

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Thursday, September 3, 2020
RDOS Boardroom – 101 Martin Street, Penticton

SCHEDULE OF MEETINGS

| | | | |
|----------|---|----------|--|
| 9:00 am | - | 9:30 am | Environment and Infrastructure Committee |
| 9:30 am | - | 10:00 am | Planning and Development Committee |
| 10:00 am | - | 12:00 pm | RDOS Board |

“Karla Kozakevich”

Karla Kozakevich
RDOS Board Chair

| 2020 Notice of Meetings | | | |
|-------------------------|-------------------------|--------------------------|--------------------|
| September 17 | RDOS Board | OSRHD Board | Committee Meetings |
| October 1 | RDOS Board | | Committee Meetings |
| October 15 | RDOS Board | OSRHD Board | Committee Meetings |
| November 5 | RDOS Board Inaugural | OSRHD Board Inaugural | |
| November 19 | RDOS Board | OSRHD Board | Committee Meetings |
| December 3 | RDOS Board | | Committee Meetings |
| December 17 | RDOS Board | OSRHD Board | Committee Meetings |



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Environment and Infrastructure Committee

Thursday, September 3, 2020
9:00 am

AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Environment and Infrastructure Committee Meeting of September 3, 2020 be adopted.

B. DELEGATIONS

1. Dan Buffett, CEO & Dave Conly, Habitat Conservation Trust Foundation

Mr. Buffett and Mr. Conly will address the Board to share updated with regards to conservation and forest enhancement projects within the Regional District.

a. Presentation

C. ADJOURNMENT



HCTF & FESBC in Okanagan - Similkameen



Dan Buffett & Dave Conly
September 3rd, 2020

Who We Are:

- Habitat Conservation Trust Foundation
 - HCTF funds conservation projects and provides education about BC's freshwater fish and wildlife
 - Chief Executive Officer : Dan Buffett
- Forest Enhancement Society of BC
 - FESBC advances environmental and resource stewardship of B.C.'s forests
 - Operations Manager: Dave Conly



HCTF Background



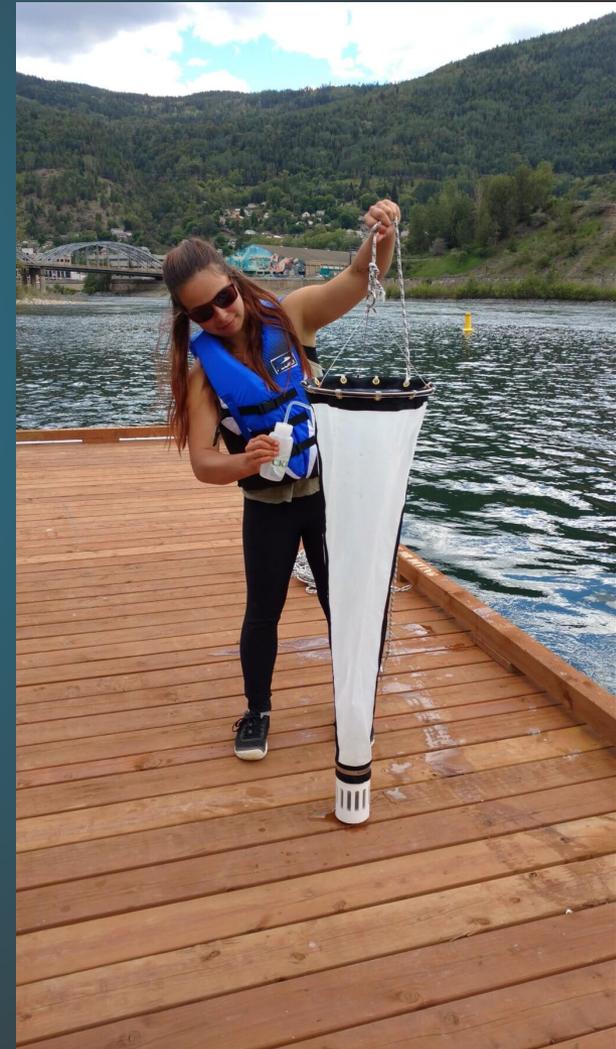
- A non-profit charitable Foundation
- Founded in 1981 by anglers, hunters, trappers and guide outfitters willing to pay a surcharge on licenses to improve conservation outcomes in BC
- More than **\$189 million** grants for over **2980 projects**

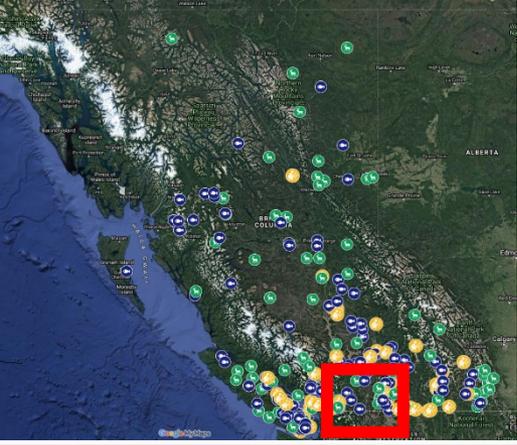


HCTF Projects & Education



- \$9.2M in funding for 180 projects across BC in 2020-21
 - Okanagan Region: 15 projects, \$583,000
- Feature Projects in RDOS:
 - Wildlife Habitat Stewardship & Enhancement
 - Okanagan Invasive Mussel Monitoring
 - Wildschools & Education Facilitators
 - 5 Go Grants (since 2014)





HCTF Fish & Wildlife Projects (2020-21)



Cascade Recreation Area

EC Manning Provincial Park

Cathedral Provincial Park and Protected Area

Snowy Protected Area

Camp McKinney

FESBC Funding & Priorities



| FESBC Purpose | Approved (\$ millions) | Number of Projects |
|---------------------------------|---------------------------|--------------------|
| Wildfire risk reduction | \$58 | 123 |
| Stand rehabilitation | \$25 | 30 |
| Wildlife habitat improvement | \$8 | 15 |
| Fibre recovery | \$4 | 10 |
| Forest carbon management | \$138 | 72 |
| TOTAL | \$233 | 250 |

FESBC Projects



- Most have multiple benefits: social, economic, environmental.
- Significant focus on climate change mitigation and wildfire risk reduction.

| FESBC Projects | |
|---|---|
| Weyerhaeuser Company Limited | Fertilization TFL 59 |
| Baldy Mountain Resort | Baldy Mt Resort Phase 1 - McKinney |
| Regional District of Okanagan Similkameen | RDOS Fuel Breaks for wildfire risk reduction |
| Various | Transporting uneconomic wood to the BC EcoChips facility to avoid pile burning emissions. |

FESBC / HCTF Partnership

- Partners since 2016
- Both organizations have a mandate to improve wildlife habitat
- Utilizes HCTF's well respected grant application and technical review process
- FESBC committed \$3 million for shared conservation objectives



CoFunded Projects

- Mule deer response to wildfire and habitat change
- Diversifying Mountain Pine Beetle Clearcuts
- Maintenance of Furbearers and Prey Species
- South Okanagan Similkameen Conservation Program (SOSCP)



QUESTIONS?



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REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Planning and Development Committee

Thursday, September 3, 2020
9:30 am

AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Planning and Development Committee Meeting of September 3, 2020 be adopted.

B. DELEGATIONS

1. Brad Dollevoet, Kettle Valley Consulting

Mr. Dollevoet will address the Board with regards to Okanagan Falls Economic Development Strategic Plan
a. Report

RECOMMENDATION 2

THAT the Regional District accept the Okanagan Falls 2020 Economic Development and Recovery Plan as a guiding document.

C. ADJOURNMENT

ADMINISTRATIVE REPORT



TO: Planning & Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: September 3, 2020

RE: Electoral Area “D” – Okanagan Falls 2020 Economic Development & Recovery Plan

Administrative Recommendation:

THAT the Regional District accept the Okanagan Falls 2020 Economic Development and Recovery Plan as a guiding document.

Purpose:

The purpose of the 2020 Economic Development & Recovery Plan is to provide “a renewed strategic direction for Okanagan Falls, and is designed as a key engagement document for local residents, business owners, investors, local community organizations, and the Regional District.”

Envisioned as a guide for “the economic recovery of the community from COVID-19, and to set the groundwork for widespread community collaboration” the Plan comprises seven over-arching goals for the community, including:

- .1 An Attractive Community for young Families;*
- .2 Continued Business Support through Recovery;*
- .3 Understand Infrastructure Challenges, and Plan for the Future;*
- .4 An Informed Discussion on the prospect of Incorporation in Okanagan Falls;*
- .5 Develop a Community Brand, and build Okanagan Falls as a Tourism Destination;*
- .6 Downtown Improvement and Beautification; and*
- .7 Build on Community Amenities that are already a Strength.*

While many of the action items contained within the Plan will require collaboration between the Regional District and different organizations to be successful, the Plan also provides direction and guidance for the Okanagan Falls Economic Development Office to December of 2022.

Background:

Economic Development is funded through taxation in Electoral Area “D”.

In January of 2020, the Regional District engaged with the Okanagan Falls Community Association (OFCA) on the development of an economic plan. The intent of this engagement was to utilize the OFCA as the key stakeholder committee for the plan’s development.

“The OFCA can be considered a public representative organization of the community of Okanagan Falls ... [and] for this plan to be effective, it’s important that [everyone] are all on the same page for the next steps and actions to move forward with.”

Development of the Plan included a literature review, a community survey, the use of strategic planning tools such as a SWOT, and a virtual public webinar held on May 13, 2020 (attended by 43 members of the public).

Analysis:

The vision contained in the Economic Development & Recovery Plan is to “improve the economic and social sustainability of the community of Okanagan Falls and the surrounding area” and the objective of “attract[ing] new businesses and development, foster[ing] tourism growth, and support[ing] the existing business community.”

The seven goals contained within the Plan and some of the action items recommended to support these goals are already being pursued through existing work plans, such as:

- advocating for improved access to social services in the community for young families (Action 1.4);
- advocating for a higher standard for the services provided in the community (Action 1.5);
- advocating for the installation of internet fibre and 5G cellphone coverage throughout the community (Action 3.3);
- developing and enhancing events to attract tourists to the community (Action 5.6);
- seeking potential grant opportunities focused on a downtown revitalization project (Action 6.5); and
- supporting regional efforts to reinforce and sustain the Penticton Regional Airport in the recovery from the COVID-19 pandemic (Action 7.5).

Other action items, however, will be dependent upon the Board designating these as projects for the 2021 and/or 2022 Business Plan as well as the provision of a budget. This includes, amongst other things, the following:

- creation of a Marketing Campaign focused on attracting new families to reside in Okanagan Falls (Action 1.1);
- procurement of a consultant to complete a market assessment of the potential for a seniors supportive living facility being located in OK Falls, providing jobs and demand for local services (Action 2.3);
- undertaking a Waterfront Parks Master Plan (Action 7.1);
- undertaking an assessment of recreational and community amenity needs in Okanagan Falls (Action 7.2); and
- replacement of the Okanagan Falls entrance signs on Highway 97 at the north and south ends of the townsite (Action 7.4(a)).

Alternatives:

1. Status Quo; or

-
2. THAT the Board of Directors refer the Okanagan Falls 2020 Economic Development & Recovery Plan back to the Community Association for further discussion.

Respectfully submitted:

Christopher Garrish

C. Garrish, Planning Manager

Attachments: No. 1 – Okanagan Falls 2020 Economic Development & Recovery Plan

OKANAGAN FALLS



August, 2020

2020 ECONOMIC DEVELOPMENT & RECOVERY PLAN

A 3-year work plan for the vision, economic development and COVID-19 recovery of the community of Okanagan Falls. To be used by not-for-profit associations, RDOS staff and Board of Directors, and the community-at-large.

This report was prepared by Kettle Valley Consulting



**KETTLE VALLEY
CONSULTING**

www.kvconsulting.ca

The project consultant would like to thank the project sponsors:



Also, a special thanks to the following contributors:

Robin Irwin, Economic Development Coordinator, RDOS

Ron Obirek, Electoral Area "D" Director, RDOS

Okanagan Falls Community Association Board Members:

Matt Taylor, Karen Kruger, Jim D'Andrea,

Jak Meyer, Ron Crawford, Bob Daly, Matt Kenyon

Photograph Credits: Carol Bentley

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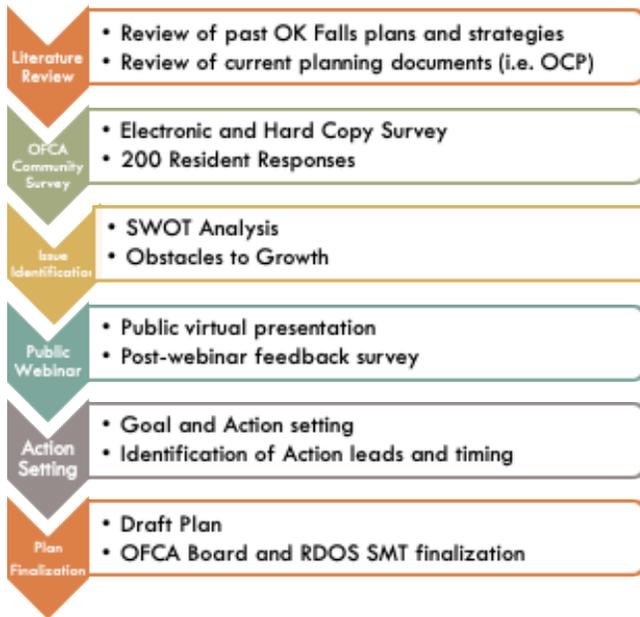
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EXECUTIVE SUMMARY

This plan charts the **strategic direction** of Okanagan Falls, and is designed as a key engagement document for local residents, business owners, investors, local community organizations, and RDOS staff and elected officials.

This plan is also a **call to action** for all stakeholders in Okanagan Falls to contribute to the economic fortunes of the community. Okanagan Falls has suffered from a gradual economic decline and **COVID-19** has exacerbated this trend. There is a need for a new strategy to reverse this trend and build momentum in the community.

The RDOS partnered with the Okanagan Falls Community Association (OFCA) on the completion of this plan, and the OFCA Board was utilized as a project steering committee for the plan development process (provided below). This process was completed from January to July 2020.



Strategic planning techniques (SWOT, & Obstacle identification) were utilized in consultation with OFCA members to identify issues and determine the **limiting factors** impacting economic investment and recovery in Okanagan Falls.

Seven over-arching goals for the community were developed through discussion with the OFCA and feedback from the public webinar:

- Goal No. 1:** An Attractive Community for young Families
- Goal No. 2:** Continued Business Support through Recovery
- Goal No. 3:** Understand Infrastructure Challenges, and Plan for the Future
- Goal No. 4:** An Informed Discussion on the prospect of Incorporation in Okanagan Falls
- Goal No. 5:** Develop a Community Brand, and build Okanagan Falls as a Tourism Destination
- Goal No. 6:** Downtown Improvement and Beautification
- Goal No. 7:** Build on Community Amenities that are already a Strength

For each of these goals, a number of key action items were developed to provide a work focus for the community and RDOS staff for the next three years. Many of these action items will require **collaboration** with different organizations for them to be successful, so a **strong working relationship** with the RDOS, Okanagan Falls organizations, and residents will be required moving forward.

Table 1.0 provides the action item leads, target start date and estimated timeframe for completion for each item. Also identified are the organizations and key stakeholders that will be needed to participate. All actions, except for ongoing items, are proposed to be completed by the **fall of 2022**.



INTRODUCTION

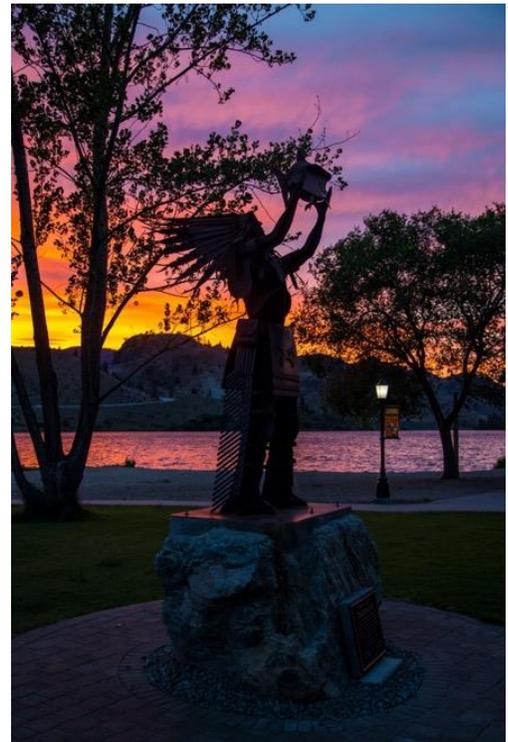
Okanagan Falls is the largest unincorporated community (estimated at ~2,500 people) in the Regional District of Okanagan-Similkameen. It is found on the main traffic corridor (Highway 97) for the South Okanagan, and is approximately located 15 km south of the City of Penticton, and 21 km north of the Town of Oliver. Okanagan Falls is the main economic center for Electoral Area “D” in the Regional District of Okanagan-Similkameen, and as such, this plan focuses on the community of Okanagan Falls specifically to drive further growth in Electoral Area “D”. The idea behind this is that the surrounding neighborhoods of Electoral Area “D” (i.e. Heritage Hills, Upper Carmi, Skaha Estates, Sun Valley Estates, etc.) will benefit if the local economy of Okanagan Falls prospers.

Okanagan Falls already has a number of substantial economic drivers, such as Structurlam, which specializes in innovative wood products for the building industry and employs 200 people at their Okanagan Falls location. Unit Electric Engineering Ltd.’s head office is also located in Okanagan Falls, and they employ 100 people. In addition, Okanagan Falls is home to a number of world-class Okanagan wineries, many of which boast fantastic views of Vaseux Valley from their location on Oliver Ranch Road (as shown in our cover photo).

In addition to economic drivers, Okanagan Falls also boasts a number of recreational and social amenities that help to attract new investment and residents. Okanagan Falls is located on the south end of Skaha Lake, and the Regional District maintains a number of fantastic beachfront parks, such as Christie Memorial and Kenyon Park, that are a summer attraction for tourists and residents alike. Okanagan Falls provides a great home base for a number of surrounding recreational trails for hiking and cycling, with the flagship being the Kettle Valley Rail (KVR) Trail, which wraps around the Skaha Lake shoreline into Penticton. As well, the community of Okanagan Falls affords an Elementary School (K to Grade 6), a medical clinic, an active Legion, and a vibrant volunteer base. Needless to say, there already exists a number of economic and amenity assets found in Okanagan Falls of which this plan hopes to build on and support.

Despite some growing sectors (i.e. wine and wood products), Okanagan Falls is in a state of economic paralysis. A once blossoming small community, its economic fortunes have suffered from a gradual decline. No greater symptom of this was apparent than the sudden closure of the only local grocery store in the community (the “IGA”) in September, 2019. As a result, a new community organization was formed with a focus on the need to do something different: the Okanagan Falls Community Association (OFCA). Dedicated residents and business people are now volunteering their time to improve the economic state of the community and they have already contributed to a renewed optimism on the economic development fortunes of the community.

Shortly thereafter, and in the middle of this plan development process, the COVID-19 pandemic swept across the globe. The pandemic has exacerbated the issues that were already facing businesses in Okanagan Falls. As a result, approximately 90% of service-based businesses in Okanagan Falls saw a 100% revenue loss impact from the middle of March to the middle of May, 2020.



Purpose of the Plan

This plan charts a renewed strategic direction for Okanagan Falls, and is designed as a key engagement document for local residents, business owners, investors, local community organizations, and RDOS staff and elected officials. It is proposed to be a living document, to guide the course of direction on the economic recovery of the community from COVID-19, and to set the groundwork for widespread community collaboration. Actions identified will need support from local residents, strong volunteerism, partnerships with local organizations, and facilitation by paid RDOS staff to be truly successful. Project champions will need to be identified early. The plan does not try to reinvent past economic development initiatives, but build on the current assets and momentum of community groups already underway.

Time Frame

The timeframe of 3 years (technically 2.5 years: August, 2020 – December, 2022) is used purposely, to ensure that the goals of the plan are achievable and time-relevant to the needs of the Okanagan Falls community. This plan is less a long-term visioning exercise of the next 20 years, such as an Official Community Plan, but more so an operational plan for the work efforts of the community over the next three years. Actions have been selected based on realistic targets for completion within a 3 year time-span. In addition, this operational plan will guide the work focus of the RDOS staff that are located at the Okanagan Falls Economic Development Office.

Mission Statement

We will collaborate to improve the economic and social sustainability of the community of Okanagan Falls and the surrounding area.

Okanagan Falls, with partners the Regional District of Okanagan-Similkameen, community organizations, and residents, will work together to attract new businesses and development, foster tourism growth, and support the existing business community.



PLAN PROCESS

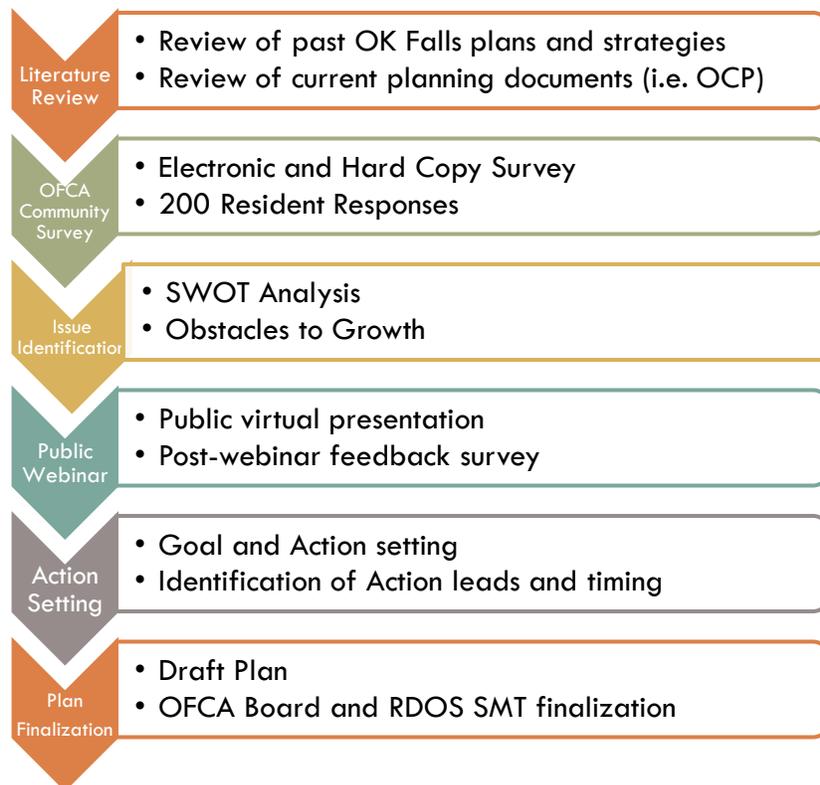
In January 2020, RDOS staff and the project consultant started engaging with the Okanagan Falls Community Association (OFCA) on the development of this economic plan. The intent of this engagement was to utilize the OFCA as the key stakeholder committee for the plan’s development. The organization’s mandate is similar to that of this plan: **To help Okanagan Falls achieve its economic and community development goals.**

Members of the OFCA are residents and business owners that live in Okanagan Falls. As such, the OFCA can be considered a public representative organization of the community of Okanagan Falls. In addition, for this plan to be effective, it’s important that the RDOS staff, the Regional board, the Community Association, and general public in Okanagan Falls are all on the same page for the next steps and actions to move forward with. As such, it was recognized early that the OFCA and RDOS should partner on the completion of this Plan.

