



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

SCHEDULE OF MEETINGS

Thursday, August 4, 2016
RDOS BOARDROOM

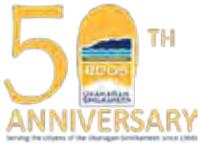
9:00 am	-	10:00 am	Environment and Infrastructure Committee
10:00 am	-	10:30 am	Corporate Services Committee
10:30 am	-	11:15 am	Community Services Committee
11:15 am	-	12:30 pm	RDOS Board
12:30 pm	-	1:00 pm	Lunch

"Mark Pendergraft"

Mark Pendergraft
RDOS Board Chair

Advance Notice of Meetings:

August 18	RDOS/OSRHD Board/Committee Meetings
September 1	RDOS Board/Committee Meetings
September 15	RDOS/OSRHD Board/Committee Meetings
October 6	RDOS Board/Committee Meetings
October 20	RDOS/OSRHD Board/Committee Meetings
November 3	RDOS Board/Committee Meetings
November 17	RDOS/OSRHD Board/Committee Meetings
December 1	Inaugural RDOS/OSRHD Meetings
December 15	RDOS/OSRHD Board/Committee Meetings



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Environment and Infrastructure Committee

Thursday, August 4, 2016

9:00 am

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

That the Agenda for the Environment and Infrastructure Committee Meeting of August 4, 2016 be adopted.

B. Household Hazardous Waste Facility Operations – Contract Award

To continue providing environmentally sound disposal of Residential Household Hazardous Waste to the public.

RECOMMENDATION 2

THAT the contract for the “Household Hazardous Waste Facility Service Provider” be awarded to Terrapure Environmental.

C. Closed Session

RECOMMENDATION 3

THAT in accordance with Section 90(1)(e) and (k) 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, if the Board considers that disclosure could reasonably be expected to harm the interests of the Regional District; and negotiations and related discussions respecting the proposed provision of a Regional District service that are at their preliminary stages and that, in the view of the Regional District, could reasonably be expected to harm the interests of the Regional District if they were held in public.

D. ADJOURNMENT

ADMINISTRATIVE REPORT

TO: Environment and Infrastructure Committee
FROM: B. Newell, Chief Administrative Officer
DATE: August 4, 2016
RE: Household Hazardous Waste Facility Operations
Contract Award



Administrative Recommendation:

THAT the contract for the “Household Hazardous Waste Facility Service Provider” be awarded to Terrapure Environmental.

Reference Documents:

- Request for Proposals ‘Household Hazardous Waste Facility Service Provider’ May 31, 2016
- RDOS Purchasing and Sales Policy

Purpose:

To continue providing environmentally sound disposal of Residential Household Hazardous Waste to the public.

Business Plan Objective:

Solid Waste Management Plan

Funding:

The funding for the provision of this service is available in the 2016 Final Budget, Line Item 1-2-3500-3530 / HHW DISPOSAL CONTRACTOR, 2016 Budget Allocation \$75,000. The Contract term is for five years with a two year extension option.

Background:

In order to protect the local environment by diverting Household Hazardous Waste from disposal in wastewater systems and landfill, the Regional District established a permanent Household Hazardous Waste Collection Facility at the Campbell Mountain Sanitary Landfill (CMSL), which became operational in 2005. This facility provides the residents of the region with the opportunity to discard for free, unwanted HHW in a controlled, regulated environmentally sound manner.

With the expiry of the current Service Contract proposals were solicited for the safe operation, training, collection, transportation and disposal functions of the facility. The operations contract includes training of RDOS Staff in the safe on-site and in-house acceptance, sorting and interim storage of HHW. The contractor is responsible for the bulking, packing, transportation and disposal of collected HHW.

Analysis:

Two Proposals were received:

Terrapure Environmental (formerly the Industrial Division of Newalta Corporation, RDOS HHW Service Provider 2011- 2015) has been the assigned HHW Service Provider since March of 2015. Terrapure is a Full Service Provider that does not sub-contract. Terrapures Facility is located in Winfield B.C.

Sumas Environmental Inc. HHW Transport and Consolidation Facility is located in Kamloops B.C. Sumas proposes to sub-contract Training and Emergency Response to 'Ram Environmental Response' located in Kelowna B.C. The price sheet from Sumas Environmental was not on the prescribed bid sheet and per unit costs were indecipherable. They were allotted the lowest score on cost evaluation.

Company	Technical Evaluation Matrix 70 Points	Cost Evaluation Matrix 30 Points	Total
TERRAPURE ENVIRONMENTAL	63	30	93
SUMAS ENVIRONMENTAL SERVICES INC.	53	27	80

Alternatives:

The Board may choose to to not award this project at this time.

Respectfully submitted:

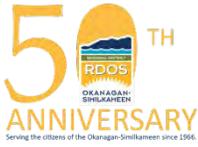
"Don Hamilton"

D. Hamilton, Solid Waste Facilities Coordinator

Endorsed by:

Roger Huston

R. Huston, Public Works Manager



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Corporate Services Committee

Thursday, August 4, 2016

10:00 am

REGULAR AGENDA

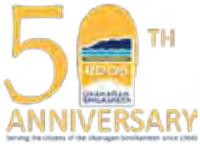
A. APPROVAL OF AGENDA

RECOMMENDATION 1

That the Agenda for the Corporate Services Committee Meeting of August 4, 2016 be adopted.

B. Board Fall Meeting Schedule

C. ADJOURNMENT



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Community Services Committee

Thursday, August 4, 2016

10:30 am

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

That the Agenda for the Community Services Committee Meeting of August 4, 2016 be adopted.

B. Delegation – Daniel Pizarro, Senior Regional Transit Manager, and Maria Lockley, Senior Transit Planner, BC Transit

Mr. Pizarro and Ms. Lockley will address the Committee to present the OKS Service Review.

1. Presentation
 2. Okanagan Falls Annual Implementation Review
-

C. ADJOURNMENT

Regional District Okanagan–Similkameen



Daniel Pizarro, Senior Regional Transit Manager
Maria Lockley, Senior Transit Planner

Outline

- Annual Performance Summary
- Route 20/21 - 1 Year Post Implementation Review
- Future Priorities and next steps

15/16 Annual Performance Summary

- Ridership: The overall transit system continues to show good results with a 13% increase in ridership
- Total Cost for transit 2% below budget
- Service hours per capita increased 64%

Return on Investment

- Total Revenue increased 54%, 11% above budget expectations
- Passenger Trips per Capita increased 42%, 13% above budget
- Revenue per Trip increased 9%

Performance

The effectiveness of the overall system is has been positive in 15/16:

- Despite the 2014/15 expansion service to Okanagan Falls (50% increase in service hours) the operating cost per service hour remained flat
- Cost recovery continued to trend above 10%

Annual Performance Breakdown of Service Areas

Service Area	Revenue service hours	% of total service	Rides	Estimated Total Operating Cost (includes lease fees)	Estimated Revenue	Operating Cost per service hour (does not include lease fees)	Estimated Cost per passenger Trip	Rides Per Service Hour
Actual APS System Total	3,422	100%	13,295	\$281,000	23,400	\$67.00	\$17.20	3.9
Route 20/21 OK Falls	1,750	51%	5,000	\$143,300	8,600	\$66.00	\$23.40	2.9
Route 10 Naramata	1,707	49%	8,295	\$ 137,700	14,800	\$65.00	\$13.50	4.8



Okanagan Falls - 2015 Annual Service Review



TRANSITfuture
actionplan



Overview

New Service Introduced January 2015

1,750 annual hours of service

Route 20 OK Falls/Penticton

- 5 round trips weekdays
- Three of the five trips route via Heritage Hills

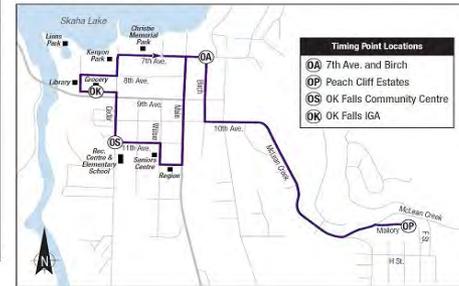
Route 21 OK Falls/Local

- 5 round trips per weekday
- Service is a continuation of the route 20

20 Okanagan Falls/Penticton



21 OK Falls Local

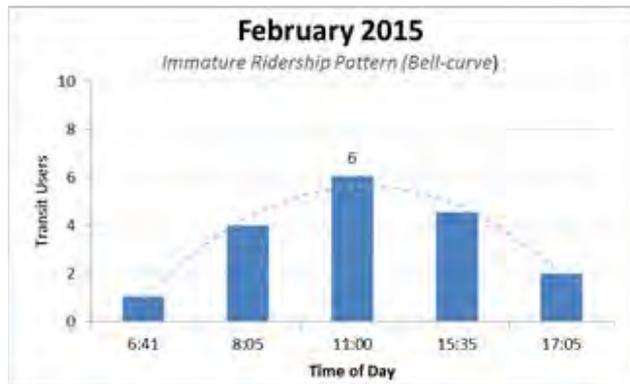


System Performance

Performance: Okanagan-Similkameen Transit Routes 20 and 21

	Projected Initial Ridership	Annual Transit Users Year 1
Total Ridership	5,500	4,500
Rides per Hour	3.0	2.9

Average 373 Customers per month



A commuter pattern of ridership has been established

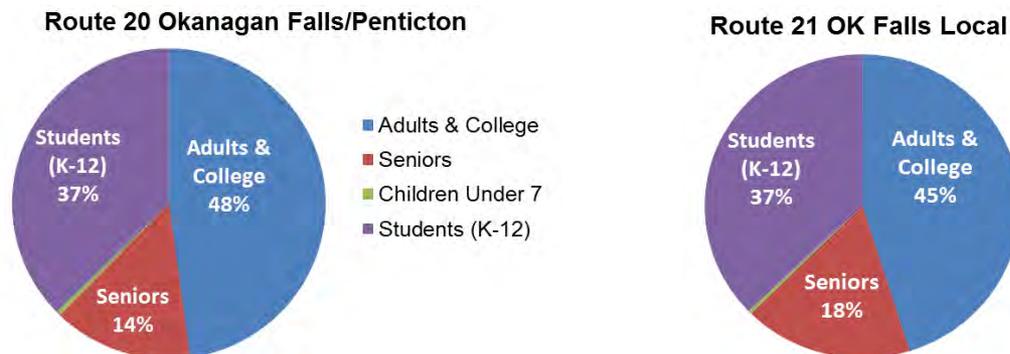
Peer Performance Review

RDOS Transit Systems	Approx. Service Area Population	Annual Service Hours	Average Rides per Hour
Okanagan-Similkameen Transit System Route 20 & 21 (new in 2015)	2,500	1,750	2.9
Okanagan-Similkameen Transit System Route 10 (mature)	1,844	1,707	6.3
Princeton and Area Transit System	2,724	2416	3.6
South Okanagan Transit System	4,845	1,780	4.1
Summerland Transit System	11,280	2,912	4.0
Peer Transit Systems in BC	Approx. Service Area Population	Annual Service Hours	Average Rides per Hour
100 Mile House	4,976	1,976	3.9
Kootenay Boundary	5,441	1,619	3.8
Pemberton Valley	4,489	1,953	15.0
Port Edward	700	2,082	14.3

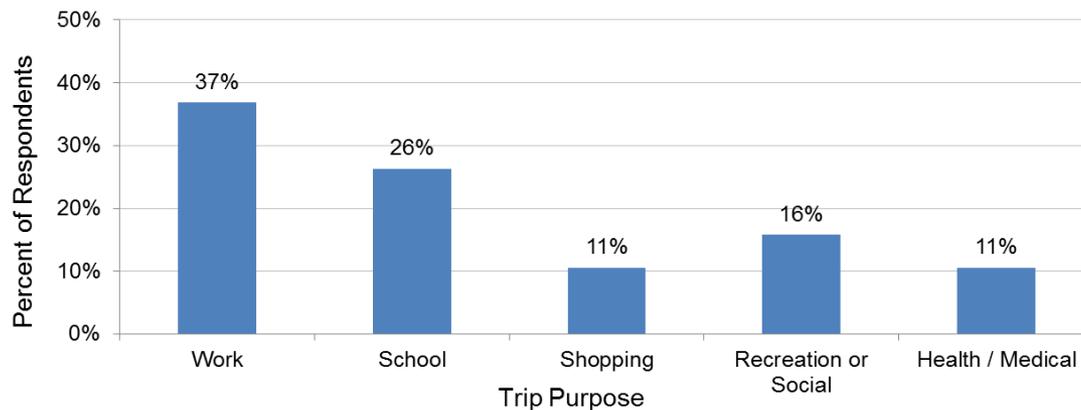
Customer use and satisfaction

- 40% of the surveyed customers indicated they use the local route to commence or end their journey when travelling to or from Penticton

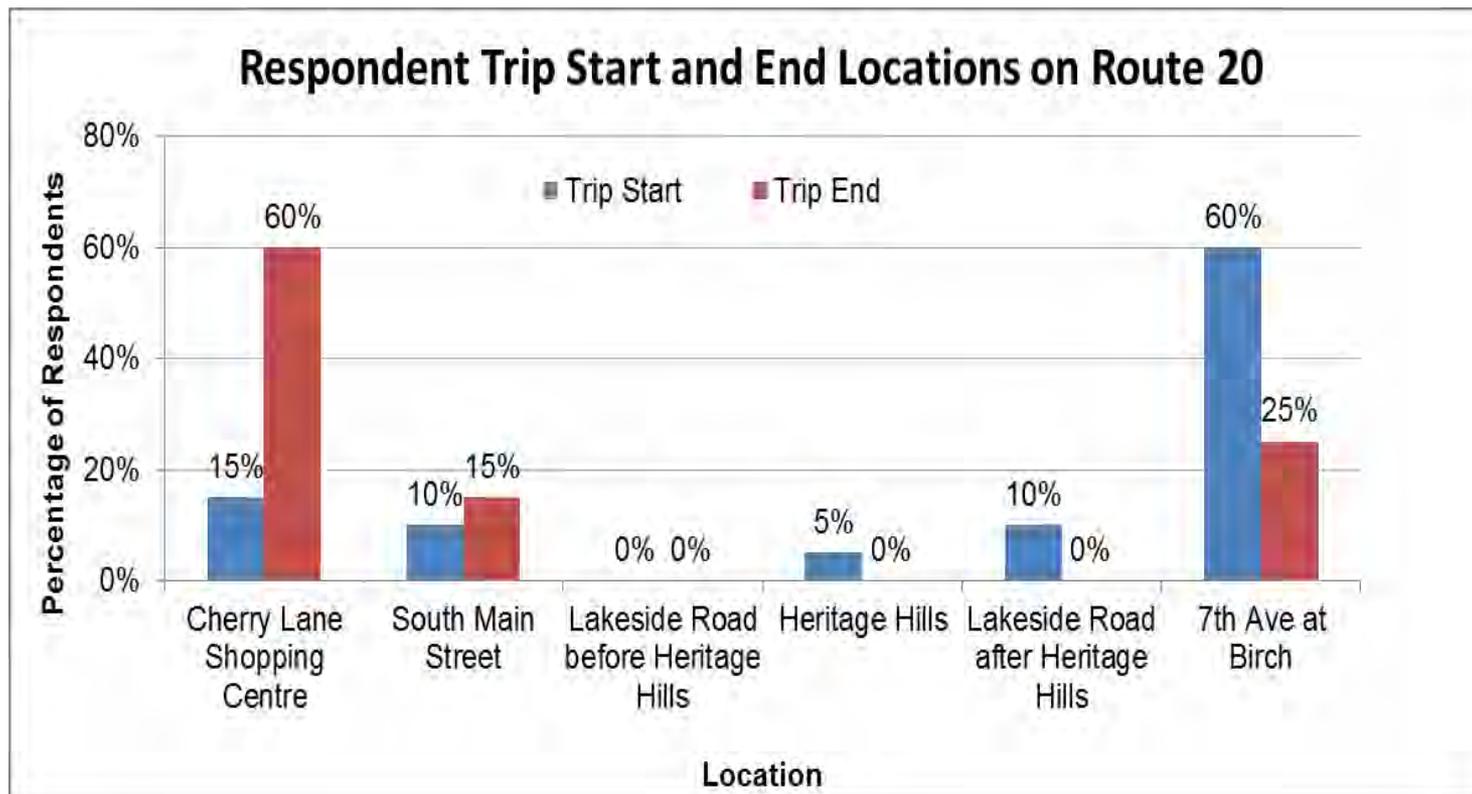
- Demographics



- 73% reside in Okanagan Falls
- 37% indicated Work as their main trip purpose



Customer use and satisfaction



Service Delivery

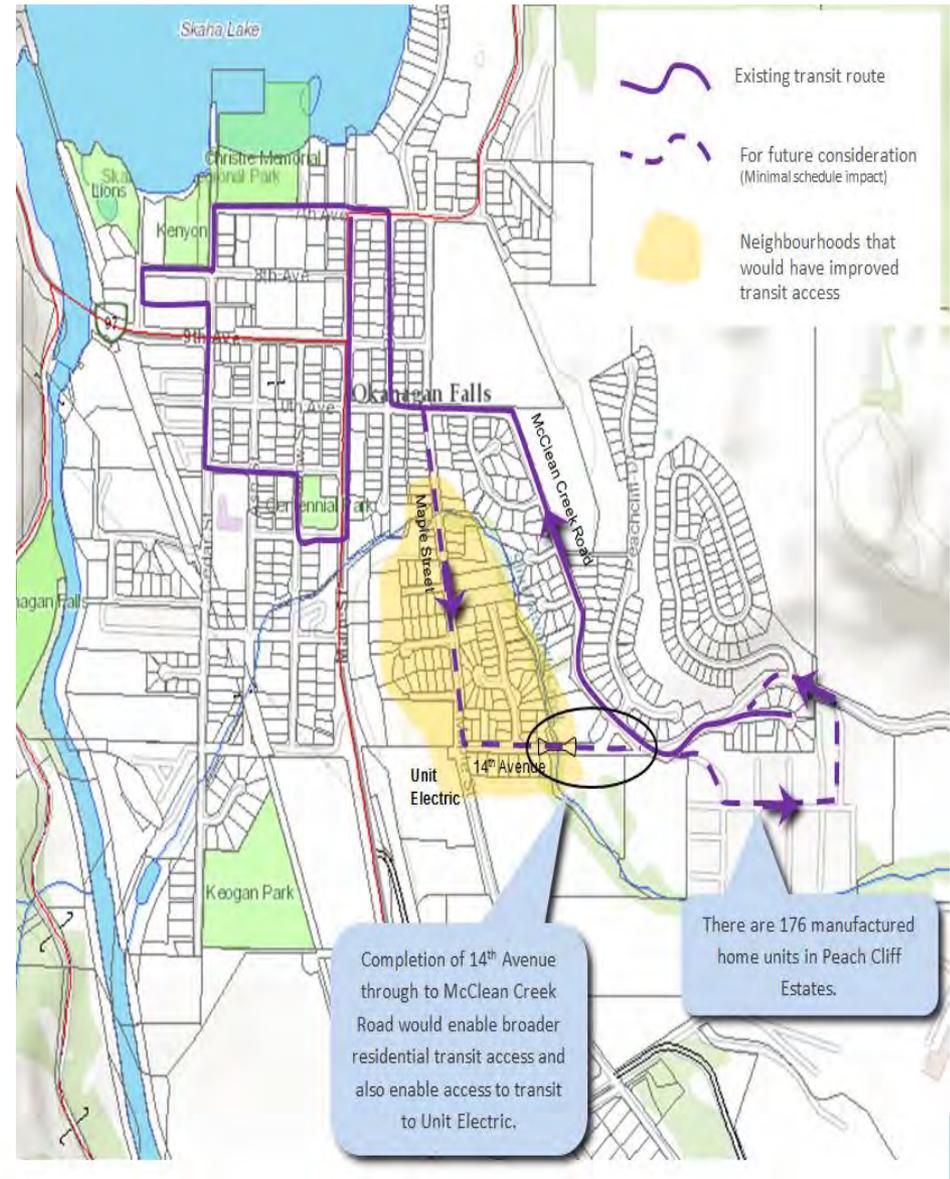
Schedule – responds to customer demand

Transit stops and infrastructure

- Stops placement appropriate
- Almost all customers use the stops installed there is very little pickup/drop off else where .
- Except the 4800 block Eastside Road could be added as a regular stop

Routing

- Some parking congestion at the end Mallory Crescent
- Potential to augment and improve service into Peach Cliffe Estates
- Investigate rerouting Maple Street and Heritage Hills as roads develop and connect



OK Falls Annual Review

Observations

- Providing good community coverage
- Steady ridership patterns
- 3.0 rides commensurate with other similar sized communities
- Satisfactory demand and response for 1st year of service

Actions

- Recommended actions align with TFP
- **Service Design Standards and Performance Guidelines** will inform future reviews
- **Improve Infrastructure and continue to promote service**
- **Service will continue to be monitored annually- refined ride counts now being captured**
- **Improved ridership collection since Feb 2016 able to determine actual route split and specific trips occurring from Heritage Hills**

Okanagan Similkameen Future Priorities

April 2017

- Service Design Standards and Performance Guidelines

To provide tools to better monitor the service and direct more tangible infrastructure and service strategies to help deliver ease of use across the system and the opportunity to grow ridership

- Regional District Okanagan–Similkameen consolidated Rider's Guide and local promotion

This will help to elevate the Okanagan-Similkameen services across the region and create awareness of the routes and services in Okanagan Falls and Naramata for the local residents and the many visitors whom frequent the locality.

- Integration of Osoyoos service into Okanagan Similkameen Administration



May 11, 2016

Lindsay Bourque
Rural Projects Coordinator
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9

Sent via email:

Dear Ms. Bourque,

SUBJECT: Okanagan Falls Annual Implementation Review

1.0 Purpose

The purpose of this report is to present the findings of a comprehensive review of the ridership and performance of routes 20 Okanagan Falls/Penticton and 21 OK Falls Local, which were introduced into the Regional District of Okanagan-Similkameen (RDOS) as part of the Okanagan-Similkameen Transit system on January 19th, 2015.

2.0 Background

The Okanagan-Similkameen Transit System was initiated as a one-route system in 1984 consisting of route 10 Naramata providing service between Electoral Area E (Naramata) and the City of Penticton. The system operates through a funding partnership between BC Transit and the Regional District of Okanagan-Similkameen, and is delivered by Berry and Smith Trucking Ltd.

The introduction of Route 20 and Route 21 to the eastern portion of Electoral Area D in January of 2015 followed upon recommendations made in the 2011 Okanagan-Similkameen Transit Review, as well as subsequent public consultation in 2012 and 2013.

2.1 Service and Fleet

Routes 20 and Route 21 offer 1,750 annual hours of transit service, effectively doubling annual transit service previously offered in the Okanagan-Similkameen Transit System from the 1,707 hours already provided for the Route 10 Naramata. Fleet resources were also doubled with a new ARBOC bus provided for the service.

2.2 Route Descriptions

Route 20 Okanagan/Falls Penticton operates from Okanagan Falls along Eastside Road, via Heritage Hills terminating at Cherry Lane Shopping Centre in Penticton and provides five round trips on weekdays between 7:00am and 6:00pm with service limited to three round trips per weekday to the Heritage Hills area, see Appendix A route Map. Route 20 serves as a regional connector providing service between Okanagan Falls and Penticton enabling residents of Okanagan Falls to access destinations not found within the community such as high school, employment, healthcare, and also enabling employees of the

Okanagan Falls industrial sector residing in Penticton access to work.

Route 21 OK Falls Local circulates through the Okanagan Falls community providing five round trips on weekdays. Trips on route 21 are operated by the same vehicle as that for the route 21, meaning that trips connect seamlessly and that passengers connecting between local and regional trips don't have to physically transfer between buses. Route 21 also reverses the order in which it serves McLean Creek Road between morning and afternoon, this design allows residents of the Peach Cliff estates area access to and from local Okanagan Falls destinations and Penticton.

3.0 Role within the Transit Future Plan

The development of the Okanagan-Similkameen Transit Future Plan for communities across the RDOS created a unique opportunity for Routes 20 and 21 to be the forerunners of future transit service improvements for smaller communities outside of the City of Penticton. The Transit Future Plan underscores the importance of regional and local transportation needs. For Okanagan Falls both needs have been addressed with this expansion of the Okanagan-Similkameen transit system; Route 20 Okanagan Falls/Penticton addresses the regional connections, while Route 21 addresses the local small town needs and connectivity to Route 20.

4.0 System Performance

Total ridership across both new routes was collected between February 2015 through to December 2015 and indicates a monthly average of 373 transit users per month, which extrapolates to an annual figure of about 4,500 transit users and an average of 3.0 rides per service hour for the new route service (see Table 1) . In comparison total ridership figures for the Route 10 Naramata see table 2 indicates an average of 6.3 rides per service hour. Route 10 Naramata has a long established presence and it is expected that as Routes 20 and 21 continue to mature similar ridership levels could be achieved in the future.

Table 1: Performance Okanagan-Similkameen Transit Routes 20 and 21 (new routes)

Performance: Okanagan-Similkameen Transit Routes 20 and 21 (new routes)		
	Projected Initial Ridership	Annual Transit Users Year 1
Total Ridership	5,500	4,500*
Rides per Hour	3.0	2.9

*projections were developed for routes separately, however the first year of data provided combined ridership for Route 20 and Route 21

Table 2 provides an analysis of the new routes against other communities within the RDOS and other Peer systems throughout the Province. In comparison to transit ridership of other small communities in the RDOS and across the province, ridership on Routes 20 and 21 is still developing. In order to translate the goals contained within the Transit Future Plan for the Okanagan-Similkameen into an actionable monitoring and evaluation program in the near future, a comprehensive Service Standards and Guidelines document will be developed for the Transit Systems within the RDOS. This document will introduce a set of appropriately-scaled standards that will be used to assess actual ridership and ridership growth rates for routes across the RDOS, including those of the Okanagan-Similkameen Transit System.

