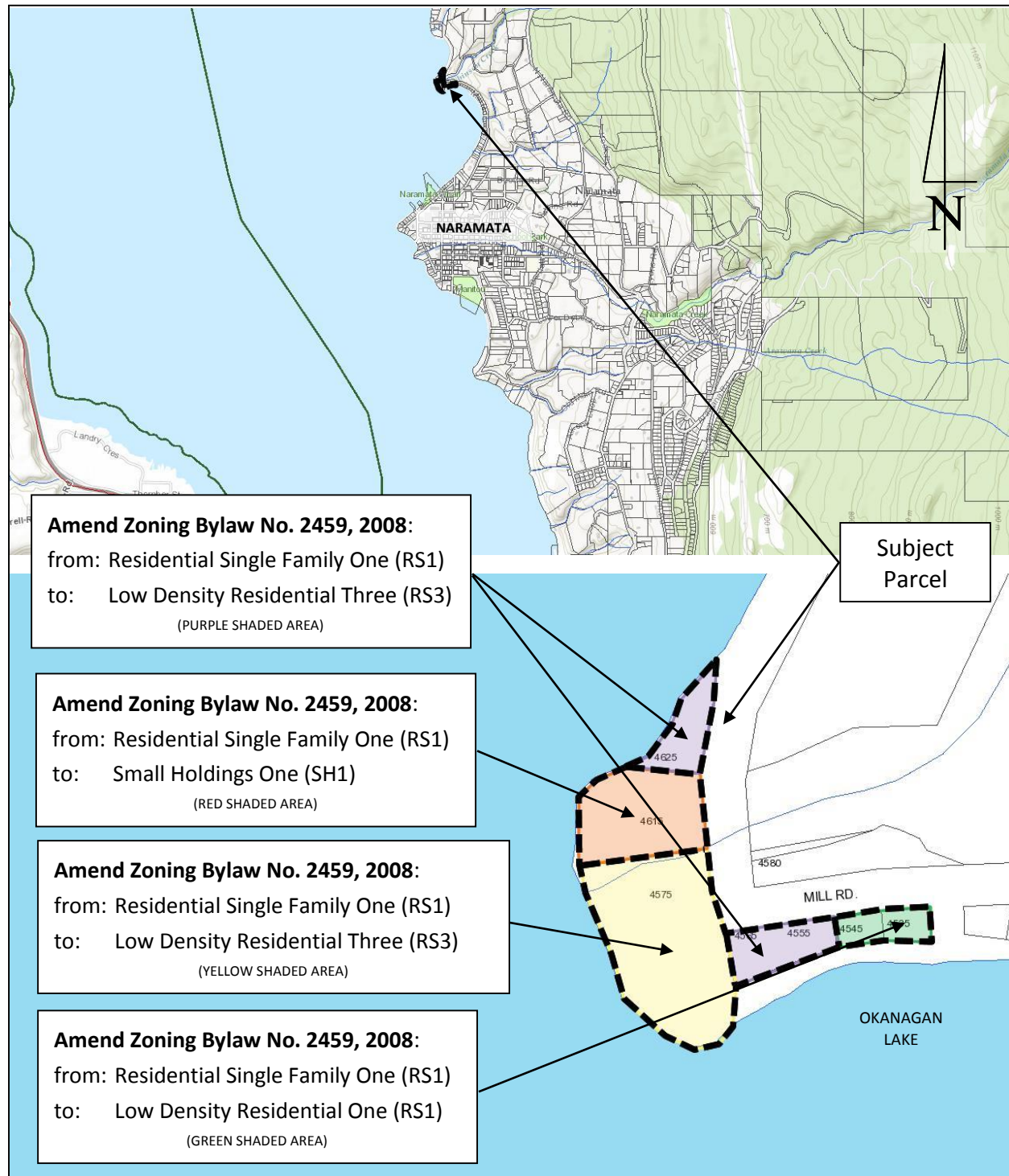
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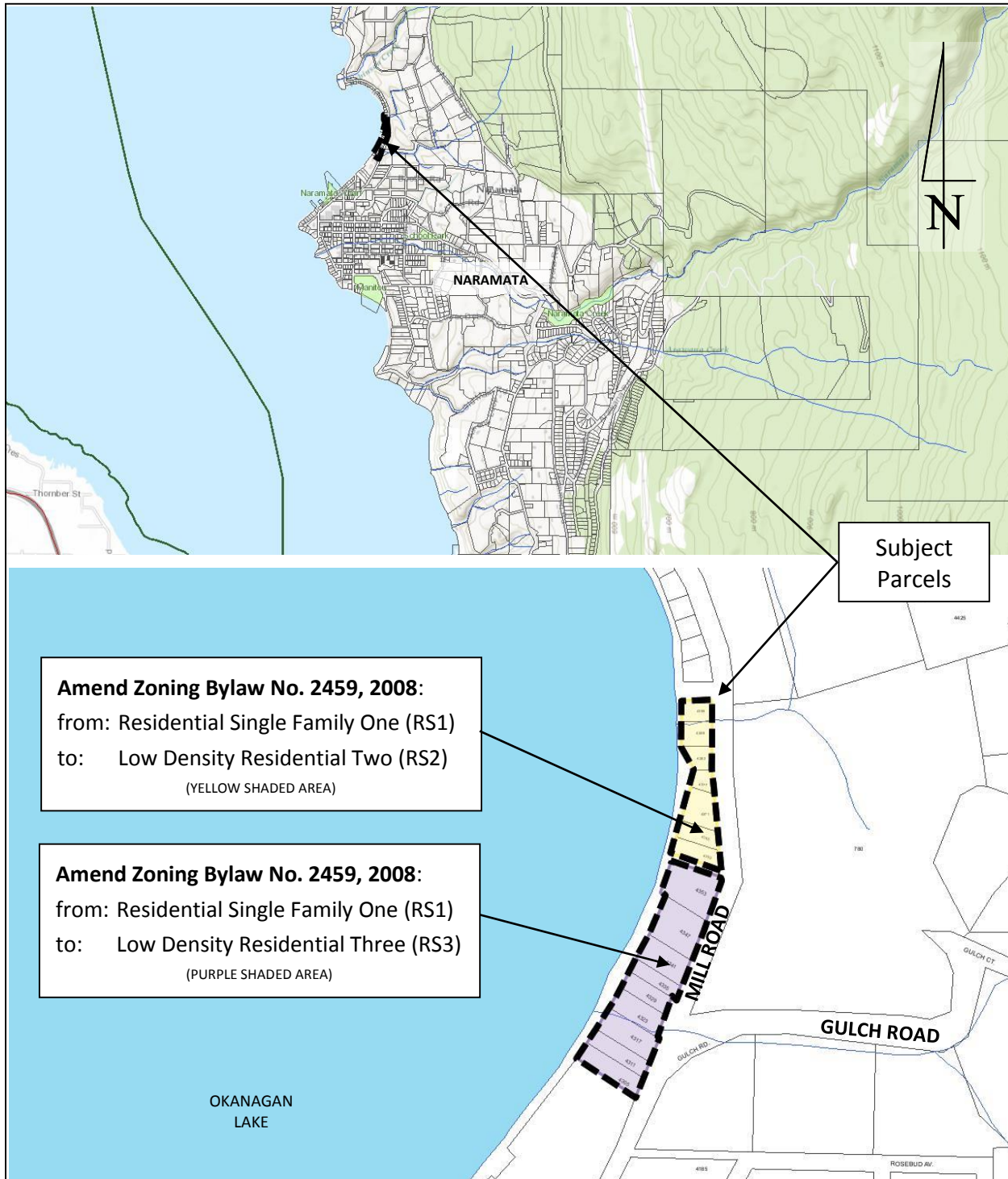
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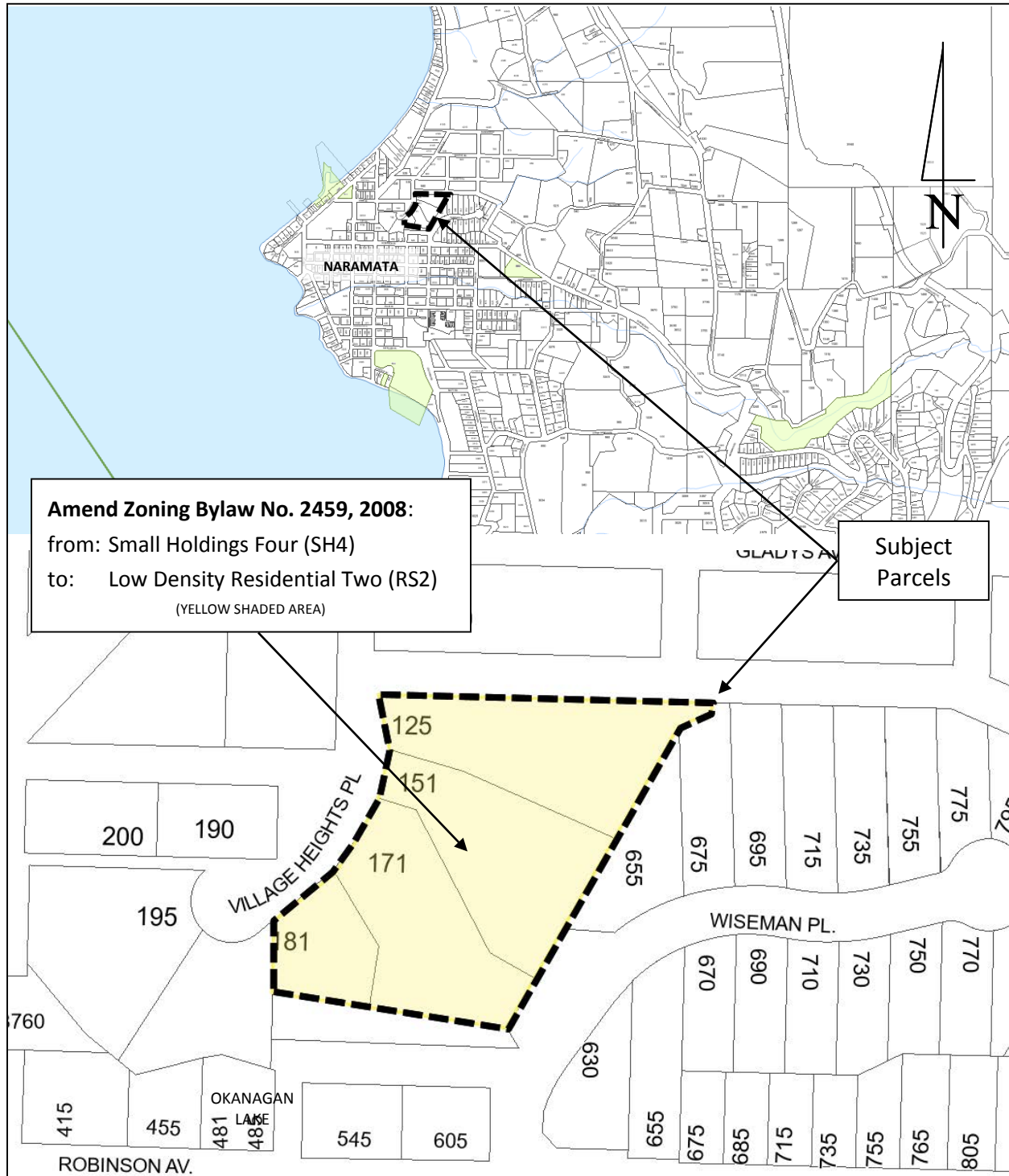
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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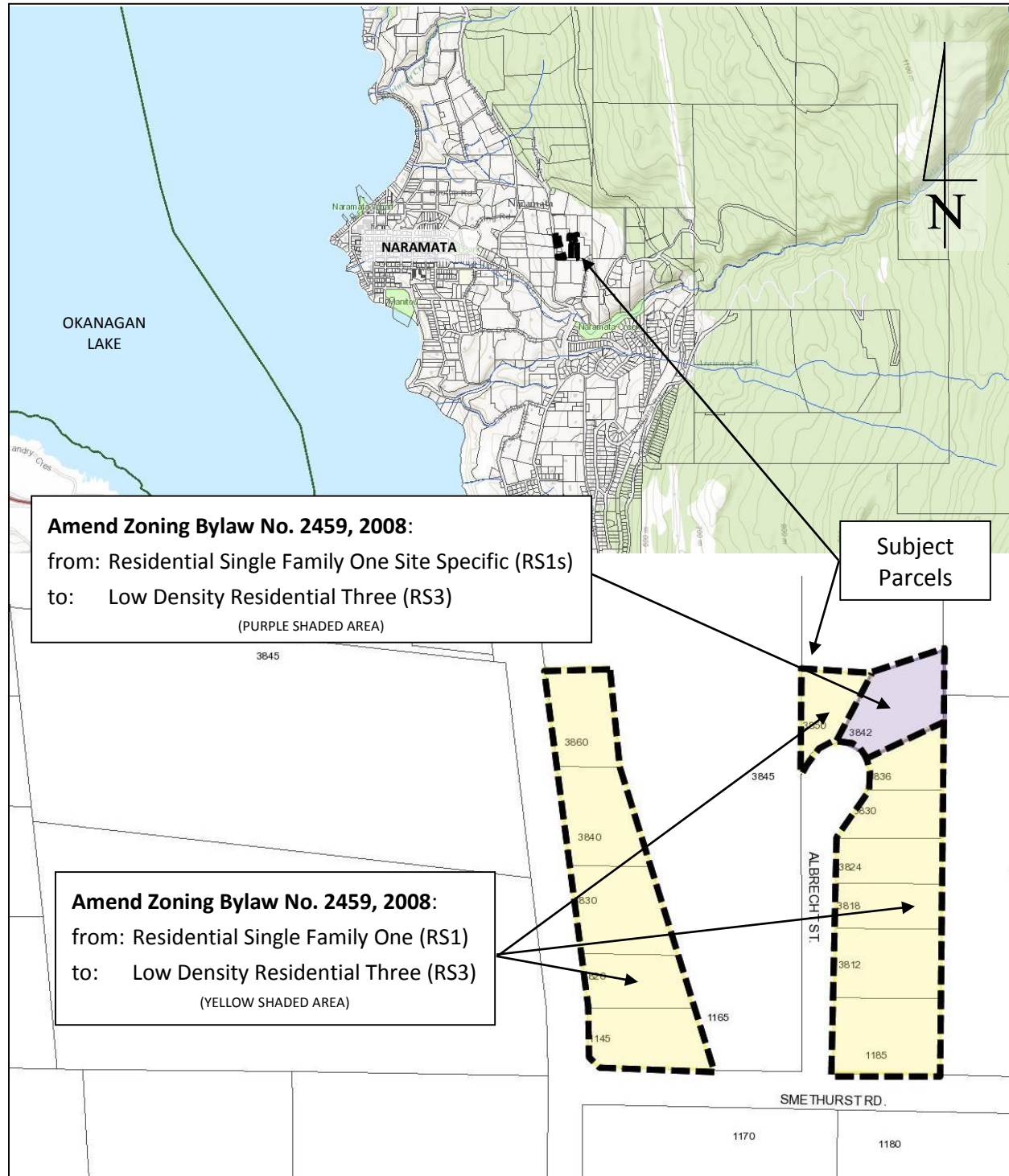
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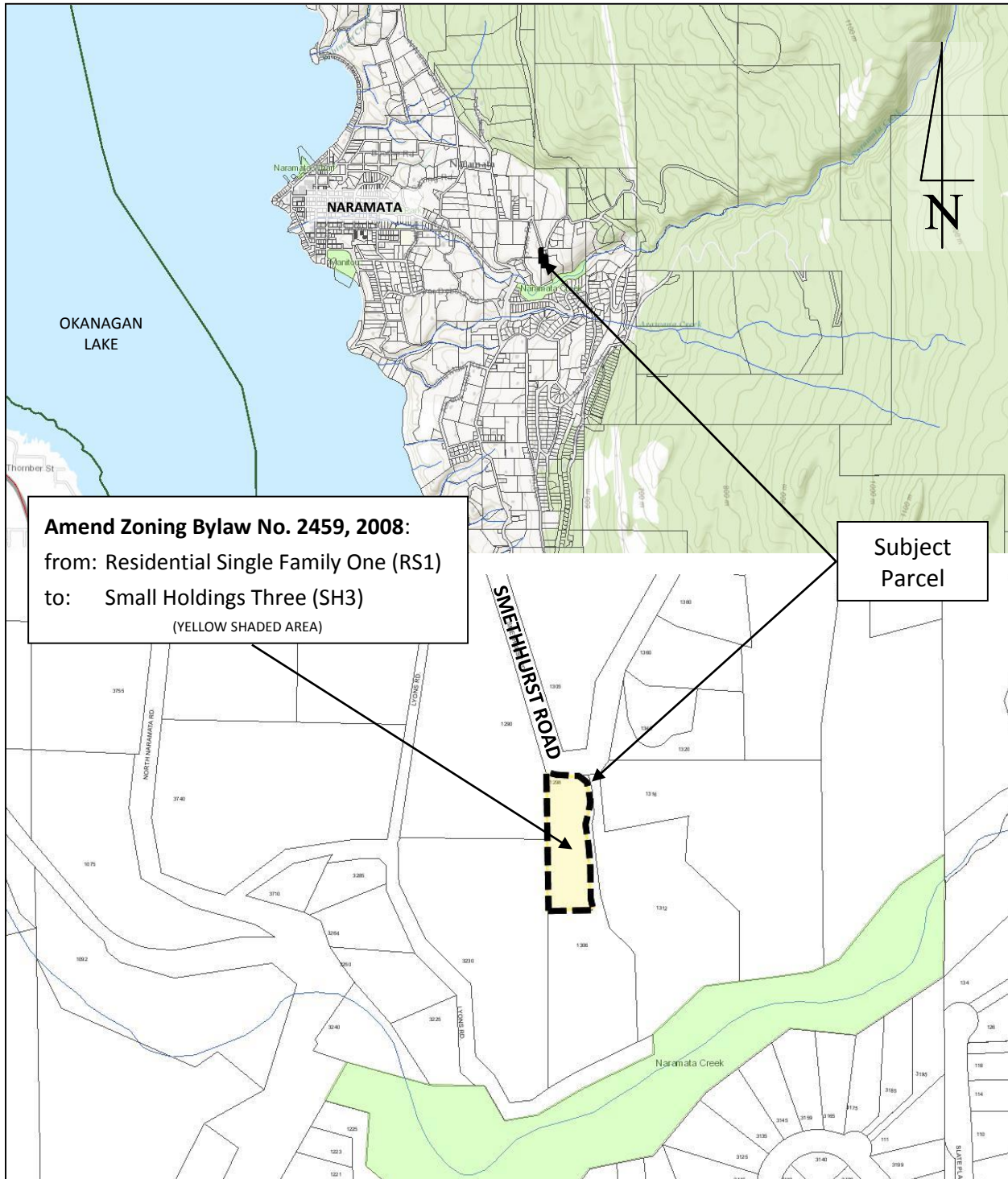
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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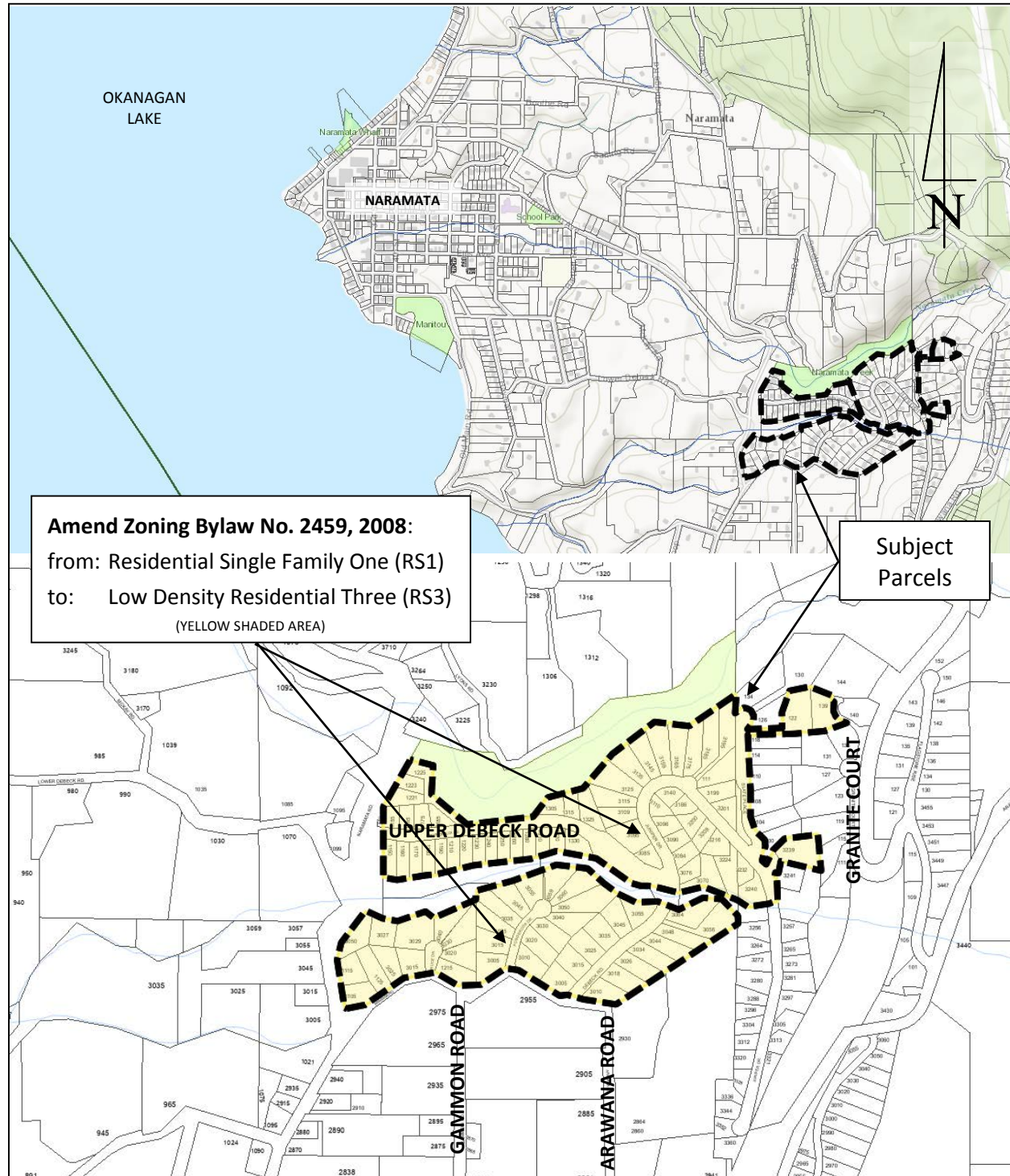
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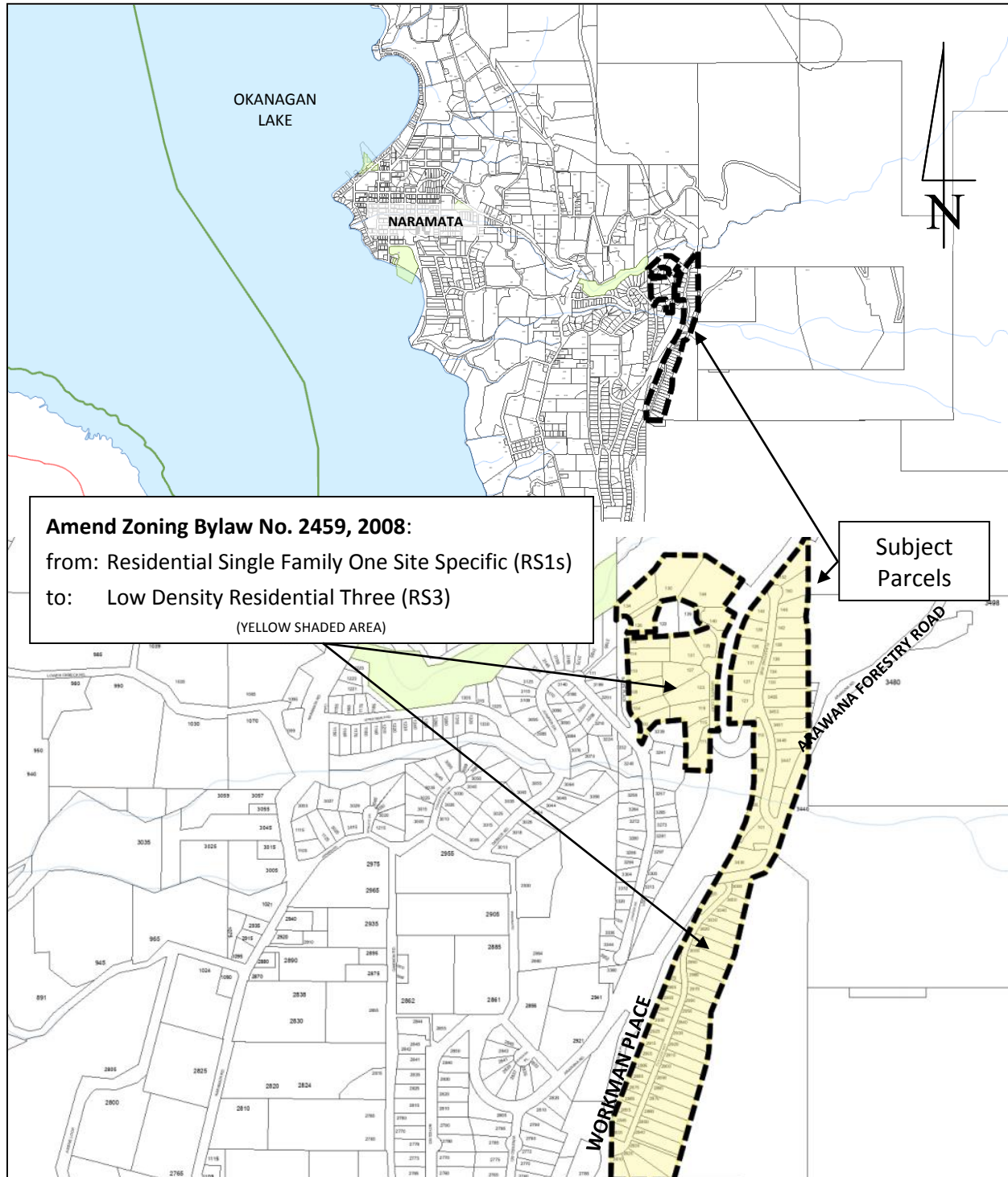
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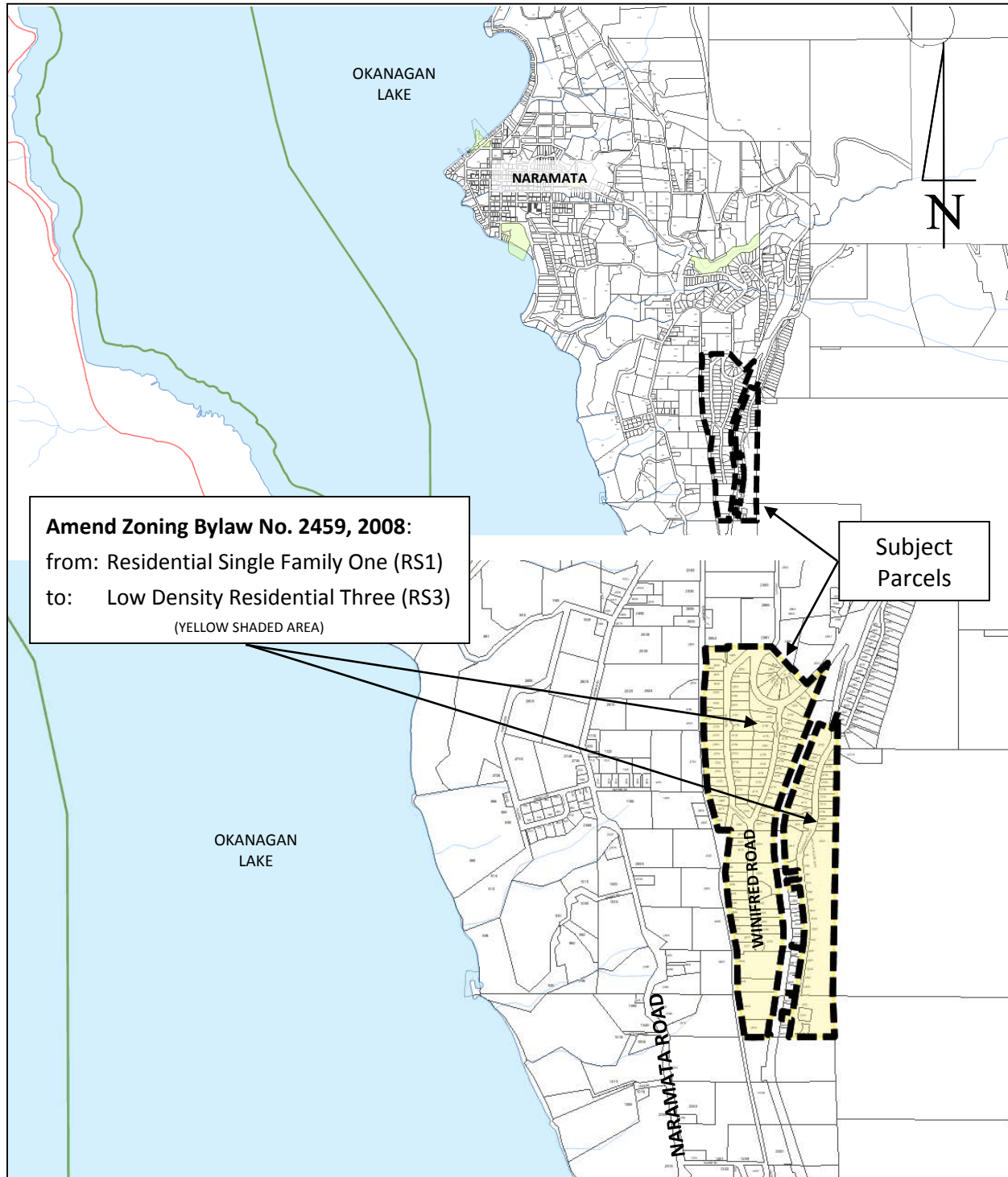
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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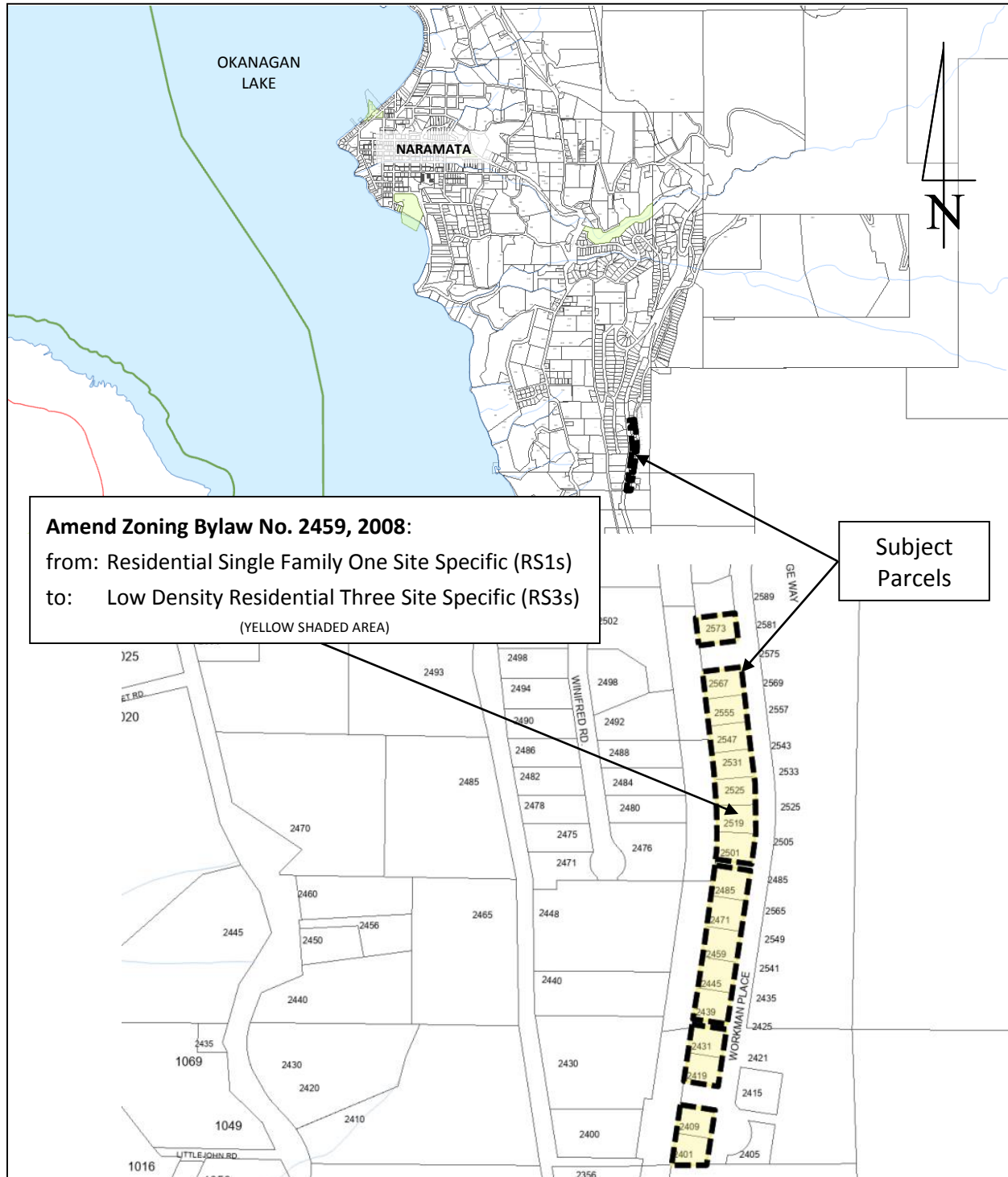
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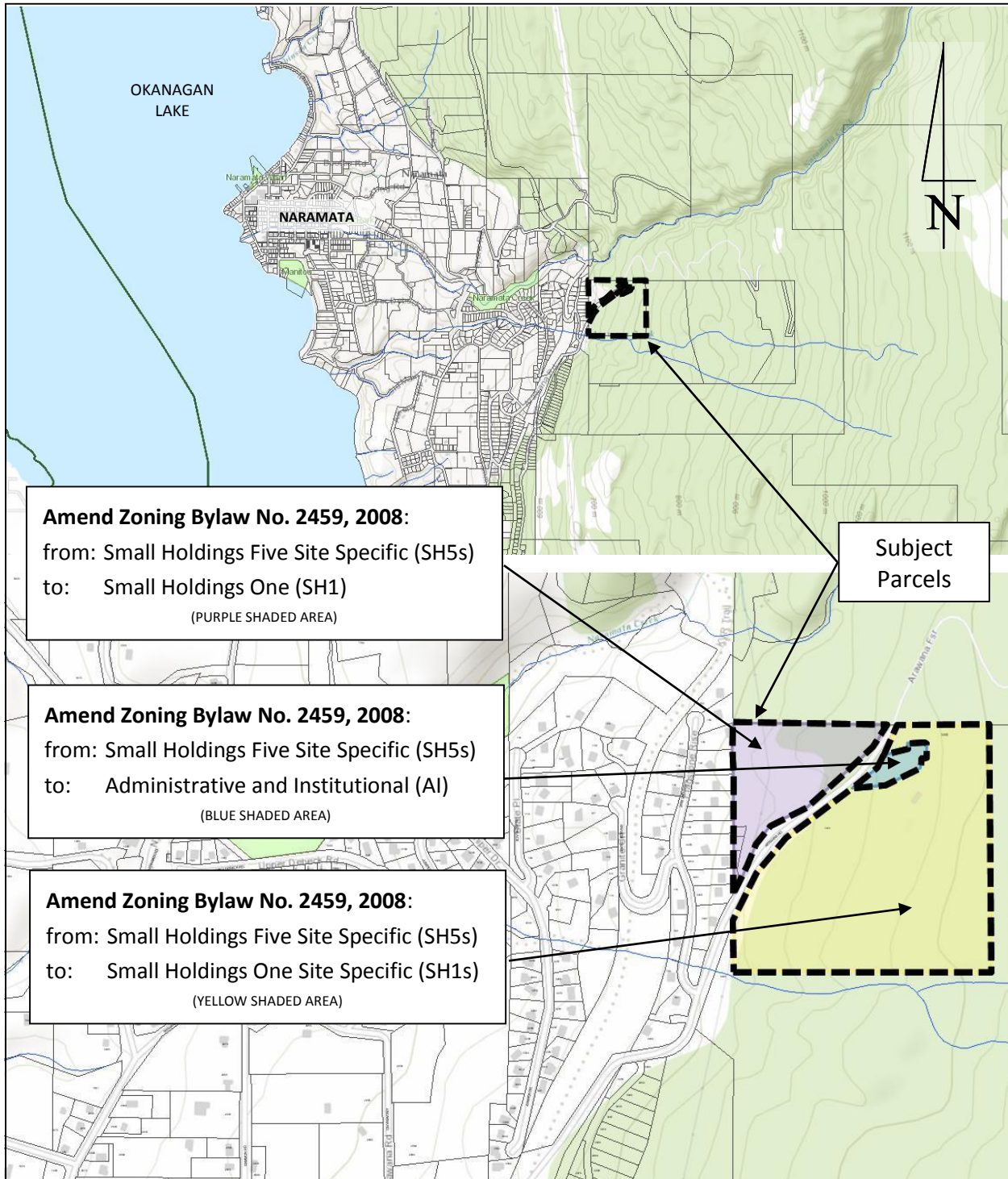
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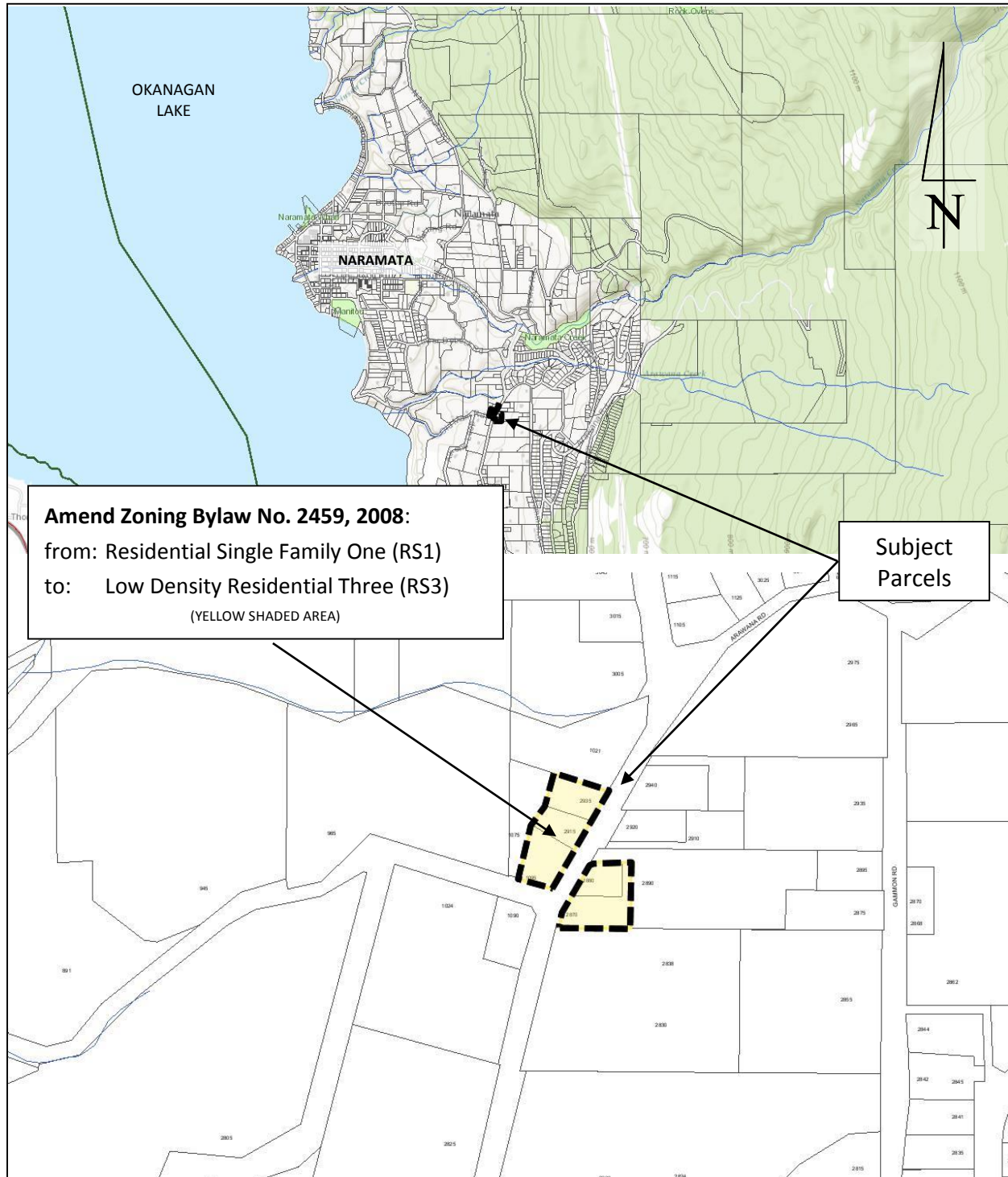
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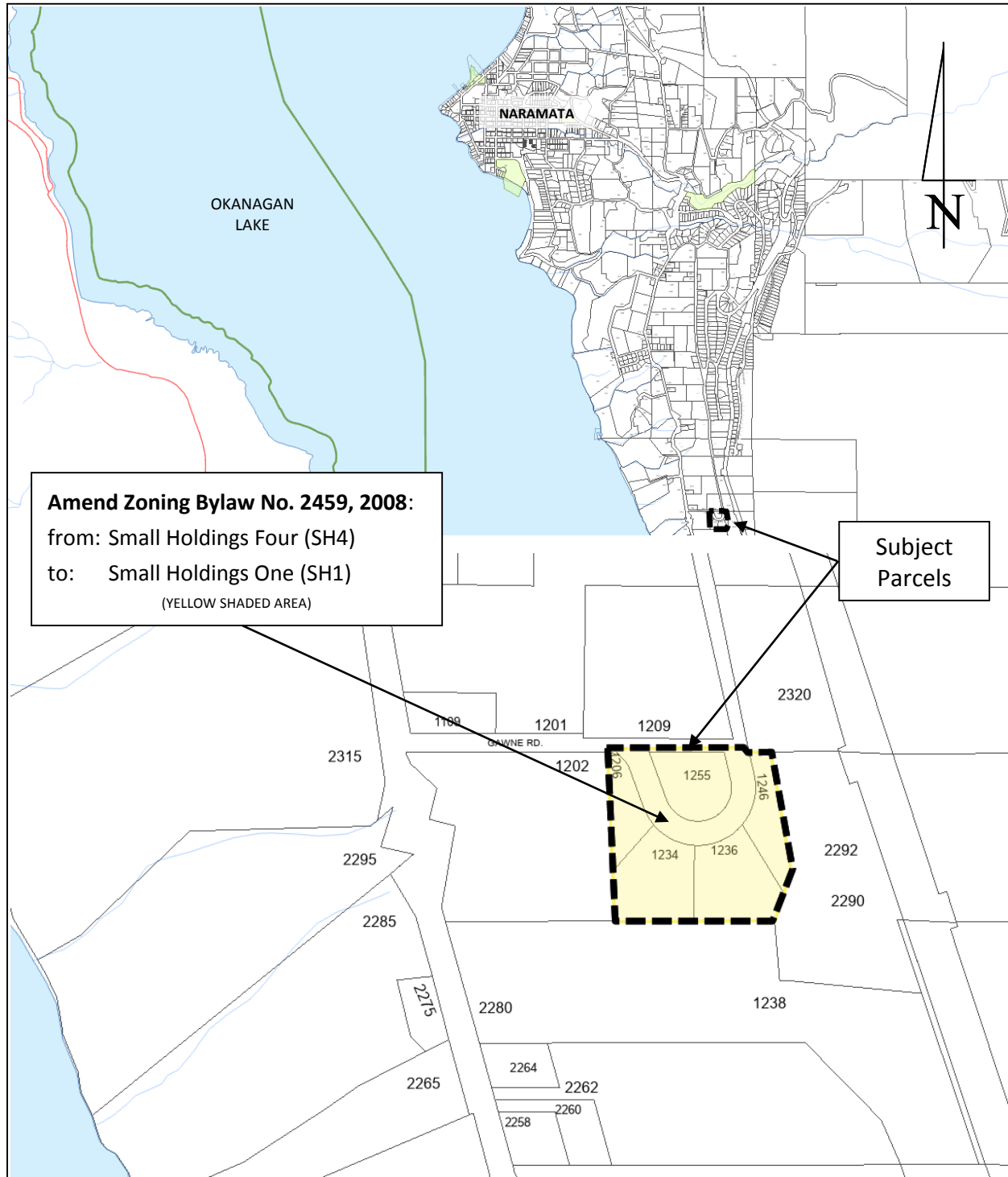
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

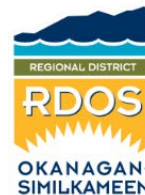
Schedule 'E-217'



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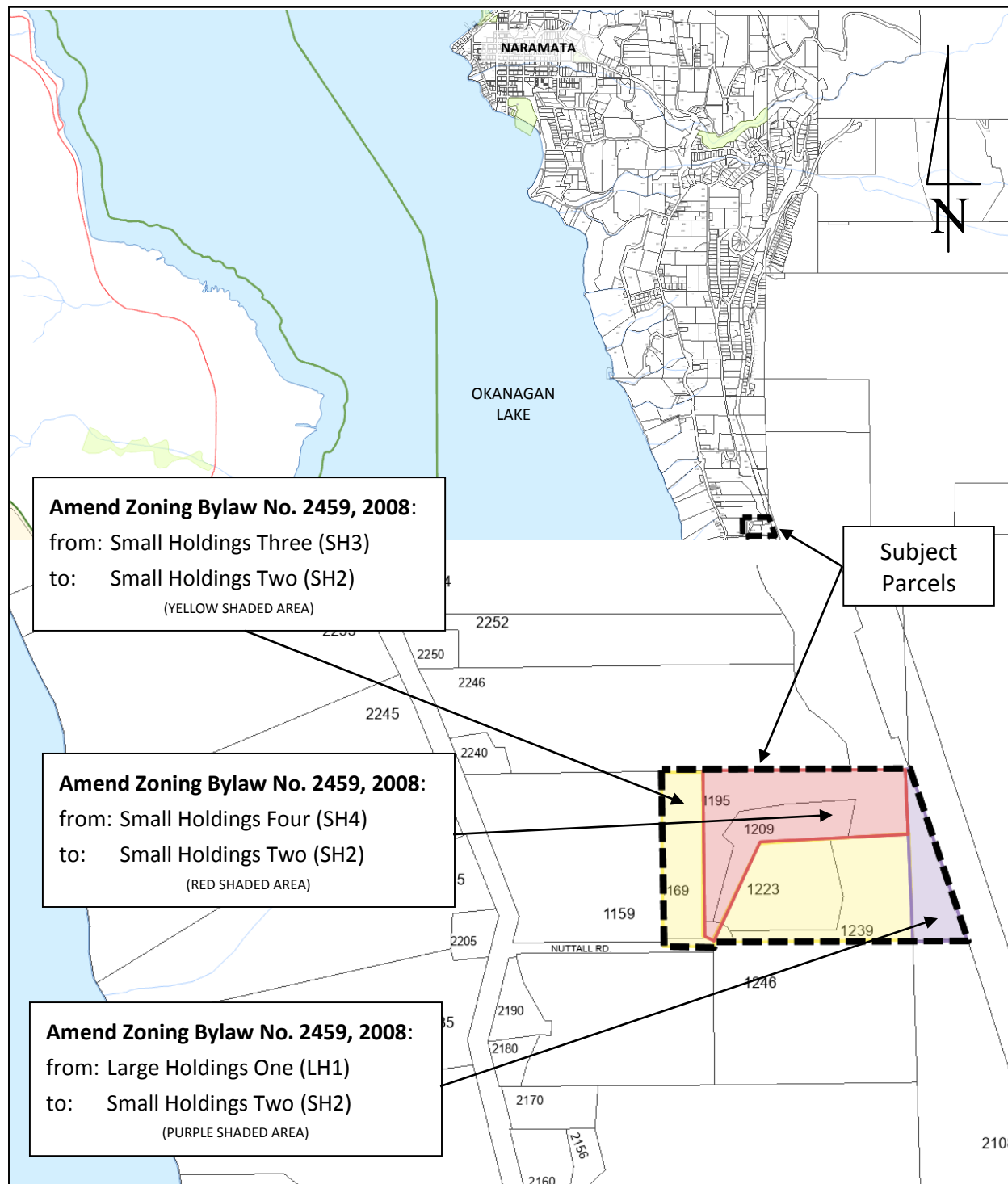
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'E-218'



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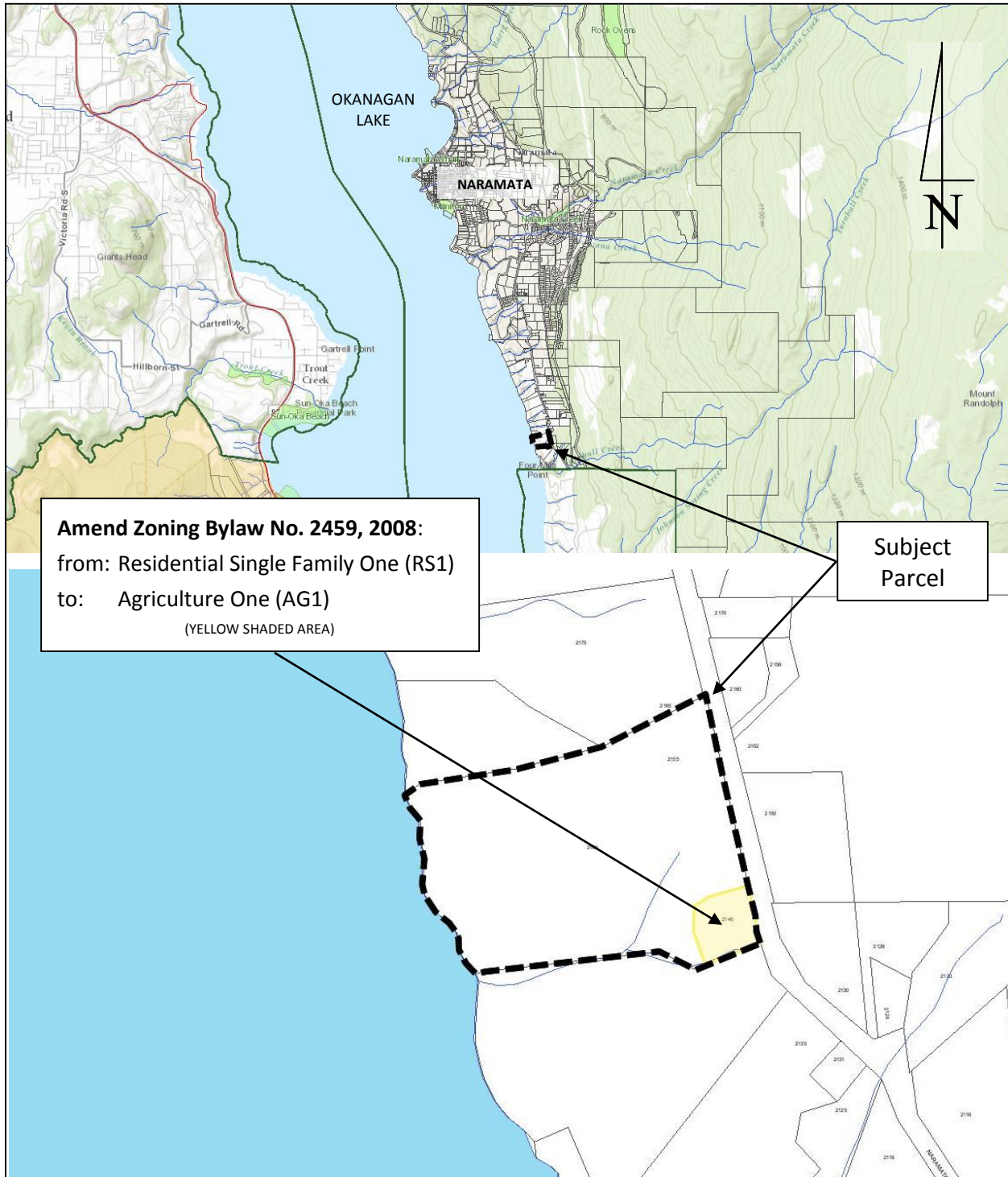
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'E-219'



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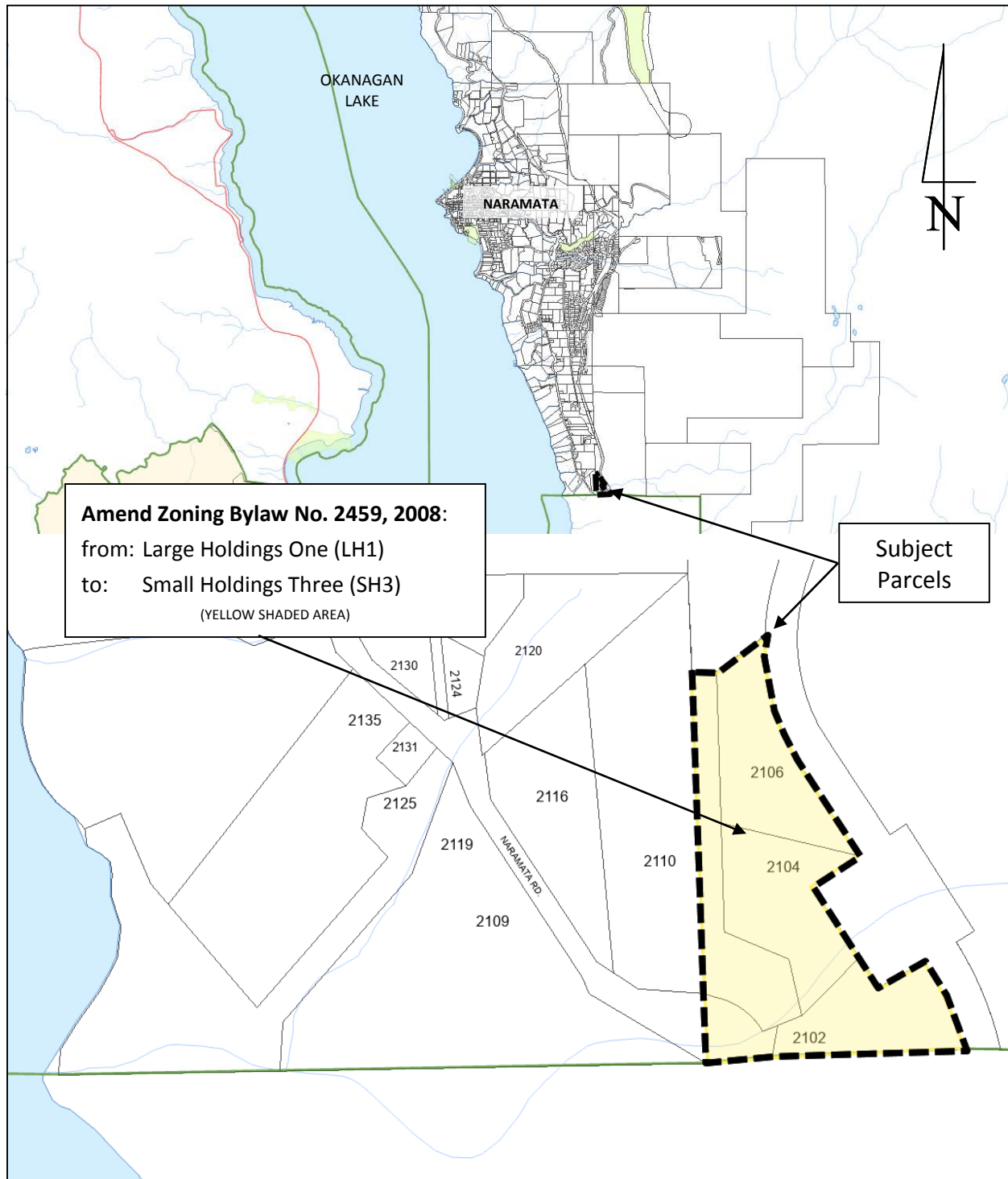
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Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'E-220'



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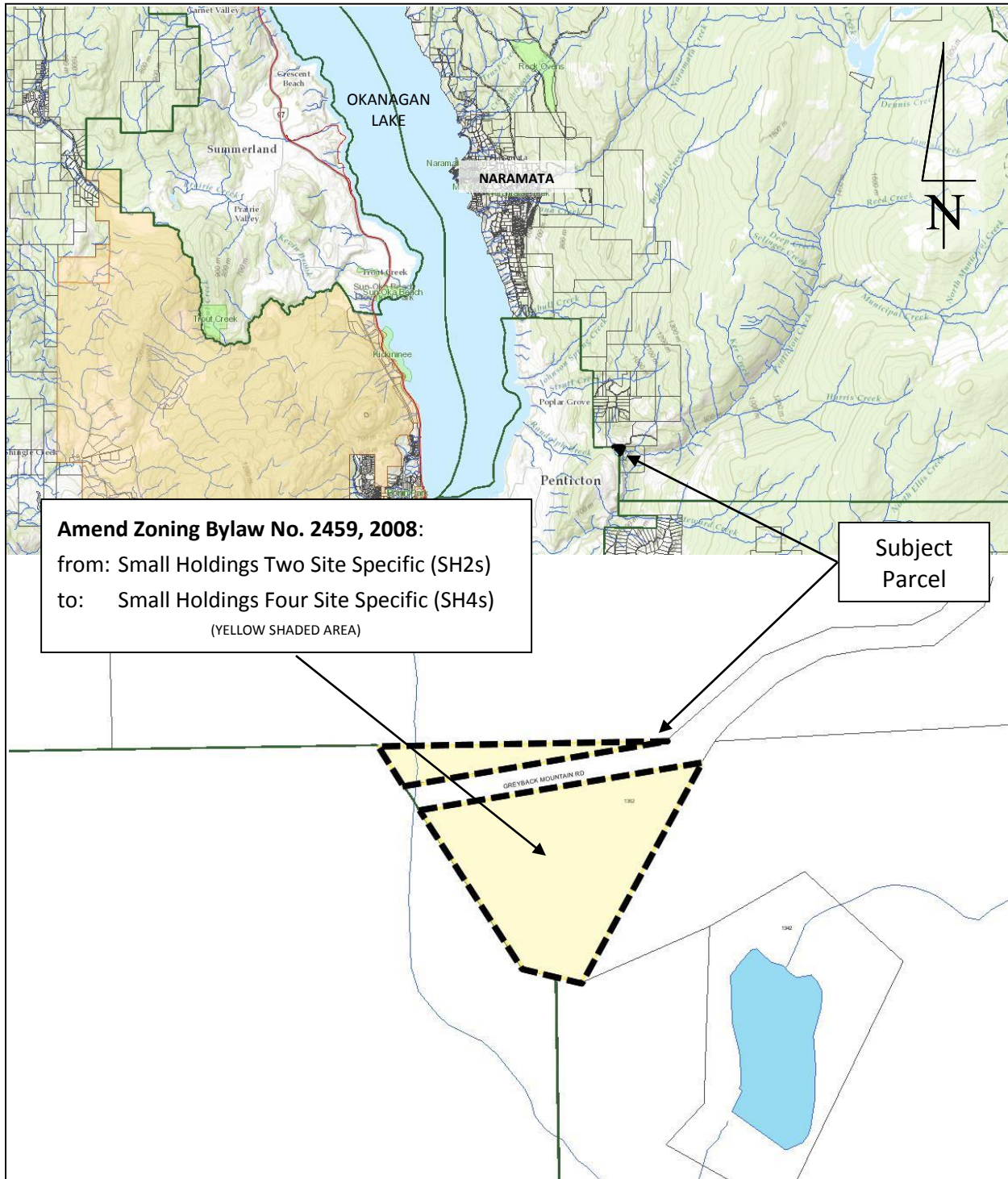
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'E-221'