With the use of the OFCA Board as a project steering committee, the consultant completed an iterative plan development process with knowledge gained at each stage of the process. Figure 1 below provides the plan development process utilized to complete this plan. Included was a literature review (Appendix ‘A’), a community survey (managed by the OFCA), the use of strategic planning tools such as a SWOT (Strengths, Weaknesses, Opportunities, & Threats), and a virtual public webinar held on May 13, 2020. This meeting had a total of 43 participants and included RDOS Electoral Area “D” Director Ron Obirek and MLA Linda Larson.

In late April, with the advent of the COVID-19 Pandemic, the OFCA Board reviewed their SWOT feedback and information gathered to date to determine what changes may need to be made to the plan to support the economic recovery of the community in the short term.

Figure 1: Plan Development Process



BACKGROUND REVIEW

LITERATURE REVIEW

Before determining goals and actions, it is important to review the history of past plans and studies for the Okanagan Falls community. **Appendix ‘A’** provides a short summary analysis of seven studies/plans completed for the community in the past 11 years. The intent of this literature review was to ensure that this plan does not repeat past actions and to learn lessons from studies of the past. What has worked and what hasn’t? Which actions were identified, but never pursued and may have some value? Also, what guiding policy is currently in place that needs to be reviewed to ensure that actions developed are consistent? Appendix ‘A’ includes a background review of past studies, documents, and action plans that may be relevant to the forming of new actions in this plan. Below is a list of the documents that were reviewed in the preparation of this plan:

1. 2008 Okanagan Valley Industrial Land Study
2. 2012 Economic Development Action Plan (EDCD Consulting)
3. 2013 Electoral Area “D-2” Official Community Plan
4. Electoral Area “D” Governance Study - Final Report August 2016
5. 2016 “How’s Business?” Business Survey (RDOS)
6. 2017 Okanagan Falls Town Centre Plan (RDOS)
7. 2020 OFCA Community Survey



SWOT ANALYSIS

To aid the strategic planning process, the project consultant led the OFCA Board of Directors and the RDOS Economic Development Coordinator in a SWOT exercise prior to the determination of goals and actions. ‘SWOT’ is an acronym for Strengths, Weaknesses, Opportunities, Threats, and this type of strategic planning exercise is of value to recognize the community’s internal attributes (i.e. strengths and weaknesses) and how these attributes may relate to the external environment (i.e. opportunities and threats).

To summarize the SWOT feedback from the OFCA Board, Figure 2 below provides a number of SWOT ‘themes’ of the items discussed. **Appendix ‘B’** provides a short description and the detailed OFCA Board feedback of each SWOT theme and how it related to action planning.

Figure 2: SWOT Themes



OBSTACLES TO GROWTH

Following the SWOT analysis, a clearer picture arose of some limiting barriers that may be restricting growth and economic development within Okanagan Falls. These barriers may be larger items that cannot be easily changed. **Appendix ‘C’** identifies these barriers (or obstacles) specifically, defines what influence these obstacles have on goal-setting, and determines if they can be overcome or not. The advantage of doing this at the onset is to ground-truth the goals and actions of this strategic plan and to ensure that the actions are realistic given the jurisdictional, governance, physical and/or environmental limits that are apparent. The barriers identified include:

- **Community Apathy**
- **Infrastructure Upgrades**
- **Regional District Governance System**

- Access to Funding
- MoTI Road Right-of-Way Jurisdiction



BACKGROUND CONCLUSIONS

All of the gathered background information - the review of past studies and plans, the community feedback provided in the 2020 OFCA Community Survey, and the SWOT feedback provided by the OFCA Board – was considered to draw out some concluding statements to inform the goals and actions of this new plan. Provided below is some general conclusions stemming from the background review:

- **Community perceptions of Quality of Life have declined.**

The 2020 OFCA Community Survey results provides a stark contrast to the perceptions of quality of life found from the RDOS 2017 Citizen Satisfaction Survey. The 20% reduction from 2017 to 2020 in the community’s perception of Okanagan Falls as a place to retire, to raise a family and overall speaks to the need to take significant action to improve community attitudes. The actions within this plan should try to improve the self-perception of community members.

- **Downtown vibrancy has been an ongoing concern.**

In the literature review, a number of past plans had goals and actions that focused on downtown revitalization and yet the 2020 OFCA survey results still indicated that the “Downtown” was the fourth biggest issue facing Okanagan Falls. In addition, the OFCA Board recognized that the appearance of downtown as a major weakness for the community. Given this feedback, and the history of little results/success on Downtown initiatives, it’s important that actions on the Downtown are tackled directly and not just passed over as a symptom of other community or economic issues.

- **More action & implementation, less studies and plans.**

Members of the OFCA Board have remarked that the community is suffering from ‘plan fatigue’. In just 8 years the community has undergone five major plan or study processes (including this one), and eight such processes in the past 12 years. Each has had numerous positive recommendations to move the community forward on its economic development goals. Yet many similarities are apparent in a comparison of the SWOT review from the 2012 process and that completed by the OFCA Board in 2020. Implementation has been a challenge and the community has stagnated as a result.

GOALS & ACTIONS

This section provides the overall economic development goals of the community of Okanagan Falls for the next three years and onwards. Also, this section identifies specific project deliverables and/or community actions to help facilitate the successful realization of these goals. Achievement of the actions listed here will be the measuring stick to evaluate the success of this plan, the performance of the economic development staff in Okanagan Falls, and the perseverance of the community to overcome its obstacles. Following the identification of actions in this section, the 'Results & Measurement' section identifies the leads for each action, timing, and key stakeholders required to participate in each action to ensure success.

Goal No. 1: An Attractive Community for young Families

Okanagan Falls already has all the amenities and key services that young families are looking for in a small community: high quality recreational opportunities, a great school, affordable housing costs, and easy access to a larger service center (Penticton). The community can build on these assets, and market the community specifically targeting younger families that want to move to the Okanagan Valley, but cannot afford housing in the larger urban communities.

As well, with the recent social acceptance to remote working due to the COVID-19 pandemic, more people may be seeking opportunities to move to locations that can offer more space, a larger home with a yard at a comparable lower price, but can still offer a high quality of life. Okanagan Falls can position itself as a desirable community in this area, and should be looking to expand community amenities and improve services that will help increase the attraction of families to move to the community.

Action 1.1: Create a Marketing Campaign focused on attracting new families to reside in Okanagan Falls.

Action 1.2: Create marketing packages for the real estate industry on the advantages of living in Okanagan Falls.

Action 1.3: Complete a review of zoning regulations in Okanagan Falls to ensure that single family residential lots have the flexibility to construct a carriage home or a secondary suite suitable for young families (i.e. review of maximum floor area and number of bedrooms).

Action 1.4: Advocate for improved access to social services in the community for young families (i.e. after-school programs, daycares, hospital and clinic access, arts & culture).

Action 1.5: Advocate for a higher level of standard for the services provided in the community (i.e. RCMP, bylaw enforcement, park maintenance, road maintenance).



Goal No. 2: Continued Business Support through Recovery

With the advent of COVID-19, businesses in rural communities need support now more than ever. This is no exception in Okanagan Falls. Even prior to the pandemic, the business community in Okanagan Falls was dealing with challenges, such as crime on adjacent properties, and a population base that preferred to do their shopping in Penticton or Oliver. The establishment of the Economic Development office in November of 2019 was a great start to provide a local resource to the small business community, and more business support will be required moving forward.

It is imperative that the community and Economic Development staff continue to make their best efforts to support the business community through the recovery phase of the pandemic. The loss of the grocery store was a symptom of a problem, and other local businesses will follow the same course if drastic changes to support the business community are not implemented. As well, this action includes the attraction of new businesses to the community, and the fostering of entrepreneurship through training and access to business support resources.

Action 2.1: Develop a demographic and statistical marketing package (and GIS platform) for potential commercial and industrial businesses.

Action 2.2: Identify potential spaces that could be used by an Art Studio/Gallery shared space to be located in Okanagan Falls in support of local Artists.

Action 2.3: Complete a market assessment of the potential for a seniors supportive living facility being located in Okanagan Falls, providing jobs and demand for local services.

Action 2.4: Complete a feasibility analysis and public survey for the attraction of a new grocery store or grocery co-operative in OK Falls.



Goal No. 3: Understand Infrastructure Challenges, and Plan for the Future

Prior to seeking to attract new development, Okanagan Falls would be wise to learn more about the infrastructure challenges inherent to the community and find creative solutions to either cost-share improvements with developers, or seek partnerships with other key stakeholder organizations (i.e. Ministry of Infrastructure and Transportation, Okanagan Falls Irrigation District).

Developers are attracted to communities where there is a clear, and consistent framework for development: that expected costs can be determined upfront, that municipal infrastructure upgrades required are easily identified, and land is pre-zoned and ready for development. RDOS has completed a lot of work to support further development on the planning side (i.e. OCP, Town Centre plan, and associated implementation projects), but what has not been developed is further understanding on infrastructure planning to support further development.

Action 3.1: Liaise with and assist (if requested) the Okanagan Falls Irrigation District in the completion of a detailed engineering study and master capital plan on the potential costs to upgrade the water system to increase fire flow capacity in Okanagan Falls, and to the Town Centre area as a priority.

Action 3.2: Create an engagement committee with the Ministry of Transportation and Infrastructure to discuss key local street corridor issues and the plan for future upgrades.

Action 3.3: Advocate for the installation of internet fibre and 5G cellphone coverage throughout the community.

Action 3.4: Support the RDOS in completing a sanitary sewer master plan for upgrades and capital replacement planning.

Goal No. 4: An Informed Discussion on the prospect of Incorporation in Okanagan Falls

Discussion of incorporation within the community of Okanagan Falls has ebbed and flowed for years. A number of studies and reports have been developed, with the most recent being the 2016 Electoral Area “D” Governance Study that resulted in the split of Electoral Area “D” and the creation of Electoral Area “P”. The thought process behind this action was that it would allow for greater representation of Electoral Area “D” residents, including Okanagan Falls. However, the community still feels that a lot of their economic development woes may be fixed through having greater local community control that would occur through incorporation, and that there is a need to gain further understanding of the prospect of incorporation.

There are differences of opinion on the benefits and costs of incorporation, the need for enhanced local services, and for more accountability from government leaders. As such, this plan includes actions for consideration of both the RDOS and the community to gain understanding on the prospect of incorporation so that a more informed choice can take place in the future.

Action 4.1: Prepare a report outlining “Best Practices” for incorporation based upon a review of recent incorporations by other communities.

Action 4.2: Procure a consultant to complete a cost-benefit analysis of incorporating the community of Okanagan Falls (and possible other areas in Electoral Area “D”), including detailed financial considerations and a thorough public engagement and education component.

Goal No. 5: Develop a Community Brand, and build Okanagan Falls as a Tourism Destination.

Okanagan Falls has many local assets and a unique local history to build on and succeed in the competitive tourism industry. It is believed that up to 9000 vehicles pass through Okanagan Falls on Highway 97 each day, and each vehicle represents an opportunity for the community to market and encourage that visitor(s) to stay awhile and enjoy the fantastic recreational amenities, wineries, and beaches that tourists are looking for in the South Okanagan. In addition, Okanagan Falls can boast of local stories that have captured the community, such as Kenny McLean, considered the greatest Canadian rodeo cowboy of all time, or the Salmon Chief statue signifying the area of importance for local First Nations for traditional salmon fishing.



What Okanagan Falls lacks is a thought-out tourism development plan on how the community will be able to build on their assets, market the community, and strengthen the tourism amenity profile that the community can provide to visitors. Especially lacking is a focus on a distinct community brand that is bought into by the business community and residents alike, but is also unique to make it attractive to potential visitors. The Okanagan Falls Winery Association has done tremendous work to market collectively their wineries and create a local industry that tourists are attracted to. Now, with the new Economic Development office and the focus on tourism by the Okanagan Falls Community Association, the puzzle pieces are back in place to target the tourism industry with a renewed focus for community growth.

Action 5.1: Pursue designation of the Okanagan Falls Visitor Information Centre as a formal Destination BC “Visitor Information Centre”

Action 5.2: Develop a Community Brand process that builds on existing local tourism assets, such as the wineries, beaches, and recreational amenities.

Action 5.3: Refresh the community websites for Okanagan Falls to reflect the new community Brand and enhance the digital marketing mediums utilized.

Action 5.4: Prepare a guide for use by local stakeholders on the requirements for establishing a Destination Marketing Organization.

Action 5.5: Liaise with the Okanagan Falls Winery Association on the development of a tourism marketing campaign.

Action 5.6: Developing and enhancing events to attract tourists to the community.

Action 5.7: Partner with the Visit South Okanagan Cooperative marketing organization in order to ensure the promotion of Okanagan Falls and Kaleden in regional initiatives.

Goal No. 6: Downtown Improvement and Beautification

Identified as a weakness, the visual state of downtown Okanagan Falls is in a poor state. This is inclusive of the Town Centre area, but also other commercial properties along highway 97 going south on Main Street. There is a lack of urban landscaping being maintained, and the infrastructure in place, such as sidewalks, signage, and even line painting, has been ignored. This lack of upkeep is also noticeable on private buildings in commercial areas. The community has a few derelict and unsightly properties in high profile locations that are allowed to exist in its untidy state for years. Other landlords have followed suit, and there is lack of re-investment on refreshing existing commercial buildings on a continual basis.

They say ‘you only get one chance to make a good first impression’, and that is very much true for visitors that pass-through Okanagan Falls. Unfortunately, the impression visitors receive is of a community that takes little pride in its physical appearance, which does not cater to the >9000 vehicle visitors per day wanting to stop and enjoy the great businesses and amenities that the community has to offer.

In addition, there is much that the community can do in this area without the need for large resources from the RDOS or other government jurisdictions. A little effort can go a long way to improving things. Recent actions by a few individual property owners to clean-up or paint their buildings (e.g. OK Falls Hotel, Centex Gas Station) have been well received in the community and have made a difference to the visual appearance of downtown. The actions provided here are intended to establish the footings for a longer-term initiative to continue to improve and invest in the Downtown moving forward.

Action 6.1: Establish a Downtown Improvement Business Association focused on revitalization initiatives in downtown Okanagan Falls.

Action 6.2: Prepare a RDOS Board report for consideration of a new ‘OK Falls Downtown Improvement’ service area to provide seed funding to the new Downtown Business Association and Ec. Dev. Staff for downtown projects.

Action 6.3: Develop a downtown storefront incentive program to improve facades, signage, and paint (i.e. murals) in the Downtown area in partnership with willing commercial landlords.

Action 6.4: Focus Regional District bylaw enforcement activities in Okanagan Falls on the clean-up of derelict and unsightly properties.

Action 6.5: Seek potential grant opportunities focused on downtown revitalization projects.



Goal No. 7: Build on Community amenities that are already a Strength

As already mentioned, Okanagan Falls has a tremendous park system, phenomenal beaches, and plenty of recreational assets with easy access to community residents. RDOS has taken care to continually improved these assets, and the efforts of RDOS parks staff and the volunteers on the Parks & Recreation Commission should be commended. However, related to the goal of trying to attract younger families to the community, there may be the need to think bigger about the amenities in Okanagan Falls. What recreational assets is the community missing that incoming residents are looking for? How can the community better utilize the large park spaces in close proximity to the beach? What is the plan to link all the park spaces with a community trail system connected into the KVR Trail? Okanagan Falls would be well served to setting a community-wide recreation and park amenity plan to vision and conceptualize what may be missing for new community assets moving forward.

At the same time, the COVID-19 has placed some key community and regional amenities under threat. Plans will need to developed to provide focused support on maintaining these key assets sustainable as they transition to the new COVID world.



Action 7.1: Undertake a Waterfront Parks Master Plan, focused on consideration of additional amenities to pursue.

Action 7.2: Undertake an assessment of recreational and community amenity needs in Okanagan Falls (i.e. ice arena, pickleball courts, skateboard or BMX pump track, community centre).

Action 7.3: Encourage community building events such as “clean-up in the park”, or the installation of new playground/equipment through volunteers.

Action 7.4 (a): Replace Okanagan Falls entrance signs on Highway 97 at the north and south ends of the townsite.

Action 7.4 (b): Develop a directional signage program for community recreational assets and tourist amenities (i.e. wineries).

Action 7.4 (c): Implementation of the directional signage program developed by OFCA.

Action 7.5: Support all regional efforts to reinforce and sustain the Penticton Regional Airport in the recovery from the COVID-19 Pandemic.

RESULTS & MEASUREMENT

As already mentioned in the Introduction, this plan is more so an operational plan for the community, rather than a visionary document. As such, now that we have identified the goals and actions for the community for the next 3 years, it's important to take these goals to the next step and consider: who will be leading and implementing each action item? When is it important for the community to start the project? What is the logical sequence of projects so that efforts are not wasted (i.e. tourism brand identification prior to website development)?

The conclusions from the background review has shown that Okanagan Falls has had an unfortunate history of many plans being developed for the community, but a lack of tangible action and delivery on the implementation items in these plans. This section is intended to reverse this trend. By providing specific target timelines and the identification of key organizational responsibilities, the plan can be evaluated periodically over the next 3 years to determine if target timelines are being met and goals have been achieved, and ensure that accountability to the plan is being maintained. As well, the plan provides for actions to assist RDOS and the community to evaluate whether the current system of governance may be a barrier for action implementation.

Table 1.0 below lists all the goals & actions of this plan, identifies the appropriate organization lead to implement each action, a target start date and expected timeline to complete each action item, and key organizational stakeholders that will be required to participate for implementation to be successful. The target start date and timeline columns are colour-coded based on their expected timeframe: **grey** items are expected to be completed in 2020, **orange** in 2021, and **blue** in 2022. **Green** items are ongoing items and are expected to be worked on following the adoption of the plan and continually moving forward.

It is important to note that almost every action requires the need to collaborate with multiple organizations and community groups to achieve success. This is a product of doing these type of economic development projects in an unincorporated community: various organizations have different types of jurisdiction within the Okanagan Falls community. Of course, many actions will require the management of the RDOS, but also the OFCA, the Okanagan Falls Irrigation District, and the Ministry of Transportation and Infrastructure. It's important that the separate business plans of each organization incorporate the actions in this larger community plan to ensure accountability.

Table 1.0: Action Leads, Timeline, and Stakeholders

| Goals and Actions | Action Lead | Target Start | Timeline | Key Stakeholders |
|---|-------------|---|----------|------------------|
| Goal No. 1: An Attractive Community for young Families | | | | |
| Action 1.1: Create a Marketing Campaign focused on attracting new families to reside in Okanagan Falls | RDOS | Spring, 2021 (subject to inclusion in 2021 Budget) | 6 months | OFCA Board |

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| Action 1.2: Create marketing packages for the real estate industry on the advantages of living in Okanagan Falls. | RDOS | Summer, 2021 | 6 months | Realtor associations, developers, OFCA Board |
| Action 1.3: Undertake a review of zoning regulations in Okanagan Falls in relation to the maximum floor area allowances for carriage homes and secondary suites so that they are more suitable for young families. | RDOS | Fall, 2021 | 4 months | OK Falls residents, Electoral Area 'D' Advisory Planning Commission |
| Action 1.4: Advocate for improved access to social services in the community for young families (i.e. after-school programs, daycares, hospital and clinic access, arts & culture). | RDOS | August, 2020 | Ongoing | OFCA membership – volunteers, SD 67, Elementary School PAC |
| Action 1.5: Advocate for a higher level of standard for the services provided in the community (i.e. RCMP, bylaw enforcement, park maintenance, road maintenance) | OFCA Board, Electoral Area "D" Director | August, 2020 | Ongoing | Regional Board, Interior Health, RCMP, OFCA membership - volunteers |
| Goal No. 2: Continued Business Support through Recovery | | | | |
| Action 2.1: Develop a demographic and statistical marketing package (and GIS platform) for potential commercial and industrial businesses. | RDOS | February, 2020 | 6 months | Engagement with commercial landlords |
| Action 2.2: Identify potential spaces that could be used by an Art Studio/Gallery shared space to be located in Okanagan Falls in support of local Artists. | RDOS | January, 2021 | 3 months | OFCA Board, Downtown landlords to partner with. |
| Action 2.3: Procure a consultant to complete a market assessment of the potential for a seniors supportive living facility being located in OK Falls, providing jobs and demand for local services. | RDOS | Fall, 2021 (subject to inclusion in 2021 Budget) | 4 months | SeniorsBC, BC Housing, Interior Health, OFCA Board, South Skaha Housing Society |
| Action 2.4: Complete a feasibility analysis and public survey for the attraction of a new grocery store or grocery co-operative in OK Falls. | RDOS | July, 2020 | 4 months | IGA landlord, Community Futures, Valley First, Co-op. |
| Goal No. 3: Understand Infrastructure Challenges, and Plan for the Future | | | | |
| Action 3.1: Liaise with and assist (if requested) the Okanagan Falls Irrigation District in the completion of a detailed engineering study and master capital plan on the potential costs to upgrade the water system to increase fire flow capacity in Okanagan Falls, and to the Town Centre area as a priority. | RDOS | August, 2020 | 5 months | OFID, OFCA Board |
| Action 3.2: Recognizing the road concerns in Okanagan Falls, create an engagement committee with the Ministry of Transportation and Infrastructure | RDOS Area 'D' Electoral Area Director | Fall, 2020 | Ongoing | OFCA Board, MoTI Operations |

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| to discuss key local street corridor issues and the plan for future upgrades. | | | | |
| Action 3.3: Advocate for the installation of internet fibre and 5G cellphone coverage throughout the community. | RDOS | Fall, 2020 | Ongoing | RDOS Area 'D' Electoral Area Director, OFCA membership |
| Action 3.4: Support the RDOS in completing a sanitary sewer master plan for upgrades and capital replacement planning. | RDOS | June, 2020 | 12 months | OFCA, Okanagan Falls Irrigation District. |
| Goal No. 4: An Informed Discussion on the prospect of Incorporation in Okanagan Falls | | | | |
| Action 4.1: Prepare a report outlining “Best Practices” for incorporation based upon a review of recent incorporations by other communities. | OFCA Board/Electoral Area “D” Director Sub-Committee | August, 2020 | 3 months | RDOS Legislative Services Manager, RDOS Board of Directors |
| Action 4.2: Procure a consultant to complete a cost-benefit analysis of incorporating the community of Okanagan Falls (and possible other areas in Electoral Area “D”), including detailed financial considerations and a thorough public engagement and education component. | RDOS | March, 2021 | 12 months | RDOS Electoral Area 'D' Director, OFCA membership, OK Falls residents, external consultant |
| Goal No. 5: Develop a Community Brand, and build Okanagan Falls as a Tourism Destination | | | | |
| Action 5.1: Pursue designation of the Okanagan Falls Visitor Information Centre as a formal Destination BC “Visitor Information Centre” | RDOS | Fall, 2020 | Ongoing | Destination BC, Thompson-Okanagan Tourism Association, Visitors Centre Society, OFCA Board, Ok Falls Winery Association |
| Action 5.2: Develop a Community Brand process that builds on the existing tourism assets, such as wineries, beaches, and recreational amenities. | OFCA Board | June, 2020 | 4 months | RDOS Ec. Dev. Coordinator, OK Falls residents, OK Falls Winery Association, Electoral Area "D" Director |
| Action 5.3: Update the visit.Okfalls.ca and Okfalls.ca websites to reflect the new community brand and enhance the digital marketing of the community. | RDOS | Fall, 2021 | 6 months | OFCA Board |
| Action 5.4: Prepare a guide for use by local stakeholders on the requirements for establishing a Destination Marketing Organization. | RDOS | Spring, 2022 | Ongoing | OK Falls Winery Association, local tourism operators, DestinationBC |