Table 2: Okanagan-Similkameen Transit Routes 20 and 21 (new routes) vs other RDOS and Peer Systems

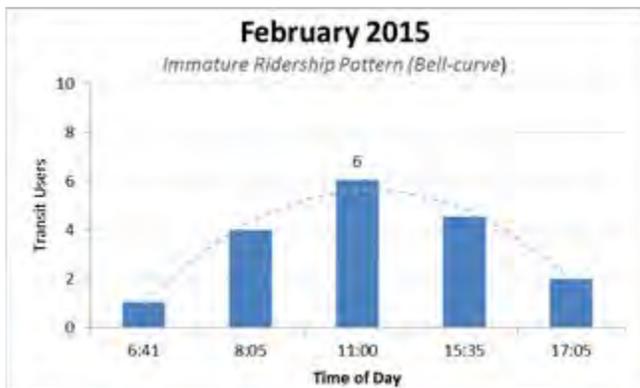
RDOS Transit Systems	Approx. Service Area Population	Annual Service Hours	Average Rides per Hour
Okanagan-Similkameen Transit System Route 20 & 21 (new in 2015)	2,500	1,750	2.9
Okanagan-Similkameen Transit System Route 10 (mature)	1,844	1,707	6.3
Princeton and Area Transit System	2,724	2416	3.6
South Okanagan Transit System	4,845	1,780	4.1
Summerland Transit System	11,280	2,912	4.0
Peer Transit Systems in BC	Approx. Service Area Population	Annual Service Hours	Average Rides per Hour
100 Mile House	4,976	1,976	3.9
Kootenay Boundary	5,441	1,619	3.8
Pemberton Valley	4,489	1,953	15.0
Port Edward	700	2,082	14.3

5.0 Ridership by Time of day

Figure 1 below shows how rides per trip have evolved over the past year, with ridership patterns early in 2015 showing peak ridership in the middle of the day. This is considered an exploratory pattern and is also observed in communities where transit passengers are not regular commuters but rather attending to other needs such as shopping, social or medical trips.

Moving to October and November 2015 visible peaks are developing in the early morning and mid-afternoon service. This is considered a commuter pattern and indicates that people are building transit use into regular transport patterns and taking advantage of the new transit amenity. The greatest gains in transit ridership can be made by transitioning existing regular commuters from non-transit use to transit use.

Figure 1: Rides per Trip



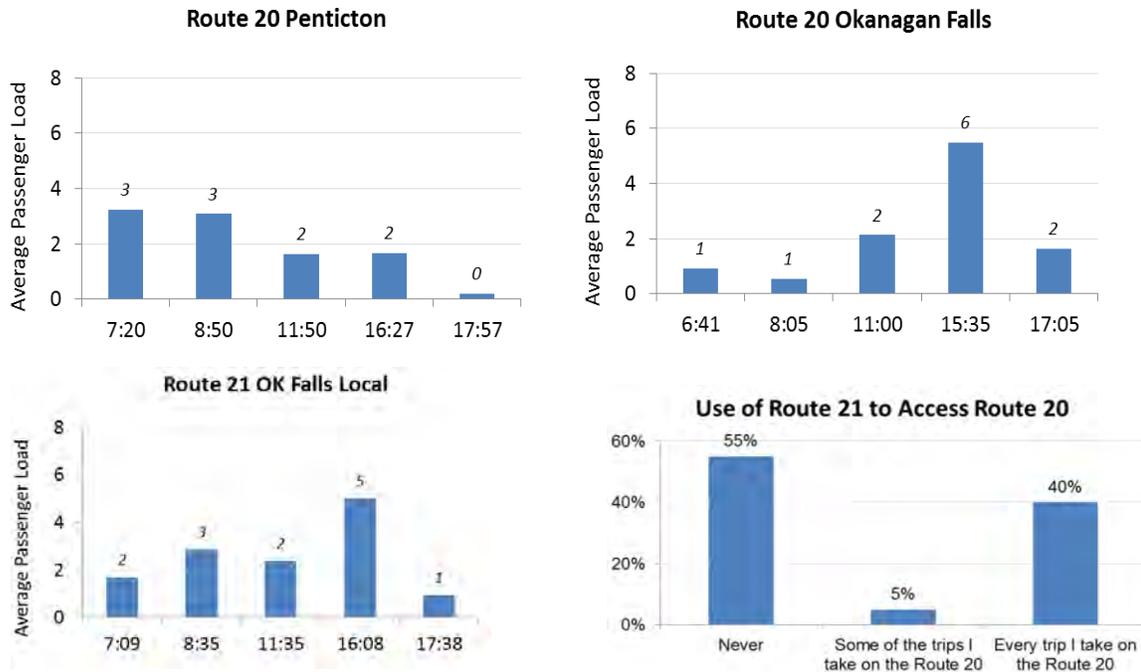
6.0 Customer Use and Satisfaction

A more detailed monitoring structure for the Okanagan-Similkameen Transit System began in February 2016 in order to inform this report. The ridership, demographic, fare-payment and passenger survey data in subsequent sections of this report is based on a four-week collection period from the beginning of February 2016 to the beginning of March 2016.

6.1 Ridership Patterns:

Figure 2 below indicates that on route 20 Okanagan Falls /Penticton travel to Penticton occurs more consistently throughout the day than travel from Penticton, meaning that there is clustering on return trips from Penticton. Forty per cent of passengers surveyed also indicated the use of the route 21 OK Falls Local service to complete their transit journey, which means that integration between the routes is working.

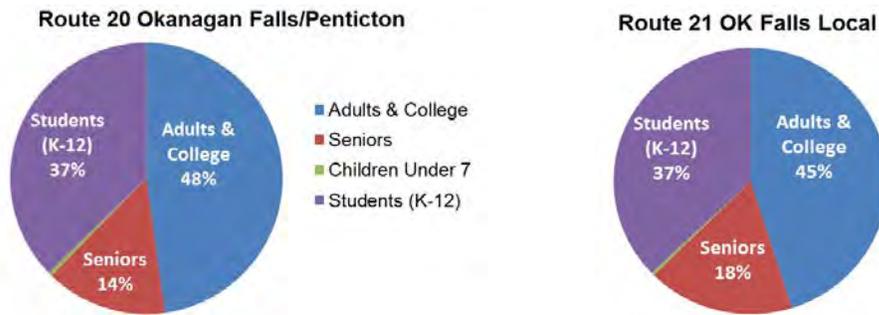
Figure 2: Average Passenger s by Trip Time



6.2 Customer Demographics:

As demonstrated by Figure 3 below, ridership demographics between Route 20 and Route 21 are similar, with seniors forming a slightly larger proportion of ridership on Route 21. Adults form the largest user group (about 45 to 50 per cent) and use the Route 20 and 21 consistently throughout the day. Students form the next largest group, and typically use the Route 20 Penticton 7:20 am trip, and the Route 20 Okanagan Falls 3:35 pm trip. Seniors accounted for 15 to 20 per cent of the ridership and primarily use the service from 8:50 am to 3:30 pm.

Figure 3: Customer Demographics by Route

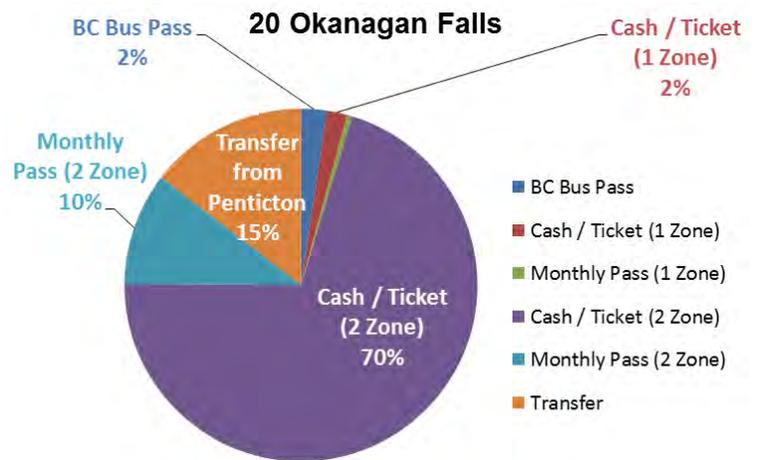


6.3 Fare Payment

As shown in Figure 4, fare payment is heavily dominated by the use of Two Zone tickets or cash with 70 per cent of Route 20 passengers using these to travel from Penticton to Okanagan Falls. A further 10 per cent of Route 20 passengers use Two Zone passes.

Single Zone fares represent only 2% of all fares collected – including on board the Route 21. For trips originating in Penticton, transfers from the Penticton Transit system form 15 per cent of Route 20 boarding. Transfer information indicates that at present almost all passengers using Route 21 are transferring to -or transferring from - a Route 20 trip. Approximately 66% of all Route 20 passengers use Route 2, meaning that the local route is being used primarily as a connector to the regional service.

Figure 4: Fare Payment



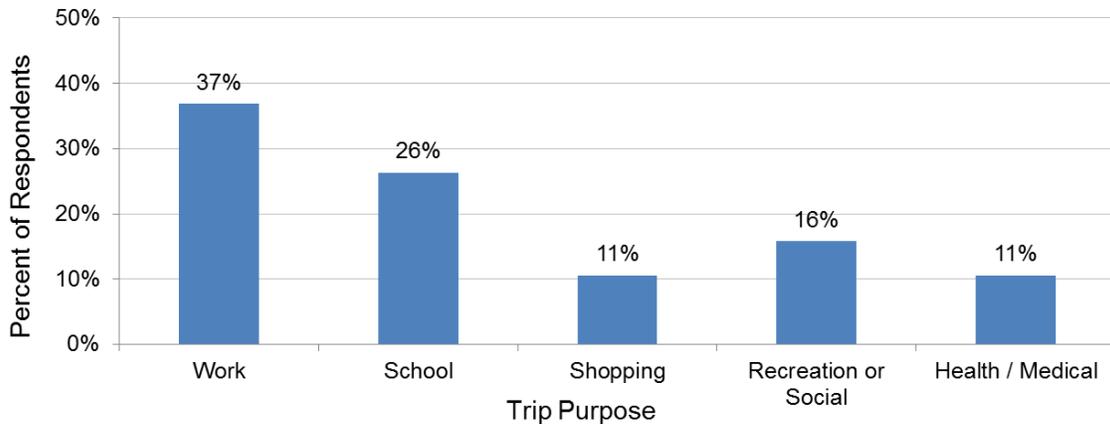
6.4 Passenger survey

Figure 5 shows that based on the detailed passenger counts and surveys 37 per cent of passengers surveyed on the route 20 indicated **work as their main trip purpose** other highlights include:

- Transit passengers represent a mixture of riders in terms of some having access to a personal vehicle and others not.
- The most popular destination is Cherry Lane Mall
- Majority 73 percent of passengers surveyed reside in Okanagan Falls

The full inputs and analysis of the customer survey is contained within Appendix B. it is also worth noting that no customer complaints have been received since the inception of the routes.

Figure 5: Primary Trip Purpose on Route 20



7.0 Service Delivery

7.1 Bus Driver

The operating company is able to schedule the same driver for each of the trips offered daily on Route 20 and 21. While not an expectation, this has proven to be a strong advantage in terms consistent customer service for passengers as the driver:

- Knows the community well
- Has become familiar with travel patterns of regular commuters
- Is aware of common issues or questions which new riders may have.

Operational advantages of having the same individual for all trips include ease of monitoring ridership (count forms are well-understood, and data is recorded consistently). Additionally, the Route 20/21 driver has a long history with driving Route 10 Naramata and is able to easily provide anecdotal information comparing the Routes 20 and 21 with Route 10. Many passengers during the survey expressed appreciation of the driver.

7.2 Schedule

The schedule for Routes 20 and 21 appears to be functioning reasonably well, but may become negatively impacted by time delays for the bus crossing Highway 97 at Cedar Road. Aside from a posted decrease in speed limits, Highway 97 at Cedar does not have traffic calming interventions or traffic (or pedestrian) signals. Not only are highway traffic flows in both directions strong, but vehicles travelling southbound on Highway 97 enter Okanagan Falls following a steep downslope; waiting for a safe opportunity to cross the highway can impose long delays.¹ There is currently sufficient layover time (or recovery time) at the end of trips to accommodate crossing delays, however as ridership further develops and accessibility-ramp use increases, allocated schedule time may become an issue and an

¹ This intersection has also been identified as a pedestrian safety hazard within the 2015 Okanagan Falls Age-Friendly Report. Additionally, the intersection forms part of a designated non-motorized regional trail passing through Okanagan Falls shown in RDOS Bylaw No. 2603, 2013.

expansion of service hours may be required. Alternately, actuated signalization of the intersection or the installation of a roundabout may preserve transit schedule reliability while improving community safety.

The driver has observed that timing point “OA” on 7th Avenue at Birch Street does not have sufficient space for the bus to be pulled off of the road. As a work-around, instead of using the designated timing point to pause, if ahead of the schedule, the driver pauses at the mailboxes located at Eastside Road and 6 Avenue and waits there in order to pass by the timing point on schedule. Given summer parking pressures on 7th Avenue from beachgoers, even if space were to be created on 7th Avenue at Birch Street enforcing it may prove difficult. The driver’s current practice preserves schedule adherence for customers while allowing a safe timing point recovery location.

Finally, an observation was made that other vehicle traffic regularly exceeds the speed limit on Eastside Road, as a consequence to this observation the driver made frequent stops on the side of the road to enable chains of other vehicles to pass by.

7.3 Transit Stops and Infrastructure

7.3.1 Stops

Service on Route 20 and 21 has basic stop infrastructure consisting of pole stops. Although some rural routes permit flag stops, the winding nature of Eastside Road means that there are many places where the bus is unable to stop safely should a passenger try to wave it down. In order to address this potential customer service issue efforts were made to install sufficient stops that transit passengers would have convenient, safe and clearly indicated waiting spots for the bus.

This effort has been effective: almost all passengers use stops to board and alight from the new routes. Within Okanagan Falls regularly used stops include:

- 7th at Birch
- Main at near 9th
- Cedar and 11th
- 10th and Maple
- OK Corral (Grocery store)

The exception to stop use is one location along the 4800 block of Eastside Rd where several regular transit customers reside whom flag the bus down. Although the driver has pre-arranged flag locations with these customers, it would be best to designate these locations with transit stops.

A regular stop-challenge for the driver are non-transit vehicles parked in bus zones. This is most often a problem for the stop located on Main near 10th Ave, and the stop located along 7th Avenue across from the park. While “no parking” signage could be added there are no mechanisms to support enforcement - Area D does not appear to have a streets and traffic bylaw governing parking and stopping. An accessibility pad coupled with a bench may be an alternative method to emphasize the presence of a transit stop.

7.3.2 Other Infrastructure

Infrastructure improvements should be focused on stops which are most used - improvements to consider should include accessibility pads, shade, benches, and waste bins.

Minor changes to stop signage should also be considered in order to support consistency.

- Stops in several locations have been marked with flag signs; if route information is not provided, then these should be replaced with strip signs in order to maintain a consistent visual identity.

- The signs located at OK Corral within Okanagan Falls list the incorrect route names and should be updated.
- The transit stop located on Highland Hills Road, east of Parsons Road, will need to be moved several meters to accommodate road widening and improvements of Parsons Road.

7.4 Routing

7.4.1 Route 21 OK Falls Local

The turning point at the end of Mallory Crescent is often congested with parked vehicles. The driver suggests having the stop moved within sight of the intersection of Mallory Crescent and Maclean Creek Road. The large gravel pad at this intersection provides a safe turning space when there are no customers waiting to be dropped off or picked up at Mallory Crescent.

The driver has also noted that there is a large potential transit market living within Peach Cliff Estates whom may be put off by the steep walk uphill to the bus - routing through the park would put transit in much greater proximity while eliminating challenges with the Mallory Crescent turn. See Appendix 3 for a concept map.

Another area with potential lost transit market is the southern portion of Maple street, which also passes near Unit Electric. As Okanagan Falls further develops, if the right of way for 14th Avenue heading east from Maple Street was completed, transit service could be routed southbound along Maple Street rather than retracing McLean Creek Road. See Appendix 3 for a concept map.

7.4.2 Route 20 Okanagan Falls/Penticton

Phase three of the Vintage Views development (Heritage Hills) may provide an opportunity to broaden transit service coverage with minimal impacts to existing trip times by rerouting the bus downhill to Highland Drive on a different route rather than retracing the Heritage Boulevard portion.

8.0 Conclusion and Action Plan

The new routes 20 Okanagan Falls/Penticton and 21 OK Falls Local continue to develop as good community coverage style routes with steady ridership patterns evident within the annual ridership reporting and as further evident within the on board customer survey and ride checks completed in February 2016. The 3.0 average rides per service hour is commensurate with other BC Transit similar sized communities and local coverage style routes, and represents a satisfactory starting point for the first year of a new service.

The following Table 3 provides a summary of the report recommended actions based on the issues and opportunities identified within the report. These recommended actions could occur as part of the overall RDOS system integration work being completed in the short term or may require additional service hours in the longer term as expansion funding becomes available at the provincial and local government levels. Similarly, an action may require liaison with Provincial and or RDOS capital budgets.

Note: Actions from the Okanagan-Similkameen Transit Future Plan are noted as 'TFP' in Table 3.

Table 3: Action Summary Plan

#	Action	Issue/Opportunity	Time Frame	Lead
1	Develop Service Design Standards and Performance Guidelines	Provide an actionable monitoring and evaluation program in the near future	Short Term	BC Transit and RDOS Integration Project working group
2	Infrastructure <ul style="list-style-type: none"> a) Stops in several locations have been marked with flag signs; these should be updated with more appropriate strip signs. b) The signs located at OK Corral within Okanagan Falls list the incorrect route names and should be updated. c) The transit stop located on Highland Hills Road, east of Parsons Road, needs to be moved several meters. d) Move the stop located on Mallory Crescent to a better location for the driver to avoid the cul-de-sac when possible. e) Examine interventions or tools to heighten awareness/respect of bus stop zones among drivers who are looking to park. f) Establish criteria to prioritize the installation of accessibility pads and other transit stop improvements at transit stops and implement a program of annual stop upgrades for local small town and urban transit across the RDOS. g) Explore opportunities with MOTI to install an actuated intersection light at Cedar Road and Hwy 97. h) Work to develop a transit hub in the area of the OK Corral 	<p>The maintenance of a consistent visual identity.</p> <p>To stay consistent with the Rider's Guide and bus blinds</p> <p>The Parsons Rd intersection is being widened.</p> <p>In order to avoid congestion at the turn-around point</p> <p>In order to keep bus stops clear</p> <p>As per TFP #27 & 26</p> <p>Long waits at this intersection can threaten schedule reliability.</p> <p>As per TFP #63</p>	<p>Short Term</p> <p>Short Term</p> <p>Short Term</p> <p>Short Term</p> <p>Short Term</p> <p>Short Term</p> <p>Medium and Long Term</p> <p>Medium and Long Term</p>	<p>RDOS</p> <p>RDOS working with BC Transit.</p> <p>RDOS with Berry & Smith</p> <p>RDOS with Berry & Smith</p> <p>RDOS</p> <p>Integration project working group</p> <p>RDOS working with BC Transit.</p> <p>RDOS working with BC Transit</p>
3	Routing <ul style="list-style-type: none"> a) Route 21: Examine the viability of routing 	Peach Cliff	Short	BC Transit

	<p>through Peach Cliff Estates.</p> <p>b) Route 21: Explore likelihood of 14th street completion in order to improve local service coverage and pedestrian connectivity.</p> <p>c) Route 20: Monitor Vintage Views Phase 3 progress to determine when timing tests may be conducted to ascertain viability of a route change to provide broader coverage in the Heritage Hills area.</p>	<p>represents a large transit market</p> <p>The street grid does not allow for efficient service of Maple street.</p> <p>To broaden transit coverage</p>	<p>Term</p> <p>Short Term</p> <p>TBD</p>	<p>RDOS working with BC Transit</p> <p>RDOS working with BC Transit</p>
4	<p>Marketing</p> <p>a) Improve awareness of Routes 20 and 21 among other residents of the RDOS through the new consolidated Rider's Guide</p> <p>b) Provide passenger education opportunities</p>	<p>As per TFP #5</p> <p>As per TFP #8</p>	<p>Short Term</p> <p>Ongoing</p>	<p>Integration project working group</p> <p>RDOS</p>
5	<p>Service Levels*</p> <p>a) Route 21: Investigate expansion of service hours to increase service span to cover Friday evening and Saturday</p> <p>b) Route 20: Investigate expansion of service hours to increase service span to cover Friday evening and Saturday</p> <p>c) Investigate modest expansion of service hours and minor routing changes in order to make OK Corral the start and terminus of Route 21</p> <p>d) Investigate modest expansion of service hours and minor routing changes in order to make OK Corral the start and terminus of Route 20.</p> <p><small>* Note that this change is contingent on reliable crossing times for Hwy 97 crossings.</small></p>	<p>As per TFP #45</p> <p>As per TFP #60</p> <p>As per TFP #63</p> <p>As per TFP #63</p>	<p>Medium and Long term</p> <p>Medium and Long term</p> <p>Medium and Long term</p> <p>Medium and Long term</p>	<p>RDOS working with BC Transit</p>
6	<p>Custom Transit</p> <p>Assess the need for Okanagan-Similkameen expansion to align with the coverage area of Okanagan-Similkameen Routes 10, 20 and 21.</p>	<p>As per TFP #66</p>	<p>Medium and Long term</p>	<p>RDOS working with BC Transit</p>

9.0 Recommendations

It is recommended that the Regional District of Okanagan- Similkameen:

- Receive this report for information.
- Direct staff to work with BC Transit to implement the Action Summary Plan.

Maria Lockley

Senior Transit Planner

BC Transit

(250) 580 1674

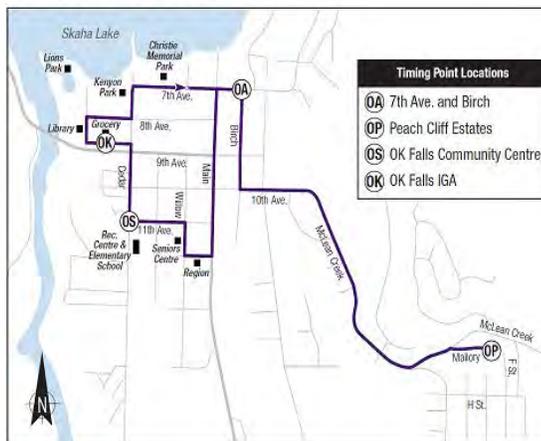
Maria_lockley@BCTransit.com

APPENDIX A

20 Okanagan Falls/Penticton

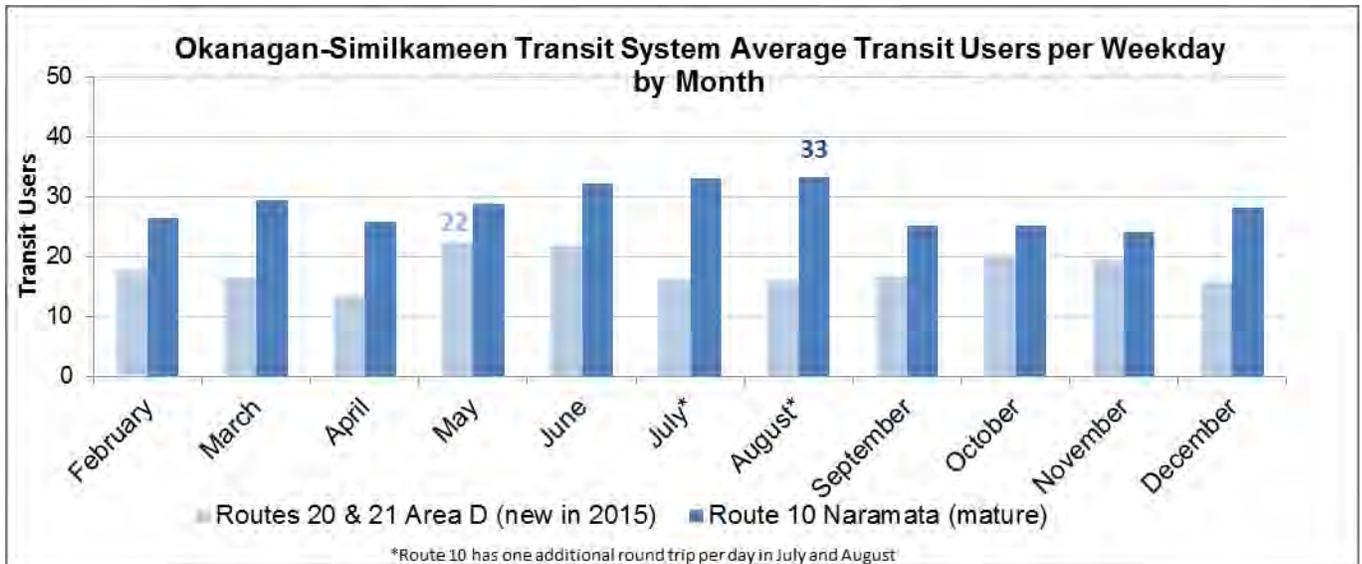
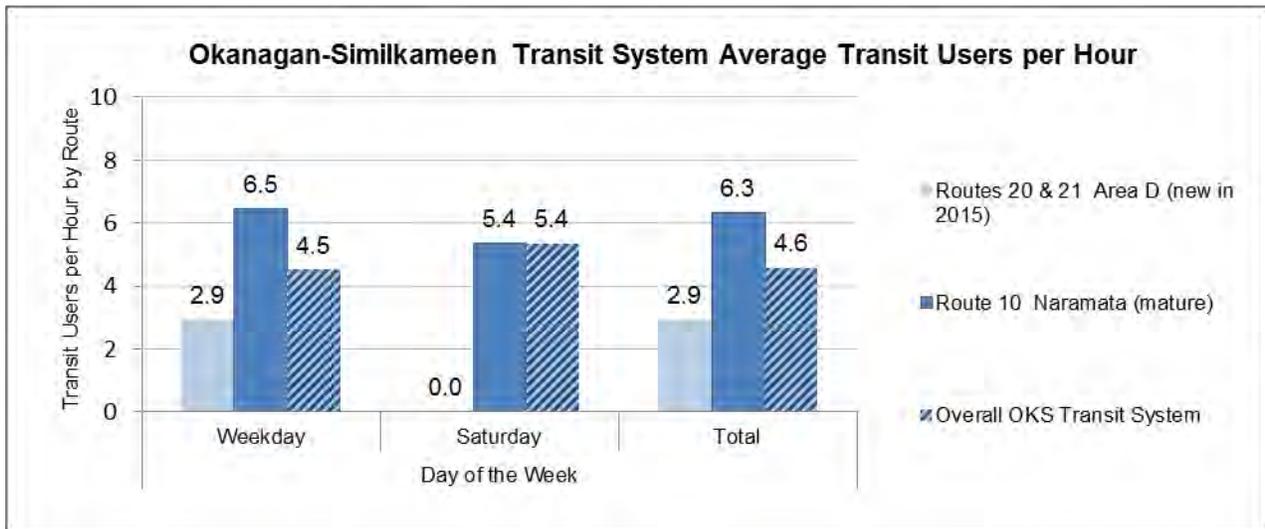