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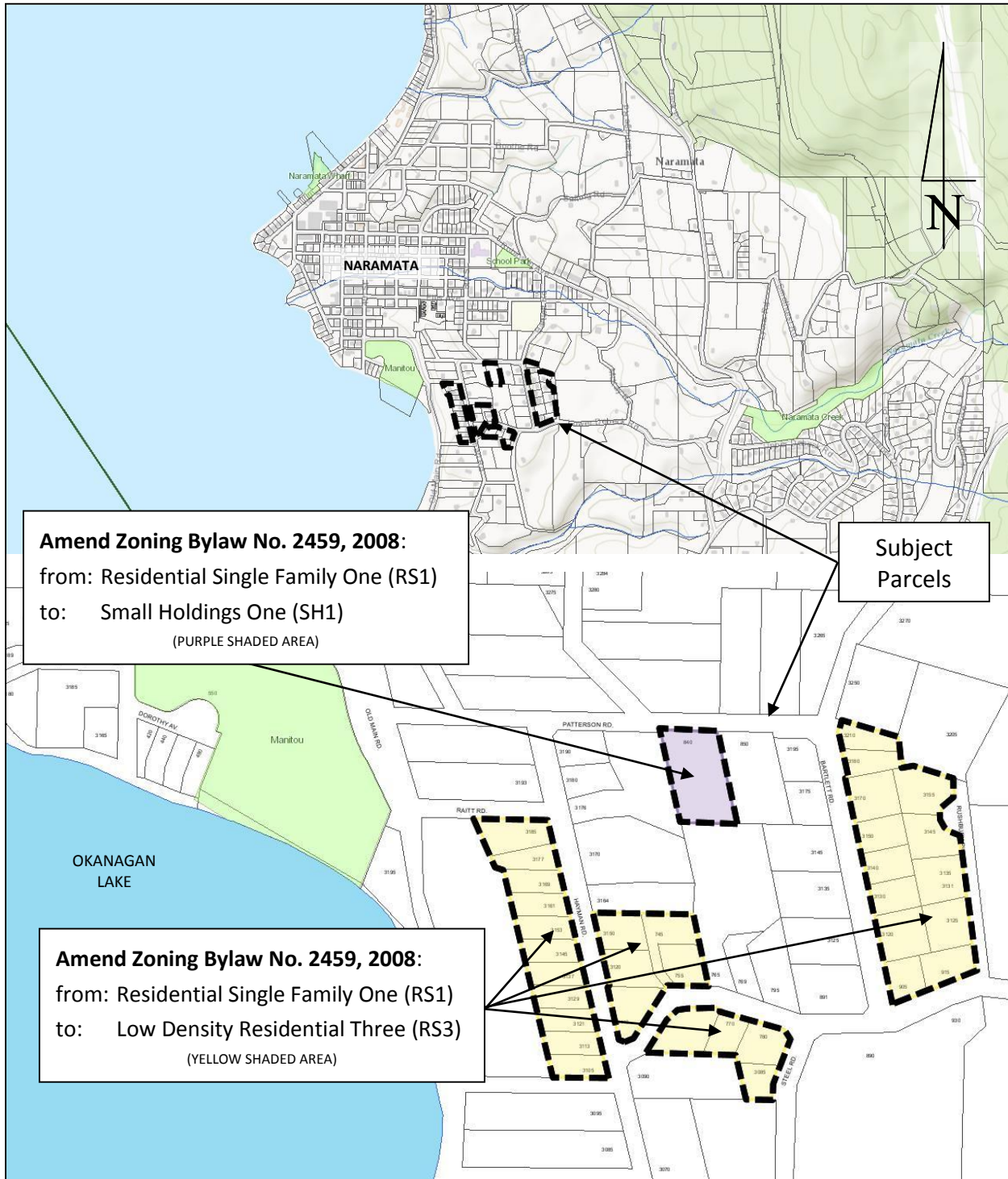
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'E-222'



Regional District of Okanagan-Similkameen

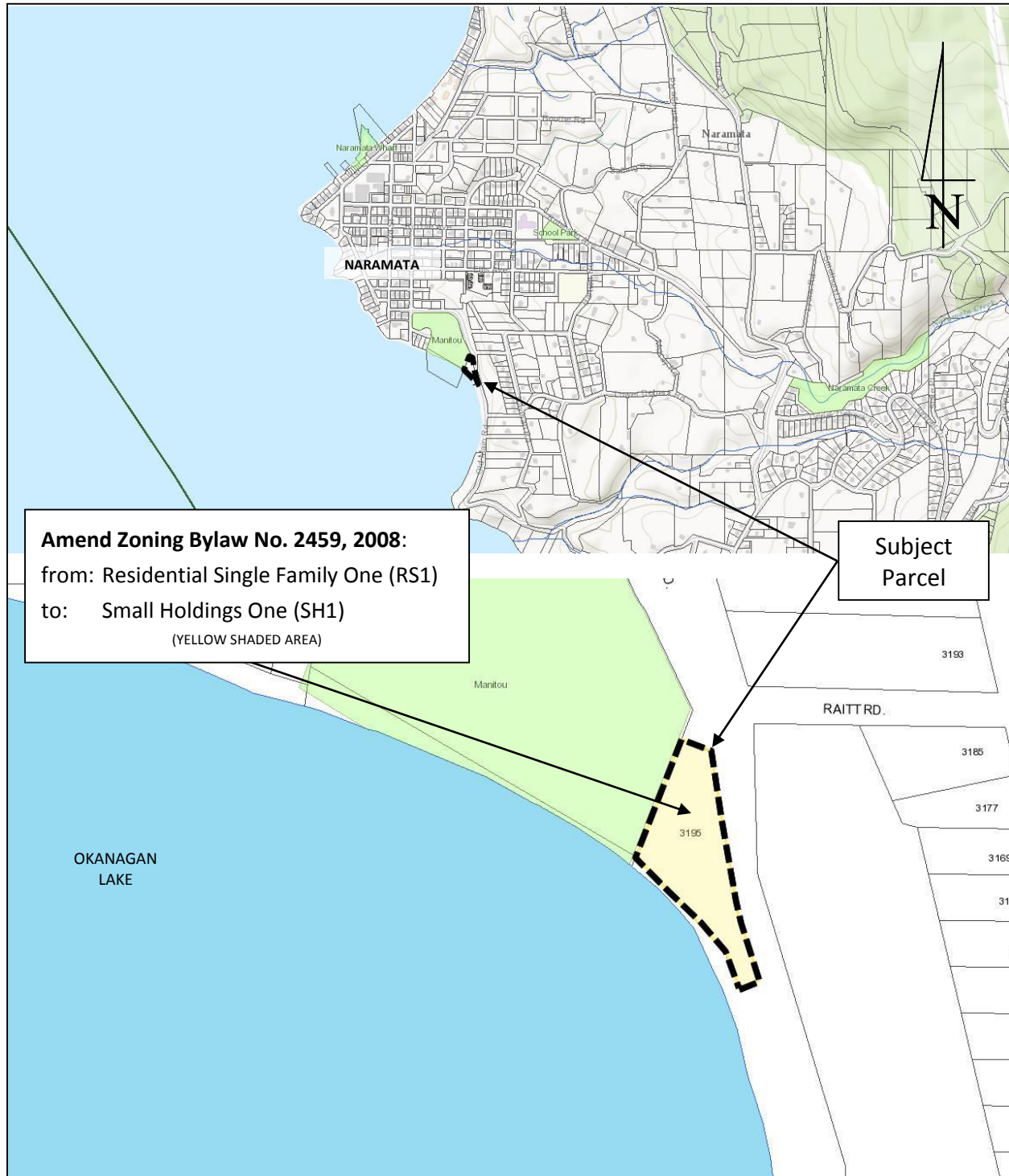
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'E-223'



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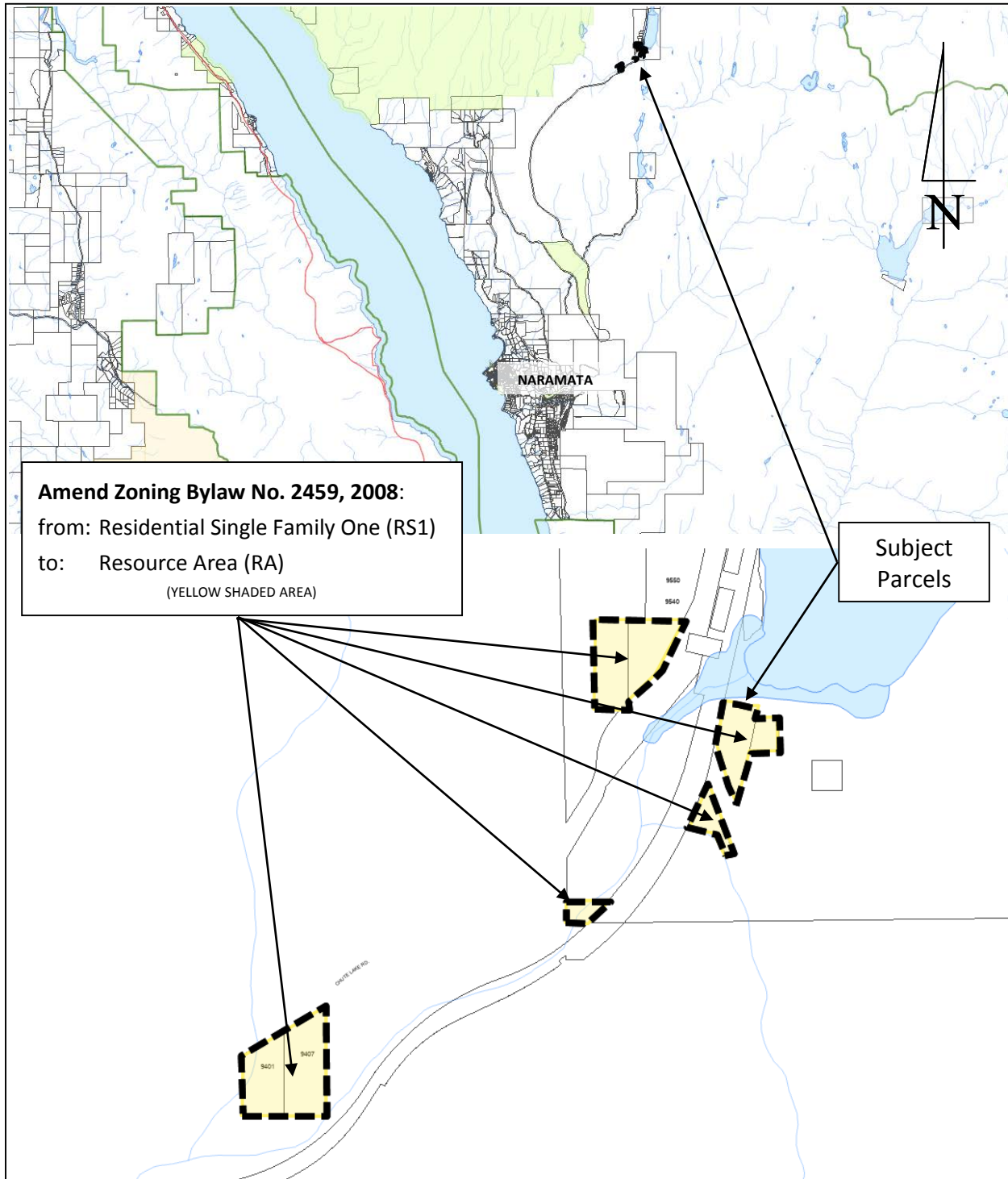
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Schedule 'E-224'



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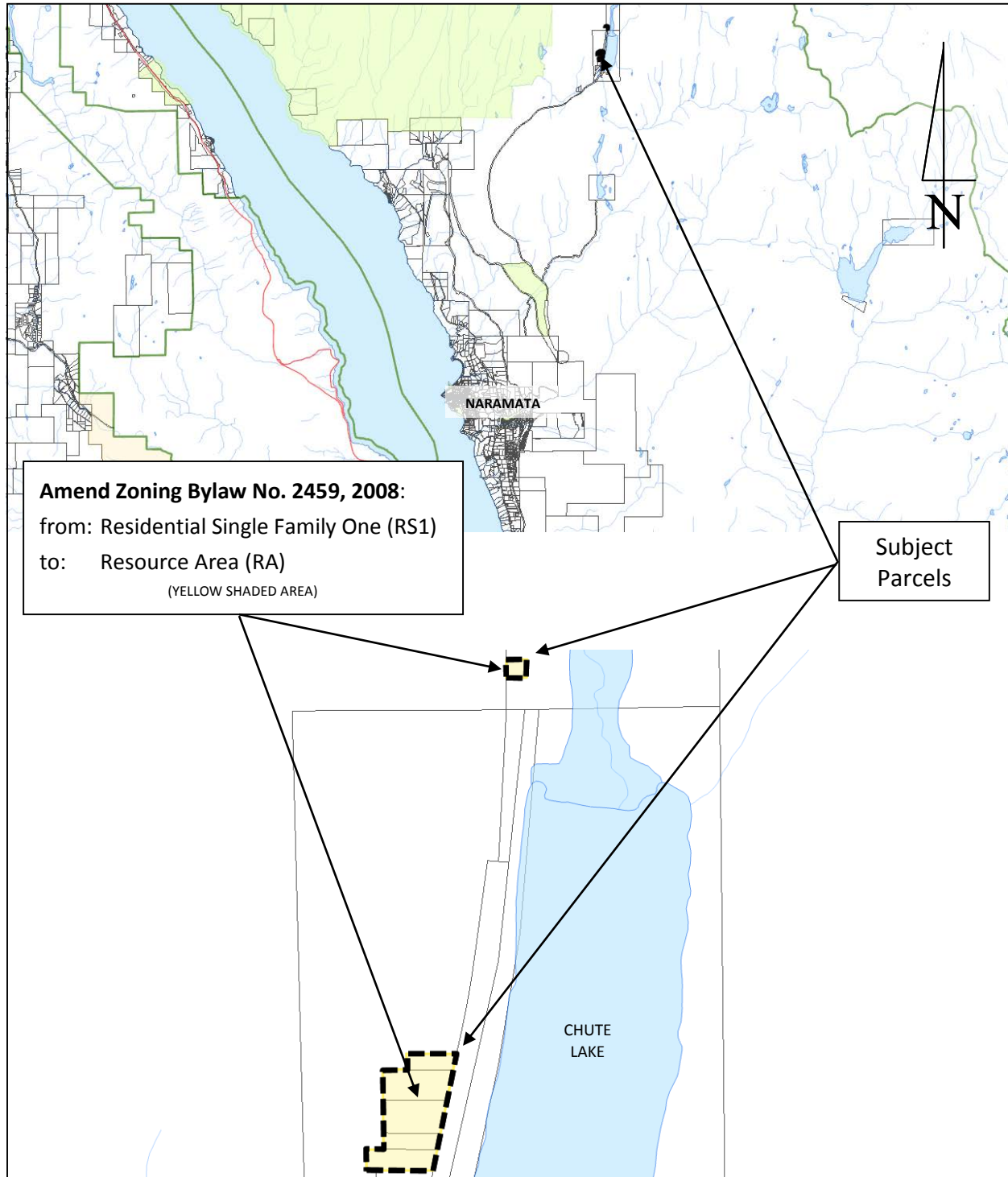
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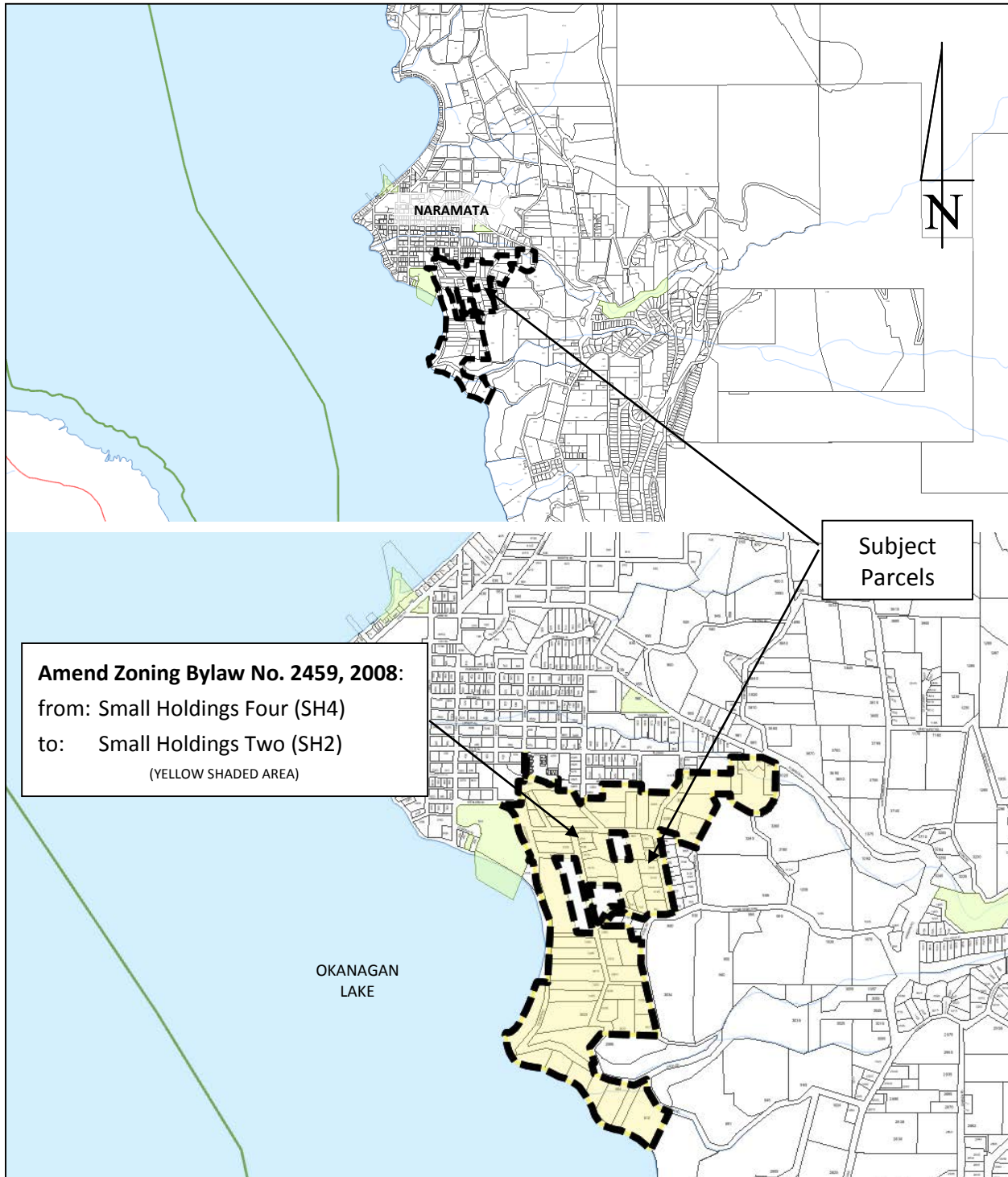
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'E-226'



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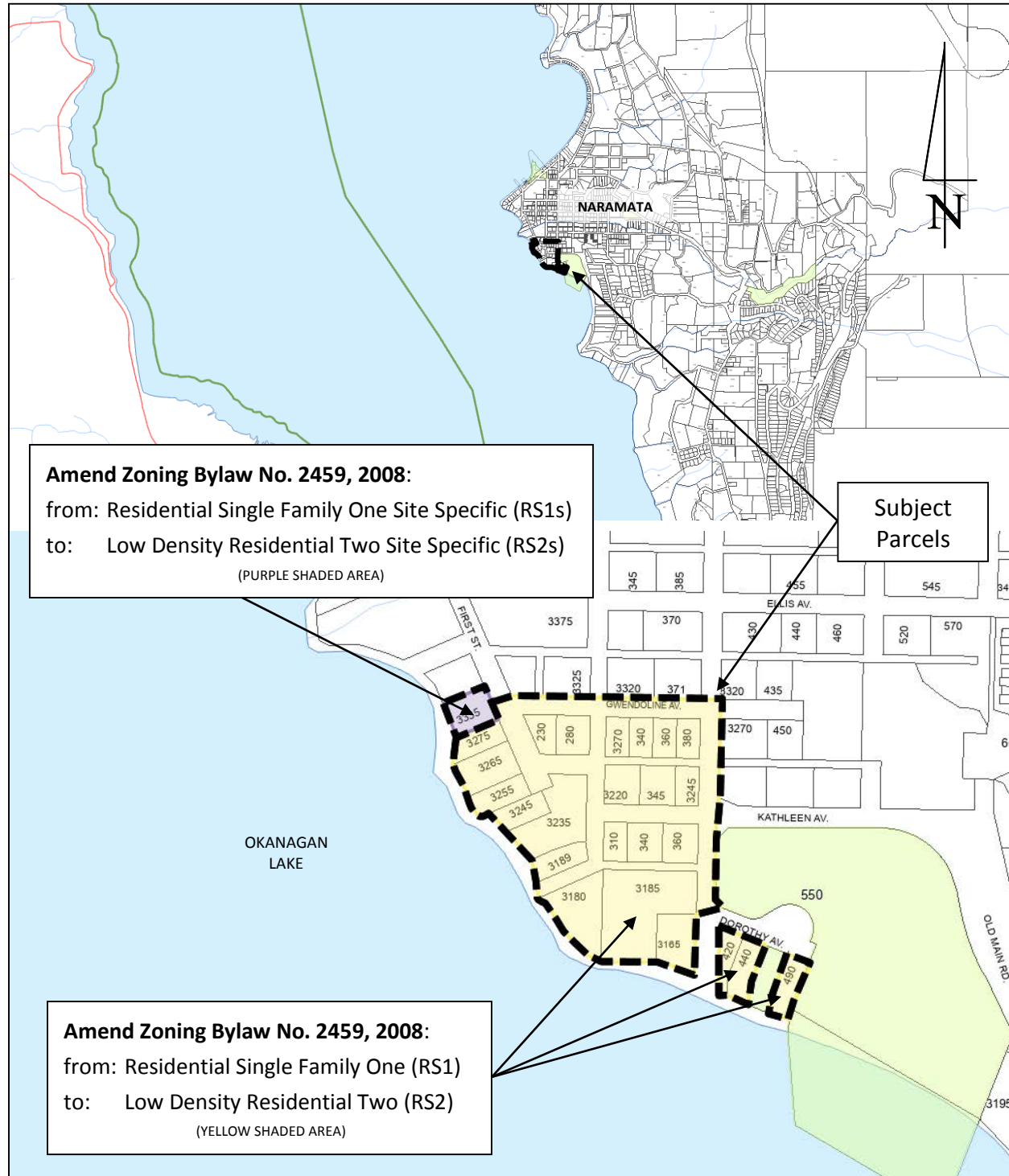
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Schedule 'E-227'



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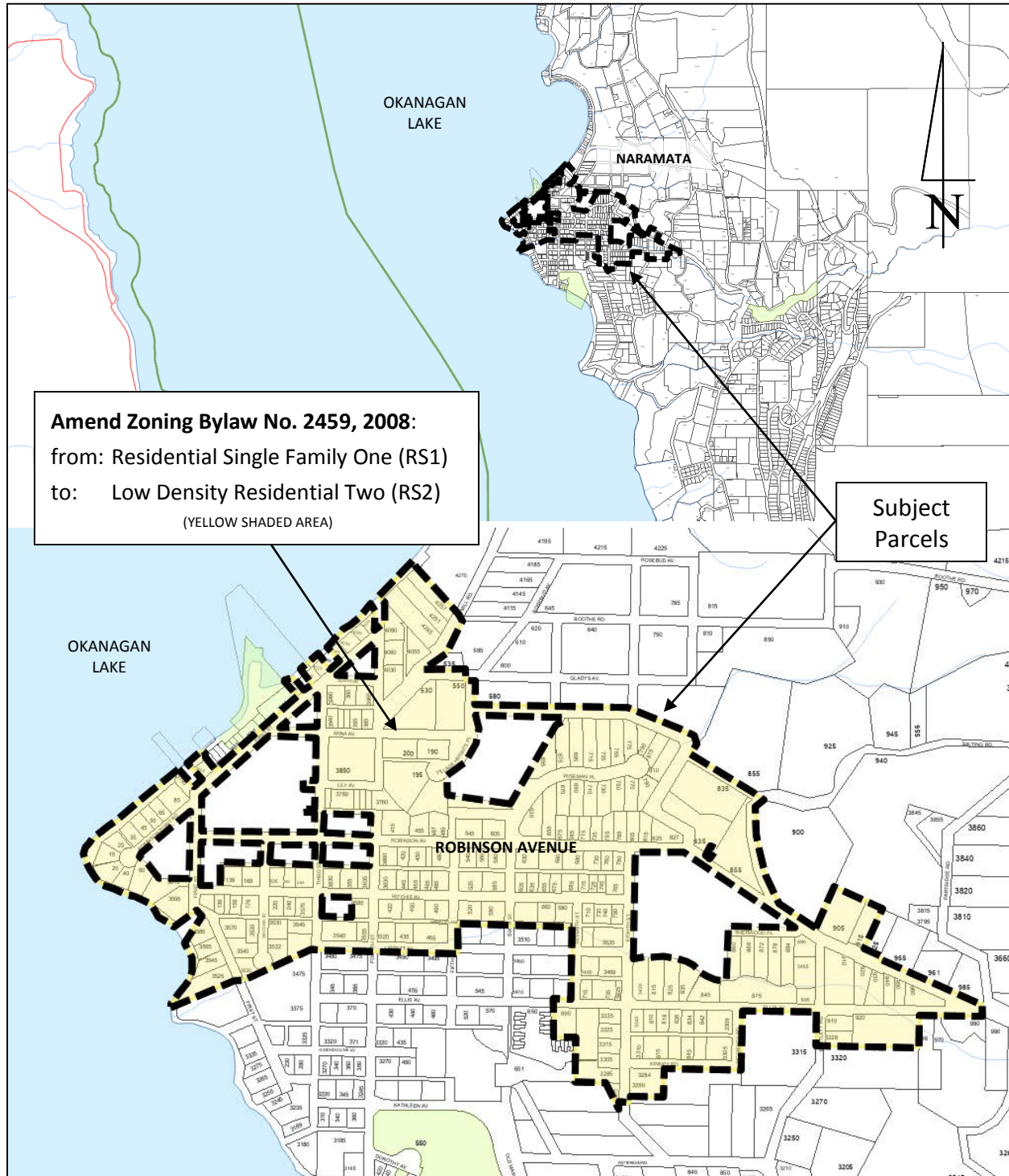
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Schedule 'E-228'



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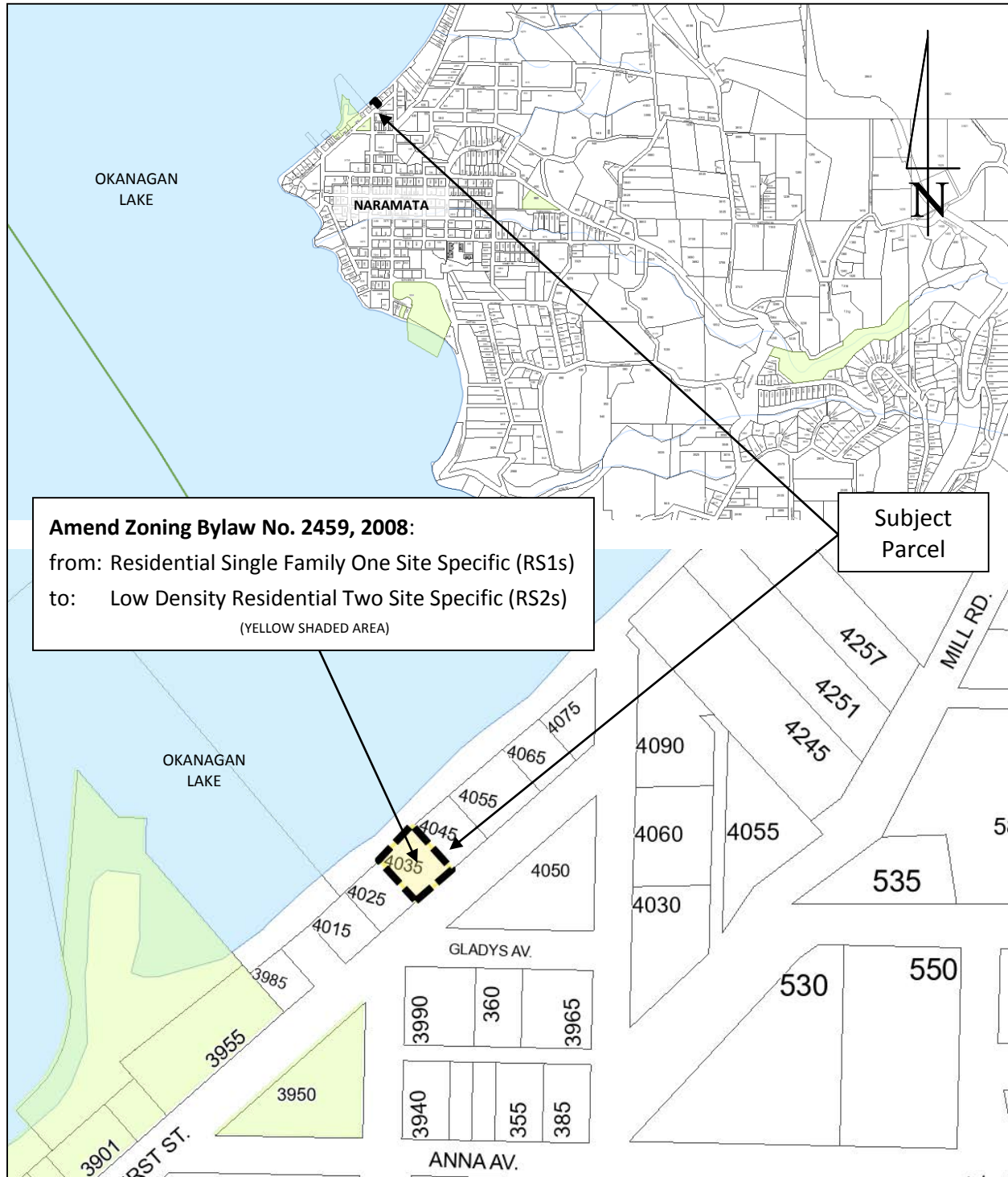
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Schedule 'E-229'



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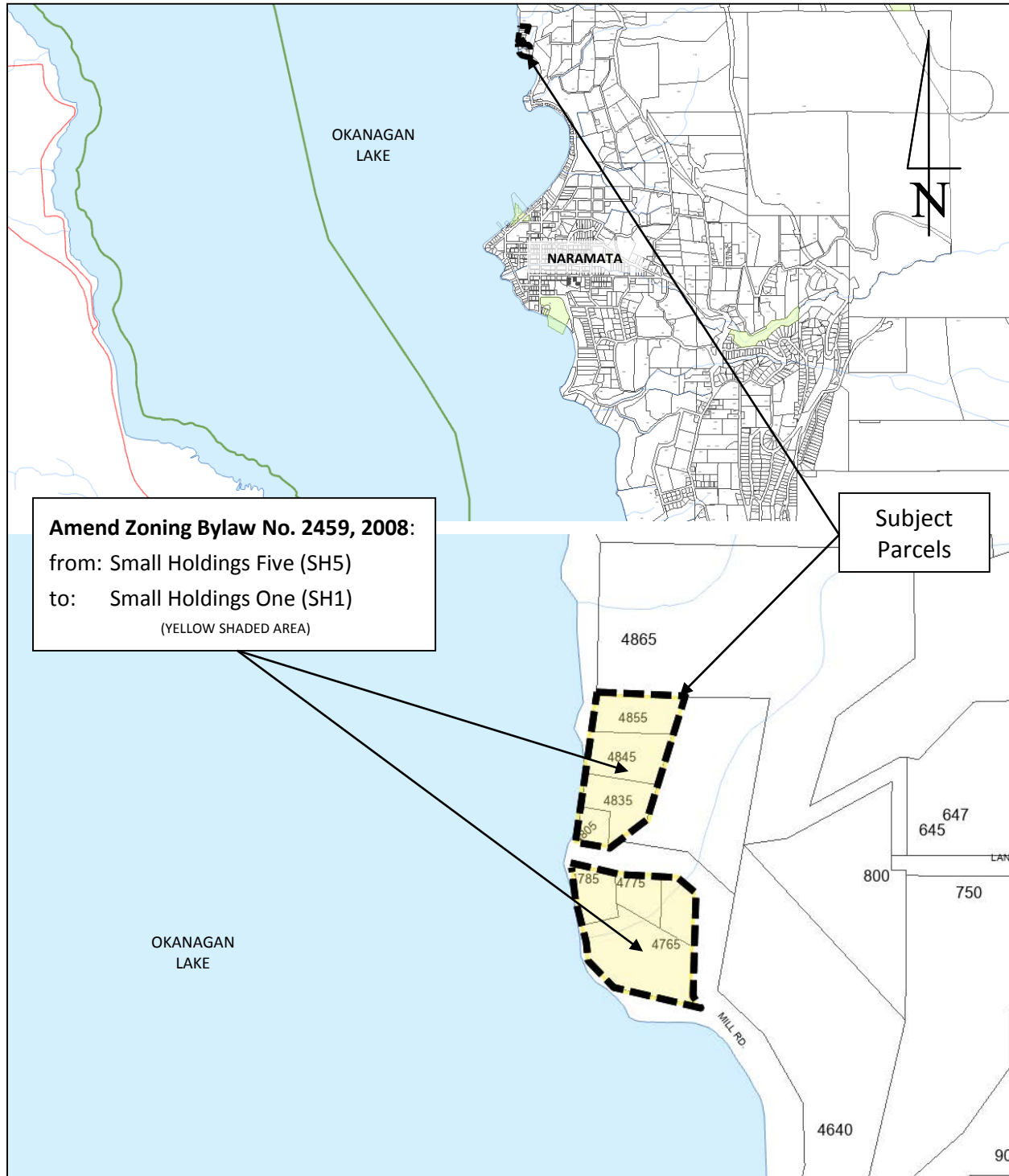
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Schedule 'E-230'



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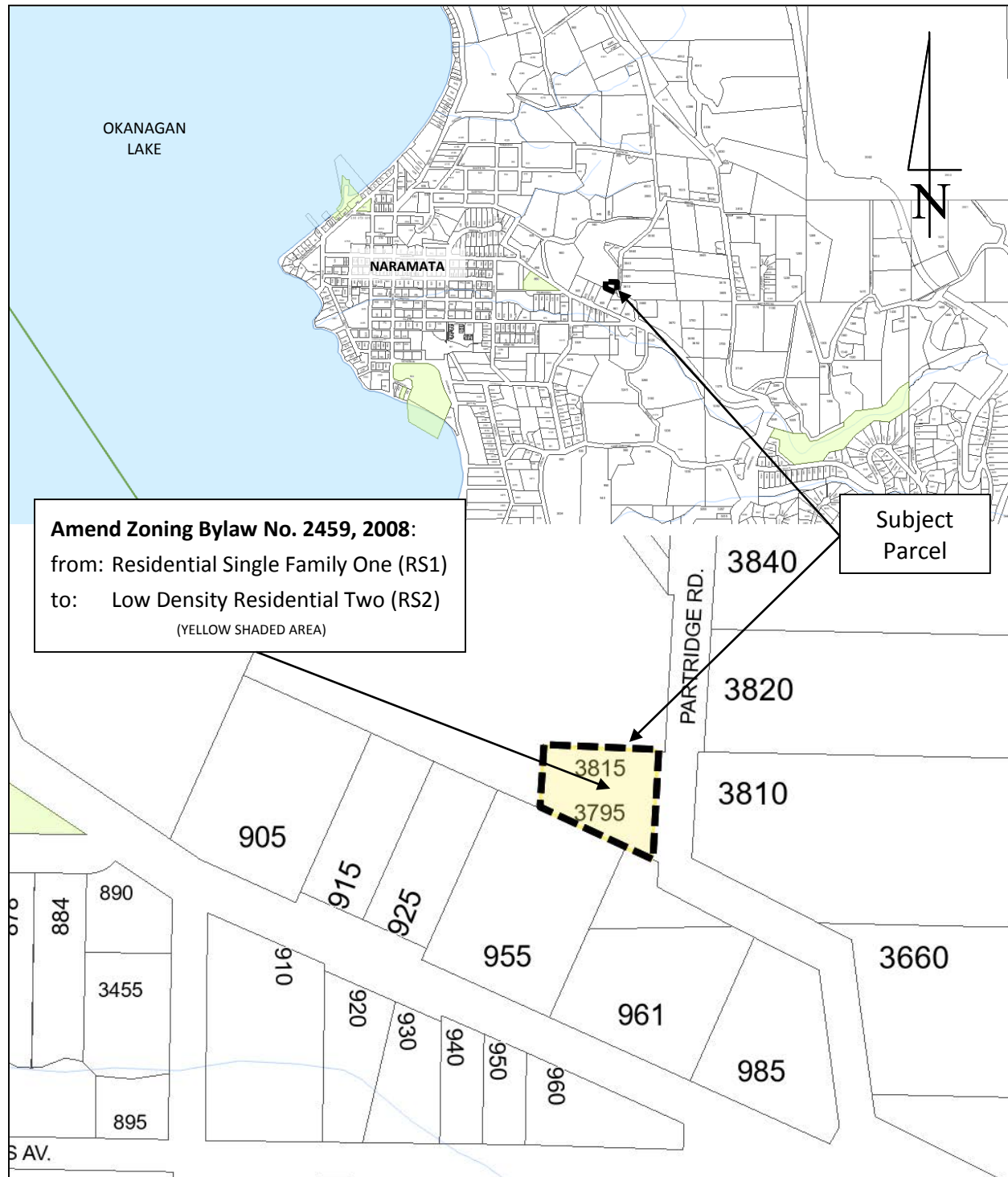
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File No. X2020.005-ZONE

Schedule 'E-231'



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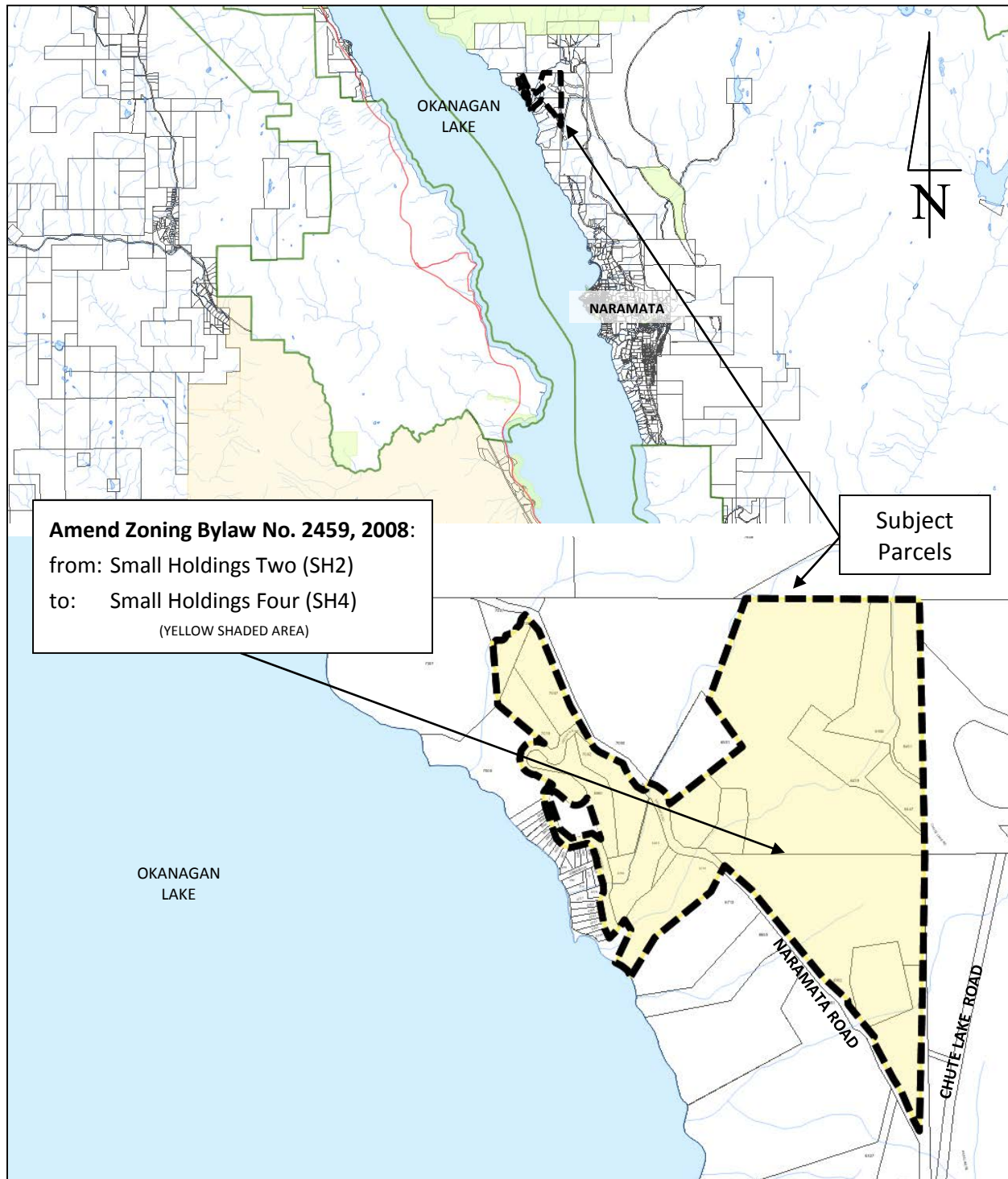
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File No. X2020.005-ZONE

Schedule 'E-232'



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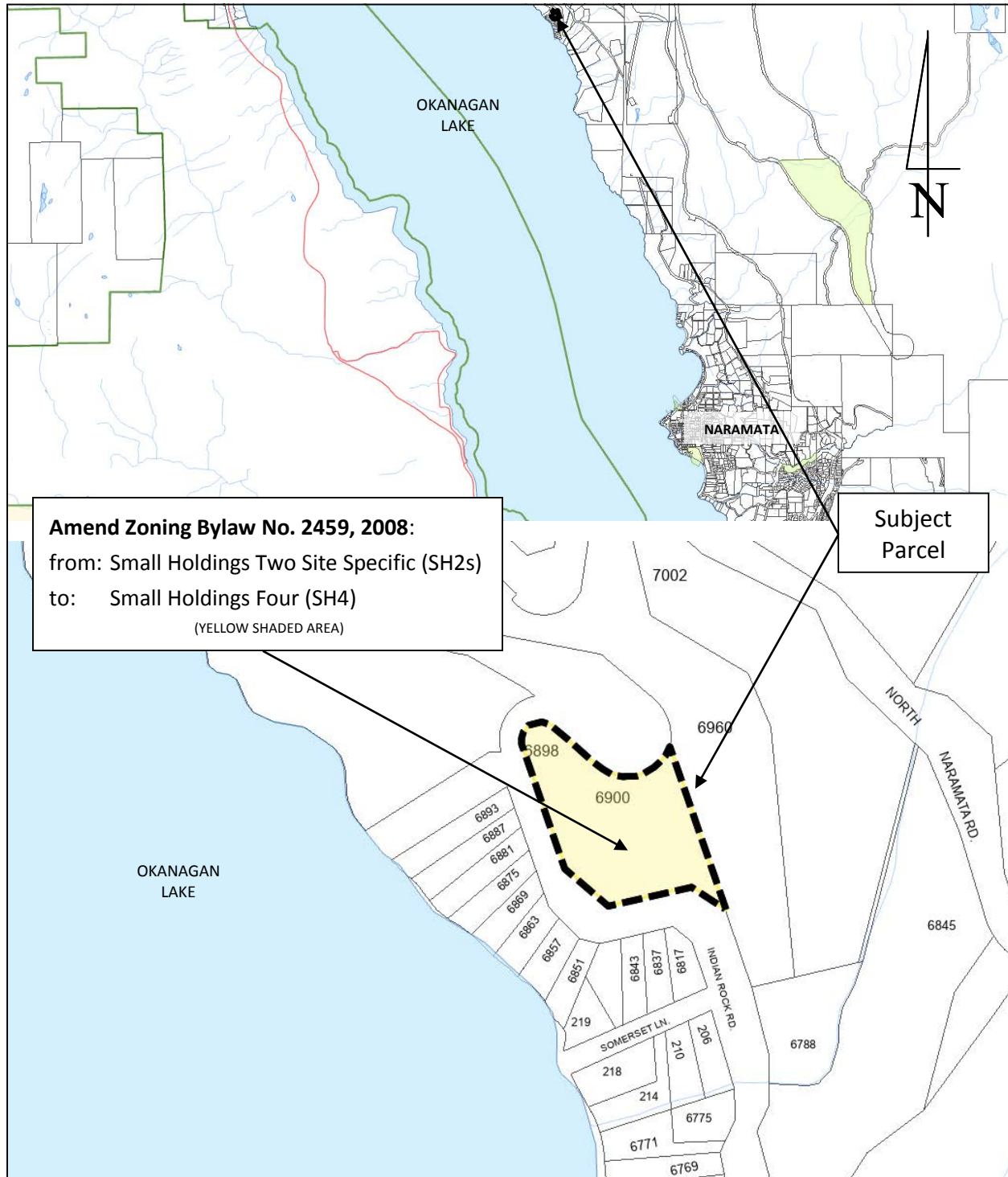
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Schedule 'E-233'



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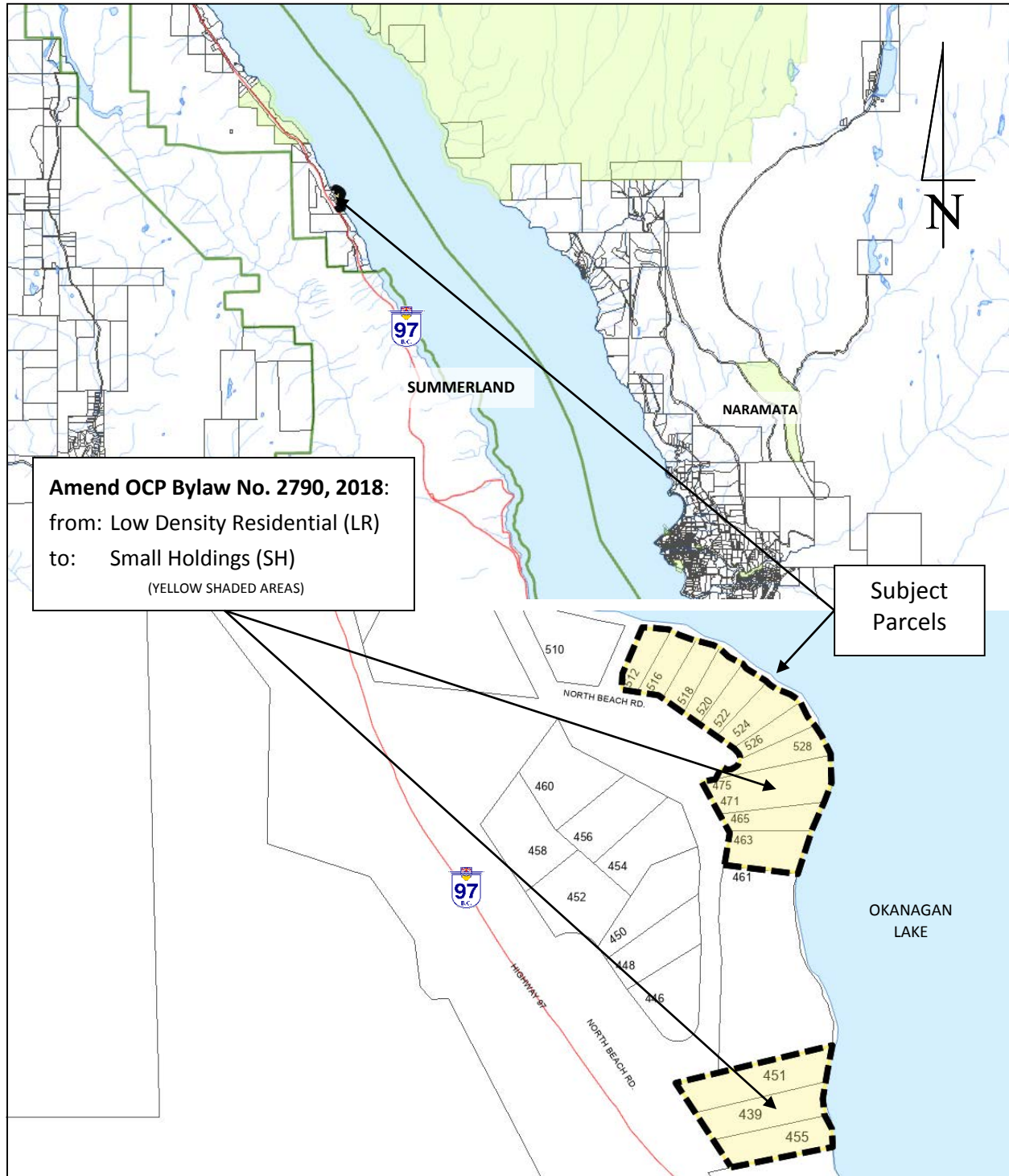
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File No. X2020.005-ZONE

Schedule 'F-101'



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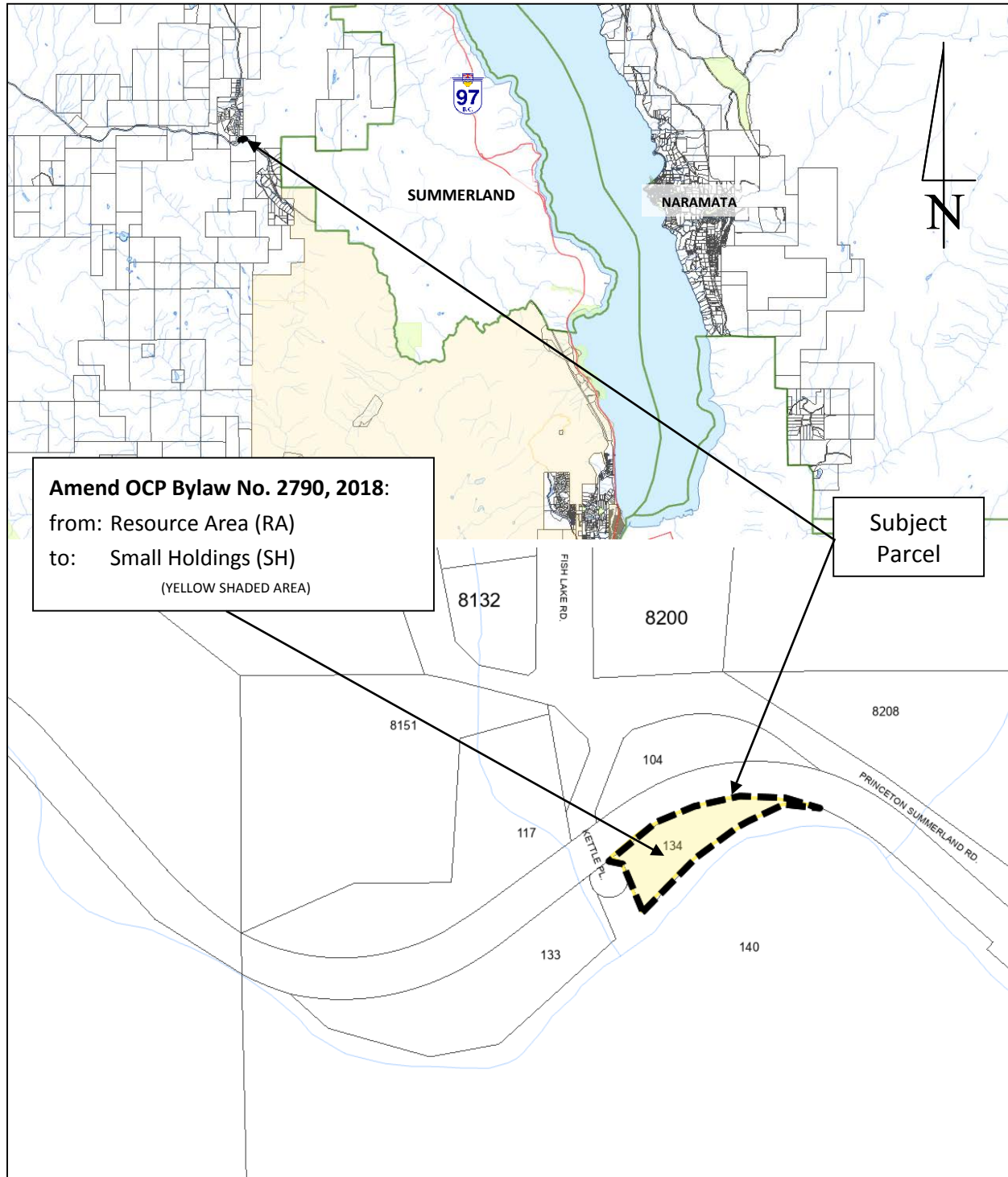
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File No. X2020.005-ZONE

Schedule 'F-102'



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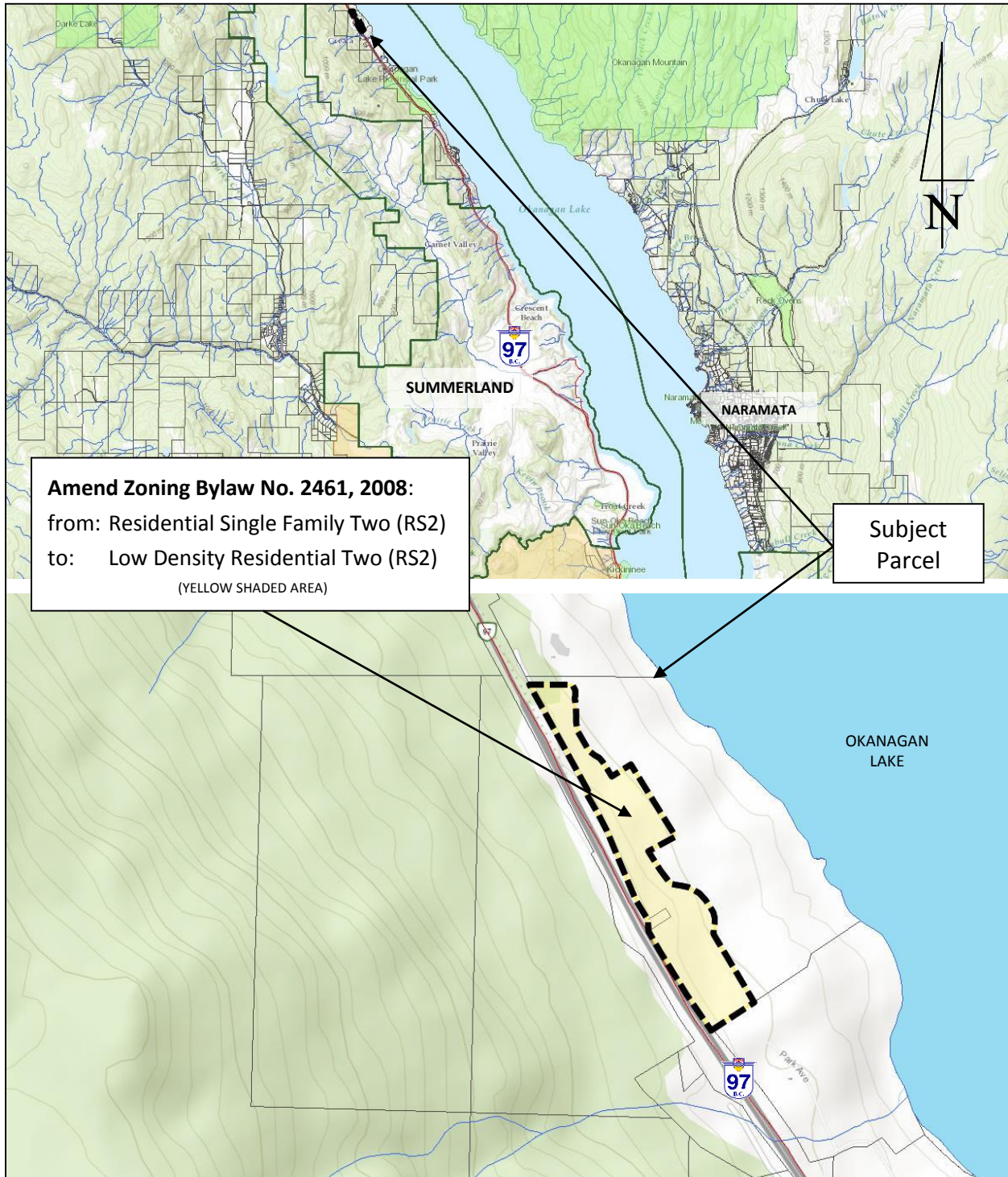
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File No. X2020.005-ZONE

Schedule 'F-201'



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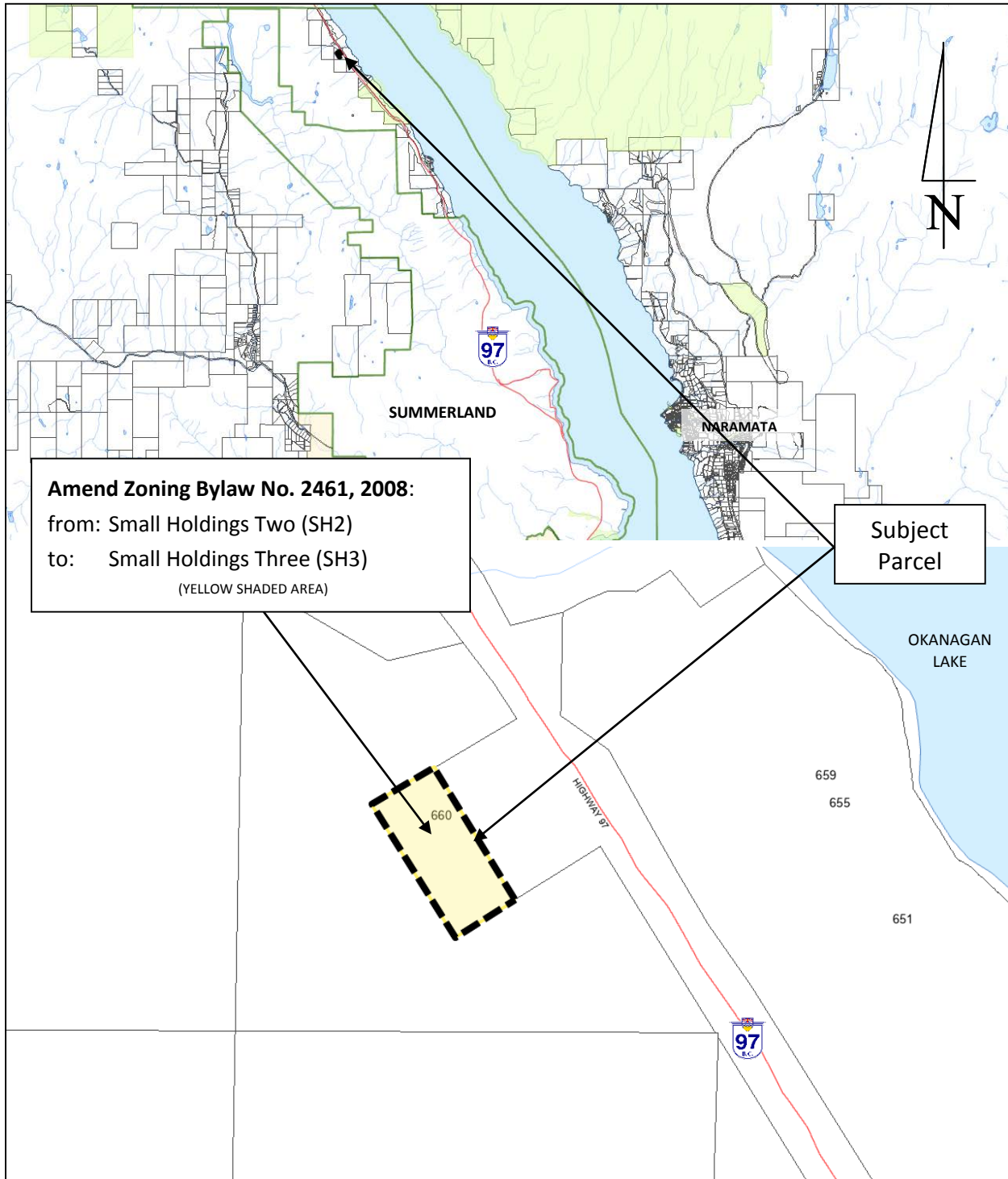
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File No. X2020.005-ZONE