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|---|------------|---|----------------------------|--|
| Action 5.5: Liaise with the Okanagan Falls Winery Association on the development of a tourism marketing campaign. | RDOS | Fall, 2020 | 3 months | OK Falls Winery Association |
| Action 5.6: Developing and enhancing events to attract tourists to the community. | RDOS | August, 2020 | Ongoing | South Okanagan Chamber of Commerce, OFCA membership - volunteers, Electoral Area 'D' Director. |
| Goal No. 6: Downtown Improvement and Beautification | | | | |
| Action 6.1: Establish a Downtown Improvement Business Association focused on revitalization initiatives in downtown Okanagan Falls. | OFCA Board | August, 2020 | Ongoing | RDOS Economic Development Coordinator, Downtown business community |
| Action 6.2: Prepare a RDOS Board report for consideration of a new 'OK Falls Downtown Improvement' service area to provide seed funding to the new Downtown Business Association and Ec. Dev. Staff for downtown projects. | RDOS | Fall, 2021 | 6 months | RDOS Board of Directors, RDOS Electoral Area 'D' Director |
| Action 6.3: Develop a downtown storefront incentive program to improve facades, signage, and paint (i.e. murals) in the Downtown area in partnership with willing commercial landlords. | RDOS | January, 2022 | 12 months | OFCA Board, Downtown business community |
| Action 6.4: Focus Regional District bylaw enforcement activities in Okanagan Falls on the clean-up of derelict and unsightly properties. | RDOS | May, 2021 | Ongoing | OFCA Board, RDOS Electoral Area 'D' Director, Regional Board |
| Action 6.5: Seek potential grant opportunities focused on downtown revitalization projects. | RDOS | August, 2020 | Ongoing | OFCA Board members |
| Goal No. 7: Build on Community amenities that are already a Strength | | | | |
| Action 7.1: Undertake a Waterfront Parks Master Plan | RDOS | April, 2021 (subject to inclusion in 2021 Budget) | TBD based on project scope | OFCA, Area "D" Parks and Recreation Commission |
| Action 7.2: Undertake an assessment of recreational and community amenity needs in Okanagan Falls (i.e. ice arena, pickleball courts, skateboard park or bmx pump track, community centre) | RDOS | April, 2021 (subject to inclusion in 2021 Budget) | 6 months | OFCA Board, OK Falls residents, Electoral Area "D" Parks and Recreation Commission. |
| Action 7.3: Encourage community building events such as "clean-up in the park", public art, or the installation of new playground/equipment through volunteers. | RDOS | 3 or 4 each year, as opportunity arises | Ongoing | OFCA Membership, Area 'D' Parks and Recreation Commission |

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| Action 7.4 (a): Replace Okanagan Falls entrance signs on Highway 97 at the north and south ends of the townsite. | RDOS | April, 2021 (subject to inclusion in 2021 Budget) | 6 months | OFCA Board, MoTI Operations, Economic Development Coordinator, Electoral Area “D” Director |
| Action 7.4 (b): Develop a directional signage program for community recreational assets and tourist amenities (i.e. wineries) | OFCA Board | July 2020 | 6 months | RDOS Planning Manager, MoTI Operations, Economic Development Coordinator, Electoral Area “D” Director |
| Action 7.4 (c): Implementation of the directional signage program developed by OFCA | RDOS | January, 2021 | 12 months | OFCA Board, MoTI Operations, Economic Development Coordinator, Electoral Area “D” Director |
| Action 7.5: Support all regional efforts to reinforce and sustain the Penticton Regional Airport in the recovery from the COVID-19 pandemic. | RDOS | August 2020 | Ongoing | RDOS Board, Regional Tourism Associations, Transport Canada, City of Penticton. |



APPENDIX A: LITERATURE REVIEW

1. 2008 Okanagan Valley Industrial Land Study

The overall intent of this Industrial Land Strategy was to provide local economic development officials with the information and tools to **understand and address mid-to-long-term industrial land use needs and to be more fully aware of future risks and opportunities associated with industrial land development in the Okanagan Valley.**

The inventory of vacant industrial land in the Okanagan-Similkameen was approximately 102.18 acres at the time of this study. Comparably, Central Okanagan was 36.7 acres, while North Okanagan was 32.5 acres. In addition, based on the information provided by BC Assessment, the average assessed value for an acre of industrial land in the Okanagan-Similkameen in 2007 was the lowest value in the Valley, at \$345,513, while Penticton recorded the highest value at \$904,714. The Okanagan-Similkameen represented 60% of the total amount of vacant, industrial zoned land throughout the Okanagan Valley, while also being some of the cheapest appraised value. This information indicates that in comparison to the two other Regional Districts, the Okanagan-Similkameen has the highest potential investment climate for new industrial businesses to locate too.

This study also provided a number of policy recommendations, including that the Province, Regional Districts, and local municipalities collaborate to ensure that the infrastructure is provided to support the future development of industrial land. However, since 2008, there has been a lack of coordination with these jurisdictions to provide this support.

2. 2012 Economic Development Action Plan (EDCD Consulting)

In August 2011, the Okanagan Falls Economic Development Department (OFEDD) retained ED CD Consulting to prepare an economic development strategy. The consultant team worked in cooperation with the economic development office and stakeholders in Okanagan Falls to assess the economic development needs of the community.

This strategy was intended to guide economic development in Okanagan Falls to develop long term policies, provide the framework for the initiative undertaken by the economic development department, and inform the broader community of local advantages and opportunities.

The following is a list of some of the suggestions to promote economic development in Okanagan Falls from the plan:

- Improve the image of the community
- Develop strategies to promote that Okanagan Falls is open for business
- Clean up main street - beautification
- Attract new residents (families)
- Look after existing businesses
- Take advantage of the geographic location
- Make Okanagan Falls a destination

- Clearly identify what economic development can do
- Cooperate and participate in regional economic development efforts

Sub Titled “An action plan for prosperity”, this document included many initiatives that are tourism related including a downtown revitalization program, a commercial marina development, marketing and recommendations to move the tourism function under the economic development umbrella.

This action plan was a result of substantial input and feedback provided by the entire Okanagan Falls and Electoral Area “D” community. The plan also includes a strong and mostly still relevant SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis.

All economic development actions in the strategy addressed the following fundamental questions:

- How can we best support our community and affect change?
- What can we realistically accomplish with the resources we have?
- Who are our partners and for what priorities/goals?

The goals identified in this plan included a commitment to economic development by the RDOS, nurturing a strong existing business base, developing an environment to encourage investment, the creation of a waterfront and downtown revitalization program, increasing awareness of marketing initiatives, and expanding and enhancing existing partnerships.

What’s interesting about this plan is that if it was developed today (summer, 2020), a lot of the goals & actions identified would still resonate and be of value to the community moving forward. This indicates that there has not be a significant amount of change in the community despite the actions set in the 2012 plan.

3. 2013 Electoral Area “D-2” Official Community Plan

The East Skaha, Vaseux Official Community Plan Bylaw No. 2603, 2013 was adopted in 2013. In this Plan, Okanagan Falls is recognized as a community where growth is encouraged. Okanagan Falls is well suited to accommodate future growth, having community water and sewer systems, and an established urban area with a mix of residential, industry and commercial uses, as well as a school and parks. There is also considerable capacity for new development on vacant sites and redevelopment opportunities.

The Official Community Plan (OCP) recognizes Okanagan Falls as the center for commercial development and supports economic development activities, revitalization efforts, and design guidelines that promote a lively and harmonious built environment. Residents supported an increase in the amount and diversity of shopping, dining, entertainment and employment opportunities as well as an attractive and walkable community. A strong focus on mixed-use commercial, institutional and medium density residential development in the Town Centre area as well as a continuous waterfront walkway from Main Street to Lions Park is also identified as an important goal in the Community Plan.

A number of characteristics of Okanagan Falls indicate that the community is ripe for additional land development. There exist large parcels of vacant or underutilized land, and future development capacity is being enabled by the expansion of the Wastewater Treatment plant. As well, Okanagan Falls is designated as a ‘Primary Growth Area’ in the South Okanagan Regional Growth Strategy, and is the only primary growth area outside of the incorporated communities in the South Okanagan.

The plan calls for a strong focus of mixed-use commercial, institutional and medium density residential development in the Okanagan Falls Town Centre area. A continuous waterfront walkway from Main Street to Lions Park is also identified as an important goal in the Community Plan.

Also identified is a desire of all residents of Electoral Area “D” to see the downtown of Okanagan Falls become a vibrant hub of mixed commercial and residential development. The community also envisions a diverse industrial land base to create economic development opportunities and employment for Okanagan Falls and the surrounding areas.

With the expansion of the Okanagan Falls sewage treatment plant and the future potential extension of sewer services to the Eastside Road area or Kaleden community, growth is encouraged where existing community infrastructure is in place. Minimizing potential pollution impacts from septic fields to the natural environment, including Skaha and Vaseux Lakes is also a priority of the Regional District.

4. Electoral Area “D” Governance Study - Final Report August 2016

The purpose of this study was to help identify options for moving forward that could help address governance and service issues, including those identified by residents and the public engagement process. An initial survey with 184 responses revealed a variety of service and governance concerns.

Options referenced in the report are highlighted below based on the consultant’s assessment of priority, ability of the options to address community concerns or issues identified during the study process, and the feasibility of implementation:

1. Consider a boundary change involving Electoral Area “D” that creates at least one additional electoral area, and addresses the imbalance of representation, and the diversity of communities encompassed within one electoral area.
2. Create a committee to facilitate collaboration on water, with representation from the RDOS, Interior Health Authority, improvement districts and private water purveyors. Sharing knowledge, information, best practices, and supporting long term asset management together will benefit every system, and may enable the water authorities to discover opportunities for sharing resources, joint initiatives or achieving economies of scale. Water quality is widely recognized as an issue of importance in Electoral Area “D”.
3. Review some of the service level issues identified. Further analysis or investigation may be required to confirm broader concerns, or support for any given approach.
4. Focus the Region’s communication efforts to clarify roles, educate residents on what services they receive (and from whom), and how they can influence that process.
5. Consult with the communities of Okanagan Falls and Apex regarding the feasibility of creating a committee or commission for each of the communities as a tool for community input, identify local concerns, enhance local control and seek resolution to multi-jurisdictional issues.
 - A Local Community Commission is one option for the community of Okanagan Falls. A multi-jurisdictional committee or commission (improvement districts, provincial ministries, RCMP), potentially with delegated authority to address specific issues may be a more functional option to resolve complex issues.

Following this study, the RDOS pursued the first option, which involved splitting the previous Electoral Area “D” east/west of Skaha Lake to form a new Electoral Area “I” representative of the communities of Kaleden, Twin Lakes, Marron Valley, and Apex.

In addition, it's interesting to note the last recommendation from the consultant was to develop a "Local Community Commission" for Okanagan Falls. This may be considered to be achieved with the new Okanagan Falls Community Association (OFCA), although this association is strictly a non-profit organization and is not a formal commission of the RDOS as what was proposed in 2016.

5. 2016 "How's Business?" Business Survey (RDOS)

This survey was completed by RDOS staff and included a total of 23 businesses located in Okanagan Falls and Kaleden. Of the 23 businesses responses, the top 4 industries that they identified with included: 1) Tourism, 2) Agriculture, 3) Retail/Service/office, & 4) Artistic/Creative.

Highlights of the survey are listed below:

What do you like about doing business here?

A beautiful area, with beaches, hiking trails, and relaxed environment for tourists make it effortless for quality accommodations to fill every day on the calendar with guests. Businesses appreciate the opportunity to get to know their customers personally and that businesses try to support one another. Highway access, easy parking and close proximity to a larger center are positive aspects of doing business here.

Challenges and suggestions to support business success:

- A need for high quality accommodations was highlighted a number of times by those surveyed, with a focus on tourism advertising and promotion
- Promotion of buy local and a showcase of all the businesses in the area
- Promotion of the wine industry (helping people find them), and of the area as a tourism destination
- Expansion of the industrial base will lead to hotels, restaurants
- Policing/bylaw and cleaning up the appearance of Okanagan Falls along Hwy 97 and Main street
- Increase the population with housing development
- Workforce consistency
- Creative wellness solutions and continued education opportunities for adults 50+

6. 2017 Okanagan Falls Town Centre Plan (RDOS)

The purpose of this plan was to provide direction and guidance for the future development of the Okanagan Falls Town Centre area with a specific vision and policy goals, and with an accompanying Development Permit Area to address the form and character of future development within the Town Centre.

The Okanagan Falls Town Centre refers to the area between Skaha Lake and Highway 97 and between the Okanagan River bridge to the west and Main Street to the east. Figure 3: Town Centre Plan Study Area identifies this general area with a dashed red line.

Figure 3: Town Centre Plan Study Area



The plan recognizes that, the current urban form/street corridor does not support a pedestrian-friendly downtown. Many buildings are set back from the streets, with poor street-wall definition, and are often separated from the street by surface parking. The public road right-of-way is underdeveloped, with substandard or missing sidewalks, over-scaled roadways, few street trees, and no street furniture, pedestrian lighting, or other amenities.

The plan outlines several factors that demonstrate that there are significant growth opportunities in the Okanagan Falls Town Centre. These include: several key undeveloped sites; a relatively compact urban area; beautiful natural setting at the south end of Skaha Lake; Hwy 97, which brings 9000 vehicles per day to the town centre; a new provincial prison with increased local demand for housing; regular scheduled air service in Penticton; and an expanding wine industry.

A key new direction for the Town Centre is the re-designation of most of the existing Commercial zoning to a new flexible zoning that encourages Medium Density Residential or Mixed-Use developments. The plan indicates that this intended to, over time, create additional population to support local shops and services. The first new development that followed this new policy direction was the BC Housing Corporation-funded seniors housing project located on the east lot of the former 'flea market' property at 5080 Highway 97, which included twenty-eight affordable apartment units.

Ultimately, the plan envisions that when all the downtown residential sites have been developed, an additional 300+ dwelling units are forecast in the Town Centre, along with approximately 60 new Tourist Commercial (i.e. hotel) rooms and approximately 700 m² of additional commercial space.

The Town Centre plan recommended that a new Development Permit Area be implemented, in order to ensure that the design of new developments in the Town Centre be consistent with the goals, objectives and policies for the area. The design guidelines for this Development Permit Area were intended to ensure the desired form and character of new development in the Town Centre is consistent, of high-quality design, and respects the local context.

The following are follow-up studies and initiatives that have been identified in the Okanagan Falls Town Centre Plan as required actions by the RDOS to implement portions of the Plan:

1. Official Community Plan Bylaw - The proposed introduction of a new Town Centre (TC) designation to the Electoral Area "D-2" OCP Bylaw will require a review of the existing objectives and policies contained within the Commercial (C) designation that currently applies to the study area.

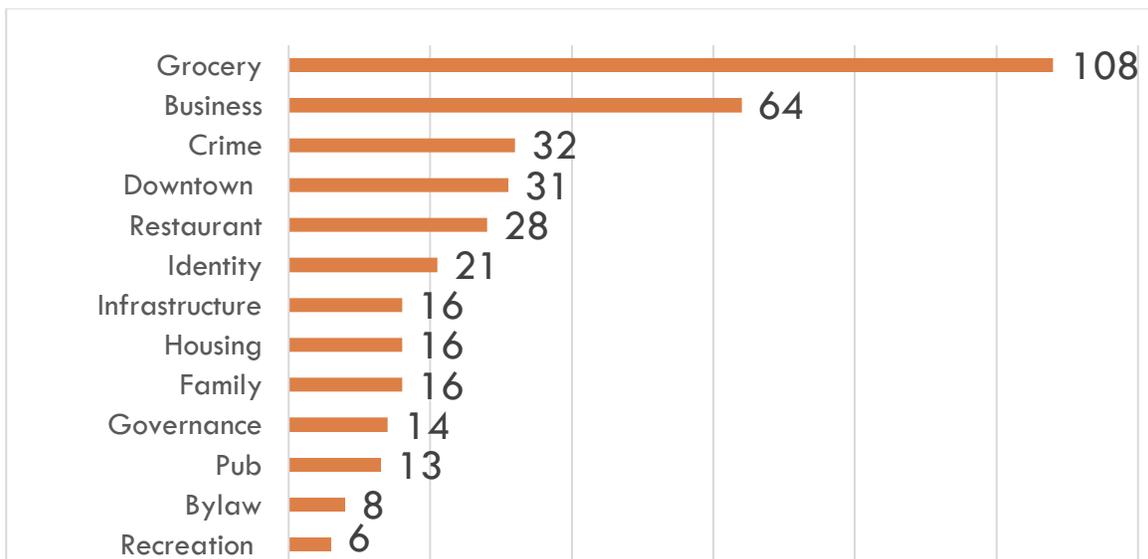
2. Zoning Bylaw - A review of the Okanagan Falls Town Centre (C4) Zone should be undertaken in order to ensure consistency with the objectives and policies of the Town Centre (TC) designation under the OCP Bylaw (i.e. allow medium density residential development in those areas identified on Figure 2: Future Land Use).
3. Public Access Design Guidelines - Preparation of public access design guidelines for foreshore areas along the length of Skaha Lake waterfront in the Town Centre.
4. Transportation Plan - Finalize the Okanagan Falls Town Centre Plan Transportation Impact Analysis and work with the MoTI to secure its support for the Town Centre Plan.
5. Commercial Moorage Facility - Undertake a technical study to determine the feasibility and optimum location of a commercial water vessel moorage facility in Skaha Lake within the Town Centre area.
6. Place Magnet Project - Work with the proposed property landowner and potential investors/development partners to implement and facilitate the 'Place Magnet' project as proposed in the Okanagan Falls Town Centre Plan.

Since the plan's adoption by the Regional Board in 2017, RDOS has completed the OCP Bylaw amendments which included a new Town Centre Development Permit Area, and created a new Okanagan Falls Town Centre (OFTC) Zone to reflect the built form encouraged in the plan.

7. 2020 OFCA Community Survey

At the same time that this economic development plan process was being initiated, the Okanagan Falls Community Association embarked on their own survey of Okanagan Falls residents in February of 2020. With the permission of the OFCA Board, **the results of the survey are shared here to demonstrate current issues and why there is a pressing need to have a focused plan for economic development in Okanagan Falls.** The OFCA survey received 200 resident responses, which represents approximately 10% of the population of Okanagan Falls, which is a healthy response rate for a small rural community. Figures 4 and 5 below provide some summary results of the survey.

Figure 4: Question – What are the Main Issues facing Okanagan Falls?



Given the recent closure of the IGA grocery store, it's no surprise that the lack of a community grocery store was a significant issue in the community. However, it's also important to note that business and the downtown environment was the number 2 and 4 most frequent response, demonstrating that economic development is a key priority for Okanagan Falls residents.

Figure 5: Question – How would you rate community life in Okanagan Falls?



The OFCA survey also asked how residents rate community life in Okanagan Falls, as a place to retire and as a place to raise a family with a score of 1 to 10. The RDOS completed a citizen satisfaction survey for Electoral Area “D” residents in 2017 that asked similar questions. Both of these results are provided in Figure 5. It's interesting to note that there has been a reduction in the perception of community life in Okanagan Falls in only a short 3-year time period (almost 20% reduction). As well, even though it wasn't asked in 2017, the rating of 4.2 out of 10 for Okanagan Falls as a place to start a business indicates that the community feels that there is a strong need for additional small business and entrepreneurship support services.

APPENDIX B: SWOT ANALYSIS – THEMES

Strengths

Theme: Recreation and Natural Amenities

Okanagan Falls is located in a beautiful natural setting, which affords it many opportunities for recreation and outdoor pursuits that rivals even other communities in the Okanagan. With its accessibility to Skaha Lake, world-class hiking and biking trails, large community parks in the Town Centre, and access to other larger recreational opportunities, such as ski hills and climbing, Okanagan Falls is positioned well to take advantage of its desirable location.

Detailed OFCA Board feedback:

- Beautiful Natural Environment
 - Rec, KVR, beach park – quiet
- KVR railway offers great recreation opportunities
 - Access to the 201 logging areas (recreational mountain biking, hiking, camping, fishing, hunting, ATViing etc.)
- Athletic/World Class Cycling
- Skaha Bluffs
- Two Ski hills within 2 hours – Apex/Big White
- Calm waters –Skaha – great for paddle boarding.
- Great Fishing



Theme: Affordable Living

In comparison to the other communities in the South Okanagan, Okanagan Falls has less expensive real estate. Even though there is some new single-family dwelling product in the community, often these homes are priced less than a comparable property in Penticton. Yet, the community is only a 20 minute drive from Penticton, and can offer a semi-rural, laid back lifestyle for young families that may not be achieved in Penticton.

Detailed OFCA Board feedback:

- Semi-rural – Laid back – affordability
 - Less expensive real-estate – proximity to Penticton
- Affordability of housing

- Young families
- Workforce – Structurlam/UEE

Theme: Access to Services

Despite the affordability of the community, Okanagan Falls can still boast tremendous access to community services. The elementary school is a key community asset, the community can take advantage of a recently installed, state-of-the-art, sewage treatment plant, and has access to a community water system managed by the Okanagan Falls Irrigation District. As well, the community’s location lends convenient access to key regional assets, such as the Penticton Regional Hospital or the Penticton Airport, with access to daily flights to Calgary or Vancouver.



Detailed OFCA Board feedback:

- Brand new wastewater treatment plant. Community water and sewer system also available
- Hospital close/quality health care services – Teaching hospital
- Airport Penticton 20mn/ Int’l Airport Kelowna 1.5 hours
- BC Transit gives some accessibility
- Okanagan College

Theme: Tourism Potential

Okanagan Falls affords a number of world-renown wineries that are already achieving economic development success. The community can take advantage of these business assets in the community by building marketing campaigns that attract visitors to the community for wine, but stay for the recreational amenities. The community also boasts some other unique tourism assets, such as the Dominion Radio Astrophysical Observatory and Tickleberry’s Ice Cream.