21 OK Falls Local



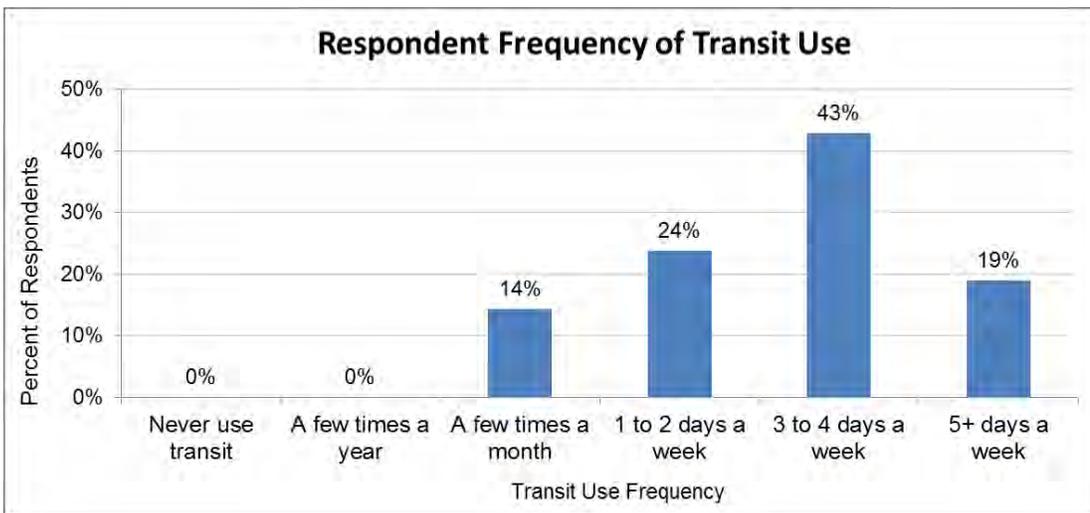
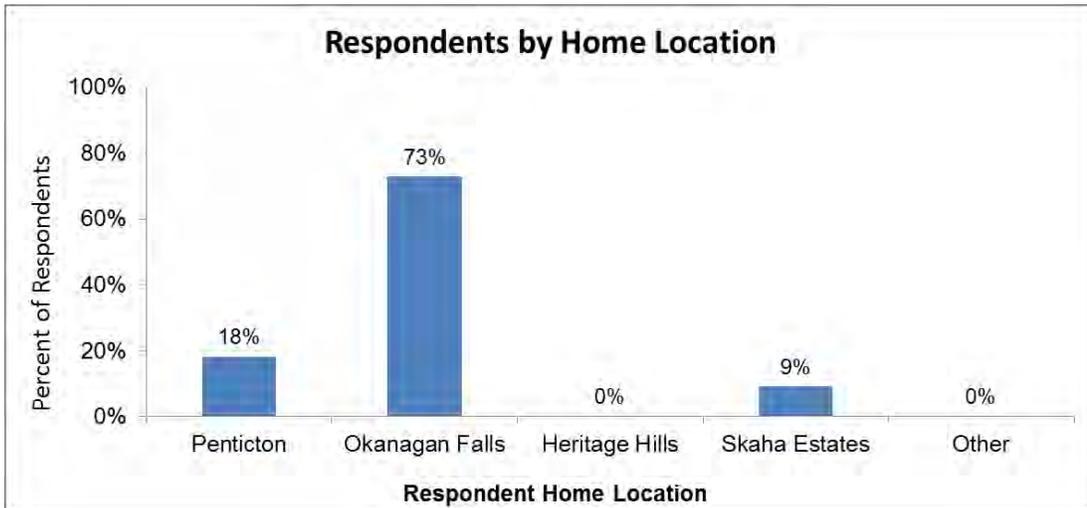
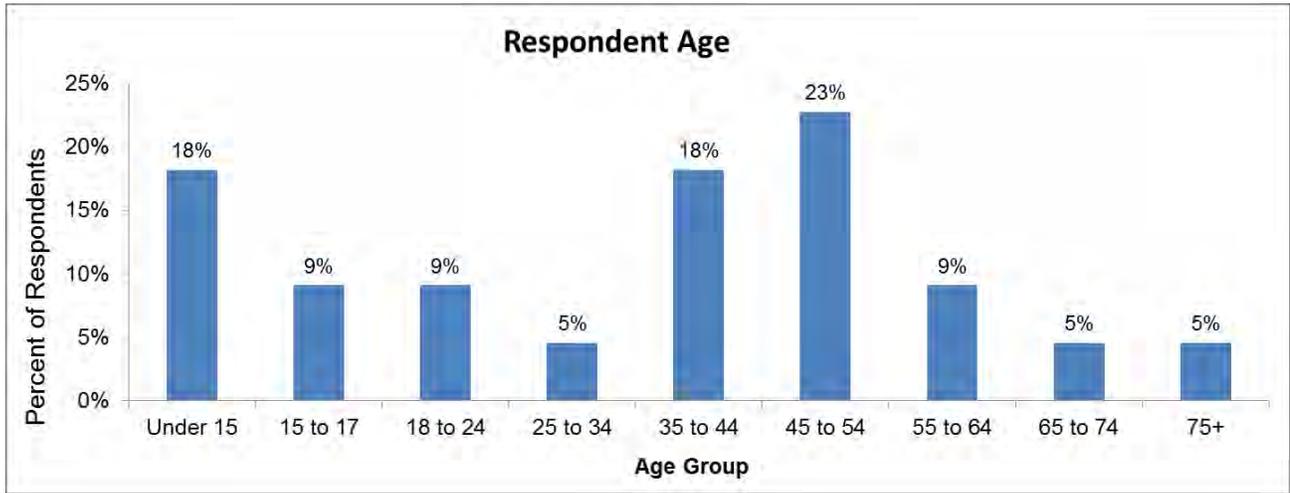
APPENDIX B

Ridership of Routes 20 and 21 (combined figures) comparison to Route 10 Naramata (2015 Data)

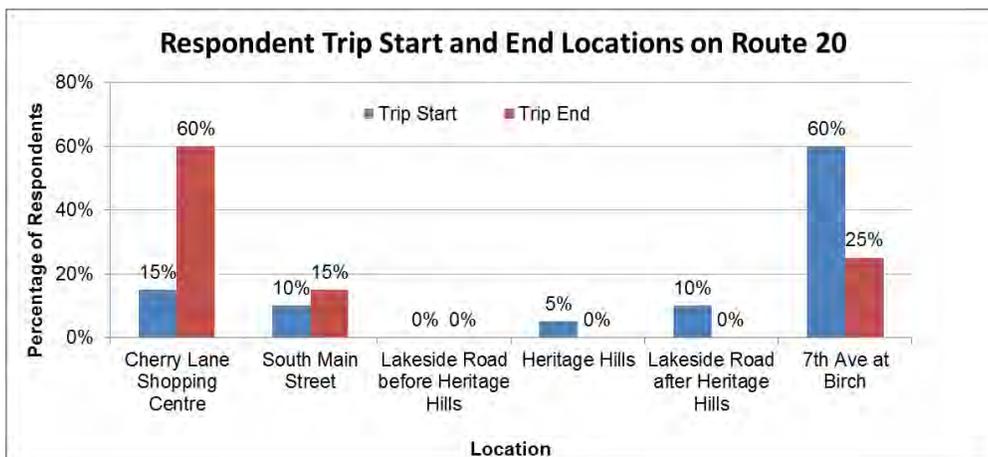
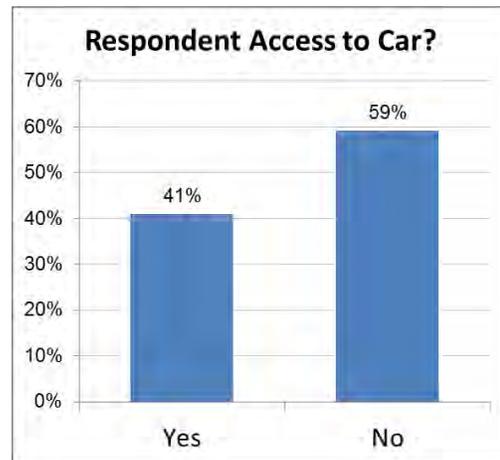
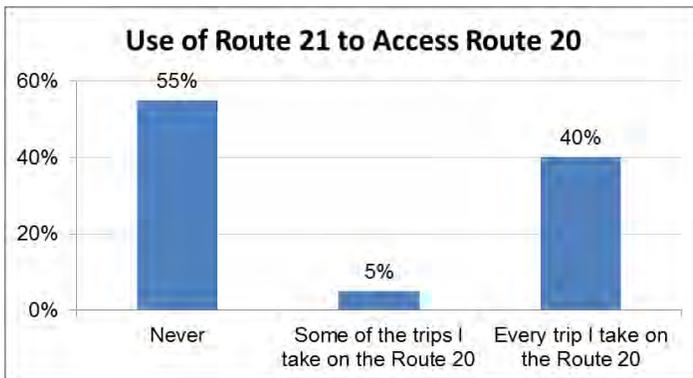


Route 20 and Route 21 On-Board Passenger Survey Results

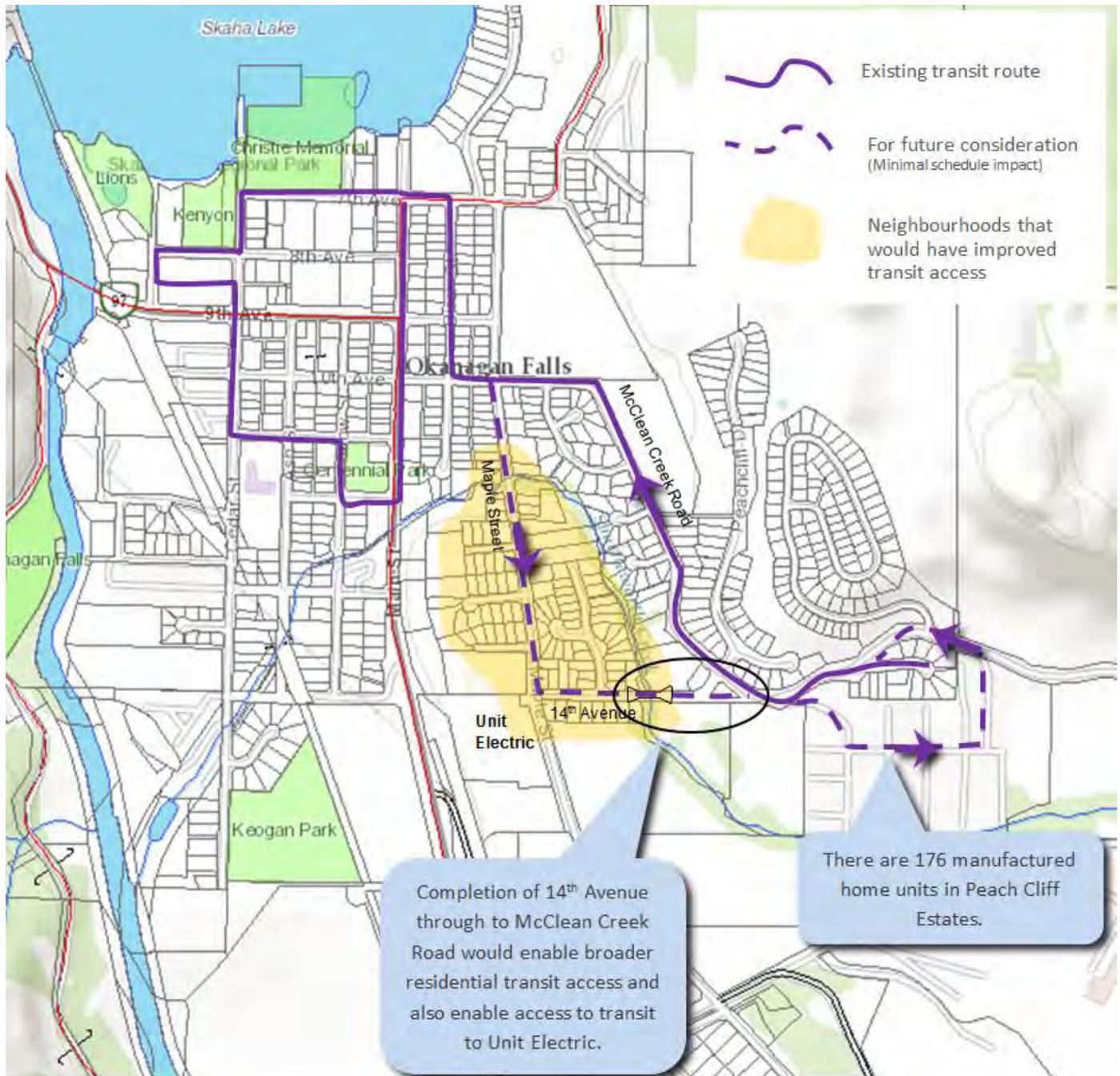
(Survey conducted March 2 & 3rd 2016, n=22)

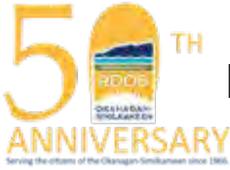


APPENDIX B CON'T



APPENDIX C: Local Transit Potential Route Changes For Consideration





REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BOARD of DIRECTORS MEETING

Thursday, August 4, 2016

11:15 am

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

THAT the Agenda for the RDOS Board Meeting of July 21, 2016 be adopted.

1. Consent Agenda – Corporate Issues

a. Corporate Services Committee – July 21, 2016

THAT the Minutes of the July 21, 2016 Corporate Services Committee be received.

THAT the Regional District provide a letter of support for the Keremeos Resolution on recreation activities within active river beds, and the adverse impact on the environment.

b. Community Services Committee – July 21, 2016

THAT the Minutes of the July 21, 2016 Community Services Committee be received.

c. Environment and Infrastructure Committee – July 21, 2016

THAT the Minutes of the July 21, 2016 Environment and Infrastructure Committee be received.

d. Planning and Development Committee – July 21, 2016

THAT the Minutes of the July 21, 2016 Planning and Development Committee be received.

THAT the Board of Directors proceed with Amendment Bylaw No. 2743, being a bylaw to revise regulations regarding permissions for modular and mobile homes.

THAT the Board of Directors proceed with Amendment Bylaw No. 2728, being a bylaw to update agricultural regulations and zones as amended to adjust minimum numbers in small livestock and livestock from 1 to 2.

- e. **Protective Services Committee – July 21, 2016**
THAT the Minutes of the July 21, 2016 Protective Services Committee be received.
- f. **RDOS Regular Board Meeting – July 21, 2016**
THAT the minutes of the July 21, 2016 RDOS Regular Board meeting be adopted.

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)
THAT the Consent Agenda – Corporate Issues be adopted.

- 2. **Consent Agenda – Development Services**
 - a. **Development Variance Permit – C. Moores & H. Stevens, 2575 Naramata Road, Electoral Area “E”**
 - i. **Permit No. E2016.038-DVP**
 - ii. **Responses Received**

To construct an accessory dwelling on the property.

THAT the Board of Directors approve Development Variance Permit No. E2016.038–DVP, being a variance to the Area E Zoning Bylaw to reduce the rear parcel setback from 7.5m to 1.6m and interior side setback from 4.5m to 1.7m for the construction of an accessory dwelling.

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

B. DELEGATIONS

- 1. **Stephanie Hall, CEO, Okanagan Regional Library**
Ms. Stephanie Hall will address the Board to present the annual Okanagan Regional Library update.
 - i. **Presentation**
-
- 2. **Glenn Mandziuk, CEO, and Ellen Walker Matthews, Experiences Specialist, Thompson Okanagan Tourism Association**
Mr. Mandziuk and Ms. Walkers-Matthews will address the Board to present the Thompson Okanagan Rail Trails Tourism Strategy.
 - i. **Presentation**
-

C. DEVELOPMENT SERVICES – Rural Land Use Matters

- 1. Temporary Use Permit Application – E. Schultz, 16435 87 Street, Electoral Area “A”**
 - a. Permit No. A2016.048-TUP
 - b. Responses Received

To allow for placement of a mobile home as a temporary accessory dwelling.

RECOMMENDATION 4 (Unweighted Rural Vote – Simple Majority)

THAT the Board of Directors approve Temporary Use Permit No. A2016.048-TUP, being a permit to allow placement of a mobile home on a temporary basis to allow for care to an elderly relative.

- 2. Temporary Use Permit Application – V-Line Holdings Limited, 18256 Highway 3, Electoral Area “A”**
 - a. Permit No. A2016.070-TUP
 - b. Responses Received

To allow for placement of a mobile home as a temporary accessory dwelling unit.

RECOMMENDATION 5 (Unweighted Rural Vote – Simple Majority)

THAT the Board of Directors approve Temporary Use Permit No. A2016.070-TUP, being a permit to allow placement of a mobile home.

- 3. Development Variance Permit – J. Hofman, 224 Circle Drive, Electoral Area “C”**
 - a. Permit No. C2016.069-DVP

To allow for the construction of an accessory building (RV garage).

RECOMMENDATION 6 (Unweighted Rural Vote – Simple Majority)

THAT the Board of Directors deny Development Variance Permit No. C2016.069–DVP, being a permit to increase the height of an accessory building from 4.5m to 6.88m.

-
4. **Zoning Bylaw Amendment – Avro Oil Ltd., 8360 Gallagher Lake Frontage Road, Electoral Area “C”**
a. Bylaw No. 2453.28

To amend a commercial zone to allow construction of self-storage units.

RECOMMENDATION 7 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2453.28, 2016, Electoral Area “C” Zoning Amendment Bylaw be adopted.

5. **Zoning Bylaw Amendment – H. Noble, 2825 Naramata Road, Electoral Area “E”**
a. Bylaw No. 2459.20, 2016
b. Responses Received

To allow for the development of a new tasting room, sales area, staff offices and primary dwelling, upon removing the existing tasting room/office structure.

RECOMMENDATION 8 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2459.20, 2016, Electoral Area “E” Zoning Amendment Bylaw be read a first and second time and proceed to a public hearing;

AND THAT the holding of a public hearing be scheduled for the Regional District Board meeting of August 18, 2016;

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

6. **Zoning Amendment Bylaw – Modular and Mobile Homes – Electoral Areas “A”, “C”, “D”, “E”, “F”, and “H”**
 - a. Bylaw No. 2743, 2016
 - b. Responses Received

Textual changes proposed for the Electoral Area Zoning Bylaws that will allow for modular homes (A277) and mobile homes (Z240) in a broader range of zones.

RECOMMENDATION 9 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2743, 2016, Regional District of Okanagan-Similkameen Modular and Mobile Home Amendment Bylaw be read a first and second time and proceed to a public hearing;

AND THAT the holding of a public hearing be scheduled for the Regional District Board meeting of September 1, 2016;

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

D. ENGINEERING SERVICES

1. **Award of Olalla Water System Upgrades**
 - a. Tender Recommendation Letter

To hire a qualified contractor to construct the phase 1 watermain upgrades to the Olalla Water System. The work includes all that is required to bring the upgrades into Operation.

RECOMMENDATION 10 (Weighted Corporate Vote – Simple Majority)

THAT the Board of Directors receive the July 11th, 2016 tender evaluation report for award of the “Olalla Water System Upgrades” tender from WSP Canada Ltd. as attached; and,

THAT the Regional District award phase 1 of the “Olalla Water System Upgrades” project to Cantex-Okanagan Construction Ltd. in the amount of \$290,766 .00 plus applicable taxes; and,

THAT the Regional District approve a contingency for the construction in the amount of \$55,000.

E. FINANCE

1. **Community Facilities Capital Reserve Expenditure Bylaw – Electoral Area “H”**
 - a. Bylaw 2735, 2016

RECOMMENDATION 11 (Weighted Corporate Vote – 2/3 Majority)

THAT Bylaw No. 2735, 2016, Electoral Area “H” Community Facilities Capital Reserve Fund Expenditure Bylaw authorizing up to \$33,500 for the Erris Volunteer Fire Association Fire Hall Addition be read a first, second and third time and be adopted.

F. OFFICE OF THE CAO

1. **Board Policy Review**

Item coming forward from the July 21, 2016 Corporate Services Committee meeting.

RECOMMENDATION 12 (Unweighted Corporate Vote – Simple Majority)

THAT the Corporate Services Committee recommend that the following policies be rescinded:

- **Positive Workplace Environment policy**
- **Substance Abuse policy**
- **Volunteer Recognition policy.**

2. **Fleet Acquisition Replacement and Disposal Policy**

Item coming forward from the July 21, 2016 Corporate Services Committee meeting.

RECOMMENDATION 13 (Unweighted Corporate Vote – Simple Majority)

THAT the Board of Directors adopt the Fleet Acquisition, Replacement and Disposal Policy.

3. **RDOS Fees and Charges Amendment – August 4, 2016**
 - a. Report – June 16, 2016
 - b. Bylaw No. 2723.01, 2016

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

THAT Bylaw No. 2723.01, 2016 Regional District of Okanagan-Similkameen Fees and Charges Bylaw be read a second and third time; and be adopted.

4. Gallagher Lake Sewer and Water Service Establishment

- a. Bylaw No. 2630.03, 2016

RECOMMENDATION 15 (Unweighted Corporate Vote – 2/3 Majority)

THAT the Board of Directors authorize assent be given on behalf of the electoral area by the electoral area Director pursuant to the *Local Government Act*; and further,

THAT Bylaw No. 2630.03, 2016 Gallagher Lake Sewer and Water Service Amendment Bylaw be read a first, second and third time and be adopted.

5. Olalla Water System Service Establishment Amendment

- a. Bylaw No. 2677, 2016

To extend the boundaries of the Olalla Water System service area to include District Lot 176, SDYD, Except Plans H9, 85, and 35946.

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

THAT Olalla Water System Service Establishment Amendment Bylaw No. 2677, 2016, be read a first, second and third time, and be adopted.

6. Naramata Water Advisory Committee (NWAC)

- a. NWAC Terms of Reference

To update the guiding document for the Naramata Water Advisory Committee.

RECOMMENDATION 17 (Unweighted Corporate Vote – Simple Majority)

THAT the Board of Directors adopt the Terms of Reference for the Naramata Water Advisory Committee.

7. Victim Assistance Contribution

- a. Bylaw No. 2748, 2016 – Electoral Area “A”
- b. Bylaw No. 2749, 2016 – Electoral Area “C”
- c. Bylaw No. 2750, 2016 – Electoral Areas “D”, “E”, “F”

To establish a contribution service for the contribution of funds from Electoral Area “A” to the Osoyoos Victim Assistance Program, from Electoral Area “C” to the Oliver Victim Assistance Program, and from Electoral Areas “D”, “E” and “F” to the Penticton Victim Assistance Program.

RECOMMENDATION 18 (Unweighted Corporate Vote – Simple Majority)

THAT Electoral Area “A” Victim Assistance Contribution Bylaw No. 2748, 2016, and Electoral Area “C” Victim Assistance Contribution Bylaw No. 2749, 2016, and Electoral Areas “D”, “E”, “F” Victim Assistance Contribution Bylaw No. 2750, 2016 be read a first, second and third time and forwarded to the Inspector of Municipalities for approval;

THAT upon approval by the Inspector of Municipalities, the Board of Directors authorize that elector approval for the adoption of Electoral Area “A” Victim Assistance Contribution Bylaw No. 2748, 2016, and Electoral Area “C” Victim Assistance Contribution Bylaw No. 2749, 2016 be obtained through an Alternative Approval Process.

RECOMMENDATION 19 (Unweighted Corporate Vote – 2/3 Majority)

THAT upon approval by the Inspector of Municipalities, the Board of Directors, with a 2/3 vote, authorize that elector approval for Electoral Areas “D”, “E”, “F” Victim Assistance Contribution Bylaw No. 2750, 2016 be obtained for the entire service area through an Alternative Approval Process in accordance with section 342 (4) of the *Local Government Act*.

8. **Okanagan Regional Library Contribution Service Establishment – Electoral Areas “B” and “G”**
 - a. Bylaw No. 2751, 2016
 - b. Bylaw No. 2755, 2016

To establish a contribution service for the contribution of funds from Electoral Areas “B” and “G” to the Okanagan Regional Library, to assist with operations and maintenance of existing hours at the Keremeos branch.