Schedule 'F-202'



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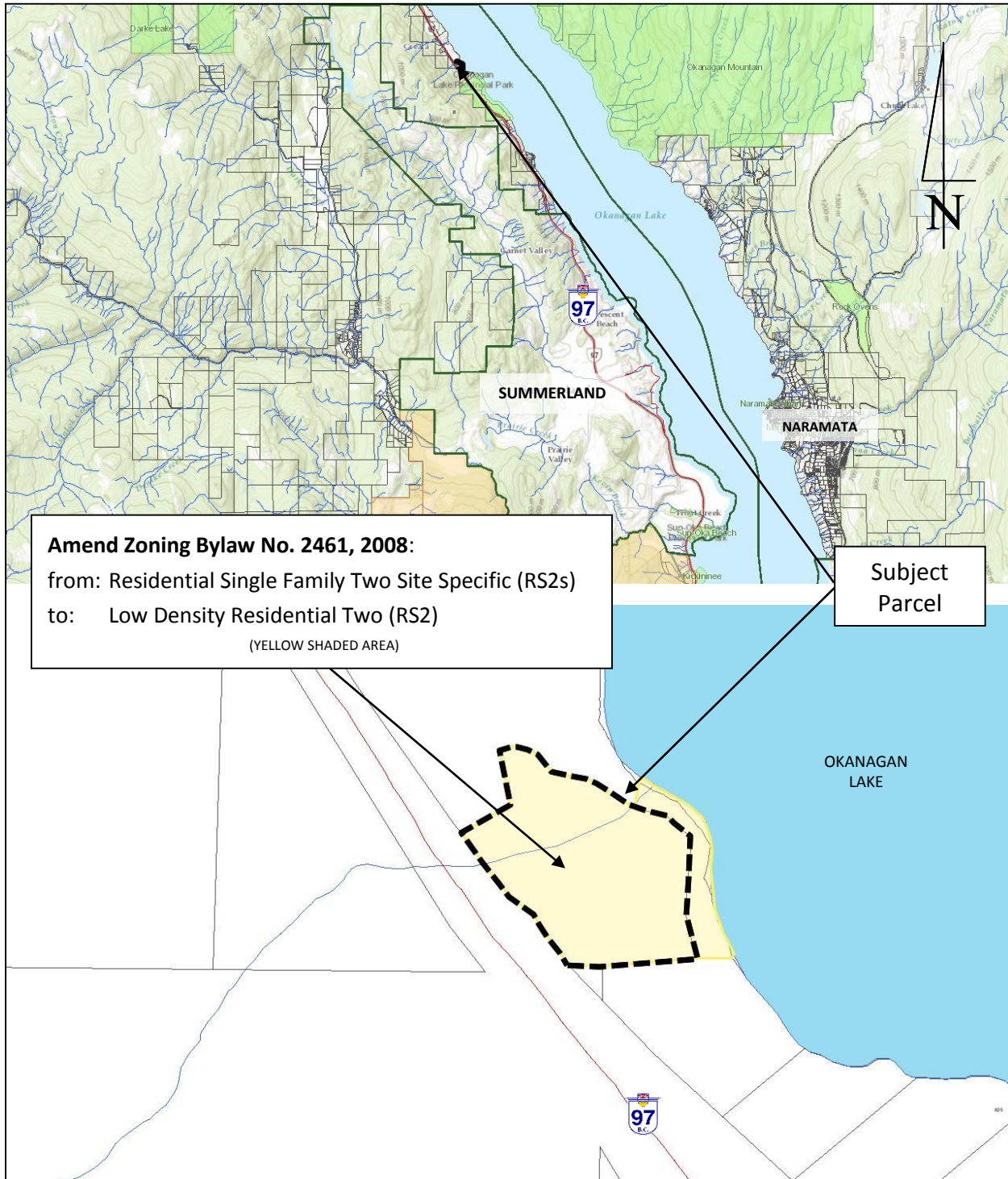
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File No. X2020.005-ZONE

Schedule 'F-203'



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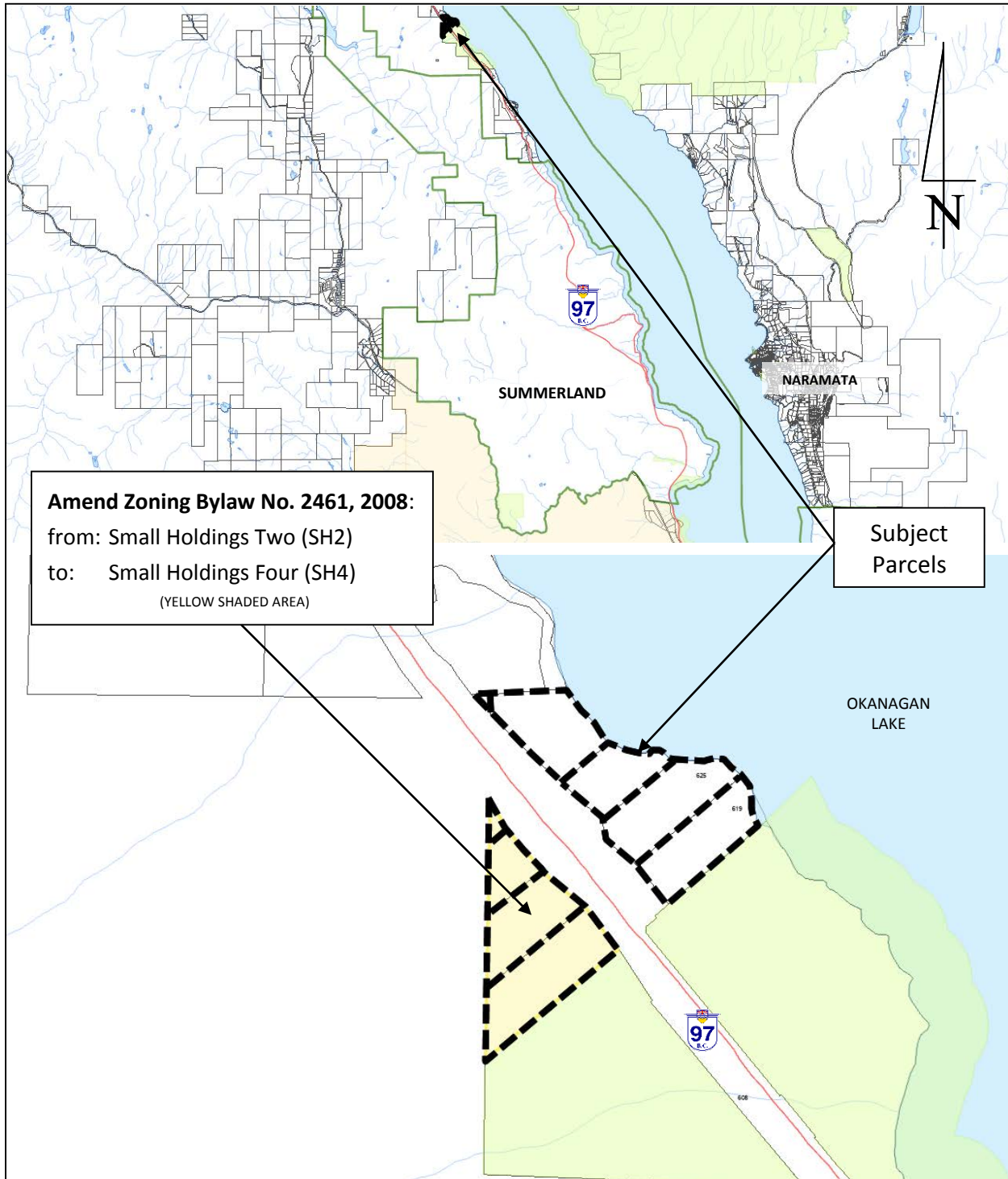
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File No. X2020.005-ZONE

Schedule 'F-204'



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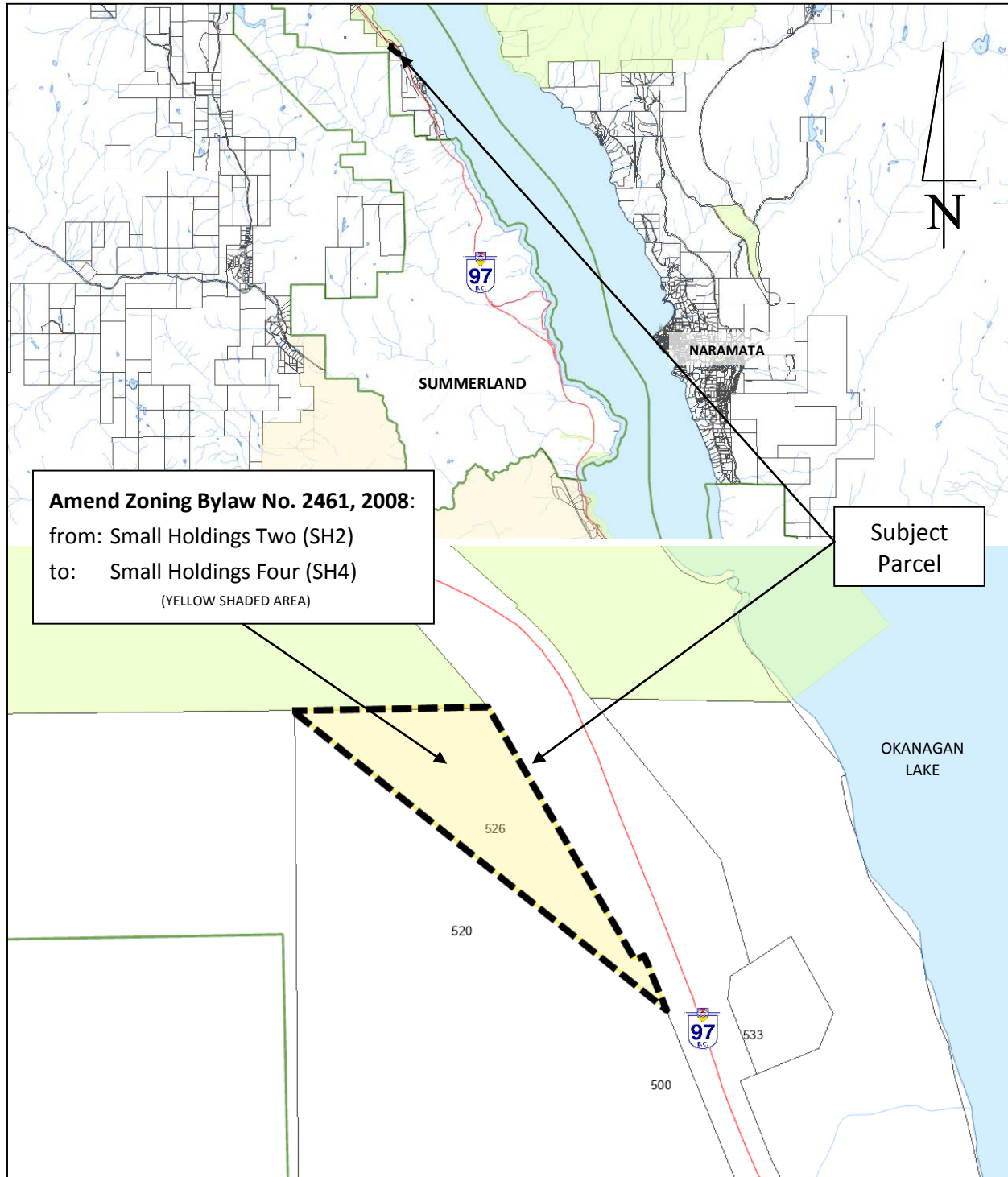
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File No. X2020.005-ZONE

Schedule 'F-205'



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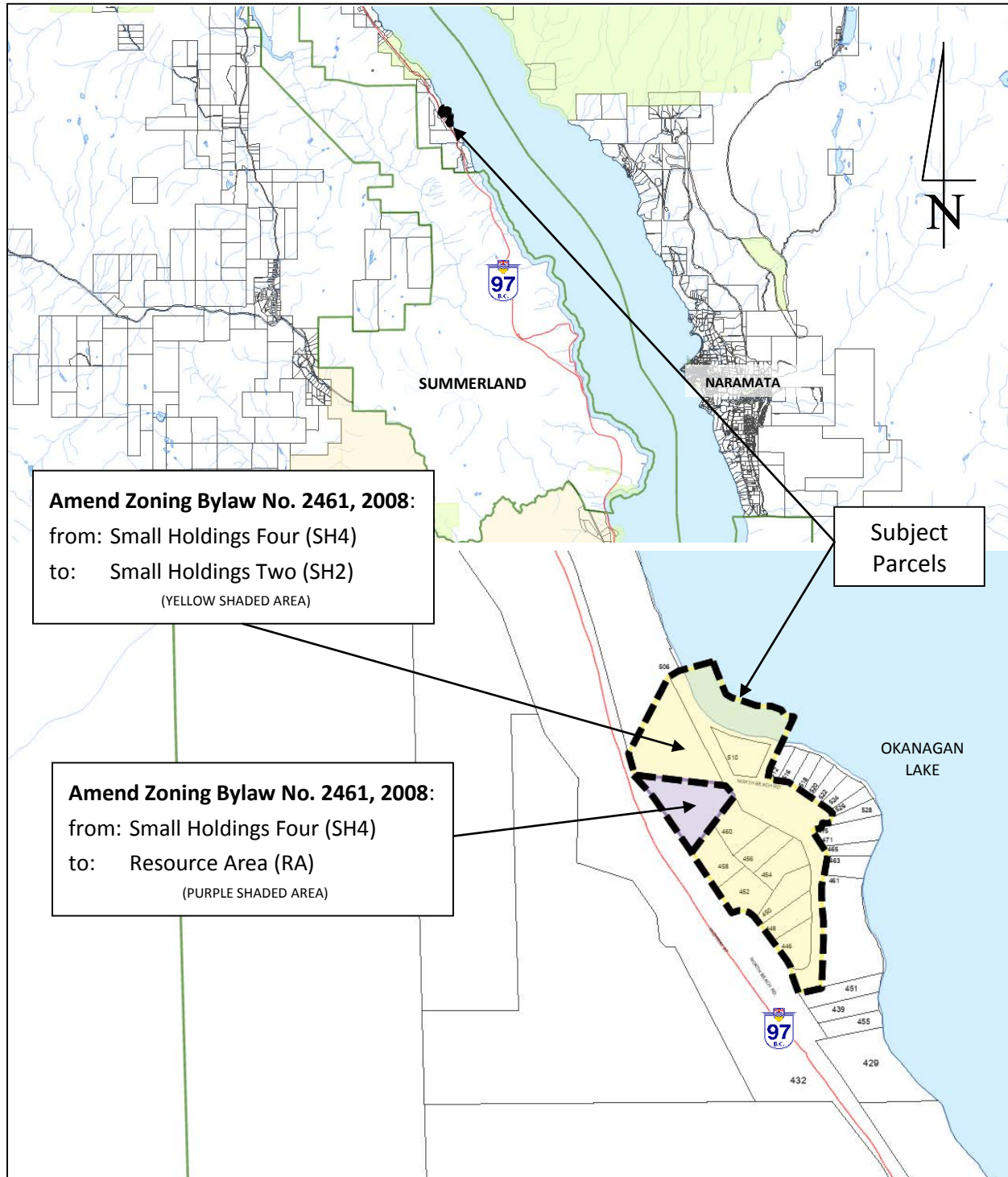
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Schedule 'F-206'



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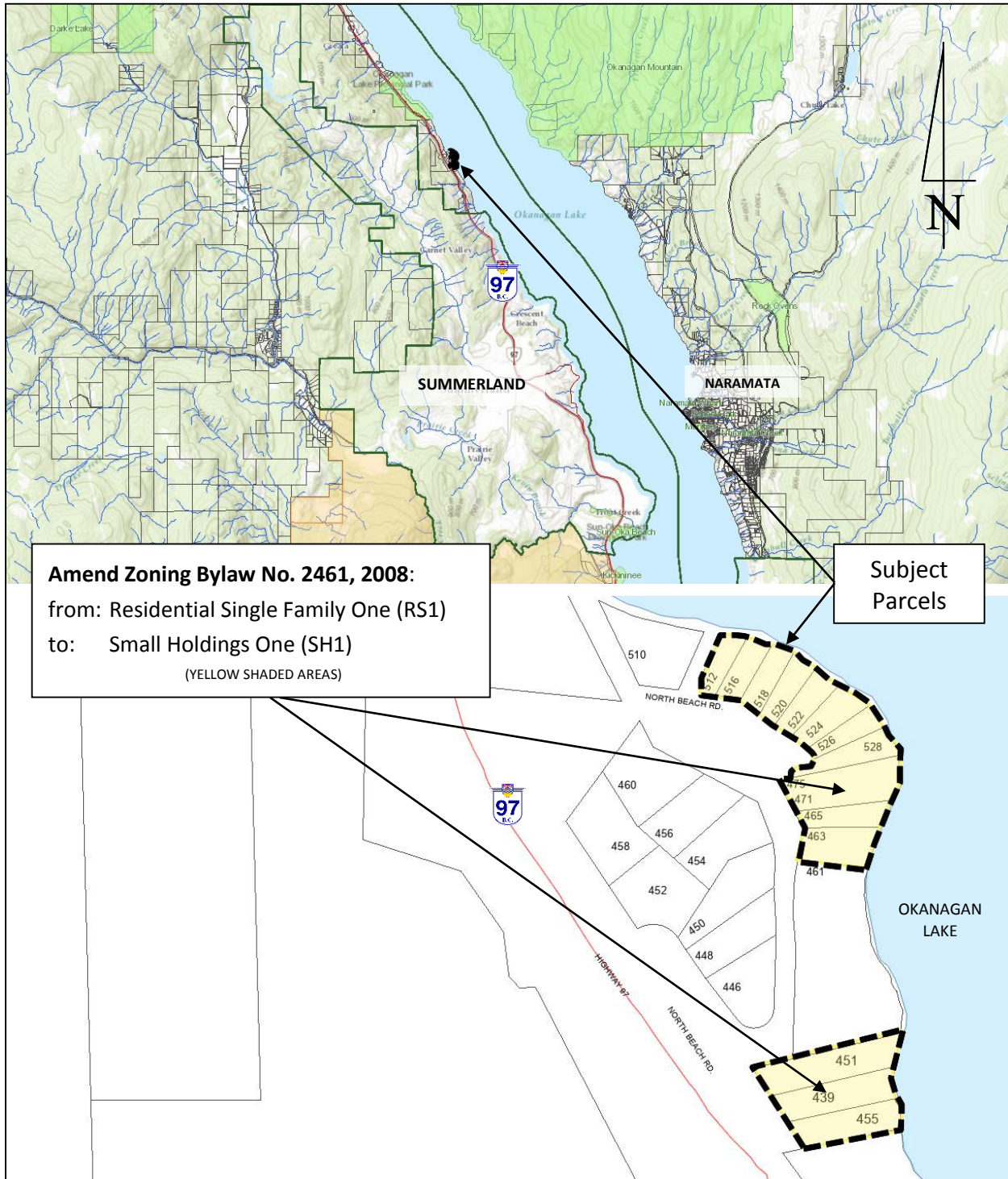
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File No. X2020.005-ZONE

Schedule 'F-207'



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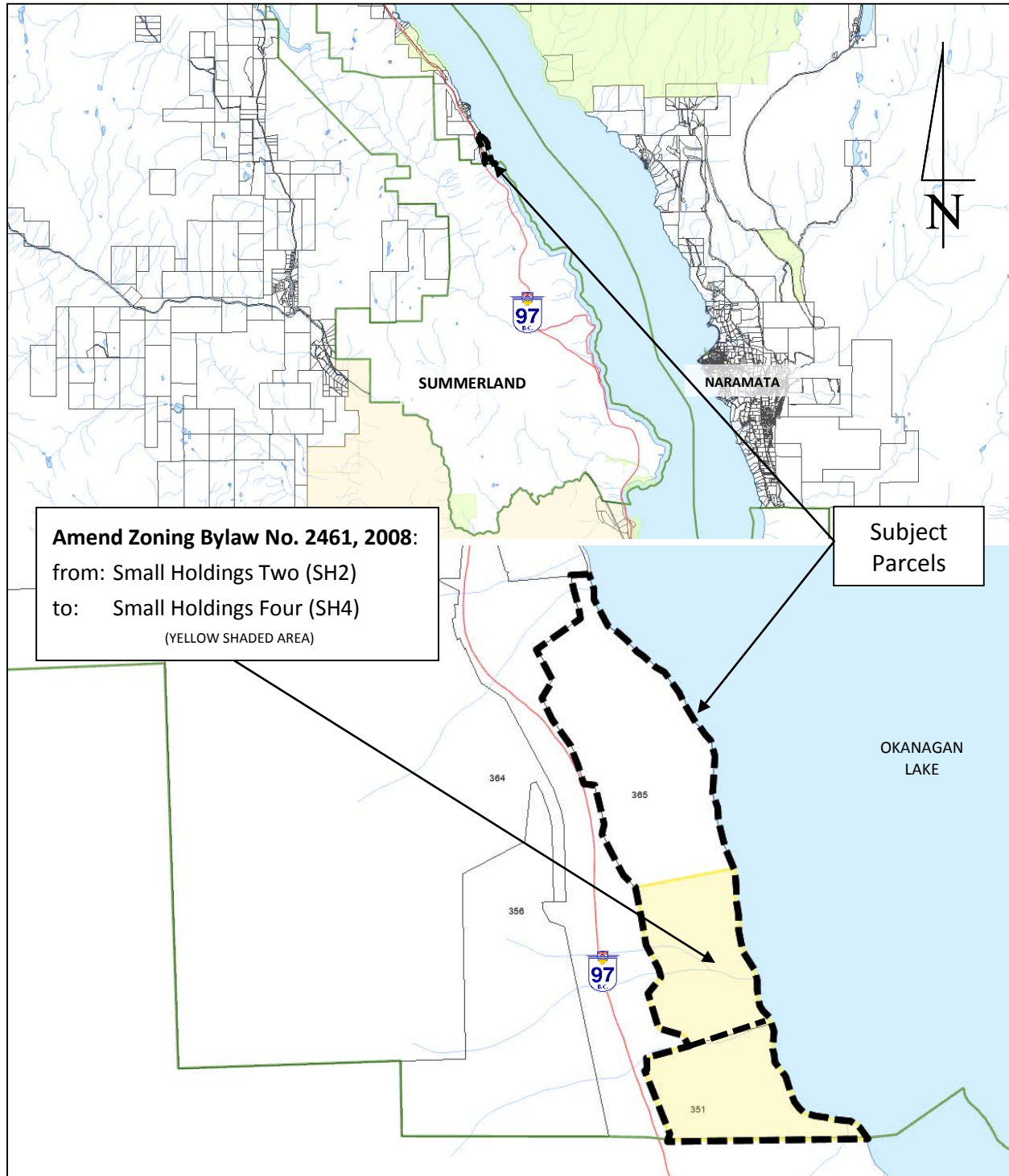
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File No. X2020.005-ZONE

Schedule 'F-208'



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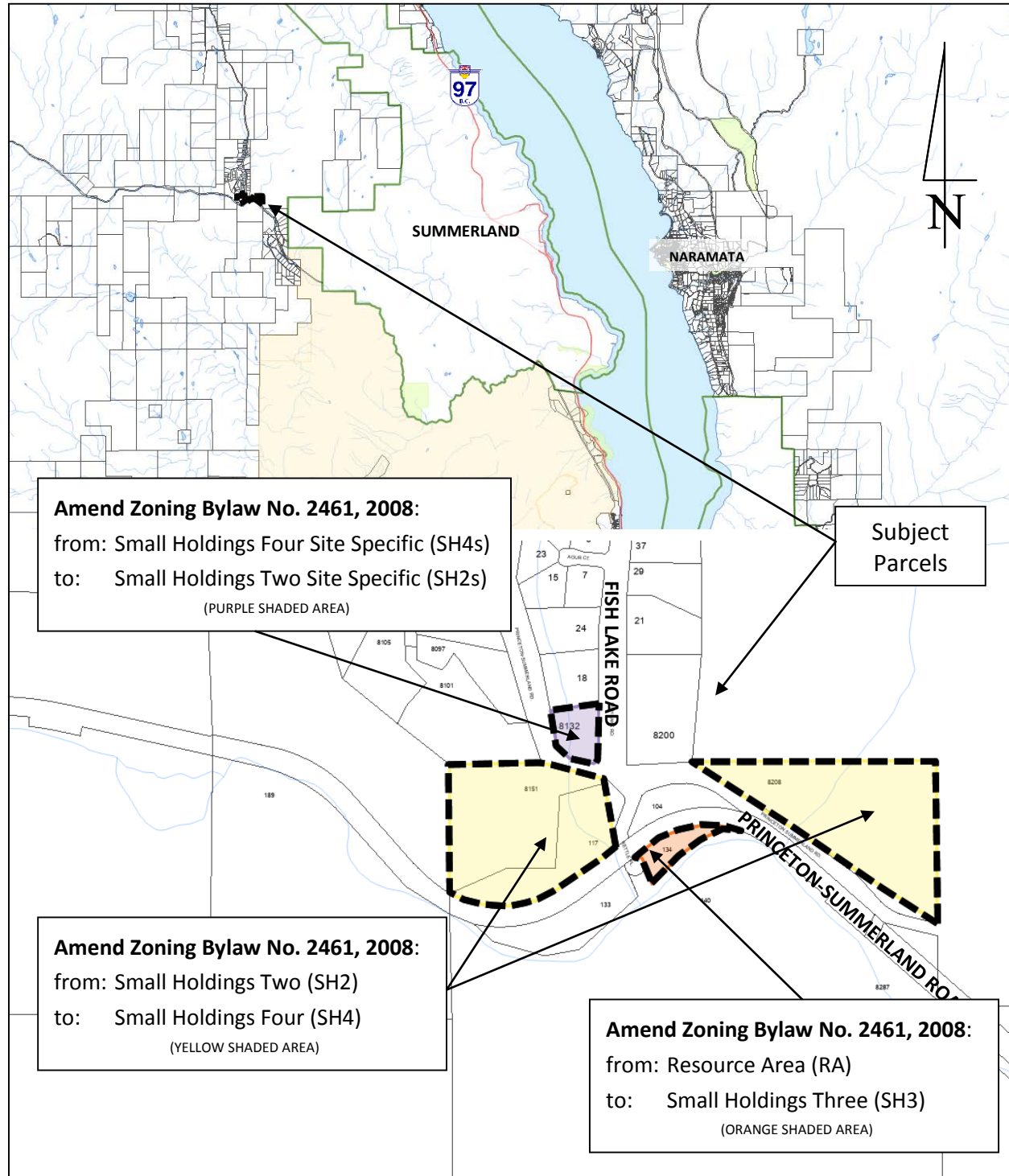
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Schedule 'F-209'



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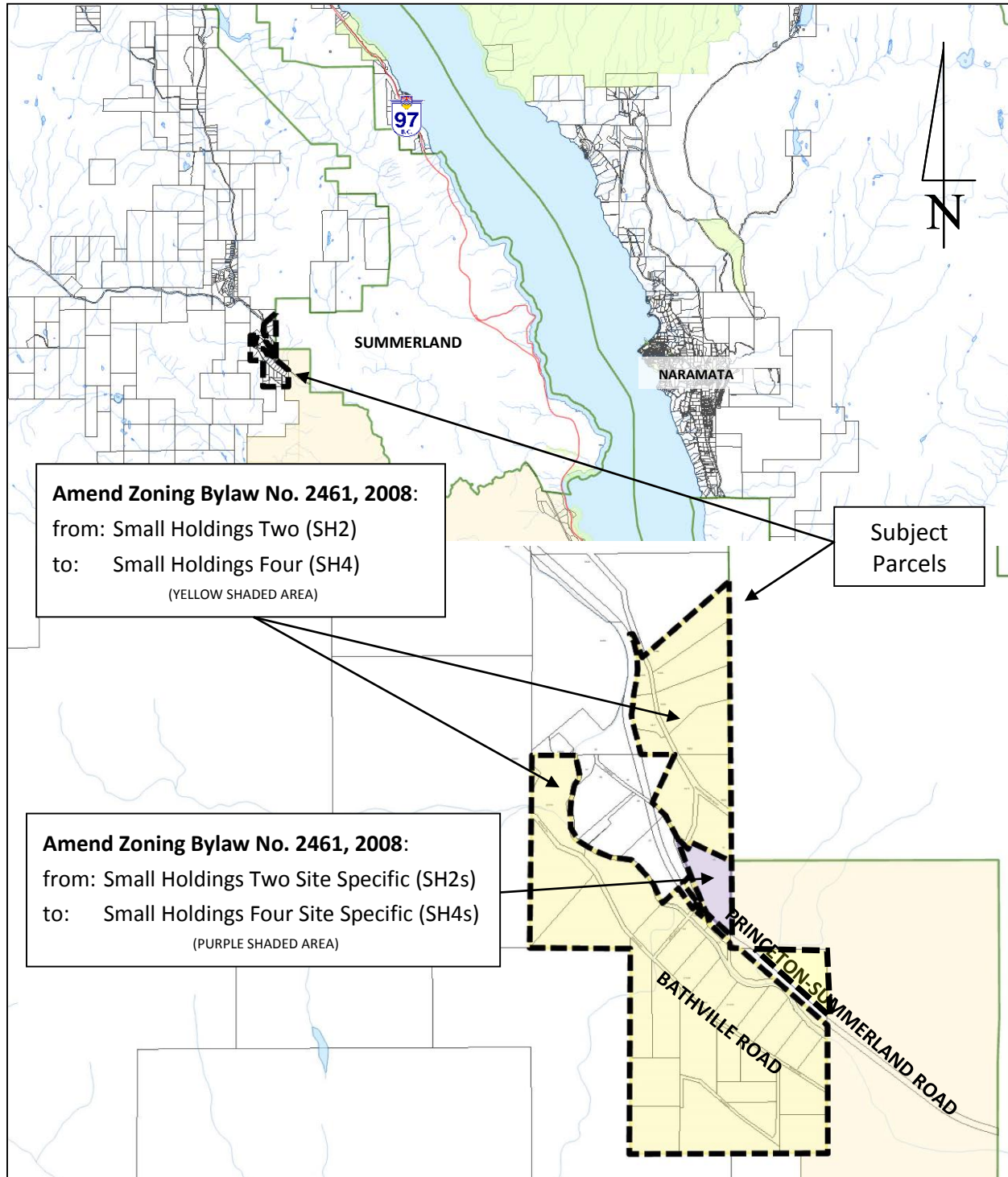
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Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'F-210'



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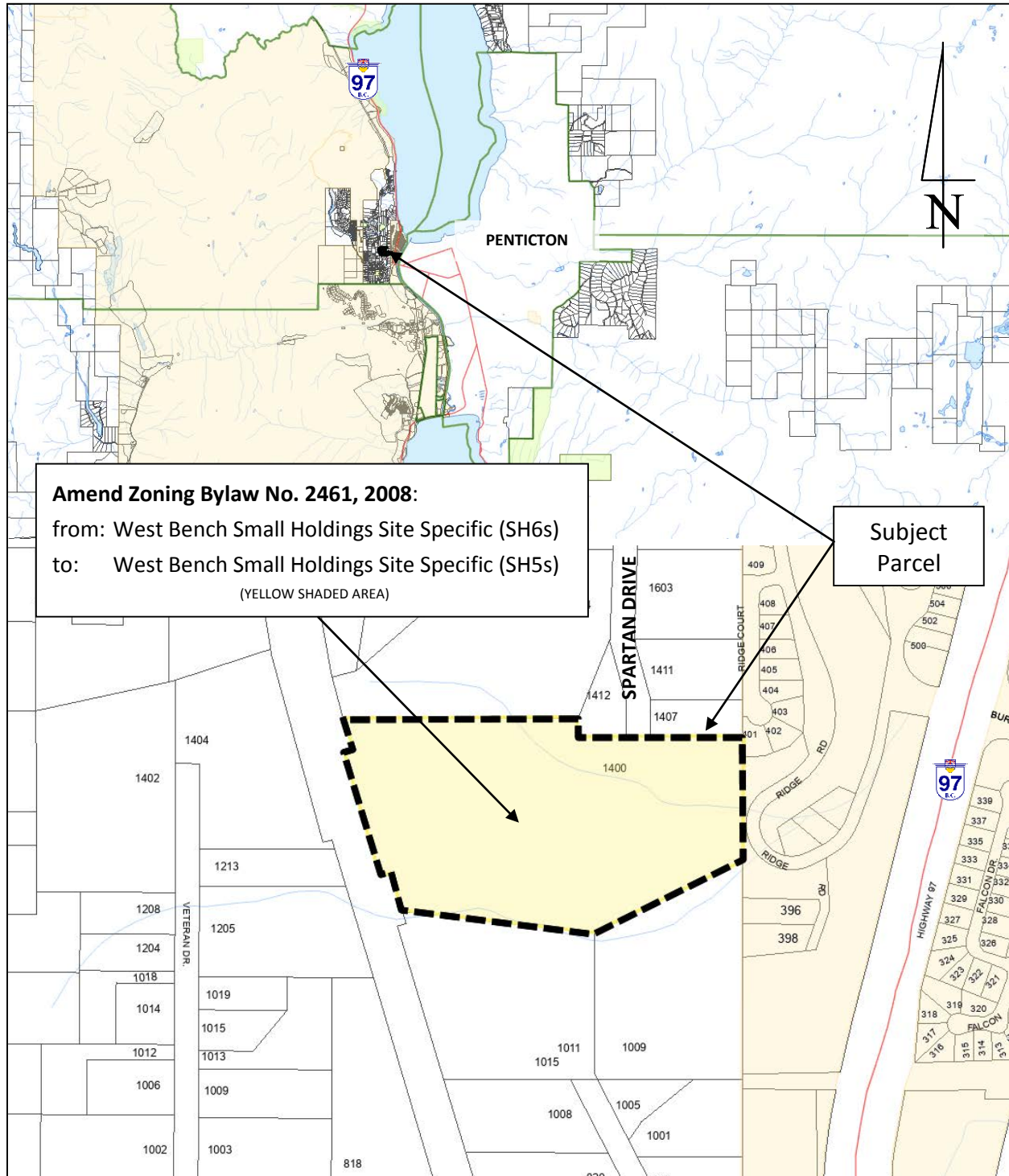
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Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'F-211'



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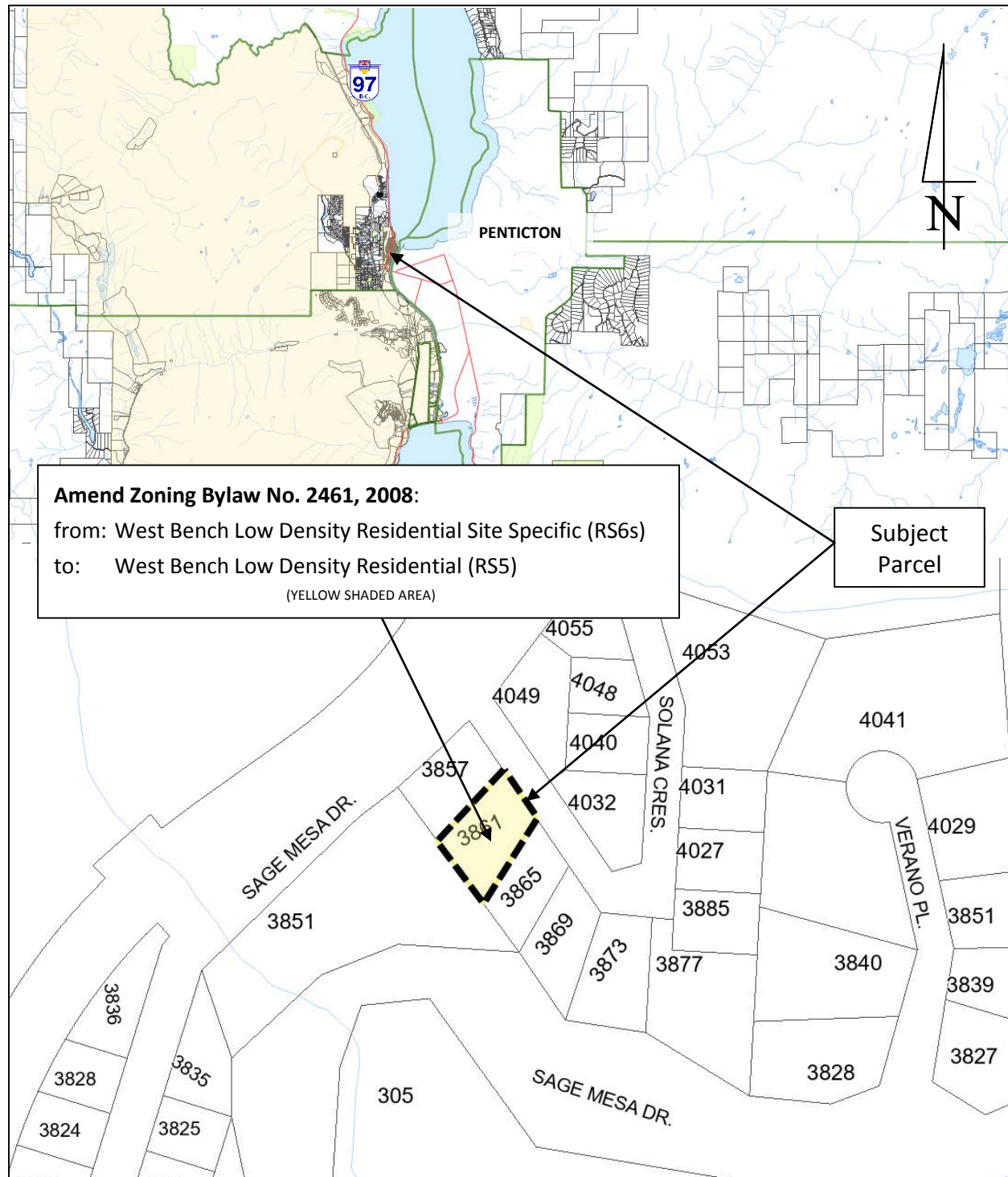
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'F-212'



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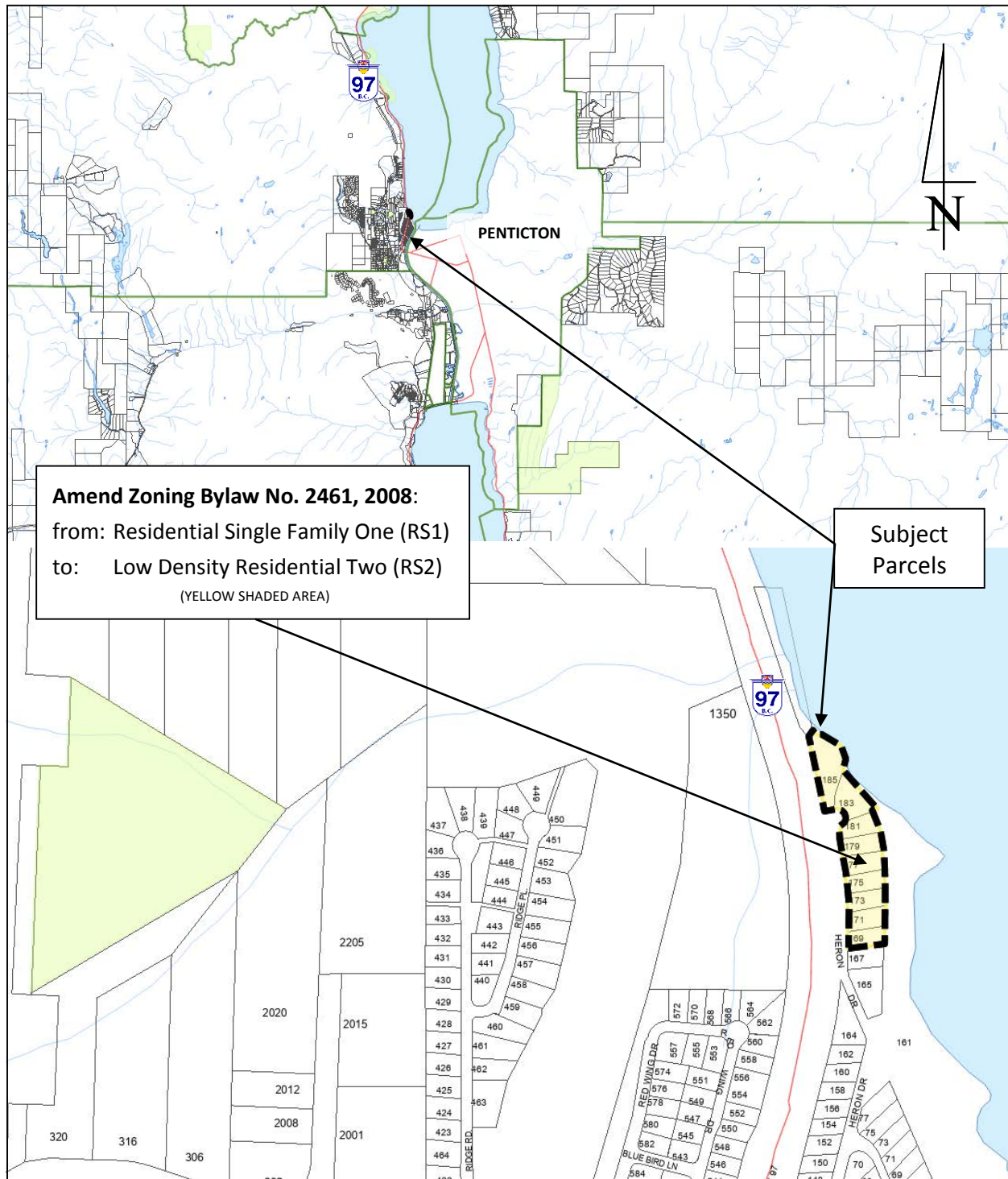
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Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'F-213'



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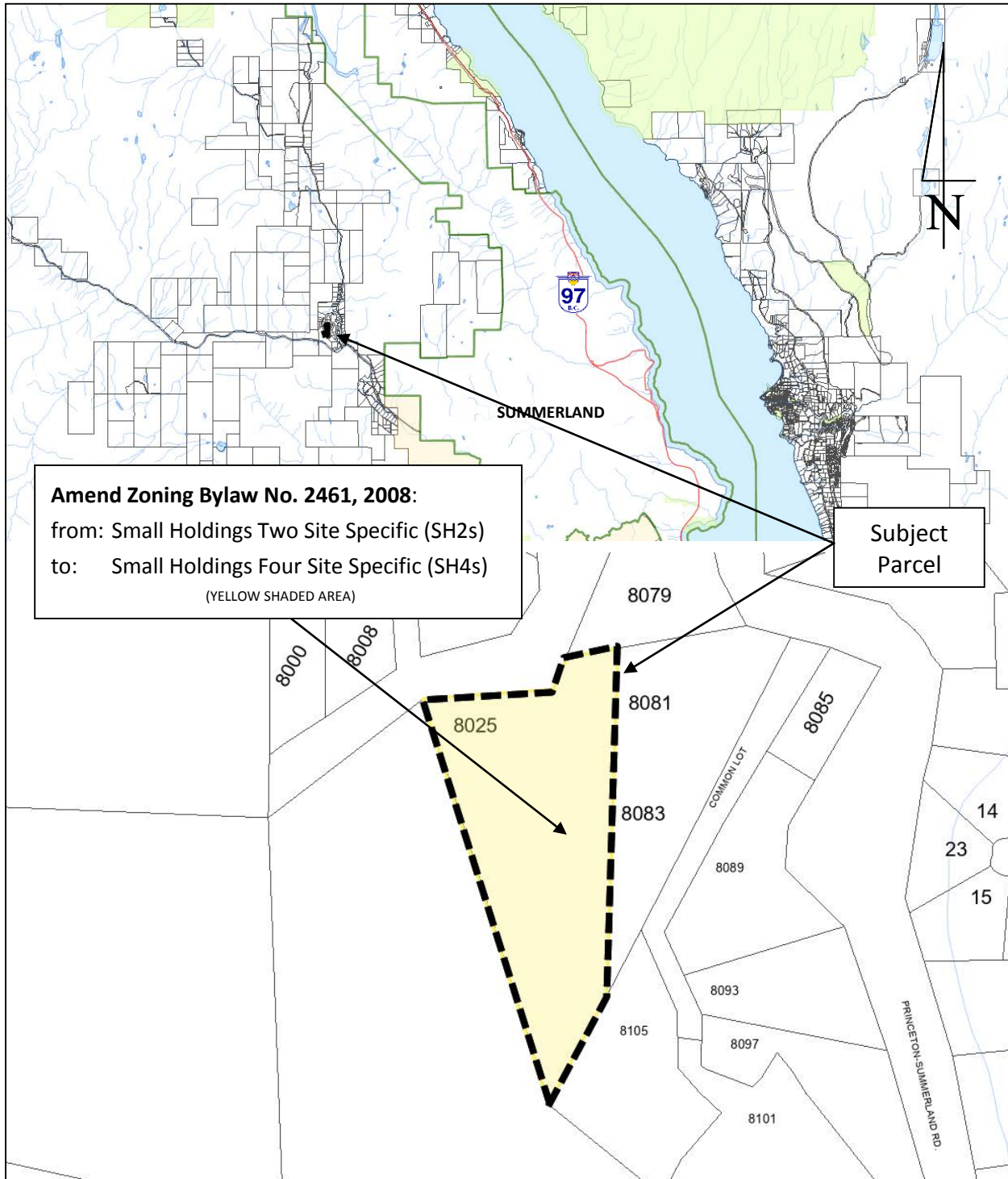
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'F-214'



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101 Martin St, Penticton, BC, V2A-5J9
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File No. X2020.005-ZONE

Schedule 'F-3'

Electoral Area "F" Zoning Bylaw No. 2461, 2008

Schedule '3'

(North Beach Estates Comprehensive Development Zone Map)

[SEE NEXT PAGE]

North Beach Comprehensive Development Zone Map

Schedule '3' – Electoral Area "F"
Zoning Bylaw No. 2461, 2008



This is Schedule '3' (North Beach Estates Comprehensive Development Zone Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "F" Bylaw No. 2461, 2008.

Chair _____

Chief Administrative Officer _____

OKANAGAN LAKE

NORTH BEACH ESTATES PROPERTIES
PLOTTED FROM SURVEY PREPARED BY
R. CHAPMAN BCLS DATED FEBRUARY 19, 1964
ORIGINAL HWM AND TOE OF SLOPE PLOTTED
FROM THE ABOVE PLAN



Regional District of Okanagan-Similkameen

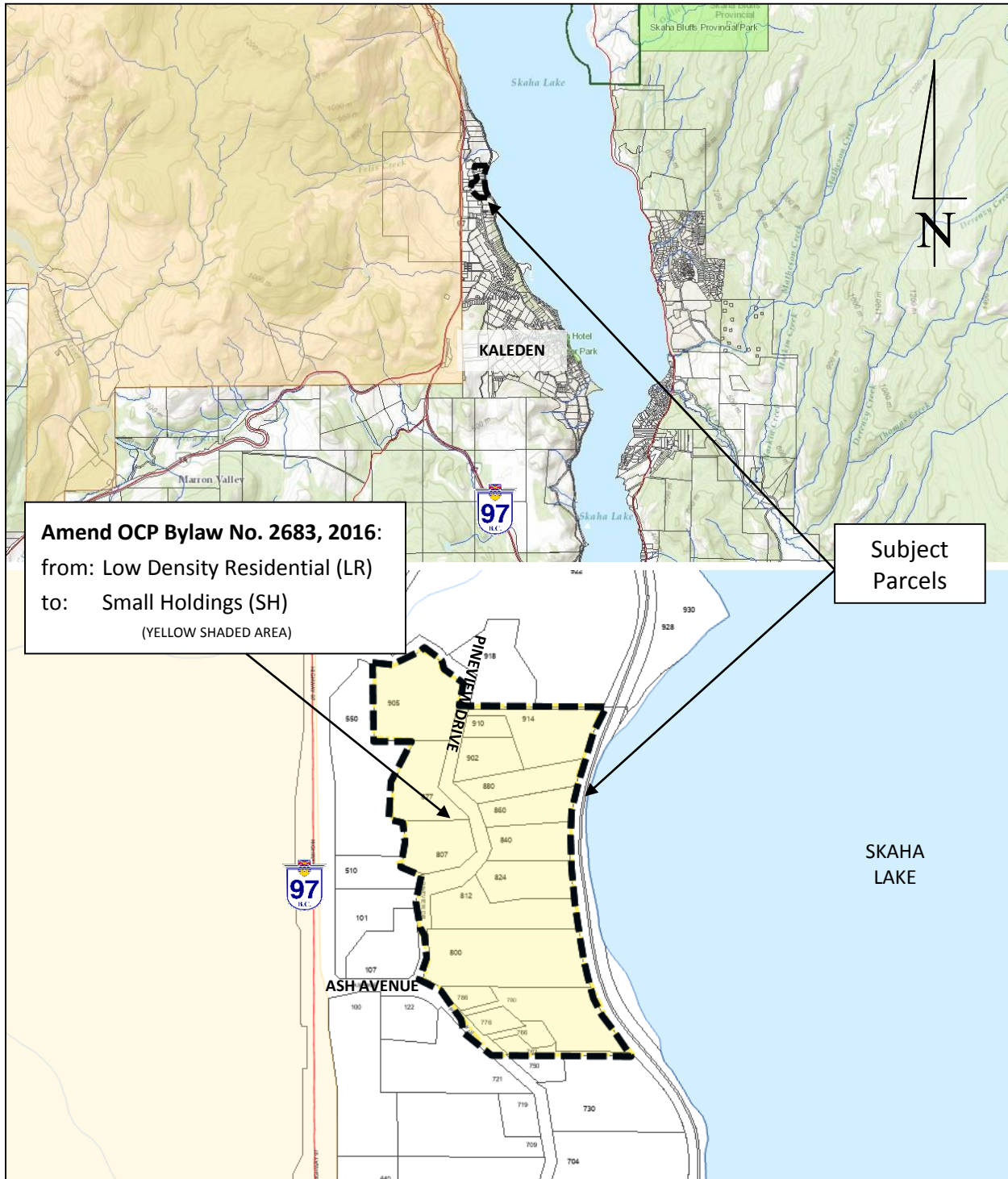
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Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-101'



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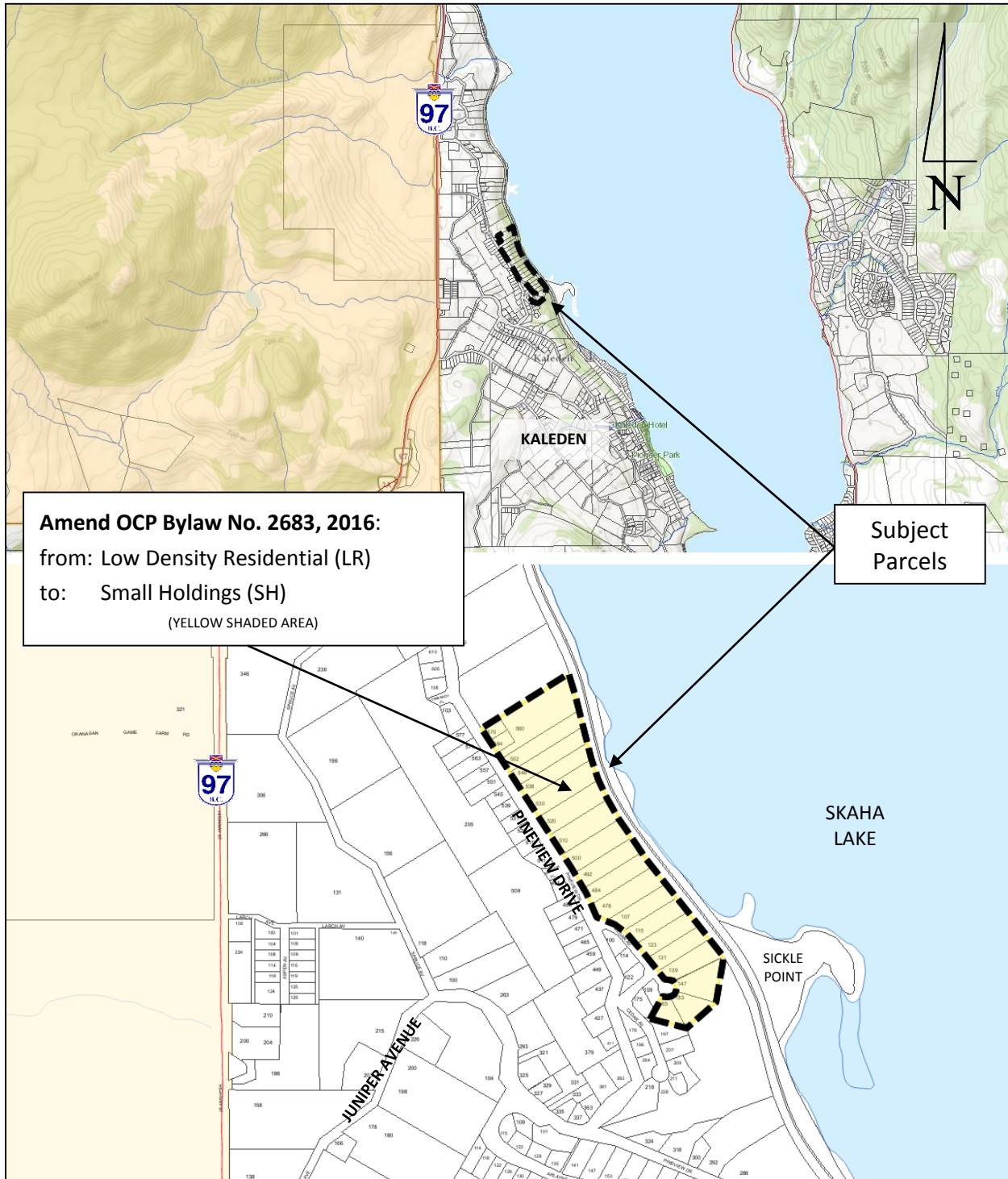
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'I-102'



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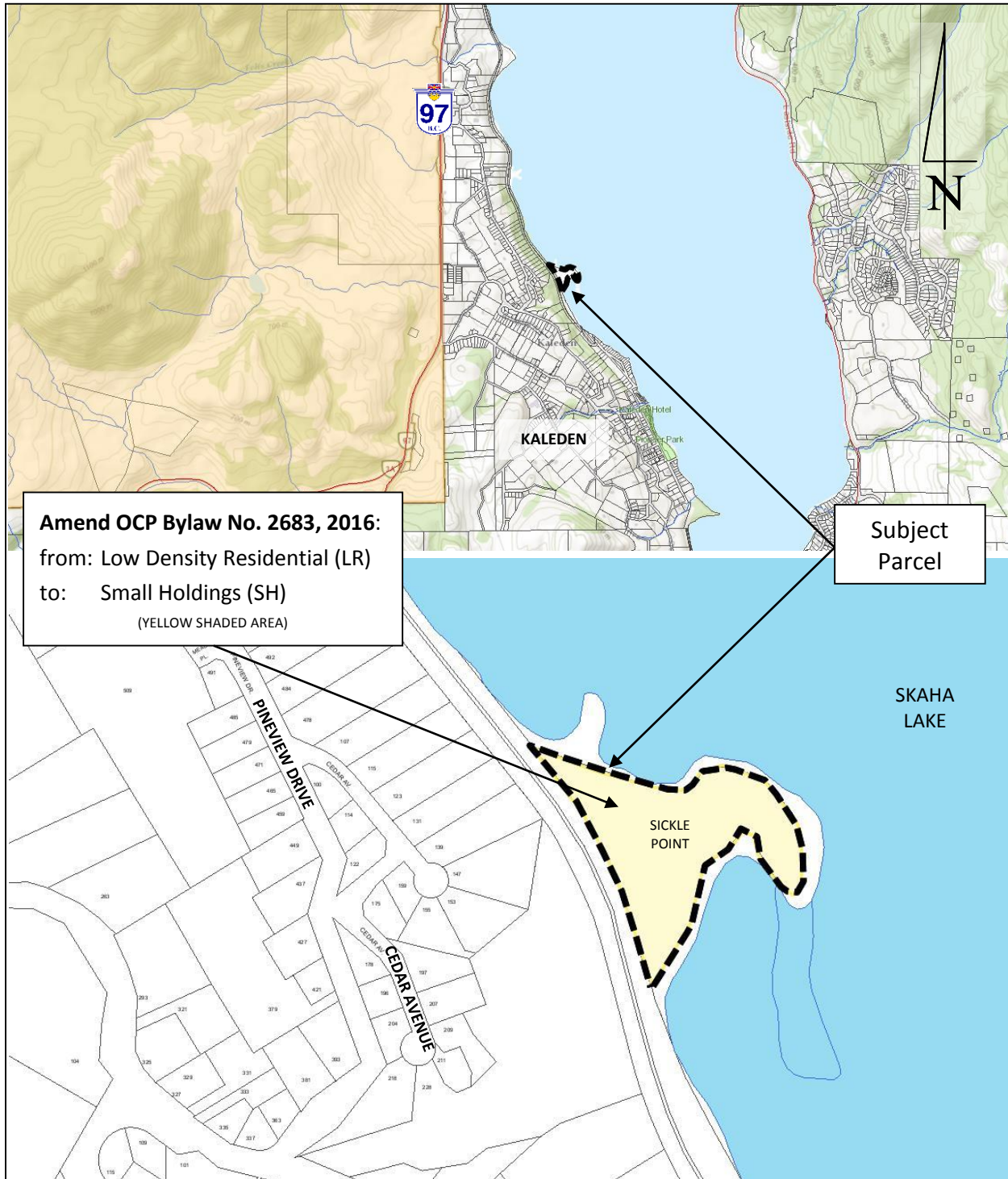
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File No. X2020.005-ZONE

Schedule 'I-103'