Detailed OFCA Board feedback:

- Wineries – Sub GL. Region. Uniqueness, Kettle holes – specific geography – soils etc.
- Tourism Destination
- DRAO – White lake observatory – World Renowned
- Arts and Culture

Theme: Industrial Employment Lands

Already mentioned in the introduction of this plan was two key industrial businesses headquartered in Okanagan Falls: Structurlam and UEE. These businesses provide stable, high paying jobs within the community which is a currently a key driver of the community’s growth. As well, Okanagan Falls has additional vacant industrial land to attract more comparable operations to the community, with easy access to community water and sewer services required for these operations.

Detailed OFCA Board feedback:

- Changing Demographic - Aging Population means more need for support services
- Real Estate moves quickly
- Structurlam/UEE – world class companies
- Commercial and Industrial land AVAILABLE
- Really only need a few more developments kicked off in the main strip to kick off some momentum
- Underutilized Industrial land

Weaknesses

Theme: Community Image

The community struggles with an image problem in two ways: the physical, built environment image; and the reputational image of the community. Driving through the community, it's hard not to notice the lack of upkeep of the buildings that line Highway 97, and also the lack of infrastructure investment in the public realm, such as sidewalks, intersection treatment, and public landscaping. As well, the community suffers an image problem from external sources, which is exacerbated by a lack of a cohesive public brand to market.

Detailed OFCA Board feedback:

- Streetscape/Public Realm
- Public/Community Image to external people
- Misconception of region by outsiders
- No promotion

Theme: Leadership & Oversight

There is much discussion in the community to incorporation and the lack of control over the community's own destiny. Despite the recent governance review in 2016, and the subsequent splitting of Area 'D', Okanagan Falls still only has one elected representative on now a larger, 19-member Board of Directors. In addition, there is a lack of local community champions to put new initiatives into action. The new OFCA is a great start, but it will need to be sustained for the long term, and demonstrate a number of wins for the community to have continued support.

Detailed OFCA Board feedback:

- Lack of control over direction
- Lack of jurisdiction under RDOS model
- Lack of local leadership
- Unincorporated Community, no resources to initiate / coordinate/ implement actions
- Inability to implement or champion
- No real voice or Citizens with a common goal



Theme: Infrastructure & Built Environment

Related to the physical appearance of the community, there is a need of significant infrastructure investment. Water suppression within the Okanagan Falls Irrigation District system is a major barrier to new multi-family and commercial development. The water and the sanitary sewer mains in the community are in need of replacing, and upgrades can be a burden for service users. As well, the intersection at Highway 97 and Main is in need of an upgrade. Finally, although the parks are a terrific community asset, they suffer from not having a clear plan for improvement and a lack of ongoing investment.

Detailed OFCA Board feedback:

- Shortcomings in infrastructure
 - Water/Fire Suppression
 - Road right of way – sidewalks
 - Sewer collection mains aging
- Most Confusing intersection Hwy 97/main
- Highway and directional signage MOTI
- Infrastructure poses some challenges to getting developments kicked off
- Underdeveloped beaches and Parks
 - Picnic shelters
 - Maintenance Issues (grass) (Parks)
 - Lacking a master plan
- Aster/Beach Maintenance



Theme: Lack of, or insufficient, Services

Although access to services is identified as a key community strength, there are some service areas that require additional resources and support. Discussed was the lack of an RCMP presence in the community, as well as the active enforcement of RDOS bylaws (such as Untidy & Unsightly). Okanagan Falls does have access to these services, but the OFCA members felt that the community's ability to direct these services to improve service delivery was limited.

As well, there has been the loss of previous services, such as the recent loss of the grocery store. The community also lacks key services to support further growth in the tourism industry, such as quality hotel accommodations, hospitality businesses (i.e. bars, restaurants, shopping), and night entertainment options.

Detailed OFCA Board feedback:

- Security/Policing of RCMP presence
- Lack of Resources dedicated to the community
- Grocery Store – lack of
- Hospitality (pub and shopping)
- After-school programs – FEW
 - Lack of youth programs and a place for teens
- Day Care – Few local options
 - Waiting lists
- Hotels - Lack of temporary quality accommodations
- Rental Accommodation
- Too many liquor stores that also serve as a Quasi grocery store

Theme: Loss of Stable Employment

The OFCA Board lamented the loss of some big resource-based industries in the community, such as Weyerhaeuser, and the associated loss of stable employment from these industries leaving. As a result, demographics have changed in the community in that more low-income families and seniors reside in the community and have less ability to support local business growth.

Detailed OFCA Board feedback:

- No Employment Opportunities
- Loss of resource based industries approx. 10 years ago
- Low income is increasing more than inflation

Opportunities

Theme: Build a Tourism Destination & Brand

To take advantage of its tourism potential, Okanagan Falls requires a clear community brand to market itself as a destination, such as Osoyoos, Whistler, or Revelstoke. There's also a need to foster awareness externally of all the recreational amenities available in Okanagan Falls, as its often not thought of compared to other areas. Finally, this brand should tie into community signage, an online and social media presence, and be represented by all community members in public settings.

Detailed OFCA Board feedback:

- Sailing, Kayak, Paddleboard
- SUP – Paddleboard movement – trend/popular/young people
- Support Tourism
- Branding – signage/marketing
- Foster awareness of biking suitability
- Foster aware of hiking/walking suitability
- Start a promotional campaign leveraging all our short comings



Theme: Focus on Quality of Life

Building on its inherent strengths, Okanagan Falls can continue to strengthen the quality of life aspects of the community. Residents in Okanagan Falls take pride in the dog-friendliness of the community and the community was recently designated as an Age-Friendly community. Okanagan Falls can market potential residents in being a more relaxed, safer community with still easy access to the urban amenities in Penticton. There is also an opportunity to build up the arts & culture sector in the community to attract residents.

Detailed OFCA Board feedback:

- Arts & Culture Sector
- Reposition as bedroom community
- Dog Friendly Community
- Rental market opening up to lower income – vacancies support housing accessibility
- Age in place community (Assisted Living)
 - Age Friendly Community

Theme: Enhance Community Assets

The OFCA Board discussed that further investment in community assets can encourage additional growth. Examples provided included the much-discussed idea from past plans: a commercial marina, an indoor ice arena, expanded use of Keogan Park field, and a Sailing/Yacht club for kids. The waterfront park system is a tremendous asset, that may be better served with long term plan for amenity development. Also discussed was the idea of using a co-op model to develop a new community grocery store.

Detailed OFCA Board feedback:

- Commercial Marina
- Sailing Club/Yacht Club for kids
- Development of an indoor Arena
- Expanded use of Keogan Park field Tennis/pickle ball
- OK Falls elementary school into Penticton School District
- New Hotel
- Co-op a grocery store or Find a manager who would take on operation of existing store



Theme: Service Development

Given the concern with some key services, there is an opportunity to do better. Identified was the need to develop a strong working relationship with the RCMP. Also, the idea of providing additional support services to the senior's demographic (i.e. seniors community 'hub') was discussed.

Detailed OFCA Board feedback:

- Building relationship with RCMP (new Officer in charge) Rural Policing
- Put in a seniors care hub in a central spot where people can "AGE" at home.
 - Do all the things a seniors home would do but instead of building a huge resort, you just have a smaller HUB and take the service to them.

Theme: Provide Economic Development Support

The OFCA Board reviewed the history of the community Economic Development Office, and its lack of stability being an issue. There is the need to provide expanded economic development support on a continual basis, especially in today's current economic climate with COVID-19. Also discussed was the idea of a community business association, short term workforce programs, and support for the agricultural business community through repurposing housing for temporary farm workers.

Detailed OFCA Board feedback:

- Expansion of Economic Development support
- Creation of Business Association - Collaborate with SOCC
- Make work projects – short term workforce programs
- Local accommodations re-purpose for temporary workers - COVID
- Local unemployed workforce expand into agricultural work
- Expansion of the fiber optic network – promote the “I want fiber” page on telus.com – lobby telus to expand in our area

Theme: Attract New Development

In many ways the community is ripe for new development. There is a lot of underutilized land in the Town Centre area that has tremendous access to the beaches and the parks in the community. Further, the Town Centre plan and Official Community Plan provides the planning framework and zoning flexibility to allow for future growth. Housing development is one sector that has not seen a significant slow-down with the COVID-19 pandemic, and as such, can be targeted for recovery. Also, the recently vacated IGA retail space provides the opportunity for another large-scale retailer to move into the community.

Detailed OFCA Board feedback:

- Still can be shaped in many ways due to amount of land for sale...kind of get to start from scratch
- Higher end
- For Profit
- More developments in the main strip to kick off some momentum
- Conduct a review of current limitations and opportunities on current infrastructure
- Grocery stores are in high demand, large space available



Threats

Theme: Economic Threats

A recognized economic threat would be if one of the larger employers of the community closed or relocated its facility. As an example, Structurlam recently announced an expansion into Arkansas. The cannabis industry speculative bubble bursting following legalization impacted the community with the loss of a major production facility that would have offered over 200 full-time positions. The COVID-19 pandemic, in general, represents a substantial economic threat throughout the world, and Okanagan Falls should position itself best to weather the economic storm moving forward.

Detailed OFCA Board feedback:

- Plant closure: major wood-based manufacturing plants announces it is closing its OKF facility and building a new / larger plant in Penticton
- Real estate market decline: a 25% 'correction' as has just occurred in Calgary and much of AB, and as might occur if China were removed from the Vancouver market
- COVID-19 Pandemic
- Permanent loss of businesses due to covid
- Air B&B industry built on travel

Theme: Threat of Inaction

The OFCA Board considered that the lack of action on “doing something” in the community has been a major barrier. Members discussed that the community used to be much more vibrant, and that they have noticed a slow, gradual decline over time. The threat here is that this just continues: that there is no future tangible development, that there is no marketing or promotion of the community, and absentee landlords continue to not look after their properties.

Detailed OFCA Board feedback:

- Inaction leading to continued decline in community
- Absentee commercial Landlords
- Community Competition (lack of marketing)
- Lack of some tangible development.... Someone does NOT invest in their property and we continue our gentle slide in to oblivion
 - Hotel
 - The additional lot owned by Housing Ass'n,
 - Flea Market land beside it,
 - 10 ac housing lot at south end of town*, 3 ac motel / RV park by lake*
 - Closed restaurant (Kaitlin's) and
 - Burned Out Gas Station

Theme: Loss of Community Assets

If the community continues to decline, it can be expected that this trend will be worsened with the loss of community assets. Given the demographic change in the community, and the lack of young families with children, there is the threat that the elementary school is closed or consolidated with another school. Other key community assets that could be threatened include the Credit Union, local pharmacy, or the permanent sporting events that come through the community. In 2020, these events were cancelled, and it will be imperative that the community advocate for them to return (if possible) in 2021. Finally, with the challenges faced by airline industry in a COVID world, the loss of daily air service has already had a significant impact on the community and the Region as a whole, and the risk of continued service reduction at Penticton airport is a substantial threat.

Detailed OFCA Board feedback:

- SD 53 announces closure of OKF Elementary School
- Valley First announces closure of local branch
- Local pharmacy closes
- Closure of the KVR (i.e. Trestle bridge)
- Loss of sporting events. (i.e. change of route for Ironman)
- Loss of Penticton Regional Airport

Theme: Mis-information and Poor Communication

The OFCA Board recognized that communication flow in the community has not been positive, and often rumours start by misinformation being spread on social media. The threat of this continuing is that it leads to lack of community support on projects and initiatives moving forward, and to further negative media attention

that detracts from the community image. There is also a need to ensure strong communication flow between the various community stakeholder groups (i.e. the community partners meeting a great example in this effort).

Detailed OFCA Board feedback:

- Lack of communication of community groups (I.E. community partners)
- Misinformation on social media
- Negative media
- Collaboration on distribution of information utilizing social media

Theme: Environmental Threats

The last theme identified was a grouping of environmental threats, such as floods, fires and diseases to agriculture. In 2018, Okanagan Falls suffered a flood event that impacted a residential subdivision and there is always ongoing threat of fire in the community. Also discussed was if something should happen to the environmental health of Skaha Lake. The lake is of paramount importance to the community.

Detailed OFCA Board feedback:

- Flooding, Fires and Disease to Agriculture
- Land slides effecting road closures
- Health of the Lake

APPENDIX C: OBSTACLES TO GROWTH

Community Apathy

The OFCA Board recognized that the community itself has been its own barrier in the past. Residents have taken on community development initiatives before, but these have fizzled out due to volunteer burden and a lack of a coordinated effort. The absence of local leadership and championing has allowed community apathy to set in. As a result, new initiatives and a call for change is sometimes responded to by residents with negativity and a sense of “why bother?”. This plan would be wise to seek actions that accentuate the positive aspects of the community, that build community goodwill and momentum, and that remove opportunities for naysayers to stymie or reject a new initiative.

Infrastructure Upgrades

Identified as a weakness, the water suppression that exists within the Okanagan Falls Irrigation District system will not be an easy fix. The majority of the infrastructure was built to serve a single-family residential suburb, with a maximum of 60 litres per second (l/s) fire flow. An upgrade to allow for multi-family residential and industrial uses will require almost a complete reconstruction of the system. Actions should focus on what can realistically be accomplished by the community and developers to upgrade the water system, which specific areas of the community should be targeted first, and what potential grants may be available to cost-share project costs.

The sewer collection system, like the water infrastructure, was built to a certain capacity. Although the capacity of a large portion of the system was designed to accommodate more than just single family dwellings, there are several key pieces, such as the Main street liftstation, that does not have capacity to add much more sewage generated. This sewer infrastructure along with the collection pipes will need to be replaced in the coming decade as the system ages and capacity needs increase. Similar to the water system, actions should focus on what can be accomplished by the community and by developers for upgrading. Master planning for both the water and sewer systems are a critical step to be taken for future infrastructure replacement.

Regional District Governance System

Regional Districts are great government bodies for working on truly regional issues (such as environmental action, transit, emergency management, and solid waste), and for providing basic rural services to highly independent, agricultural communities. However, for unincorporated sub-urban communities with specific issues (such as local economic concerns), it is difficult for the local concern to be represented strongly at the 19-member Regional Board, and then subsequently transferred into direct action by Regional District staff. As one OFCA Board member put it “It’s not RDOS’s job to champion for OK Falls”.

The process of incorporation, if it is desired by the community, could take years of process, provincial and RDOS review, and will be ultimately be subject to a community petition. For the purpose of this plan, actions in this area should be on engaging with the community upfront, and providing education on potential costs and benefits of incorporation, so that if incorporation is pursued in the future there is clear evidence of community support and the community is more informed prior to making a decision. In the meantime, budget increases to existing RDOS local service areas that tie into the economic development goals of this plan may be easier to pursue, such as park amenity development, infrastructure, downtown revitalization, and enforcement services.

Access to Funding

Currently, federal Gas Tax funding for capital projects is proportioned out to each Electoral Area within the Regional District based on population. Further, within Electoral Area “D”, the Electoral Area Director must

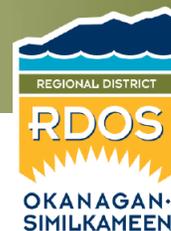
decide how to split that capital amount amongst all the various infrastructure deficiencies throughout the entire Electoral Area, which include a number of unincorporated communities and rural subdivisions. In addition, the Regional District may value regional projects that are of paramount importance for the majority of Electoral Areas and Municipalities for grant funding application and attention (i.e. solid waste). As a result, the amount of grant funding assigned specifically to Okanagan Falls may be reduced. Given this, it is important that actions are developed that recognize the limitations of grant resources for infrastructure projects specific to the community, and that economic development staff target additional grant funding streams that can be specifically applied to Okanagan Falls.

MoTI Road Right-of-Way Jurisdiction

The RDOS, and therefore the community of Okanagan Falls, has limited control on the operation, maintenance and infrastructure replacement of the road network in Okanagan Falls. The provincial Ministry of Transportation and Infrastructure (MoTI) has jurisdiction to maintain the local road network throughout all Regional Districts in BC. MoTI is also responsible for the safe operation of all primary highways in the Province, and given its vast geographic area and challenging mountain landscape, these primary highways are in a perpetual state of requiring additional resources. As a result, the lack of attention on local road networks is an issue common for all electoral areas in all regional districts across BC.

Rather than routinely sending complaints to the Ministry directly and indirectly through political channels to no avail, Okanagan Falls may have interest in exploring another avenue to road right-of-way infrastructure improvements, such as seeking maintenance agreements between the RDOS and the Ministry, and paying a local service area charge to upgrade the infrastructure.





REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Thursday, September 3, 2020

10:00 am

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

THAT the Agenda for the RDOS Board Meeting of September 3, 2020 be adopted.

1. Consent Agenda – Corporate Issues

a. Corporate Services Committee – August 6, 2020

THAT the Minutes of the August 6, 2020 Corporate Services Committee meeting be received.

b. Planning and Development Committee – August 6, 2020

THAT the Minutes of the August 6, 2020 Planning and Development Committee meeting be received.

c. Protective Services Committee – August 6, 2020

THAT the Minutes of the August 6, 2020 Protective Services Committee meeting be received.

d. RDOS Regular Board Meeting – August 6, 2020

THAT the minutes of the August 6, 2020 RDOS Regular Board meeting be adopted.

e. RDOS Regular Board Meeting – August 20, 2020

THAT the minutes of the August 20, 2020 RDOS Regular Board meeting be adopted.

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)

THAT the Consent Agenda – Corporate Issues be adopted.

B. DELEGATIONS

1. Dr. Kent Mullinix and Kristi Tatebe, Kwantlen Polytechnic University

Dr. Mullinix and Ms. Tatebe will address the Board to discuss agricultural opportunities for sustainable economic and community development.

a. Presentation

b. Project Update Summer 2020

C. DEVELOPMENT SERVICES – Rural Land Use Matters

1. Request to Re-submit a Refused Temporary Use Permit Application – Electoral Area “A”

RECOMMENDATION 3 (Unweighted Corporate Vote – Simple Majority)
THAT the Board of Directors not vary Section 3.12.1. of the Development Procedures Bylaw No. 2500, 2011 in relation to a proposed re-application of a temporary use permit application for a vacation rental use at 2839 37th Street (Lot 11, Plan 9792, District Lot 41, SDYD).

2. **Zoning Bylaw Amendment – Electoral Area “A”**
 - a. Bylaw No. 2451.30

RECOMMENDATION 4 (Unweighted Rural Vote – Simple Majority)
THAT Bylaw No. 2451.30, 2020 Electoral Area “A” Zoning Amendment Bylaw be adopted.

3. **Zoning Bylaw Amendment – Electoral Area “F”**
 - a. Bylaw No. 2461.14

RECOMMENDATION 5 (Unweighted Rural Vote – Simple Majority)
THAT Bylaw No. 2461.14, 2020 Electoral Area “F” Zoning Amendment Bylaw be adopted.

D. PUBLIC WORKS

1. **Award of Olalla and Naramata Watermain Replacement Project**

RECOMMENDATION 6 (Weighted Corporate Vote – Simple Majority)
THAT the Regional District award the Olalla and Naramata Watermain Replacement Design project to Ecora Engineering and Resource Group Ltd. in the amount of \$100,000 plus applicable taxes; and

THAT the Regional District approve a contingency of \$10,000 for value added or unexpected issues during the project.

E. INFORMATION SERVICES

1. **Verbal Update – Information Systems**
-

F. COMMUNITY SERVICES

1. **Verbal Update – Christie Mountain Wildfire**
-

G. CAO REPORTS

1. **Verbal Update**

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

2. Directors Motions**a. Director's Motion – Director Pendergraft**

THAT the RDOS Board apply environmentally sensitive development permits (ESDPs) throughout the Regional District of Okanagan-Similkameen to only Subdivisions and rezonings; and further,

THAT Staff report back to the Board on the options to make ESDPs more effective throughout the Regional District of Okanagan-Similkameen at Subdivisions and rezonings; and further,

THAT ESDPs should in no way prevent or discourage residents of the Regional District of Okanagan-Similkameen from firesmarting their properties according to the firesmart principles.

3. Board Members Verbal Update

I. ADJOURNMENT



**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Corporate Services Committee**

Thursday, August 6, 2020
9:05 am

MINUTES

MEMBERS PRESENT:

| | |
|--|---|
| Chair K. Kozakevich, Electoral Area "E" | Director R. Knodel, Electoral Area "C" |
| Vice Chair D. Holmes, District of Summerland | Director S. McKortoff, Town of Osoyoos |
| Director M. Bauer, Village of Keremeos | Director S. Monteith, Electoral Area "I" |
| Director J. Bloomfield, City of Penticton | Director M. Pendergraft, Electoral Area "A" |
| Director T. Boot, District of Summerland | Director R. Obirek, Electoral Area "D" |
| Director G. Bush, Electoral Area "B" | Director F. Regehr, City of Penticton |
| Director B. Coyne, Electoral Area "H" | Director T. Roberts, Electoral Area "G" |
| Director S. Coyne, Town of Princeton | Director J. Vassilaki, City of Penticton |
| Director R. Gettens, Electoral Area "F" | Director P. Veintimilla, Town of Oliver |
| Director K. Robinson, Alt. City of Penticton | |

MEMBERS ABSENT:

Director J. Kimberley, City of Penticton

STAFF PRESENT:

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

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and SECONDED

THAT the Agenda for the Corporate Services Meeting of August 6, 2020 be adopted.

CARRIED

B. BOARD MEETINGS – Where do we go from here?

1. Discussion Document
2. Covid-19 Related Measures Act (Bill 19) – Letter from the Minister of Municipal Affairs and the Minister of Public Safety

The Committee discussed potential alternative Board meeting locations that can accommodate physical distancing, public attendance and video conferencing.

C. OKANAGAN-KOOTENAY STERILE INSECT RELEASE PROGRAM – For Information Only

Due to time constraints, Item C was postponed to a future time, undetermined.

By consensus, the Corporate Services Committee meeting adjourned at 9:42 a.m.

It was MOVED and SECONDED

THAT the meeting be re-opened at 11:12 a.m. to discuss Item C. - **CARRIED**

C. OKANAGAN-KOOTENAY STERILE INSECT RELEASE PROGRAM – For Information Only

The Committee was advised that the Okanagan Kootenay Sterile Insect Release Board of Directors is reviewing the current cost apportionment method for the service. A Working Group has been established to make recommendations back to the SIR Board of Directors.

D. ADJOURNMENT

By consensus, the Corporate Services Committee meeting adjourned at 11:40 a.m.