RECOMMENDATION 20 (Unweighted Corporate Vote – Simple Majority)
THAT *Electoral Area “B” Okanagan Regional Library Contribution Service Establishment Bylaw No. 2751, 2016* be read a first, second and third time and be forwarded to the Inspector of Municipalities for approval;

THAT *Electoral Area “G” Okanagan Regional Library Contribution Service Establishment Bylaw No. 2755, 2016* be read a first, second and third time and be forwarded to the Inspector of Municipalities for approval;

THAT upon approval by the Inspector of Municipalities, the Board of Directors authorize that elector approval for *Electoral Area “B” Okanagan Regional Library Contribution Service Establishment Bylaw No. 2751, 2016* and *Electoral Area “G” Okanagan Regional Library Contribution Service Establishment Bylaw No. 2755, 2016* be obtained through an Alternative Approval Process in accordance with the *Local Government Act*.

G. CAO REPORTS

1. Verbal Update

H. OTHER BUSINESS

1. Chair’s Report

-
2. Directors Motions

-
3. Board Members Verbal Update

I. ADJOURNMENT



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

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Corporate Services Committee

Thursday, July 21, 2016

10:23 am

Minutes

MEMBERS PRESENT:

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

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

MEMBERS ABSENT:

STAFF PRESENT:

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

T. Bouwmeester, Manager of Information Services

A. APPROVAL OF AGENDA

RECOMMENDATION 1

IT WAS MOVED AND SECONDED

THAT the Agenda for the Corporate Services Committee Meeting of July 21, 2016 be adopted. - **CARRIED**

B. Second Quarter Activity Report

1. Communication Committee Update
2. Community Engagement Update

The committee was advised of the activities of the second quarter of 2016 and the planned activities for the third quarter.

C. 2016 Corporate Action Plan

The Committee reviewed the 2016 Corporate Action Plan.

D. Outstanding Board Action Items

The Committee reviewed the outstanding action from previous Board meetings.

E. Enterprise Risk Management (ERM)

1. ERM Plan
2. ERM Risk Registry

The Committee reviewed the Enterprise Risk Management Plan and Registry.

F. Q2 Budget Variance Analysis Report

The Committee reviewed the variance between the Income Statement and the Budget with forecasts to year-end.

G. Board Policy Review

1. Positive Workplace Environment Policy – To Rescind
2. Substance Abuse Policy – To Rescind
3. Volunteer Recognition Policy – To Rescind

RECOMMENDATION 2**It was MOVED and SECONDED**

THAT the Corporate Services Committee recommend that the following policies be rescinded:

- Positive Workplace Environment policy
- Substance Abuse policy
- Volunteer Recognition policy

CARRIED

H. Fleet Acquisition Replacement and Disposal Policy

1. Draft Policy

RECOMMENDATION 3**It was MOVED and SECONDED**

THAT the Board of Directors adopts the Fleet Acquisition, Replacement and Disposal Policy. - **CARRIED**

-
- I. **Keremeos UBCM Resolution – Riverbank Camping**
1. Backgrounder – Protection of Active Riverbeds in BC
 2. Resolution – Village of Keremeos

RECOMMENDATION 4

It was MOVED and SECONDED

THAT the Regional District provide a letter of support for the Keremeos Resolution on recreation activities within active river beds, and the adverse impact on the environment. - **CARRIED**

J. **UBCM Briefing Notes**

1. Meeting Register
 2. Briefing Notes
 - a. Wildfire Mitigation Program
 - b. Waiving of Assent for Essential Services – Water
 - c. South Okanagan – Kettle Valley Rail Trail
 - d. Policing
 - e. School Closures
 - f. Youth Mental Health
 - g. Planning for an Ageing Population
 - h. Sage Mesa – Boil Water Notice
 - i. Landfill Gas Capture System
 - j. Sage Mesa – Water Comptroller
 - k. High Risk Hazards Field Support Guide
 - l. Area “D” Governance
 - m. Highway 97 Issues
 - n. South Skaha Housing Project
 - o. First Nations Referrals
-

K. **ADJOURNMENT**

By consensus, the meeting adjourned at 12:15 p.m.

APPROVED:

CERTIFIED CORRECT:

M. Pendergraft
RDOS Board Chair

B. Newell
Corporate Officer



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

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Community Services Committee

Thursday, July 21, 2016

1:36 pm

Minutes

MEMBERS PRESENT:

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

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

MEMBERS ABSENT:

Director A. Jakubeit, City of Penticton

STAFF PRESENT:

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

J. Shuttleworth, Parks/Facilities Coordinator

A. APPROVAL OF AGENDA

RECOMMENDATION 1

IT WAS MOVED AND SECONDED

THAT the Agenda for the Community Services Committee Meeting of July 21, 2016 be adopted. - **CARRIED**

B. Second Quarter Activity Report

The Committee was advised of the activities of the second quarter of 2016 and the planned activities of the third quarter.

C. ADJOURNMENT

By consensus, the Community Services Committee meeting of July 21, 2016 adjourned at 1:46 p.m.

APPROVED:

CERTIFIED CORRECT:

K. Kozakevich
Community Services Committee Chair

B. Newell
Chief Administrative Officer



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

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Environment and Infrastructure Committee

Thursday, July 21, 2016

10:07 am

Minutes

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Director A. Jakubeit, City of Penticton

STAFF PRESENT:

B. Newell, Chief Administrative Officer	R. Huston, Public Works Manager
C. Malden, Manager of Legislative Services	

A. APPROVAL OF AGENDA

RECOMMENDATION 1

IT WAS MOVED AND SECONDED

THAT the Agenda for the Environment and Infrastructure Committee Meeting of July 21, 2016 be adopted. - **CARRIED**

B. Second Quarter Activity Report

The Committee was advised of the activities of the second quarter of 2016 and the planning activities for the third quarter.

C. ADJOURNMENT

By consensus, the Environment and Infrastructure Committee meeting of July 21, 2016 adjourned at 10:14 a.m.

APPROVED:

CERTIFIED CORRECT:

T. Siddon
Environment and Infrastructure Committee Chair

B. Newell
Chief Administrative Officer



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

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Planning and Development Committee

Thursday, July 21, 2016

9:00 am

Minutes

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Director A. Jakubeit, City of Penticton

STAFF PRESENT:

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

A. APPROVAL OF AGENDA

RECOMMENDATION 1

IT WAS MOVED AND SECONDED

THAT the Agenda for the Planning and Development Committee Meeting of July 21, 2016 be adopted. - **CARRIED**

B. Second Quarter Activity Report

The Committee was advised of the activities that occurred in the second quarter of 2016 and the planned activities for the third quarter.

C. 101 Martin Street Parking

The Committee was advised of the request from 105 Martin Street for five dedicated parking spaces.

D. Review of Zoning Bylaw Regulations – Modular and Mobile Homes

1. Bylaw No. 2743, 2016 – Mark-Ups
2. Responses Received

RECOMMENDATION 2**It was MOVED and SECONDED**

THAT the Board of Directors proceed with Amendment Bylaw No. 2743, being a bylaw to revise regulations regarding permissions for modular and mobile homes. - **CARRIED**

E. Update of Agriculture Zones and Regulations

1. Bylaw No. 2728, 2016 – Mark-Ups
2. Responses Received

RECOMMENDATION 3**It was MOVED and SECONDED**

THAT the Board of Directors proceed with Amendment Bylaw No. 2728, being a bylaw to update agricultural regulations and zones as amended to adjust minimum numbers in small livestock and livestock from 1 to 2. - **CARRIED**

F. ADJOURNMENT

By consensus, the Planning and Development Committee meeting of July 26, 2016 adjourned at 10:06 a.m.

APPROVED:

CERTIFIED CORRECT:

M. Brydon
Planning and Development Committee Chair

B. Newell
Corporate Officer



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

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Protective Services Committee

Thursday, July 21, 2016

12:46 pm

Minutes

MEMBERS PRESENT:

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

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

MEMBERS ABSENT:

Chair A. Jakubeit, 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 Committee Meeting of July 21, 2016 be adopted. - **CARRIED**

B. Superintendent Kevin Hewco, OIC Penticton, RCMP South Okanagan Similkameen Regional Detachment

Superintendent Hewco presented his quarterly report on policing issues within the Regional District.

1. Q2 2016 Keremeos
 2. Q2 2016 Oliver
 3. Q2 2016 Osoyoos
 4. Q2 2016 Penticton
 5. Q2 2016 Princeton
 6. Q2 2016 Summerland
-

C. Second Quarter Activity Report

The Committee was advised of the activities of the second quarter of 2016 and the planned activities of the third quarter

D. ADJOURNMENT

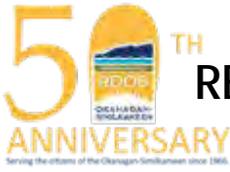
By consensus, the Protective Services Committee meeting of July 21, 2016 adjourned at 1:36 p.m.

APPROVED:

CERTIFIED CORRECT:

A. Jakubeit
Protective Services Committee Chair

B. Newell
Chief Administrative Officer



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

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN BOARD of DIRECTORS MEETING

Minutes of the Board Meeting of the Regional District of Okanagan-Similkameen (RDOS) Board of Directors held at 2:30 p.m. Thursday, July 21, 2016 in the Boardroom, 101 Martin Street, Penticton, British Columbia.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Vice Chair A. Jakubeit, City of Penticton

STAFF PRESENT:

B. Newell, Chief Administrative Officer	C. Garrish, Planning Supervisor
C. Malden, Manager of Legislative Services	S. Croteau, Manager of Finance

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 July 21, 2016 be amended by adding Item A3 Delegation (Masters of Disaster Stunt Show). - **CARRIED**

1. Consent Agenda – Corporate Issues

a. Corporate Services Committee – July 7, 2016

THAT the Minutes of the July 7, 2016 Corporate Services Committee be received.

b. Environment and Infrastructure Committee – July 7, 2016

THAT the Minutes of the July 7, 2016 Environment and Infrastructure Committee be received.

c. Planning and Development Committee – July 7, 2016

THAT the Minutes of the July 7, 2016 Planning and Development Committee be received.

THAT the Board of Directors proceed with the process to update the Environmentally Sensitive Development Permit Areas Bylaw and Development Procedures Bylaw.

THAT the Board of Directors direct staff to bring forward Amendment Bylaw No. 2455.24, with the following applied to the Recreational Vehicle Park (C7) Zone a minimum parcel size requirement of 4.0 hectares.

- d. Protective Services Committee – July 7, 2016

THAT the Minutes of the July 7, 2016 Protective Services Committee be received.

THAT the Board of Directors initiates Victim Service Program Establishment Bylaws for Area "A", Area "C" and one service for Areas "D", "E" & "F", being services to contribute financially to existing programs.

- e. RDOS Regular Board Meeting – July 7, 2016

THAT the minutes of the July 7, 2016 RDOS Regular Board meeting be adopted.

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)

IT WAS MOVED AND SECONDED

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

2. Consent Agenda – Development Services

- a. Development Variance Permit Application – Twin Lakes Golf Course, Electoral Area "D"

- i. Permit No. D2016.051-DVP

THAT the Board of Directors approve Development Variance Permit No. D2016.051-DVP.

- b. Development Variance Permit Application – S. Bjorndahl & D. Gill, 915 Pineview Drive, Electoral Area "D"

- i. Permit No. D2016.054-DVP

THAT the Board of Directors approve Development Variance Permit No. D2016.054-DVP.

- c. Development Variance Permit Application – A. Souto, 259 Road 18, Electoral Area "C"

- i. Permit No. C2016.058-DVP

- ii. Responses Received

THAT the Board of Directors approves Development Variance Permit No. C2016.054-DVP

- d. Development Variance Permit Application – R. & P. Pipars, 1209 Gawne Road, Electoral Area "E"

- i. Permit No. E2016.061-DVP

- ii. Responses Received

THAT the Board of Directors approve Development Variance Permit No.

E2016.061-DVP.

RECOMMENDATION 3 (Unweighted Rural Vote – Simple Majority)

IT WAS MOVED AND SECONDED

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

3. Delegation

- a. Bill Dwyer and Chris Headrick, Masters of Stunt Show
Messrs Dwyer and Headrick addressed the Board regarding an event at Penticton Speedway on July 23 and 24, 2016.

It was MOVED and SECONDED

THAT the Board of Directors exempt the Masters of Disaster from the Fireworks bylaw for an event on July 23-24, 2016. - **CARRIED**

B. DEVELOPMENT SERVICES – Rural Land Use Matters

1. Temporary Use Permit Application – P. Kerr, 130 Apple Court, Electoral Area “D”
a. Permit No. D2016.020-TUP
b. Responses Received

The applicant (Mr. Kerr) addressed the Board regarding the application.

RECOMMENDATION 4 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Board of Directors deny Temporary Use Permit No. D2016.020-TUP. - **DEFEATED**

Opposed: Directors Brydon, Bush, Coyne, Christensen

It was MOVED and SECONDED

THAT the Board of Directors approve Temporary Use Permit No. D2016.020-TUP - **DEFEATED**

Opposed: Directors Pendergraft, Schafer, Siddon, Kozakevich

2. Zoning Amendment Bylaw – Avro Oil Ltd., 8360 Gallagher Lake Frontage Road, Electoral Area “C”
 - a. Bylaw 2453.28, 2016
 - b. Public Hearing Report – July 5, 2016
 - c. Responses Received

Alternate Director Knodel had advised by email message that the Public Hearing Report reflected an accurate account of what took place at the public hearing held July 5, 2016.

RECOMMENDATION 5 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the public hearing report for Bylaw No. 2453.28, 2016, Electoral Area “C” Zoning Amendment be received. - **CARRIED**

RECOMMENDATION 6 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2453.28, 2016, Electoral Area “C” Zoning Amendment Bylaw be read a third time; AND

THAT prior to adoption of Bylaw No. 2453.28, 2016, the applicant:

- i. enter into a landscaping agreement with the Regional District; and
- ii. submit written confirmation of approval to connect to community water and sewer services.

CARRIED

3. Zoning Bylaw Amendment – Electoral Area “E”
 - a. Bylaw No. 2459.19, 2016
 - b. Public Hearing Report – June 29, 2016
 - c. Responses Received

Director Kozakevich advised that the Public Hearing report reflects an accurate account of what took place at the public hearing held June 29, 2016.

RECOMMENDATION 7 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the public hearing report for Bylaw No. 2459.19, 2016, Electoral Area “E” Zoning Amendment Bylaw be received. - **CARRIED**

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

It was MOVED and SECONDED

THAT Bylaw No. 2459.19, 2016, Electoral Area “E” Zoning Amendment Bylaw be read a third time and adopted. - **CARRIED**

4. Official Community Plan & Zoning Bylaw Amendment, Commercial Zone Update – Electoral Area “D-2”
 - a. Bylaw No. 2603.08, 2016
 - b. Bylaw No. 2455.24, 2016
 - c. Responses Received

RECOMMENDATION 9 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2603.08, 2016, Electoral Area “D” Official Community Plan Amendment Bylaw and Bylaw No. 2455.24, 2016, Electoral Area “D” Zoning Amendment Bylaw be read a first and second time and proceed to a public hearing; and,

THAT the Board of Directors considers the process, as outlined in the report from the Chief Administrative Officer dated July 21, 2016, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*; and,

THAT, in accordance with Section 477 of the *Local Government Act*, the Board of Directors has considered Amendment Bylaw No. 2603.08, 2016, in conjunction with its Financial and applicable Waste Management Plans. - **CARRIED**

Opposed: Director Bush

It was MOVED and SECONDED

RECOMMENDATION 10 (Unweighted Corporate Vote – Simple Majority)

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

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

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

5. Official Community Plan & Zoning Bylaw Amendment – Copper Mountain Mine Site, Electoral Area “H” Boundaries
 - a. Bylaw No. 2497.07, 2016
 - b. Bylaw No. 2497, 2013 – Schedules
 - c. Bylaw No. 2498.10, 2016
 - d. Bylaw No. 2498, 2013 – Schedules
 - e. Responses Received

RECOMMENDATION 11 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2497.07, 2016, Electoral Area “H” Official Community Plan Amendment Bylaw and Bylaw No. 2498.10, 2016, Electoral Area “H” Zoning Amendment Bylaw be read a first and second time and proceed to a public hearing; and,

THAT the Board of Directors considers the process, as outlined in the report from the Chief Administrative Officer dated July 21, 2016, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*; and,

THAT, in accordance with Section 477 of the *Local Government Act*, the Board has considered Amendment Bylaw No. 2497.07, 2016, in conjunction with its Financial and applicable Waste Management Plans. - **CARRIED**

RECOMMENDATION 12 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the holding of a public hearing be scheduled for the Regional District Board meeting of August 18, 2016; and,

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

C. COMMUNITY SERVICES – Rural Projects

1. Award of KVR Skaha Lake Trail Resurfacing
 - a. KVR – Penticton to Kaleden Map

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

THAT the Board of Directors approve the July 21, 2016 tender evaluation report and recommendations for award of the “KVR Skaha Lake Trail Resurfacing” Request for Proposals; and,

THAT the Board of Directors award the “KVR Kaleden to Okanagan Falls Trail Resurfacing” project to MacKinley-Clark Paving Ltd. in an amount up to \$317,331.70 inclusive of GST. - **CARRIED**

D. FINANCE

1. Security Issuing Bylaw – Town of Oliver
 - a. Bylaw No. 2746, 2016 - RDOS
 - b. Bylaw No. 1340 – Town of Oliver
 - c. Certified Resolution – Town of Oliver

RECOMMENDATION 14 (Weighted Corporate Vote – 2/3 Majority)**It was MOVED and SECONDED**

THAT Bylaw 2746, 2016 Regional District Okanagan Similkameen Security Issuing Bylaw be read a first, second and third time and be adopted. - **CARRIED**

E. OFFICE OF THE CAO

1. Resignation of Alternate Director – Electoral Area “E”

RECOMMENDATION 15 (Unweighted Corporate Vote – Simple Majority)**It was MOVED and SECONDED**

THAT the Board of Directors accepts the resignation of Pete Gibbenhuck, Alternate Director for Electoral Area “E”; and further,

THAT a letter be forwarded to Mr. Gibbenhuck thanking him for his contribution to the Regional District of Okanagan-Similkameen. - **CARRIED**

2. Alternate Approval Process (AAP) for Naramata Fire Prevention and Suppression Local Service Establishment Amendment Bylaw No. 2733, 2016
 - a. Notice of Alternative Approval Process
 - b. Elector Response Form

RECOMMENDATION 16 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the deadline for submitting elector response forms in relation to Bylaw No. 2733, 2016 to the Manager of Legislative Services is no later than 4:30 pm on September 12, 2016; and,

THAT the elector response form attached to the report dated July 21, 2016 be the approved form for Bylaw No. 2733, 2016 alternative approval process; and

THAT the total number of eligible electors to which the alternative approval process applies is 160 and,

THAT the number of elector responses required to prevent the bylaw from proceeding without a referendum is 16. - **CARRIED**

F. CAO REPORTS

1. Verbal Update

G. OTHER BUSINESS

1. Chair's Report

2. Board Representation

- a. Municipal Finance Authority (MFA) - *Pendergraft*
 - b. Okanagan Basin Water Board (OBWB) – *McKortoff, Hovanes, Waterman*
 - i. OBWB Report – July 2016
 - c. Okanagan-Kootenay Sterile Insect Release Board (SIR) - *Bush*
 - d. Okanagan Regional Library (ORL) - *Kozakevich*
 - e. Okanagan Film Commission (OFC) - *Jakubeit*
 - f. Southern Interior Beetle Action Coalition (SIBAC) - *Armitage*
 - g. Southern Interior Municipal Employers Association (SIMEA) - *Kozakevich*
 - h. Southern Interior Local Government Association (SILGA) – *Konanz*
 - i. Starling Control - *Bush*
 - j. UBC Water Chair Advisory Committee – *Bauer*
 - k. Rural Practices - *McKortoff*
-

3. Directors Motions

4. Board Members Verbal Update

H. ADJOURNMENT

By consensus, the meeting adjourned at 3:52 p.m.

APPROVED:

CERTIFIED CORRECT:

M. Pendergraft
RDOS Board Chair

B. Newell
Corporate Officer

ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: August 4, 2016
RE: Development Variance Permit Application — Electoral Area “E”



Administrative Recommendation:

THAT the Board of Directors approve Development Variance Permit No. E2016.038–DVP, being a variance to the Area E Zoning Bylaw to reduce the rear parcel setback from 7.5m to 1.6m and interior side setback from 4.5m to 1.7m for the construction of an accessory dwelling.

Purpose: To construct an accessory dwelling on the property.

Owners: Colin Moores & Holly Stevens Agent: NA Folio: E-02115.000

Civic: 2575 Naramata Road Legal: Lot 1, District Lot 207, SDYD, Plan 11661

OCP: Agriculture (AG) Zone: Agriculture One (AG1)

Requested Variances: to vary the minimum rear parcel line setback from 7.5 metres to 1.6 metres, and the minimum interior side parcel line setback from 4.5 metres to 1.7 metres.

Proposed Development:

This application seeks to reduce the rear parcel line setback for an accessory dwelling from 7.5 metres to 1.6 metres and the interior side parcel line setback from 4.5 metres to 1.7 metres (as measured to the outermost projection) to allow for the construction of an accessory dwelling on the property.

The applicant has stated the following in support of their application:

- The proposed accessory dwelling will be located in an old gully. The location allows the minimum impact on the site, the rest of which will be planted as a vineyard. The proposed location allows the applicants to plant as many vines as possible on the property.
- The present contours of the land lend themselves to the proposed site. The proposed dwelling will not be visible from any adjacent or nearby properties or public lands and will therefore have zero impact. Placement of the dwelling in another location would be visible to adjacent properties.
- If the proposed dwelling were to be moved to the minimum setbacks, it would require considerable excavation and soil movement, thus impacting the natural site characteristics.

Site Context:

The subject property is approximately 2,901 m² in area. It is situated on the west side of Naramata Road approximately 2 kilometres south of the Naramata townsite. The surrounding pattern of development is generally characterised by agricultural uses.

Background:

The subject property was created by a subdivision deposited in the Land Title office on August 14, 1961, and currently comprises a single detached dwelling.

Under the Electoral Area "E" Zoning Bylaw No. 2459, 2008, the subject property is zoned Agriculture One (AG1), which permits "accessory dwellings" as a permitted secondary use.

At Section 10.2.6(a)(ii) of the Zoning Bylaw, the minimum rear parcel line setback is 7.5 metres, and at Section 10.2.6(a)(iv), the minimum interior side parcel line setback is 4.5 metres.

On August 14, 2015, the RDOS received a letter from a Qualified Environmental Professional (QEP) indicating that there is no stream on the property as defined by the Riparian Areas Regulation. As such, the application is exempt from the Watercourse Development Permit (WDP) Area.

Public Process:

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted until 12:00 noon on Thursday, July 28, 2016 for inclusion in the agenda package. Representations received after this date will not appear in the agenda package for the August 4th meeting, but will be distributed to Directors at the beginning of the meeting.

Analysis:

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

In assessing this application, Administration notes that the prescribed setbacks for the AG1 zone were drafted for parcels 4.0 ha in size (or greater), and recognize that these minimum distances can be problematic for smaller parcels, such as the subject property.

Administration recognizes that the placement of the proposed dwelling within the rear and interior side parcel line setbacks would keep the structure out of sight from neighbouring properties and nearby public lands, while also allowing the applicants to plant as many vines on the property as possible.

Given the above, the proposed location in the old gully on the property is not anticipated to adversely impact upon the established streetscape characteristics or the amenity of the area and/or adjoining uses, and the proposal is seen to be reasonable.

Alternatives:

- .1 THAT the Board of Directors deny Development Variance Permit No. E2016.038–DVP; or
- .2 THAT the Board of Directors defers making a decision and directs that the proposal be considered by the Electoral Area "E" Advisory Planning Commission (APC).

Respectfully submitted:

S. Lightfoot, Planning Tech.

Endorsed by:

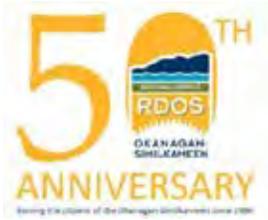
C. Garrish, Planning Supervisor

Attachments: No. 1 – Aerial Photo (2007)

Attachment No. 1 – Aerial Photo (2007)



Approximate location of proposed accessory dwelling



Development Variance Permit

FILE NO.: E2016.038-DVP

Owner: Colin Moores & Holly Stevens

GENERAL CONDITIONS

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Regional District of Okanagan-Similkameen applicable thereto, except as specifically varied or supplemented by this Permit.
2. The land described shall be developed strictly in accordance with the terms and conditions and provisions of this Permit, and any plans and specifications attached to this Permit that shall form a part thereof.
3. Where there is a conflict between the text of the permit and permit drawings or figures, the drawings or figures shall govern the matter.
4. This Development Variance Permit is not a Building Permit.

APPLICABILITY

5. This Development Variance Permit is substantially in accordance with Schedules 'A', 'B', 'C', 'D', and 'E' and applies to and only to those lands within the Regional District described below, and any and all buildings, structures and other development thereon:

Legal Description: Lot 1, District Lot 207, SDYD, Plan 11661

Civic Address: 2575 Naramata Rd.

Parcel Identifier (PID): 009-471-821 Folio: E-02115.000

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "E" Zoning Bylaw No. 2459, 2008, in the Regional District of Okanagan-Similkameen:
 - a) The minimum rear parcel line setback for an accessory dwelling, as prescribed at Section 10.2.6(a)(ii), is varied:
 - i) from: 7.5 metres
 - to: 1.6 metres, as measured to the outermost projection and as shown on Schedule 'B'.

- b) The minimum interior side parcel line setback for an accessory dwelling, as prescribed at Section 10.2.6(a)(iv), is varied:
 - i) from: 4.5 metres
 - to: 1.7 metres, as measured to the outermost projection and as shown on Schedule 'B'.