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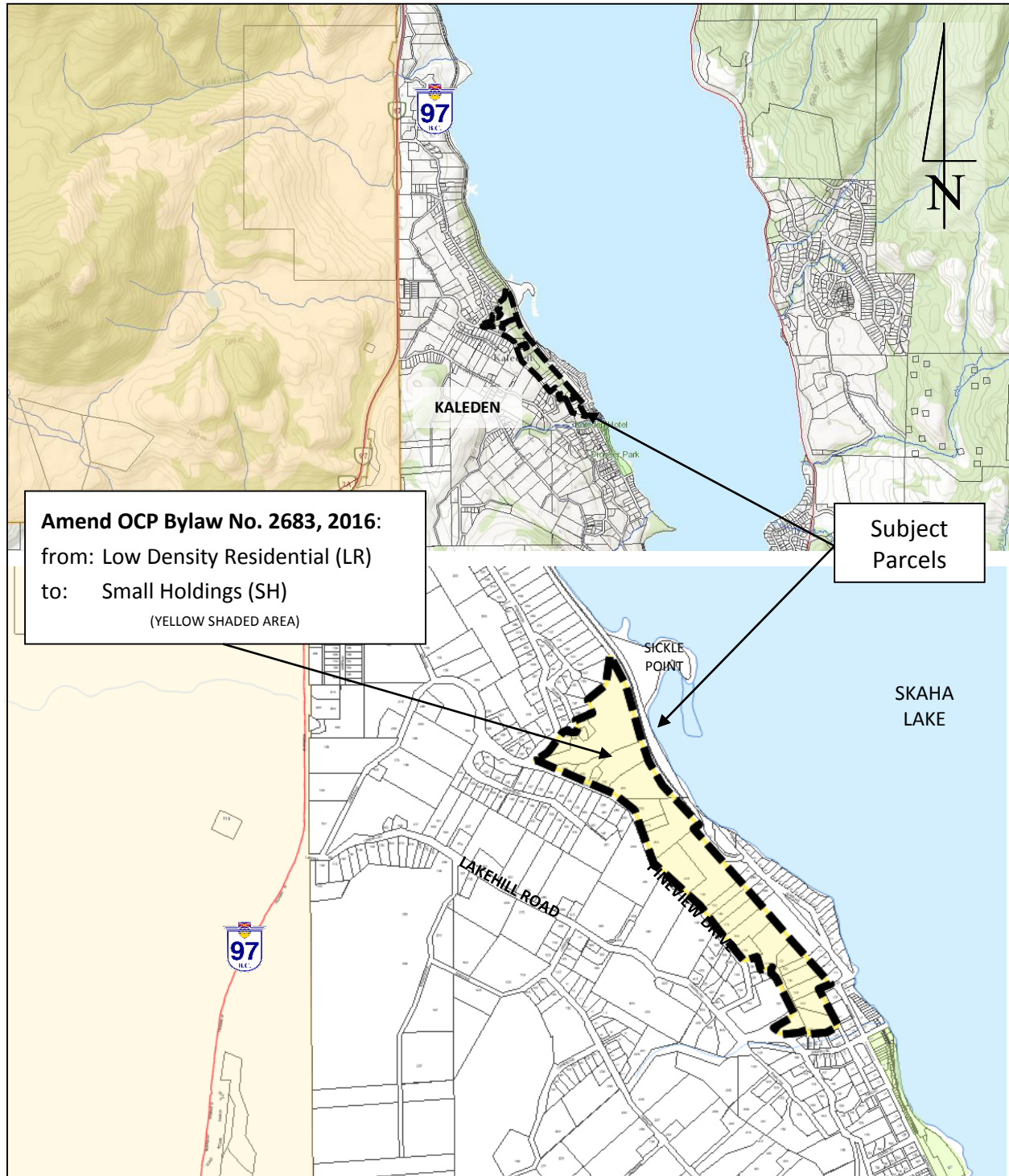
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'I-104'



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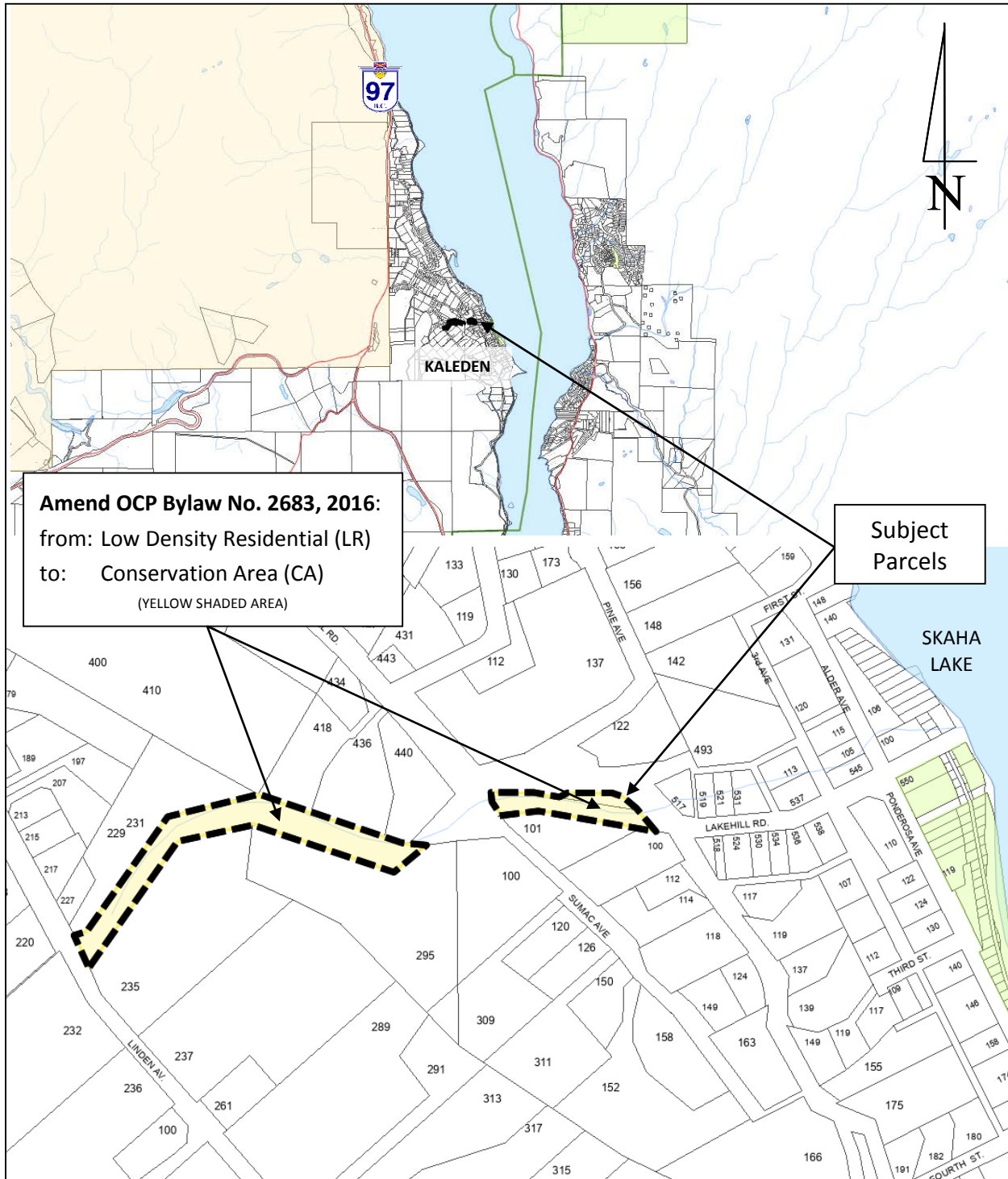
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File No. X2020.005-ZONE

Schedule 'I-106'



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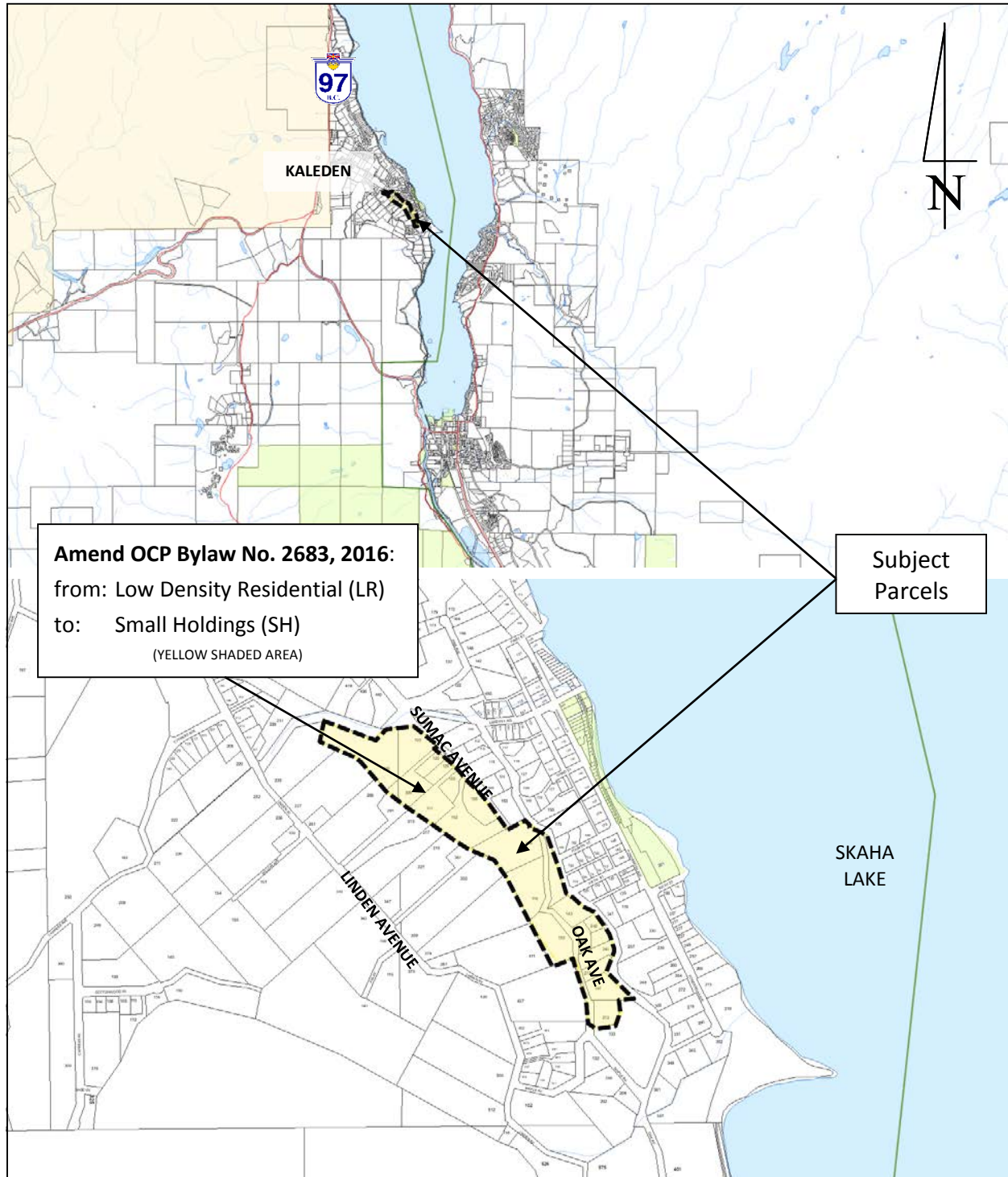
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Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-107'



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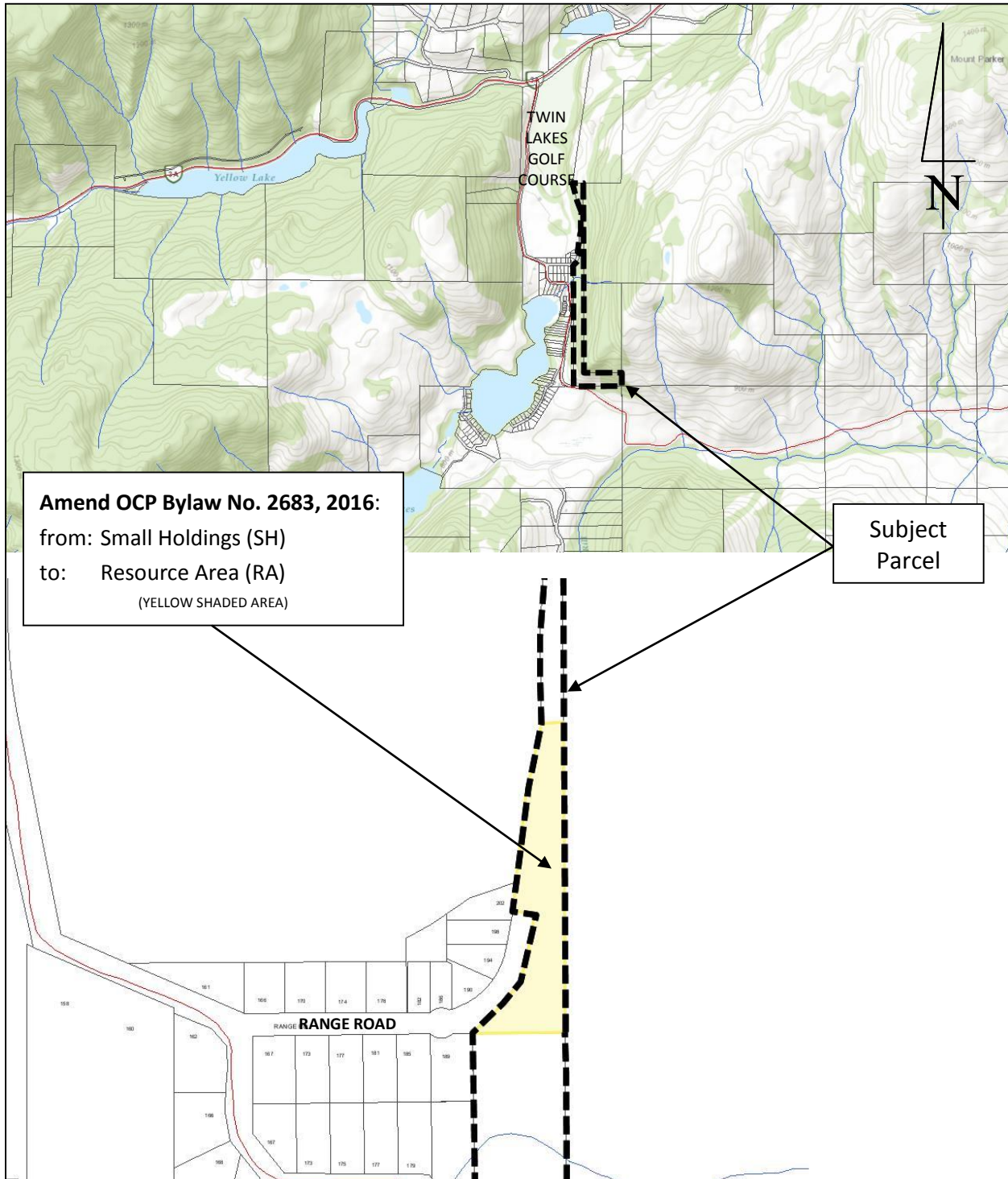
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-108'



Regional District of Okanagan-Similkameen

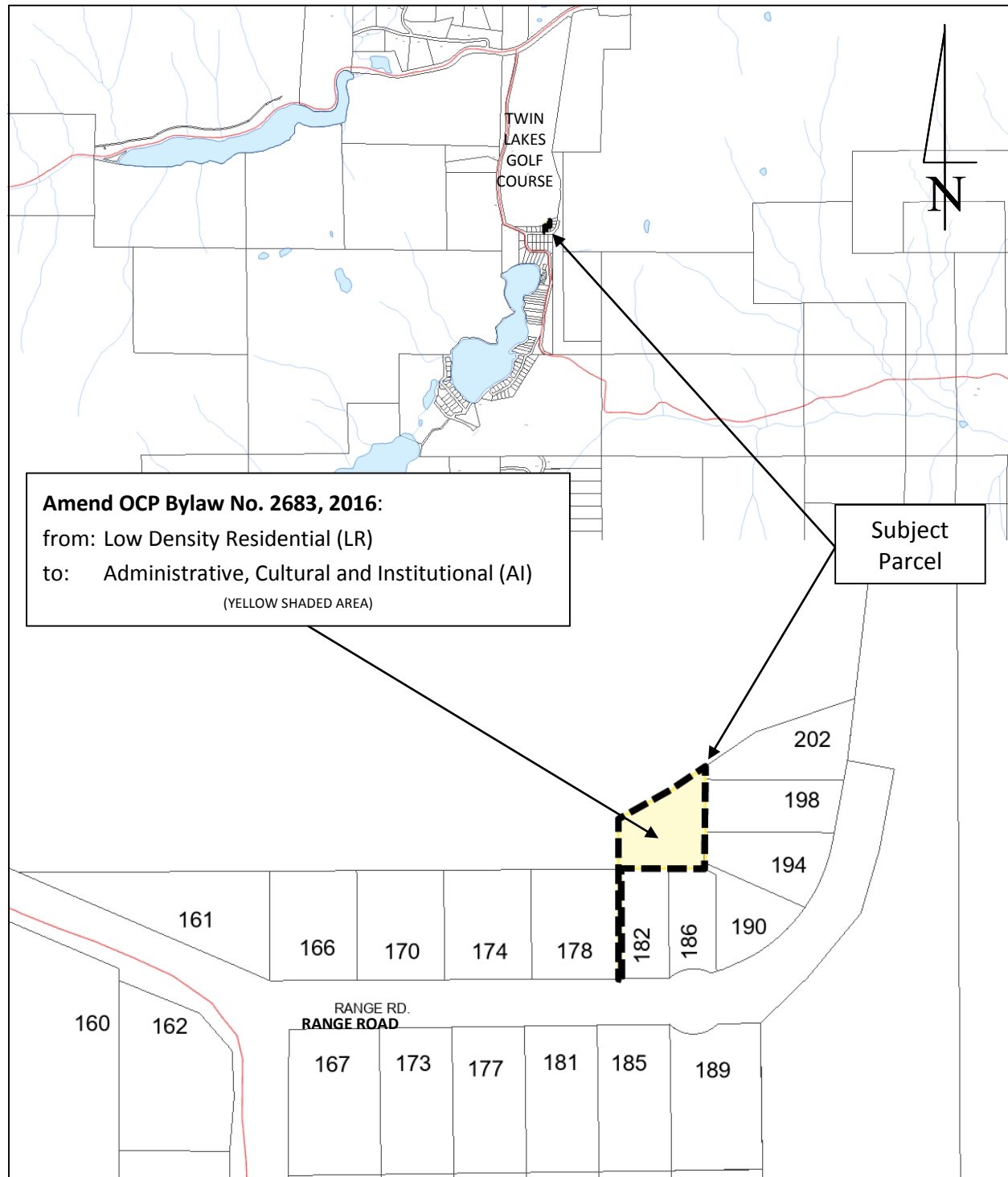
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-109'



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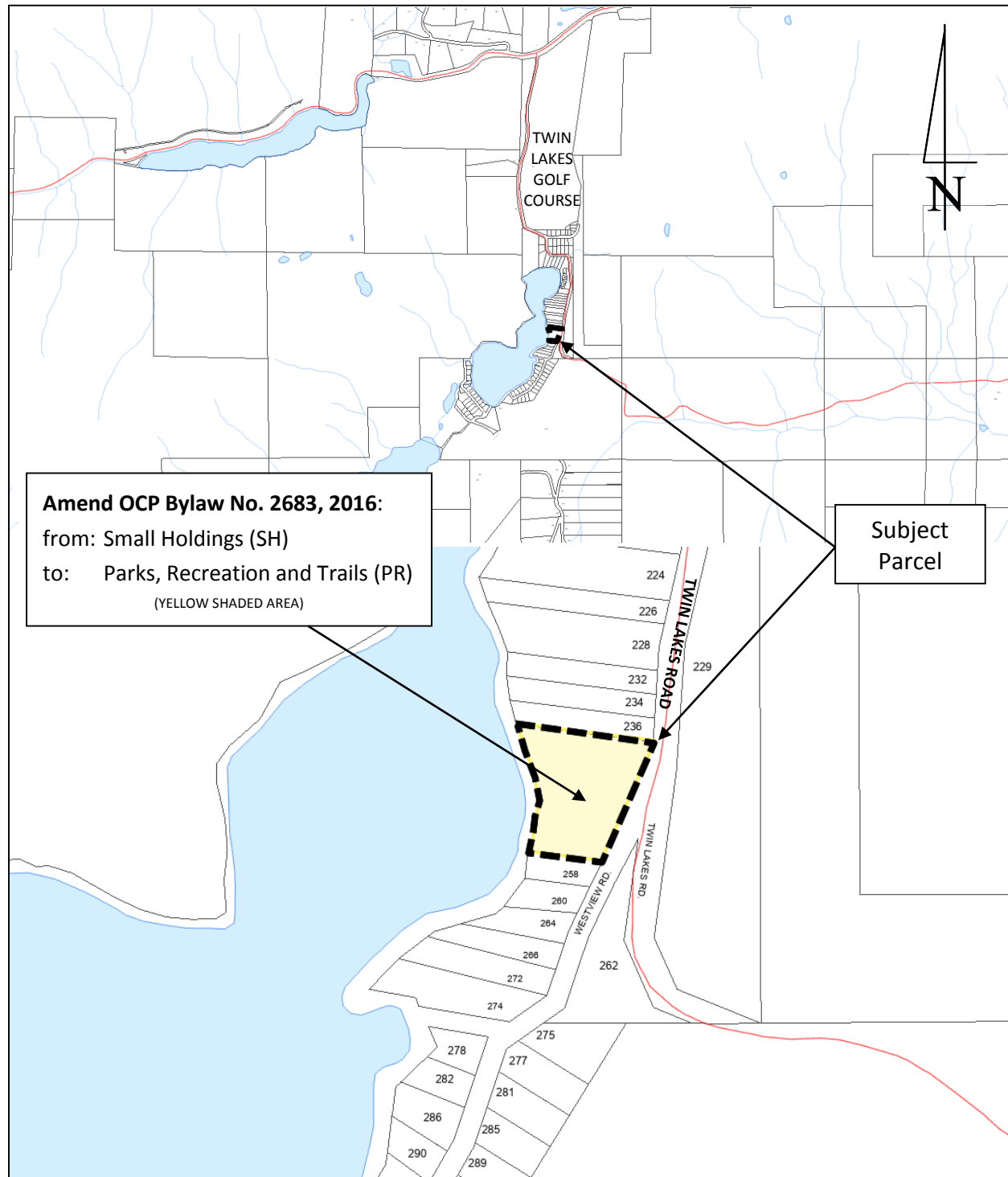
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-110'



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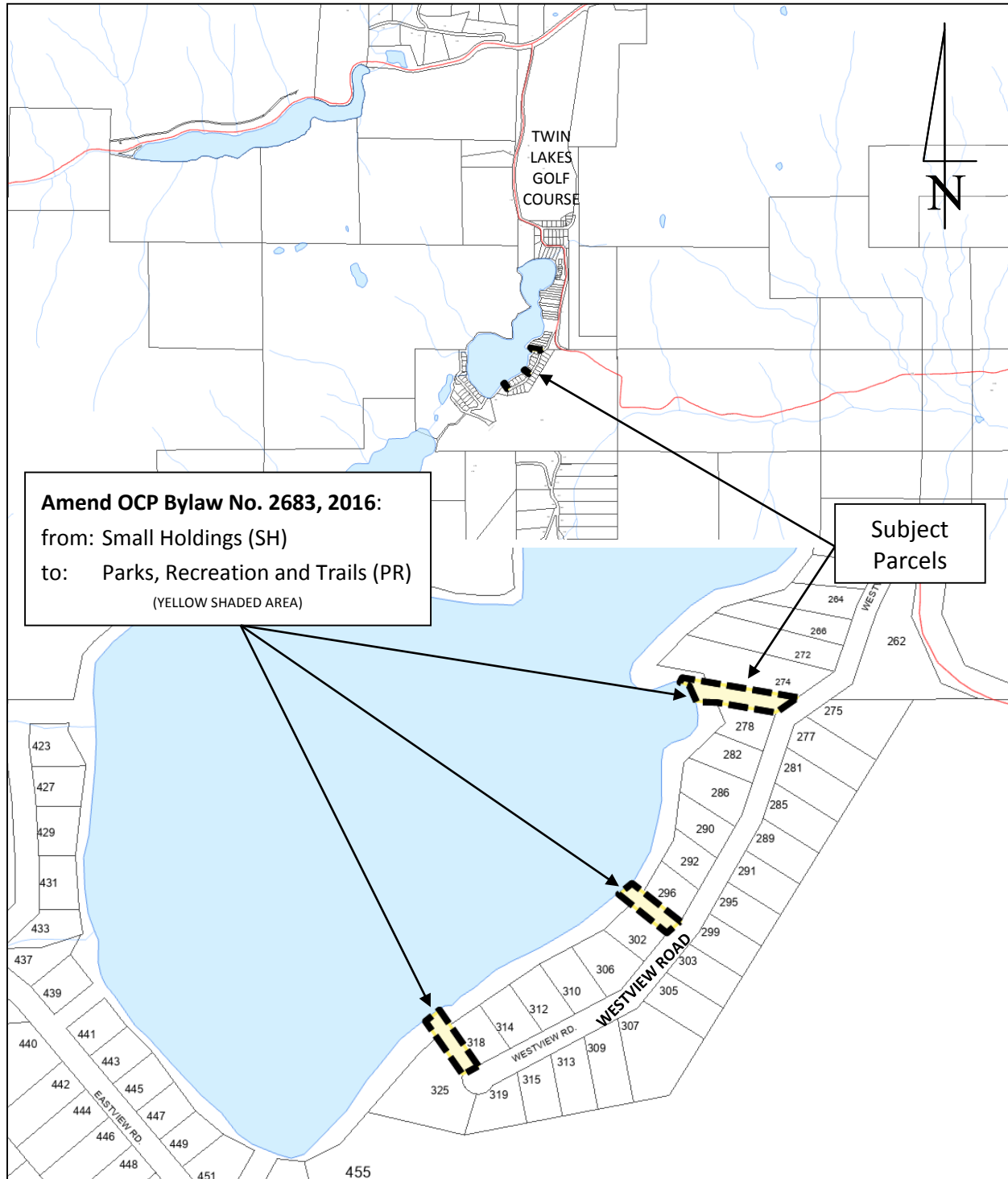
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-111'



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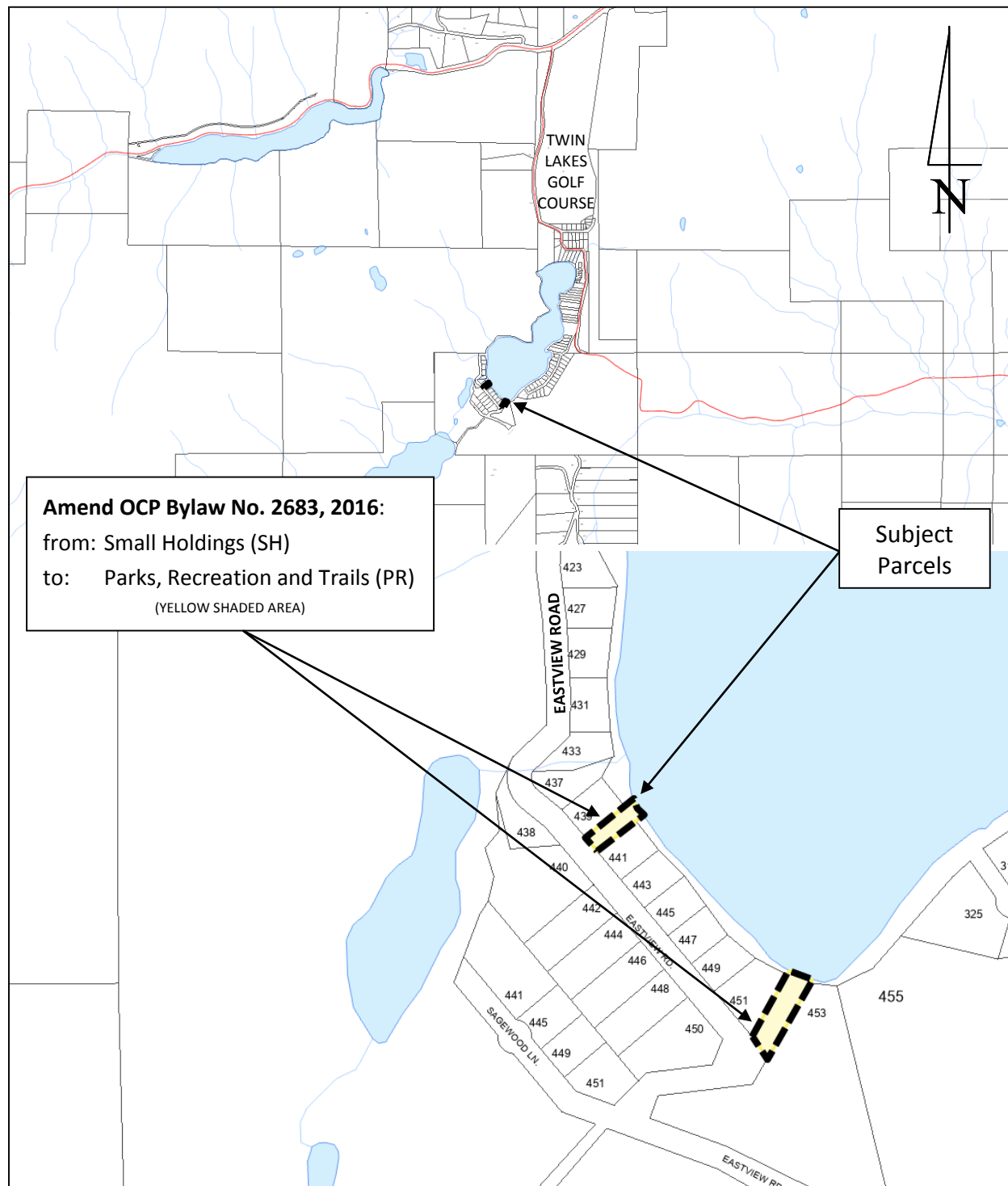
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-112'



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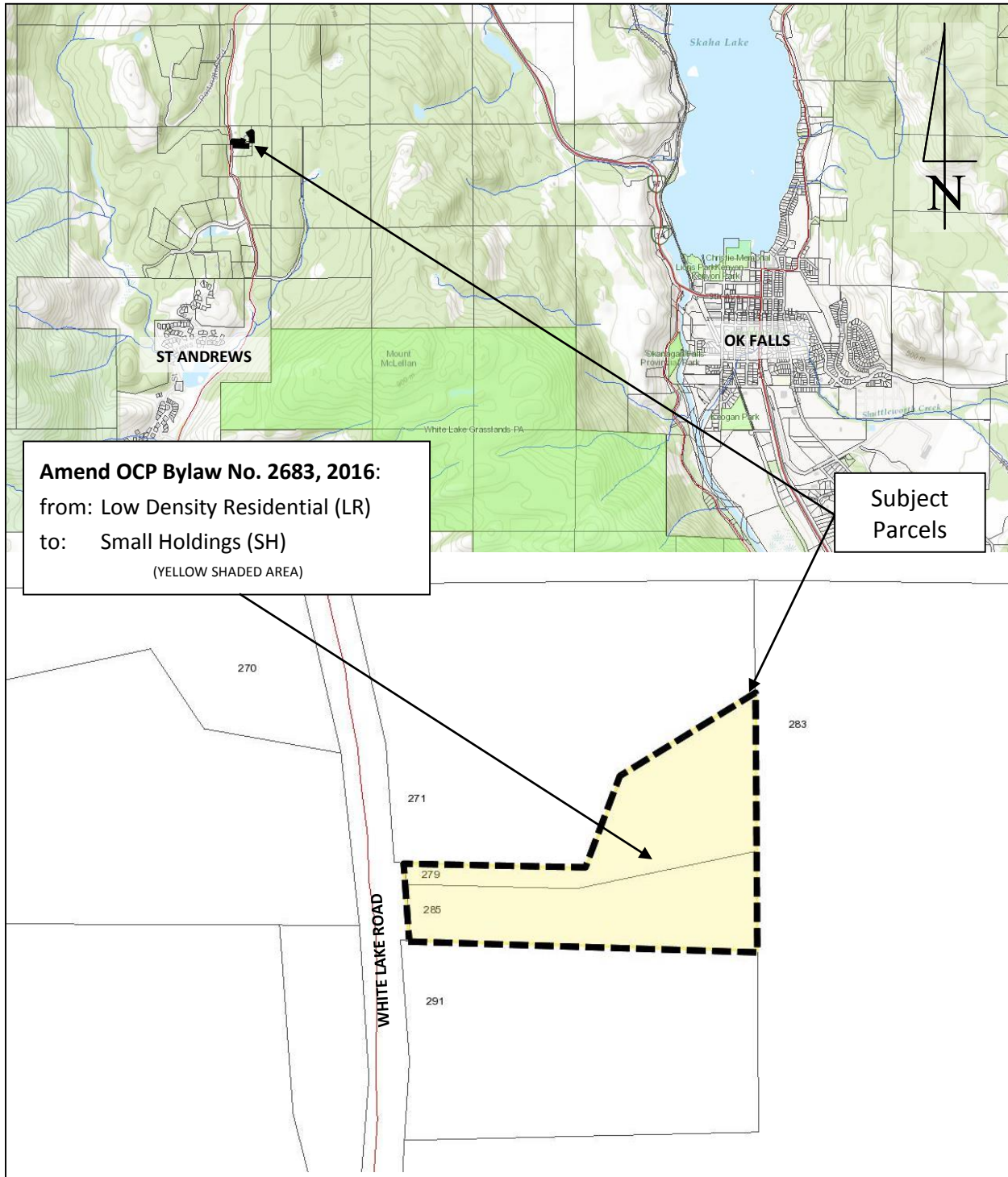
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-113'



Regional District of Okanagan-Similkameen

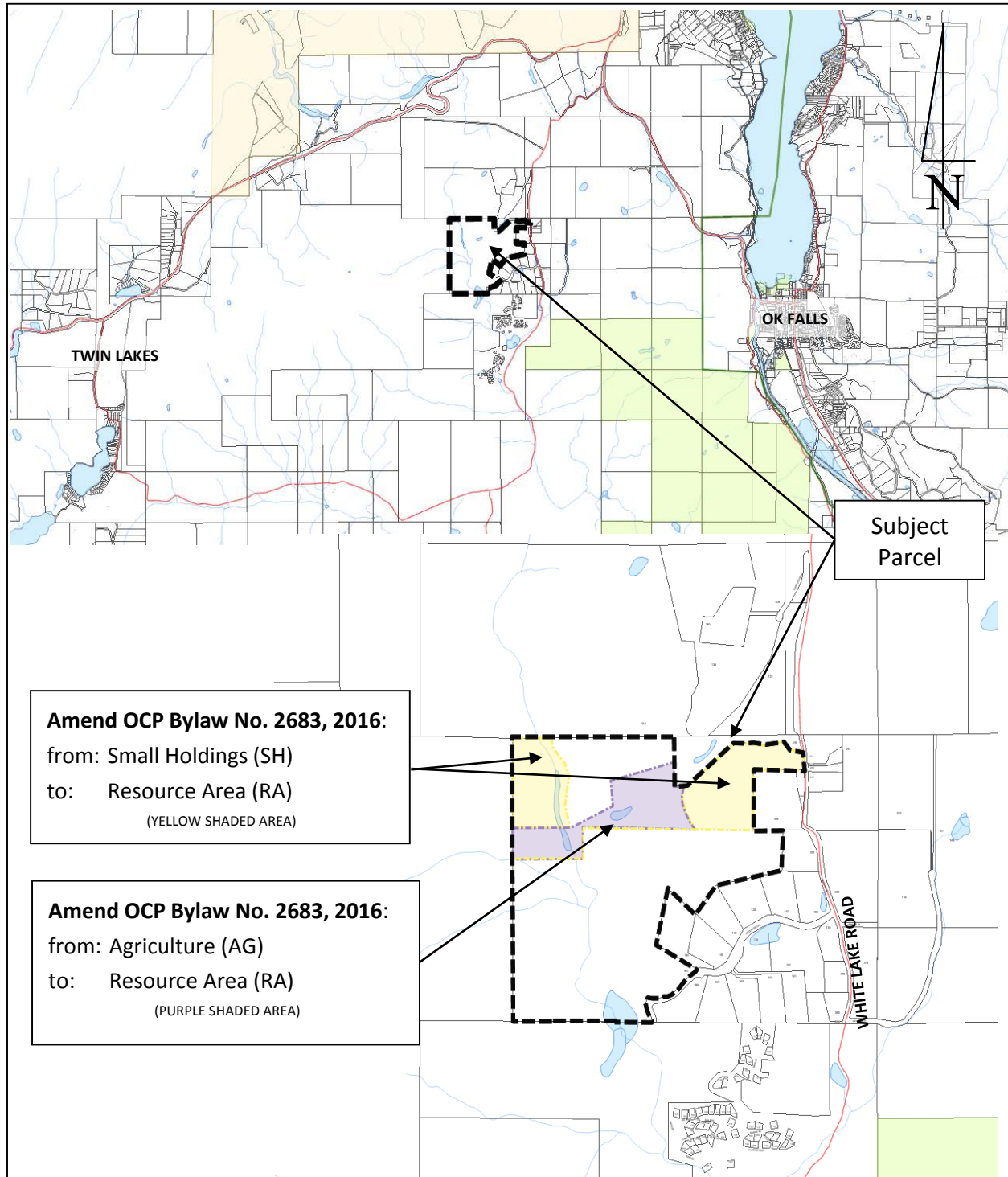
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-114'



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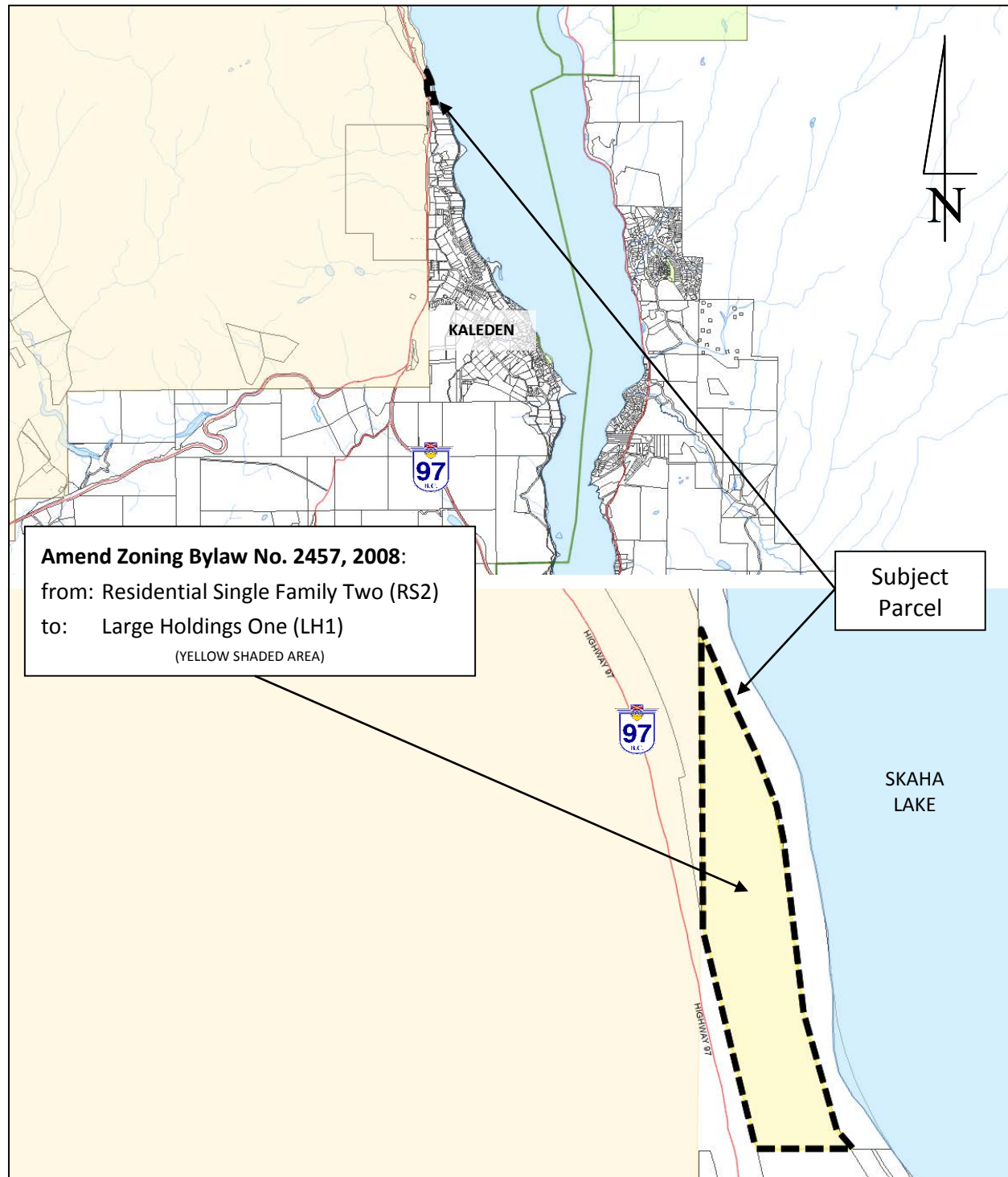
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-201'



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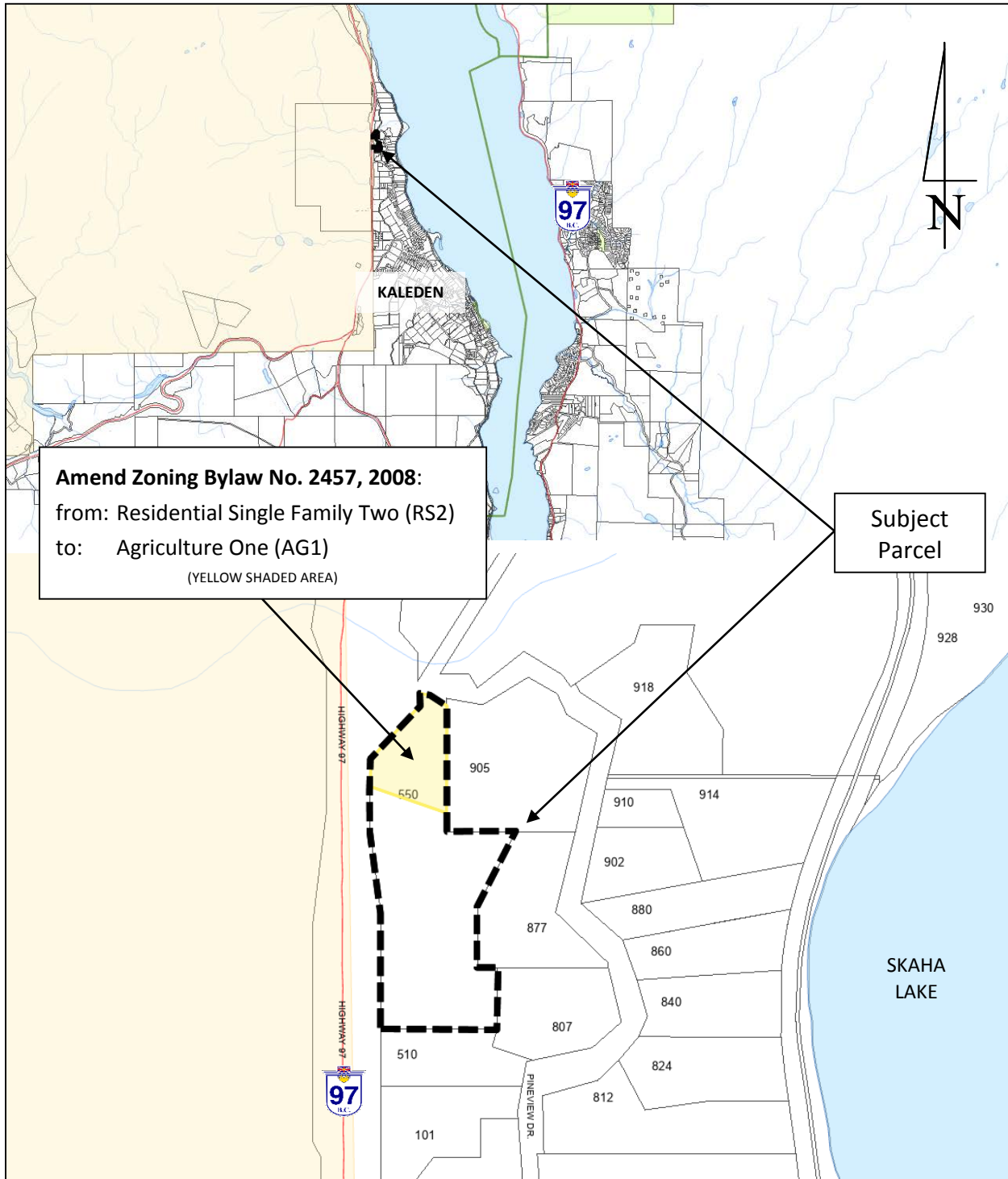
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-202'



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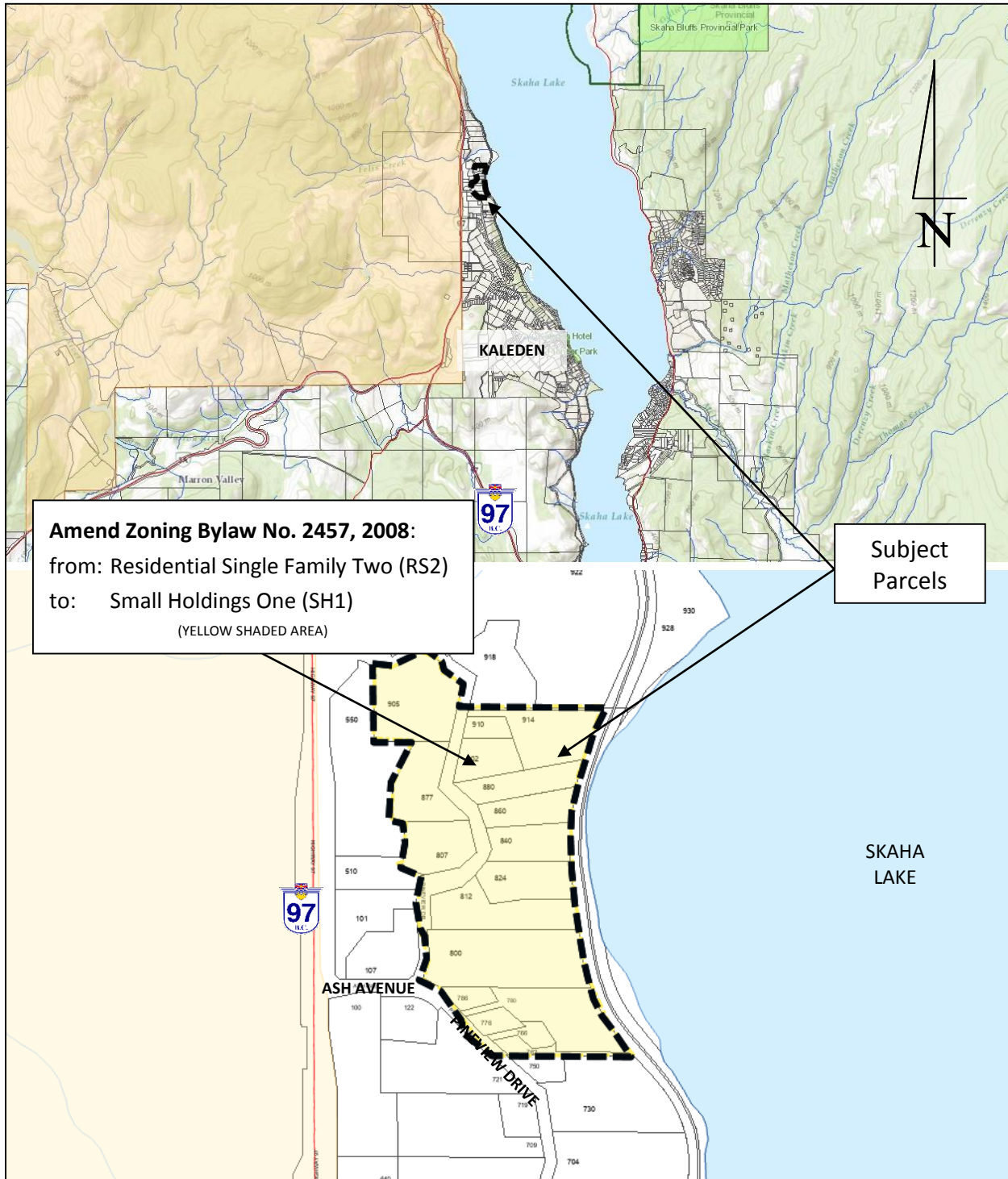
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-203'



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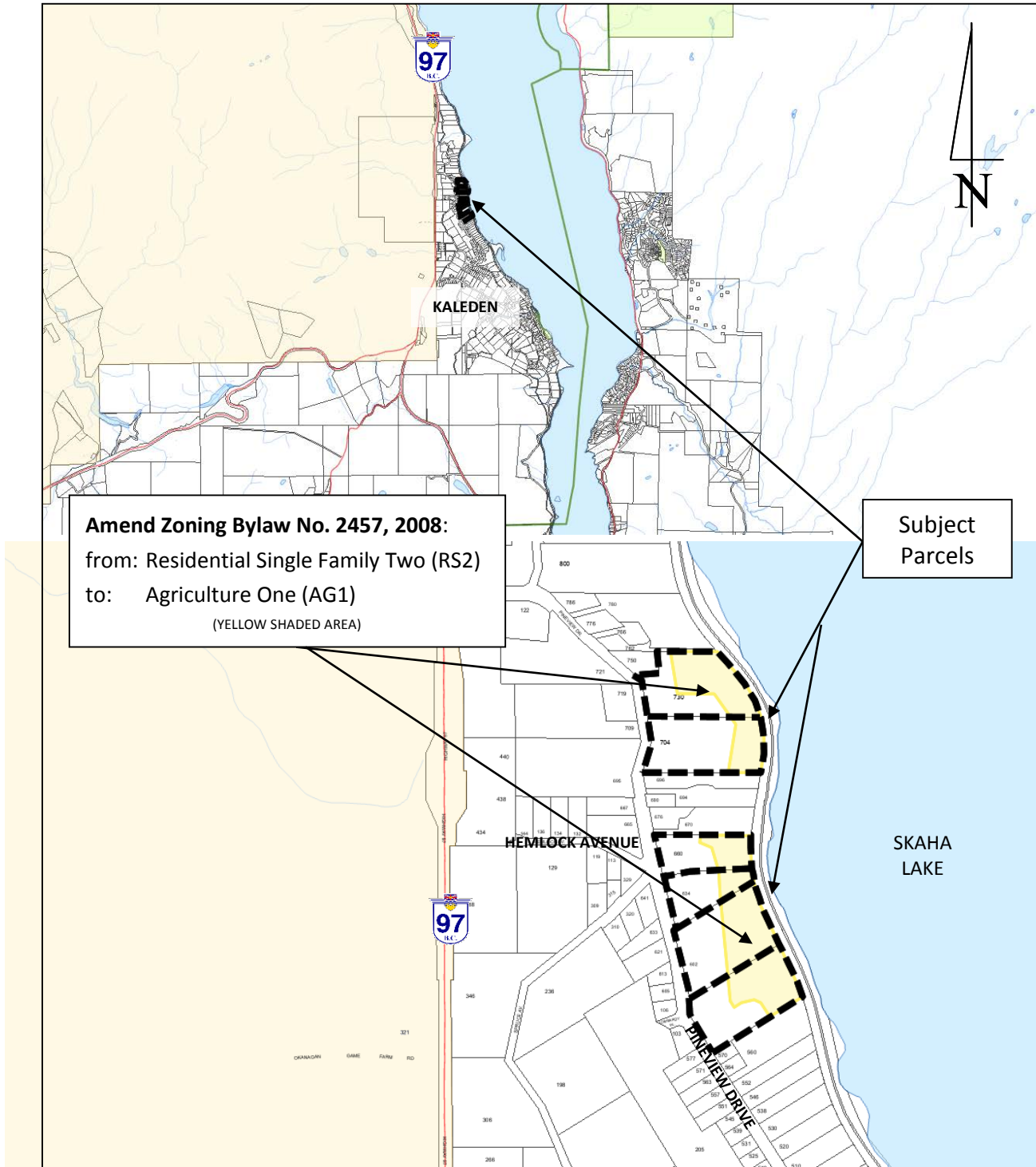
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-204'



Regional District of Okanagan-Similkameen

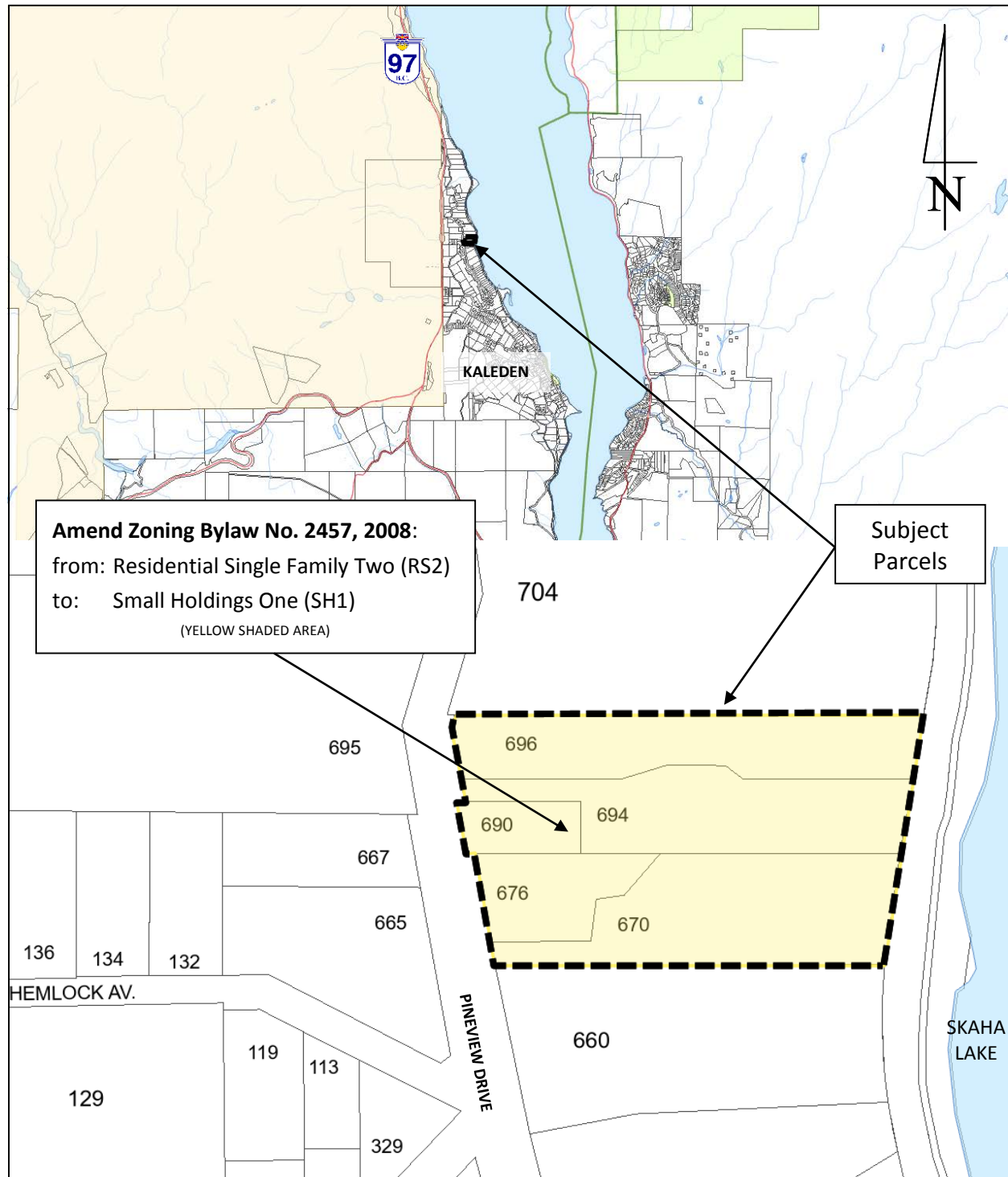
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-205'



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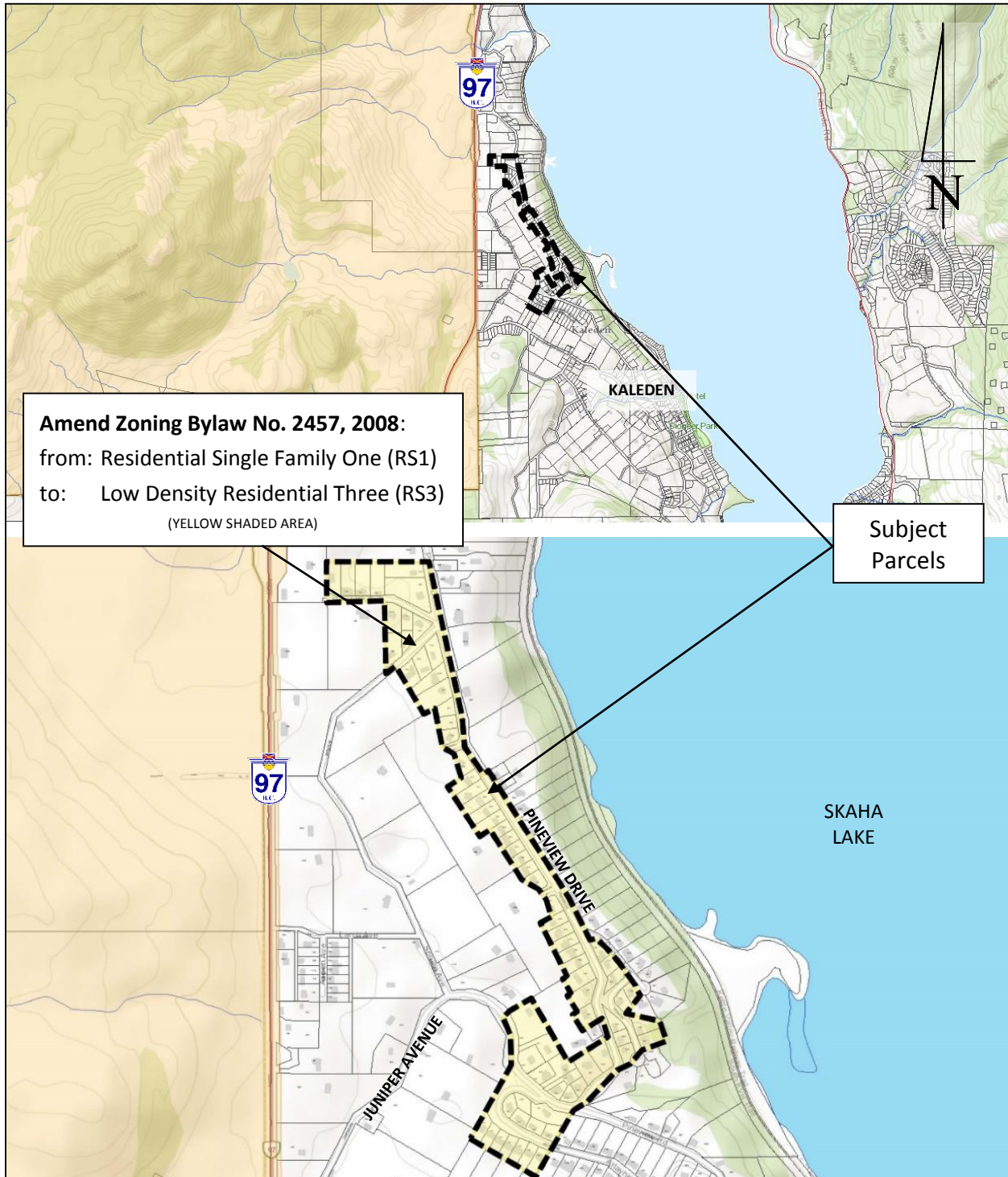
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-206'