APPROVED:

CERTIFIED CORRECT:

K. Kozakevich
RDOS Board Chair

B. Newell
Corporate Officer



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Planning and Development Committee

Thursday, August 6, 2020
10:48 am

MINUTES

MEMBERS PRESENT:

Chair M. Pendergraft, Electoral Area "A"
Vice Chair R. Knodel, Electoral Area "C"
Director M. Bauer, Village of Keremeos
Director K. Kozakevich, Electoral Area "E"
Director J. Bloomfield, City of Penticton
Director T. Boot, District of Summerland
Director G. Bush, Electoral Area "B"
Director B. Coyne, Electoral Area "H"
Director S. Coyne, Town of Princeton
Director R. Gettens, Electoral Area "F"

Director D. Holmes, District of Summerland
Director K. Robinson, Alt. City of Penticton
Director S. McKortoff, Town of Osoyoos
Director S. Monteith, Electoral Area "I"
Director R. Obirek, Electoral Area "D"
Director F. Regehr, City of Penticton
Director T. Roberts, Electoral Area "G"
Director J. Vassilaki, City of Penticton
Director P. Veintimilla, Town of Oliver

MEMBERS ABSENT:

Director J. Kimberley, City of Penticton

STAFF PRESENT:

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

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and SECONDED

THAT the Agenda for the Planning and Development Committee Meeting of August 6, 2020 be adopted.
CARRIED

B. Delegation

Bruce Blackwell, Wildfire DPA Consultant from B.A. Blackwell and Associates Ltd.

Mr. Blackwell addressed the Committee regarding the background context and next steps involved in drafting the RDOS Wildfire Hazard Development Permit Area, a project intended to reduce the risk of wildfire hazards within the region.

C. WILDFIRE HAZARD DEVELOPMENT PERMIT AREA PROJECT – FOR INFORMATION ONLY

The Committee was advised that the Wildfire DPA project is intended to help to ensure future housing development in high-hazard areas is done in accordance with FireSmart principles, such that it is resilient to wildfire, thereby reducing risk to public safety and property.

D. ADJOURNMENT

By consensus, the Planning and Development Committee meeting adjourned at 11:11 a.m.

APPROVED:

CERTIFIED CORRECT:

M. Pendergraft
Committee Chair

B. Newell
Chief Administrative Officer



**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Protective Services Committee**

Thursday, August 6, 2020
9:42 am

MINUTES

MEMBERS PRESENT:

| | |
|--|---|
| Chair D. Holmes, District of Summerland | Director R. Knodel, Electoral Area "C" |
| Vice Chair T. Roberts, Electoral Area "G" | Director K. Kozakevich, Electoral Area "E" |
| Director K. Robinson, Alt. City of Penticton | Director S. McKortoff, Town of Osoyoos |
| Director M. Bauer, Village of Keremeos | Director S. Monteith, Electoral Area "I" |
| Director J. Bloomfield, City of Penticton | Director M. Pendergraft, Electoral Area "A" |
| Director T. Boot, District of Summerland | Director R. Obirek, Electoral Area "D" |
| Director G. Bush, Electoral Area "B" | Director F. Regehr, City of Penticton |
| Director B. Coyne, Electoral Area "H" | Director J. Vassilaki, City of Penticton |
| Director S. Coyne, Town of Princeton | Director P. Veintimilla, Town of Oliver |
| Director R. Gettens, Electoral Area "F" | |

MEMBERS ABSENT:

Director J. Kimberley, City of Penticton

STAFF PRESENT:

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

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and SECONDED

THAT the Agenda for the Protective Services Meeting of August 6, 2020 be adopted. - **CARRIED**

B. 911 EMERGENCY CALL SYSTEM – For Information Only

The Committee was provided a financial background of the 9-1-1 Emergency Call System.

C. DELEGATION

1. Superintendent Brian Hunter, RCMP
2. Corporal Brian Evans, Area Detachment Commander for Keremeos and Oliver
3. Sergeant Jason Bayda, Area Detachment Commander for Osoyoos
4. Sergeant Rob Hughes, Area Detachment Commander for Princeton
 - a. Penticton South Okanagan-Similkameen Regional Detachment Quarterly Report

The Committee reviewed the call statistics for the second quarter of 2020.

D. SOUTH OKANAGAN-SIMILKAMEEN SEARCH & RESCUE AGREEMENT – For Information Only

The Committee was provided a background of the South Okanagan – Similkameen Search and Rescue Financial Contribution Agreement and the South Okanagan and Similkameen Search and Rescue Committee.

E. ADJOURNMENT

By consensus, the Protective Services Committee meeting adjourned at 10:48 a.m.

APPROVED:

CERTIFIED CORRECT:

D. Holmes
Committee Chair

B. Newell
Corporate Officer



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Minutes of the Regular Board Meeting of the Regional District of Okanagan-Similkameen (RDOS) Board of Directors held at 11:48 a.m. on Thursday, August 6, 2020 in the Boardroom, 101 Martin Street, Penticton, British Columbia.

MEMBERS PRESENT:

| | |
|--|---|
| Chair K. Kozakevich, Electoral Area "E" | Director R. Knodel, Electoral Area "C" |
| Vice Chair D. Holmes, District of Summerland | Director S. McKortoff, Town of Osoyoos |
| Director M. Bauer, Village of Keremeos | Director S. Monteith, Electoral Area "I" |
| Director J. Bloomfield, City of Penticton | Director R. Obirek, Electoral Area "D" |
| Director T. Boot, District of Summerland | Director M. Pendergraft, Electoral Area "A" |
| Director G. Bush, Electoral Area "B" | Director F. Regehr, City of Penticton |
| Director B. Coyne, Electoral Area "H" | Director T. Roberts, Electoral Area "G" |
| Director S. Coyne, Town of Princeton | Director J. Vassilaki, City of Penticton |
| Director R. Gettens, Electoral Area "F" | Director P. Veintimilla, Town of Oliver |
| Director K. Robinson, Alt. City of Penticton | |

MEMBERS ABSENT:

Director J. Kimberley, City of Penticton

STAFF PRESENT:

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

A. APPROVAL OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

IT WAS MOVED AND SECONDED

THAT the Agenda for the RDOS Board Meeting of August 6, 2020 be amended by adding Item I.2.b. Notice of Motion – Director Pendergraft, and removing Item C.6, Petition to Enter Service Areas.

CARRIED

1. Consent Agenda – Corporate Issues

- a. Electoral Area "A" Advisory Planning Commission, Special Meeting - June 22, 2020
THAT the Minutes of the Special Meeting, June 22, 2020 Electoral Area "A" Advisory Planning Commission be received.

That the RDOS reschedule the development of the OCP Review project to add three months to the schedule for the OCP Review, for the final report to be delivered by the end of Q1-2021 (March 2021), to allow for public engagement including public meetings, presentations, residents being informed of engagement opportunities and requesting input from citizens. Preferably this should involve in-person meetings subject to public health guidelines.

- b. Electoral Area "C" Advisory Planning Commission – July 7, 2020
THAT the Minutes of the July 7, 2020 Electoral Area "C" Advisory Planning Commission be received.
- c. Electoral Area "D" Advisory Planning Commission – July 14, 2020
THAT the Minutes of the July 14, 2020 Electoral Area "D" Advisory Planning Commission be received.

- d. Community Services Committee – July 16, 2020
THAT the Minutes of the July 16, 2020 Community Services Committee meeting be received.
- e. Environment and Infrastructure Committee – July 16, 2020
THAT the Minutes of the July 16, 2020 Environment and Infrastructure Committee meeting be received.
- THAT the Board of Directors approve the extension of the Penticton Fly Fishers 2019 Penticton Creek project to December 2020 to enable public consultation; and further,*
- THAT the Okanagan and Similkameen Invasive Species Society project approved for 2020 delivery be cancelled due to COVID-19 restraints, and the society be advised that they may reapply at the 2021 intake.*
- f. Planning and Development Committee – July 16, 2020
THAT the Minutes of the July 16, 2020 Planning and Development Committee meeting be received.
- g. Protective Services Committee – July 16, 2020
THAT the Minutes of the July 16, 2020 Protective Services Committee meeting be received.
- h. RDOS Regular Board Meeting – July 16, 2020
THAT the minutes of the July 16, 2020 RDOS Regular Board meeting be adopted.

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)

IT WAS MOVED AND SECONDED

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

B. DEVELOPMENT SERVICES – Building Inspection

1. Building Bylaw Infraction at 579 Lawless Creek Road, Electoral Area “H”

The Chair enquired whether the property owner was present. The property owner addressed the Board.

RECOMMENDATION 3 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

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 District Lot 936, YDYD, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaws No. 2333 and No. 2805;

THAT the owners provide verification from a qualified professional that the cabins are structurally adequate and that all BC Building Code health & safety items have been addressed by December 31, 2020.

CARRIED

C. DEVELOPMENT SERVICES – Rural Land Use Matters

1. Request to Re-submit a Refused Temporary Use Permit Application – 3829 37th Street, Electoral Area “A”
 - a. Reapplication Letter

The property owner was present to address the Board; However, due to technical issues, the property owner was unable to do so.

RECOMMENDATION 4 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the matter of the Request to Re-submit a Refused Temporary Use Permit Application be deferred to the next Board meeting as Mr. Law was unable to address the Board of Directors due to technical difficulties. - **CARRIED**

2. Zoning Bylaw Amendment – 10210 81ST Street, Electoral Area “A”
 - a. Bylaw No.2451.30, 2020

RECOMMENDATION 5 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2451.30, 2020, Electoral Area “A” Zoning Amendment Bylaw be read a third time. - **CARRIED**

3. Agricultural Land Commission Referral (“Non-Farm Use”) 7738 Island Road, Electoral Area “C”

Because the original staff recommendation was not put on the floor, and the alternative recommendation was moved instead, the Chair did not enquired whether the property owner was present to address the Board.

RECOMMENDATION 6 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT the RDOS “authorize” the application to operate “small trailer/modular repair” for a “non-farm use” at 7738 Island Road (Lot 57, Plan 1729, District Lot 2450S, SDYD, Except (1) Parcel A (DD144161F) and (2) Plans 12996 and 14574) in Electoral Area “C” to proceed to the Agricultural Land Commission. - **CARRIED**

4. Agricultural Land Commission Referral (“Non-Adhering Residential Use”) 5317 Sunflower Street, Electoral Area “C”

Because the original staff recommendation was not put on the floor, and an alternative recommendation was moved instead, the Chair did not enquired whether the property owner was present to address the Board.

RECOMMENDATION 7 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Board of Directors defers making a decision and directs that the proposal be considered by the Electoral Area “C” Advisory Planning Commission (APC). - **CARRIED**

5. Liquor and Cannabis Regulation Branch Referral, Unit 8A, 5350 Highway 97, Electoral Area “D”
a. Representations

RECOMMENDATION 8 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT the RDOS Board of Directors direct staff to forward the following recommendation to the Liquor & Cannabis Regulation Branch (LCRB);

AND THAT in accordance with Section 33(1) of the *Cannabis Control and Licencing Act*, the RDOS Board of Directors recommends support of an application from Sticky Leaf for a proposed non-medical retail cannabis location at Unit 8A, 5350 Highway 97, Okanagan Falls (Lot A, Plan KAP60058, District Lot 2883s, SDYD), for a Non-medical Cannabis Retail Licence with operating hours from 9:00 am to 11:00 pm seven days a week;

AND FURTHER THAT the RDOS Board of Directors comments are as follows:

- i) The proposed store is located in the General Commercial (C1) and the use is permitted in the C1 zone.
- ii) No significant negative impact on the community is anticipated if the application is approved.
- iii) The Board provided opportunity for residents to provide their views on the licence application. Public notice indicating that the Board would accept written comments on the application until June 5, 2020 was published in the Penticton Western News on May 13, 2020 and May 20, 2020, published on Castanet from May 13 to May 15, 2020, posted on the municipal web site from May 1, 2020, were mailed to owners and tenants within 100 metres of the subject parcel on May 8, 2020. Further, a notification sign was posted on the store front at Unit 8A, 5350 Highway 97 from April 28, 2020 until the Board considered the application on August 6, 2020.
- iv) The views of the residents were considered by the Board and attached to the agenda of August 6, 2020 Regular Board meeting or delivered as late items if correspondence was received after the agenda was published.

CARRIED

6. Petition to Enter Service Areas, 3440, 3498, 3580 & 3690 Arawana Forestry Road, Electoral Area “E” – Street Lighting, Solid Waste Collection and Drop Off
- a. Bylaw No. 1618.02, 2020
 - b. Bylaw No. 2896, 2020
 - c. Bylaw No. 2190.08, 2020

This item was removed from the agenda.

7. South Okanagan Regional Growth Strategy Bylaw Review & Update – Contract Award

RECOMMENDATION 9 (Weighted Corporate Vote – Majority)

It was MOVED and SECONDED

THAT the Board of Directors award the South Okanagan Regional Growth Strategy Bylaw Review & Update contract to Urban Systems in the amount of \$76,000. - **CARRIED**

D. PUBLIC WORKS**1. Osoyoos Landfill Diversion**

RECOMMENDATION 10 (Weighted Corporate Vote – Majority)

It was MOVED and SECONDED

THAT the Regional District waive S. 2.11 of the Fees & Charges Bylaw for the duration of the diversion of mixed waste from the Osoyoos Landfill to the Oliver Landfill to authorize Osoyoos residents and commercial users to pay the same fees and charges as those users within the Oliver Landfill service area, while the Osoyoos landfill has been closed. - **CARRIED**

E. COMMUNITY SERVICES**1. Provincial Licence of Occupation Application – Loose Bay Campground****a. Loose Bay Context Map**

RECOMMENDATION 11 (Weighted Corporate Vote – Majority)

It was MOVED and SECONDED

THAT the Regional District apply to the Province of British Columbia to renew Licence of Occupation #345722 containing 3.60 hectares for seasonal farm worker camp purposes, legally described as: Block A, Plan KAP1729, District Lot 2450S, Similkameen Div of Yale Land District;

And, for parts of the unsurveyed Crown land to the east and south of the legal parcel described above, containing 2.0 hectares, more or less.

CARRIED

2. Transit Reserves

RECOMMENDATION 12 (Weighted Corporate Vote –Majority)

It was MOVED and SECONDED

THAT the Regional District object to the proposal by BC Transit to use the shared operating reserve fund to mitigate foregone revenue during the COVID-19 health pandemic.

CARRIED

F. FINANCE**1. Electoral Area “B” & “G” Community Works (Gas Tax) Reserve Expenditure Bylaw****a. Bylaw No. 2908**

RECOMMENDATION 13 (Weighted Corporate Vote – 2/3 Majority)

It was MOVED and SECONDED

THAT Bylaw No.2908, 2020, being a bylaw to withdraw funds from the Electoral Area “B” & “G” Community Works (Gas Tax) Reserve Funds for the contribution of \$70,000 (\$35,000 from each Electoral Area) towards the completion of the Similkameen Rail Trail Project be read a first, second, and third time and be adopted. - **CARRIED**

2. Electoral Area “H” Community Works (Gas Tax) Reserve Expenditure Bylaw

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

It was MOVED and SECONDED

THAT Bylaw No. 2909, 2020, being a bylaw to withdraw funds from Electoral Area “H” Community Works (Gas Tax) Reserve Fund Expenditure Bylaw for the contribution of \$10,000 towards Tulameen Rink improvements be read a first, second, and third time and be adopted.

CARRIED

3. 2019 Statement of Financial Information

a. [2019 SOFI Report](#) (revised)

RECOMMENDATION 15 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Board of Directors approve the Regional District of Okanagan-Similkameen Statement of Financial Information for the year ended December 31, 2019 pursuant to the *Financial Information Act* Financial Information Regulation Schedule 1, subsection 9(2), as amended and sent out separately. - **CARRIED**

G. LEGISLATIVE SERVICES

1. Bylaw Notice Enforcement Bylaw No. 2507, 2010

- a. Bylaw No. 2507.13, 2020
- b. Bylaw No. 2507, 2010 (Consolidated)

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

It was MOVED and SECONDED

THAT Bylaw No. 2507.13, 2020 Bylaw Notice Enforcement Amendment Bylaw be read a first, second and third time and be adopted. - **CARRIED**

RECOMMENDATION 17 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the following classes of persons be appointed as Screening Officers for the Regional District of Okanagan-Similkameen:

- Manager of Building and Enforcement Services
- Manager of Legislative Services
- Manager of Planning Services
- Legislative Services Coordinator

CARRIED

2. UBCM Meetings
 - a. UBCM Meeting Request – Creek and Streams

RECOMMENDATION 18 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Board of Directors request a meeting with the Minister of Forest, Lands, Natural Resource Operations and Rural Development at the 2020 UBCM Convention to discuss permitting in creeks and streams. - **CARRIED**

3. Corporate Services Committee Minutes – July 16, 2020

This item was approved at the July 16, 2020 Corporate Services Committee meeting and now been revised to include the addition of washroom construction in Okanagan Falls Christie Memorial Park.

RECOMMENDATION 19 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Minutes of the July 16, 2020 Corporate Services Committee meeting be received;

THAT the following projects be submitted under the CCR Program:

- Kaleden Hotel Park Building Upgrade
- Washrooms at Christie Memorial Park (added after July 16, 2020 Corporate Services Meeting)
- Sections of the KVR and VVE Rail Trail
 - Okanagan River Channel – Road 22 to McAlpine Bridge
 - Kaleden Hotel Park to Pioneer Park
 - Little Tunnel to Chute Lake
 - VVE Trail/ Becks Road to Red Bridge;

THAT the following projects be submitted under the RNC Program:

- Okanagan Falls WWTP Solids Dewatering Facility
- Naramata Water System Infrastructure Upgrade.

CARRIED

H. CAO REPORTS

1. Verbal Update
-

I. OTHER BUSINESS

1. Chair's Report
-

2. Directors Motions

a. Notice of Motion – Chair Kozakevich

THAT staff bring forward recommendations to imbed anti-discrimination wording and concepts in current RDOS Board policies or develop new policy for Board consideration.

b. Notice of Motion – Director Pendergraft

THAT the RDOS Board apply Environmentally sensitive development permits(ESDPs) to only Subdivisions and rezonings; and further,

THAT Staff report back to the Board on the options to make ESDPs more effective at Subdivisions and rezonings; and further,

THAT ESDPs should in no way prevent or discourage residents from firesmaring their properties according to the firesmart principles.

3. Board Members Verbal Update

J. CLOSED SESSION

RECOMMENDATION 20 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT in accordance with Section 90(1)(e) of the *Community Charter*, the Board close the meeting to the public on the basis of the acquisition, disposition or expropriation of land or improvements, that disclosure could reasonably be expected to harm the interests of the Regional District.

CARRIED

The meeting closed to the public at 12:52 p.m.

The meeting opened to the public at 1:29 p.m.

K. ITEMS COMING OUT OF CLOSED SESSION

The Chair reported out the following resolutions that were passed during the closed session portion of the meeting:

1. THAT the Board of Directors approve the South Okanagan Conservation Fund Technical Advisory Committee recommendations for funding the Nature Conservancy of Canada (NCC) land acquisition project for an amount not to exceed \$266,597.
2. THAT the Regional District of Okanagan-Similkameen:
 1. Expropriate fee simple title to the land (in these resolutions, the “Land”) at 1313 Greyback Road, legally described as PID: 011-781-441, Sub Lot 8 District Lot 2711 Similkameen Division Yale District Plan 1190, for the purpose of constructing and operating an organics treatment and processing facility on the Land, and
 2. Issue an Expropriation Notice pursuant to section 6 of the *Expropriation Act* for that expropriation and the Chief Administrative Officer is authorized and directed to:

- (a) approve the form of Expropriation Notice;
 - (b) sign and seal the Expropriation Notice;
 - (c) cause the Expropriation Notice to be filed in the Land Title Office;
 - (d) cause the Expropriation Notice, together with a copy of the *Expropriation Act*, to be served on the registered owner of the Land and, where required under the *Expropriation Act*, on each owner (within the meaning of the *Expropriation Act*) whose interest in the Land is registered in the land title office;
 - (e) cause an expropriation sign to be placed on the Land in accordance with the *Expropriation Act*; and
 - (f) cause the Expropriation Notice to be served on the approving authority under the *Expropriation Act* for this expropriation.
-

L. ADJOURNMENT

By consensus, the meeting adjourned at 1:32 p.m.

APPROVED:

CERTIFIED CORRECT:

K. Kozakevich
RDOS Board Chair

B. Newell
Corporate Officer

THAT Bylaw No. 2916, 2020, being a bylaw to withdraw funds totaling \$1,600,000.00 from the Campbell Mountain Landfill Closure Plan Reserve Fund for the purchase of property to construct a sub-regional composting facility be given first, second and third readings and be adopted.

CARRIED

2. Christie Mountain Wildfire Update

The Board of Directors received a verbal update on the progress of the Christie Mountain Wildfire in Area "D".

3. Information Technology Update

The Board of Directors received a verbal update on the status of the RDOS Information Systems recovery efforts after an attempted ransomware attack.

C. CAO REPORTS

1. Verbal Update

D. OTHER BUSINESS

1. Chair's Report

2. Directors Motions

a. Anti-Discrimination Policy

RECOMMENDATION 3 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT staff bring forward recommendations to imbed anti-discrimination wording and concepts in current RDOS Board policies or develop new policy for Board consideration.

CARRIED

b. Notice of Motion – Director Pendergraft

THAT the RDOS Board apply Environmentally sensitive development permits(ESDPs) to only Subdivisions and rezonings; and further,

THAT Staff report back to the Board on the options to make ESDPs more effective at Subdivisions and rezonings; and further,

THAT ESDPs should in no way prevent or discourage residents from firesmarming their properties according to the firesmart principles.

As Director Pendergraft was unable to speak to the matter due to technological issues, the matter was deferred to the September 3, 2020 meeting.

Director Bauer exited the meeting at 9:58 am

3. Board Representation

- a. BC Grape Growers Association and Starling Control – *Bush, Monteith (Alternate)*
 - b. Municipal Finance Authority – *Kozakevich (Chair), Holmes (Vice Chair, Alternate)*
 - c. Municipal Insurance Association – *Kozakevich (Chair), Holmes (Vice Chair, Alternate)*
 - d. Okanagan Basin Water Board - *McKortoff, Boot, Knodel, Pendergraft (Alternate to McKortoff), Holmes (Alternate to Boot), Monteith (Alternate to Knodel)*
 - e. Okanagan Film Commission – *Gettens, Holmes (Alternate)*
 - f. Okanagan Regional Library – *Kozakevich, Roberts (Alternate)*
 - g. Okanagan-Kootenay Sterile Insect Release Board – *Bush, Knodel (Alternate)*
 - h. South Okanagan Similkameen Fire Chief Association – *Pendergraft, Knodel, Monteith, Obirek, Roberts*
 - i. South Okanagan Similkameen Rural Healthcare Community Coalition (formerly Developing Sustainable Rural Practice Communities) – *McKortoff, Bauer (Alternate)*
 - j. Southern Interior Municipal Employers Association
-

E. ADJOURNMENT

By consensus, the meeting adjourned at 10:13 am.

APPROVED:

CERTIFIED CORRECT:

K. Kozakevich
RDOS Board Chair

B. Newell
Corporate Officer

Okanagan Bioregion Food System Design Project

RDOS Board Delegation
September 3, 2020



Institute for
Sustainable Food

Acknowledgement



Institute for Sustainable Food Systems

Applied research and **extension unit** investigates and supports regional food systems as key elements of sustainable communities.