7. COVENANT REQUIREMENTS

- a) Not Applicable

8. SECURITY REQUIREMENTS

- a) Not applicable

9. EXPIRY OF PERMIT

The development shall be carried out according to the following schedule:

- a) In accordance with Section 504 of the *Local Government Act* and subject to the terms of the permit, if the holder of this permit does not substantially start any construction with respect to which the permit was issued within two (2) years after the date it was issued, the permit lapses.
- b) Lapsed permits cannot be renewed; however, an application for a new development permit can be submitted.

Authorising resolution passed by the Regional Board on _____, 2016.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

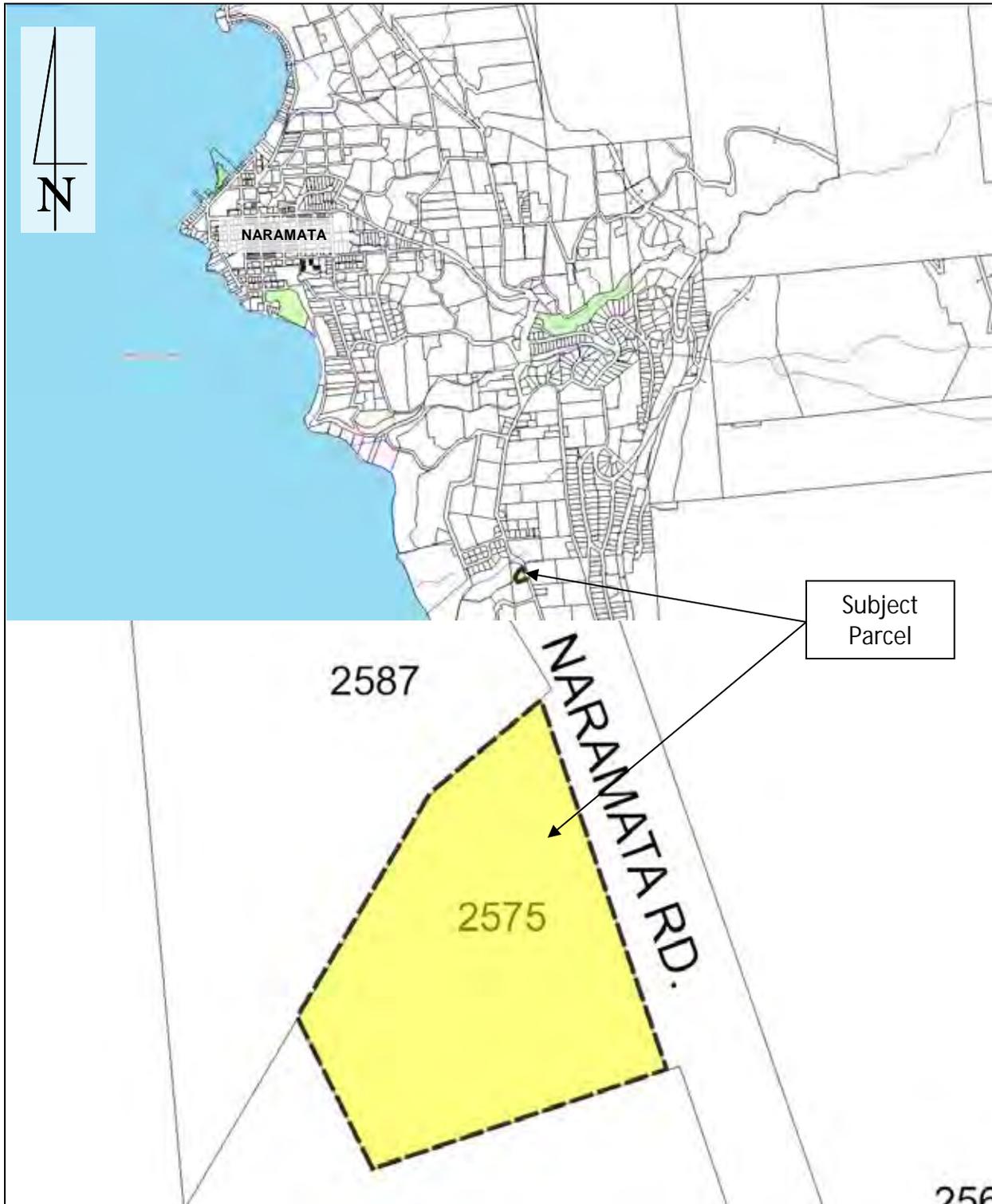
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Development Variance Permit

File No. E2016.038-DVP

Schedule 'A'



Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Development Variance Permit

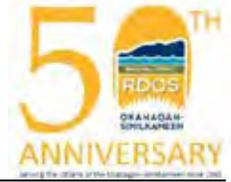
File No. E2016.038-DVP

Schedule 'B'



Regional District of Okanagan-Similkameen

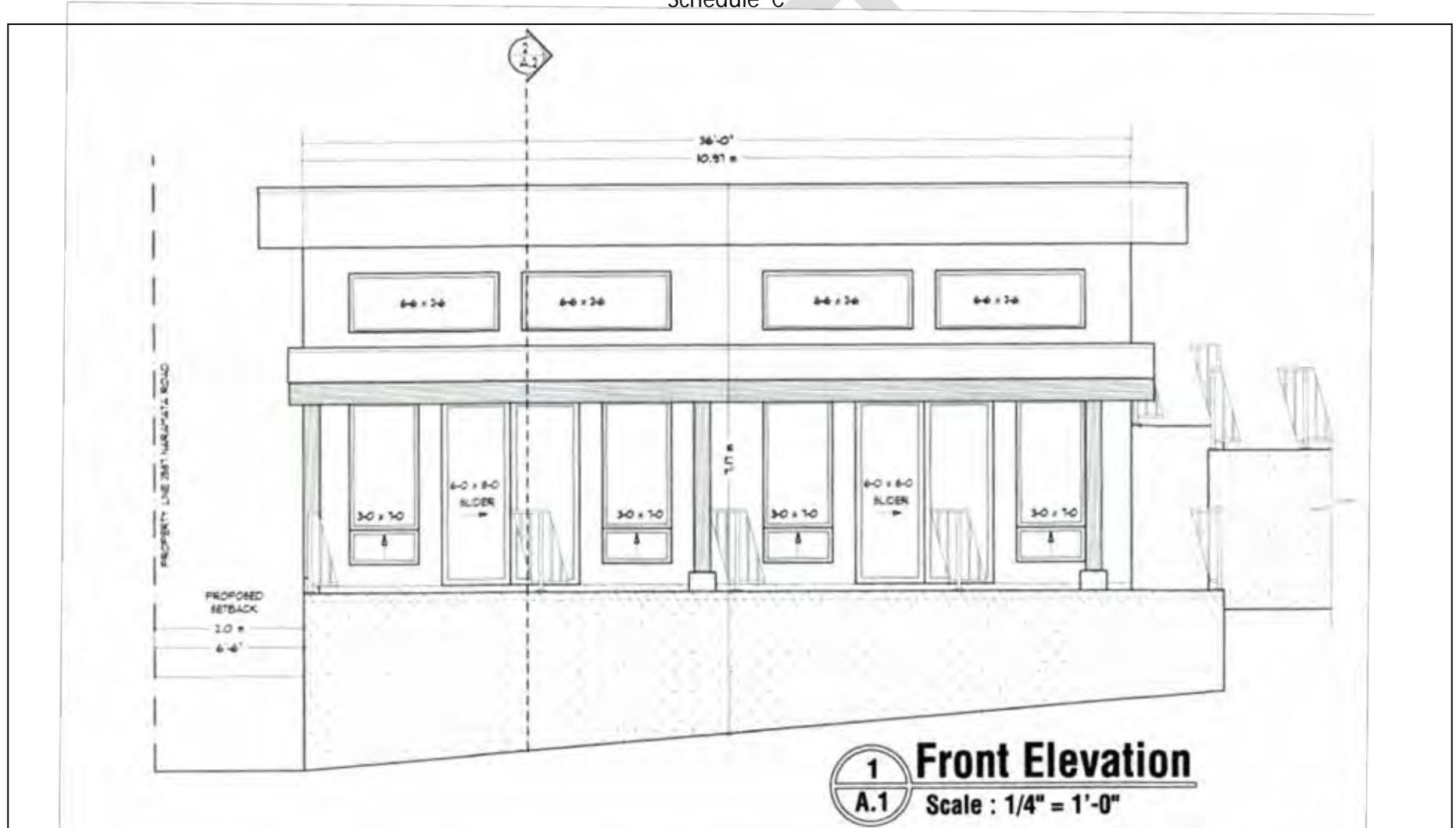
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Development Variance Permit

File No. E2016.038-DVP

Schedule 'C'



Regional District of Okanagan-Similkameen

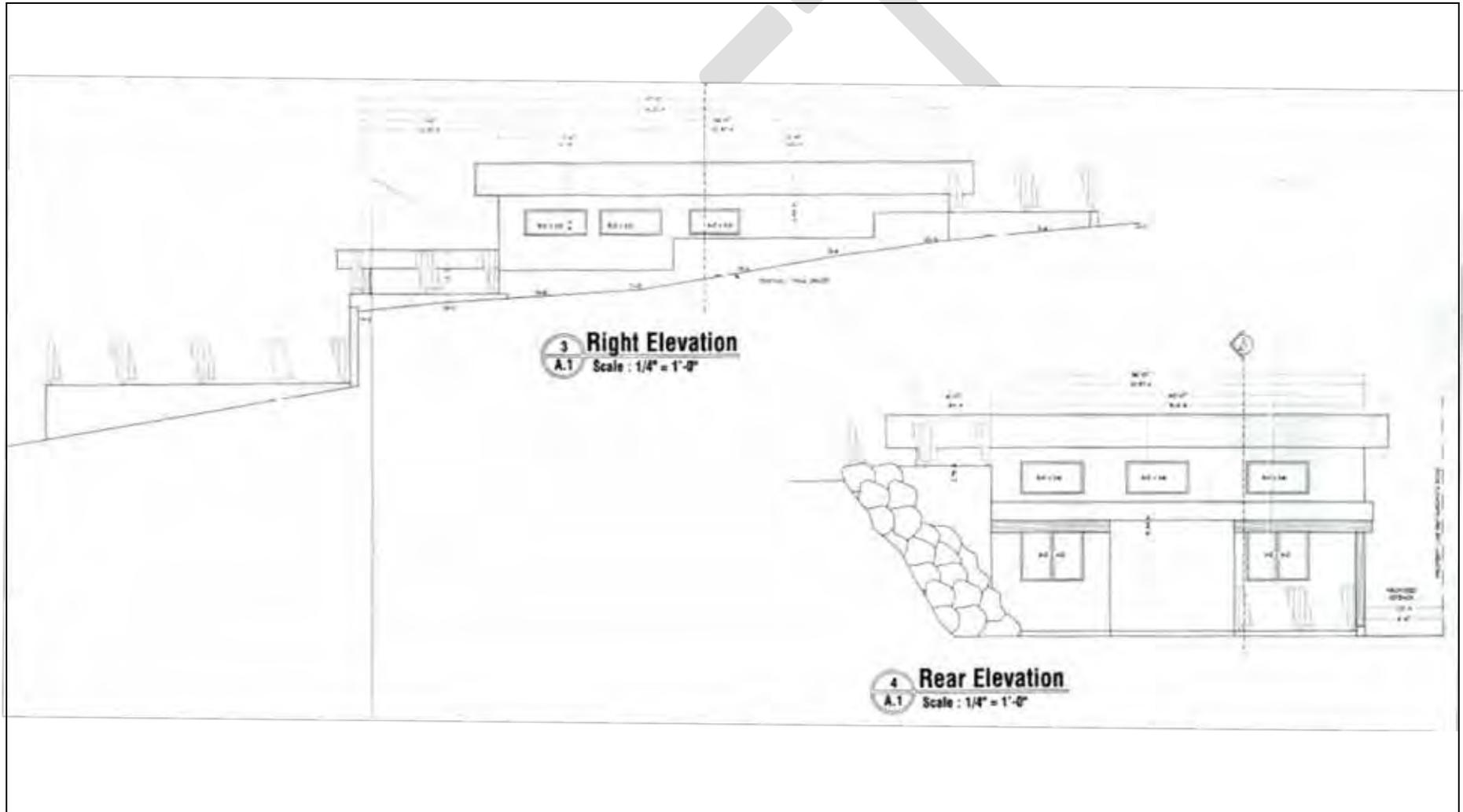
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Development Variance Permit

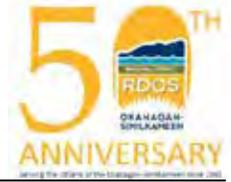
File No. E2016.038-DVP

Schedule 'D'



Regional District of Okanagan-Similkameen

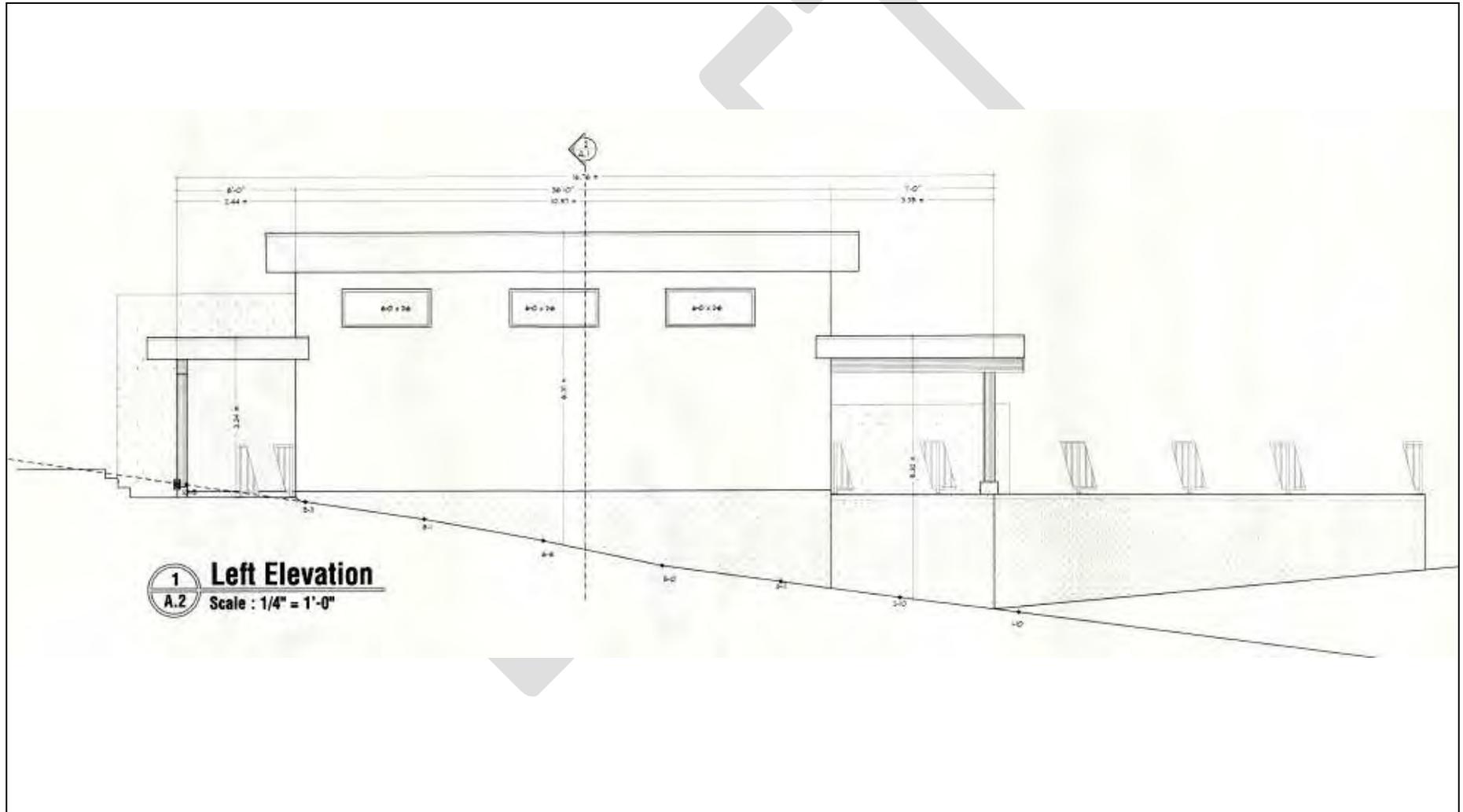
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Development Variance Permit

File No. E2016.038-DVP

Schedule 'E'



OPPOSITION TO

Development Variance Permit application – 2575 Naramata Road
Lot 1, District Lot 207, SDYD, Plan 1161
RDOS FILE: E2016.38-DVP Folio No: E02115.000

It seems to be a nice project.

However the property is more than large enough to build the accessory dwelling as proposed **WITHOUT increasing the size of there front yard by 6 meters at the expense of neighbouring properties.**

File No. E2016.038-DVF



File 'B'

File No. E2016.038-DVF
Page 4 of 5

There is **NO** objective reason to reduce any further the already *minimum* rear parcel line setback from 7,5 m to 1,6m



At this time it may not seem to be a big deal to get one more neighbour and by 6 meters closer to us than allowed by the RDOS Bylaws

but with changing owners, tenants, three B & B suites and swimming pool at Apple d'Or and new two dwellings on lot 2585 in the future

chances are not all will be as quiet as the present owners Moores/Stevens of the two properties.

So please, do not allow a variance to the backyard setback.

Thank you for your consideration

Roland and Silvia Ebnetter Maissen

Naramata, BC
V0H 1N1

July 27th, 2016

RECEIVED
Regional District

JUL 27 2016

101 Main Street
Penticton BC V2A 5J9

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: August 4, 2016
RE: Temporary Use Permit Application — Electoral Area “A”

Administrative Recommendation:

THAT the Board of Directors approve Temporary Use Permit No. A2016.048-TUP, being a permit to allow placement of a mobile home on a temporary basis to allow for care to an elderly relative.

Purpose: To allow for placement of a mobile home as a temporary accessory dwelling.
Owners: Eileen Schultz Folio: A-05956.010
Civic: 16435 87 St, Osoyoos Legal: Lot 1, DL 2450s, SDYD, Plan KAP61867
OCP: Low Density Residential (LR) Zoning: Residential Single Family One (RS1)

Proposal:

This application seeks approval for placing a mobile home on a temporary basis on a property that has an existing dwelling.

Specifically it is proposed to place a 49.4 m² (532 sq ft) CSA Z240 standard dwelling unit on the subject property in order to provide accommodation for the daughter and son-in-law to care for an elderly relative living in the principal dwelling. The temporary dwelling is proposed to be serviced with community sewer.

The applicants are proposing to install a new model Moduline is producing (Blackcomb No. 14736). The mobile home will need to be removed when the Temporary Use Permit expires.

Site Context:

The subject parcel is approximately 1,900 m² in area, is situated on the west side of 164th Street an approximately 3.6 km north of the Town of Osoyoos' boundary. The property currently contains a single family dwelling and a number of accessory structures. There is a flat cleared area providing access to where the mobile home is proposed to be located, but with a fairly steep vegetated slope to the south. This proposed location is an area that has been used as RV parking.

The surrounding pattern of development is characterised by residential zoned properties to the east and west and larger agricultural properties to the south, the property is adjacent to Osoyoos Lake.

Background:

The current boundaries of the property were created by subdivision in 1998. There are no known previous building permit records for the subject property.

Under the Electoral Area "A" Zoning Bylaw No. 2451, 2008, the property is currently zoned Residential Single Family One (RS1) and under the Official Community Plan (OCP) Bylaw No. 2450, 2008, the property is designated as Low Density Residential (LR). The property is identified as being within a Watercourse Development Permit (WDP) area.

At its meeting of July 11, 2016, the Electoral Area "A" Advisory Planning Commission (APC) resolved to recommend to the Regional District Board that the proposed temporary use be approved.

Public Process

At its meeting of July 11, 2016, the Electoral Area "A" Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the proposed temporary use be approved.

Under Section 5.1.1 of the Regional District's Development Procedures Bylaw No. 2500, 2011, the Board may require that a Public Information Meeting be held prior to the consideration of a TUP, "if it considers the proposal to be of a significant scale or nature warranting an additional opportunity for the public to access information and inquire about the proposal beyond that available through the regular application referral and public hearing process."

In this instance, Administration does not consider the placement of a "mobile home" as an accessory dwelling to warrant a Public Information Meeting and considers the direct notification of adjacent property owners and residents to be sufficient.

Adjacent property owners and residents will have received notification of this application with written comments regarding the proposal being accepted until 12:00 noon on Thursday, July 28, 2016, for inclusion in the agenda package. Representations received after this date will not appear in the agenda package for the August 4th meeting, but will be distributed to Directors at the beginning of the meeting.

In accordance with Section 2.5 of Schedule '5' of the Development Procedures Bylaw, this proposal has been referred to the external agencies listed at Attachment No. 1. To date, comments have been received from the Town of Osoyoos, Interior Health Authority, Agricultural Land Commission, Okanagan Natural Resource District and the Archaeology Branch and are included as a separate item on the Agenda.

Analysis:

In assessing this proposal, Administration notes that the OCP Bylaw contains a number of criteria against which the Board will consider an application for a TUP. These include:

- a) *The use must be clearly temporary or seasonal in nature;*
- b) *Compatibility with adjacent uses;*
- c) *Impact on the natural environment, including groundwater, wildlife, and all environmentally sensitive areas;*
- d) *Intensity of use;*
- e) *Opportunity to conduct the proposed use on land elsewhere in the community;*
- f) *Remedial measures to mitigate any damage as a result of the temporary use.*

In this case, the use is intended to be temporary and the mobile home will be removed when the Permit expires. Under the *Local Government Act*, a Temporary Use Permit (TUP) may be issued for up to three years with the possibility of one renewal.

The location of the mobile home is at the base of a large vegetated slope and is not within near vicinity of any adjacent users. The location of the mobile home is proposed on an existing access area on the property, an old rail way bed, therefore no vegetation or undue site preparation would be needed.

The applicant may need to apply for a Watercourse Development Permit as the proposed location appears to be within the 30 m development permit area of Osoyoos Lake. The location of the proposed mobile home is, however, at a distance furthest away from the lake on the subject property while still meeting the setback requirement from parcel lines.

To the south is a naturally vegetated slope that should not be negatively impacted. It is also proposed that the mobile home be serviced with community sewer.

The RS1 zoning does not normally permit additional dwellings on a parcel, therefore this proposal can be seen as permitting a more intense use. The RS1 zone does permit a secondary suite to be contained within a principal dwelling. In this case, the applicant has stated that renovating the existing house while providing care is not feasible.

The land and access to where the proposed mobile home is to be located is currently bare and flat being used for RV parking, therefore it is not anticipated that any further damage would occur as a result of the temporary use. The permit would require the removal of the mobile home and accessory materials once it has expired.

The subject property is located within the Agricultural land Reserve (ALR), however, it is designated outside of the Protection of Agriculture boundary noted in the Area "A" OCP. There are a number of properties along Osoyoos Lake where the principal use is residential.

The Board does have the discretion to require a Public Information Meeting prior to consideration of a TUP application. Due to the location and size of the parcel relative to adjacent residential properties an open house is not warranted.

Alternative:

1. THAT the Board of Directors deny Temporary Use Permit No. A2016.048-TUP; OR
2. THAT the Board of Directors defer consideration of Temporary Use Permit No. A2016.048-TUP subject to the completion of a Public Information Meeting to be organised by the applicant.

Respectfully submitted:

ERiechert

E. Riechert, Planner

Endorsed by:



C. Garrish, Planning Supervisor

Endorsed by:

Donna Butler

D. Butler, Dev. Services Manager

Attachments: No. 1 – Agency Referral List

No. 2 - Site Photo (Google Streetview)

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a **p**, prior to Board consideration of TUP No. A2016.048-TUP:

p	Agricultural Land Commission (ALC)	<input type="radio"/>	City of Penticton
p	Interior Health Authority (IHA)	<input type="radio"/>	District of Summerland
<input type="radio"/>	Ministry of Agriculture	<input type="radio"/>	Town of Oliver
<input type="radio"/>	Ministry of Community, Sport and Cultural Development	p	Town of Osoyoos
<input type="radio"/>	Ministry of Energy & Mines	<input type="radio"/>	Town of Princeton
<input type="radio"/>	Ministry of Environment	<input type="radio"/>	Village of Keremeos
p	Ministry of Forests, Lands & Natural Resource Operations	<input type="radio"/>	Okanagan Nation Alliance (ONA)
p	Archaeology Branch	<input type="radio"/>	Penticton Indian Band (PIB)
<input type="radio"/>	Ministry of Transportation and Infrastructure	p	Osoyoos Indian Band (OIB)
<input type="radio"/>	Integrated Land Management Bureau	<input type="radio"/>	Upper Similkameen Indian Bands (USIB)
<input type="radio"/>	BC Parks	<input type="radio"/>	Lower Similkameen Indian Bands (LSIB)
<input type="radio"/>	School District #53 (Okanagan Similkameen)	<input type="radio"/>	Environment Canada
<input type="radio"/>	School District #58 (Nicola Similkameen)	<input type="radio"/>	Fisheries and Oceans Canada
<input type="radio"/>	School District #67 (Okanagan Skaha)	p	Fortis
<input type="radio"/>	Lakeshore Highland Water System		

Attachment No. 2 – Site Photo (Google Streetview)



Location of proposed temporary mobile home (where RV is parked)

Google earth



TEMPORARY USE PERMIT

FILE NO.: A2016.048-TUP

Eileen Schultz
16435 – 87 Street
Osoyoos, BC
V0H 1 V2

Douglas & Elaine Harper
3566 – 198 A Street
Langley, BC
V3A 1G9

GENERAL CONDITIONS

1. This Temporary Use Permit is issued subject to compliance with all of the bylaws of the Regional District of Okanagan-Similkameen applicable thereto, except as specifically varied or supplemented by this Permit.
2. The land described shall be developed strictly in accordance with the terms and conditions of this Permit, and any plans and specifications attached to this Permit which shall form a part thereof.
3. Where there is a conflict between the text of the permit and permit drawings or figures, the drawings or figures shall govern the matter.
4. This Temporary Use Permit is not a Building Permit.