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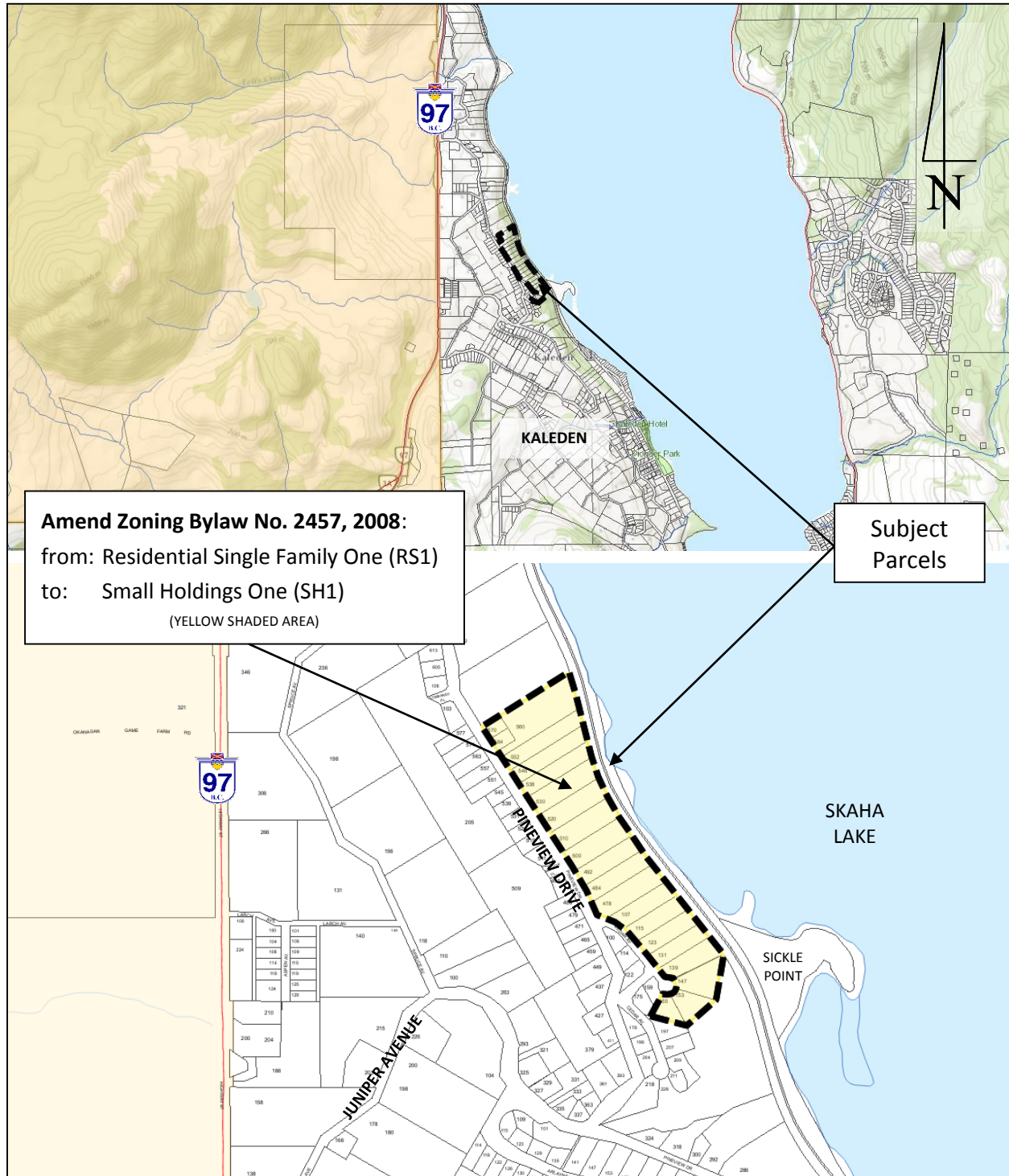
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-207'



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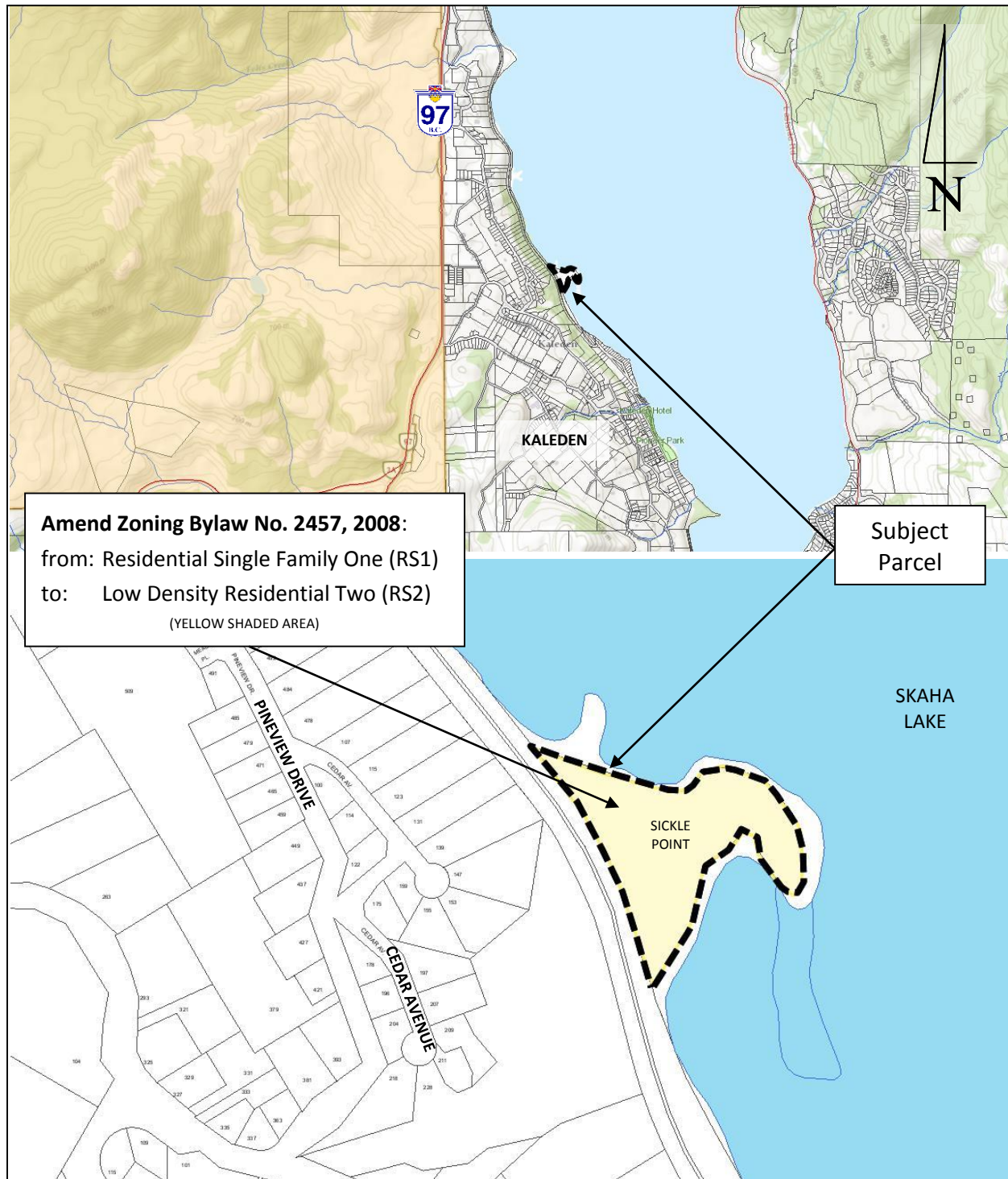
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-208'



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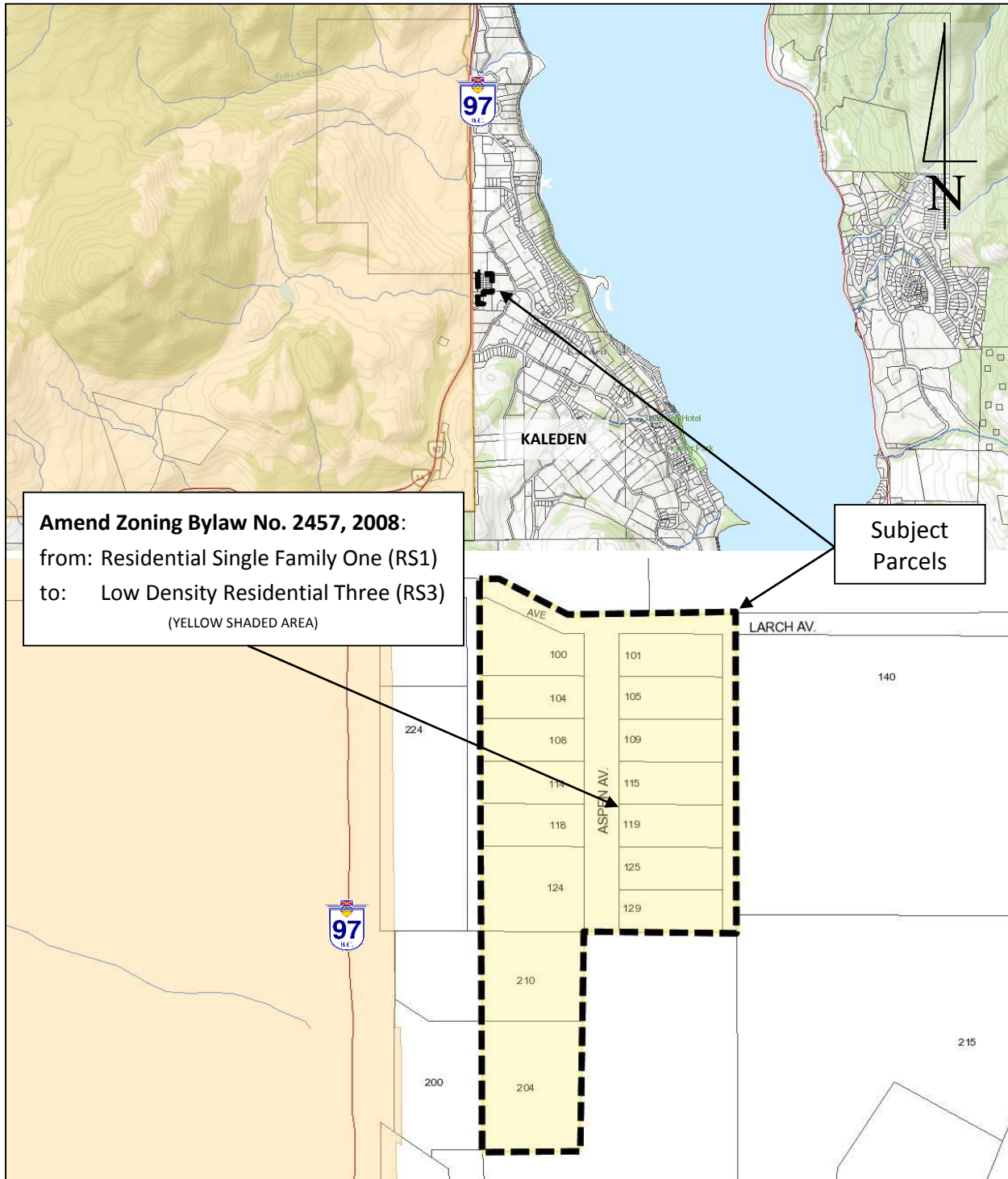
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-209'



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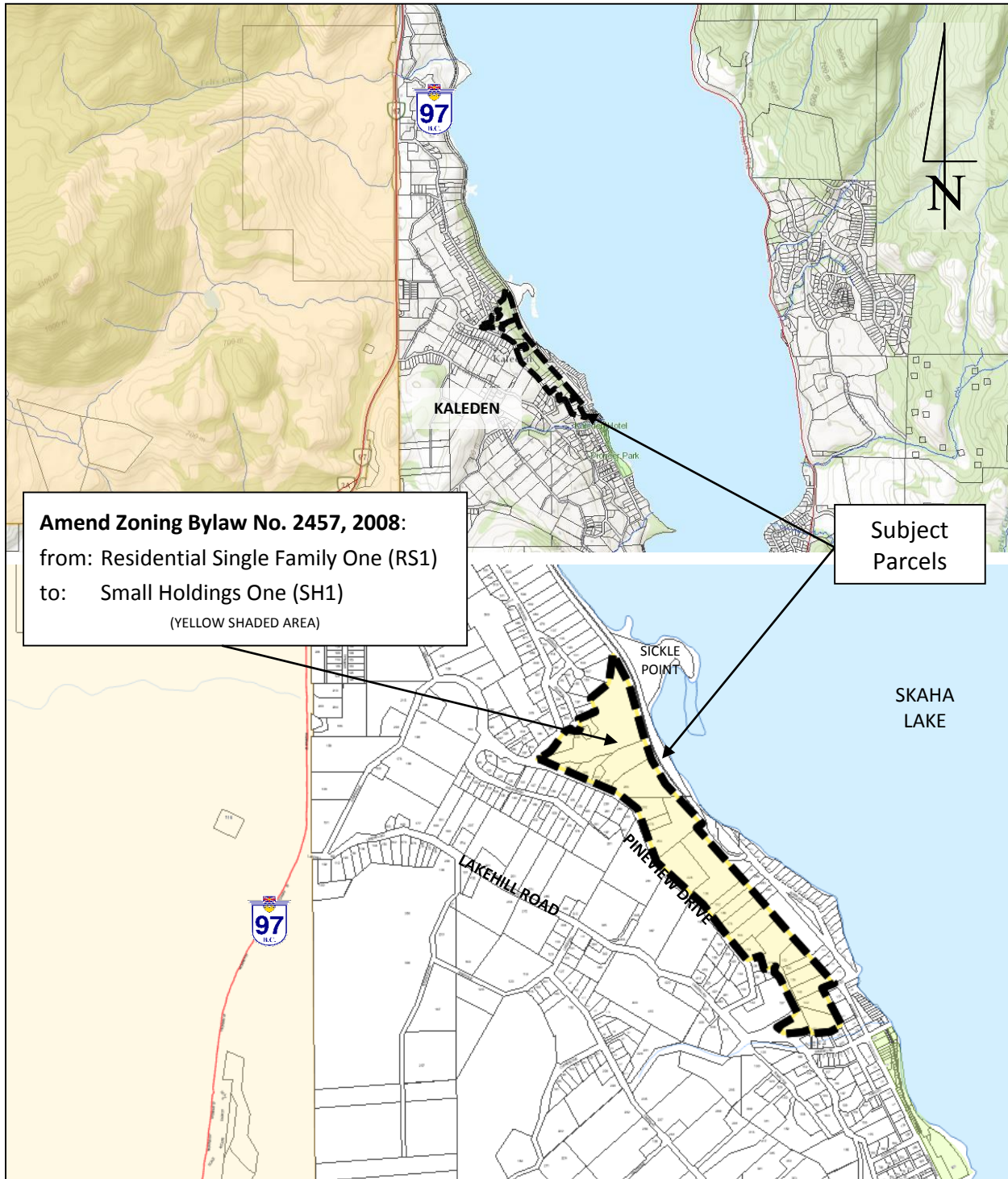
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-210'



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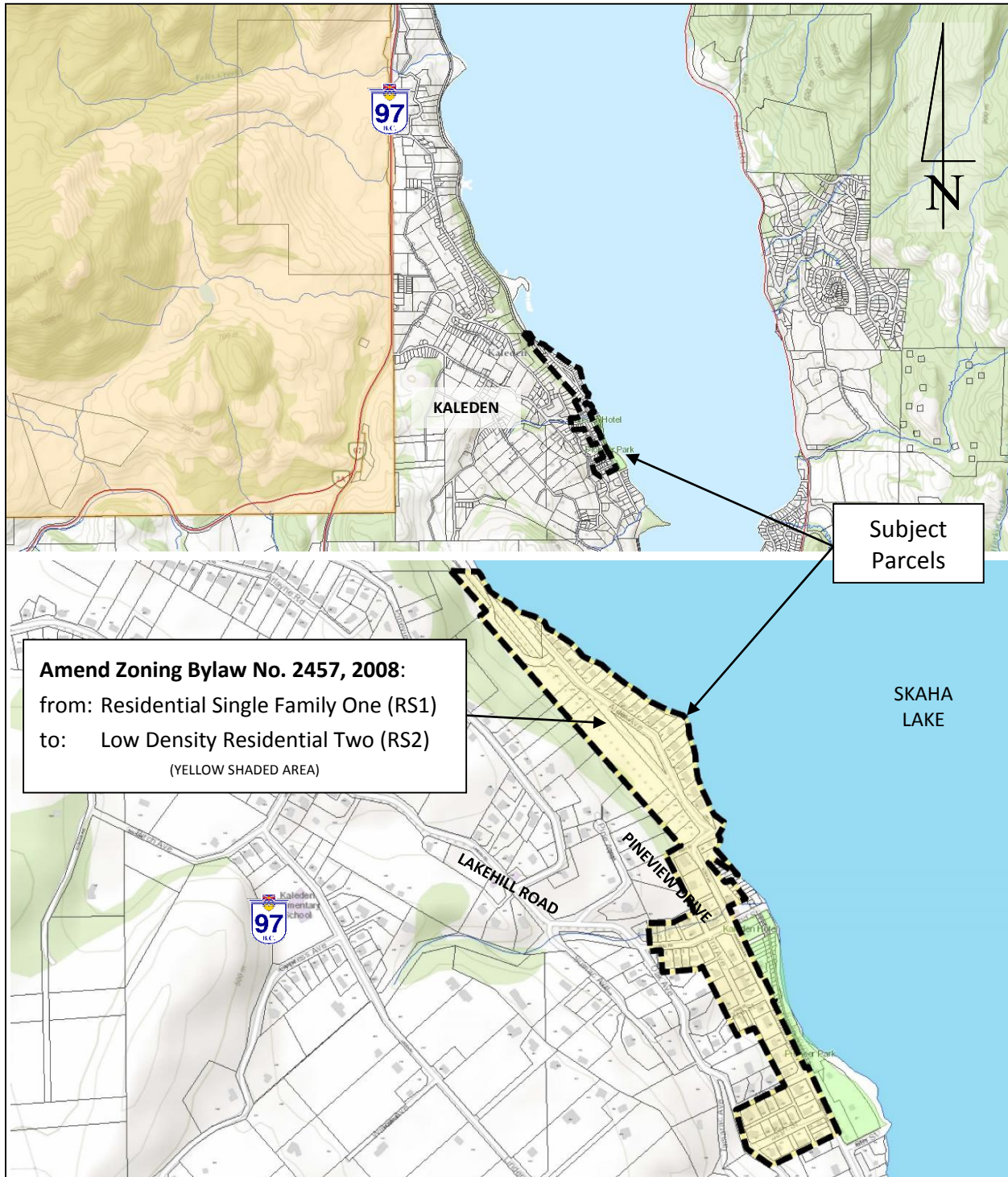
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

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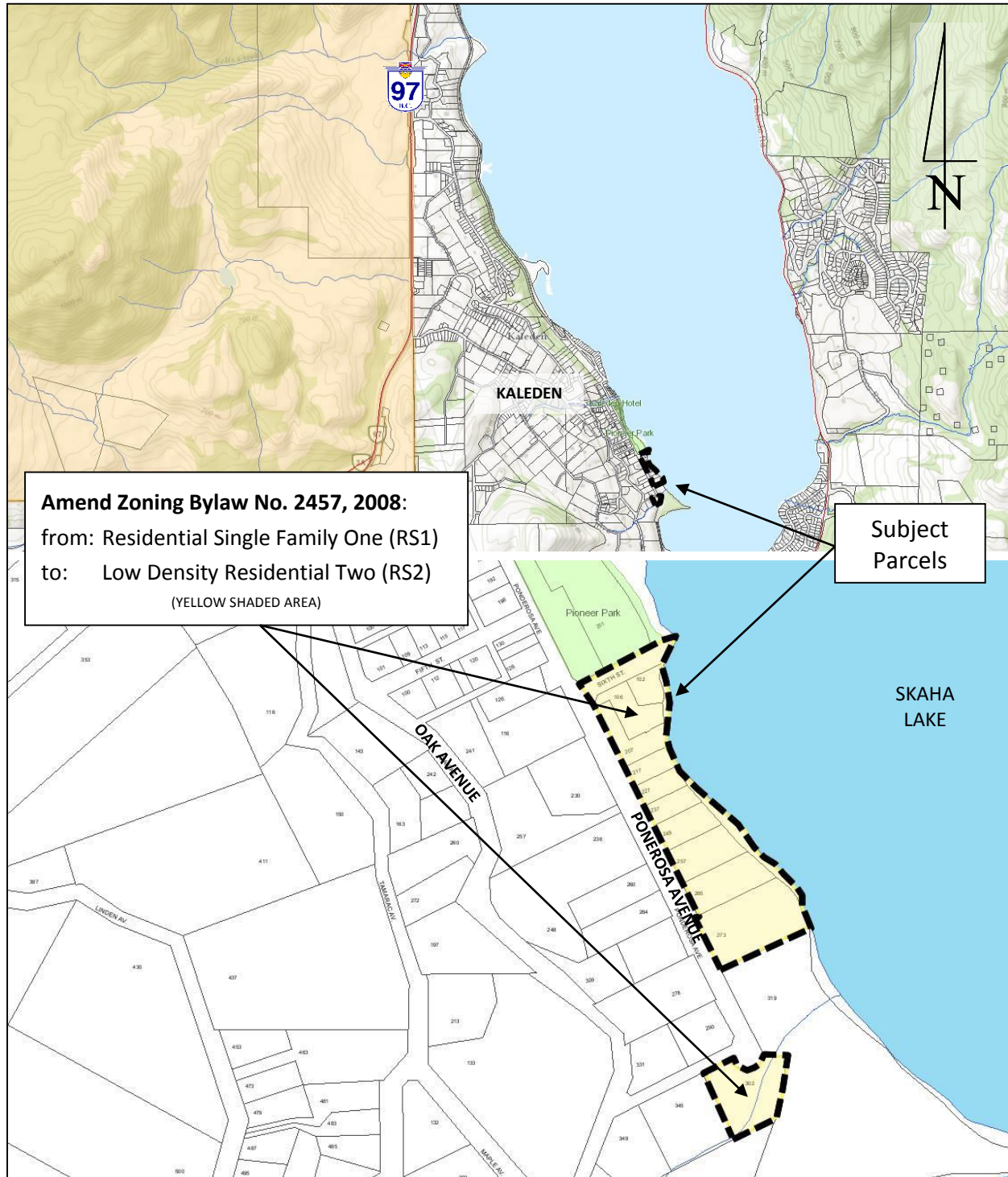
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'I-212'



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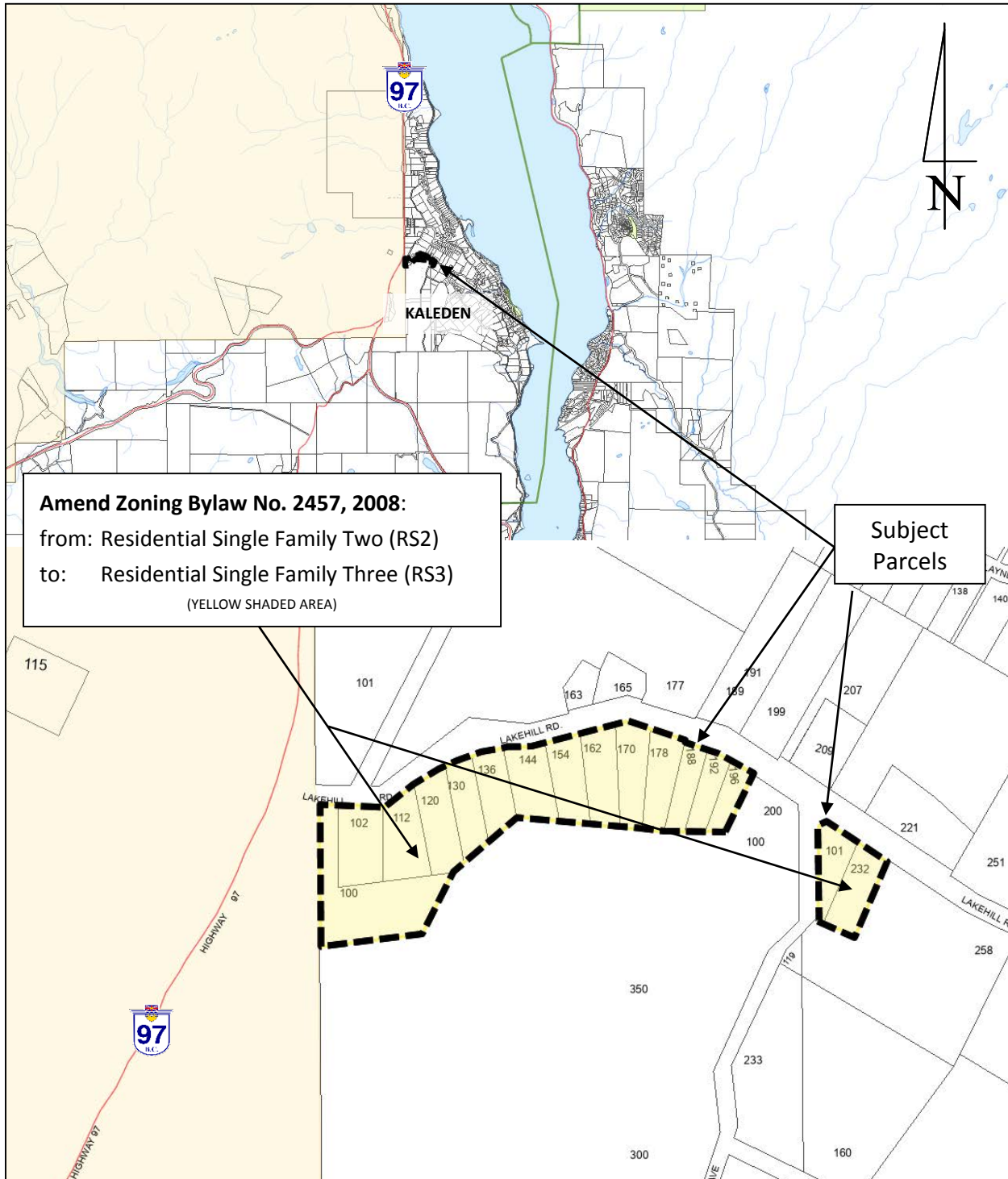
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'I-213'



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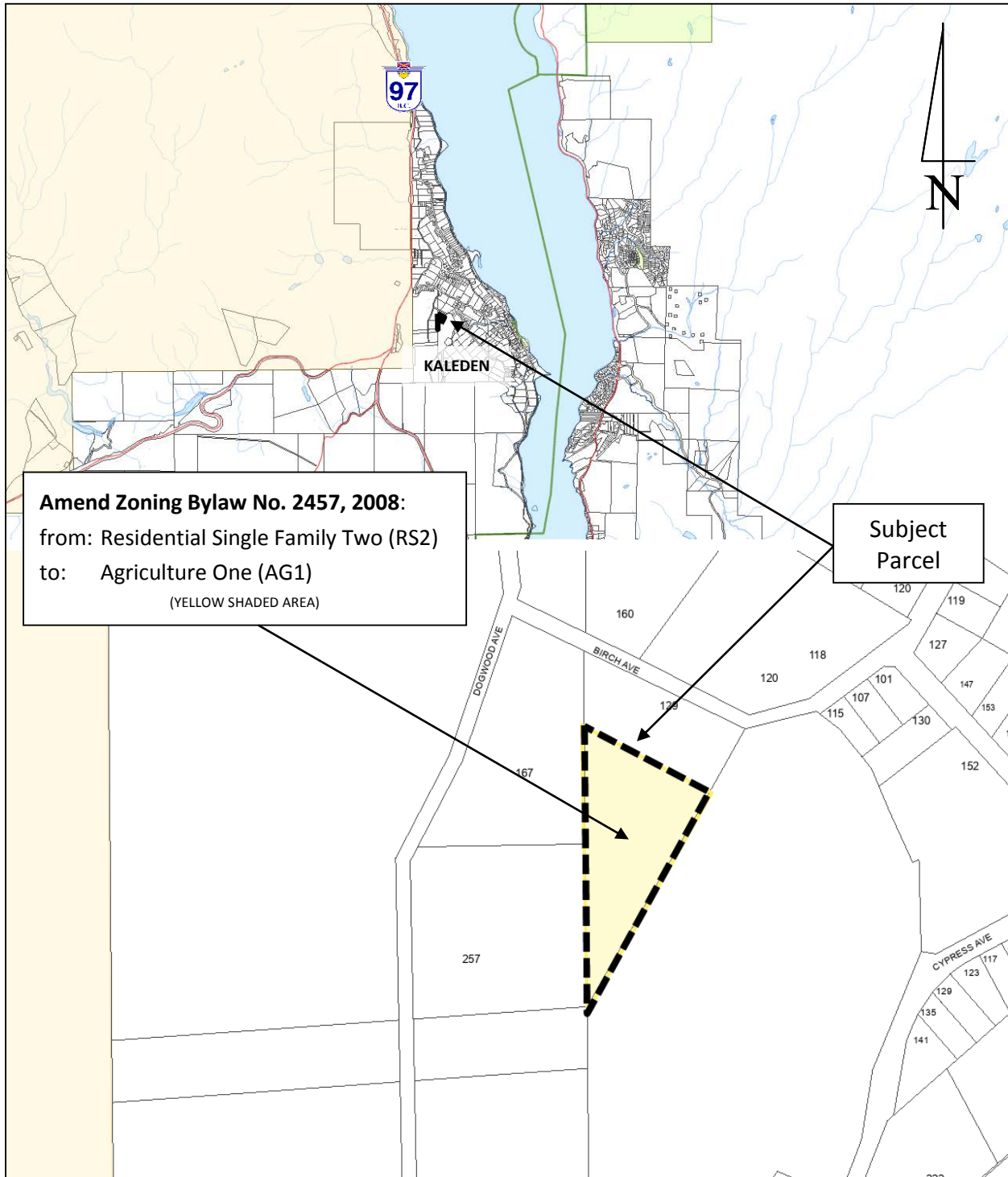
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

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Schedule 'I-214'



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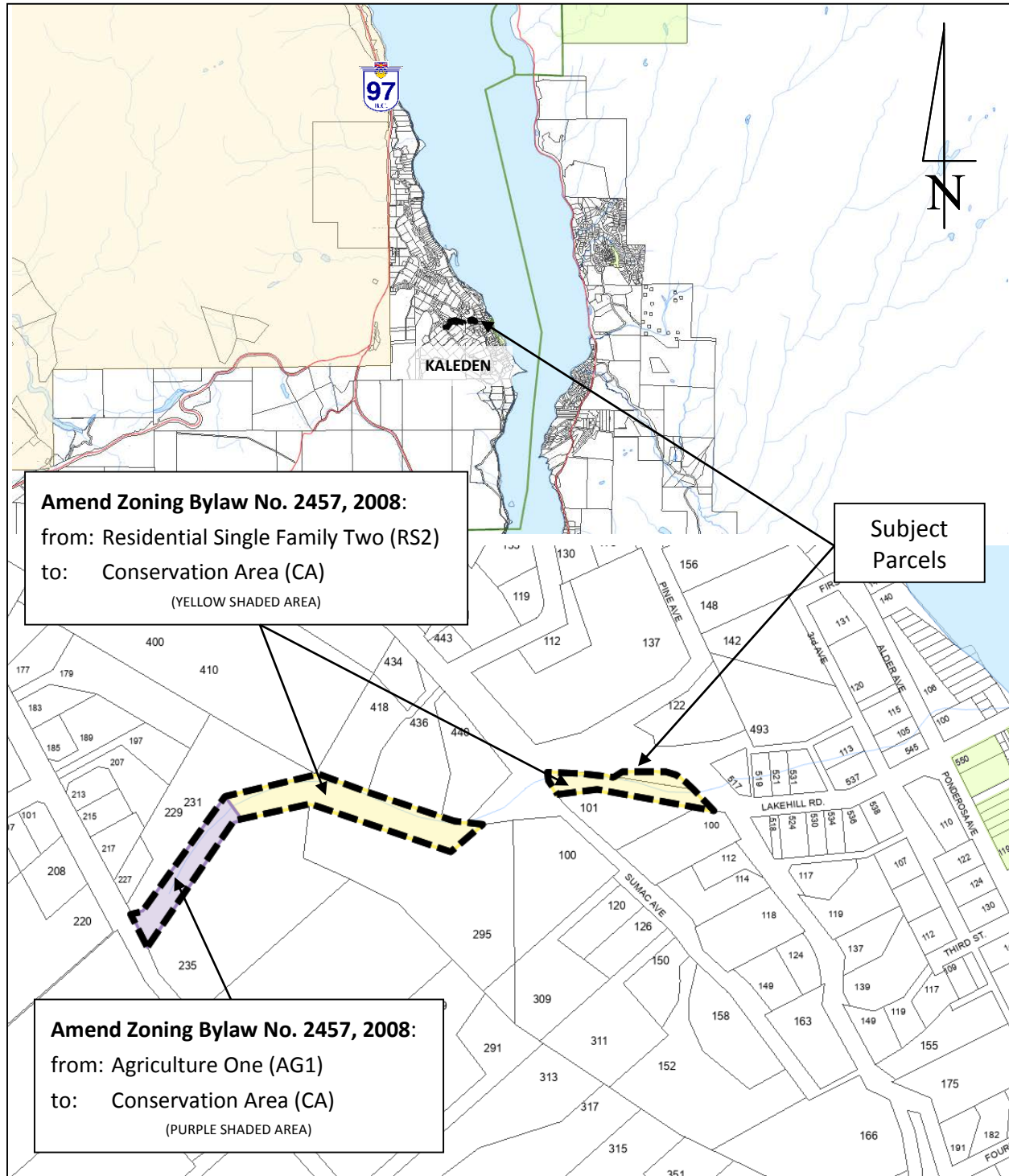
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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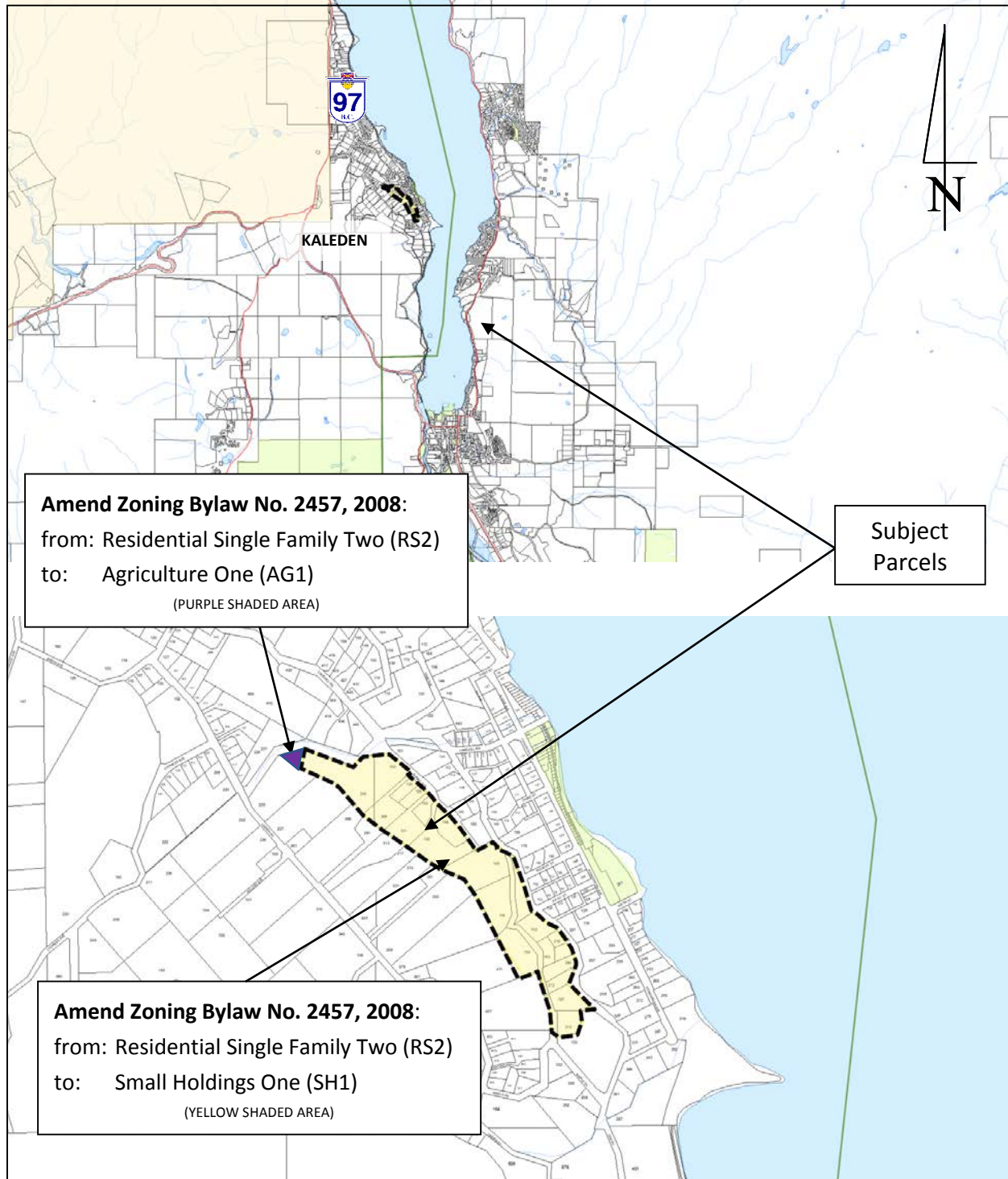
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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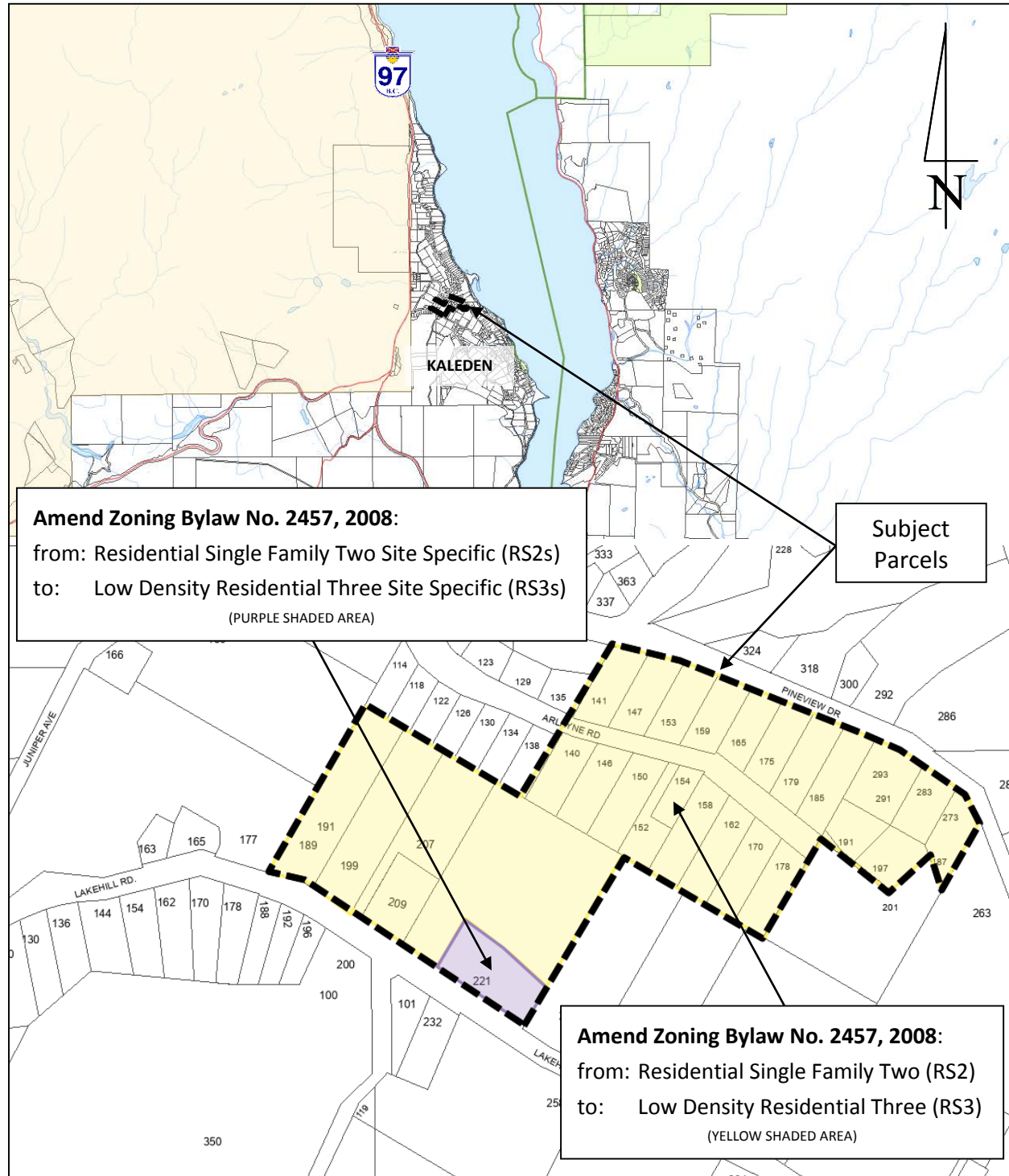
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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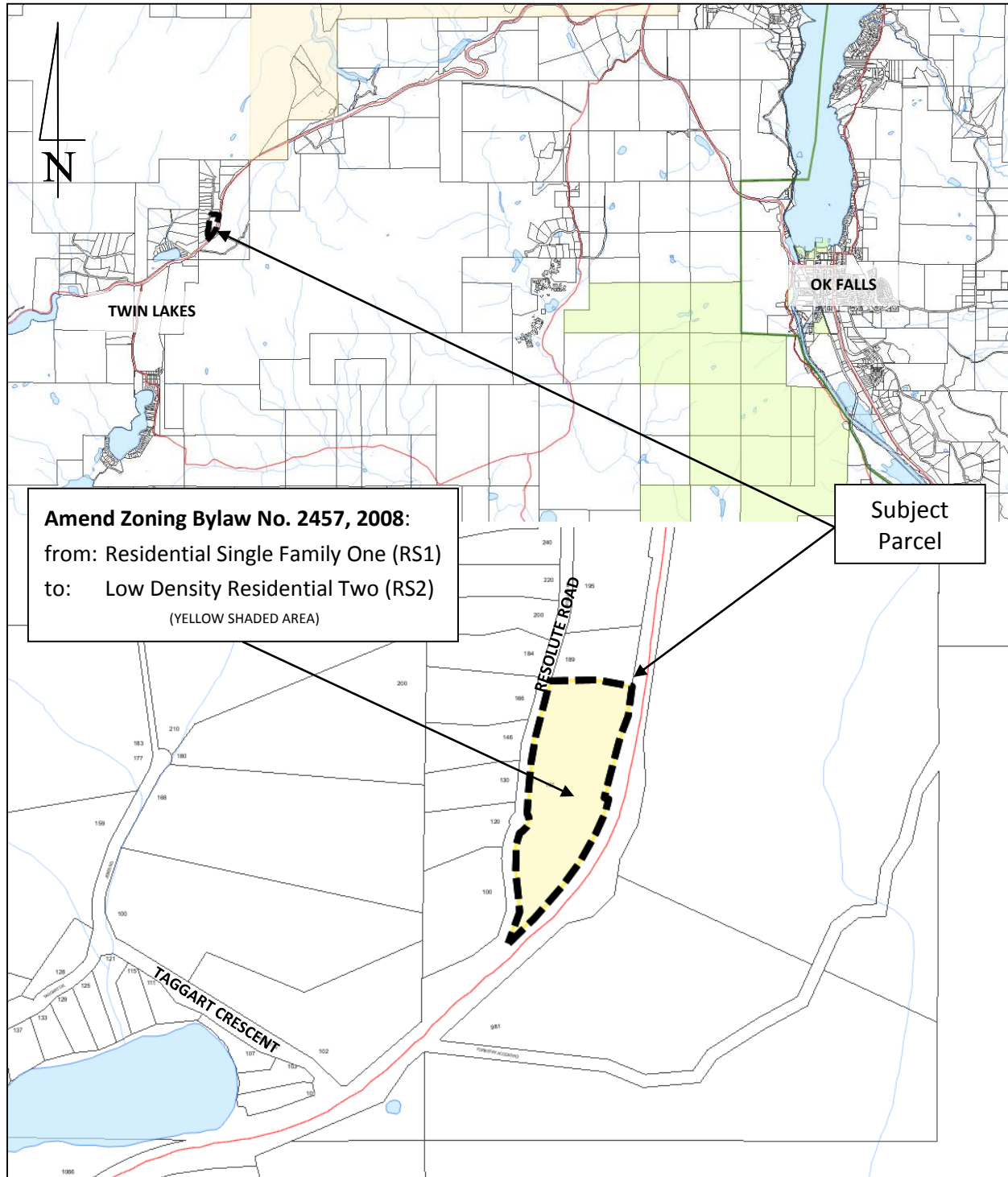
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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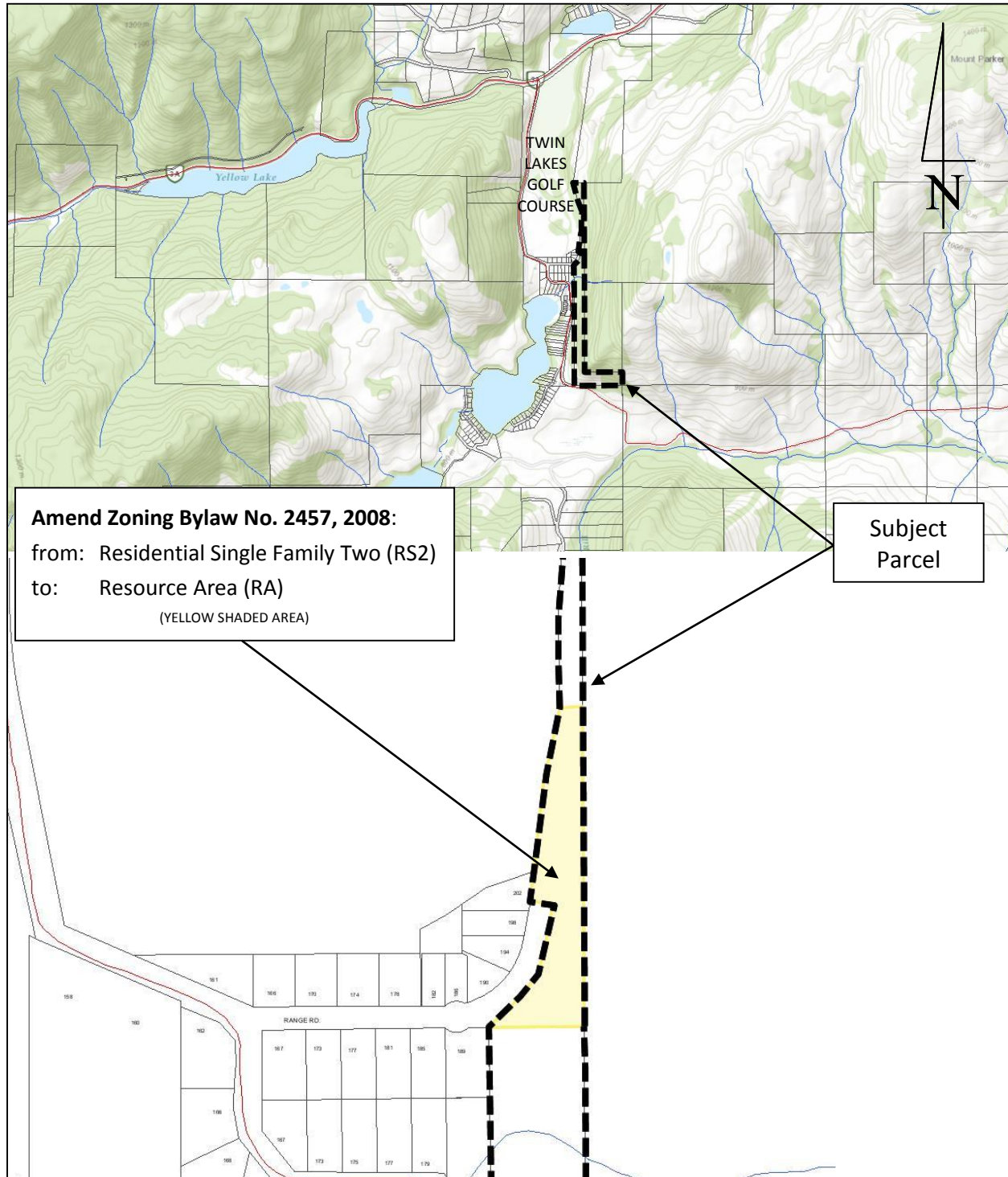
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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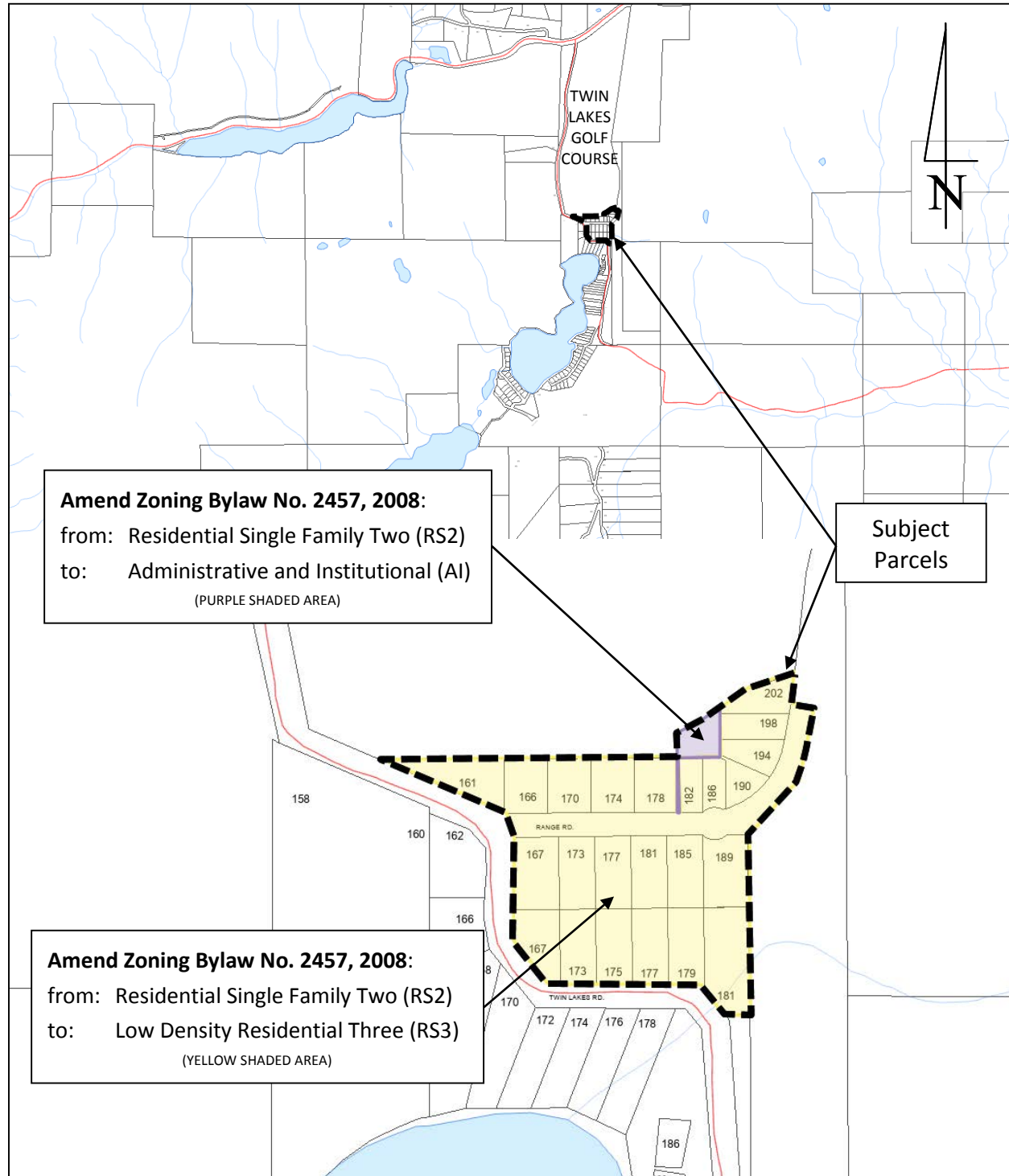
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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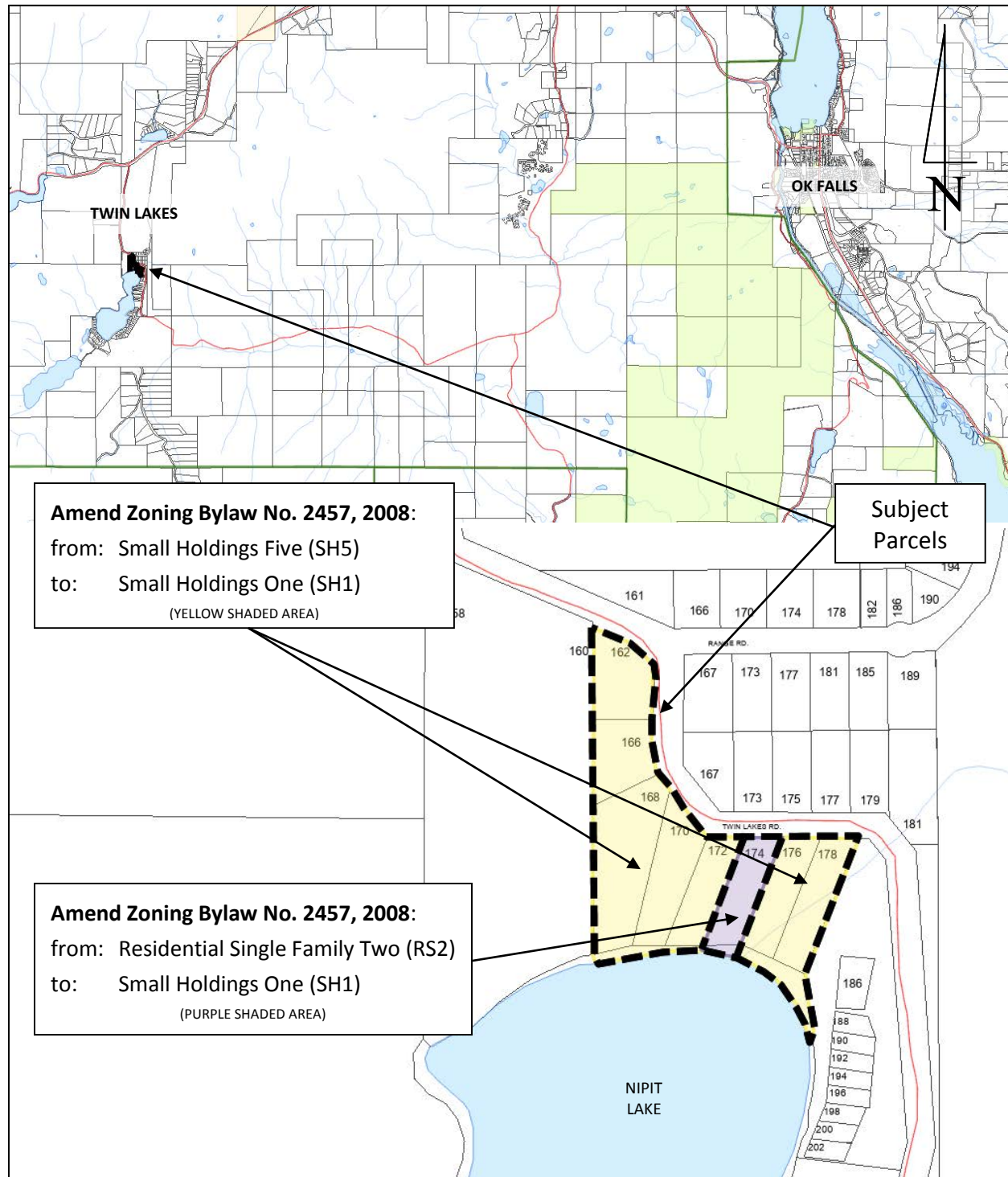
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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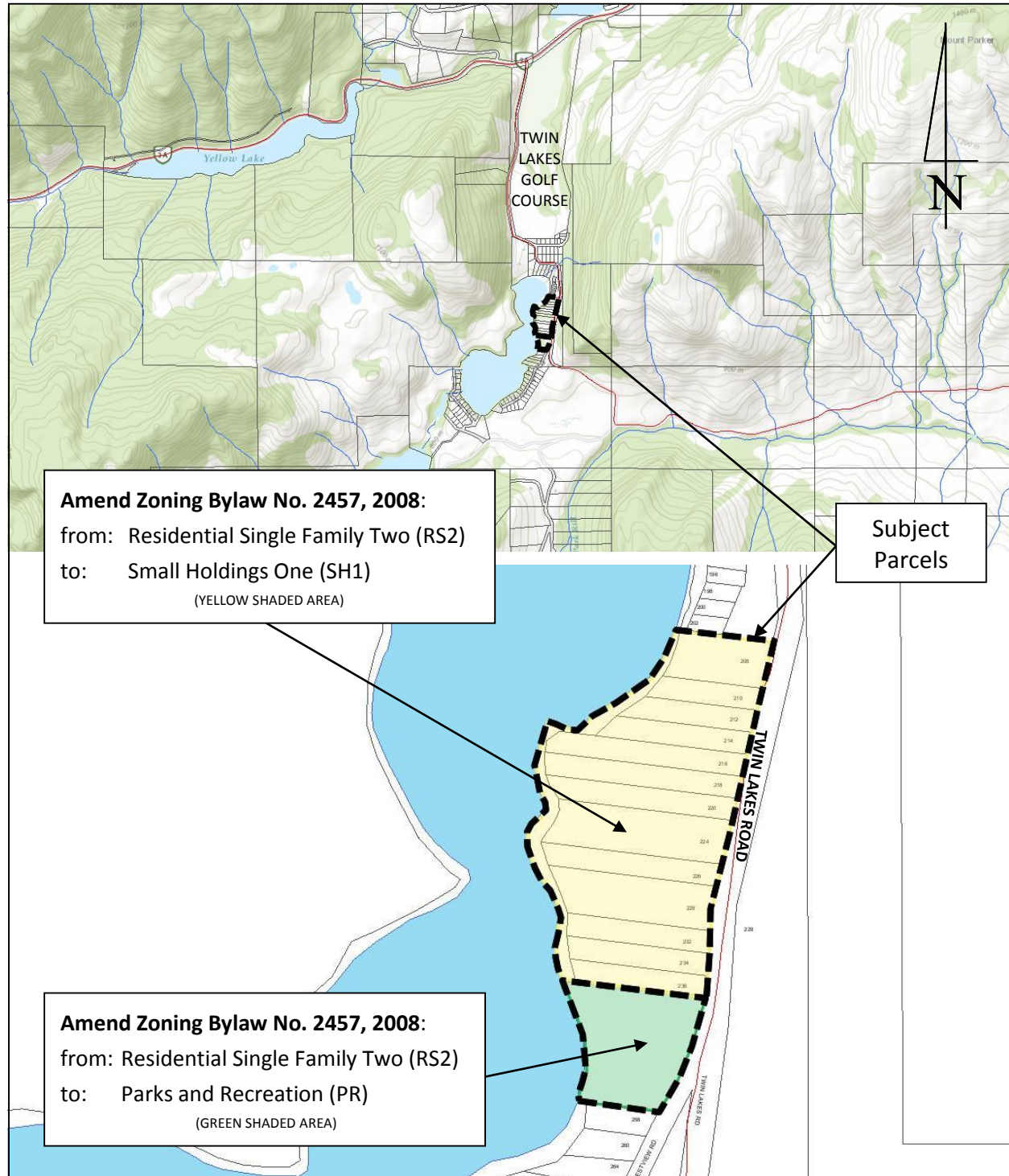
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