Multidisciplinary team

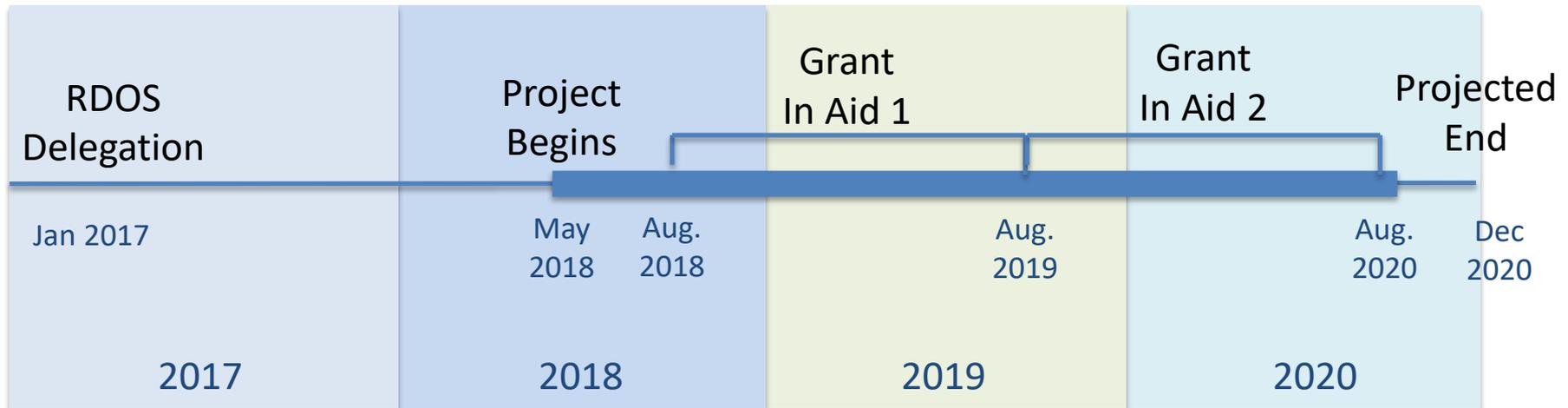
- Agroecology
- Planning & Policy
- Natural resource management
- Education
- Resource economics
- Farm business management
- Community and household nutrition/ health



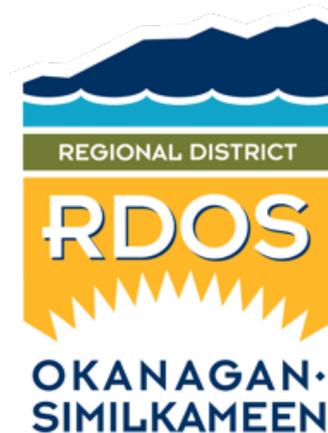
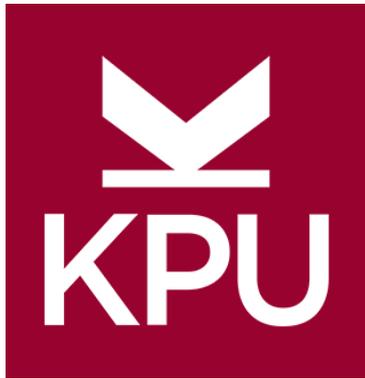
RDOS / ISFS Timeline

- Dr. Mullinix @ RDOS Board Jan. 19, 2017
- Okanagan Bioregion Food System Design Project

Spring 2018 – Winter 2020/2021



Funders



Other partners

- First Nations & local governments
- Producer organizations



THE UNIVERSITY OF BRITISH COLUMBIA



SOUTH
OKANAGAN
SIMILKAMEEN
**CONSERVATION
PROGRAM**



Central Okanagan Food Policy Council



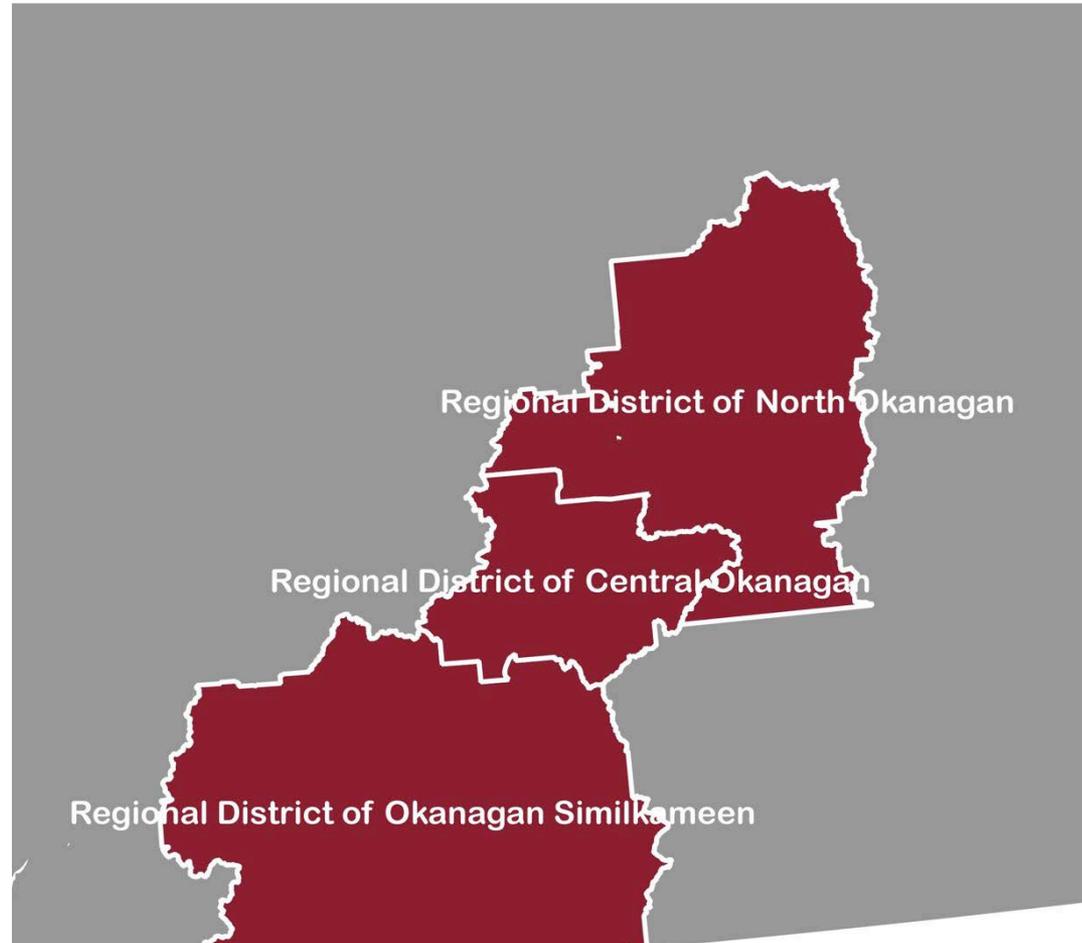
Project Background

Second of its kind



Project Background: Okanagan Bioregion

Areas that share similar topography, plant and animal life, and human culture.



Project Goals

Potential for regional food systems to

- increase food self-reliance
- contribute to local economic growth and jobs
- reduce negative environmental impacts

Describe

- Post-production business need/ opportunity ***NEW***
- Social capital development potential ***NEW***
- Policy gaps and avenues for support ***NEW***
- Utility of data for decision-making ***NEW***



Method: Scenario Modelling

Scenarios are data-driven stories to explore trade-offs between food self-reliance, economic well-being and ecological integrity

- ***Baseline scenario:*** describes current food system outcomes
- ***Future scenarios:*** describes potential food system outcomes based on stakeholder feedback
- **Indicator measurement:** illustrates trade-offs between food self-reliance, economy, and environment

Supporting Studies:

- Critical habitat
- Social capital
- Post-production
- Nutrient management
- Policy context

Progress update: Completed

- Background research
- Institutional procurement study
- Stakeholder workshops
- Scenario selection and Modelling
- Social capital assessment



Progress update: Completed

- Agricultural water requirements assessment
- Farm to Restaurant study
- Post-production study
- Policy analysis



Progress update: Pending

- Final nutrient analysis
- Critical habitat assessment
- Final water supply-demand case studies
- Economic impact assessment
- Final report and briefs – available early 2021

 Institute for Sustainable Food Systems

Okanagan Bioregion Food System Design Project
Institute for Sustainable Food Systems



Delineating the Okanagan Bioregion for Food System Study

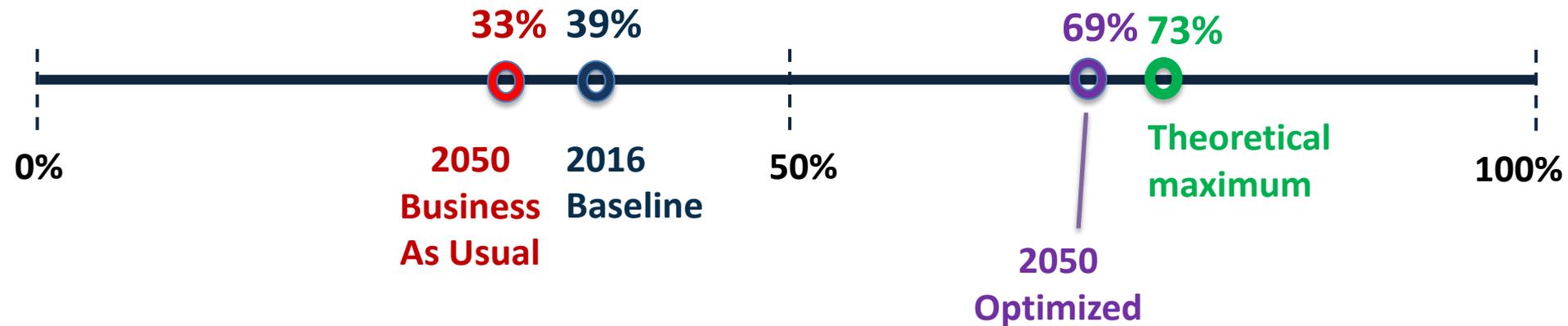
Authors:
Naomi Robert
Gerardo Garcia
Kristi Tetebe*
Kent Mullinix

*corresponding author:
kristine.tetebe@kpu.ca

Abstract
Bioregions are areas that share distinct human and ecological character, reflecting the importance of ecosystems in supporting social and economic activity within a region. As such we believe that bioregions are an appropriate and replicable scale to analyse the dynamics of, and plan for, food systems. This research brief describes the process for outlining the Okanagan Bioregion. Similar to the Southwest BC Bioregion Food System Design Project, we used a map layering approach to outline the anthropogenic and ecological attributes of the region. We then assessed the overlap and continuity of these in order to define a region with contiguous environmental and human characteristics. The Okanagan Bioregion was identified as the area consistent with the Okanagan-Similkameen, Central Okanagan, and North Okanagan Regional Districts. Delineating the Okanagan Bioregion was the first step in the Okanagan Bioregion Food System Design Project.

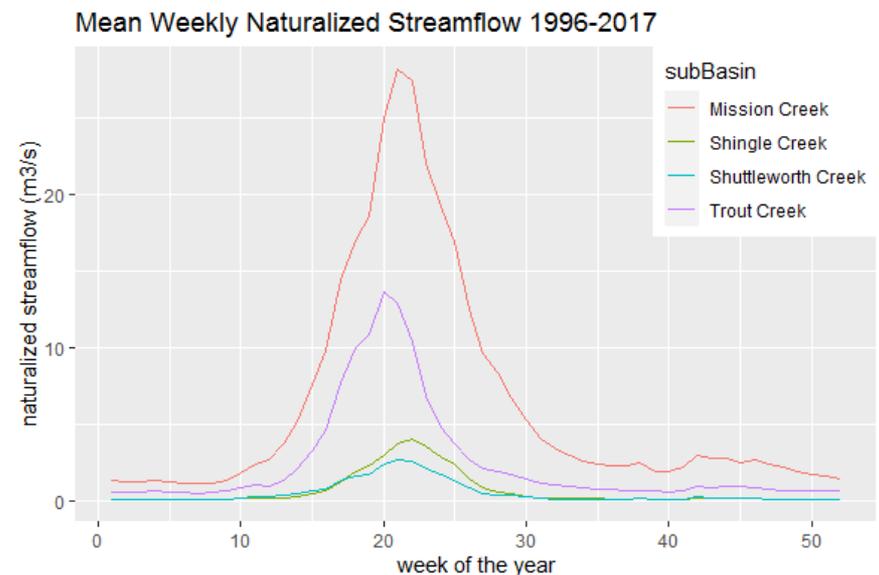
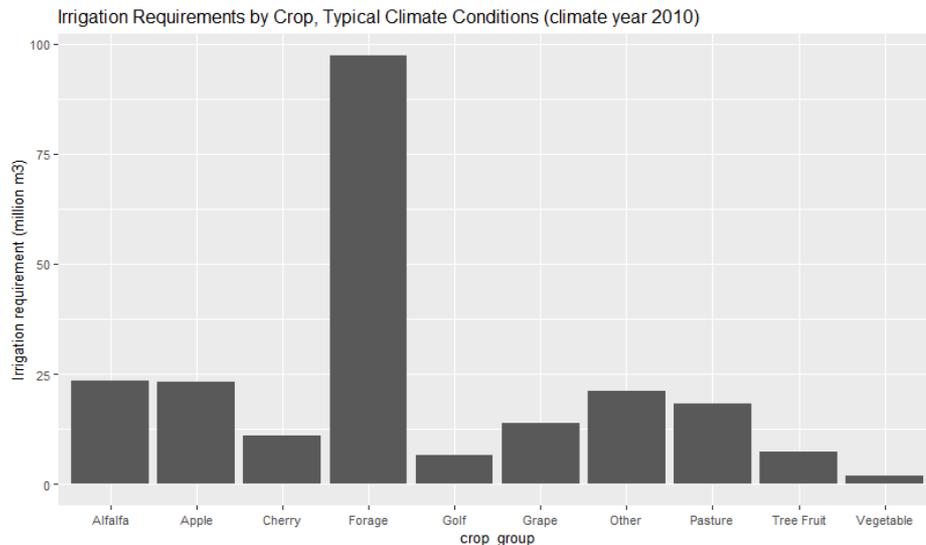
Preliminary Results

Food Self-Reliance: Baseline and future



Water Domain

- Incorporate agricultural water requirements into model output (complete)
- Supply-demand case studies to assess water availability (pending)
 - assessment of streamflow, demand, ecological flows
 - uses latest (2020) data from Okanagan Basin Water Board



Post-Production Sector: Preliminary Results

The *post-production sector* includes the people, infrastructure and networks involved in the *aggregation, processing,* and *distribution* of food and agricultural products.

- Locally oriented post-production infrastructure required to realize food self-reliance and economic outcomes of a regionalized food system
- Outline key *challenges* and *required support* local post-production sector

Social Capital: Preliminary Results

Survey of 105 participants

- Demonstrated positive relationship between local food system participation and social capital
- Participants felt stronger local food systems = increased social capital

23 Interviews

- Strong support for local/regional food system development
- Local/regional food systems facilitate social connection and building networks – especially among producers

Policy & Planning

Scan of local government food system policy (summer 2019)

Identify 5 key areas for policy precedent research

1. Support use of farmland for food production
2. Develop post-production sector to support primary food production
3. Adopt whole supply chain consideration of food waste
4. Increase climate change mitigation capacity in the food system
5. Prioritize ecological integrity in water policy

Applications of the Research

- Data provides better understanding of decision outcomes
- Underscores importance of protecting agriculture lands
- Feeds into upcoming processes (eg. Regional food system plans, Penticton Food Security Strategy, OCP's)
- Contributes to local indicator measurement (eg. Vital Signs)
- Advocating for funding/support from other levels of government

Regional Grant In Aid Update

- Report submitted August 2020
- Withholding some funds for final distribution and report printing activities



Questions?

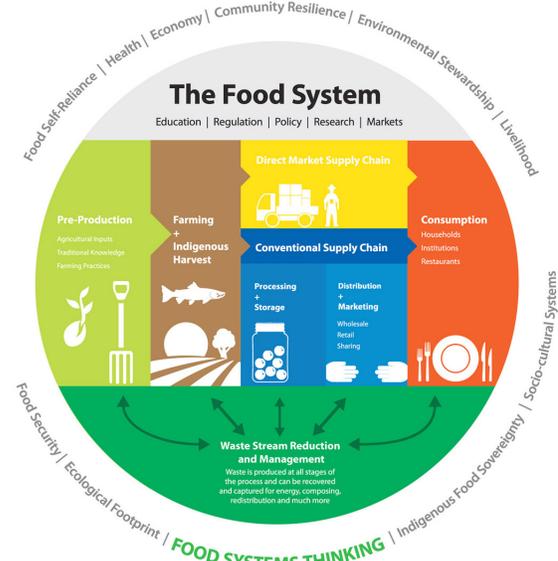
<http://www.kpu.ca/isfs/okanagan-bioregion>

The Okanagan Bioregion Food System Project

Project Update - Summer 2020

Why Regional Food Systems?

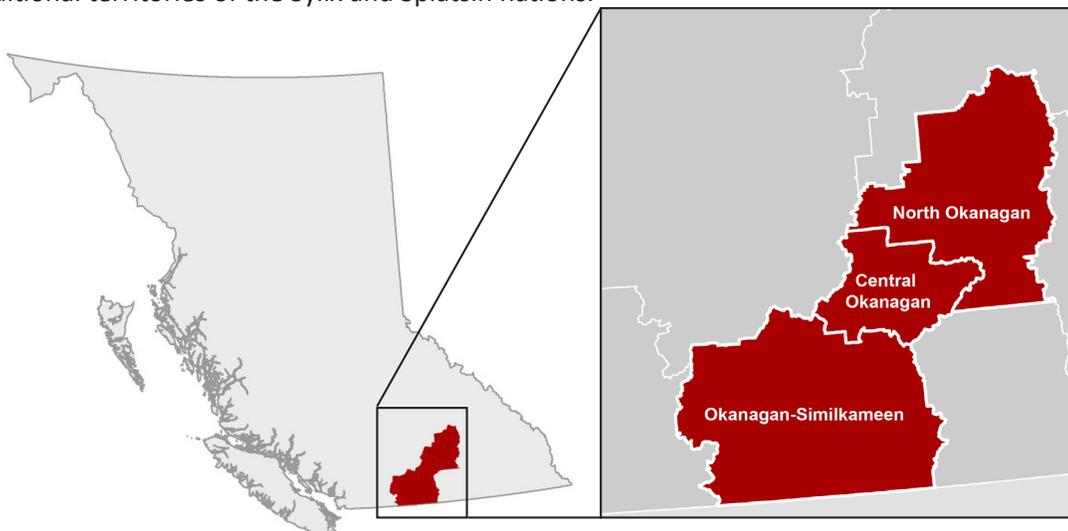
The food system is the network of activities, people, and resources that provide food and sustain communities. It includes activities across the food supply chain such as production, processing, distribution, retailing, consumption, and the management of waste. The food system plays a significant role in community health and wellbeing. Currently, the dominant food system is characterized by highly concentrated supply chains and export-oriented production. A singular focus on the global industrial food system can stifle local economic development, externalize environmental and social costs, and present vulnerabilities when faced with both global and local shocks. Strengthening regional food systems has the potential to address these challenges while contributing to local economic development.



What are bioregions and why are they important for food systems?

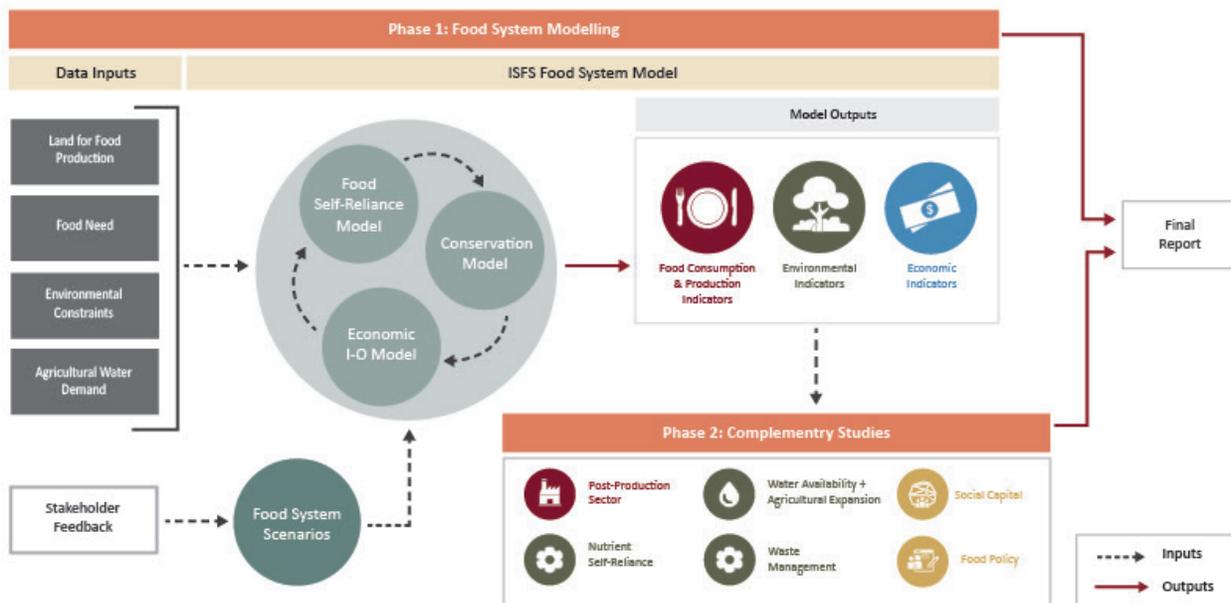
Bioregions are areas that share similar ecology, climate, and human culture. Bioregions take into account the ecological and cultural characteristics of a place. Planning and collaboration at the bioregional scale have the potential to build a food system that prioritizes the needs of local communities, while respecting the ecological capacity of a place.

For the purposes of this project, the Okanagan Bioregion is defined as the three contiguous Regional Districts in the Okanagan (North Okanagan, Central Okanagan, and Okanagan-Similkameen), including the traditional territories of the Syilx and Spltasin nations.



The Project

This 3 year project uses a suite of economic, environmental, and food self-reliance indicators to assess the trade offs and outcomes associated with different food system choices, or “what-if” scenarios. Scenarios are illustrative, not predictive. The food system model combines three sub-models that collectively examine the trade-offs and opportunities associated with establishing a food system that prioritizes meeting local demand: 1) a food self-reliance model to estimate the proportion of bioregional food need that can be satisfied by agricultural production in the bioregion, 2) an environmental conservation model that examines the impacts of dedicating land to conservation uses such as hedgerows and riparian buffers, and 3) an economic input/output model that assesses the economic potential of different agricultural production scenarios. For each scenario, these combined models generate comparable data on food production, food self-reliance, GDP, total employment, tax revenue, agricultural greenhouse gas (GHG) emissions, ecological footprint, agricultural water demand, and habitat connectivity, among other indicators.



Scenarios, predicated on achievable levels of food self-reliance, were selected to reflect local priorities. Scenarios are based on input from stakeholders in the bioregion. For example, scenarios highlight the economic, environmental and food self-reliance impacts of changes in productive agricultural land, strategically producing food to maximize food self-reliance, maintaining production of dominant export commodities, reserving land for habitat protection, or local diet choices.