APPLICABILITY

5. This Temporary Use Permit applies to, and only to, those lands, including any and all buildings, structures and other development thereon, within the Regional District as shown on Schedules 'A', 'B' and 'C', and described below:

Legal Description: Lot 1, District Lot 2450s SDYD, Plan KAP61867

Civic Address/location: 16435 – 87 Street, Osoyoos

Parcel Identifier (PID): 024-208-566 Folio: A- 05956.010

TEMPORARY USE

6. In accordance with Section 16.0 of the Electoral Area "A" Official Community Plan Bylaw No. 2450, 2008, the land specified in Section 5 may be used for an accessory dwelling in the form of a "mobile home", which is defined as meaning a manufactured home which is certified as being constructed to the Canadian Standards Association Z240 Mobile Home Series Standard.

CONDITIONS OF TEMPORARY USE

- 7. The accessory dwelling use of the land is subject to the following conditions:
 - (a) the accessory dwelling will be removed when Permit expires;
 - (b) the accessory dwelling will be connectd to community sewer;
 - (c) the land will be remediated back to pre-use condition once the accessory dwelling is removed.

COVENANT REQUIREMENTS

- 8. Not applicable.

SECURITY REQUIREMENTS

- 9. Not applicable.

EXPIRY OF PERMIT

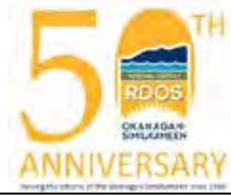
- 10. This Permit shall expire on August 4, 2019.

Authorising resolution passed by Regional Board on ____ day of _____, 2016.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

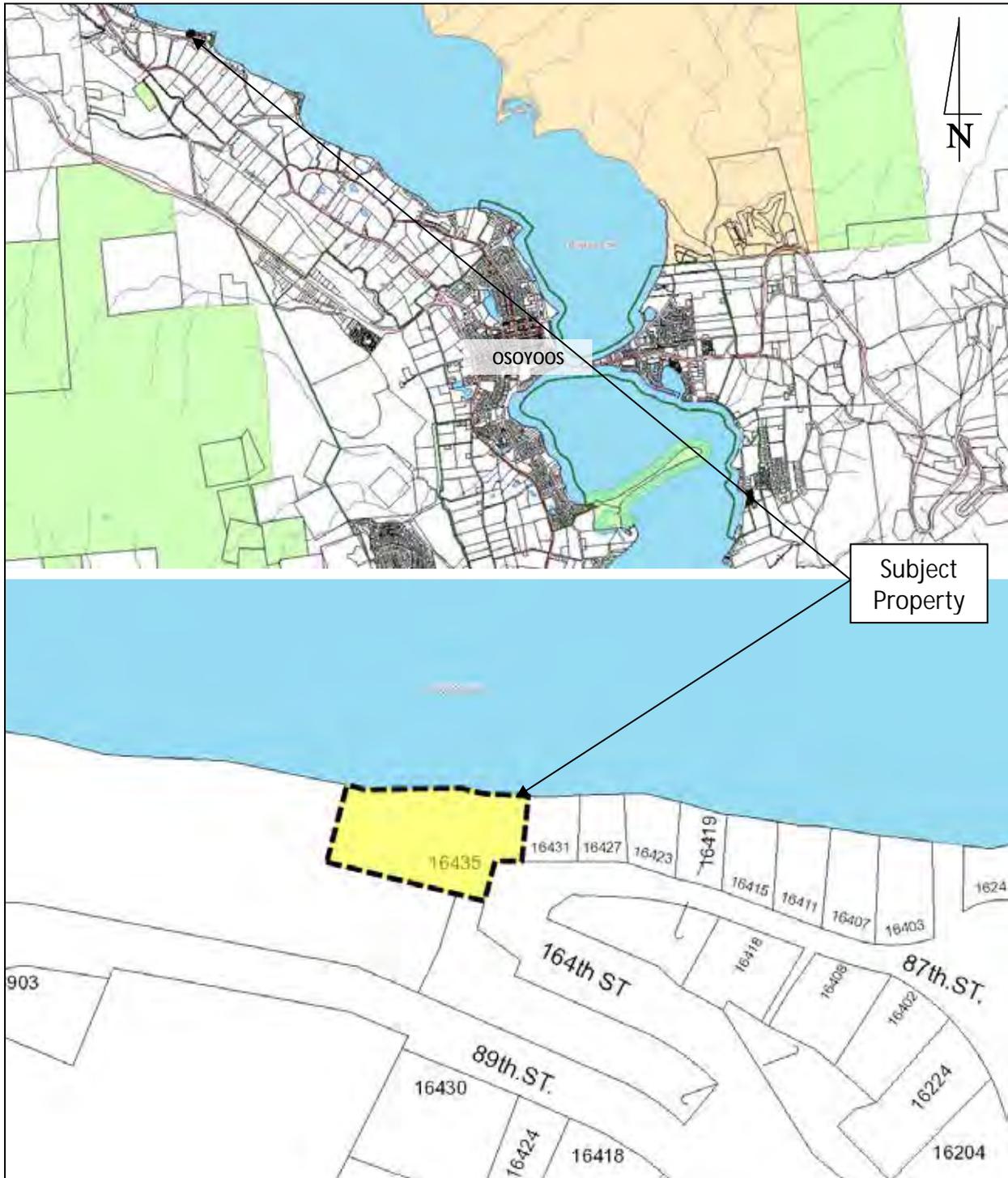
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Temporary Use Permit

File No. A20160.048-TUP

Schedule 'A'



Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Temporary Use Permit

File No. A2016.048-TUP

Schedule 'C'



Hello RDOS Planning Folks!

Thank you for your referral regarding the application for a Temporary Use Permit A2016.048, for the siting of a mobile home on the property located at 16435 87th Street, Osoyoos, BC, PID 024208566, L 1 DL 2450S SIMILKAMEEN DIVISION YALE DISTRICT PL KAP61867. According to Provincial records there are no known archaeological sites recorded on the subject property. However, archaeological potential modeling indicates there is the possibility for unknown/unrecorded archaeological sites to exist on the property.

Archaeological sites (both recorded and unrecorded, disturbed and intact) are protected under the *Heritage Conservation Act* and must not be altered or damaged without a permit from the Archaeology Branch.

If any land alterations are planned for the property, an Eligible Consulting Archaeologist should be contacted to review the proposed activities and, where warranted, conduct a walk over and/or detailed study of the property to determine whether the work may impact protected archaeological materials. An Eligible Consulting Archaeologist is one who is able to hold a Provincial heritage permit that allows them to conduct archaeological studies. Ask an archaeologist if he or she can hold a permit, and contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists can be contacted through the BC Association of Professional Archaeologists (www.bcapa.ca) or through local directories.

If the archaeologist determines land alterations will not impact any archaeological deposits, then a permit is not required. Occupying an existing dwelling or building without any land alterations does not require archaeological study or permitting.

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

If any land-altering development is planned and proponents choose not to contact an archaeologist prior to siting the mobile home, owners and operators should be notified that if an archaeological site is encountered during any land alterations, activities **must** be halted and the Archaeology Branch contacted at 250-953-3334 for direction. If an archaeological site is encountered during development and the appropriate permits are not in place, proponents will be in contravention of the *Heritage Conservation Act* and likely experience development delays while the appropriate permits are obtained.

Please review the screenshot of the property below (outlined in yellow). The entire area in which this property is situated has high potential for unknown/unrecorded archaeological materials.

Kind regards,

Diana





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

Archaeology Branch | Ministry of Forests, Lands and Natural Resource Operations
Unit 3 - 1250 Quadra St, Victoria BC V8W 2K7 | PO Box 9816 Stn Prov Govt, Victoria BC V8W 9W3
Phone: 250-953-3343 | Fax: 250-953-3340 | Website: <http://www.for.gov.bc.ca/archaeology/>

From: FLNR DOS Referrals CSNR:EX [mailto:FLNRDOSReferrals@gov.bc.ca]

Sent: June 13, 2016 9:16 AM

To: Lauri Feindell

Subject: RE: Temporary Use Permit A2016.048-TUP Referral

Hello Lauri

There are no concerns about this referral from the Okanagan Shuswap Natural Resource District.



From: Collins, Martin J ALC:EX [mailto:Martin.Collins@gov.bc.ca]

Sent: June 10, 2016 1:36 PM

To: Lauri Feindell

Subject: RE: Temporary Use Permit A2016.048-TUP Referral

Lauri

This is to advise that the ALC has no objection to the temporary mobile home and TUP, as it is consistent with ALC Regulation #171/2002.

Regards,

Martin Collins

Regional Planner

Agricultural Land Commission

#133 4940 Canada Way

Burnaby, BC, V5G 4K6

martin.collins@gov.bc.ca

604-660-7021



SCHULTZ
A05956.010

RESPONSE SUMMARY

TEMPORARY USE PERMIT NO. A2016.048-TUP

- Approval Recommended for Reasons Outlined Below
- Interests Unaffected by TUP
- Approval Recommended Subject to Conditions Below
- Approval Not Recommended Due to Reasons Outlined Below

Signature: John C. Beaupré

Agency: Interior Health Authority

Date: July 15, 2016

Signed By: John C. Beaupré

Title: E.H.O.

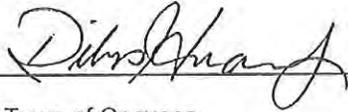
RESPONSE SUMMARY

TEMPORARY USE PERMIT NO. A2016.048-TUP

- Approval Recommended for Reasons Outlined Below
- Approval Recommended Subject to Conditions Below
- Interests Unaffected by TUP
- Approval Not Recommended Due to Reasons Outlined Below

Comments:

The proposed temporary mobile home should be connected to the North West Sector Sewer system as the subject property is located within the North West Sector Sewer Service Area, which was intended to eliminate the use of private septic systems.

Signature: 

Agency: Town of Osoyoos

Date: July 11, 2016

Signed By: Dilys Huang

Title: Senior Planner



Advisory Planning Commission Minutes

RDOS Electoral Area A

Monday July 11, 2016

Sonora Centre, Osoyoos B.C.

Present: Chair Peter Beckett, Gerald Hesketh, Bill Plaskett, Dwayne Svendsen, Bonnie Douglas (Secretary)

Absent: Vice Chair Mark McKenney, Grant Montgomery

In Attendance: Area A Director Mark Pendergraft

Evelyn Riechert, Planner RDOS

Guests: Eileen Schultz, Elaine Harper, Doug Harper, Laura Venables, Kelly Venables

Meeting was called to order at 7:01 pm

Minutes of previous meeting were adopted by consensus

Agenda adopted by consensus

Development Applications

Agenda Item 3.1 A05956.010(A2016.048-TUP) Eileen Schultz

To allow for placement of a mobile home as a temporary accessory dwelling for 3 years.

Evelyn Riechert presented the application. There were questions asked about sewer and water connections. The sewer connection has been discussed with the Town of Osoyoos and they can hook up to the existing sewer. There is a well on the existing property which they will hook up to.

Motion: by Bill Plaskett, seconded by Dwayne Svendsen.

That the APC recommends to the RDOS Board that the proposed temporary use be approved.

Vote: All in favor

Agenda Item 3.2 A07108.130 (A2016.070-TUP) Kelly Venables

To allow for placement of a mobile home as an accessory use to the existing gravel pit operation for a period not to exceed 3 years.

Evelyn Riechert presented the application. Questions were asked what the purpose the mobile was for. The applicant responded they wanted someone to live there for security reasons as

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: August 4, 2016
RE: Temporary Use Permit Application — Electoral Area “A”

Administrative Recommendation:

THAT the Board of Directors approve Temporary Use Permit No. A2016.070-TUP, being a permit to allow placement of a mobile home.

Purpose: To allow for placement of a mobile home as a temporary accessory dwelling unit.

Owners: V-Line Holdings Limited Folio: A-07108.130

Civic: 18256 Highway 3, Osoyoos Legal: Lot C, Plan KAP53975, District Lot 3199, SDYD

OCP: Large Holdings (LH) Zoning: Large Holdings (LH)

Proposal:

This application seeks approval for placing a mobile home as an accessory use to the existing gravel pit operation occurring on the subject property.

Administration understands that it is intended to place a CSA Z240 manufactured home on the property; that waste water will be addressed by a septic system; and that the applicant will move the manufactured home to another site that is zoned for such a dwelling type when the permit expires.

While the property owner may apply to renew the permit for a further period not to exceed 3 years, the Regional District’s proposed updating of the Electoral Area Zoning Bylaws as they relate to CSA Z240 and CSA A277 manufactured homes *may* result in this becoming un-necessary.

The applicant has stated that the “[manufactured] home was purchased to upgrade a previous home located on the lot. It will be an accessory to the gravel pit. Improve safety of the site and neighbourhood.”

Site Context:

The subject parcel is approximately 4.21 ha in area, is situated on the north side of Highway 3 approximately 10.3 km north-west of the Town of Osoyoos. The property does not currently contain any buildings or structures due to its historic use as a gravel pit.

The surrounding pattern of development is characterised by undeveloped Crown land (including lands within the South Okanagan Grasslands Protected Area); a Ministry of Transportation and Infrastructure (MoTI) gravel pit to the north-west; large lot residential uses on the south side of Highway 3; Spotted Lake to the south-east (i.e. 525 metres) and the Kilpoola residential subdivision further to the south.

Background:

The subject property was created by a subdivision deposited in the Land Titles Office in Kamloops on January 12, 1995. While Regional District records indicate that no building permit have previously been issued for this site, a TUP was previously issued in 1995 for the operation of a gravel processing operation (expiring in 1997) on the property.

More recently, a rezoning application that proposed to amend the Official Community Plan (OCP) Bylaw designation of the property from Large Holdings (LH) to Industrial (I) and zoning from Large Holdings (LH) to Industrial (Specialized) Three (I3) was rejected by the Regional District Board at its meeting of November 6, 2014.

At present, the property retains an LH designation under the Electoral Area "A" OCP Bylaw No. 2450, 2008, is subject to a Watercourse Development Permit (WDP) Area and Environmentally Sensitive Development Permit (ESDP) Area designations and is subject to a Ministry of Mines permit for gravel extraction.

Under the Electoral Area "A" Zoning Bylaw No. 2451, 2008, the property is currently zoned Large Holdings (LH), which lists, amongst other things, "single detached dwellings" as a permitted principle permitted use and "accessory dwelling" as a permitted secondary use.

Importantly, the definition of "accessory dwelling" suggests a "manufactured home" is a permitted form of accessory dwelling "where specifically permitted as an accessory use in a zone" — but that no zone so lists this as being permitted. On this basis, the Regional District does not consider the Zoning Bylaw to permit "manufactured homes" in any zone.

Public Process:

At its meeting of July 11, 2016, the Electoral Area "A" Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the proposed temporary use be approved.

Under Section 5.1.1 of the Regional District's Development Procedures Bylaw No. 2500, 2011, the Board may require that a Public Information Meeting be held prior to the consideration of a TUP, "if it considers the proposal to be of a significant scale or nature warranting an additional opportunity for the public to access information and inquire about the proposal beyond that available through the regular application referral and public hearing process."

In this instance, Administration does not consider the placement of a "mobile home" as an accessory dwelling to warrant a Public Information Meeting and considers the direct notification of adjacent property owners and residents to be sufficient.

Adjacent property owners and residents will have received notification of this application with written comments regarding the proposal being accepted until 12:00 noon on Thursday, July 28, 2016, for inclusion in the agenda package. Representations received after this date will not appear in the agenda package for the August 4th meeting, but will be distributed to Directors at the beginning of the meeting.

In accordance with Section 2.5 of Schedule '5' of the Development Procedures Bylaw, this proposal has been referred to the external agencies listed at Attachment No. 1. To date, comments have been received from the Ministry of Transportation and Infrastructure (MoTI) and are included as a separate item on the Agenda.

Analysis:

In assessing this proposal, the OCP Bylaw provides a number of criteria against which the Board will consider an application for a TUP. In considering these criteria, Administration notes that the use is intended to be temporary and the mobile home will be removed when the Permit expires after 3 years or after renewal (should the zoning have not otherwise been amended by the Regional District pending the completion of the CSA A277/Z240 Zoning Bylaw Review).

The development of a dwelling unit is seen to be consistent (and compatible) with the LH zoning (and its allowance for dwelling units) that applies to the privately held parcel immediately to the west as well as the privately held parcels immediately to the south on the opposite side of Highway 3.

In light of the previous and on-going use of this site for a gravel pit, and the absence of environmentally sensitive lands in the proposed location of the manufactured home (and septic system) Administration does not consider that there would be an adverse impact on the natural environment as a result of this use. It is further noted that the development of a single detached or accessory dwelling (not in the form of a "manufactured home") is permitted on this site and is currently exempt from the need for an ESDP.

Administration does not consider the placement of a single manufactured home as an accessory dwelling unit at this site to represent an unacceptably intense use given the LH Zone allows for 1 principle and 1 accessory dwelling unit on a parcel of this size.

In light of the above comments about residential density permitted by the LH Zone, Administration does not view the ability to conduct the use elsewhere in the community to be a relevant factor for consideration in this instance.

Similarly, and in light of this site being used as an operating gravel pit, Administration does not view remedial actions to mitigate damage to the site to be a relevant factor for consideration in this instance.

Alternative:

1. THAT the Board of Directors deny Temporary Use Permit No. A2016.070-TUP; OR
2. THAT the Board of Directors defer consideration of Temporary Use Permit No. A2016.070-TUP subject to the completion of a Public Information Meeting to be organised by the applicant.

Respectfully submitted:



C. Garrish, Planning Supervisor

Endorsed by:

Donna Butler

D. Butler, Development Services Manager

Attachments: No. 1 – Agency Referral List
No. 2 – Site Photo (Google Streetview)

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a **p**, prior to Board consideration of TUP No. A2016.070-TUP:

<input type="radio"/>	Agricultural Land Commission (ALC)	<input type="radio"/>	City of Penticton
<input checked="" type="radio"/>	Interior Health Authority (IHA)	<input type="radio"/>	District of Summerland
<input type="radio"/>	Ministry of Agriculture	<input type="radio"/>	Town of Oliver
<input type="radio"/>	Ministry of Community, Sport and Cultural Development	<input type="radio"/>	Town of Osoyoos
<input checked="" type="radio"/>	Ministry of Energy & Mines	<input type="radio"/>	Town of Princeton
<input checked="" type="radio"/>	Ministry of Environment	<input type="radio"/>	Village of Keremeos
<input checked="" type="radio"/>	Ministry of Forests, Lands & Natural Resource Operations	<input type="radio"/>	Okanagan Nation Alliance (ONA)
<input checked="" type="radio"/>	Archaeology Branch	<input type="radio"/>	Penticton Indian Band (PIB)
<input checked="" type="radio"/>	Ministry of Transportation and Infrastructure	<input checked="" type="radio"/>	Osoyoos Indian Band (OIB)
<input type="radio"/>	Integrated Land Management Bureau	<input type="radio"/>	Upper Similkameen Indian Bands (USIB)
<input checked="" type="radio"/>	BC Parks	<input type="radio"/>	Lower Similkameen Indian Bands (LSIB)
<input type="radio"/>	School District #53 (Okanagan Similkameen)	<input type="radio"/>	Environment Canada
<input type="radio"/>	School District #58 (Nicola Similkameen)	<input type="radio"/>	Fisheries and Oceans Canada
<input type="radio"/>	School District #67 (Okanagan Skaha)	<input checked="" type="radio"/>	Fortis
<input type="radio"/>	Lakeshore Highland Water System	<input checked="" type="radio"/>	Canadian Wildlife Service

Attachment No. 2 – Site Photo (Google Streetview)





TEMPORARY USE PERMIT

FILE NO.: A2016.070-TUP

AGENT: Laura Venables
6869A Highway 97
Oliver, BC, V0H-1T2

OWNER: V-Line Holdings Limited
6869A Highway 97
Oliver, BC, V0H-1T2

GENERAL CONDITIONS

1. This Temporary Use Permit is issued subject to compliance with all of the bylaws of the Regional District of Okanagan-Similkameen applicable thereto, except as specifically varied or supplemented by this Permit.
2. The land described shall be developed strictly in accordance with the terms and conditions of this Permit, and any plans and specifications attached to this Permit which shall form a part thereof.
3. Where there is a conflict between the text of the permit and permit drawings or figures, the drawings or figures shall govern the matter.
4. This Temporary Use Permit is not a Building Permit.

APPLICABILITY

5. This Temporary Use Permit applies to, and only to, those lands, including any and all buildings, structures and other development thereon, within the Regional District as shown on Schedules 'A' and 'B', and described below:

Legal Description: Lot C, Plan KAP53975, District Lot 3199, SDYD

Civic Address/location: 18256 Highway 3, Osoyoos

Parcel Identifier (PID): 019-117-3475 Folio: A-07108.130

TEMPORARY USE

6. In accordance with Section 16.0 of the Electoral Area "A" Official Community Plan Bylaw No. 2450, 2008, the land specified in Section 5 may be used for a "mobile home", which is defined as meaning a manufactured home which is certified as being constructed to the Canadian Standards Association Z240 Mobile Home Series Standard.

CONDITIONS OF TEMPORARY USE

- 7. The use of the land for a mobile home is subject to the following conditions:
 - (a) the mobile home be removed from the property at the expiration of this Permit, unless otherwise permitted by the Electoral Area "A" Zoning Bylaw.

COVENANT REQUIREMENTS

- 8. Not applicable.

SECURITY REQUIREMENTS

- 9. Not applicable.

EXPIRY OF PERMIT

- 10. This Permit shall expire on August 4, 2019.

Authorising resolution passed by Regional Board on _____ day of _____, 2016.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

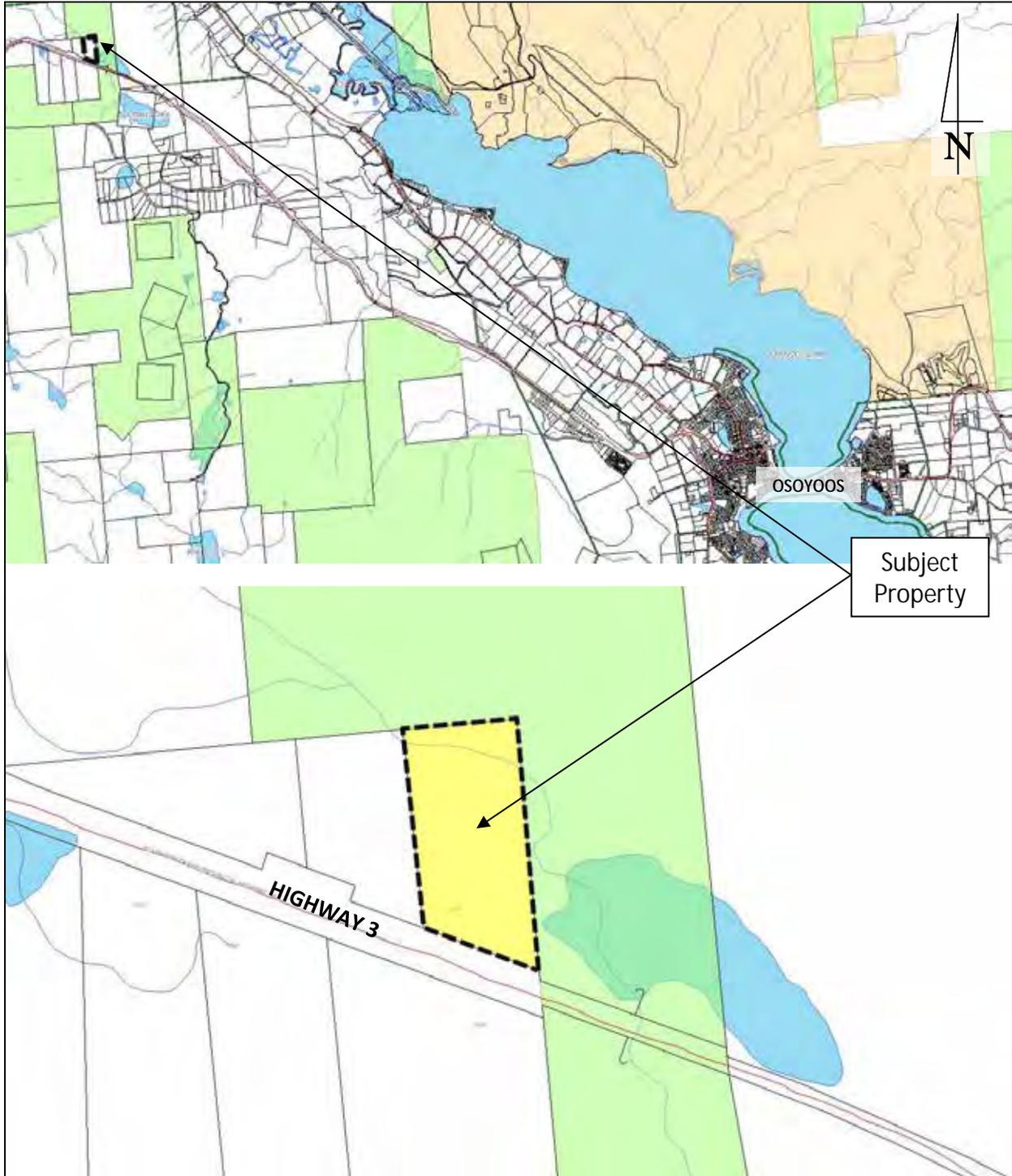
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Temporary Use Permit

File No. A20160.070-TUP

Schedule 'A'