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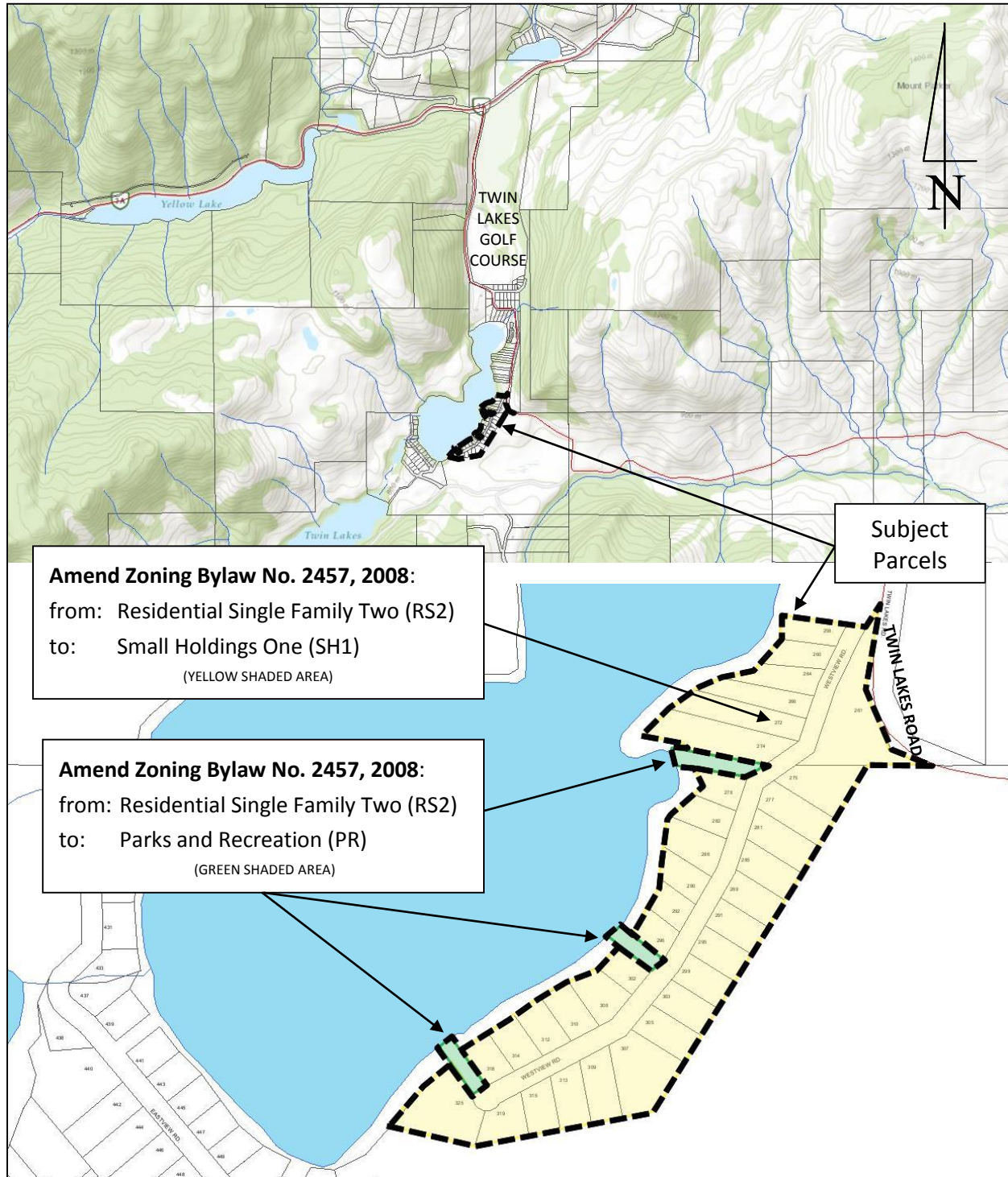
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

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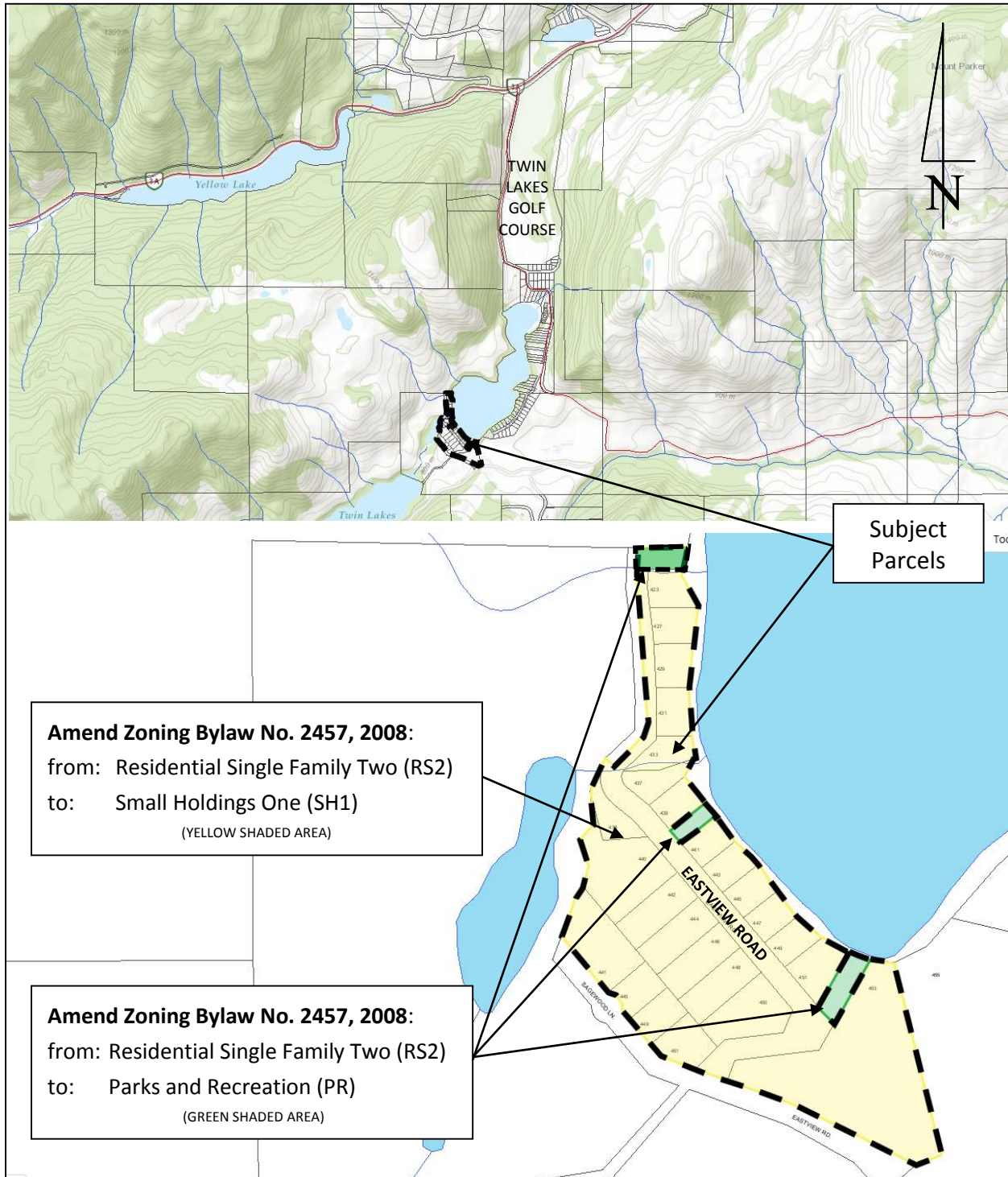
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-224'



Regional District of Okanagan-Similkameen

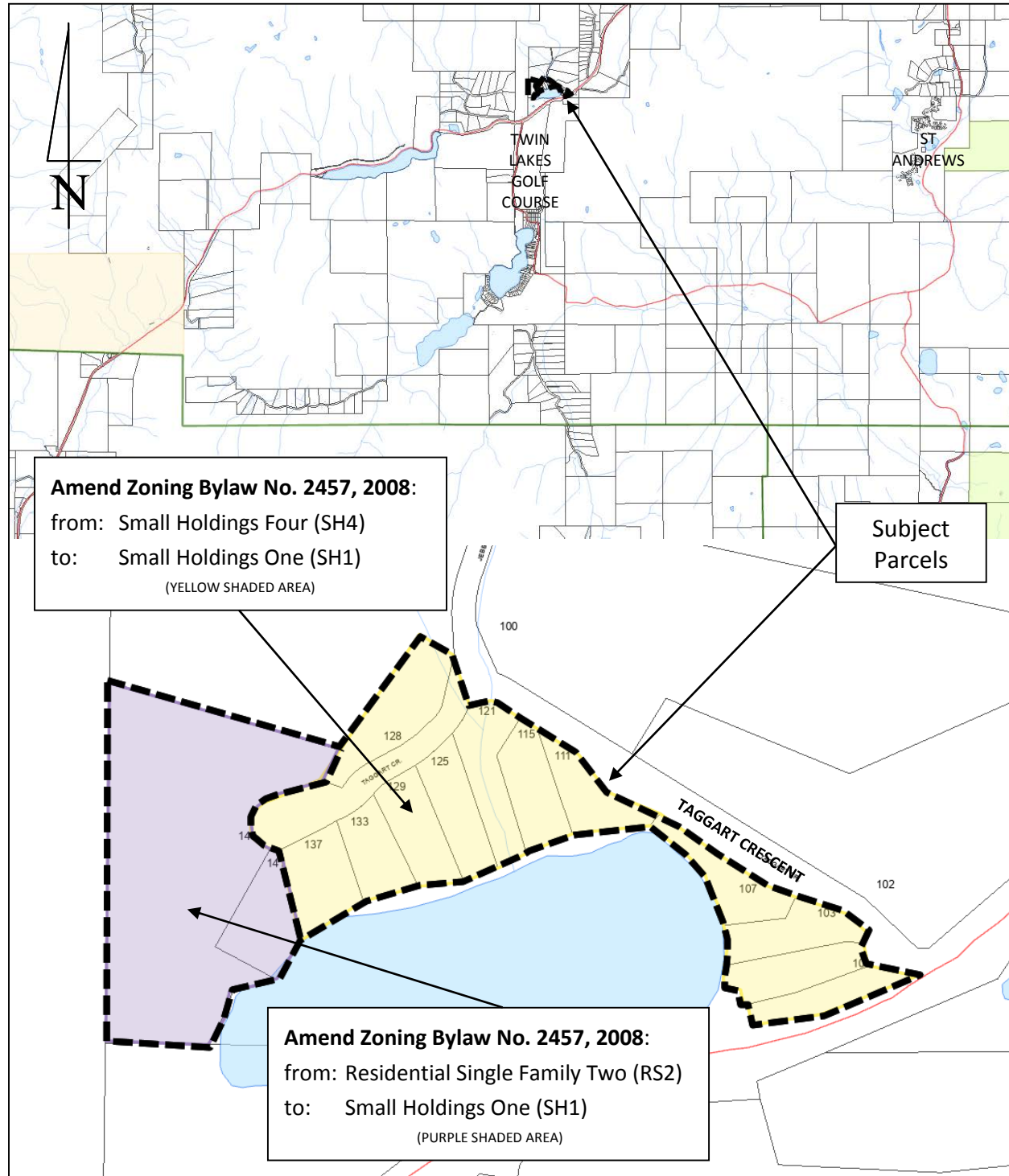
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Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-225'



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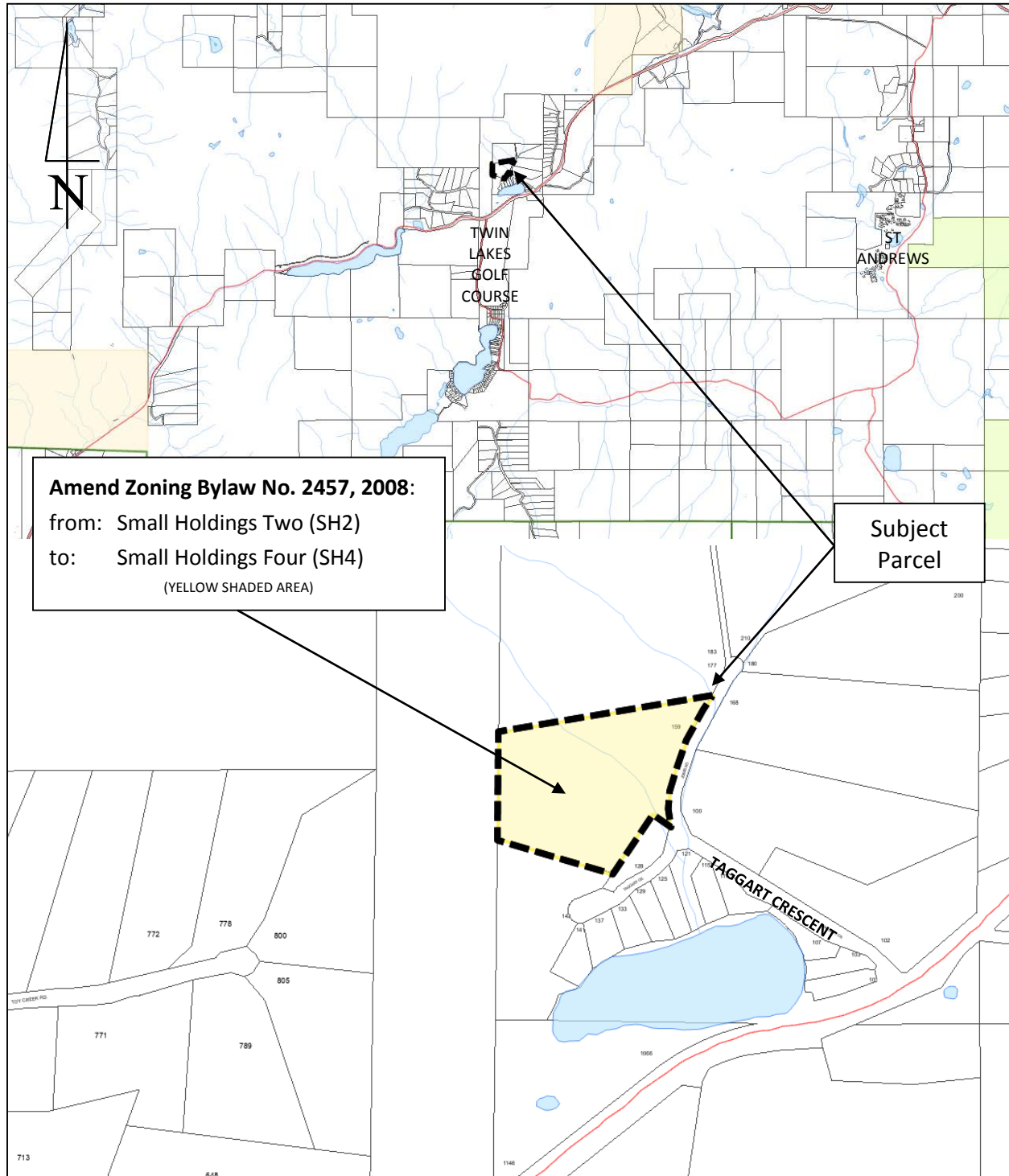
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Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-226'



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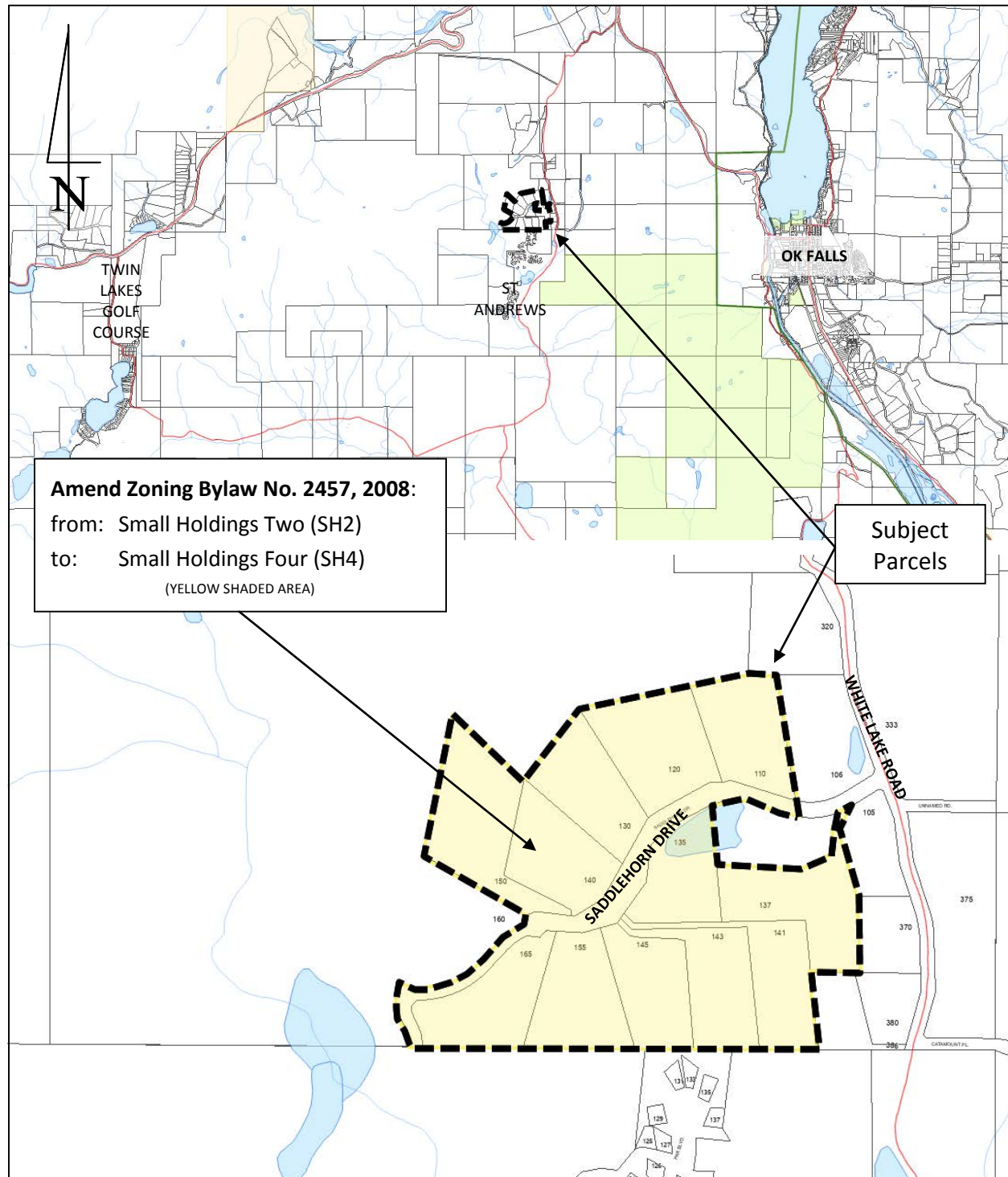
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-227'



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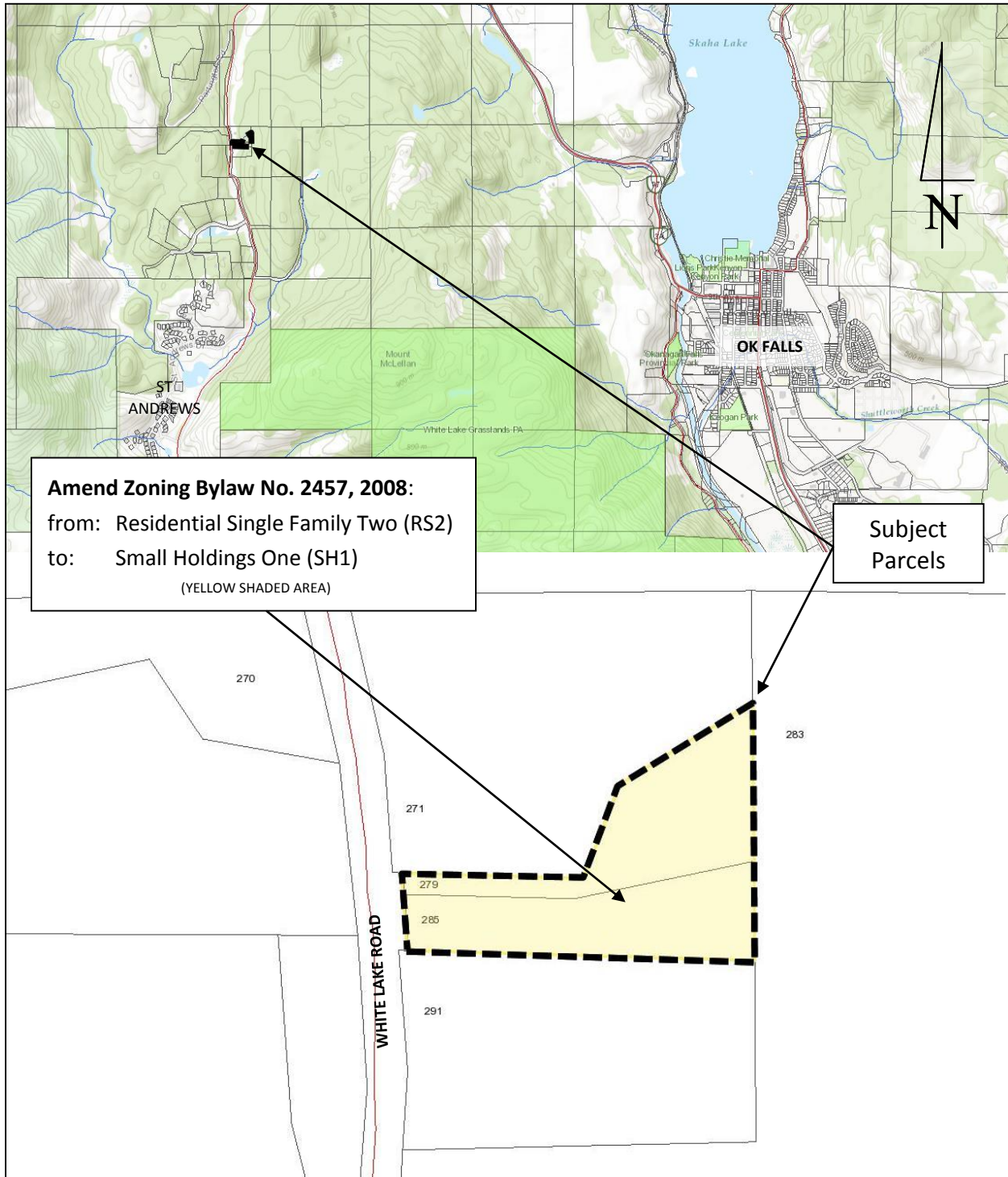
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-228'



Regional District of Okanagan-Similkameen

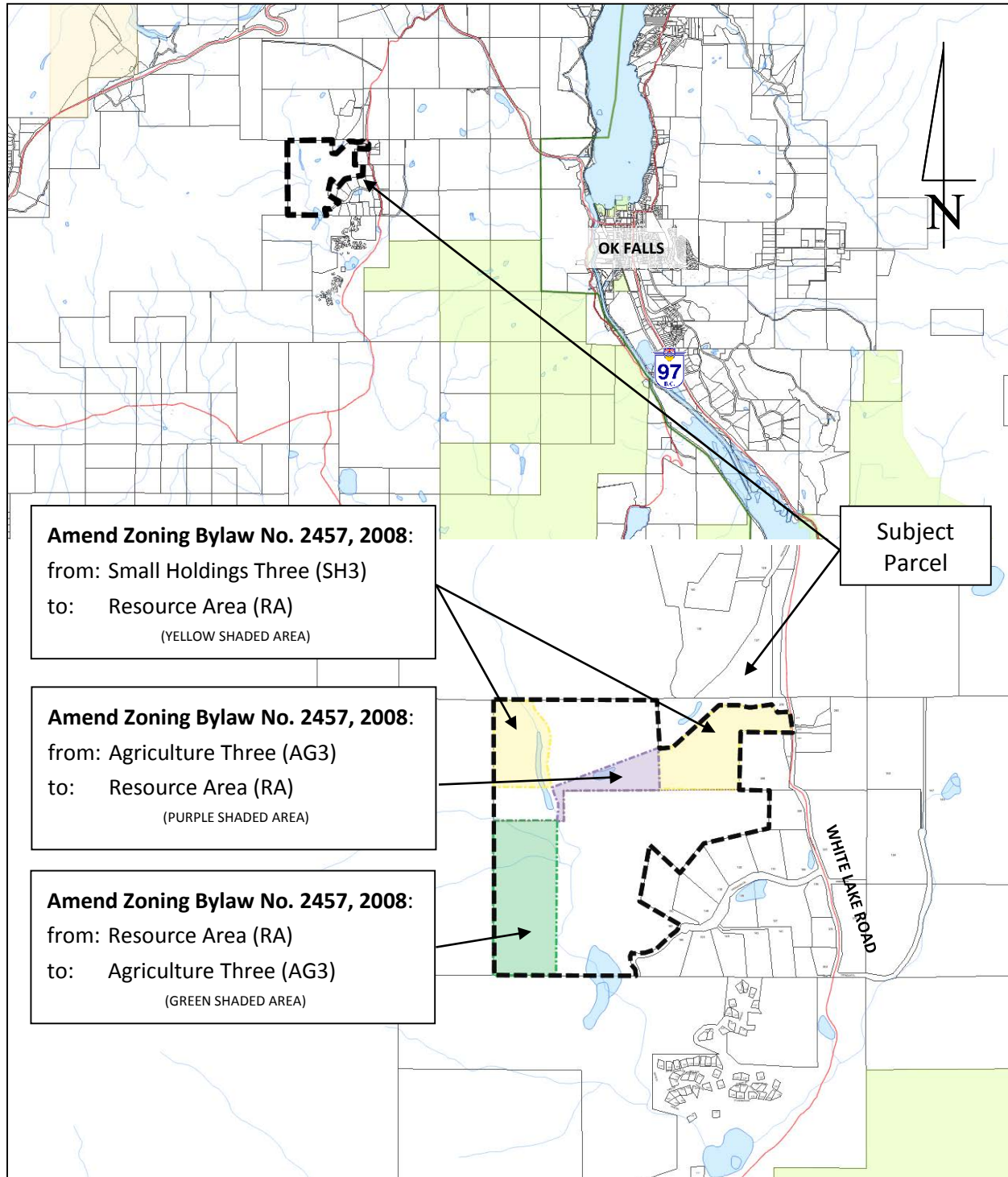
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-229'



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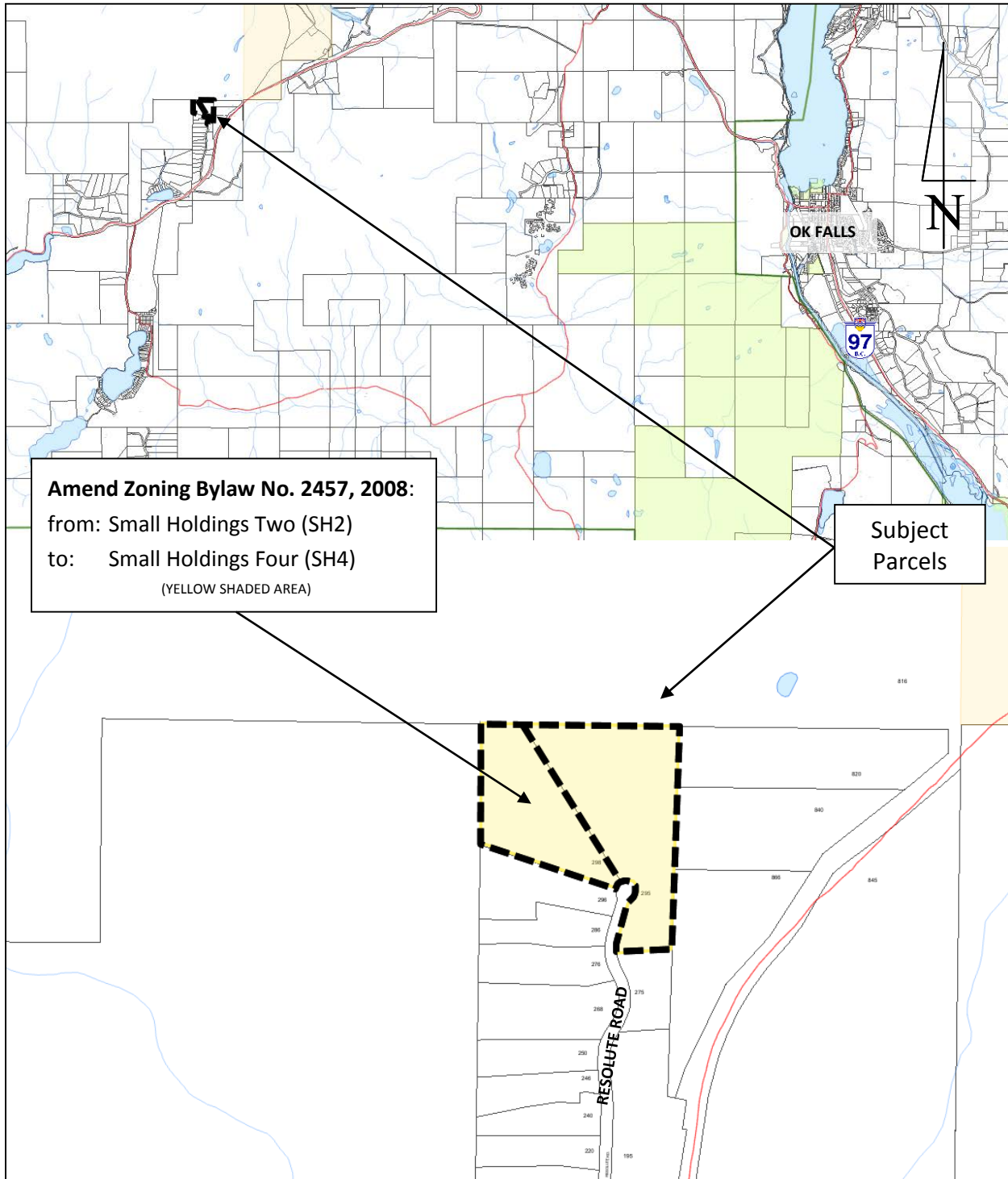
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Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-230'



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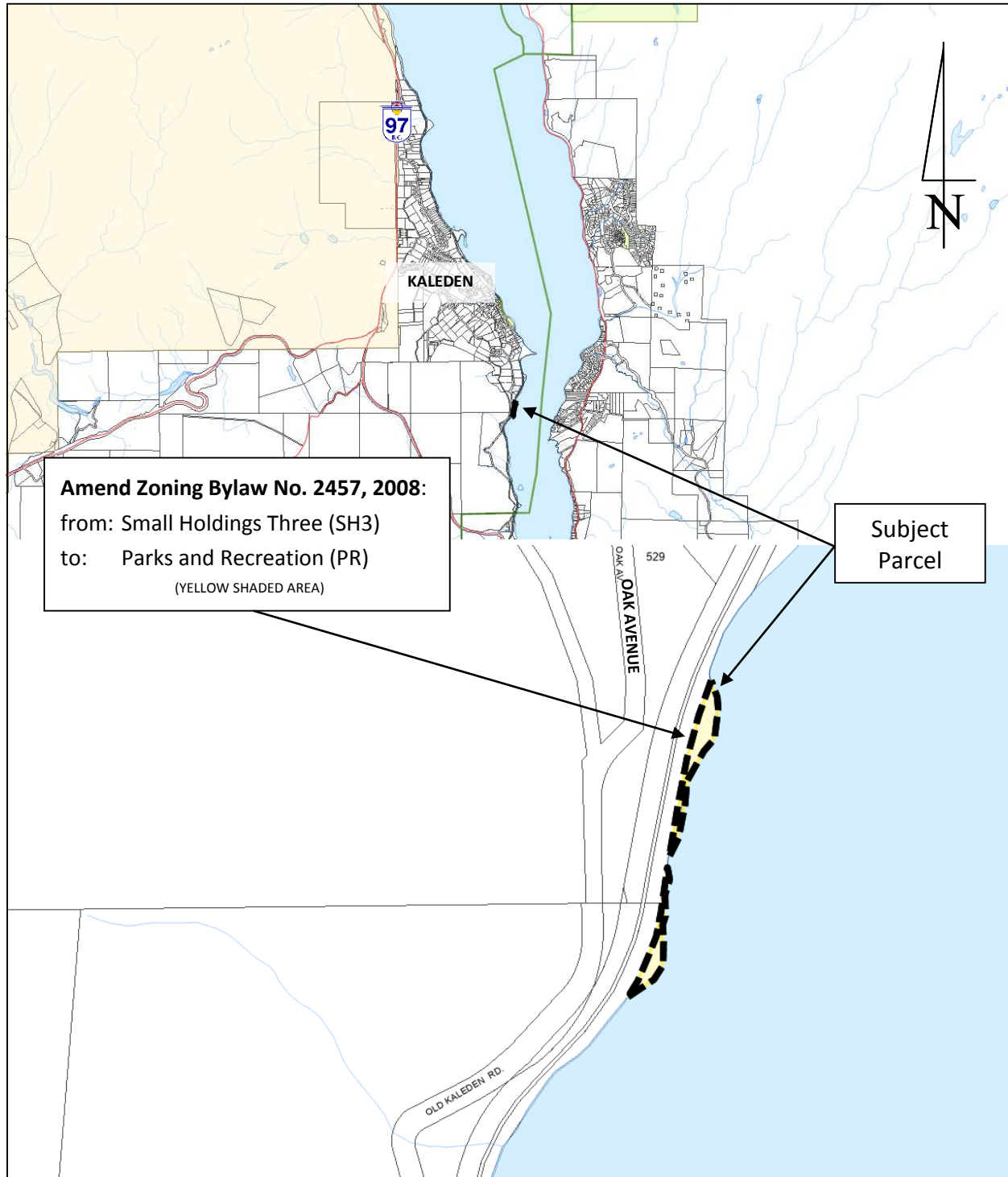
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-231'



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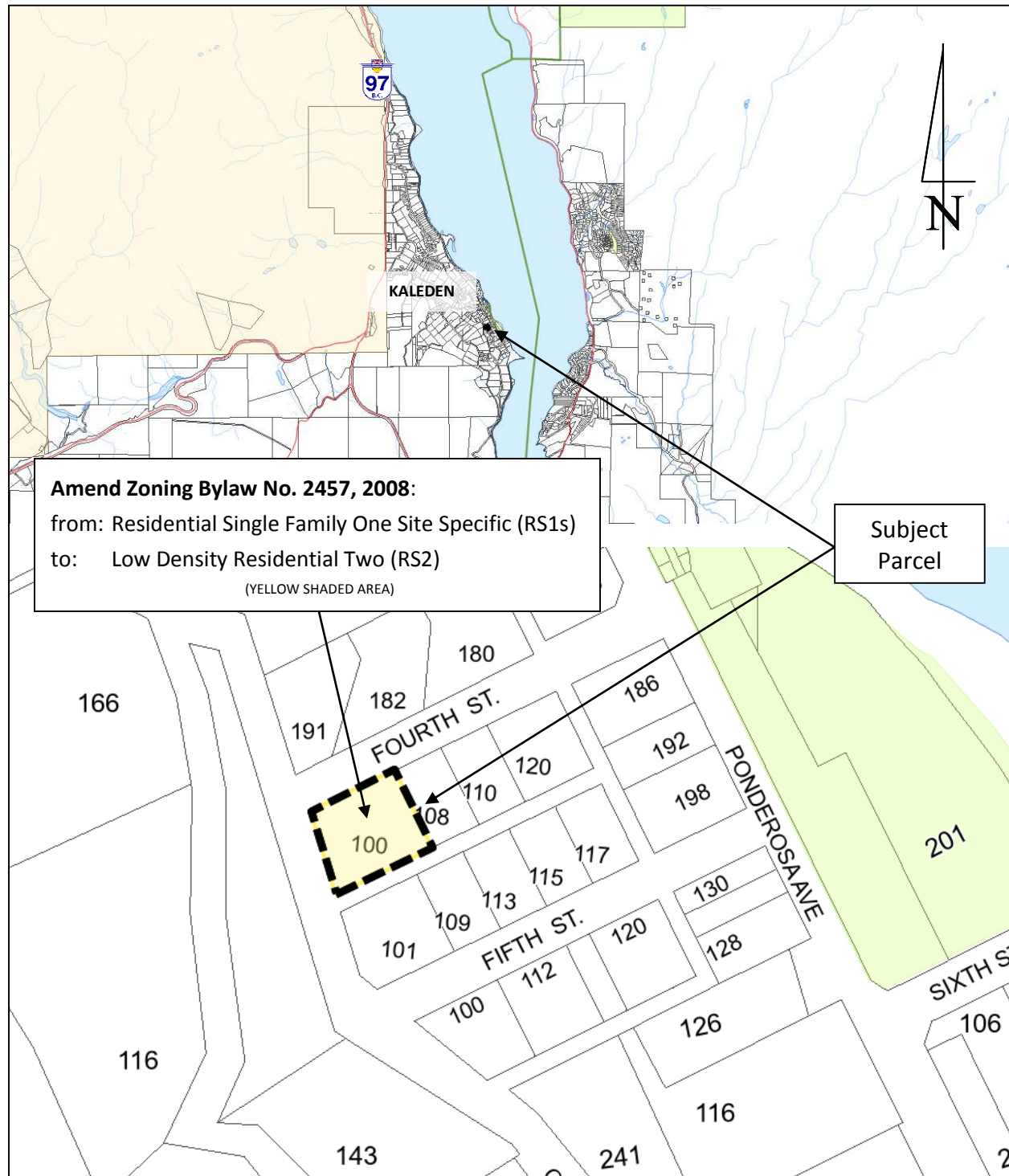
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-232'



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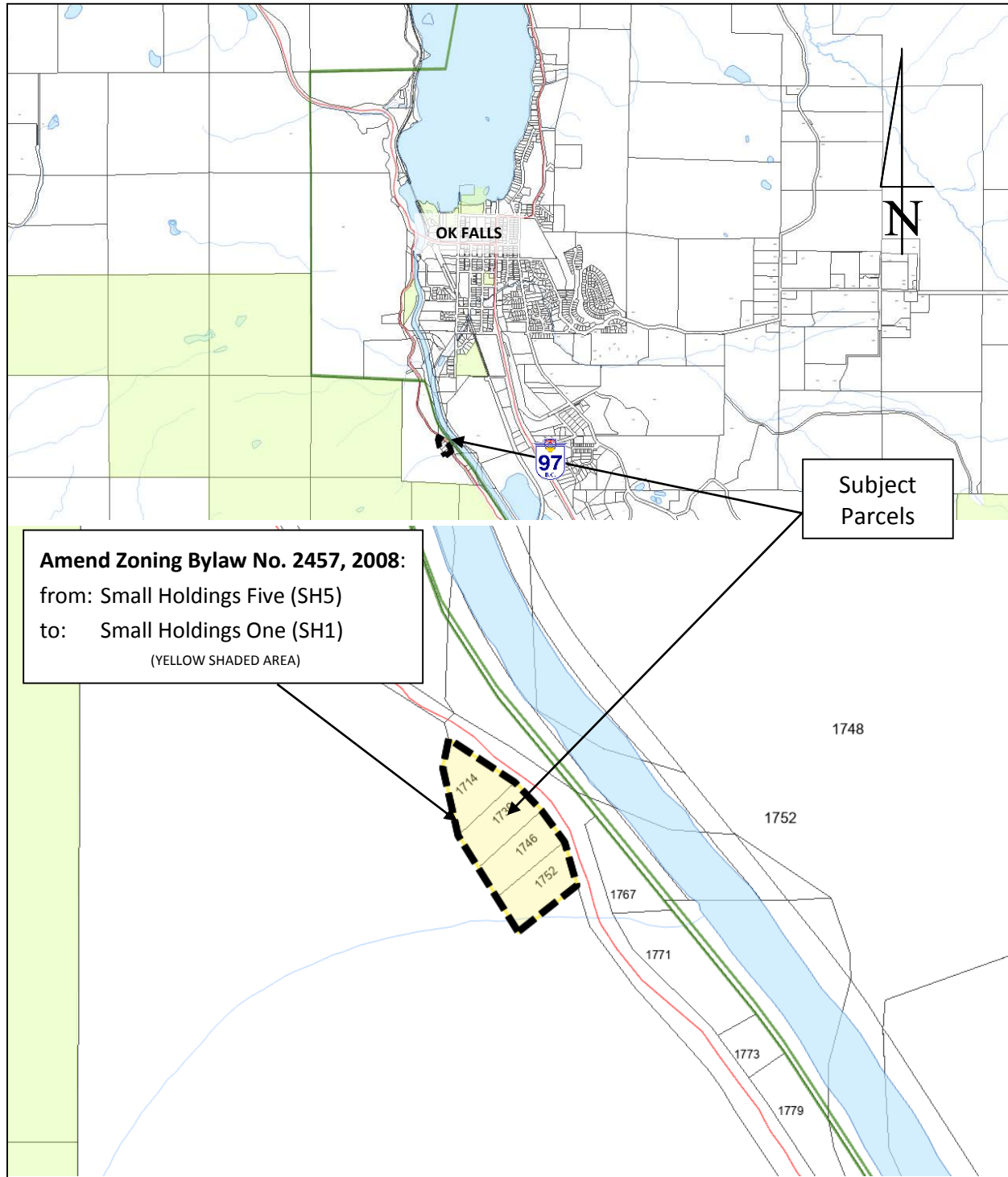
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'I-233'



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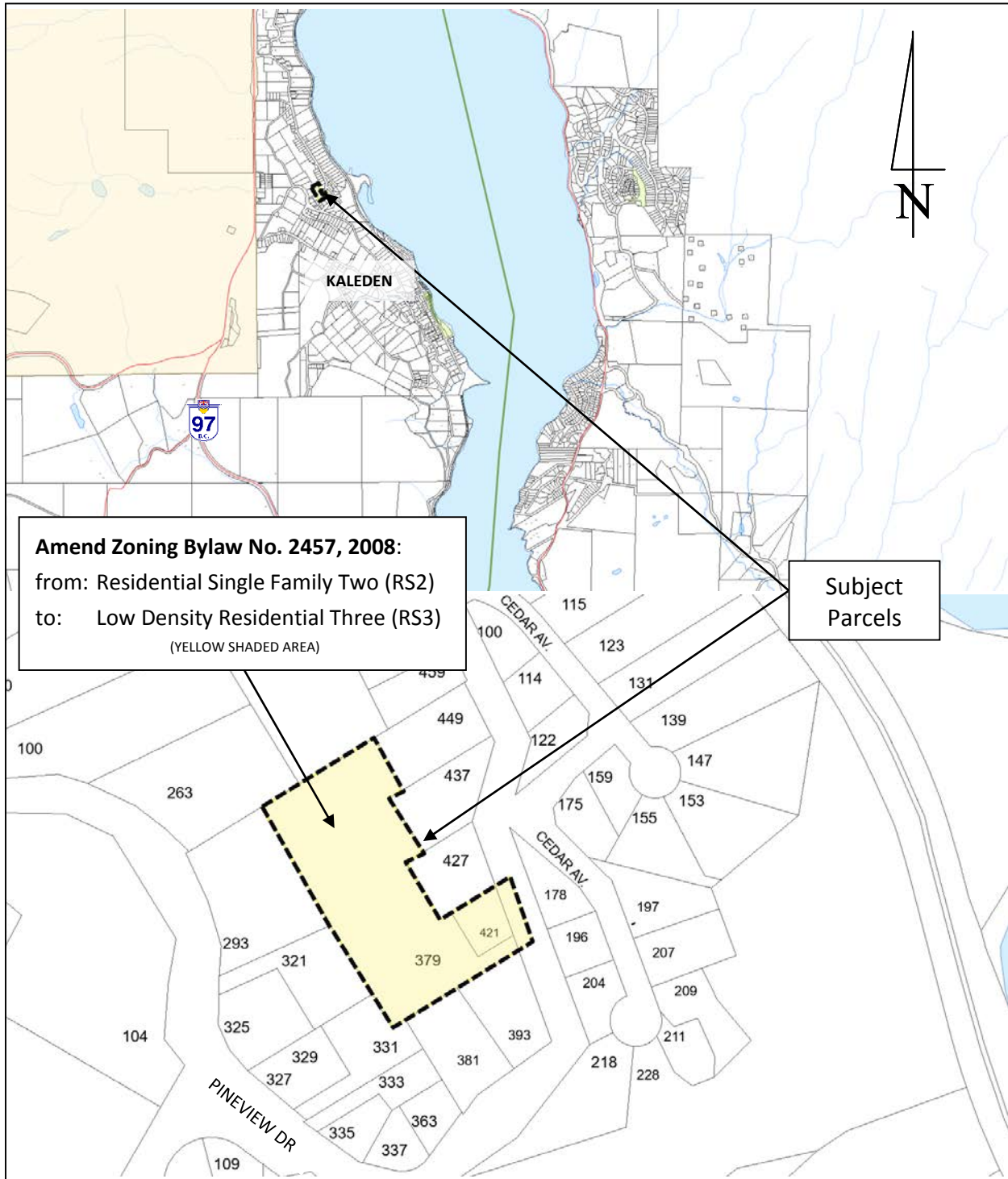
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-234'



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Lauri Feindell

From: Scott Linttel
Sent: July 21, 2021 1:25 PM
To: Lauri Feindell; Evelyn Riechert; Christopher Garrish
Cc: "
Subject: Re: Residential Zone Update
Attachments: 100.pdf

Importance: High

Thank you Lauri for your quick follow up to our concerns.

We currently own a 39 acre property east of Wilson Mountain Road zoned SH4...Lot 1, Plan KAP79573, DL918s,SDYD.

Our apologies for the tardy response to your May 11, 2021 letter regarding Zoning Amendment bylaw 2892,2021...

We are very opposed to your proposed zone consolidation of SH4 and SH2.

Enlarging the minimum lot size by 25% from one acre to 1.25 acre of 0.5 ha is very detrimental to existing development plans for this property. Additionally, losing the agriculture component for this site is also very disappointing as it has tremendous winery potential.

In early 2018 we had met with RDOS, Town of Oliver and MOT to review engineered drawings for a 31 lot subdivision of one acre + home sites. We had designed a community sewer system and water provided from Town of Oliver from existing reservoir 500m NE of our property, and had very positive preliminary review with MOT. Many of the home sites were just one acre, in a gated bare land strata development offering exceptional home sites within the property's current SH4 zoning.

Your proposed amalgamation of SH2 and SH4, and choosing a 0.5 ha minimum lot size will negatively impact our proposed development and reduce our lot capacity by at least 25% to a maximum of 22. This will render the project unviable and cause significant monetary damage in lost development and/or potential resale.

Attached is the existing subdivision plan brought forth in 2018.

We would ask you please give our concerns valid consideration prior to making any changes to existing zoning, keep us up to date via email regarding any public meetings and/or request a meeting in person to discuss at your earliest convenience.

Thank you,

Scott Lintell
president
Lintell Projects Ltd
T262 Enterprises Ltd

From: [Lauri Feindell](#)
Sent: Tuesday, July 20, 2021 9:38 AM
To: [Evelyn Riechert](#) ; [Christopher Garrish](#)

Subject: Residential Zone Update

Would like to discuss the letter sent out in May (has moved and just received letter), regarding the residential zone update, has a large property (40 acres) in Oliver and is concerned about the amendment,

Scott: If you would like to send a return email (to Chris and Evelyn) your concerns/inquiries, property location, that would be beneficial that they would have the particulars to review prior to calling.

Thank you,

Lauri



**Lauri Feindell, Administrative Assistant,
Planning Services**

Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250.490.4107 • tf. 1.877.610.3737 • f. 250.492.0063
www.rdos.bc.ca • lfeindell@rdos.bc.ca

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August 18, 2021

To: Christopher Garrish, Planning Manager,

Re: Strategic Planning Project: Residential Zone Update – Phase 4 (Bylaw No 2892)

I am contacting you in regards to a schedule I saw on the draft version of the “Electoral Area Residential and Small Holdings Zoning Update Amendment Bylaw No. 2892, 2021.” dated 2021-07-02. My name is Cathy Harmer and my husband, Peter and I are the owners of a house at 16403 87th Street, Osoyoos, B.C.

In Schedule A-208 there was an illustration of our neighbourhood with a depiction of the change of zoning being planned from RS1 to RS2 as a result of the planned zoning updates. However, on that map there was also a notation showing the rezoning of the road next to our property from being RS1 to PR, which I believe is in error. I’ve included links to the documents I discovered this information in below and have included pictures for reference.

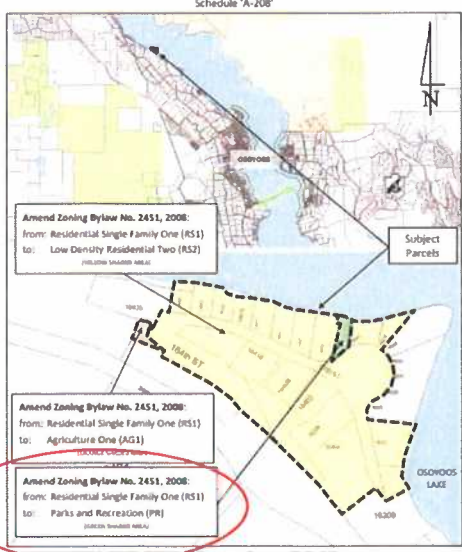
1. Area A Map Schedule:

<https://www.rdos.bc.ca/assets/PLANNING/AreaX/2020/005-ZONE/MapScheduleAv20210702.pdf>

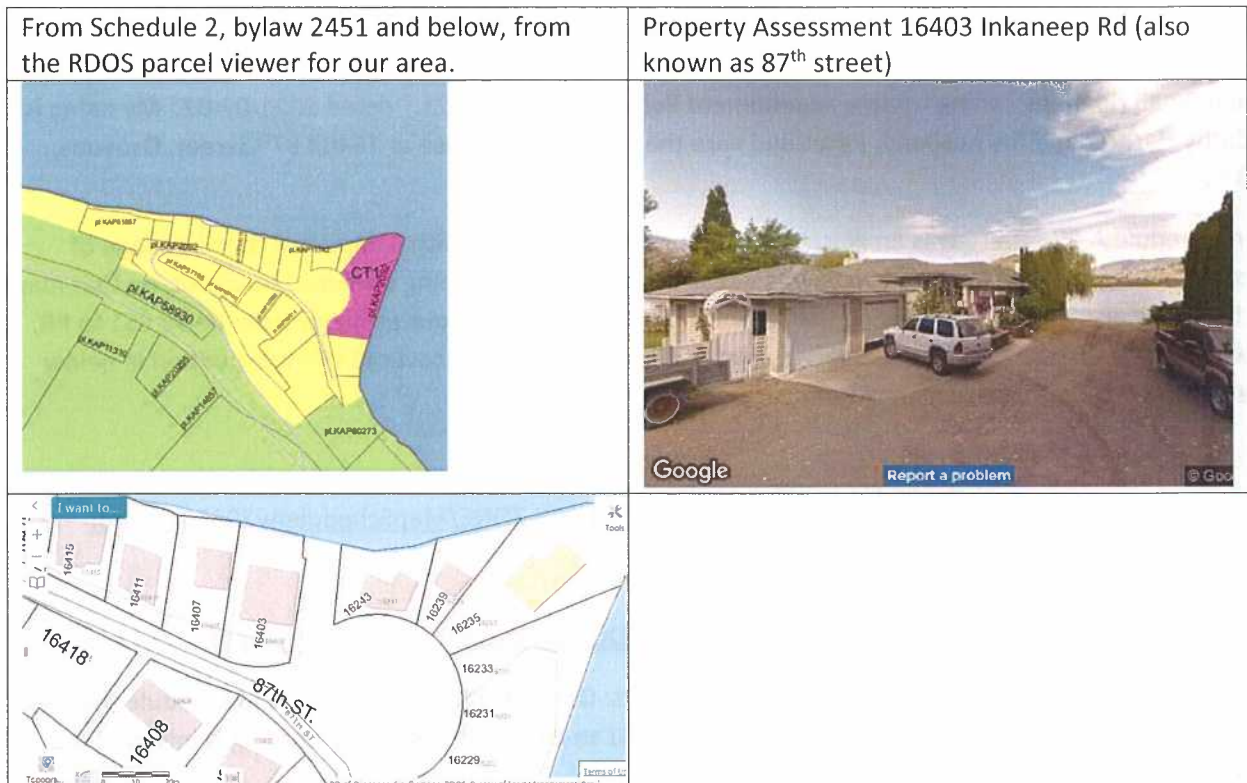
2. Draft Bylaw:

<https://www.rdos.bc.ca/assets/PLANNING/AreaX/2020/005-ZONE/2892v20210702.pdf>

This is the information included in those 2 documents: On page 14 of the Area A map schedule the road next to our house is shown as being rezoned from RS1 to PR and the detailed wording is included on pages 17 of the bylaw.

From Area A Map Schedule – p 14	From Draft Bylaw 2892
 <p>Amendment Bylaw No. 2892, 2021 Schedule 'A-208' File No. K1020.005-ZONE</p> <p>Amend Zoning Bylaw No. 2451, 2008: from: Residential Single Family One (RS1) to: Low Density Residential Two (RS2) (PROPOSED SCHEDULE 2021)</p> <p>Amend Zoning Bylaw No. 2451, 2008: from: Residential Single Family One (RS1) to: Agriculture One (AG1)</p> <p>Amend Zoning Bylaw No. 2451, 2008: from: Residential Single Family One (RS1) to: Parks and Recreation (PR)</p> <p>Subject Parcels</p> <p>OSOYOOS LAKE</p> <p>Amendment Bylaw No. 2892, 2021 [K1020.005-ZONE] Page 145 of 344</p> <p>DRAFT VERSION -- 2021-07-02</p>	<p>The following wording is included on pages 16 and 17 Point 4 xii)</p> <p>4.The Zoning Map, being Schedule '2' of the Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation of.....</p> <p>i) the land shown</p> <p>xii) an approximately 350 m2 area of land shown shaded green on Schedule 'A208', which forms part of this Bylaw, from Residential Single Family One (RS1) to Parks and Recreation (PR).</p>

However, as you can see from Schedule 2 of the Area A Zoning bylaw 2451, the RDOS parcel viewer, and from the picture from the BC Assessment Authority for our property, the area is not in fact a residential lot but a road.



I understand how complicated all the revisions for this type of project are and wanted to provide you the information needed to make any corrections that may be necessary to the documents. I am assuming this is an error, but if it is fact being designated as a park, I would like to discuss this further, as it raises other questions.

I can be reached via email

Regards,

Cathy Harmer.



August 10, 2021

File: 0280-30

Local Government File: X2021.005-ZONE (RS & SH)

Evelyn Riechert, Planner I
Regional District of Okanagan-Similkameen
Via Email: planning@rdos.bc.ca

Dear Evelyn Riechert,

Re: Textual and Mapping Amendments to Bylaw No. 2892 to Standardize the Residential and Small Holding Zones.

Thank you for providing the Ministry of Agriculture, Food and Fisheries (Ministry) staff the opportunity to comment on a textual amendment to the Electoral Area "A", "C", "D", "E", "F", "G" & "I" Zoning Bylaws in order to standardize the Residential (RS) and Small Holdings (SH) zones. From an agricultural perspective, the Ministry offers the following comments:

- While difficult to determine from the mapping, we have inferred from the background information that one of the objectives is to apply an agricultural zone to all lands in the Agricultural Land Reserve (ALR), rather than an SH zone. If this is the case, ministry staff support the change as it will lead to consistency of regulation throughout the ALR within RDOS, particularly if the agricultural zone is consistent with the *Agricultural Land Commission Act* (ALCA) and Regulations. If this is not the case, please note that the zones covering the ALR must permit agriculture and the regulations should be consistent with the ALCA and Regulations.
- We recommend that where RS and SH zones are adjacent to the ALR setbacks and vegetative buffers be required that are consistent with the ministry's [Guide to Edge Planning](#). This will assist with mitigating farm practice complaints.

Please contact Ministry staff if you have any questions regarding the above comments.

Sincerely,



Alison Fox, P.Ag.
Land Use Agrologist
BC Ministry of Agriculture, Food
and Fisheries
Alison.Fox@gov.bc.ca
(778) 666-0566



Philip Gyug, P.Ag.
Regional Agrologist
BC Ministry of Agriculture, Food
and Fisheries
Philip.Gyug@gov.bc.ca
(250) 378-0573

Email copy: Sara Huber, ALC Regional Planner, Sara.Huber@gov.bc.ca



Your File #: BL2892
X2020.005-
ZONE

eDAS File #: 2021-03875
Date: July 13, 2021

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

Attention: Lauri Feindell, Planning Secretary

Re: **Proposed Text Amendment Bylaw 2892 for:
Electoral Areas "A", "C", "D", "E", "F" and "I"**

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

If you have any questions, please feel free to call Rob Bitte at (778) 622-7020.

Yours truly,

Rob Bitte
Development Officer

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



119 Ponderosa Ave., Kaleden, BC V0H 1K0
P 250-497-5407 F 250-497-5407 Email: k.i.d@shaw.ca

June 30, 2021

Regional District of Okanagan Similkameen
Attention: Evelyn Reichert, RDOS Planner
101 Martin St.
Penticton, BC
V2A 5J9

Re: PID: 024-582-336, Lot 1, DL 104s, 105s, SDYD, Plan 65107

Dear Evelyn;

Thank you for meeting with our District on June 9, 2021 regarding rezoning of the above noted lot, and for the "comfort letter" received on June 14, 2021. The Board discussed the letter and wish to request that under Clause 1. *Environmentally Sensitive Development Permit Area* the following wording could be removed or amended " but excluding communication towers and antenna systems". We note that telecommunication works are permitted in both sections, however, the District currently relies on radio communication equipment and antenna systems; if the District were to upgrade or install new communication towers or antennas, under the current wording, Clause 1 would require permitting, which is what we were trying to avoid.

We appreciate your assistance in this regard. Thank you.

Sincerely,
KALEDEN IRRIGATION DISTRICT

Mike B. Gane
Board Chair
MBG/ceh

c.e. Chris Garrish

Lauri Feindell

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: July 21, 2021 12:27 PM
To: Planning
Cc: Lauri Feindell
Subject: RE: Referral Comments Requested - Draft Amendment Bylaw No. 2892 - RS & SH Zone Update (X2020.005-ZONE)

Hello Lauri and the Planning superstars at RDOS!

Thank you for referral regarding the Draft Amendment Bylaw No. 2892 - RS & SH Zone Update (X2020.005-ZONE).

The Archaeology Branch does not have any concerns with the proposed bylaw updates or amendments to the OCP.

Kind regards,



Diana Cooper
Archaeologist/Archaeological Information Administrator
Archaeology Branch | [Ministry of Forests, Lands, Natural Resource Operations and Rural Development](#)
Phone: (250) 953-3343 | Email: diana.cooper@gov.bc.ca | Website www.gov.bc.ca/archaeology

From: Lauri Feindell <lfeindell@rdos.bc.ca>
Sent: July 8, 2021 2:24 PM
To: Arch Data Request FLNR:EX <ArchDataRequest@gov.bc.ca>
Subject: FW: Referral Comments Requested - Draft Amendment Bylaw No. 2892 - RS & SH Zone Update (X2020.005-ZONE)

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

From: Christopher Garrish
Sent: July 2, 2021 4:10 PM
To: Huber, Sara ALC:EX <Sara.Huber@gov.bc.ca>; 'Christina.Forbes@gov.bc.ca' <Christina.Forbes@gov.bc.ca>; 'Kaleden Irrigation District' <k.i.d@shaw.ca>; 'ofid@telus.net' <ofid@telus.net>; 'tosoyoos@osoyoos.ca' <tosoyoos@osoyoos.ca>; 'jcvitko@sd53.bc.ca' <jcvitko@sd53.bc.ca>; 'rs@summer.com' <rs@summer.com>; 'archdataequest@gov.bc.ca' <archdataequest@gov.bc.ca>; 'HBE@interiorhealth.ca' <HBE@interiorhealth.ca>; 'ReferralAppsREG8@gov.bc.ca' <ReferralAppsREG8@gov.bc.ca>
Cc: Evelyn Riechert <eriechert@rdos.bc.ca>; Lauri Feindell <lfeindell@rdos.bc.ca>
Subject: Referral Comments Requested - Draft Amendment Bylaw No. 2892 - RS & SH Zone Update (X2020.005-ZONE)

Friends,

Attached to this email is a Bylaw Referral sheet for Draft Amendment Bylaw No. 2892, which is proposing a series of textual and mapping amendments to the South Okanagan Electoral Area Official Community Plan (OCP) and Zoning Bylaws – being Electoral Areas “A”, “C”, “D”, “E”, “F” & “I” – as part of an update of the Residential (RS) and Small Holdings (SH) zones.