In addition, complementary studies will present information about potential post-production sector development, nutrient supply and demand balances within the bioregion, and the social capital implications of food system choices. The results are still pending finalization and dissemination (targeted for late 2020). The information should prove valuable to policy and decision-makers in the region who seek to facilitate economic and community development by strengthening the bioregional food system.

Policy Research

This project also includes a thorough review of food system policy in the Okanagan bioregion. The review determined to what extent food system objectives, prioritized by Okanagan stakeholders during previous engagement sessions, were represented in local government policy. The policy review identified the following gaps and resultant priority areas for strengthening sustainable, regional food systems to meet stakeholder priorities:

- Increasing agricultural use of farmland and land access for farmers
- Prioritizing ecological integrity in water policy
- Strengthening the bioregional post-production sector
- Mitigating climate change through food system activities
- Adopting a systems approach to addressing food waste

Context and rationale for each priority area is outlined below. A suite of policy tools and existing precedents for each area will be shared for further exploration as part of the final project deliverables.

Increasing agricultural use of farmland and land access for farmers

Currently, 50% of protected farmland in BC is used for agriculture.¹ A primary reason for this underutilization of farmland is the inability of farmers to access land.² Farmland protection is a strong policy focus in the Okanagan, however there are few policies aimed at facilitating access to farmland for bona-fide farmers. The ability of farmers to access land and establish farm businesses is fundamental to maintaining agricultural capacity and a functioning regional food system. As such, the analysis provides examples of policy tools and programs aimed at increasing access to agricultural land for farmers.

Prioritizing ecological integrity in water policy

The food system is a primary water user in the Okanagan Bioregion, and agriculture represents 55% of all water used by humans in the region.³ Competing demand for limited water resources exerts pressure on freshwater ecosystems. Climate change, population growth and urban development introduce additional uncertainties for future water demand and availability.⁴ As such, there is a need to prioritize the ecological integrity of freshwater ecosystems in water policy in order to effectively steward these systems for the protection of both ecologies and livelihoods into the future. The policy analysis provides examples of policy actions and frameworks at multiple jurisdictions, applied broadly as well as to agriculture, aimed at improving freshwater stewardship.

Scenario Example:

What if, by 2050, we prioritize food production to satisfy local food need, while protecting critical habitat for important species, such as salmon? What are the associated economic, environmental and food self-reliance impacts and trade-offs?

For this scenario, we model how much of the food consumed by the local population in 2050 can be met with the bioregion's agricultural land base if the bioregion were to strategically grow crops and raise livestock to prioritize feeding the local population. Agricultural land overlapping with critical habitat and floodplain areas are removed from production to protect salmon populations in the bioregion. Food self-reliance is presented as the percentage of the total local diet that can be satisfied by local production. We then estimate the economic and environmental implications associated with this 'what if' scenario by reporting on indicators such as GDP, employment, GHG emissions from agriculture, habitat connectivity, ecological footprint, and other metrics.

Strengthening the bioregional post-production sector

Post-production refers to the conversion of raw agricultural products into different forms of consumable goods. This includes activities such as processing, grading, packaging, and distribution. Consolidation across global supply chains has led to decreased post-production capacity in some regions, including the Okanagan bioregion, and limited access to these critical services for smaller producers. While the value and potential of post-production activities is recognized within the existing Okanagan policy landscape, operational support for strengthening this component of the food system is relatively limited. As such, the policy analysis brings forward examples of initiatives to strengthen the bioregional post-production sector, including land use planning, economic development strategies, and networking events for post production sector actors.

Mitigation of climate change through food system activities

The food system accounts for up to 35% of global GHG emissions, and is a significant driver of global climate change.⁵ At the same time food system sectors, particularly agriculture, are increasingly vulnerable to climate change impacts. Within the Okanagan bioregion, as in many other regions, there is an increasing focus on climate change adaptation planning at the local government level. The policy analysis highlights strategies for local governments to help mitigate climate change impacts, while building stronger, more resilient local food systems.



Adopting a systems approach to addressing food waste

Food loss and waste is a pressing policy issue for local governments, with complex social, environmental and economic implications. In Canada, it is estimated 40% of food is lost or wasted, at a cost of \$31 billion dollars annually.⁶ In the Okanagan, policy addressing food waste is narrowly focused on the reduction and diversion of household food waste because of the impacts it can have on municipal waste management systems, and local GHG reduction targets. Local governments are often primarily responsible for solid waste management, including the development and operation of waste management facilities and services. The policy analysis presents examples of systems approaches to addressing food waste at the local level, including considerations of tradeoffs between food waste reduction, health, equity, and sustainability in the food system.

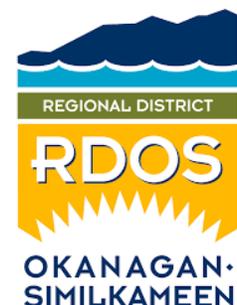
In summary, the Okanagan Bioregion Food System Project aims to provide data-driven information about the potential outcomes of a shift toward a bioregional food system for the Okanagan. The project uses 'what-if' scenarios to explore the trade-offs between different food system decisions and trajectories. The accompanying policy review identifies key gaps in the existing policy landscape, and brings forward policy tools for further consideration to address these gaps. The final project results will be available at the end of 2020 and will provide valuable information to local government decision makers who seek to support a more sustainable, resilient food system that benefits our communities.

For additional information please contact ISFS Research Associate, Kristi Tatebe: kristine.tatebe@kpu.ca

Endnotes

- 1 BC Ministry of Agriculture (2016). Agriculture in Brief, Census of Agriculture, British Columbia Provincial Profile. Retrieved from <https://www2.gov.bc.ca/gov/content/industry/agriculture-seafood/statistics/census-of-agriculture>
- 2 Tatebe, K., Robert, N., Mulinix, K. (2018a) Protection Is Not Enough: Policy Precedents to Increase the Agriculture Use of British Columbia Farmland - White Paper. Accessed online: <https://www.kpu.ca/isfs/agricultural-land-use-in-the-alr>
- 3 Summit Environmental Consultants Inc. (2010). Okanagan Water Supply and Demand Project: Phase 2 Summary Report. Retrieved from <https://www.obwb.ca/wsd/about/project-reports>
- 4 Okanagan Basin Water Board (2008) Okanagan sustainable water strategy: action plan 1.0. Okanagan Water Stewardship Council, Kelowna, BC.
- 5 Niles, M. T., Ahuja, R., Barker, T., Esquivel, J., Gutterman, S., Heller, M. C., Mango, N., Portner, Di., Raimond, R., Tirado, C., & Vermeulen, S. (2018). Climate change mitigation beyond agriculture: A review of food system opportunities and implications. *Renewable Agriculture and Food Systems*, 33(3), 297–308. <https://doi.org/10.1017/S1742170518000029>
- 6 Gooch, M., Bucknell, D., Laplain, D., Dent, B., Whitehead, P., Felfel, A., Glasbey, C. (2019). The Avoidable Crisis of Food Waste: Technical Report. Value Chain management International, Second Harvest, Ontario Canada. Accessed online: <https://secondharvest.ca/wp-content/uploads/2019/01/Avoidable-Crisis-of-Food-Waste-Technical-Report-January-17-2019.pdf>

Project generously funded by:



ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: August 20, 2020
RE: Request to Re-submit a Refused Temporary Use Permit Application – Electoral Area “A”

Administrative Recommendation:

THAT the Board of Directors not vary Section 3.12.1. of the Development Procedures Bylaw No. 2500, 2011, in relation to a proposed re-application of a temporary use permit application for a vacation rental use at 3829 37th Street (Lot 11, Plan 9792, District Lot 41, SDYD).

Purpose: To allow for the re-application of a temporary use permit application within 12 months of a Board decision to deny an identical proposal

Owners: Richard and Maria Law Agent: John Redenbach Folio: A-01229.000

Civic: 3829 37th Street Legal: Lot 11, Plan 9792, District Lot 42, SDYD

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

Proposed Development:

The property owner of 3829 37th Street (Electoral Area “A”) is requesting that the Regional District Board consider varying the restriction against a refused permit not being re-submitted for a period of 12 months immediately following the date of refusal (See Attachment No. 2).

Background:

Under Section 3.12.1 of the Regional District’s Development Procedures Bylaw, re-application for permit that has been refused by the Board “shall not be considered within a twelve (12) month period immediately following the date of refusal”.

Section 3.12.2 of the Development Procedures Bylaw, however, allows an applicant to appeal to the Board to vary the time limit set under Section 3.12.1 by supplying a detailed statement as to why the time limit for the reapplication should be varied.

On July 16, 2020, the Regional District received a letter from the property owner of 3829 37th Street effectively requesting that the Board consider allowing the re-application of a temporary use permit that was refused at its meeting of July 2, 2020 (and which would not otherwise be able to be re-submitted until July 3, 2021).

The temporary use permit had sought to formalize a vacation rental use for a four-bedroom single detached dwelling and allow for short-term accommodation from May-October.

The impetus of the temporary use permit application was enforcement action by the Regional District following the receipt of written complains regarding a vacation rental operating without permit.

Although there was no Electoral Area “A” Advisory Planning Commission (APC) meeting, due to cancellation of meetings to prevent the spread of COVID-19, Electoral Area “A” APC members were invited to comment individually on the application. Of the seven responses received from Electoral Area “A” APC members, 6 did not support and one conditionally supported this TUP application (if neighbours were supportive).

On June 8, 2020, an electronic Q&A session was held on Webex and was attended by approximately 12 members of the public, the applicant (property manager, John Redenbach), RDOS staff and the Electoral Area “A” Director.

Written representations were received from 13 individuals in opposition of the application and included in the July 2, 2020, Board agenda.

At its meeting on July 2, 2020, the Regional District Board moved to deny the application and invited property manager, John Redenbach to speak. The Regional District Board subsequently resolved to deny the application.

At its meeting on August 6, 2020 the Regional District Board moved to defer the decision regarding re-application, due to technical difficulties when the property owner was asked to speak.

Analysis:

In considering this request, Administration notes that there is no criteria in the Regional District’s Development Procedures Bylaw that provides direction on how to consider a request to vary the 12-month period that prohibits re-submission of a refused application.

In general, prohibiting re-submission of the same application within a year of refusal achieves several important goals, as it:

- provides certainty to all involved in the original application that no action will be taken in the immediate future (i.e. within the next year);
- prevents “engagement fatigue” from the public;
- respects the outcome of the application process;
- avoids repeating an application where circumstances remain unchanged;
- allows for a “cooling off” period and time to consider alternatives or proposal improvements;
- dedicates staff resources to matters that *may* have already been considered by the Board; and
- limits departmental costs associated with processing applications that *may* not be fully cost-recoverable.

In considering this specific request, Administration notes that the applicant was present when the decision was made for this application and at the electronic Q&A session in advance of the Board meeting and was provided opportunity to present the merits of their proposal at both meetings.

In response to the property owner’s request to re-apply, the request is not based on any procedural factors (like a decision made in the absence of the applicant).

Further, the property owner’s request is based on his opinion of the best use of the property given his personal circumstances, which is not relevant to considering the merits of a TUP application.

Since the TUP application was denied by the Board on July 2, 2020, there have been no changes to evaluation criteria and no amended responses from any of the individuals that provided written comments in opposition of the proposal.

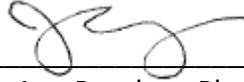
The property owner's request includes a "petition" signed by 14 individuals, none of which previously provided comments in opposition of the proposal.

The Board is asked to be aware that the Regional District is continuing with enforcement action against the property owner in relation to vacation rental use.

Alternatives:

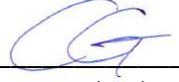
1. THAT the Board of Directors vary Section 3.12.1. of the Development Procedures Bylaw No. 2500, 2011, in relation to a proposed re-application of a temporary use permit application for a vacation rental use at 3829 37th Street (Lot 11, Plan 9792, District Lot 41, SDYD).
2. THAT the Board of Directors defer consideration to vary Section 3.12.1. of the Development Procedures Bylaw No. 2500, 2011, in relation to a proposed re-application of a temporary use permit application for a vacation rental use at 3829 37th Street (Lot 11, Plan 9792, District Lot 41, SDYD) for the following reasons:
 - i) *TBD*

Respectfully submitted:



JoAnn Peachey, Planner I

Endorsed By:



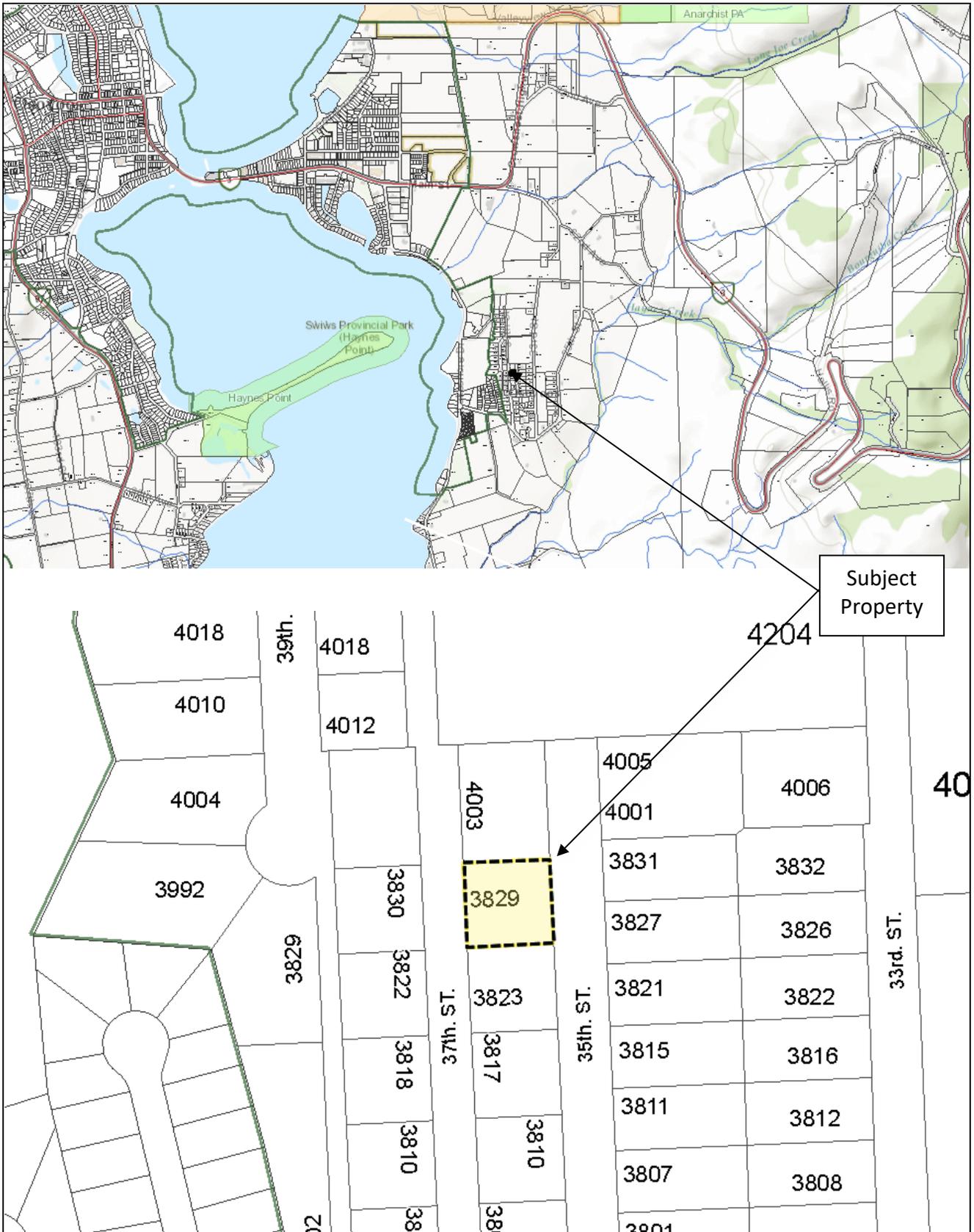
C. Garrish, Planning Manager

Attachments: No. 1 – Context Maps

No. 2 – Applicant's Request Letter

No. 3 – Site Photo

Attachment No. 1 – Context Maps



1)

RICHARD LAW
3829 37 SE
050Y005 B.L.
V081V6

ATTEN: JO ANN PEACHEY - PLANNER 1 FILE# A2019-011-TUP

jpeachey@idos.bc.ca

IN RESPONSE TO MY RE-APPLYING FOR A TEMPORARY USE PERMIT FOR MY HOUSE AT 3829-37 SE. 050Y005, B.C YOU HAVE ASKED ME TO GIVE YOU MY REASONS FOR RE-APPLYING.

OUR CURRENT SITUATION HAS MADE IT IMPOSSIBLE FOR ME AND MY WIFE, MARIA (SANDRA), TO LIVE IN OUR HOUSE AS BOTH MY DAUGHTER & HUSBAND WORK SEASONALLY IN ALBERTA AND SASK FROM MID MAY TO END OF OCTOBER.

THEY HAVE TWO (2) DAUGHTERS, AGES 5 AND 7 WHICH WE HAVE THE PLEASURE OF LOOKING AFTER FOR THIS TIME PERIOD. THIS MAKES IT IMPOSSIBLE FOR US TO LIVE IN 050Y005 FOR THAT TIME PERIOD AS IT WOULD MEAN PULLING THEM OUT OF SCHOOL AS WELL AS THE OTHER ACTIVITIES THEY ARE INVOLVED IN IN GRAND FORKS, B.C.

AS WE EITHER RETURN TO OUR HOME FOR NOVEMBER TO MID MAY THIS LEAVES OUR HOME VACANT FOR THE SPRING - FALL MONTHS.

OUR BEST OPTION IS TO HAVE A VROB WITH A WELL RESPECTED PROPERTY MANAGER MAINTAIN THE PROPERTY WHILE OUR GUESTS ENJOY THE AMENITIES OF OUR HOUSE AND 050Y005 AREA, BRINGING UP THE ECONOMY AS WELL.

I THINK YOU WILL AGREE THIS IS THE BEST SOLUTION FOR THE PROPERTY AT THE TIME UNLESS TIME CHANGE'S THINGS!

I HAVE PERSONALLY TALKED WITH 98% OF MY NEIGHBOURS, ASKING THEM TO SIGN MY PETITION FOR A REINSTATEMENT OF MY PERMIT WHICH I AM INCLUDING.

14 OF MY CLOSEST NEIGHBOURS SIGNED, 4 DID NOT STATE AN INCREASE IN TRAFFIC OR DIDN'T WANT TO SET A PRESIDENT AND 1 THAT AGREED WITH ME BUT DIDN'T WANT TO MAKE HIS NAME PUBLIC ON A PETITION.

2)

I HAVE PERSONALLY TALKED WITH RON TEJAL TO ASK HIM IF HE WOULD RECONSIDER HIS POSITION IN REGARDS TO ARE VROB, BY PHONE. HE SAID "NO"! IN YOUR TUP, UNDER RECOMANDATIONS IN SECTION (1) "POOL AREA SHALL BE SCREENED FOR PRIVACY ALONG NORTH SIDE PROPERTY LINE, IN VERTICAL ALIGNMENT WITH HIGHEST PORTION OF EXISTING FENCE"

I TOTALLY AGREE, AND IF THE "TUP" IS AGREED UPON, WAIVING THE ONE YEAR WRITING PERIOD, THEN THIS WILL BE DONE IMMEDIATELY, MAKING ALL NOISE FROM EITHER SIDE GREATLY REDUCED!

AFTER TALKING WITH THE MAJORITY OF MY NEIGHBOURS, THE NOISE CREATED BY OUR CLIENTS WAS "NOT" A FACTOR IN ANY DECISION THAT THEY MADE.

IF YOU COMPARE THE ADDRESSES OF THOSE ON MY PETITION YOU WILL FIND THE MAJORITY ARE OUR CLOSEST NEIGHBOURS.

YOURS IN GOOD FAITH

RICHARD G. LAW

MARIA (SANDRA) LAW

Attachment No. 2 – Applicant's Request Letter

WE THE UNDERSIGNED DO GIVE RICHARD SANDRA LAAN
OUR PERMISSION TO RE-INSTATE THEIR TEMPORARY
APPLICATION PERMIT FOR A V.R.B.O. (VACATION RENTAL BY OWNER)
AT 3829 37th St. OSOYDOS B.C.

WE UNDERSTAND THAT THIS PROPERTY IS TO BE MANAGED BY
MR. JOHN REDIENBALK AND HIS WIFE WHO CURRENTLY MANAGE 20
OTHER PROPERTIES IN THE OSOYDOS AREA. PROPERTY AND GROUNDS
WILL REMAIN WELL GROOMED AND RENTERS WILL BE WELL VETTED
TO INSURE A PLEASANT ENVIRONMENT FOR ALL CONCERNED!

THIS PROPERTY CURRENTLY HOLDS A 4.8 OUT OF 5 RATING WHICH BRINGS
A HIGHER CLASS OF RENTERS TO OUR TOWN THUS MORE INCOME TO
OUR LOCAL BUSINESSES. WE UNDERSTAND THAT A COUPLE OF PROBLEMS
HAVE COME UP IN THE PAST BUT WE HAVE BEEN ASSURED THAT ANY
MORE WILL BE PROMPTLY LOOKED AFTER WHICH IS FAR SUPERIOR TO
HAVING A NEIGHBOUR THAT CREATES THE SAME PROBLEMS WITH NO
RECOURSE!

| NAME | ADDRESS | SIGNATURE |
|------|---------|-----------|
|------|---------|-----------|

Emilia Helder

Mike Leavitt

Sandy Leavitt

Elmer Singer

Louise Zimmerman

Elliot Zimmerman

Jessica Kriesel

Kelly Ferrandez

Georgia Wherry

Greg Whitman

Emme de Velle

Elaine Keller

ANAY MARTIN

THANK YOU

- i) Symptoms of COVID-19
- ii) B.C.’s COVID-19 Self-Assessment Tool
- iii) Handwashing
- iv) Respiratory/cough etiquette
- v) Self-isolation and self-monitoring
- j) A sign must be posted on the front entrance telling staff not to enter the premises if they are feeling ill.
- k) All guests must follow Provincial guidelines during the Provincial State of Emergency for COVID-19, including avoiding non-essential travel as a measure to protect vulnerable people in communities from COVID-19, and
- l) Pool area shall be screened for privacy along the northern property line, in vertical alignment with highest portion of the existing fence.

COVENANT REQUIREMENTS

8. Not applicable.

SECURITY REQUIREMENTS

9. Not applicable.

EXPIRY OF PERMIT

10. This Permit shall expire on December 31, 2020.

Authorising resolution passed by Regional Board on ____ day of _____, 2020.

B. Newell, Chief Administrative Officer

Attachment No. 2 – Site Photo (Google Streetview)



ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: August 20, 2020
RE: Zoning Bylaw Amendment – Electoral Area “A”

Administrative Recommendation:

THAT Bylaw No. 2451.30, 2020, Electoral Area “A” Zoning Amendment Bylaw be adopted.