Regional District of Okanagan-Similkameen

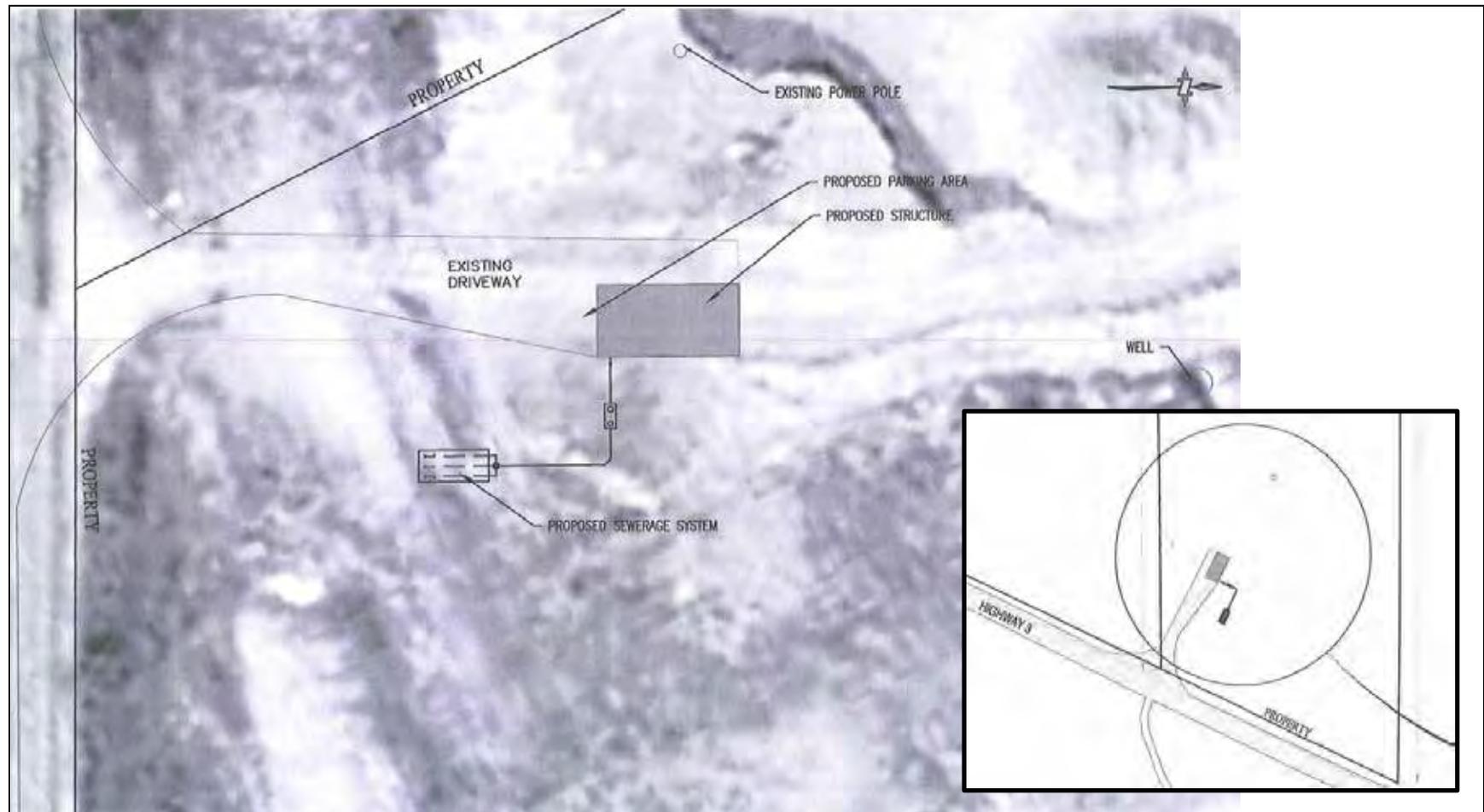
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Temporary Use Permit

File No. A2016.070-TUP

Schedule 'B'



Lauri Feindell

Subject: FW: TUP - Referral A2016.070-TUP

From: Bitte, Rob TRAN:EX [<mailto:Rob.Bitte@gov.bc.ca>]
Sent: July 11, 2016 10:00 AM
To: Lauri Feindell; Christopher Garrish
Subject: RE: TUP - Referral A2016.070-TUP

Hi Lauri,

Thank you for sending along this TUP.

Hi Chris,

All the Ministry would ask for is the property owner to obtain a Highway Access Permit for this proposed use and for the dates allowed by the TUP.

Regards,

ROB BITTE

DISTRICT DEVELOPMENT TECHNICIAN
BC MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
102 INDUSTRIAL PLACE PENTICTON V2A 7C8
T: 250.490.2280| **C:** 250.809.6886| **F:** 250.490.2231

Advisory Planning Commission Minutes

RDOS Electoral Area A

Monday July 11, 2016

Sonora Centre, Osoyoos B.C.

Present: Chair Peter Beckett, Gerald Hesketh, Bill Plaskett, Dwayne Svendsen, Bonnie Douglas (Secretary)

Absent: Vice Chair Mark McKenney, Grant Montgomery

In Attendance: Area A Director Mark Pendergraft

Evelyn Riechert, Planner RDOS

Guests: Eileen Schultz, Elaine Harper, Doug Harper, Laura Venables, Kelly Venables

Meeting was called to order at 7:01 pm

Minutes of previous meeting were adopted by consensus

Agenda adopted by consensus

Development Applications

Agenda Item 3.1 A05956.010(A2016.048-TUP) Eileen Schultz

To allow for placement of a mobile home as a temporary accessory dwelling for 3 years.

Evelyn Riechert presented the application. There were questions asked about sewer and water connections. The sewer connection has been discussed with the Town of Osoyoos and they can hook up to the existing sewer. There is a well on the existing property which they will hook up to.

Motion: by Bill Plaskett, seconded by Dwayne Svendsen.

That the APC recommends to the RDOS Board that the proposed temporary use be approved.

Vote: All in favor

Agenda Item 3.2 A07108.130 (A2016.070-TUP) Kelly Venables

To allow for placement of a mobile home as an accessory use to the existing gravel pit operation for a period not to exceed 3 years.

Evelyn Riechert presented the application. Questions were asked what the purpose the mobile was for. The applicant responded they wanted someone to live there for security reasons as

there is equipment on site. There is a well in place and they would need to put in a septic system.

Motion: by Gerry Hesketh, seconded by Bonnie Douglas

That the APC recommends to the RDOS Board that the proposed temporary use be approved.

Vote: All in favor

Other

4.1 X2016.057-ZONE

Evelyn Riechert discussed The Zoning Bylaws in regards to Modular and Mobile Homes. There was discussion about the difference between modular and mobile homes, and about wording of current by-law.

Summary of Questions 1-5 and APC recommendations:

#1 Modular Homes to be permitted as a form of "single detached dwelling" in all zones.

Vote: All in favor

#2 Modular homes to be permitted as an allowable form of accessory dwelling in all zones.

Vote: All in favor

#3 Mobile homes be permitted as an allowable form of principal dwelling unit in the RA, LH and AG zones.

Vote: 4 in favor, 1 abstained

#4 Mobile homes be permitted as an allowable form of accessory dwelling in the RA, LH, and AG zones.

Vote: All in favor

#5 Should consistent building width requirement for principal dwelling units be introduced in SH and RS Zones?

There was discussion on this question, is this being targeted on single wide mobile homes?

Vote: 4 no, 1 yes

More discussion, all in favor of the building width requirement for RS Zone but not for the SH size. The APC felt there was too much discrepancy in the size of Small Holdings.

Motion to adjourn by Peter Beckett at 8:11 pm.

At Section 11.2.7(b) of the Zoning Bylaw, the maximum permitted height of an accessory building or structure is 4.5 metres, while Section 4.0 (Definitions) states that “height” is defined as meaning “the vertical distance from finished grade to the highest point of the roof or structure”.

Public Process:

At its July 19, 2016 meeting, the Electoral Area “C” Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the development application be approved subject to a reduction in the building’s footprint and the use of non-metallic residential-style exterior cladding.

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

Analysis:

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

In this instance, Administration is concerned that the size and scale of the proposed structure exceeds the size of the applicant’s house and is not — as is normally expected — clearly secondary in scale to the principal residence.

Similarly, the size and scale of the proposed structure exceeds that of other accessory buildings in this area (which have largely been built in compliance with the zoning bylaw regulations) and could also have a greater height than many of the surrounding dwellings (which are single storey or split-level). Along with size and structure, the distinct finishing of the proposed structure is more characteristic of an industrial use (such as the auto salvage yard located 100 metres to the south of the subject property) and could also visually call into question the principal use of the site.

Similarly, Administration is concerned that the proposed structure exceeds the requirements for storage of a single recreational vehicle, and *may* lead to an industrialisation of the property.

Administration further notes that the setbacks for an accessory structure in the RS2 Zone are premised on smaller buildings and allowing a structure of this size and scale to be located within 1.3 metre of the interior side and rear parcel lines could impact adjacent properties.

Finally, Administration considers that other options are available to the property owner, such as storing their RV externally, or constructing a new garage attached to the house in order to address issues of scale and principal versus secondary uses of the site.

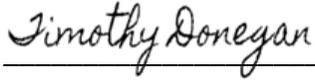
Alternately, Administration recognises that the structure will provide a secure covered parking area for the applicant’s RV (for however long they may happen to own an RV), and that the location of the structure 15.0 metres from the front parcel line along with current landscaping found on the property mean it is unlikely to affect the streetscape characteristics of either Circle Drive or Sawmill Road.

With regard to the conditions being recommended by the APC, Administration notes that this would result in a form of development that is not what the applicant has requested through this DVP (i.e. smaller footprint, more residential appearance), and, accordingly, Administration considers the recommendation as not supporting the current proposal.

Alternatives:

.1 THAT the Board of Directors approve Development Variance Permit No. C2016.069–DVP.

Respectfully submitted:



T. Donegan, Planning Technician

Endorsed by:



C. Garrish, Planning Supervisor

Endorsed by:



D. Butler, Dev. Services Manager

Attachments:

No. 1 – Site Photos (Google StreetView)

Attachment No. 1 – Site Photos (Google StreetView)



View of Subject Property looking southeast from Sawmill Road



View of Subject Property looking southwest from Circle Drive



Development Variance Permit

FILE NO.: C2016.069-DVP

Owner: John Hofman
224 Circle Drive
Oliver, BC V0H-1T9

GENERAL CONDITIONS

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Regional District of Okanagan-Similkameen applicable thereto, except as specifically varied or supplemented by this Permit.
2. The land described shall be developed strictly in accordance with the terms and conditions and provisions of this Permit, and any plans and specifications attached to this Permit that shall form a part thereof.
3. Where there is a conflict between the text of the permit and permit drawings or figures, the drawings or figures shall govern the matter.
4. This Development Variance Permit is not a Building Permit.

APPLICABILITY

5. This Development Variance Permit is substantially in accordance with Schedules 'A', 'B', and 'C', and applies to and only to those lands within the Regional District described below, and any and all buildings, structures and other development thereon:

Legal Description: Lot 1, Plan KAP17480, District Lot 2450s, SDYD

Civic Address: 224 Circle Drive

Parcel Identifier (PID): 008-396-680 Folio: C-05781.005

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "C" Zoning Bylaw No. 2453, 2008, in the Regional District of Okanagan-Similkameen:
 - a) The maximum height for an accessory building or structure, as prescribed at Section 11.2.7(b), is varied:

- i) from: 4.5 metres
to: 6.88 metres, as measured from finished grade to the highest point of the roof, and as shown on Schedule 'B'.

7. **COVENANT REQUIREMENTS**

- a) Not Applicable

8. **SECURITY REQUIREMENTS**

- a) Not applicable

9. **EXPIRY OF PERMIT**

The development shall be carried out according to the following schedule:

- (a) In accordance with Section 504 of the *Local Government Act* and subject to the terms of the permit, if the holder of this permit does not substantially start any construction with respect to which the permit was issued within two (2) years after the date it was issued, the permit lapses.
- (b) Lapsed permits cannot be renewed; however, an application for a new development permit can be submitted.

Authorising resolution passed by the Regional Board on _____, 2016.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

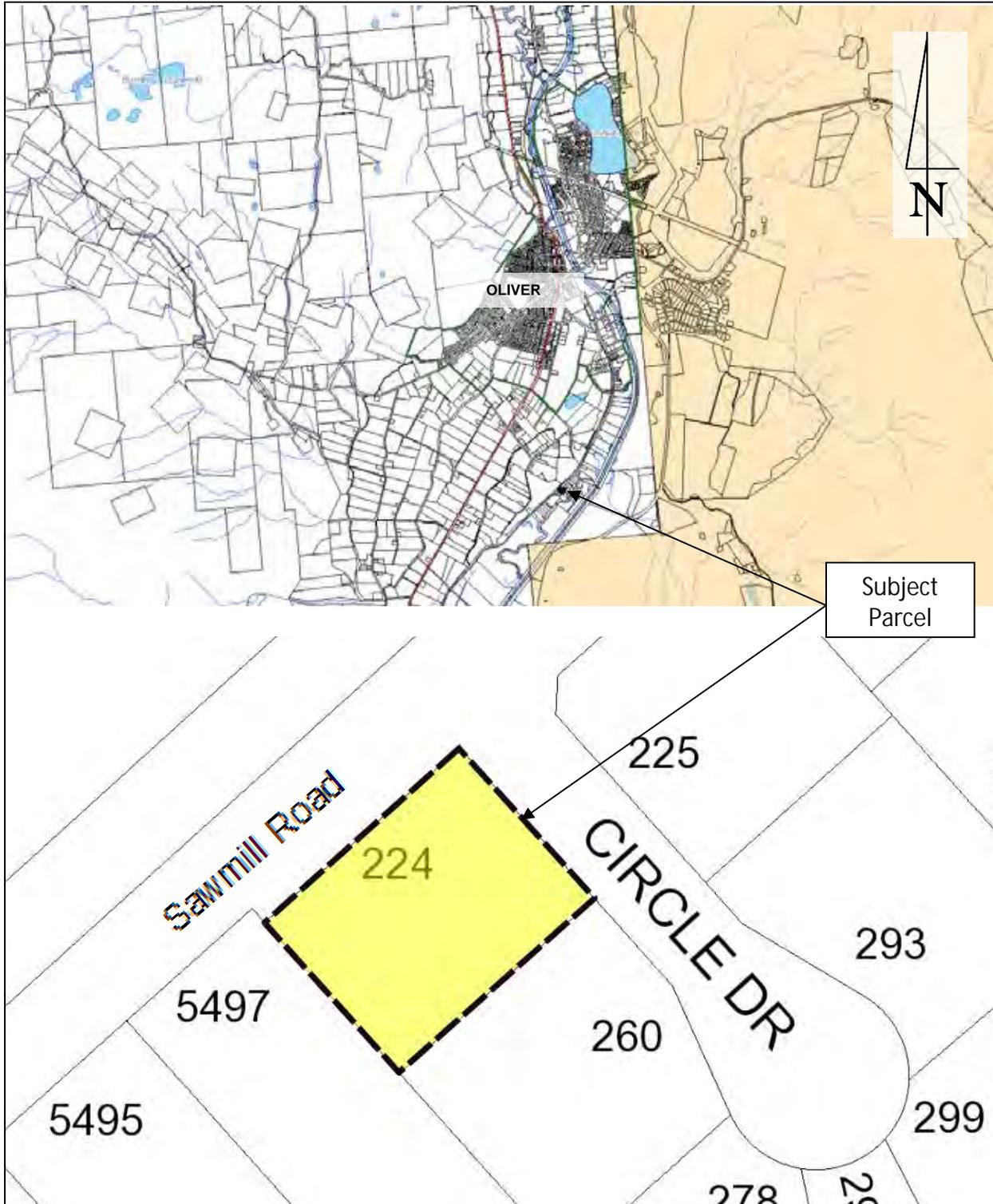
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Development Variance Permit

File No. C2016.069-DVP

Schedule 'A'



Regional District of Okanagan-Similkameen

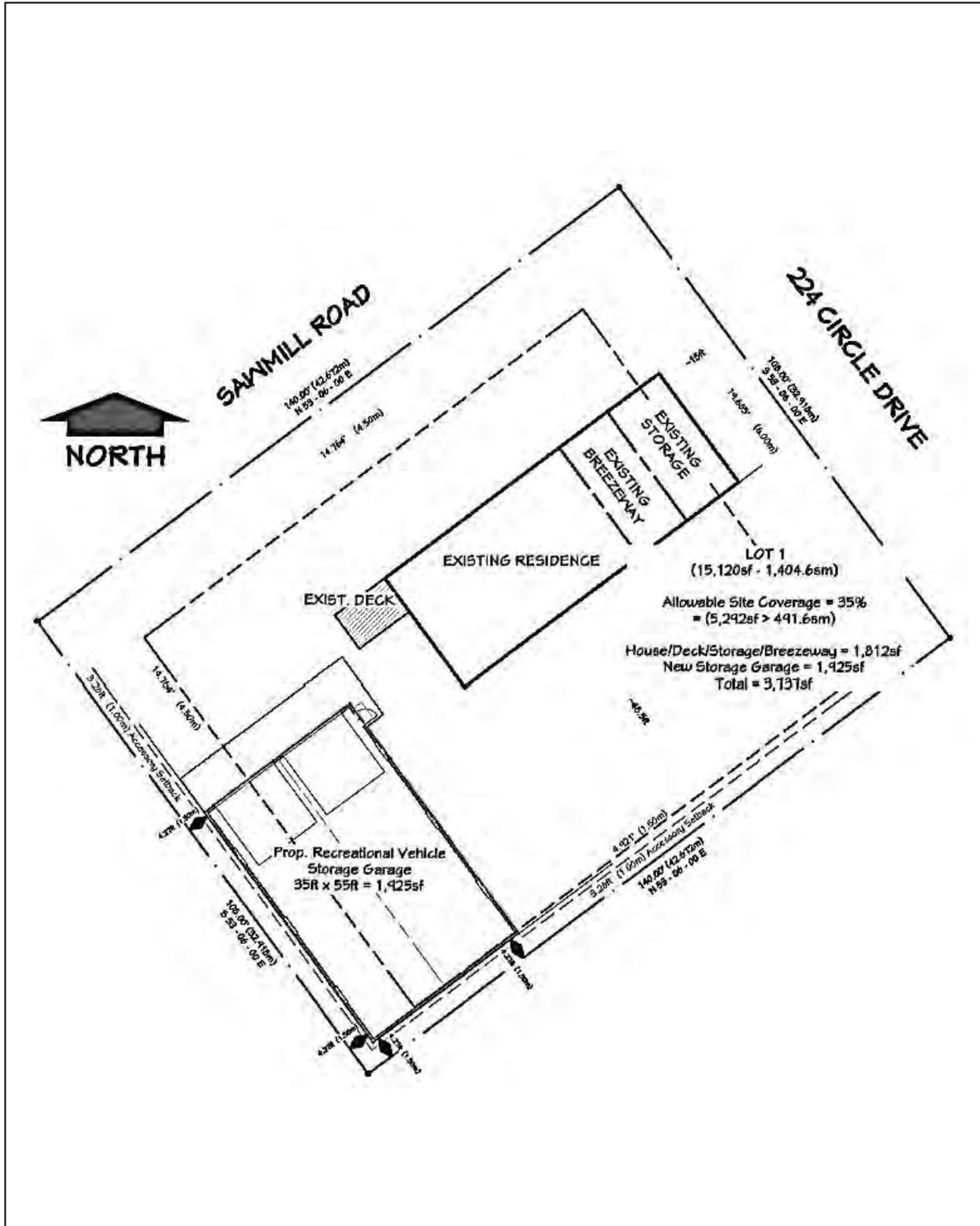
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Development Variance Permit

File No. C2016.069-DVP

Schedule 'B'



Regional District of Okanagan-Similkameen

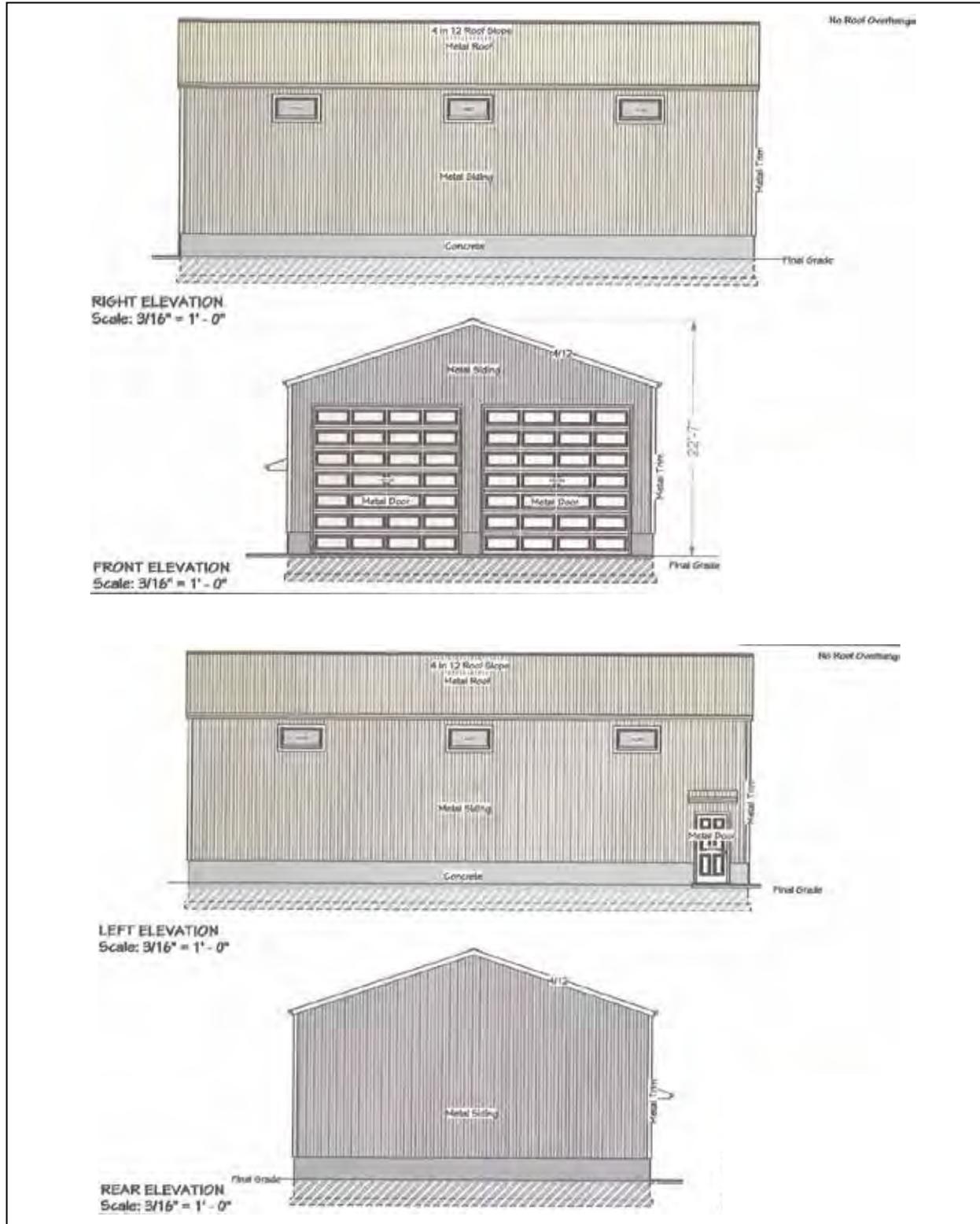
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Development Variance Permit

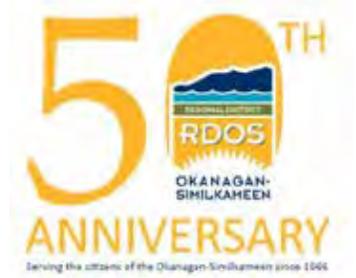
File No. C2016.069-DVP

Schedule 'C'



ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: August 4, 2016
TYPE: Zoning Bylaw Amendment - Electoral Area "C"



Administrative Recommendation:

THAT Bylaw No. 2453.28, 2016, Electoral Area "C" Zoning Amendment Bylaw be adopted.

Purpose: To amend a commercial zone to allow construction of self-storage units.

Owner: Avro Oil Ltd (Terry Feeny) Agent: N/A Folio: C-01138.000

Legal: Lot 4, DL 28s, SDYD, Plan 11959 Civic: 8360 Gallagher Lake Frontage Road

OCP: Commercial (C) Proposed OCP: N/A

Zoning: Neighbourhood Commercial (C3) Proposed Zoning: General Commercial Site Specific (C1s)

Proposal:

This application is seeking to amend a Neighbourhood Commercial zoned property to General Commercial Site Specific in order to permit construction of self-service storage facilities.

Background:

At its meeting of May 17, 2016, the Electoral Area "C" Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the proposed rezoning be approved.

At its meeting of June 19, 2016, the Regional District Board resolved to approve first and second reading of the amendment bylaws and directed that a public hearing be scheduled.

A Public Hearing was held on July 5, 2016, where approximately seven members of the public attended.

All comments received through the public process, including APC minutes are compiled and included as a separate item on the Board Agenda.

At its July 21, 2016 meeting, the Regional District Board gave third reading to the amendment bylaws with two conditions: entering into a landscaping agreement with the RDOS; and written confirmation for approval to connect to community water and sewer. These conditions have been met.

Approval from the Ministry of Transportation and Infrastructure (MoTI) was required as the proposal is situated within 800 metres of a controlled area. Approval was received on July 22, 2016.

Analysis:

Administration feels that the proposed use is suitably located and would not be out of character with the surrounding area uses. Moreover, the proposal is seen to fulfill the policy direction provided by the OCP.

Alternative:

THAT the Board of Directors rescind first, second and third reading of Bylaw No. 2453.28, 2016, and abandon the bylaw.