These amendments are related to on-going work being done by the RDOS in support of the preparation of a new, single zoning bylaw for the six South Okanagan Electoral Areas referenced above.

Additional information regarding this project, including a copy of Draft Amendment Bylaw No. 2892 and its related map schedules can be accessed at the following link: <https://www.rdos.bc.ca/development-services/planning/strategic-projects/residential-zone-update>

Once reviewed, please forward any comments/concerns you may have to planning@rdos.bc.ca by **Friday July 30, 2021**. If you require more time to provide comment, please let us know.

Sincerely,

Chris.



Christopher Garrish MA, MSS, MCIP, RPP • Planning Manager

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC V2A 5J9

p. 250.490.4101 | tf. 1.877.610.3737 | f. 250.492.0063

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RESPONSE SUMMARY

AMENDMENT BYLAW NOS. 2892, 2021

- Approval Recommended for Reasons Outlined Below
- Approval Recommended Subject to Conditions Below
- Interests Unaffected by Bylaw
- Approval Not Recommended Due to Reasons Outlined Below

Thank you for the opportunity to provide comment on the above referenced referral. It is our understanding that the RDOS is proposing a series of textual and mapping amendments to Electoral "A", "C", "D", "E", "F", and "I" Official Community Plan (OCP) and Zoning Bylaws in order to standardize and make consistent the Residential (RS) and Small Holdings (SH) zone. The following is for your consideration.

Interior Health would suggest the use of more explicit language when it comes to identifying the minimum parcel size and type of connection required. In particular the Small Holding Zones (SH3, SH4) only mention lot size; there is no language about what type of water or sewer system is required.

We also noted that the Low Density Residential Duplex Zone (RD1) minimum parcel size for subdivision at 1ha, is identified as appropriate when serviced by a well and approved septic system. Interior Health strongly discourages the creation of micro water systems (one well servicing two single family residences) as they are not financially sustainable in our current regulatory framework -see attached documents for reference. We therefore suggest that all parcel size options for duplexes be connected to community water systems.

Thank you for the opportunity to comment on this rezoning application. If you have any questions or concerns, please feel free to contact me at 250-469-7070 x12287.

Signature:  _____

Signed By: Tanya Osborne

Agency: Interior Health

Title: Community Health Facilitator

Date: July 21, 2021

WATER SYSTEMS SERVING TWO RESIDENCES ON A SINGLE LOT

1.0 PURPOSE

To further clarify the level of service Interior Health, Health Protection staff provide for the regulation of water supply systems serving more than a single-family residence.

2.0 DEFINITIONS

“Single-family residence”: any residence where not more than a single family resides. Examples of structures that are not single-family residences include bed and breakfasts, seasonal accommodations for labourers, and residences with guest houses or rental suites.

3.0 POLICY

3.1 Interior Health, Health Protection (IH-HP) staff do not typically provide routine inspection or permitting services under the *Drinking Water Protection Act* (DWPA) and *Regulation* for water supply systems that serve two single-family residences on a single, indivisible parcel of land.

3.2 IH-HP staff do respond to service requests and complaints associated with all small water system within the context of the DWPA and *Public Health Act* (e.g. providing drinking water safety information).

4.0 REFERENCES

BC Ministry of Health (2007). *Drinking Water Officers' Guide*. Retrieved May 9, 2013, from http://www.health.gov.bc.ca/protect/dwoguide_updated_approved%202007.pdf

HP-WQ-9077 - Decision Brief: Permitting water systems that serve more than one dwelling on a private lot. Interior Health, Health Protection July 2013

Drinking Water Protection Act, SBC 2001, c.9

Public Health Act, SBC 2008, c.28

Water Systems Serving Two Single Family Residences

Does Interior Health, Health Protection (IH-HP) issue permits and conduct routine inspections of water supply systems that serve two single-family residences?

No, as long as those single-family residences are located on the same parcel/lot. In consideration of population health risk, service expectations, and advice from partner agencies these services are not deemed an appropriate use of resources at this time.

Does this effect water systems serving licensed care facilities?

No. Child Care and other Community Care Facilities are not single-family residences. However, Section 20 of the *Community Care and Assisted Living Act* exempts them from the requirements of the *Drinking Water Protection Act* (DWPA). Water systems serving care facilities are managed through Health Protection's Licensing Program.

What about systems that have already been issued permits?

Systems that already have permits will remain in the IH-HP information system. However, they will not be identified for routine inspection or expected to submit to permitting requirements of the DWPA. When the DWPA is updated these permits will be voided and the facility files removed from our information system.

What if they are on a Boil Water Notice?

A letter should be provided to the owner advising of the risk to their system and how they can be addressed. Please consult with your Team Leader on what actions should be taken in these cases.

What happens if there is a concern with one of these systems?

IH-HP staff will continue to respond to service requests and complaints within the context of the DWPA, *Public Health Act*, and *Health Hazard Regulation*.

Why does it matter that the single-family residences are on the same, indivisible property?

Local government and other provincial stakeholders have told us that very small water systems serving multiple properties are prone to governance and operations issues. As such there is a greater need for oversight and, wherever possible, to avoid creating such systems in the future.

Will these systems be mailed requisitions for routine monitoring?

No.



Agricultural Land Commission
201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000 | Fax: 604 660-7033
www.alc.gov.bc.ca

July 21, 2021

Reply to the attention of Sara Huber
ALC Planning Review: 46783
Local Government File: X2020.005-ZONE

Evelyn Reichert
Planner 1, RDOS
planning@rdos.bc.ca

Re: Regional District of Okanagan Similkameen Electoral Area OCP and Zoning Amendment Bylaw No. 2892, 2021

Thank you for forwarding a draft copy of Regional District of Okanagan Similkameen (RDOS) Electoral Area Official Community Plan and Zoning Amendment Bylaw No. 2892, 2021 (the "Amendment Bylaw") for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Amendment Bylaw is consistent with the purposes of the *ALC Act*, the Agricultural Land Reserve (ALR) General Regulation, the ALR Use Regulation, and any decisions of the ALC.

The Amendment Bylaw proposes amendments to the Residential (RS) and Small Holdings (SH) zones to support the preparation of a new, single zoning bylaw for the six Electoral Areas. The RDOS has undertaken a series of amendments to prepare for the single zoning bylaw, and the RS and SH zones are the last two zones which require updates.

Residential Zones:

Under the Residential category, there are three proposed zones: RS1, RS2, and RS3. The minimum parcel sizes for these zones range from 350 m² for RS1, 500 m² for RS2, and 1000 m² for RS3. Each zone permits a single-detached dwelling as a principal use, as well as uses such as bed and breakfasts and home occupations as accessory uses. The RS2 and RS3 zones permit a secondary suite or an accessory dwelling up to 125 m². ALC staff previously responded to a referral from the RDOS which outlined the draft regulations for secondary suites and accessory dwellings (Planning Review 46772). At the time, ALC staff encouraged the RDOS to amend the bylaw to reflect the recent amendments to the ALR Use Regulation which permit an additional residence up to 90 m² on parcels less than 40 ha where the existing residence is 500 m² or less, and 186 m² on parcels larger than 40 ha.

Generally, ALC staff do not object to the provisions of the Residential zones but note that if/ where such zones apply to lands within the ALR, agriculture must be a permitted use, and other restrictions under the ALC Act and its regulations must apply (e.g. additional residence maximum size).

Small Holdings Zones:

Under the Small Holdings category, there are four proposed zones: SH1, SH2, SH3, and SH4. The minimum parcel sizes for the SH1 and SH2 zones vary depending on community water and sewer availability from 0.25 ha to 1 ha, while the SH3 and SH4 permit a 1 ha and 2 ha minimum parcel size, respectively. ALC staff note that if such zones apply to lands within the ALR, the minimum parcel sizes should potentially be increased to ensure that expectations for future

subdivision in the ALR are managed. The Amendment Bylaw could also note that when lands are within the ALR, the subdivision must be reviewed and approved by the ALC.

Each SH zone permits a single-detached dwelling as a principal use and bed and breakfasts, home occupations, and other land uses as accessory uses. ALC staff note that only the SH2, SH3, and SH4 zones permit agriculture, and the use is permitted as an accessory use as opposed to a principal use. If these zones are to apply to lands within the ALR, agriculture should be permitted as a principal use. All of the SH zones also permit accessory dwellings. ALC staff reiterate the comments above related to accessory dwellings.

The SH zones also have a maximum height for buildings and structures of 10 m. ALC staff note that the Ministry of Agriculture, Food and Fisheries' [Guide for Bylaw Development in Farming Areas](#) (the "Minister's Bylaw Standards") recommend that height exemptions be applied to farm buildings so as not to restrict their construction. ALC staff encourage the RDOS to incorporate this exception.

ALC staff also note that the Amendment Bylaw rezones some properties from RS to Agriculture to reflect the fact the land is within the ALR. ALC staff strongly support this initiative.

Overall, ALC staff generally do not object to the Amendment Bylaw, but note the comments raised above.

The ALC strives to provide a detailed response to all referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any decisions of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-3258 or by e-mail (Sara.Huber@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Referral of RDOS EA BL 2892-2021

CC: Ministry of Agriculture – Attention: Philip Gyug (Philip.Gyug@gov.bc.ca)

46783m1

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: November 18, 2021
RE: Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “D” (D2021.016-ZONE)

Administrative Recommendation:

THAT Bylaw No. 2603.21, 2021, being a bylaw to amend the Electoral Area “D” OCP to facilitate a land donation to a conservation organization at 4899 Eastside Road; and, Bylaw No. 2455.47, 2021, a bylaw to amend the Electoral Area “D” Zoning Bylaw be read a third time and adopted.

<u>Folio:</u>	D-06809.010	<u>Legal:</u> Lot 1, Plan KAP35151, Sublot 38, DL 2710, SDYD
<u>OCP:</u>	part Resource Area (RA); and part Tourist Commercial (CT)	<u>Proposed OCP:</u> part Large Holdings (LH); and part Conservation Area (CA)
<u>Zone:</u>	part Resource Area (RA); and part Tourist Commercial One (CT1)	<u>Proposed Zoning:</u> part Large Holdings Two (LH2) part Conservation Area (CA); and part Tourist Commercial Site Specific (CT1s)

Proposed Development:

This application is seeking to amend the zoning of the subject property in order to facilitate a subdivision on the property and create a new 17.4 ha remainder lot and consolidate the remaining 29.2 ha with the adjoining Nature Trust lot to the south.

In order to accomplish this, the following land use bylaw amendments are being proposed by the applicant:

- amend the land use designation under Schedule ‘B’ (OCP Map) of the Electoral Area “D” OCP Bylaw No. 2603, 2013, from part Resource Area (RA), part Tourist Commercial (CT), to part Tourist Commercial (CT); Part Large Holdings (LH); and Part Conservation Area (CA).
- amend the zoning under Schedule ‘2’ (Zoning Map) of the Electoral Area “D” Zoning Bylaw No. 2455, 2008, from part Resource Area (RA); part Tourist Commercial One (CT1), to Part Large Holdings Two (LH2); part conservation Area (CA); and part Site Specific Tourist Commercial One (CT1s).

In support of the rezoning, the applicant has stated that “the current RA zoned area would support two, 20 ha lots. The proposed land use bylaw amendments provide for 29.2 ha of conservation land and a 17 ha rural lot that maintains the very rural, low impact character of this part of Area “D” as well as addressing bylaw non-conformity of a well established tourist accommodation use.”

Site Context:

The subject property is approximately 46.59 ha in area and is situated on the east side of Eastside Road 71 m from the municipal boundary with the City of Penticton. The parcel is comprised of God's Mountain B&B, two accessory dwellings, a pool, agriculture and vacant resource area land.

The surrounding pattern of development is generally characterised by crown land and conservation land with Skaha Lake to the west.

Background:

October 13, 2021 - an electronic Public Information Meeting (PIM) was held and was attended by one member of the public.

September 14, 2021 - the Electoral Area "D" Advisory Planning Commission (APC) recommended that the subject development application be approved.

October 21, 2021 - the Regional District approved first and second reading of the amendment bylaws and scheduled a public hearing ahead of its meeting of November 18, 2021.

All comments received prior to the publication of the agenda for the meeting of November 18, 2021, was included in the Agenda.

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 97).

Analysis:

The proposed amendments will permit the landowner to convey land to Natures Trust of BC, which is generally consistent with the intent of the Plan to protect environmentally sensitive areas. Specifically, the OCP speaks to encouraging the protection, preservation, enhancement and management of sensitive ecosystem through the introduction of conservation area designation and encourages conservation organizations, such as Natures Trust, to acquire land for conservation purposes (Section 17.3.2.7(c) and Section 17.4).

Moreover, the OCP also directs that the Regional District encourage the protection, enhancement and management of sensitive ecosystem through the creation of conservation covenants in favour of private conservation organizations (Section 17.3.2.7(d)).

The proposal is not proposing to create any additional parcels and providing a site specific CT1 zoning will allow currently non-conforming structures to be brought into compliance with the zoning bylaw.

For the western 16.8 ha, LH2 is seen to be an appropriate alternative to the current RA zoning as it features many similarities in terms of permitted uses with the LH zone being only slightly less permissive. The rural holdings zoning is seen to be generally compatible with the surrounding rural character.

In considering the designation change from RA to LH2, Administration notes that the minimum lot size in the LH2 zone is 8.0 ha which would allow the property owner to subdivide the property further in the future. However, the area is constrained by steep slopes, environmentally sensitive ecosystems, and a lack of sanitary sewer infrastructure which would make future subdivision and development difficult.

Alternative:

Conversely, Administration recognises that it is not generally considered good planning practice to allow “spot zoning” as these are generally divorced from broader strategic land use objectives. In such instances, spot zonings grant privileges to a single parcel which are not granted or extended to other parcels in the vicinity, and which individually may seem harmless, but could incrementally establish a pattern of development that will erode an area’s existing rural character.

In this instance, the introduction of a Large Holdings (LH) designation and zoning would be inconsistent with surrounding land use designations, which are predominantly Resource Area (RA) and would allow for the possible subdivision of the LH zoned area into two new 8.0 ha parcels.

Alternatively, a site specific regulation could be applied in order to maintain the current RA zoning and limit the potential for additional parcels to be created.

Summary:

The property could be subdivided into a maximum of two new parcels under the current RA zoning and the introduction of the LH2 Zone merely preserves this development potential while allowing the owner to donate a substantial part of the property for conservation purposes.

Alternatives:

1. THAT first and second readings of Bylaw No. 2603.21, 2021, Electoral Area “D” Official Community Plan Amendment Bylaw and Bylaw No. 2455.47, 2021, Electoral Area “D” Zoning Amendment Bylaw be rescinded and the bylaws abandoned.

Respectfully submitted:

Fiona Titley

Fiona Titley, Planner I

Endorsed By:

CG

C. Garrish, Planning Manager

Attachments: No. 1 – Applicant’s Site Plan

No. 2 – Site Photo

Attachment No. 1 – Applicant’s Site Plan



Attachment No. 2 – Site Photo



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2603.21, 2021

A Bylaw to amend the Electoral Area “D” 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” Official Community Plan Amendment Bylaw No. 2603.21, 2021.”
2. The Official Community Plan Bylaw Map, being Schedule ‘B’ of the Electoral Area “D” Official Community Plan Bylaw No. 2603, 2013, is amended by changing the land use designation on:
 - (i) an approximately 15.7 ha portion of the land described as Lot 1, Plan KAP35151, Sublot 38, District Lot 2710, SDYD, and shown shaded purple on Schedule ‘B’, which forms part of this Bylaw, from part Resource Area (RA) to Large Holdings (LH).
 - (ii) an approximately 1.04 ha portion of the land described as Lot 1, Plan KAP35151, Sublot 38, District Lot 2710, SDYD, and shown shaded green on Schedule ‘B’, which forms part of this Bylaw, Tourist Commercial (CT) to Large Holdings (LH).
 - (iii) an approximately 29.2 ha portion of the land described as Lot 1, Plan KAP35151, Sublot 38, District Lot 2710, SDYD, and shown shaded yellow on Schedule ‘B’, which forms part of this Bylaw, from Resource Area (RA) to Conservation Area (CA).

READ A FIRST AND SECOND TIME this 21st day of October, 2021.

PUBLIC HEARING held on this 18th day of November, 2021.

READ A THIRD TIME this ____ day of _____, 2021.

ADOPTED this this ____ day of _____, 2021.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

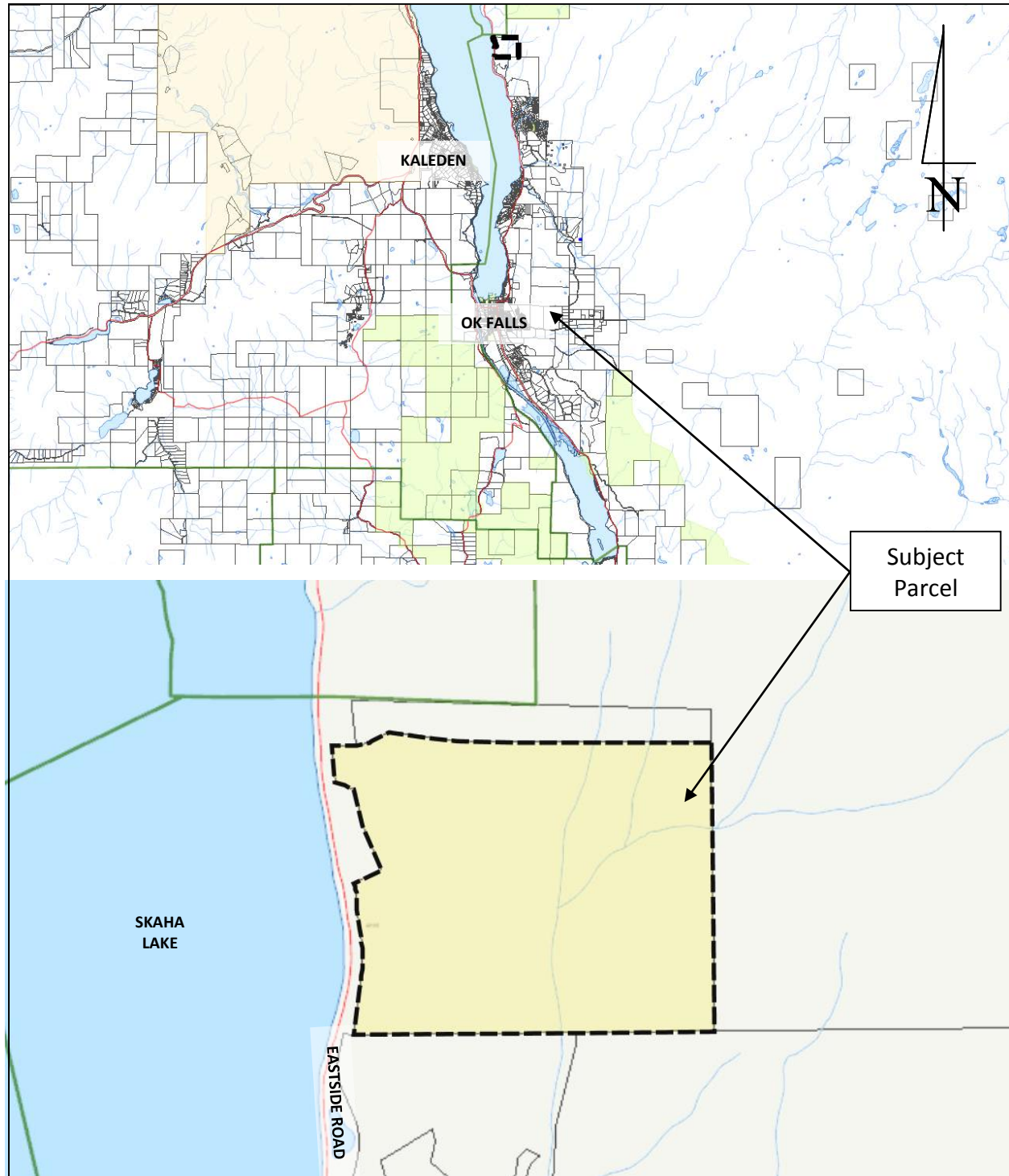
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.21, 2021

File No. D2021.016-ZONE

Schedule 'A'



Amendment Bylaw No. 2603.21, 2021
(D2021.016-ZONE)

Page 2 of 3

Regional District of Okanagan-Similkameen

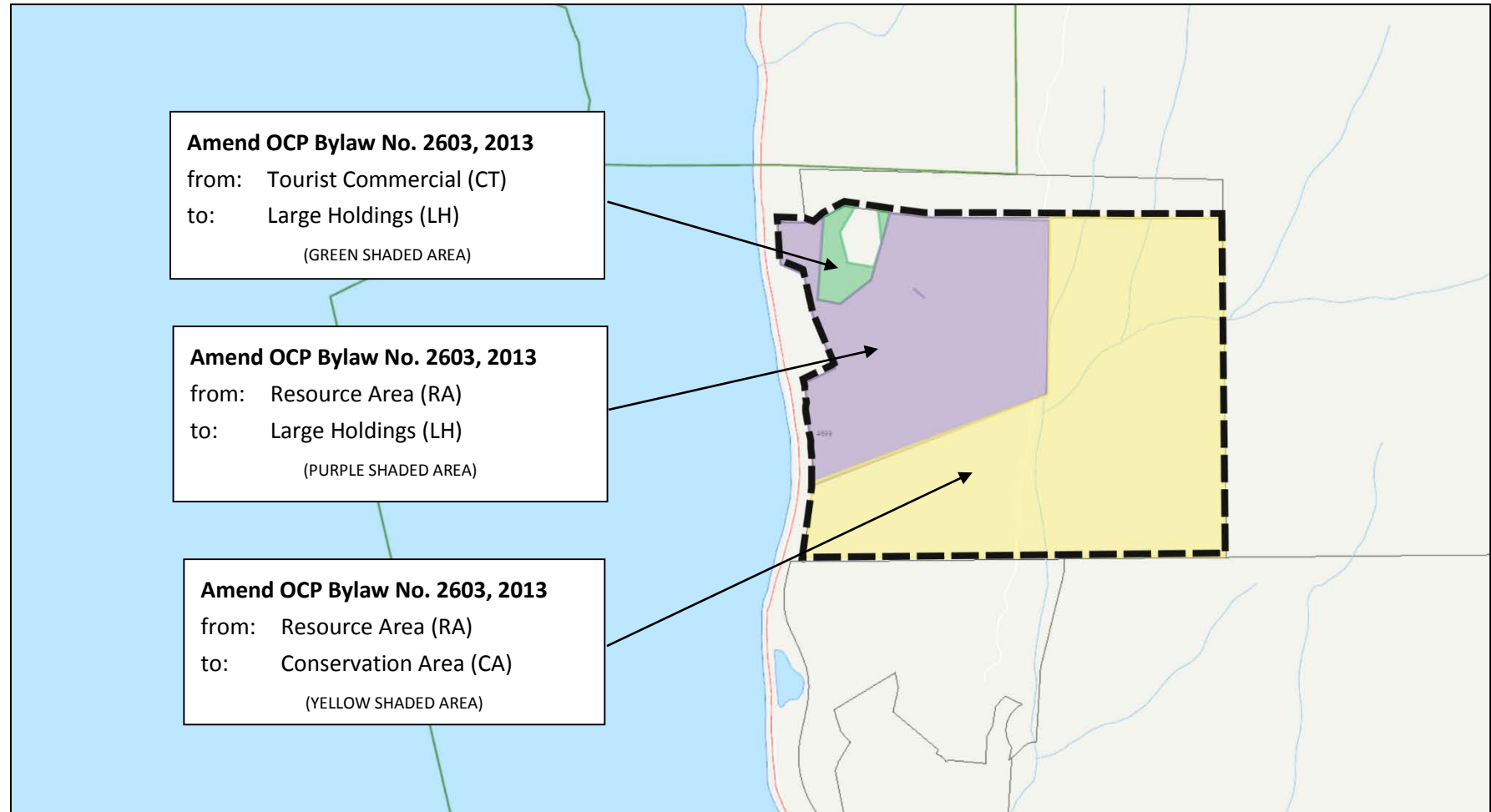
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.21, 2021

File No. D2021.016-ZONE

Schedule 'B'



Amendment Bylaw No. 2603.21, 2021
(D2021.016-ZONE)

Page 3 of 3

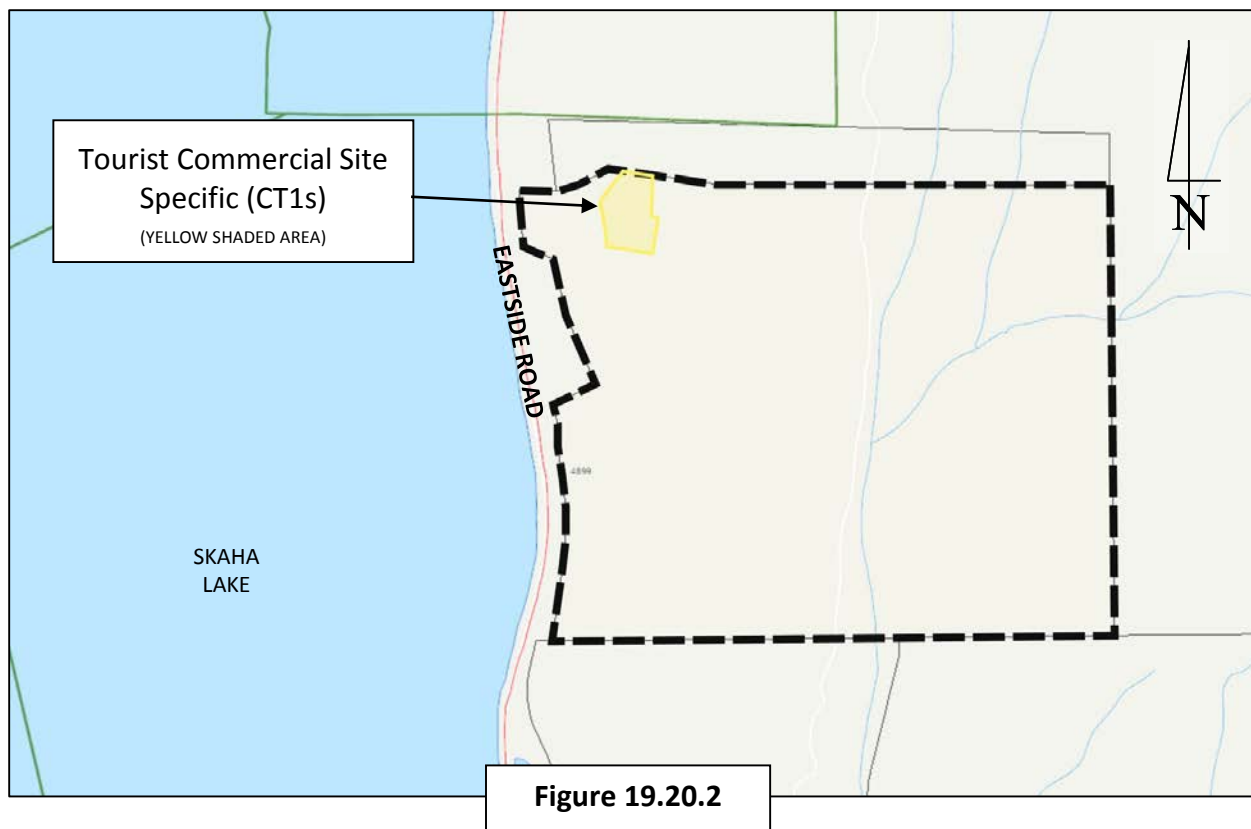
REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2455.47, 2021

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. 2455.47, 2021.”
2. The “Electoral Area “D” Zoning Bylaw No. 2455, 2008” is amended by:
 - i) adding a new sub-section 19.20.2 (Site Specific Tourist Commercial (CT1s) Provisions) under Section 19.20 (Site Specific Designations) to read as follows:
 - .2 in the case of an approximately 0.6 ha area of the land described as Lot 1, Plan KAP35151, Sublot 38, District Lot 2710, SDYD (4899 Eastside Road), and shown shaded yellow on Figure 19.20.2:
 - a) despite Section 15.1.5, the maximum number of accessory dwelling units shall be one (1) 180 m² accessory dwelling unit and one (1) 150 m² accessory dwelling unit.



3. The Official Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation on:
 - i) an approximately 0.6 ha area of the land described as Lot 1, Plan KAP35151, Sublot 38, District Lot 2710, SDYD, and shown shaded orange on Schedule 'B', which forms part of this Bylaw, from Tourist Commercial One (CT1) to Tourist Commercial Site Specific (CT1s) Zone.
 - ii) an approximately 29.2 ha area of the land described as Lot 1, Plan KAP35151, Sublot 38, District Lot 2710, SDYD, and shown shaded yellow on Schedule 'B', which forms part of this Bylaw, from Resource Area (RA) to Conservation Area (CA).
 - iii) an approximately 15.7 ha area of the land described as Lot 1, Plan KAP35151, Sublot 38, District Lot 2710, SDYD, and shown shaded purple on Schedule 'B', which forms part of this Bylaw, from Resource Area (RA) to Large Holdings Two (LH2).
 - iv) iii) an approximately 1.04 ha area of the land described as Lot 1, Plan KAP35151, Sublot 38, District Lot 2710, SDYD, and shown shaded green on Schedule 'B', which forms part of this Bylaw, from Tourist Commercial One (CT1) to Large Holdings Two (LH2).

READ A FIRST AND SECOND TIME this 21st day of October, 2021.

PUBLIC HEARING held on this 18th day of November, 2021..

READ A THIRD TIME this ____ day of _____, 2021.

ADOPTED this ____ day of _____, 2021.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

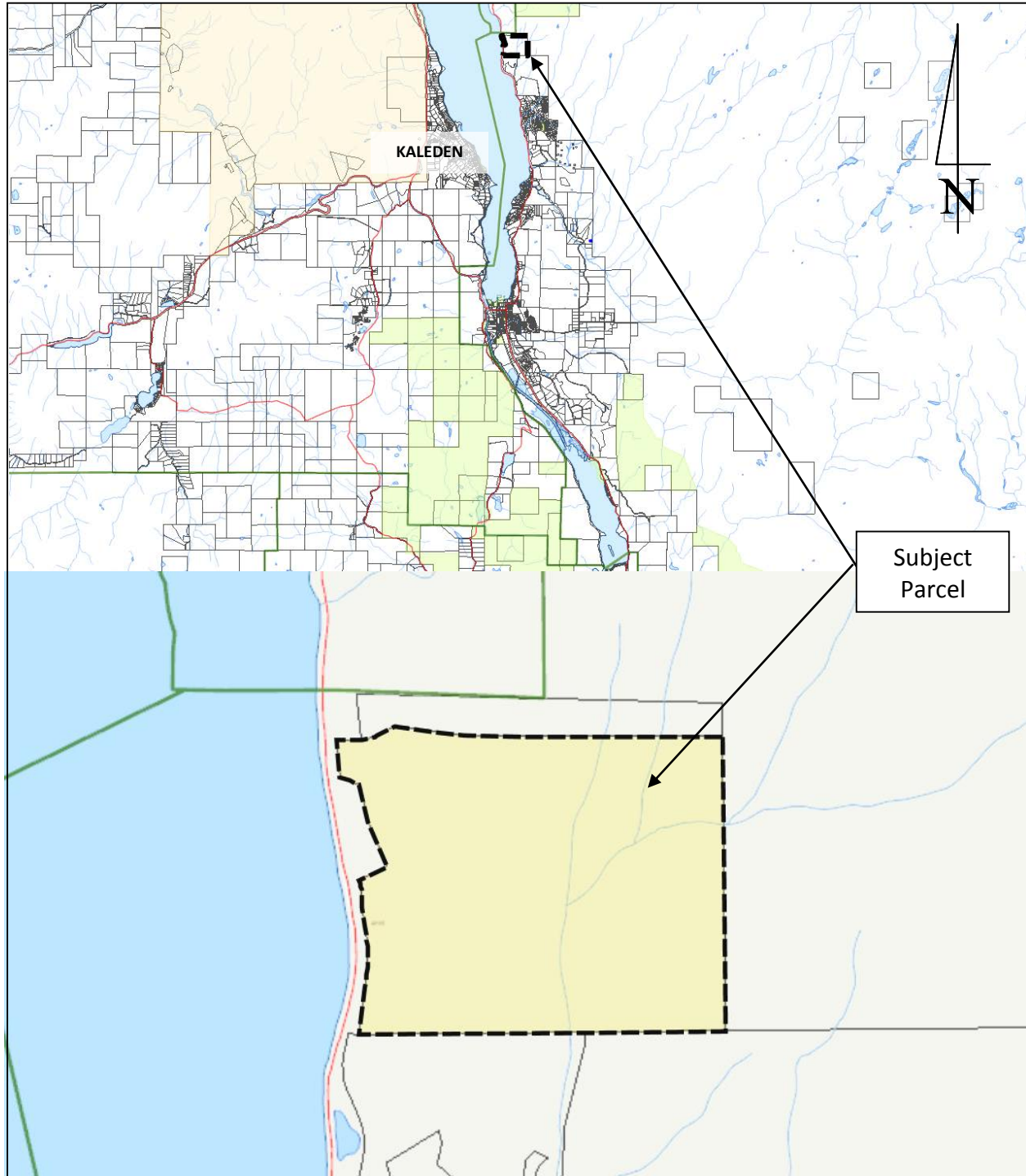
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.47, 2021

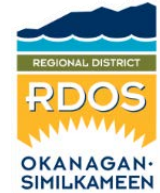
File No. D2021.016-ZONE

Schedule 'A'



Regional District of Okanagan-Similkameen

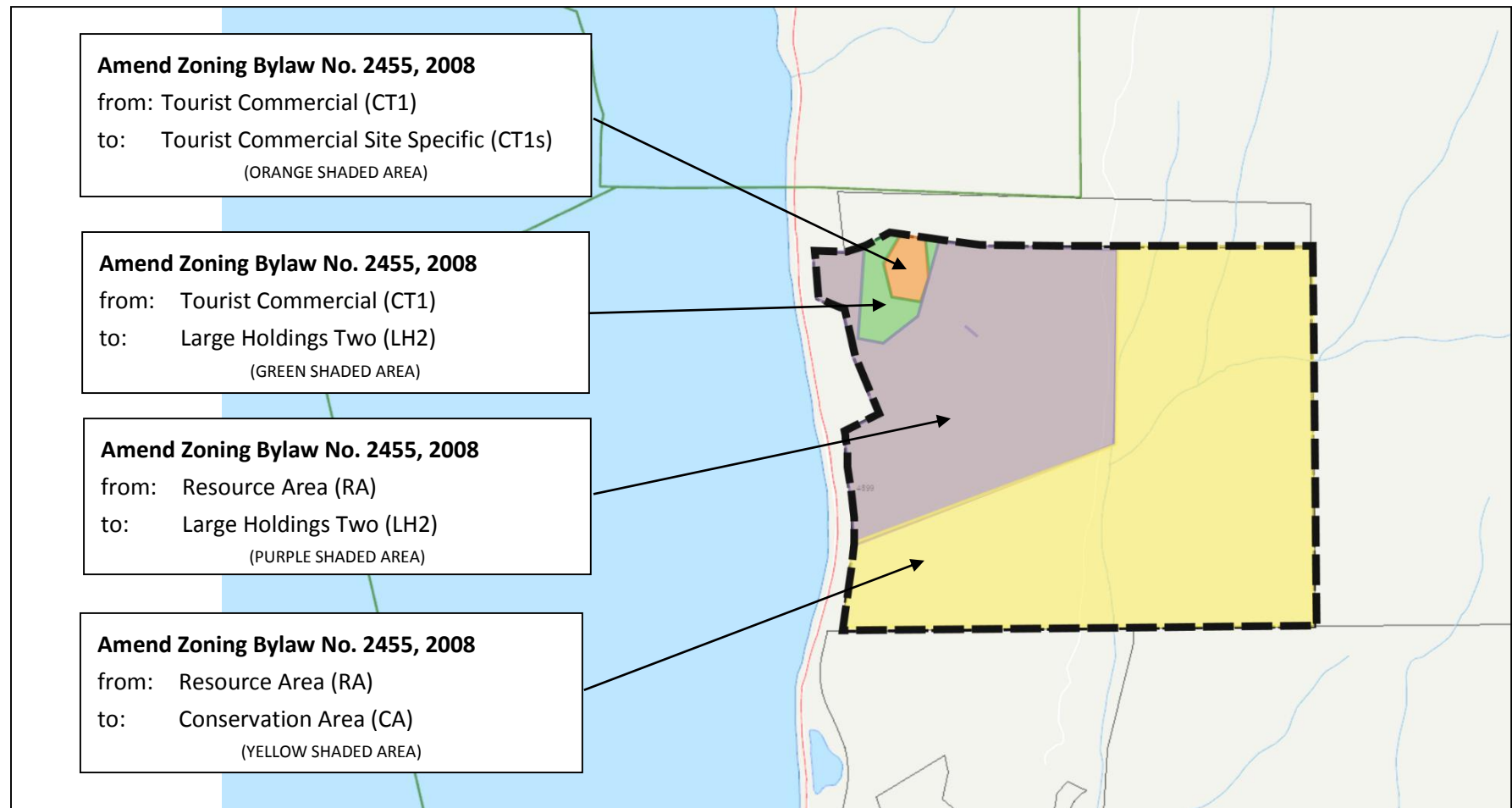
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.47, 2021

File No. D2021.016-ZONE

Schedule 'B'



Amendment Bylaw No. 2455.47, 2021
(D2021.016-ZONE)

Page 5 of 5

Lauri Feindell

From: HBE <HBE@interiorhealth.ca>
Sent: September 15, 2021 8:48 AM
To: Planning
Subject: FW: Referral - Project No. D2021.016-ZONE
Attachments: Bylaw Referral Sheet D2021.016-ZONE.pdf

Hello Fiona,

The IH Healthy Community Development Team has received the above captioned referral from your agency. Typically we provide comments regarding potential health impacts of a proposal. More information about our program can be found at [Healthy Built Environment](#).

An initial review has been completed and no health impacts associated with this proposal have been identified. As such, our interests are unaffected by this proposal.

If you have any questions, please feel free to contact me at 250-851-7347.

Kind regards,

Misty

From: Fiona Titley <ftitley@rdos.bc.ca>
Sent: Monday, September 13, 2021 11:55 AM
To: 'referrals@fortisbc.com' <referrals@fortisbc.com>; 'rs@summer.com' <rs@summer.com>; HBE <HBE@interiorhealth.ca>; 'development@penticton.ca' <development@penticton.ca>; 'archdataequest@gov.bc.ca' <archdataequest@gov.bc.ca>
Subject: Referral - Project No. D2021.016-ZONE

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Re: Project No. D2021.016-ZONE
Official Community Plan and Zoning Bylaw Amendment

Please find attached a Referral sheet for a rezoning application, along with a link to our web page with the relevant documentation.

Please review and if you have any questions contact Fiona Titley, file manager.

If you could forward your comments/concerns to **a by October 14 , 2021**.

Kind Regards,



Fiona Titley ● Planner I

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC V2A 5J9

p. 250.486.0182 ● tf. 1.877.610.3737 ● f. 250.492.0063

www.rdos.bc.ca • ftitley@rdos.bc.ca

[FACEBOOK](#) • [YOUTUBE](#) • Sign up for [REGIONAL CONNECTIONS](#)

Lauri Feindell

From: Peters, Jonathan <Jonathan.Peters@fortisbc.com>
Sent: September 24, 2021 9:09 AM
To: Planning
Cc: Referrals; Abenante, Thomas
Subject: Referral - Project No. D2021.016-ZONE
Attachments: Bylaw Referral Sheet D2021.016-ZONE.pdf

Good morning,

With respect to the above noted file, FortisBC Energy Inc. (Gas) has reviewed the subject proposal and has no objections or concerns.

If you have any questions feel free to reach out to me.

Jonathan Peters, ASCT, BSc | Planning & Design Technologist 2
Kelowna, BC



W: 250-868-4552

Email: jonathan.peters@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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ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: November 18, 2021
RE: Zoning Bylaw Amendment – Electoral Area “F” (F2021.002-ZONE)

Administrative Recommendation:

THAT Bylaw No. 2461.15, 2021, a bylaw to amend the Electoral Area “F” Zoning Bylaw to facilitate a subdivision to create two additional lots at 8475 Princeton-Summerland Rd., be read a third time and adopted.

Folio: F-06931.500

Legal: Lot 5, Plan 647, District Lot 2888, ODYD

OCP: Small Holdings (SH)

Proposed OCP: No change proposed.

Zone: Small Holdings Two (SH2)

Proposed Zoning: Small Holdings Three (SH3)

Proposed Development:

This application is seeking to amend the zoning of the subject property in order to subdivide the property into three lots of 1.06 ha, 1.07 ha, and 1.03 ha.

In order to accomplish this, the applicants are proposing to amend the zoning of the property from Small Holdings Two (SH2) to Small Holdings Three (SH3). The agent has stated that the proposed two additional parcels “would provide for building areas”. The agent also stated that:

the addition of two more lots...would provide comfortable building areas [and] would not detract from the character of the area. There is existing SH3 zoning adjacent to the subject property...We note that the proposed lot 2 contains a well, which was in place before the current owners purchased the property in 2015. A recent Sewerage System Feasibility report and a Rapid Environmental Assessment have both indicated favourable results for subdivision of all three parcels.

Site Context:

The property is 3.2 ha in area and is situated on the west side of Princeton-Summerland Road, and in close proximity to the District of Summerland’s boundary. The parcel is comprised of a single detached dwelling and attached garage.

The surrounding pattern of development is generally characterised by rural residential development.

Background:

On March 18, 2021, a Public Information Meeting (PIM) was held electronically and was attended by zero (0) members of the public.

At its meeting of March 22, 2021, the Electoral Area “F” Advisory Planning Commission (APC) recommended that the development application be approved.

At its meeting of April 1, 2021, the Regional District approved first and second reading of the amendment bylaw and scheduled a public hearing ahead of its meeting of May 6, 2021.

Prior to the scheduled public hearing, the RDOS received representations from four residents within Electoral Area “F”. The representations raised concerns including water resource availability in the area.

On May 6, 2021, a public hearing was held electronically and was attended by one member of the public.

At its meeting of May 6, 2021, the Board resolved to defer the third reading of the amendment bylaw to allow for a PIM and second public hearing.

Following the Board’s resolution, on September 2, 2021, the agent submitted a written request to waive the requirement for a second PIM and public hearing.

At its meeting of September 23, 2021, the Board resolved to delegate the holding of a second public hearing to Electoral Area “F” Director Gettens.

On October 13, 2021, an additional PIM was held electronically and was attended by fourteen (14) members of the public.

On November 8, 2021, a second public hearing was held electronically and was attended by the applicant and property owners and one member of the public.

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

Approval from the Ministry of Transportation and Infrastructure is not required prior to adoption as the proposed amendments involve lands beyond 800 metres of a controlled access highway (i.e. Highway 97/3).

Analysis:

A previous proposal from 1981 to rezone and subdivide the subject property into eight (8) parcels approximately 4,040 m² (i.e. 1 acre) in area was refused by the Board. A consideration in that decision was an existing Regional District policy requiring a minimum area of 1.0 ha (i.e. 2.5 acres) for parcels in the Faulder area due to water availability concerns.

The 1.0 ha policy addressing water availability concerns has been replaced in the OCP Bylaw with a more generic statement that the Board “discourages subdivision of properties in order to maintain the rural character of the [Faulder] area” [emphasis added].

The OCP speaks to this water system being “at capacity”, but notes that the subject property is 1.5 kilometres south-east of this water system and is not aware of similar extreme water scarcity issues being experienced in the vicinity of Deans Road.

Adjacent properties at 15 Deans Road (2018) and 66 Deans Road (2016) were both rezoned in order to facilitate 2-lot subdivisions with new parcels not less than 1.0 ha in area. In this context, the

applicant's proposal to similarly create 1.0 ha parcels would not be inconsistent with the "rural character of the [Faulder] area".

Conversely, ad hoc or spot zonings, when they are divorced from broader strategic land use objectives, can grant privileges to a single parcel, which are not granted or extended to other parcels in the vicinity. Given the recent history of rezoning approval for subdivision in this area, Administration suspects that other land owners would be desirous of a 1.0 ha parcel size allowance.

In addition, and given the concerns expressed by some local residents regarding water supply in the area, adding additional parcels through subdivision may not be advisable.

In summary, the proposal is generally consistent with the Official Community Plan Bylaw for SH land use designation,

Alternatives:

1. THAT first and second readings of Bylaw No. 2461.15, 2021, Electoral Area "F Zoning Amendment Bylaw be rescinded and the bylaws abandoned.

Respectfully submitted:



Shannon Duong, Planner I

Endorsed By:

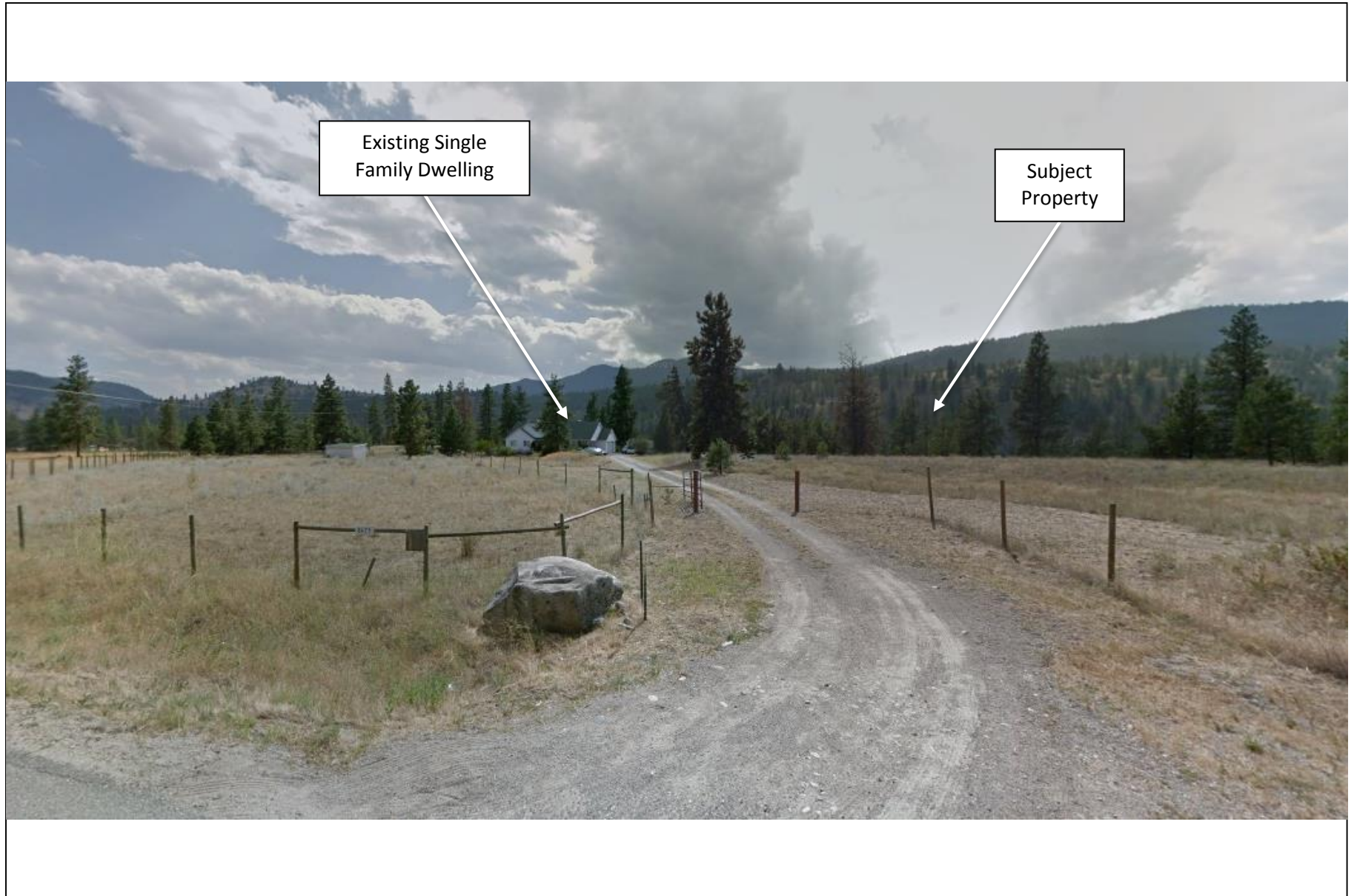


C. Garrish, Planning Manager

Attachments: No. 1 – Applicant's Site Plan

No. 2 – Site Photo

Attachment No. 2 – Site Photo



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2461.15, 2021

A Bylaw to amend the Electoral Area “F” Zoning Bylaw No. 2461, 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 “F” Zoning Amendment Bylaw No. 2461.15, 2021.”
2. The “Electoral Area “F” Zoning Bylaw No. 2461, 2008” is amended by:
 - i) amending the Official Zoning Map, being Schedule ‘2’, of the Electoral Area ‘F’ Zoning Bylaw No. 2461, 2008, by changing the land use designation of the land described as Lot 5, Plan 647, District Lot 2888, ODYD, Except Plan 39550, and shown shaded yellow on Schedule ‘A’, which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Three (SH3).

READ A FIRST AND SECOND TIME this 1st day of April, 2021.

PUBLIC HEARING held on this 6th day of May, 2021.

SECOND PUBLIC HEARING held on this 8th day of November, 2021.

READ A THIRD TIME this ____ day of _____, 2021.

ADOPTED this ____ day of _____, 2021.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

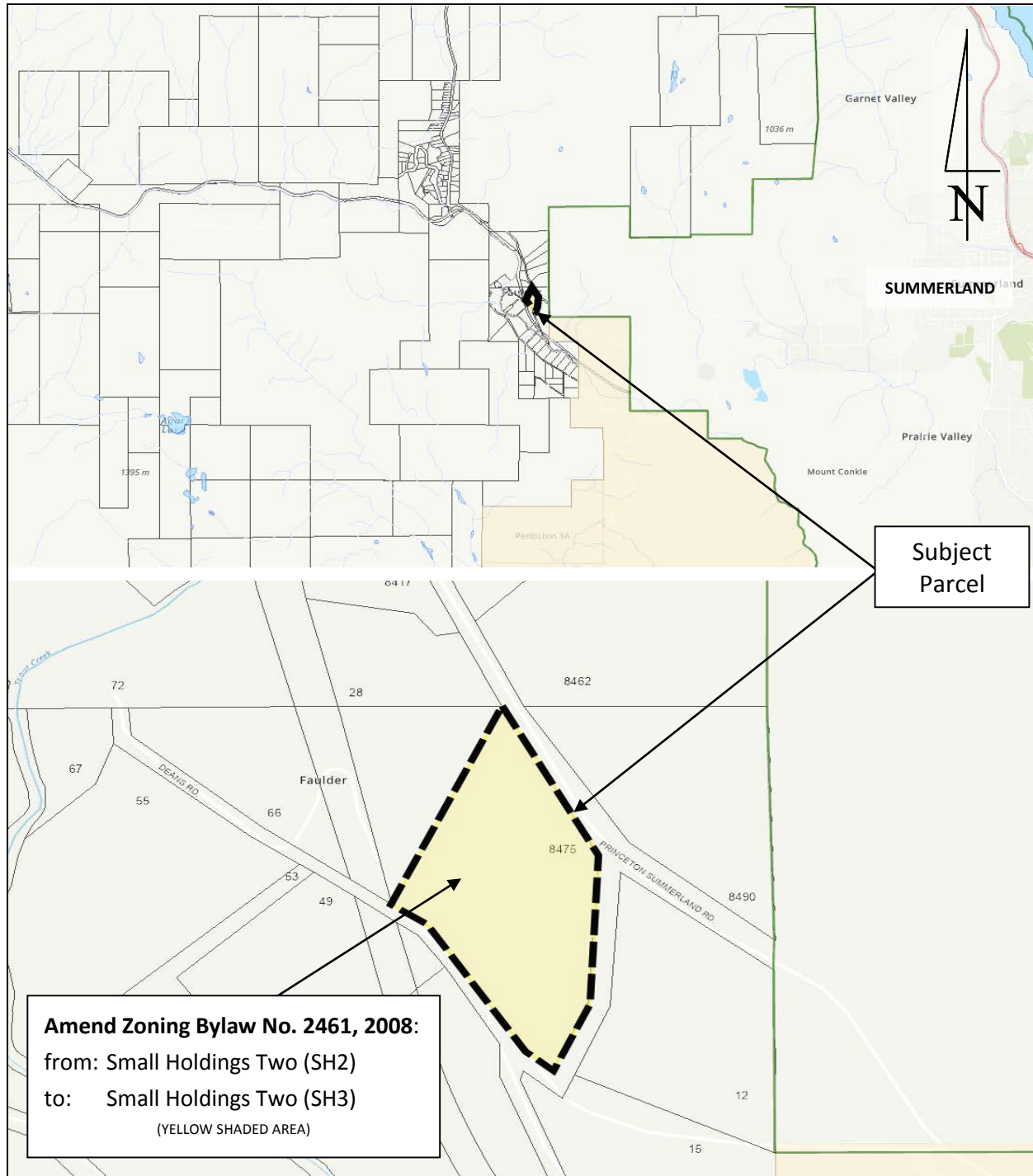
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2461.15, 2008

File No. F2021.002-ZONE

Schedule 'A'



Amendment Bylaw No. 2461.15, 2021
(F2021.002-ZONE)
Page 2 of 2



TO: Regional Board of Directors
FROM: Director Gettens
DATE: November 18, 2021
RE: Public Hearing Report - Amendment Bylaw No. 2461.15, 2021

Purpose of Bylaw:

The proposed amendment to the Electoral Area “F” Zoning Bylaw No. 2461, 2008, is to change the zoning of the parcel at 8475 Princeton-Summerland Rd from Small Holdings Two (SH2) to Small Holdings Three (SH3) in order to subdivide the subject property into three lots of approximately 1.06 ha, 1.07 ha, and 1.03 ha.

Public Hearing Overview:

The Public Hearing for Bylaw No. 2461.15, 2021, was convened on Thursday, November 8th at 7:00 pm, online via Webex.

Members of the Regional District staff present were:

- Shannon Duong, Planner I;
- Fiona Titley, Planner I; and,
- Christopher Garrish, Planning Manager

There was one member of the public present, as well as the property owners and the agent of the application.

In accordance with Section 466, the time and place of the public hearing were advertised in the October 28th and November 4th editions of the Summerland Review, and the October 27th and November 3rd editions of the Penticton Western.

Copies of reports and correspondence received related to Bylaw No 2461.15, 2021, were available for viewing at the Regional District office during the required posting period.

Pursuant to Section 464, 465 & 468 of the *Local Government Act*, Chair Gettens called the Public Hearing to order at 7:00 p.m. in order to consider the amendment bylaws.

Summary of Representations:

There were no written briefs submitted at the public hearing.

Chair Gettens 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.

Shannon Duong, Planner I, outlined the proposed bylaw.

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

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

Chair Gettens asked a third time if there was anyone who wished to speak further to the proposed bylaw and hearing none, declared the public hearing closed at 7:10 p.m.

Recorded by:



Shannon Duong
Planner I

Confirmed:

Riley Gettens

R. Gettens
Chair



April 1, 2021

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

Dear Rushi Gadoya,

RE. File Number: F2021.002-ZONE

The IH Healthy Built Environment (HBE) Team has received the above captioned referral from your agency. Typically we provide comments regarding potential health impacts of a proposal. More information about our program can be found at [Healthy Built Environment](#).

An initial review has been completed and no health impacts associated with this proposal have been identified. As such, our interests are unaffected by this development proposal.

However, should you have further concerns, you are welcome to contact me directly at 250-549-5758.

Sincerely,

Janelle Rimell, B.Sc, B.Tech, C.P.H.I.(C)
Environmental Health Officer
Healthy Communities Team

Shannon Duong

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: March 31, 2021 3:25 PM
To: Planning
Subject: Princeton Summerland Rd, 8475, RDOS (F2021.002-ZONE)

With respect to the above noted file,

There are no FortisBC Inc (Electric) ("FBC(E)") facilities affected by this application. As such FBC(E) has no concerns with this circulation.

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

Regards,

Steve Danielson, AACI, SR/WA
Contract Land Agent | Property Services | FortisBC Inc.

2850 Benvoulin Rd
Kelowna, BC V1W 2E3
Mobile: 250.681.3365
Fax: 1.866.636.6171
FBCLands@fortisbc.com



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Board date..may 6, 2021
AGENDA ITEM:
C.B.A. BYLAW 2461.15
REPRESENTATIONS

From: [Marvin Kushnerik](#)
To: [Planning](#)
Subject: rezoning 8475 Summerland / Princeton Rd
Date: May 3, 2021 1:57:31 PM

The landowners in the area live here for a reason - we value our space - people who want to subdivide for personal gain should move back to town where they can have close neighbours.. The area has multiple dry wells drilled and those with some water are very limited GPH - we don't need anymore wells sucking out of our aquifer . Not that our comments mean anything - just presenting the facts

From: [S & J Norie](#)
To: [Riley Gettens](#)
Cc: [Christopher Garrish](#)
Subject: Re-zoning application for 8475 Princeton-Summerland Road
Date: May 4, 2021 9:26:08 PM

These comments are provided in lieu of participating in the Public Hearing planned for May 6, 2021.

It is our understanding that the purpose of this re-zoning application is to facilitate subdivision that would allow development of 2 single family homes on the property in addition to the one which already exists. As 23 year residents on our property to the west of the subject site we are acutely aware that water resources in the area are not limitless and may operate with natural constraints. Our private well has been able to satisfy our household needs alone, and only at a mere 3/4 gpm, so any significant change to the aquifer could have a negative impact. Allowing landowners in our area to subdivide and therefore put more demand on finite water resources is a bad idea and we cannot support the application. We are also concerned that should too much demand be put on underground water in the area, we might become subject to water shortages and/or sinkholes, as in other parts of the world.

To our knowledge, similar applications in the past have been denied and we believe the same decision should be made for this property.

Sincerely,
Jack and Susan Norie

Lauri Feindell

Subject: FW: Feedback form

From: Laura Dean
Date: Friday, April 23, 2021 at 7:39 AM
To: Riley Gettens RDOS Okanagan Lake West Summerland <rgettens@rdos.bc.ca>
Subject: Re: 8475 Princeton-Summerland Road

Good morning Riley,

Thank you very much for reaching out to us regarding the zoning application in our area.

Our family is familiar with the property involved in the application. Family friends lived in that residence for a number of years. They loved the house and the rural environment for their active children. The biggest challenge they experienced was due to the very low well water yield. They were unable to water their small garden and do laundry at the same time. They were unable to irrigate their lawn or pastures. With this in mind, we are curious as to the developer's plan on providing sustainable water to two additional households.

We are also familiar with the water challenges at the property to the south. How will that neighbor's water supply be impacted? Was a hydrological study conducted on the water supply for the subdivision and the impact that two additional water users would have to current residents? Have test wells been drilled? That area has always been "dry" and the idea of adding more stress/demand to the water withdrawal could prove to be a very poor decision in the long run.

Respectfully submitted,

Laura Dean

This letter is with the concern to subdivision off property 8475 Princeton-Summerland Rd.

No.1

This division don't supports the "OFFICIAL COMMUNITY PLAN BYLAW No 2790, 2018" of Area F under section 11.1 Residential:

There are three residential land use designations recognized within this Plan. Rural Holdings (i.e., Large Holdings and Small Holdings) are not included as residential designations.

The owner is asking to rezone from Small Holdings to Two (SH2) to Small Holdings Tree (SH3) in order to allow creation of two new lots, this property is not part of the Folder water and sewage system, which means two extra wells and two extra septic field.

the OCP bylaw under the section 10.2 Objectives;

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.

No.2

This property and the property beside, with entry from Deans Road had in the past water problem and still have problem with the water. I think you should consider to ask for prove of water source bevor even consider application, and the impact as is under the the section 1.4.3

.3 The impact of the proposed development on groundwater quantity and quality, surface water generated by the proposed development; and the options for collection, storage, and dispersal of such drainage.