Purpose: To amend minimum setbacks to expand the building envelope on the subject property.

Owners: Lual Orchards Ltd. Agent: Brad Elenko, McElhanney Ltd. Civic: 10210 81st Street

Legal: Lot 3, Plan EPP87173, District Lot 2450S, SDYD Folio: A-06047.060

OCP: Low Density Residential (LR) Proposed OCP: Low Density Residential (LR)

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

Proposed Development:

This application is seeking to amend the zoning of the subject property in order to expand the building envelope.

In order to accomplish this, the applicant is proposed to amend the zoning of the property under the Electoral Area “A” Zoning Bylaw No. 2451, 2008, from Residential Single Family One Zone (RS1) to Site Specific Single Family One Zone (RS1s) with the site specific regulation to reduce the rear parcel line setback (southern property line) from 7.5 metres to 2.0 metres and to increase the interior parcel line setback for the eastern property line from 1.5 metres to 7.5 metres.

Background:

On February 10, 2020, a Public Information Meeting (PIM) was held at the Sonora Community Centre at 8505 68th Avenue in Osoyoos and was attended by approximately 3-4 members of the public.

This item was referred to the Electoral Area “A” Advisory Planning Commission (APC) in the February 10, 2020 agenda; however, the meeting was cancelled due to lack of quorum.

At its meeting of July 2, 2020, the Regional District Board resolved to approve first and second reading of the amendment bylaws and to waive the holding of a public hearing. Notice of waiving of a public hearing has subsequently been provided, pursuant to sub-section 467 of the *Local Government Act*.

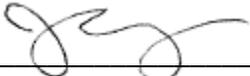
At its meeting of August 6, 2020, the Regional District Board resolved to approve third reading of the amendment bylaw.

Approval from the Ministry of Transportation and Infrastructure (MoTI) due to the amendment applying to land within 800 metres of a controlled area, was obtained on August 6, 2020.

Alternatives:

1. THAT adoption of Bylaw No. 2451.30, 2020, Electoral Area "A" Zoning Amendment Bylaw be deferred; or
2. THAT first, second and third readings of Bylaw No. 2451.30, 2020, Electoral Area "A" Zoning Amendment, be rescinded and the bylaws abandoned.

Respectfully submitted:



JoAnn Peachey, Planner I

Endorsed By:



C. Garrish, Planning Manager

Attachments: No. 1 – Site Photo (Google Earth)

Attachment No. 1 – Site Photo (Google Earth)



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2451.30, 2020

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. 2451.30, 2020.”
2. The “Electoral Area “A” Zoning Bylaw No. 2451, 2008” is amended by:
 - i) adding a new sub-section .3 under Section 17.8 (Site Specific Residential Single Family One (RS1s) Provisions) to read as follows:
 - .3 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 17.8.3:
 - a) despite Section 11.1.6, 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 |

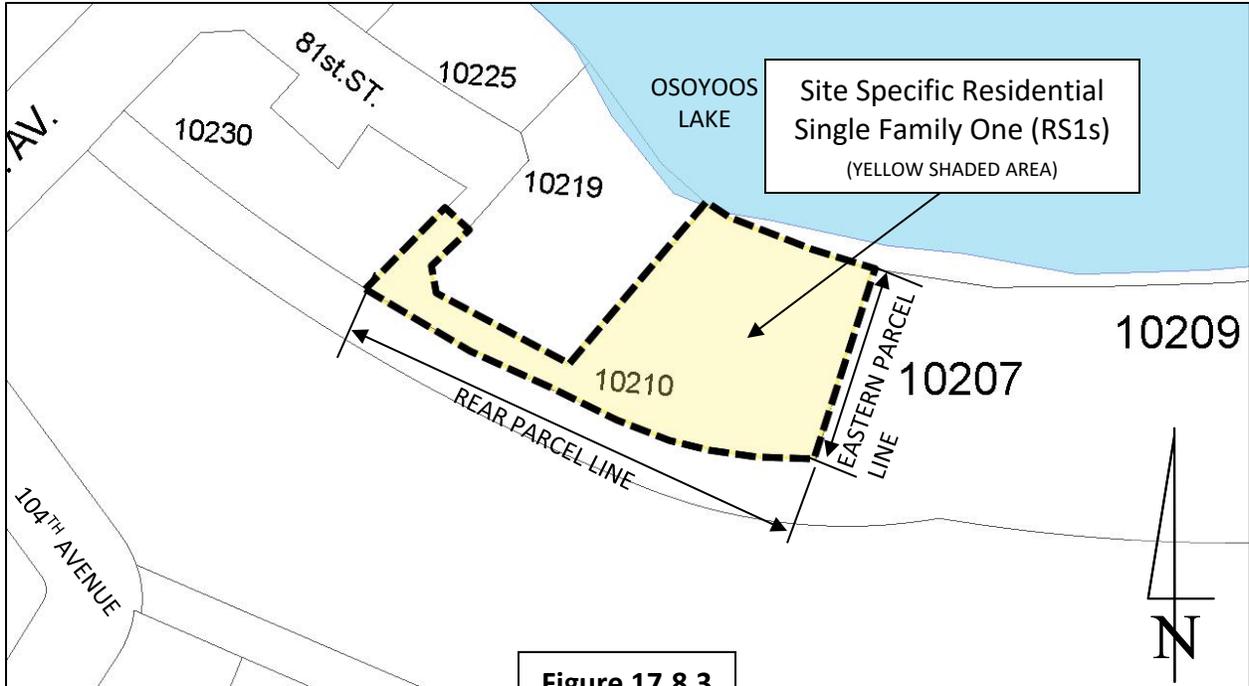


Figure 17.8.3

3. The Official Zoning Map, being Schedule '2' of the Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation on the land described Lot 3, Plan EPP87173, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Residential Single Family One (RS1) to Site Specific Residential Single Family One (RS1s).

READ A FIRST AND SECOND TIME this 2nd day of July, 2020.

PUBLIC HEARING WAS WAIVED on this 2nd day of July, 2020.

READ A THIRD TIME this 6th day of August, 2020.

Approved pursuant to Section 52(3) of the *Transportation Act* this 6th day of August, 2020.

ADOPTED this ____ day of _____, 2020.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

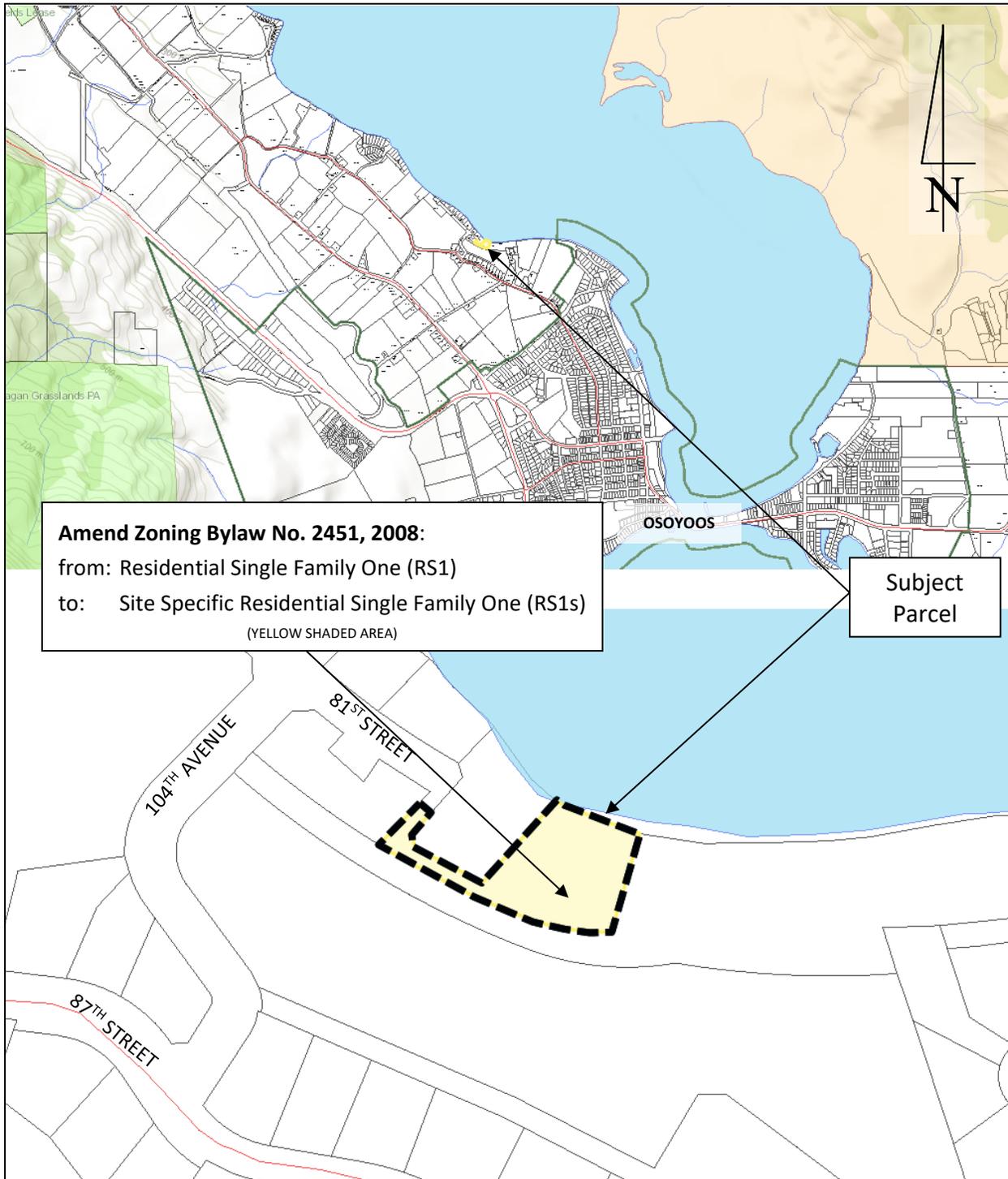
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2451.30, 2020

File No. A2019.025-ZONE

Schedule 'A'



ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: September 3, 2020
RE: Zoning Bylaw Amendment – Electoral Area “F”

Administrative Recommendation:

THAT Bylaw No. 2461.14, 2020, Electoral Area “F” Zoning Amendment Bylaw be adopted.

Purpose: To permit a home industry with a 300 m² floor area

Owners: Plateau Rousseau Estates, Inc. Agent: John Rousseau Folio: F-07241.090

Civic: 8025 Princeton-Summerland Rd Legal: Lot 10, Plan 27332, DL 2893, ODYD, Except Plan KAP27332

OCP: Small Holdings (SH) Proposed OCP: Small Holdings (SH)

Zone: Small Holdings Three (SH3) Proposed Zoning: Site Specific Small Holdings Two (SH2s)

Proposed Development:

This application is seeking to amend the zoning of the subject property in order to accommodate a 300 m² home industry use on a site-specific basis.

Background:

At its meeting of June 4, 2020, the Regional District Board resolved to approve first and second reading of the amendment bylaw and directed that a public hearing occur at the Board meeting of July 16, 2020.

An electronic public hearing was held on July 16, 2020, and was attended by one (1) member of the public.

At its meeting of July 16, 2020, the Regional District Board resolved to approve third reading of the amendment bylaw and resolved that, prior to adoption, a statutory covenant be registered on title to ensure home industry operations are fully contained and within a sound-dampened building. This covenant was registered on title on August 7, 2020.

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

Alternatives:

1. THAT adoption of Bylaw No. 2461.14, 2020, Electoral Area “F” Zoning Amendment Bylaw be deferred; or

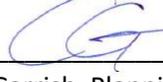
2. THAT first, second and third readings of Bylaw No. 2461.14, 2020, Electoral Area "F" Zoning Amendment Bylaw be, be rescinded and the bylaws abandoned.

Respectfully submitted:



JoAnn Peachey, Planner I

Endorsed by:



C. Garrish, Planning Manager

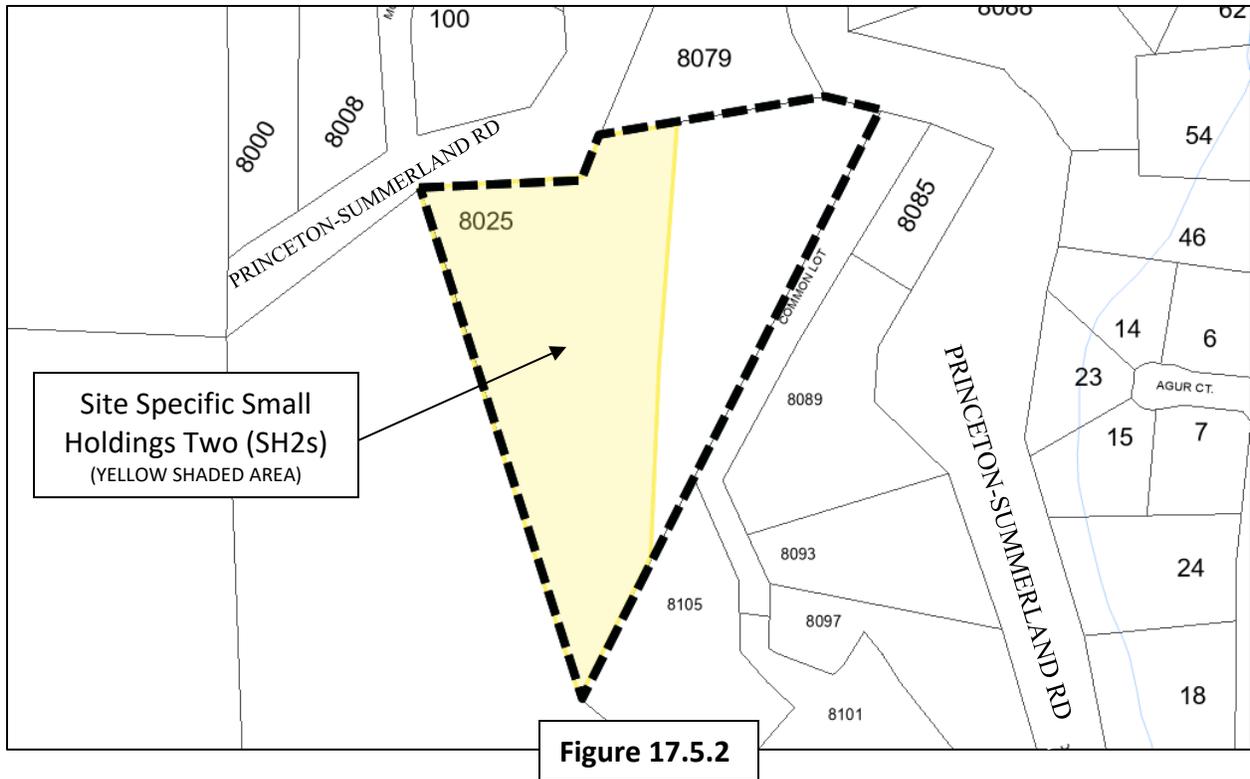
REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2461.14, 2020

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. 2461.14, 2020.”
2. The “Electoral Area “F” Zoning Bylaw No. 2461, 2008” is amended by:
 - i) adding a new sub-section .2 under Section 17.5 (Site Specific Small Holdings Two (SH2s) Provisions) to read as follows:
 - .2 in the case 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 17.5.2:
 - i) 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 m².



3. The Official Zoning Map, being Schedule '2' of the Electoral Area "F" Zoning Bylaw No. 2641, 2008, is amended by:
 - i) changing the land use designation of an approximately 3.3 ha part of the land described as Lot 10, Plan 27332, District Lot 2893, ODYD, Except Plan KAP51912, and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Small Holdings Three (SH3) to Site Specific Small Holdings Two (SH2s).

READ A FIRST AND SECOND TIME this 4th day of June, 2020.

PUBLIC HEARING held on this 16th day of July, 2020.

READ A THIRD TIME this 16th day of July, 2020.

ADOPTED this ____ day of _____, 2020.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

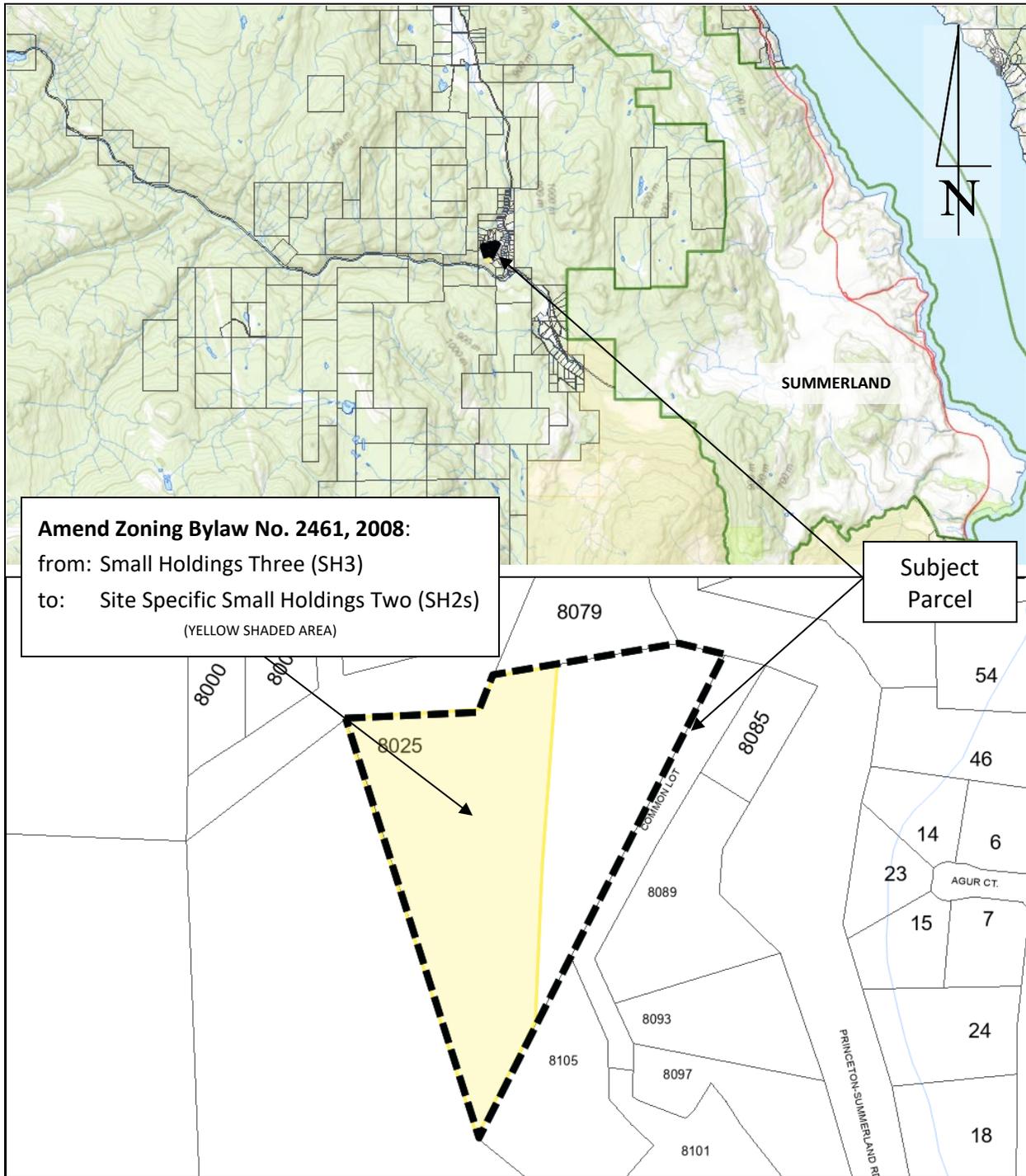
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2461.14, 2020

File No. F2020.008-ZONE

Schedule 'A'



ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: September 3, 2020

RE: Award of Olalla & Naramata Watermain Replacement Project

Administrative Recommendation:

THAT the Regional District award the Olalla and Naramata Watermain Replacement Design project to Ecora Engineering & Resource Group Ltd. in the amount of \$100,000 plus applicable taxes;

AND THAT the Regional District approve a contingency of \$10,000 for value added or unexpected issues during the project.

Reference:

The Regional District Board must approve all purchases over \$50,000 as per the purchasing policy

Business Plan Objective:

Key Success driver #3 – Build a sustainable region

Objective to prepare designs for the Olalla and Naramata water systems in preparation of senior government grant funding applications.

History:

The Olalla and Naramata water systems both have numerous aging watermains that need to be replaced. Most of these older mains are made of asbestos cement and are typically undersized for the current water demands.

The Olalla water system has approximately 4 kilometers of watermains. Upgrades on the system were completed in 1998 on approximately 1 km of pipework, and in 2015/2016 on almost 2 km. This project will include the remaining watermains along the numbered streets on the east side of the community.

The Naramata water system has roughly 50 km of distribution mains with many sections replaced over the past 10 years, however a significant portion are still original asbestos cement pipes. There are several areas being considered for upgrades at this time including the transmission main over to the Smethurst area, Upper Debeck, Road, Langedoc Road and Gawne Road.

The Provincial government recently announced a new intake for applications for the Canada-British Columbia Investing in Canada Infrastructure Program – Rural and Northern Communities program. For Naramata, the completed design and cost estimates will be used in preparing an application for this

grant program. In the case of Olalla, the designs will be used in a future grant program as endorsed by the priorities set by the Board.

A request for proposals was released and eight proposals were received by the Closing time. A \$50,000 budget for the project was provided to the consultants with the expectation that the entire amounts will be utilized to carry the projects as far as possible prior to reaching construction phases.

Alternatives:

1. Award the project as recommended to Ecora Engineering and Resource Group Ltd.
2. Cancel the project.

Analysis:

The eight received proposals were carefully reviewed by the evaluation team. Many of the consultants put forward excellent teams with substantial experience in watermain replacement projects. As the budget was set, the understanding of the scope, detailed methodology and available resources were very important.

The following table provides the list of consultants in ranked order from the evaluation. The points have been included to illustrate the high level of proposals received. One proposal stood out as superior to the others and was ranked highest by each of the team members during the independent evaluations. The remaining proposals had a range in level of detail and understanding of the projects.

| Consultant | Points | Rank |
|---|--------|------|
| Ecora Engineering & Resource Group Ltd. | 86.0 | 1 |
| Urban Systems Ltd. | 82.0 | 2 |
| Onsite Engineering Ltd. | 81.5 | 3 |
| Associated Engineering (B.C.) Ltd. | 81.0 | 4 |
| Watson & Burns Consulting | 80.0 | 5 |
| WSP Canada Group Ltd. | 77.0 | 6 |
| Kerr Wood Leidel Associates Ltd. | 76.5 | 7 |
| McElhanney Ltd. | 76.5 | 7 |

The evaluation team is recommending the project be awarded to Ecora Engineering & Resource group for the budget of \$50,000 with an additional \$5000 for value added items if required for the Olalla watermain work and a budget of \$50,000 with the \$5000 contingency for the Naramata watermain work. These amounts are approved in the 2020 budget for the services.

Respectfully submitted:

Liisa Bloomfield

L. Bloomfield, Engineering Manager