No.3

I'm small/large holding property, living in area F, that means I could apply as well for subdivision and so many others in this area ! What I'm trying to say you are opening door to many problems and you can't say yes to one and no to others. A specially as you look in the past, the is 3 big properties and one of them is a large holdings and is not in agriculture land, they would like to divide init two only, which will be each property at least 7 acres, and they ware not allowed... haw you will explain that and I have no doubt that you will get more applications after this approval.

The RDOS have created new OCP Bylaw with goals to protect the groundwater supply and consumption, take measures to enviromental protection, such es water sustainability and fire hazard.

I think the RDOS have to take all those to consideration.

With best regards
Yvonne heinzinger

Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: March 31, 2021 3:25 PM
To: Planning
Subject: Princeton Summerland Rd, 8475, RDOS (F2021.002-ZONE)

With respect to the above noted file,

There are no FortisBC Inc (Electric) ("FBC(E)") facilities affected by this application. As such FBC(E) has no concerns with this circulation.

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

Regards,

Steve Danielson, AACI, SR/WA
Contract Land Agent | Property Services | FortisBC Inc.

2850 Benvoulin Rd

Kelowna, BC V1W 2E3

Mobile: 250.681.3365

Fax: 1.866.636.6171

BClands@fortisbc.com



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April 1, 2021

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

Dear Rushi Gadoya,

RE. File Number: F2021.002-ZONE

The IH Healthy Built Environment (HBE) Team has received the above captioned referral from your agency. Typically we provide comments regarding potential health impacts of a proposal. More information about our program can be found at [Healthy Built Environment](#).

An initial review has been completed and no health impacts associated with this proposal have been identified. As such, our interests are unaffected by this development proposal.

However, should you have further concerns, you are welcome to contact me directly at 250-549-5758.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Rimell".

Janelle Rimell, B.Sc, B.Tech, C.P.H.I.(C)
Environmental Health Officer
Healthy Communities Team

Bus: 250-549-5758
janelle.rimell@interiorhealth.ca
www.interiorhealth.ca

POPULATION HEALTH
1440 14th Avenue
Vernon BC V1B 2T1

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: November 18, 2021
RE: Zoning Bylaw Amendment – Electoral Area “A” (A2021.006-ZONE)

Administrative Recommendation:

THAT Bylaw No. 2451.32, 2021, a bylaw to amend the Electoral Area “A” Zoning Bylaw to allow for a minimum parcel size of 3.7 ha. at 2257 82nd Avenue, be adopted.

Folio: A-02336.030

Legal: Lot A, Plan KAP92472, DL 223, SDYD, Except Plan EPP9754

OCP: Agriculture (AG)

Zone: Agriculture One (AG1)

Proposed Development:

To amend the zoning of the property from Agriculture One (AG1) to Agriculture One Site Specific (AG1s) with the site specific regulation allowing a minimum parcel size of 3.7 ha.

Background:

August 30, 2021 - an electronic Public Information Meeting (PIM) was held via Webex at the and was attended by zero (0) members of the public.

August 9, 2021 - the Area “A” Advisory Planning Commission recommended that the subject development application be approved.

September 23, 2021 - the Regional District approved first and second reading of the amendment bylaw and directed that a public hearing occur at the Board meeting of October 21, 2021.

October 21, 2021 - the Regional District approved third reading of the amendment bylaw.

Approval from the Ministry of Transportation and Infrastructure (MoTI), due to the amendment applying to land within 800 metres of a controlled area, was obtained on November 5, 2021.

Alternatives:

1. THAT first, second and third readings of the Electoral Area “A” Zoning Amendment Bylaw No. 2451.32, 2021, be rescinded and the bylaws abandoned.

Respectfully submitted:

Fiona Titley

Fiona Titley, Planner I

Endorsed By:

CG

C. Garrish, Planning Manager

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

Attachment No. 1 – Site Photo (Google Streetview)



Approximate area proposed
to be conveyed to the
adjacent property

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2451.32, 2021

A Bylaw to amend the Electoral Area “A” Zoning Bylaw No. 2451, 2008

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

1. This Bylaw may be cited for all purposes as the “Electoral Area “A” Zoning Amendment Bylaw No. 2451.32, 2021.”
2. The “Electoral Area “A” Zoning Bylaw No. 2451,2008” is amended by:
 - i) adding a new sub-section .11 under Section 17.2 (Site Specific Agriculture One) to read as follows:
 - .11 in the case of land described as Lot A, Plan KAP92472, District Lot 223, SDYD (2257 82nd Avenue), and shaded yellow on Figure 17.2.11:
 - i) despite section 10.2.3(a), the minimum parcel size shall be 3.7 ha.
3. The Official Zoning Map, being Schedule ‘2’ of the Electoral Area “A” Zoning Bylaw No. 2451, 20008, is amended by changing the land use designation on the land described as Lot A, Plan KAP92472, District Lot 223, SDYD (2257 82nd Avenue), and shown shaded yellow on Schedule ‘A’, which forms part of this Bylaw, from Agriculture One Zone (AG1) to Agriculture One Site Specific (AG1s).

READ A FIRST AND SECOND TIME this 23rd day of September, 2021.

PUBLIC HEARING held on this 21st day of October, 2021.

READ A THIRD TIME this 21st day of October, 2021.

Approved pursuant to Section 52(3) of the *Transportation Act* this ____ day of _____, 2021.

ADOPTED this ____ day of _____, 2021.

Board Chair

Corporate Officer

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: November 18, 2021

RE: **Campbell Mountain and Oliver Sanitary Landfills – Award of Operational Tender**

Administrative Recommendation:

THAT the Regional District award the contract for the operation of the Campbell Mountain Sanitary Landfill to Green For Life Environmental Inc. for \$658,293.29 per annum for a 5 year term;

AND THAT the Regional District conduct the operation of the Oliver Sanitary Landfill internally at a cost of \$358,921.36 per annum for a 5 year term.

Business Plan Objective:

3.3.2.4 Conduct a Shadow Bid for the Heavy Equipment Contract Tender Expiring in 2022.

Background:

The Regional District operates three landfills, including Campbell Mountain Sanitary Landfill (CMLF) and Oliver Sanitary Landfill (OSL). Day to day site operations are contracted to outside firms who work under 5 year contracts. The existing operational contracts for the CMLF and OSL expire on May 31, 2022. CMLF has been operated by Green For Life (GFL) Environmental Inc. for the contract period of June 1, 2016 to May 31, 2021 at a base contract cost of \$683,236. and OSL was operated by B&B Wood Grinding Inc. for \$334,950 per annum.

Obtaining the best value on a project is most truly done by putting out the project for competition, whereby the only variable is price. A set of specifications was developed for the landfill operations contract and a call for tenders was issued. The Regional District determined that it would be the right methodology to determine if the work could be done best internally or externally, all things being equal. This was discussed during the development of the 2021 Corporate Business Plan and called a shadow bid process.

In order to ensure the Regional District did not have an advantage in drafting their tender, a “Hard Veil” was established by creating 3 separate internal teams to ensure transparency and confidentiality were maintained throughout the tendering the process. Administered by an independent Project Manager, any communications between the 3 teams regarding the tender was strictly prohibited. The 3 teams were:

1. A Buying Team led by the Manager of Engineering Services. The Buying Team, in concert with the Purchasing/Communication Team, prepared the tender documents, assisted in reviewing the bids received and in making a recommendation for award of contract.
2. A Selling Team led by the Manager of Operations. The Selling Team prepared a bid in response to the tender to operate the Campbell Mountain Landfill and the Oliver Landfill and is the team that will, if they are awarded the contract, operate the Campbell Mountain Landfill and/or the Oliver Landfill.
3. A Purchasing/Communications Team led by the Manager of Financial Services. This team was responsible for final preparation of the tender documents, administering the process during the tender period, evaluating the bids received, making a recommendation for award of contract, and communicating information about the Public Private Competition process to staff, the public and the RDOS Board of Directors.

All members of each team have signed confidentiality agreements and confidentiality between the Buying and Purchasing/Communications Team and the Selling Team has been maintained throughout the tender process.

The Contractors we're given 4 options for submitting their tenders:

OPTION 1: Campbell Mountain Sanitary Landfill Operations ONLY(CMSL)

- Bid was for operating only the Campbell Mountain landfill site

OPTION 2: Oliver Sanitary Landfill Operations ONLY(OSL)

- Bid was for operating only the Oliver landfill site

OPTION 3: BOTH CMSL and OSL Operations ONLY

- Bid was for only operating both landfills and the bid was not to be considered for only one of CMSL or OSL.

OPTION 4: BOTH CMSL and OSL or ONLY one of CMSL or OSL

- Bid was either for operating both landfills, or if they could not have both with that bid number, the separate bids were to be considered for operating only one of the CMSL or OSL.

Analysis:

Five Tenders we're received before the deadline.

Summary of Tender Results

Contractor	Tendering Option	Oliver	Campbell Mtn.	Both CMSL and OSL
REGIONAL DISTRICT	Option 4	\$358,921.36	\$784,531.28	\$1,143,452.64

WHISSELL WASTE SOLUTIONS BC LTD.	Option 4	\$541,848.96 incl. GST	\$1,094,610.33 incl. GST	\$1,636,489.29 incl. GST
		\$516,075.20 excl. GST	\$1,042,486.03 excl. GST	\$1,558,561.23 excl. GST
GFL ENVIRONMENTAL INC.	Option 3 & Option 1	N/A	\$658,293.29	\$1,091,633.35
DIAMOND FORCE CONSTRUCTION LTD.	Option 3	N/A	N/A	\$1,247,633.35
CORE EQUIPMENT AND ENVIRONMENTAL LTD	Option 4	\$367,340.06	\$975,993.29	\$1,343,333.35

The Regional District teams reviewed the tender submissions and determined that all of the tenders met the submission requirements. All of the tenderers have experience operating landfills and have committed to using high quality and well maintained equipment throughout the term of the contract.

Communication Strategy:

A press release will be prepared following the tender award.

Respectfully submitted:

“insert digital signature; or name in italics”

J. Zaffino, Finance Manager

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: November 18, 2021

RE: **Campbell Mountain Landfill – Leachate Extraction Tender**

Administrative Recommendation:

THAT the Regional District award the “Campbell Mountain Landfill – Leachate Extraction” project to Modular Electric Ltd. for \$181,532 plus applicable taxes to complete the tie in of an extraction well in the north ravine area at the Campbell Mountain Landfill; and

THAT a contingency in the amount of \$25,000 be approved for unanticipated issues that may arise.

Reference:

November 8th, 2021 Recommendation letter from Sperling Hansen Associates Ltd.

Business Plan Objective:

Key Success Driver #3 – Build a Sustainable Region

Goal 3.3.2.1: Construct the ‘North Ravine Leachate Extraction Connection’

Background:

The next step in the Campbell Mountain Landfill leachate extraction and conveyance project is the tie in of a third extraction well. Two wells are currently pumping leachate into the leachate pond from the southwest area of the landfill. The third extraction well was installed in 2020, but has not yet been tied into the pond system.

The extraction well will operate to remove leachate from the ground. Monitoring is ongoing to determine the impacts on the underground flow of leachate resulting from the constructed works for drainage diversion and the leachate extraction.

The design was completed for this tie in and an invitation to tender was released to construct the works. The physical works include the construction of a berm / perimeter access pathway, piping, electrical service and well pump. The works will convey leachate to the collection pond from the north ravine extraction well.

Analysis:

Four tenders were received by the Closing Time on November 5th, 2021. One submission was disqualified due to submission criteria not being met. The following table provides the contractor names and total tender price provided, without GST, for the compliant tenders.

Tender Result Summary

Tenderer	Bid Price Provided
Modular Electric	\$181,532.00
Blue point construction	\$192,750.00
Twin Con	\$190,982.00

All bids are consistent with the engineers estimate for these works.

The design consultant, Sperling Hansen Associates, completed a review of the submitted tenders for compliance and provided a letter of recommendation for contract award. Funding for this work was planned and is available in the 2021 budget for Campbell Mountain Landfill.

Alternatives:

Cancel the project.

Communication Strategy:

Upon Board approval, Modular Electric Ltd. will be contacted to begin the agreement process.

Respectfully submitted:

“Dustin Zahara”
D. Zahara, Engineering Technologist

Endorsed by:

Liisa Bloomfield

L. Bloomfield, Manager of Engineering



- Landfill Engineering
- Landfill Gas Management
- Solid Waste Planning
- Environmental Monitoring
- Landfill Fire Control

November 8, 2021

SHA – PRJ20039

Dustin Zahara,
Engineering Technologist
Regional District of Okanagan-Similkameen
101 Martin Street
Penticton, BC, V2A 5J9

Dear, Mr. Zahara,

RE: Bidders Recommendation Letter: ITT RDOS-21-ENG-10 Construction Services for Campbell Mountain Landfill Leachate Management

We are pleased to submit for the consideration of the Regional District of Okanagan-Similkameen (RDOS), our review of the tender submissions for the ITT RDOS-21-ENG-10 Construction Services for Campbell Mountain Landfill Leachate Management, issued on BC Bid on October 15th, 2021.

The RDOS with the consulting support of Sperling Hansen Associates (SHA) issued the Invitation to Tender 21-055 on October 15th, 2021 to accept proposals for the Construction Services associated with the Campbell Mountain Landfill Leachate Management works. During the three week (3) tender period, a total of three (3) Addenda were issued addressing questions and comments received from the proponents, confirming the mandatory bidders meeting attendance, and making amendments to submit tenders in hard copy and to extend the tender period.

On November 5th, 2021, three (3) representatives from various construction companies submitted three (3) bids in accordance with the Instructions to Tender Part 1, Section 3.0 Submission of Tender, Addendum #1. These companies are listed below.

- Bluepoint Construction Ltd.
- Modular Electric Ltd.
- Twincon Enterprises Ltd.

In addition to these three submissions, a fourth submission was received from Green Leaf Enterprises. This submission was not considered because it was not compliant with the tender submission requirements, as discussed in further detail in the Submission Review section of this recommendation letter. The tender bidders are listed in Table 1. The Total Tendered Amount (excluding GST) were as follows:

Table 1- Total Tendered Amount excluding GST

	Name of Tenderer	Submitted Tender	Confirmed Tender Value	Adjustment
1.	Modular Electric Ltd.	\$181,532.00	\$181,532.00	\$0.00
2.	Twincon Enterprises Ltd.	\$190,982.00	\$190,982.00	\$0.00
3.	Bluepoint Construction Ltd.	\$192,750.00	\$192,750.00	\$0.00

Tender Review and Validation

SHA's team reviewed all tenders' submissions based on:

- Completeness of the submission
- Tender Price Summary
- Preliminary Construction Schedule
- Experience of Superintendent
- Comparable Work Experience

Submission Review

Review of the Tender Submissions focussed on the submission from Modular Electric Ltd. as the low bid, and the submission by Green Leaf Enterprises as a non-compliant submission.

It was confirmed that the submission made by Modular Electric followed the amended submission requirements in Addendum #1, and that the submission was compliant with MMCD Instructions to Tenderers. This included the Form of Tender, signed bid bond, and completed Appendices 1 through 6. Lastly, it was confirmed that Modular Electric was present during the mandatory bidders meeting.

The submission by Green Leaf Enterprises was not considered because the submission of the tender documents was not compliant with the amended submission requirements as per Addendum #1. The tender documents were scanned versions of the original and a hard copy was not received before the amended tender closing time as per Addendum #1.

Tender Value Review

SHA conducted a detailed review of all submitted prices and calculations. The unit price bid for each line item was entered into a comparative spreadsheet and the total amount for each item was checked. It was confirmed that no errors in the total tender value were present. The only error was in the Bluepoint Construction tender submission where the total for Section 3 of the Schedule of Quantities and Prices was corrected to \$16,700 from \$17,800. However, the total tendered amount was correctly recorded in the submission. Thus, this error did not modify the total tendered amount.

Reference Checks

SHA's evaluation focused on the low bidder being Modular Electric Ltd.. From the references that SHA was able to reach, that were provided in the reference section as part of the Tender package, Modular Electric Ltd. received positive feedback.

Modular Electric Ltd. appears to be a reputable contractor with an extensive amount of experience. The experience listed is predominantly for residential and commercial buildings. In SHA's opinion, this is acceptable given the size and scope of the Campbell Mountain Landfill Leachate Management project. Furthermore, Terry Zachary Clark, the superintendent listed as part of the Tender submittal, appears to have extensive practical experience with a variety of projects. He's recognized in the construction industry as a capable, competent, and proactive site superintendent.

Subcontractors

Modular Electric Ltd. currently lists under List of Sub-Contractors as part of the Tender, three (3) subcontractors:

Maxton

Southern Drip

Accurate Locates

Recommendations

SHA recommends that Modular Electric Ltd. be awarded ITT RDOS-21-ENG-10 Construction Services for Campbell Mountain Landfill Leachate Management for a total of **\$181,532.00** before GST. It is SHA's opinion that the Modular Electric Ltd. tender, is compliant, on schedule, and the lowest in price and represents the best value for the RDOS.

Based on the reference check, we believe that Modular Electric Ltd. can deliver a successful and cost-effective project and we look forward to supporting the RDOS and the Contractor in the execution of the construction contract.

Evaluation completed by:
SPERLING HANSEN ASSOCIATES



Anthony Martins E.I.T.
Environmental Engineer



Scott Garthwaite, ASCT
Kamloops Office Manager

Attachments:

Appendix A – Tender Bid Evaluation
Appendix B – Reference Check Records

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: November 18, 2021

RE: **Okanagan Falls Irrigation District request for Conversion**

Administrative Recommendation:

THAT the Regional District proceed with the steps towards conversion of the Okanagan Falls Irrigation District services and assets to the Regional District.

Purpose:

To receive authorization to begin the conversion process for the Okanagan Falls Irrigation District and confirm the funding source for the staff time and expenses.

Reference:

Letter from Okanagan Falls Irrigation District dated October 29, 2021
RDOS Utility Acquisition Policy – For Water System

Business Plan Objective:

KSD#2 Optimize the Customer Experience by (Goal 2.1) providing a high level of customer service

Background:

On October 21, 2021, the Okanagan Falls Irrigation District (OFID) voted in favour of making a formal request to the Regional District to consider an acquisition of the OFID and begin the process of transferring ownership.

The OFID owns and operates the Okanagan Falls water system, the Okanagan Falls Cemetery and Centennial Park and administers a street lighting service area. The main function is providing water supply to the ratepayers in the service area.

The water system serves approximately 1100 residential, 5 agricultural, 5 park and 37 commercial water connections. The source of water is groundwater wells and has two pressure zones in the distribution system. The lower zone is treated with chlorine and the upper zone receives no treatment. The water system assets include watermains, fire hydrants, two reservoirs and five pump stations.

Analysis:

The Regional District has a Utility Acquisition Policy that outlines specific activities for the transfer of the water system. The other services offered by the OFID – the cemetery, street lighting and Centennial Park – will involve similar steps for the conversion process. The conversion process for all the services is complex; as such detailed project planning will be followed to capture and coordinate all conversion aspects.

The anticipated process tasks and timeline for the conversion of OFID is as follows:

- October 2021: Receipt of application from OFID to transfer ownership – Received
- November 2021: Preparation of project management documents – in progress
- November 2021: Inclusion into department business plans for 2022 – in progress
- November 2021: Determination of funding mechanism for conversion process
- November 2021: Initiate communications with Regional Connections
- February 2022: Complete listing of all assets including licenses, agreements, right of ways, equipment, land, etc.
- March 2022: Completion of Engineering assessment with financial, liability and asset reports
 - Master plan will be utilized as a basis of the report and the remaining components for the evaluation process will be completed
- March 2022: Cost analysis will be completed based on assessments for determination of borrowing requirements and method of public assent
- March 2022: Staff capacity assessment for all services
- April 2022: Public review process for AGM
- May 2022: Completion of transition plan
 - Outline governance, staffing and transfer process of each asset
- June 2022: Creation of service establishment bylaws, loan authorization bylaws and reserve establishment bylaws and receive 3rd reading from the Board
- Fall 2022: Bylaw approvals for service establishment and loan authorization by the Inspector of Municipalities
- Fall 2022: Receipt of Order in Council
- Fall 2022: Final approval by the Board to confirm acquisition will continue
- November/December 2022: Transition plan started with some work shadowing, documentation submission
- January 2023: Complete acquisition and transfer at a date set by the Order in Council.

The acquisition process will include almost all of the departments within the Regional District. The proposed schedule will be updated and critical interdependencies between departments will be identified. The proposed schedule may be delayed for items outside of the Project Manager's control such as the responsiveness of senior government, or further COVID impacts on regular business.

The anticipated cost to complete the conversion work is estimated as follows:

- Project management & communications (RDOS staff): \$10,000
- Engineering, Financial, other Assessments (RDOS staff & consultant): \$45,000
- Administrative (bylaws, records, files, etc): \$5,000
- TOTAL ESTIMATE: \$60,000

With a successful conversion, the Province would likely approve a grant of \$30,000 after transfer is complete. The remainder of the expenses can be allocated into the new services after the conversion is completed.

Upon approval to proceed with the conversion process by the Board, the estimated \$60,000 is anticipated to be funded in the 2022 budget with \$20,000 in Community Works Gas Tax and \$40,000 from the OFID. Once a \$30,000 grant is received, \$20,000 would be placed back into the OFID funds and \$10,000 back into the Gas Tax account.

Alternatives:

That the Regional District not proceed with the process as described towards the conversion of the OFID to the Regional District

Communication Strategy:

A communications plan will be developed during the initial planning stages of the process. It will include the strategy for keeping the residents informed and responding to inquiries on the acquisition process.

Respectfully submitted:

Liisa Bloomfield

L. Bloomfield, Engineering Manager

October 29, 2021

RDOS Okanagan Similkameen
101 Martin St.
Penticton, BC V2A 5J9

Attention: Karla Kozakevich

RDOS Board Chair

Dear Ms, Kozakevich:

On October 21, 2021, The Okanagan Falls Irrigation Board (OFID) voted in favour of making a formal request to the RDOS Board to consider an acquisition of the Okanagan Falls Irrigation District.

At the Regular Okanagan Falls Irrigation District Board meeting, held on October 21, 2021, the Board passed the following resolution: **It was MOVED and SECONDED**, "THAT the Trustees of the Okanagan Falls Irrigation District begin the process of transferring the Okanagan Falls Improvement District to a Regional District structure, operated by the RDOS in accordance with the Ministry standards and protocols" Carried Unanimously

OFID owns and operates the Okanagan Falls water system, the Okanagan Falls Cemetery, and Centennial Park. Our main function is to provide water supply services to the approximately 1200 ratepayers within its boundary.

OFID also owns and operates the Okanagan Falls Cemetery, and administers the Streetlights through BYLAW NO. 414, 2022. This latter service essentially operates as flow-through funding.

We ask that you consider the acquisition of all our areas of operation which includes the water system; the cemetery; Centennial Park; and the administration of the street lighting.

There are a number of additional pieces of information that have been recently completed by OFID that would assist in the future management of OFID those include.

- Water Master Plan
- Ground water assessment
- Capital Expenditure Charges (CEC) have just been updated
- Subdivision/Development Bylaw review near completion

Should this acquisition be approved, we ask that the RDOS Board give consideration to the following in the transition plan:

Staffing

As of the writing of this letter, OFID currently employs the following staff members:

Administration- 1 full-time Corporate Officer and 1 part-time contract bookkeeper

Public Works – 2 full-time and 1 part-time weekend water operator

Governance

The OFID Board is currently operating with five Trustees in place. The OFID Board would like to provide input and advice during the transition and act as an advisory committee.

Sincerely,



Randy Perrett

Okanagan Falls Irrigation District Chair

CC Ron Obirek, Director Electoral Area "D"
Andrew Reeder, Manager of Operations
Bill Newell, Chief Administrative Officer
Jim Zaffino, Manager of Finance
Barrie Nicholls, Program Analyst -Ministry of Municipal Affairs

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: November 18, 2021

RE: RDOS Fire Dispatch Service – Award of Contract

Administrative Recommendation:

THAT the Regional District award the Fire Dispatch Service Delivery Contract, including emergency and non-emergency calls, to the City of Kelowna for \$2,053,992 for a five (5) year term.

Background:

2010 - The Regional District undertook a review of its emergency 911 dispatch service delivery; in its report, Planetworks Consulting Corp. provided a series of recommendations, including that “the RDOS consider issuing a Request For Interest for the provision of fire dispatch services.”

2011 - The RDOS issued a Request For Proposals (RFP) for Fire Dispatch Services and received four proposals. The City of Kelowna was the successful proponent based on price and service delivery. The three other proponents were the City of Surrey, Fraser Valley Regional District, and the City of Penticton. The Regional District commenced with a five-year service agreement with the City of Kelowna, resulting in an estimated \$1,826,500.00 savings over the five-year contract.

2016 - The RDOS extended the contract with a continued 2.5% increase until December 31, 2021. The City of Kelowna did inform the Regional District that the cost for fire dispatch services would increase at the end of the term to account for technology upgrades, staffing, and supporting costs to meet with current industry standards. Over the past five years, the City of Kelowna has provided Fire Dispatching services at the following rates:

City of Kelowna Fire Dispatch 2017- 2021 – Fire Dispatch Services (Emergency)					
Year	2017	2018	2019	2020	2021
Service Cost	\$227,300	\$232,983	\$238,808	\$244,778	\$250,897
% increase	2.5%	2.5%	2.5%	2.5%	2.5%
Total Services Cost					\$1,194,776

Analysis:

In the Fall of 2020 as part of the Emergency 911 Dispatch Services Delivery contract process, the Regional District convened the E911 Telecommunications Committee (the committee) to support the discussion of the 2021 Fire Dispatch RFP process and provide a formal recommendation to the Board.

The committee was comprised of Regional District staff, Regional District and municipal fire departments, fire brigades and Societies.

In May of 2021 the Regional District published an RFP requesting bids from proponents to meet the dispatching needs established by the committee. When staff contacted potential proponents during the RFP process, various dispatching centres were onboarding or in the process of onboarding new clients. That ultimately led to those agencies choosing to not submit a proposal. When the RFP closed in August 2021, the City of Kelowna was the only proponent to submit a proposal. The committee convened to conduct an evaluation of the proposal and provide a recommendation to the Board.

Emergency Calls

City of Kelowna Fire Dispatch 2022- 2026 – Fire Dispatch Services (Emergency)					
Year	2022	2023	2024	2025	2026
Service Cost	\$361,400	\$377,733	\$387,176	\$396,856	\$406,777
% increase	-	2.5%	2.5%	2.5%	2.5%
Total Service Cost					\$1,929,942

Non-Emergency Calls

When the City of Kelowna was awarded the initial contract in 2011, non-emergency calls were specific to lone worker call-outs, but over a ten-year period, the service level need expanded to account for additional non-emergency services for no extra cost. Non-emergency calls are separated into the following categories: wastewater treatment (sewer and/or water), electrical, public works, and lone worker. For example, Penticton and Summerland power outage phone calls are forwarded directly to the Kelowna Dispatch after business hours, in addition to the public calling into dispatch directly. In 2020, there were 658 non-emergency calls throughout the region; of that, 168 were attributed to electrical outages in Penticton or Summerland. The 168 calls generated roughly 50 phone calls to dispatch per electrical event. In total, the additional calls have resulted in an average accumulative call volume of 9,037 calls. The proposed cost for this service is good value based on the systems and staff already in place. The committee recommends keeping this cost within the service areas. The cost per participant reflects the usage of the non-emergency call service (Figure 2).

City of Kelowna Fire Dispatch 2022- 2026 – Fire Dispatch Services (non-Emergency)					
Year	2022	2023	2024	2025	2026
Service Cost	\$23,587	\$24,177	\$24,781	\$25,400	\$26,035
% increase	-	2.5%	2.5%	2.5%	2.5%
Total Services Cost					\$123,980

Combined

The combined costs of emergency and non-emergency calls are \$2,053,992 over five years compared to the current \$1,194,776 contract (2016 – 2021), which equates to an \$859,216 increase. The last RFP process for Fire Dispatch Services in 2011 revealed that industry standards were between

\$200,000 - \$527,000 annually. Based on current Fire Dispatch contracts throughout the Province, the City of Kelowna Fire Dispatch bid is still below current industry standards if you consider call volume, population and number of departments. Within the Interior, The Regional District of Kootenay Boundary (Pop. 31,000) recently signed a five-year (2021 – 2025) contract with the City of Kelowna for \$1,117,998 to provide dispatch services for 16 fire departments with an average call volume of 2,300.

City of Kelowna Fire Dispatch 2022- 2026 – Fire Dispatch Services(Emergency/Non-Emergency)					
Year	2022	2023	2024	2025	2026
Service Cost	\$384,987	\$401,910	\$411,957	\$422,256	\$432,812
% increase	-	2.5%	2.5%	2.5%	2.5%
Total					2,053,992

The 2022 Budget includes an increase in the E911 Service operational budget to reflect the new cost of Fire Dispatch services. The graph in Figure 1 shows the cost increase per household for ratepayers within each Service Area, and Figure 2 illustrates the increase in cost per participant (16) for levy and apportionment requisitions over the next five-year term.

The Current Contract with the City of Kelowna does not include an extension clause, nor does the City of Kelowna support an extension to enable the RDOS to go through another RFP Process. The City of Kelowna indicates that these services would be equal or less than other dispatch centers and is a fair and equitable cost for dispatch centers in the Province.

The RFP evaluation brought forth two distinct areas of concern; the first included a significant increase in cost due to increasing industry standards, and the second included non-emergency calls. The increase in cost for emergency calls is directly attributed to increased call volumes from 4,018 calls in 2010 to an average call volume of 7,900 over the past five years. The increase in call volume, staffing and equipment costs factor into bringing the Regional District to the current rate. Kelowna Fire Dispatch has similarly implemented this change with various other clients.

Alternatives:

1. Award the contract, including emergency and non-emergency calls.
2. Award the contract for only emergency calls.
3. Deny the award, change the specifications and go back out for proposals.

Communication Strategy:

Staff will prepare a formal notification to the successful proponent and initiate the contract signing process with the Board Chair and CAO. In addition, a public information release following the signature of the contract.

Respectfully submitted:
“Sean Vaisler”
 S. Vaisler, Emergency Services Manager

Endorsed by:
“Mark Woods”
 M. Woods, Community Services Manager

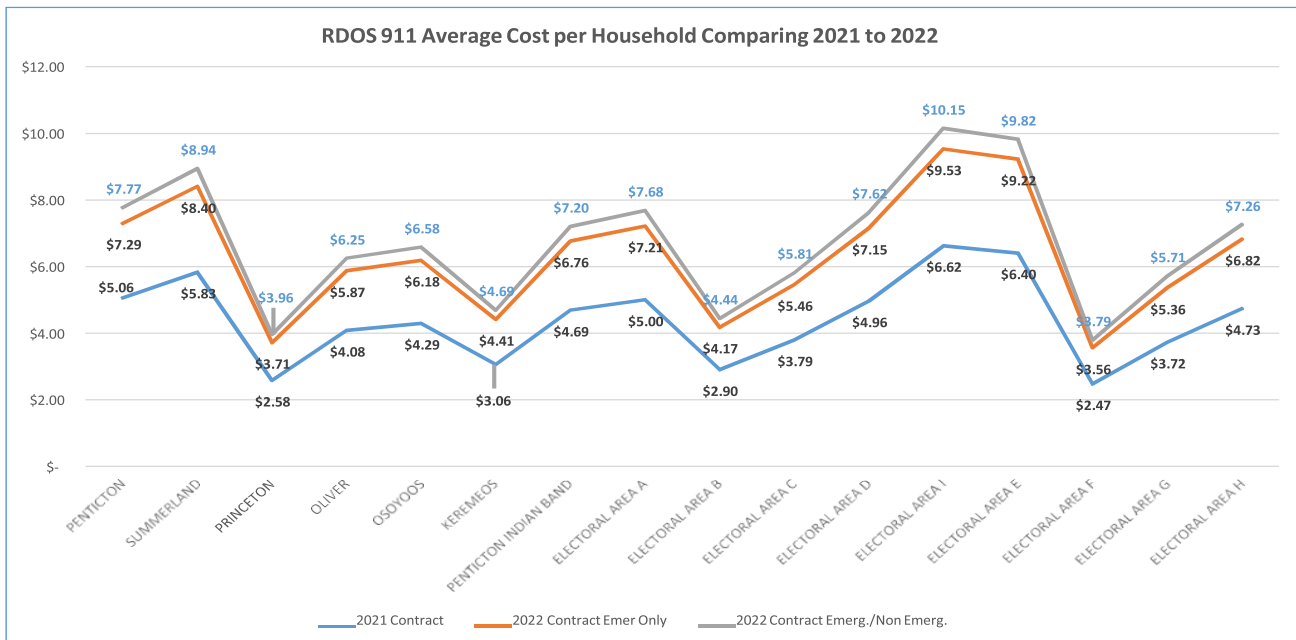
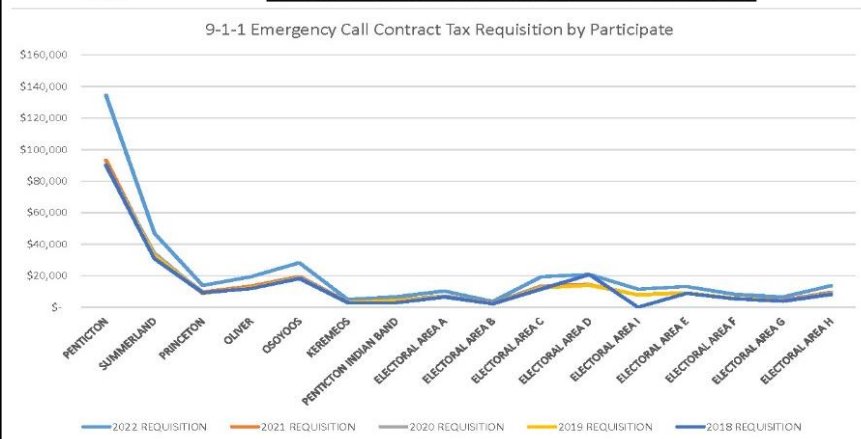


Figure 1: Cost Per Household

LEVY & APPORTIONMENT - CONVERTED IMPROVEMENTS

9-1-1 EMERGENCY CALL SYST	2022	2021	2020	2019	2018
	REQUISITION	REQUISITION	REQUISITION	REQUISITION	REQUISITION
PENTICTON	\$ 134,437	\$ 93,353	\$ 89,763	\$ 89,706	\$ 90,144
SUMMERLAND	\$ 47,053	\$ 32,661	\$ 34,367	\$ 32,559	\$ 30,908
PRINCETON	\$ 13,826	\$ 9,598	\$ 8,883	\$ 8,781	\$ 9,116
OLIVER	\$ 19,300	\$ 13,398	\$ 12,384	\$ 12,270	\$ 11,792
OSOYOOS	\$ 28,173	\$ 19,539	\$ 18,875	\$ 18,278	\$ 18,161
KEREMEOS	\$ 4,851	\$ 3,366	\$ 3,111	\$ 3,041	\$ 2,898
PENTICTON INDIAN BAND	\$ 6,621	\$ 4,600	\$ 4,295	\$ 4,141	\$ 2,872
ELECTORAL AREA A	\$ 10,263	\$ 7,146	\$ 7,021	\$ 6,630	\$ 6,475
ELECTORAL AREA B	\$ 3,691	\$ 2,559	\$ 2,349	\$ 2,233	\$ 2,178
ELECTORAL AREA C	\$ 19,364	\$ 13,436	\$ 12,856	\$ 12,165	\$ 11,568
ELECTORAL AREA D	\$ 20,806	\$ 14,436	\$ 14,151	\$ 14,020	\$ 20,679
ELECTORAL AREA I	\$ 11,405	\$ 7,917	\$ 7,825	\$ 7,961	Na
ELECTORAL AREA E	\$ 13,142	\$ 9,145	\$ 9,130	\$ 8,969	\$ 8,780
ELECTORAL AREA F	\$ 8,200	\$ 5,685	\$ 5,651	\$ 5,740	\$ 5,347
ELECTORAL AREA G	\$ 6,519	\$ 4,507	\$ 4,189	\$ 3,945	\$ 3,846
ELECTORAL AREA H	\$ 13,750	\$ 9,550	\$ 8,951	\$ 8,370	\$ 8,220
TOTAL	\$ 361,400	\$ 250,897	\$ 243,800	\$ 238,808	\$ 232,983



Please Note: Area "I" became an Electoral Area in 2019

Figure 2: Cost Per Participant

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: November 18, 2021

RE: **Arts and Culture Administration Follow up - For Information Only**

Purpose:

The South Okanagan Similkameen Arts Society (SOS Arts) completed an Environmental Scan of Arts and Culture within the Regional District of Okanagan-Similkameen and presented this document to the Regional District Board for information on October 7, 2021. At that presentation, SOS Arts provided suggestions on how to proceed with the Environmental Scan to further support and advance the Arts and Culture sector in the future. The suggestions included the creation of a South Okanagan Similkameen Arts and Culture Network and the development of a scope of work for a South Okanagan Similkameen Arts and Culture Strategy.

To support advancing the SOS Arts suggestions, Regional District staff will support SOS Arts in these actions as part of the Regional District's Recreation work plan for 2022.

Reference:

- Arts and Culture South Okanagan Similkameen report to RDOS October 7, 2021
- Environmental Scan of Arts and Culture in the Regional District of Okanagan-Similkameen (Appendix A)
- South Okanagan Regional Growth Strategy (Bylaw 2770, 2017)
 - o Objective 4-C: Support regional arts and culture and educational opportunities
 - o Work with agencies, stakeholders and the arts and culture community to develop a Regional Arts and Culture Strategy

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

- Key Success Driver 3: Build a Sustainable Region
- Goal 3.2 To develop an economically sustainable region
- Objective 3.2.3 By Reviewing Long-Range Planning Documents

Background:

In March 2020, the South Okanagan Performing Arts Centre Society (SOPAC) was renamed the South Okanagan Similkameen Arts Society (SOS Arts) and commenced with a scan of the regional arts and culture landscape. The scan intended to:

- Help the SOS Arts understand how it can further define its mandate and better serve the region
- Provide the community with a comprehensive inventory of stakeholders, including organizations, individuals, businesses and government
- Identify the key strengths and challenges of the arts and culture sector across the region
- Provide a valuable tool to help inform decision-making for the benefit of all stakeholders

The scan was conducted by volunteer members of the SOS Arts Board. No public funding was sought for the initiative.

Analysis:

At the October 7, 2021, RDOS Community Services Committee meeting, SOS Arts identified several potential actions as a follow-up to the completion of the Environment scan which included; the creation of a South Okanagan Similkameen Arts and Culture Network and beginning the initial work to create a scope for the development of a South Okanagan Similkameen Arts and Culture Strategy.

To support these two actions, the Regional District Recreation Manager will support SOS Arts in these actions as part of the annual Recreation work plan for 2022. The estimated amount of hours of support from RDOS Recreation is estimated at 100 to 150hrs for the year and would not impact existing recreation deliverables at this point. The work on Arts and Culture in 2022 will be an opportunity for the RDOS to:

- Support the SOS Arts in keeping the momentum they had established with the Environmental Scan work,
- Better understand how other partners throughout the region see Arts and Culture,
- Potentially begin establishing the scope of work associated with an Arts and Culture Strategy for the South Okanagan and Similkameen, and
- Assess the feasibility/value of the RDOS establishing Arts and Culture as its Service beyond 2022.

A report back on work related to Arts and Culture in the South Okanagan and Similkameen will be planned for Q3 2022 to include recommendations on the best Arts and Culture approach for the Region going forward.

Respectfully Submitted,

“Augusto Romero”

Regional Recreation Manager

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: November 18, 2021

RE: Appointment of Regional District of Okanagan-Similkameen Auditor

Administrative Recommendation:

THAT the Board appoint BDO Canada LLP to provide audit services for the Regional District of Okanagan-Similkameen for the fiscal years ending December 31, 2021, 2022 and 2023 with a possible two year extension .

Reference:

Local Government Act 377(1)
Community Charter Part 6; Division 2, 169(1)

Business Plan Objective:

Objective 1.1.1 By providing the Board with accurate, current financial information.

Background:

Every three to five years the Regional District requests proposals from qualified audit firms in the Okanagan Similkameen. A Request For Proposal was issued on August 17, 2021 using a standard template developed by the Auditor General of BC.

Analysis:

Three proposals were received and evaluated on the following criteria:

1. Capability of audit firm and audit team – 45%
2. Proposed audit strategy – 35%
3. Price – 20%

The successful proponent was BDO Canada LLP. The proposed annual audit fee, which includes financial statement preparation, is \$57,770. The 2022 budget has been updated accordingly.

Respectfully submitted:

“Noelle Evans-MacEwan”

N. Evans-MacEwan, Finance Supervisor

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: November 18, 2021

RE: **Fire Department Operational Bylaw Amendment**

Administrative Recommendation:

THAT Bylaw No. 2857.03, 2021, being a bylaw to amend Schedules A and B of the Fire Department Operational Bylaw, be read a first, second and third time and be adopted.

Purpose:

To add Apex Mountain Fire Department to the Operational Bylaw, and to authorize the Keremeos & District Fire Department as Medical First Responders.

Reference:

Bylaw No. 2857, 2019
Letter from Keremeos & District Fire Department

Business Plan Objective:

To meet public needs through the continuous improvement of key services

Background:

Fire Department Operational Bylaw No. 2857 was adopted in 2019 to provide for the administration and operation of Regional District fire departments. The bylaw replaced Bylaw 2566, 2011 being the regulatory bylaw for seven fire departments. Two fire protection services, Rural Princeton and West Bench, are provided under contract by Town of Princeton and City of Penticton respectively, and are not included in Bylaw No. 2857.

Analysis:

Apex Mountain Fire Department was created April 2021 by referendum. Adding the Apex Mountain fire service to the fire services listed in Schedule A of the bylaw will provide the department with the regulatory authority provided by the bylaw.

Keremeos & District Fire Chief Jordy Bosscha advised the Regional District on October 13, 2021 that the fire department has a cadre of fire fighters trained and certified to an Emergency Medical Assistant (EMA) level, trained in ambulatory care and licensed by the BC Ministry of Health – Emergency Medical Assistant Licensing Branch. Adding the fire department to the Medical First

Responder section of Schedule B authorizes the fire department to provide all aspects of medical first response in accordance with the bylaw.

Alternatives:

1. THAT the Fire Department Operational Bylaw not be amended to include the Apex Mountain Fire Department.
2. THAT the Fire Department Operational Bylaw not be amended to authorize Keremeos & District Fire Department as Medical First Responders.

Communication Strategy:

The Fire Department Operational Bylaw is posted on the Regional District's website. Additionally, the Keremeos Fire Chief has been advised that the bylaw will be amended to reflect the department's qualifications.

Respectfully submitted:

"Gillian Cramm"

G. Cramm, Legislative Services Coordinator

Endorsed by:

Christy Malden, Manager

REGIONAL DISTRICT OF OKANAGAN SIMILKAMEEN
BYLAW NO. 2857.03, 2021

A bylaw to amend Fire Department Operational Bylaw No. 2857, 2019.

WHEREAS the Regional District of Okanagan-Similkameen has adopted Fire Department Operational Bylaw No. 2857, 2019 to provide for the administration and operation of the fire departments, and for the prevention of fires, the prevention of the spread of fire, and for the preservation of life and property within the Regional District of Okanagan-Similkameen;

AND WHEREAS the Regional District of Okanagan-Similkameen has established Apex Mountain Fire Protection Service by Bylaw No. 2920, 2020;

AND WHEREAS the Fire Chief of Keremeos & District Volunteer Fire Department has requested that Schedule B of Bylaw No. 2857 be amended to authorize the Keremeos and District Volunteer Fire Department as Medical First Responder capable;

AND WHEREAS the Board wishes to amend Fire Department Operational Bylaw No. 2857, 2019;

NOW THEREFORE the Board in open meeting assembled enacts as follows:

Citation

1. This bylaw may be cited as the Fire Department Operational Amendment Bylaw No. 2857.03, 2021.

Amendment

2. Schedule A of Bylaw No. 2857 is amended by deleting Schedule A in its entirety and replacing it with the following:

Schedule "A"

Fire Protection Services

The following Fire Departments are authorized to provide all aspects of Fire Protection in accordance with this Bylaw:

Fire Services Establishment Bylaw	Fire Department
Bylaw No. 2334	Anarchist Mountain Fire Department
Bylaw No. 1238	Kaleden Volunteer Fire Department
Bylaw No. 2178	Keremeos & District Volunteer Fire Department

Bylaw No. 1619	Naramata Fire Department
Bylaw No. 1310	Okanagan Falls Volunteer Fire Department
Bylaw No. 1574	Tulameen and District Fire Department
Bylaw No. 1388	Willowbrook Volunteer Fire Department
Bylaw No. 2920	Apex Mountain Fire Department

3. Schedule B of Bylaw No. 2857 is amended by adding Keremeos Volunteer Fire Department to the list of Fire Departments authorized to provide Medical First Responder services.

READ A FIRST, SECOND AND THIRD TIME this __ day of __, 2021.

ADOPTED by at least 2/3 of the Votes this __ day of __, 2021.

Board Chair

Corporate Officer

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: 18 November 2021

RE: Apex Fire Department Service Level Declaration

Administrative Recommendation:

That the Regional District declare that the Apex Fire Department shall operate as an Exterior Operations Service Level fire department until training requirements and records management provisions identified in the Fire Commissioners Playbook to move to an Interior Operations Service Level are achieved.

Purpose:

To provide the Board capacity to respond to the work identified in the Fire Services Master Plan and the gaps in the Emergency Management Program identified through the extended pressure on the Emergency Operations Centre in 2017.

Reference:

1. Fire Services Act, RSBC 1996, Chapter 144
2. BCOFC Structure Firefighters Competency and Training Playbook

Background:

The BCOFC Playbook requires the “Authority Having Jurisdiction” (AHJ), meaning the Board of Directors, to provide a formal declaration of the level of service that each fire department may safely offer. Although previously operating as a Fire Brigade, the Apex Fire Department was established by referendum and is now a Regional District Fire Department. The first taxation year will be 2022.

Analysis:

Bylaw 2920/2020, being a bylaw of the Regional District of Okanagan Similkameen to establish the Apex Mountain Fire Protection Service, provides authority to the Board of Directors to undertake and carry out a fire protection program in parts of Electoral Area I.

Section 3 of the British Columbia Structure Firefighters Competency and Training Playbook requires the Authority Having Jurisdiction (AHJ), being the Board of Directors for the Regional District, to select and declare its firefighting Service Level. Service levels are determined by the training competencies that must be met by the fire department to suppress differing levels of structure fires to which they attend.

The Apex Mountain Fire Department is qualified as an Exterior Operations Service Level Department. Exterior Operations Level firefighters shall not enter any building, vehicle, dumpster or other object if an Immediately Dangerous to Life and Health (IDLH) atmosphere is present.

When the Apex Mountain Fire Department has the number of firefighters certified to an interior level, they may advise the Board and their designation could be elevated to "Interior".



**REPORT FROM THE CHAIR and VICE-CHAIR
ON ACTIVITIES FOR THE PERIOD ENDED SEPTEMBER 2021**

Purpose

This report is intended to provide a summary of the activities and performance of the Municipal Finance Authority of British Columbia (“MFA”) for the period ended September 2021.

Governance

Representation from every community in British Columbia is provided through 39 Members from 28 regional districts and a 10-member Board of Trustees.

In 2021, Meetings of the **Members** were held on March 25, 2021 (Annual General Meeting) and September 13, 2021 (Semi-Annual Meeting).

The **Board of Trustees** met with management four times during the period of June 1, 2021 to September 30, 2021 to review operating performance, access to the financial markets, administration, and other miscellaneous items.

In addition, the Board of Trustees held four meetings of the Investment Advisory Committee, which provides oversight for Pooled Investment Funds. The purposes of these meetings were to review reports and performance from MFA staff and external pooled investment fund manager Phillips, Hager & North, to update investment guidelines and program offerings, and to approve various documents relating to the new upcoming Diversified Multi-asset Class (“DMAC”) fund. PH&N reports to the Investment Advisory Committee quarterly on fund positioning and performance, investment management processes, and portfolio compliance.

Work is continuing on the development of the new Diversified Multi-Asset Class (“DMAC”) fund, suitable for BC local government long-term reserves (not needed for 10 years or longer). Introduction is still expected in January 2022.

Trustees and management also made presentations on behalf of MFA at various local government conferences throughout the year.

Results

Income from Operating Activities, Short-Term Debt Fund, and Retention Fund

Operating results for the 1st half of 2021 show a net profit of \$1,613,130 which is favorable to budget by \$137,930. Revenues are unfavorable by \$51,515 which is primarily attributed to revenue from pooled investment financial service fees being lower than expected. Expenditures are favorable by \$189,445 which is mainly contributed to delayed office expenditures as staff continue to work from home as well as delayed timing for requests for sponsorship and education funds due to the ongoing pandemic.

Short-term Debt Fund profit had a favourable variance of \$653,786 given the slower reduction in commercial paper outstanding to mitigate refinancing risk given unpredictable capital markets while income earned on retained assets was modestly favourable to budget by \$57,518.

Overall, the Retention Fund for the 1st half of the year is favorable to budget by \$849,234 and has a balance of \$100.1 million as of June 30, 2021. The Retention Fund and the Debt Reserve Fund form the organization's capital base which supports MFA's AAA ratings, which is in accordance with MFA's Capital Adequacy Policy adopted by the Board of Trustees in September 2019. Capital adequacy of the Authority was reviewed by the Board of Trustees on May 11, 2021 and the levels held are consistent with the policy and framework in place and appropriate given the risks of the organization.

Borrowing and Lending

Triple A Credit Ratings

MFA's AAA credit rating was reaffirmed by Moody's, Standard & Poor's (S&P), and Fitch Ratings in April 2021. This is the best attainable rating and allows MFA to access capital in the markets at the most favourable interest rates.

Borrowing in the Capital Markets and Long-Term Lending

On May 12th, 2021, MFA issued a new June 2026 debenture for \$475 million to fund refinancing requirements at a re-offer yield of 1.373%. The issue was 2x oversubscribed and well diversified between 34 investors. Concurrently, MFA reopened its 2.3% April 2031 debenture for \$500 million to fund new loan requirements for Metro Vancouver Regional District at a re-offer yield of 2.297%. The issue was 2x oversubscribed and well diversified between 24 investors. Although this is considered a dual tranche (2 separate bonds), collectively this is the largest 'tap' of the capital markets for MFA ever at one time (\$975 million in total).

On September 14th, 2021, MFA successfully completed its final bond issue of the year, raising \$350 million through the issuance of a new 20-year debenture (2.50% coupon due September 2041) to fund new loans requests at a yield of 2.507%. The issue was 2x oversubscribed and well diversified between 43 investors with 56% coming from international investors. MFA is hopeful the 20-year sector becomes a more regular issuance point for MFA alongside its traditional 5- and 10-year issues – continued issuance in this long-dated space is predicated on Member demand for amortizing loans over 20 years or longer and a desire to lock-in 20 years interest rates.

MFA continued to access the lowest long-term rates in Canada when compared to its Municipal peers.

Commercial Paper Issuance and Short-Term Lending

The Commercial Paper Program continues to provide low-cost short-term and equipment financing to clients. MFA's short-term lending rate is currently 0.94%.

MFA started to reduce its commercial paper in early 2021 and as of September 30, 2021, \$505 million was outstanding with the final \$5 million to be reduced in October. MFA will continue to monitor demand for short-term loans including revenue anticipation to determine when this decrease will need to be reversed. With "room" for short term

lending of approximately \$280 million currently, MFA does not anticipate a need to increase its commercial paper program for the balance of the year.

MFA Pooled Investment Funds

The following chart provides total Member balances in MFA pooled fund offerings as well as recent returns. Since April, there has been a sharp increase in assets under management (AUM) of \$1.48 billion. Majority of growth can be attributed to an increase in high interest savings account participation with the introduction of MFA’s third offering with Scotiabank.

As at	July 31, 2021	July 31, 2020	Change	1 Year Returns at July 31, 2021	
	\$ millions			Funds	Benchmark
Bond	653	554	99	0.73	0.37
Fossil Fuel Free Bond	149	73	76	0.74	0.37
Government Focused	313	269	44	0.34	0.19
Money Market	1,556	1,497	59	0.21	-0.04
Mortgage Fund	83	79	4	4,60	0.32
*Pooled High Interest Savings Account	2,523	1,324	1,199	N/A	N/A
AUM	5,277	3,796	1,481		

* Current Rate on CIBC is .80% on the first \$20 million, .50% on the next \$20 million and .22% on the remainder. National Bank and Scotiabank are .72% and .75% respectively.

Diversified Multi-asset Class (“DMAC”) Fund

For the first time in its history, MFA will be introducing a multi-asset class fund in early 2022. MFA’s current pooled fund offerings are all domestic Canadian fixed income pools (only investing in Canadian bonds, money market instruments and mortgages) that are most appropriate for short to medium term investment time horizons (overnight to 7 years). The DMAC fund will be professionally invested in a broad and diversified pool of global assets (including global stocks, bonds, mortgages and possibly other alternative asset types such as infrastructure or real estate) and will only be sold to Local Governments that have investment reserves that will not be needed for 10 years or longer. All local governments, regardless of size, will have access to the DMAC fund from its inception in early 2022. However, participation will require careful consideration and preparatory work at each Local Government - which may include re-writing of Investment Policies and a dialog between senior staff and Councils/Director boards so that all parties have a clear understanding of the potential risks and rewards of investing in the fund. In particular, the most important discussion topic will be an understanding that the DMAC fund will provide better expected returns in the long run but with higher volatility of results over shorter periods of time – thereby requiring a long-term commitment to putting money into the fund and not redeeming funds prematurely.

MFA and its Trustees have carefully considered the introduction of the DMAC fund. The existing investment universe of exclusively fixed-income options available to local governments in BC are not an effective tool for investing funds that are not needed for a decade or longer.

Expected returns on fixed income instruments (1% to 2% and even less for short-dated fixed income instruments) are currently lower than anticipated future inflation (1.5% to 3%). Several Provinces, such as Alberta, Ontario, Saskatchewan, and Nova Scotia, have recognized this deficiency and have introduced broader investment choices using the concept of Prudent Investor Rules over the years. Prudent investor rules allow for any asset class and type to be included in a portfolio as long as the portfolio is deemed suitable for the investor. As per the MFA and Trustee Acts in British Columbia, those Prudent Investor powers are already available to MFA Trustees in their capacity as fiduciaries of MFA pooled investment funds. The applicability of Prudent Investors to MFA pooled funds has been confirmed in late 2020 by both the Ministry of Municipal Affairs and Finance staff as well as supported through legal research.

Beginning in late 2020 and throughout 2021, MFA engaged parties within the local government ecosystem to educate them on the DMAC fund, and to signal and plan out the launch of the fund. In particular, MFA met with senior members of the Ministry of Municipal Affairs and Housing, Provincial Treasury, and with the Ministry of Finance’s Risk Committee. MFA emphasized a DMAC fund would be intended for BC local governments who can demonstrate a long-term investment horizon for earmarked monies. The primary benefits of a Long-term Multi-asset Class Fund were discussed and included:

- Projected returns for long-term Canadian bonds expected to remain very low (below the inflation rate) thereby reducing the purchasing power of long-term local government reserves in the long run;
- A diversified equity/bond portfolio generally provides positive returns over the long term with less volatility than equity or bond only portfolios; and
- A global multi-asset class portfolio further enhances diversification and smooths inter-period return volatility.

More recently, beginning in May 2021, MFA have been conducting an RFP process to select an Outsourced Chief Investment Officer (O-CIO) and institutional asset manager(s) to manage the fund. Several rounds of that process have been completed in 2021 and MFA Trustees will be selecting a winning asset manager to manage the fund in the near future.

2021 UBCM Convention

MFA was represented at the virtual UBCM conference, tradeshow, and Community Excellence Awards. MFA is a Platinum sponsor for UBCM, funding both the keynote speaker and the Community Excellence Awards and the category of “Excellence in Asset Management”.

Submitted by:



Malcolm Brodie
Chair



Al Richmond
Vice-Chair



BOARD REPORT: November 5, 2021



Okanagan Basin
WATER BOARD

1450 KLO Road, Kelowna, BC V1W 3Z4

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www.obwb.ca

OBWB Directors

Sue McKortoff - Chair,
Regional District of Okanagan-Similkameen

Cindy Fortin - Vice-Chair,
Regional District of Central Okanagan

Victor Cumming, Regional
District of North Okanagan

Rick Fairbairn, Regional
District of North Okanagan

Bob Fleming, Regional District
of North Okanagan

James Baker, Regional
District of Central Okanagan

Colin Basran, Regional District
of Central Okanagan

Doug Holmes, Regional
District of Okanagan-Similkameen

Rick Knodel, Regional District
of Okanagan-Similkameen

Chris Derickson, Okanagan
Nation Alliance

Bob Hrasko, Water Supply
Association of B.C.

Scott Boswell, Okanagan
Water Stewardship Council

**The next regular meeting of the
OBWB will be held December
7, 2021 at 10 a.m. online.**

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Okanagan Basin Water Board Meeting Highlights

Province releases Okanagan Lake Regulation System report: The board discussed the release of a report to modernize Okanagan lake level management, helping address valley flood, drought, and fish habitat concerns. The “Plan of Study for Modernizing the Okanagan Lake Regulation System” (OLRS) was developed in partnership between the OBWB and B.C. Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNR). Currently, FLNR staff manage the lake based on a 1976 operating plan, with minor updates since then. The plan recommends 17 studies (e.g. looking at hydrology, fish management, climate change), culminating in a final study to modernize the OLRs. Last month, the OBWB presented recommendations to the provincial budget committee, requesting \$1 mill. /year for the next five years to complete the studies. Find the Plan of Study at <https://bit.ly/3G NUeeu>, and a presentation on the plan at <https://youtu.be/N1byBsSlb8w>.

Board receives microplastics presentation: Directors received a mid-point update on a project looking at microplastic pollution in Okanagan Lake, funded by the OBWB’s Water Conservation and Quality Improvement (WCQI) Grant Program. The project, by FreshWater Life, included surface water trawl sampling on the lake in August and sampling at the Kelowna Wastewater Treatment Plant. Okanagan College Water Engineering Technology students are now reviewing the samples. Results are expected by spring 2022.

OBWB looks ahead to 2022 grant year: The board approved improvements to the 2022 WCQI grant application process and adopted the theme “source water protection.” Applications that meet the theme are awarded additional points when going through the review process. The call for proposals will go out in late November with an application deadline of Feb. 28, 4 p.m. More info. will be posted at www.OBWB.ca/WCQI.

Looming groundwater licence deadline discussed: OBWB directors were updated on the March 1, 2022 deadline for groundwater licencing in B.C., required by the province’s Water Sustainability Act, adopted in 2016. Those using well water for non-domestic use (e.g. farms or community water utilities) must obtain a licence by March 1. Residential well owners are not required to get a licence, but are encouraged to register their well so the province is aware of it when reviewing licence applications for nearby properties. Information for the public has been posted at <https://OkWaterWise.ca/>.

Osoyoos Lake Water Science Forum 2022 – call for posters: The OBWB is partnering with the International Joint Commission, Osoyoos Indian Board, Okanagan Nation Alliance and others to host the Osoyoos Lake Water Science Forum, April 28-30 in Osoyoos. A call for posters has gone out, looking for submissions that present on findings relevant to the Okanagan/Okanagan watershed. More details are available at www.OBWB.ca/OLWSF.

Water Board approves 2022-23 budget: Directors approved a \$3.69 million budget. The budget includes funds for the Milfoil Control Program, Sewerage Facilities Assistance (SFA) Grants Program, and the Water Management Program (which includes the Water Stewardship Council, Water Research, WCQI grants, and Communications and Outreach). This year’s budget includes funds to review the SFA program to determine future funding needs, and whether policies need to be updated.

For more information, please visit: www.OBWB.ca