Respectfully submitted:

ERiechert

E. Riechert, Planner

Endorsed by:



C. Garrish, Planning Supervisor

Endorsed by:

Donna Butler

D. Butler, Development Services Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2453.28, 2016

A Bylaw to amend the Electoral Area "C" Zoning Bylaw No. 2453, 2008

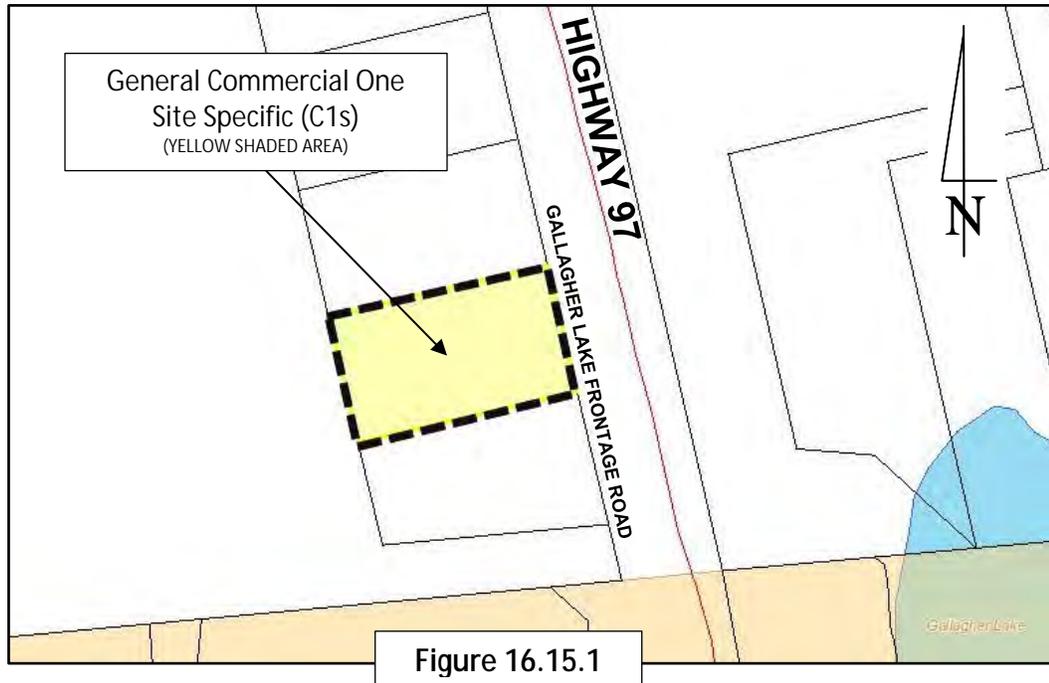
The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the "Electoral Area "C" Zoning Amendment Bylaw No. 2453.28, 2016."
2. The Official Zoning Map, being Schedule '2' of the Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation on the land described as Lot 4, District Lot 28s, SDYD, Plan 11959, and shown shaded yellow on Schedule 'Y', which forms part of this Bylaw, from Neighbourhood Commercial (C3) to General Commercial Site Specific (C1s).
3. The "Electoral Area "C" Zoning Bylaw No. 2453, 2008" is amended by:
 - i) adding a new definition of "indoor self-storage" under Section 4.0 (Definitions) to read as follows:

"indoor self-storage" means a self-contained building or group of buildings containing lockers available for rent for the storage of personal goods;
 - ii) replacing Section 13.1.1(f) (General Commercial Zone) with the following:

indoor self-storage, not to exceed 250m² in gross floor area;
 - iii) replacing Section 16.15.1 under "Site Specific General Commercial (C1s) Provisions" with the following:

1. In the case of land described as Lot 4, Plan 11959, District Lot 28s, SDYD, and shown shaded yellow on Figure 16.15.1:
 - a) despite Section 13.1.1(f), the maximum gross floor area of an indoor self-storage use shall not exceed 1,176.0 m²; and
 - b) despite Section 13.1.5(a)(iii), the minimum setback from an interior side parcel line for an indoor self-storage use shall be 3.5 metres.



READ A FIRST AND SECOND TIME this 16 day of June, 2016.

PUBLIC HEARING held on this 5th day of July, 2016.

READ A THIRD TIME this 21st day of July, 2016.

Approved pursuant to Section 52(3) of the *Transportation Act* this ___ day of _____, 2016.

ADOPTED this _____ day of _____ 2016.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

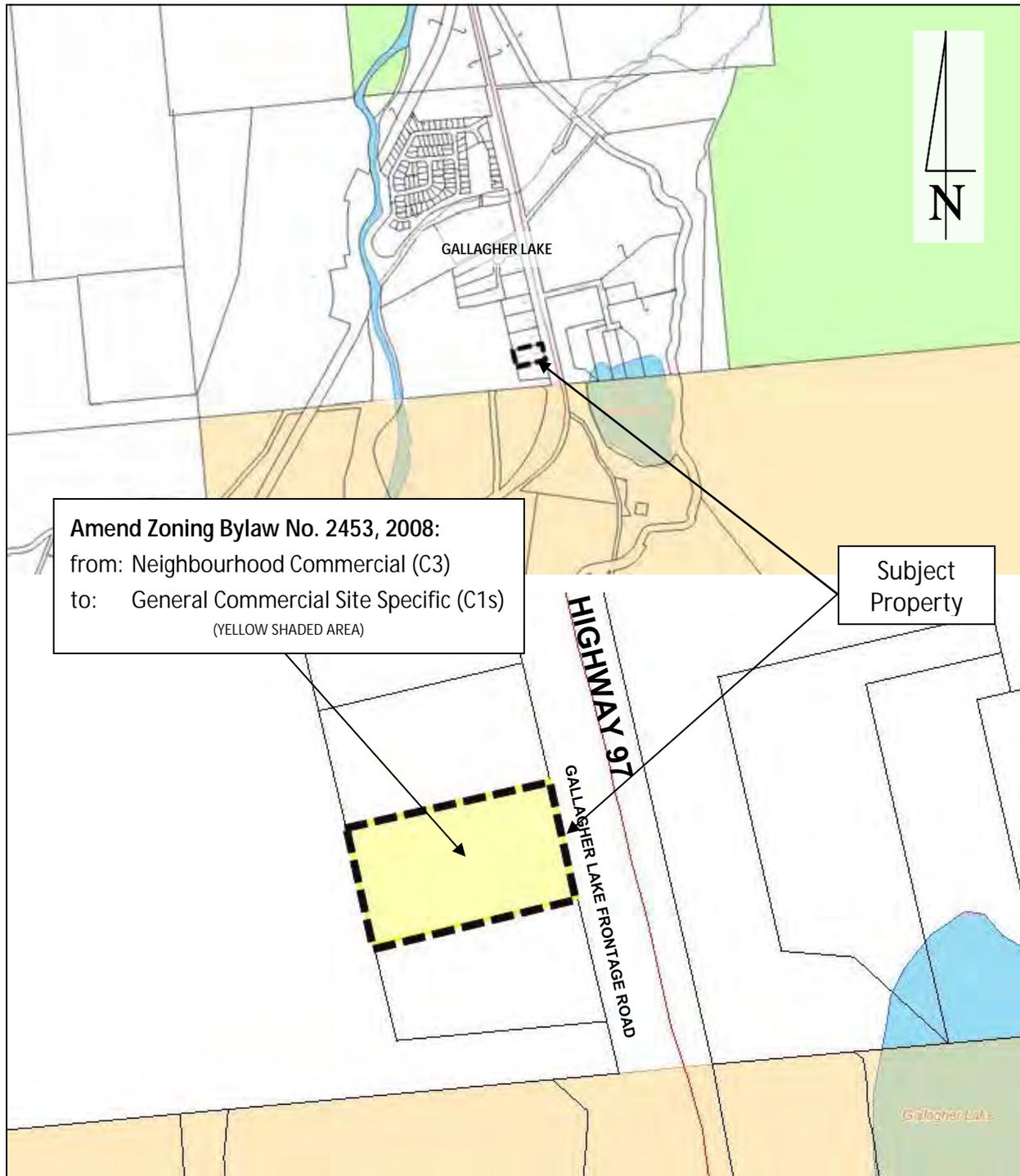
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Amendment Bylaw No. 2453.28, 2016

Project No: C2016.021-ZONE

Schedule 'Y'



ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: August 4, 2016
RE: Zoning Bylaw Amendment – Electoral Area “E”



Administrative Recommendation:

THAT Bylaw No. 2459.20, 2016, Electoral Area “E” Zoning Amendment Bylaw be read a first and second time and proceed to a public hearing;

AND THAT the holding of a public hearing be scheduled for the Regional District Board meeting of August 18, 2016;

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

Purpose: To allow for the development of a new “a new tasting room, sales area, staff offices and primary dwelling, upon removing the existing tasting room/office structure.”

Owner: Heidi Noble Agent: People Plus Space (Heather Shedden) Folio: E-02140.000

Legal: Plan KAP576, Block 21, District Lot 209, SDYD, Except Plan H16696 Civic: 2825 Naramata Rd.

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

Proposal:

This proposal is seeking to amend the current zoning of the subject property in order to allow for the construction of “a new tasting room, sales area, staff offices and primary dwelling, upon removing the existing tasting room/office structure.”

Specifically, the applicant is requesting an Agriculture One Site Specific (AG1s) Zone that will permit an increase to the gross floor area of all buildings associated with the retail, processing, packing and storage of farm products from 600.0 m² to approximately 750.0 m².

The applicant has indicated that this increase is being requested “in order to accommodate the existing and future staff, as well as provide a safe and enjoyable experience for patrons in the new structure ... The proposed building will provide a safe and enjoyable experience for customers and staff ... [and that] the variance proposed is minor in order to increase the sales and operational space required by the winery.”

It is understood that, in order to accommodate this new structure, an existing building which was previously used as a dwelling unit prior to being converted in 2015 to a “wine tasting room and bistro” will be demolished.

Site Context:

The subject property is approximately 2.02 ha in area and is situated on the west side of Naramata Road and is bounded by Aikens Loop to the west and is approximately 2.5 kilometres (km) south of the Naramata Townsite.

The property is seen to be comprised of a former single detached dwelling which was converted to a "wine tasting room and bistro" in 2015, a garage near the Naramata Road frontage and a farm processing/packing facility near the Aikens Loop frontage. The remainder of the property is under agricultural production.

The surrounding pattern of development is generally characterised by agricultural properties (in the Agricultural Land Reserve).

Background:

The subject property was created by a subdivision plan created in 1909, while the development of the dwelling (since converted) on the property predates available Regional District records. Building Permits were, however, issued in relation to expansion of the dwelling in 1973, 1979 and 1985, while repairs to the garage were undertaken in 1999, and the conversion of the dwelling to a wine tasting room and bistro was undertaken in 2015.

Under the Electoral Area "E" Official Community Plan (OCP) Bylaw No. 2458, 2008, the subject property is designated Agriculture (AG) and is zoned Agriculture One (AG1) under the Electoral Area "E" Zoning Bylaw No. 2459, 2008.

Section 7.24 of the Zoning Bylaw states that the gross floor area of all buildings associated with the retail, processing, packing and storage of farm products in an Agricultural zone shall not exceed 600 m². It is understood that the combined floor area of all retail, processing, packing and storage of farm products buildings on the property is currently 572 m².

The property is also situated within the Agricultural Land Reserve (ALR) and possesses a geotechnical hazard classification of "limited or no hazard of slumps and slides" over a majority of the property, with the exception of the frontage to Aikens Loop which is classified as "hazard of slumps and slides".

Referrals:

At its meeting of July 11, 2016, the Electoral Area "E" Advisory Planning Commission (APC) considered this proposal but was unable to form a recommendation to the Regional District Board due to the inability to achieve a quorum on this matter.

A Public Information Meeting was held ahead of the APC meeting on July 11, 2016, and was attended by approximately 10 members of the public. A number of concerns were raised at this meeting, principally in relation to the parking of vehicles by winery patrons on Aikens Loop, which was seen to impeding the movement of agricultural vehicles.

Referral comments on this proposal have been received from the Penticton Indian Band (PIB), Ministry of Forests, Lands and Natural Resource Operations (Archaeology Branch & Ecosystems Section), Fortis, Agricultural Land Commission (ALC) and the Ministry of Transportation and Infrastructure (MoTI) and these are included as a separate item on the Board Agenda.

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required as the proposal is situated beyond 800 metres of a controlled area.

Analysis:

Administration does not generally support the creation of ad hoc or spot zonings where they are divorced from broader strategic land use objectives. In such instances, spot zonings grant privileges to a single parcel which are not granted or extended to other parcels in the vicinity and it is likely that other commercial winery operations in Naramata would benefit from relaxation in the current floor area restrictions.

Administration is aware, however, that the Board has previously supported all applications that have sought to increase the floor area limitations applied to wineries in Electoral Area "E" (as well as in other Electoral Areas).

For this reason, Administration is proposing — through a separate review of the AG Zones and Regs — to remove the 600 m² floor area restriction on the retail sales, processing, packing and storage of farm products and to replace this with a revised maximum parcel coverage allowance of 5% (current provision is for 15%).

If assessed against this new criteria, the proposed winery would result in a total parcel coverage at the subject property of approximately 4%, and a rezoning to allow for this winery would be unnecessary.

Administration notes that an objective of the OCP is "to support a strategy for diversifying and enhancing farm income by creating opportunities for uses secondary to and related to the agricultural use" and to "encourage the agricultural sector's improvement and expansion by pursuing supportive land use policies ..."

The proposed expansion is seen to be consistent with this policy direction as it will support the agricultural use of the property while contributing to the continuing growth of the local agri-tourism industry and is, therefore, supportive of the requested increase in floor area.

With regard to the comments that were received at the Public Information Meeting regarding the issue of on-street parking, the Zoning Bylaw requires the following number of spaces be provided at the subject property:

Use	Ratio	Proposed Floor Area	Spaces Required
Fruit & Vegetable Packing Plants	1 space per 200 m ² of gross floor area	1,114 m ²	6
Winery	1 per 20m ² of retail floor space	100.4 m ²	5
Accessory Dwelling	2 per dwelling	N/A	2
			13

A revised site plan was submitted by the applicant after these comments were received indicating the provision of 12 vehicle parking spaces adjacent the Aikens Loop entrance (NOTE: the access permit granted by MoTI for this use prohibits access from the Naramata Road entrance), with an additional 4 staff parking spaces to the rear of the new building for a total of 16 spaces. At the time of building permit, the parking layout may require adjustment to provide for an adequate loading and outdoor processing area.

Alternatives:

.1 THAT Bylaw No. 2459.20, 2016, Electoral Area "E" Zoning Amendment Bylaw be denied;

OR

.2 THAT Bylaw No. 2459.20, 2016, Electoral Area "E" Zoning Amendment Bylaw be read a first and second time and proceed to public hearing;

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

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

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

Respectfully submitted:



C. Garrish, Planning Supervisor

Endorsed by:



D. Butler, Development Services Manager

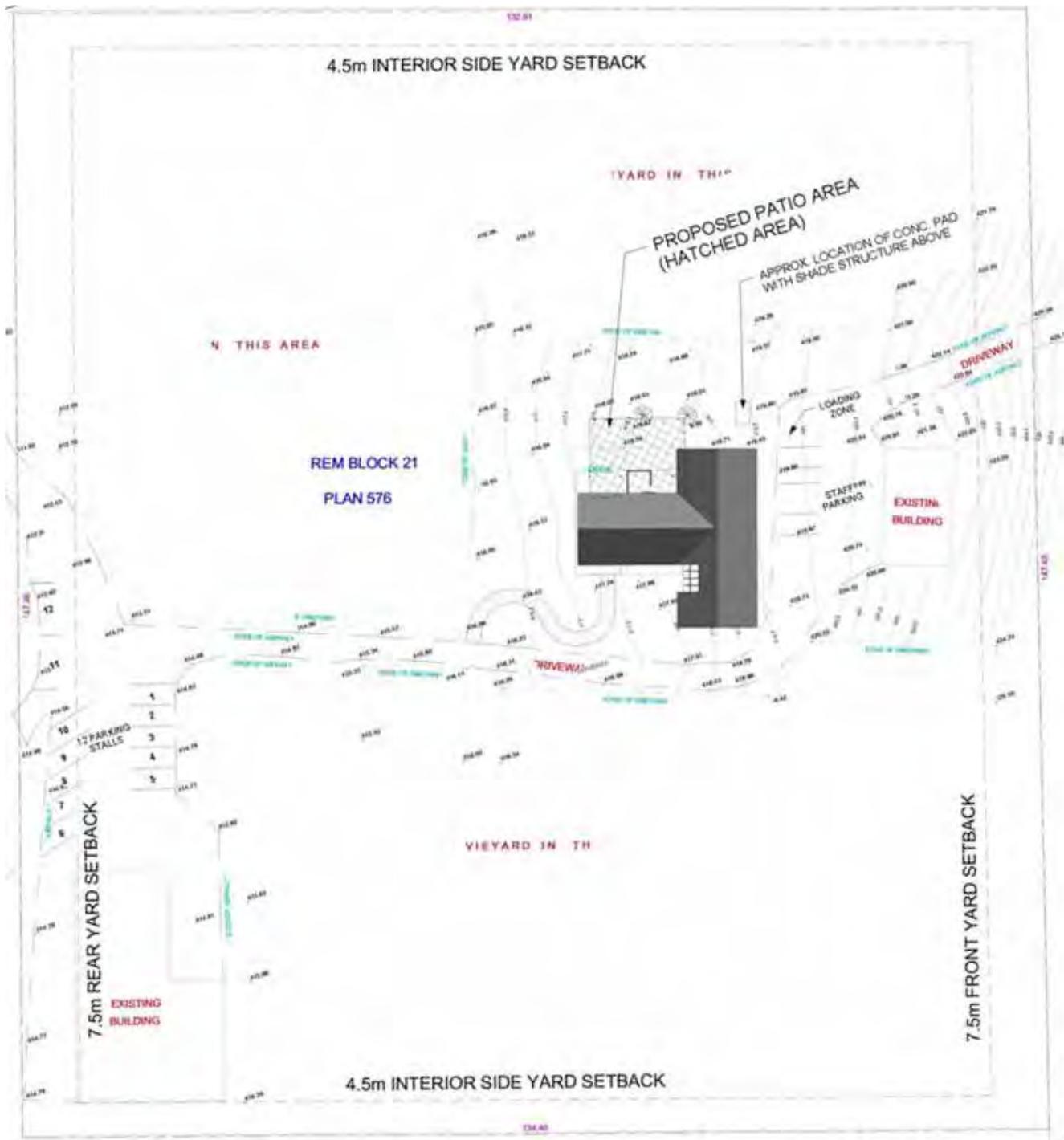
Attachments: No. 1 – Applicant's Site Plan

No. 2 – Applicant's Floor Plan

No. 3 – Applicant's Elevations

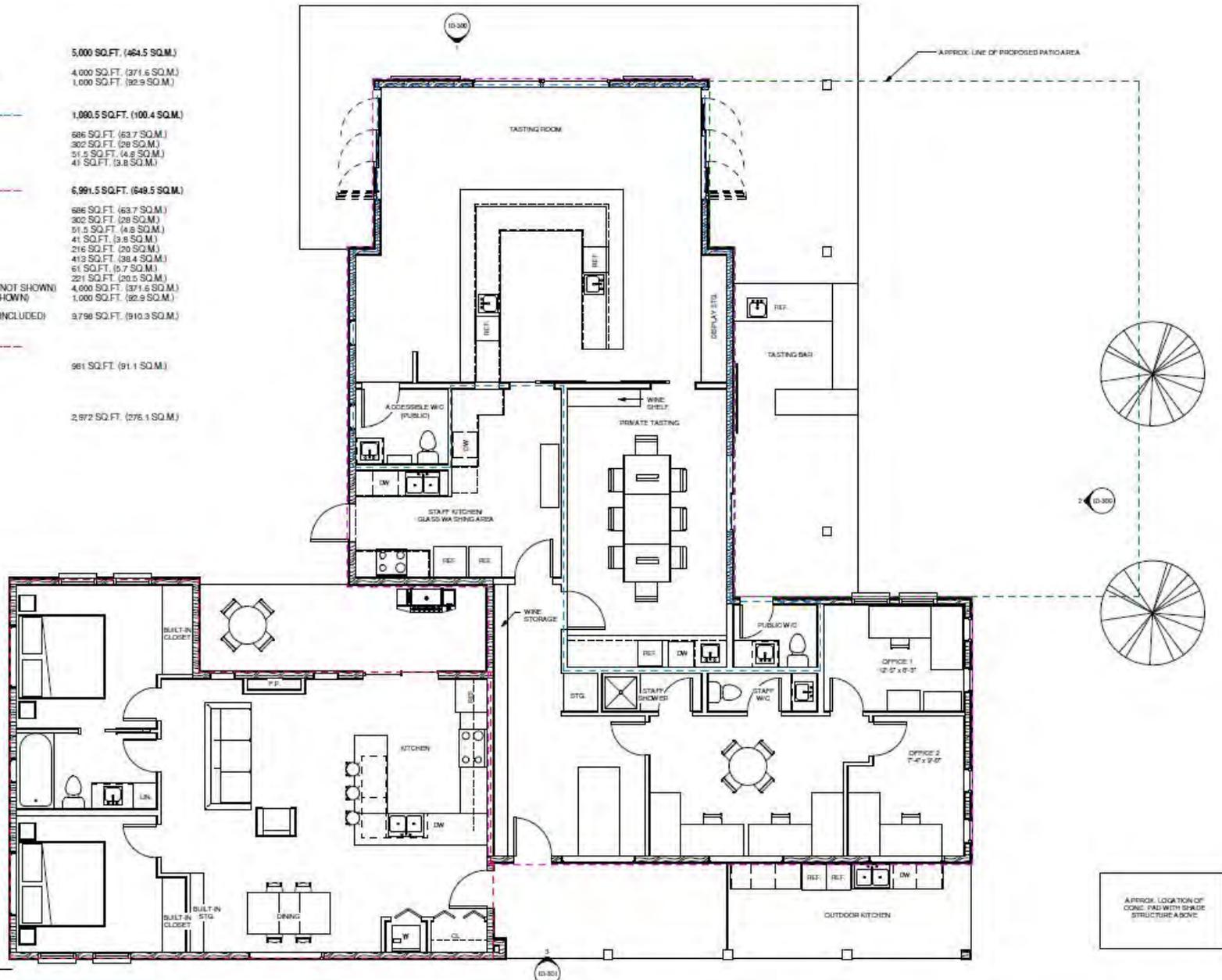
No. 4 – Aerial Photo (2007)

Attachment No. 1 – Applicant's Site Plan



Attachment No. 2 – Applicant's Floor Plan

EXISTING	5,000 SQ.FT. (464.5 SQ.M.)
WINE PRODUCTION FACILITY	4,000 SQ.FT. (371.6 SQ.M.)
CASEGOODS/STORAGE	1,000 SQ.FT. (92.9 SQ.M.)
RETAIL SALES AREA	1,080.5 SQ.FT. (100.4 SQ.M.)
TASTING ROOM	686 SQ.FT. (63.7 SQ.M.)
PRIVATE TASTING	302 SQ.FT. (28 SQ.M.)
ACCESSIBLE PUBLIC W/C	31.5 SQ.FT. (2.9 SQ.M.)
PUBLIC W/C	41 SQ.FT. (3.8 SQ.M.)
WINERY USE	6,991.5 SQ.FT. (649.5 SQ.M.)
TASTING ROOM	686 SQ.FT. (63.7 SQ.M.)
PRIVATE TASTING	302 SQ.FT. (28 SQ.M.)
ACCESSIBLE PUBLIC W/C	31.5 SQ.FT. (2.9 SQ.M.)
PUBLIC W/C	41 SQ.FT. (3.8 SQ.M.)
KITCHEN	216 SQ.FT. (20 SQ.M.)
OFFICES	413 SQ.FT. (38.4 SQ.M.)
STAFF W/C & SHOWER	61 SQ.FT. (5.7 SQ.M.)
ENTRY/STORAGE	221 SQ.FT. (20.5 SQ.M.)
WINE PRODUCTION (EXISTING/NOT SHOWN)	4,000 SQ.FT. (371.6 SQ.M.)
CASEGOODS (EXISTING/NOT SHOWN)	1,000 SQ.FT. (92.9 SQ.M.)
EXTERIOR PATIO/PICNIC (NOT INCLUDED)	3,798 SQ.FT. (351.3 SQ.M.)
RESIDENTIAL AREA	961 SQ.FT. (91.1 SQ.M.)
PRIVATE RESIDENCE	961 SQ.FT. (91.1 SQ.M.)
BUILDING FOOTPRINT	2,972 SQ.FT. (276.1 SQ.M.)
FOOTPRINT AREA:	2,972 SQ.FT. (276.1 SQ.M.)



1 MAIN FLOOR PLAN
1/4" = 1'-0"

Attachment No. 3 – Applicant's Elevations



Attachment No. 4 – Aerial Photo (2007)



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2459.20, 2016

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

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

1. This Bylaw may be cited for all purposes as the "Electoral Area "E" Zoning Amendment Bylaw No. 2459.20, 2016."
2. The Zoning Map, being Schedule '2' of the Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by changing the land use designation on land described as Plan KAP576, Block 21, District Lot 209, SDYD, Except Plan H16696 and shown shaded yellow on Schedule 'Y-1', which forms part of this Bylaw, from Agriculture One (AG1) to Agriculture One Site Specific (AG1s).
3. The Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by:
 - i) adding a new section following 15.2.9 under Section 15.0 (Site Specific Designations) to read as follows:
 - .10 in the case of land described as Plan KAP576, Block 21, District Lot 209, SDYD, Except Plan H16696, and shown shaded yellow on Figure 15.2.10:
 - a) despite Section 7.24, the gross floor area of all buildings associated with the retail, processing, packing and storage of farm products shall not exceed 750.0 m².

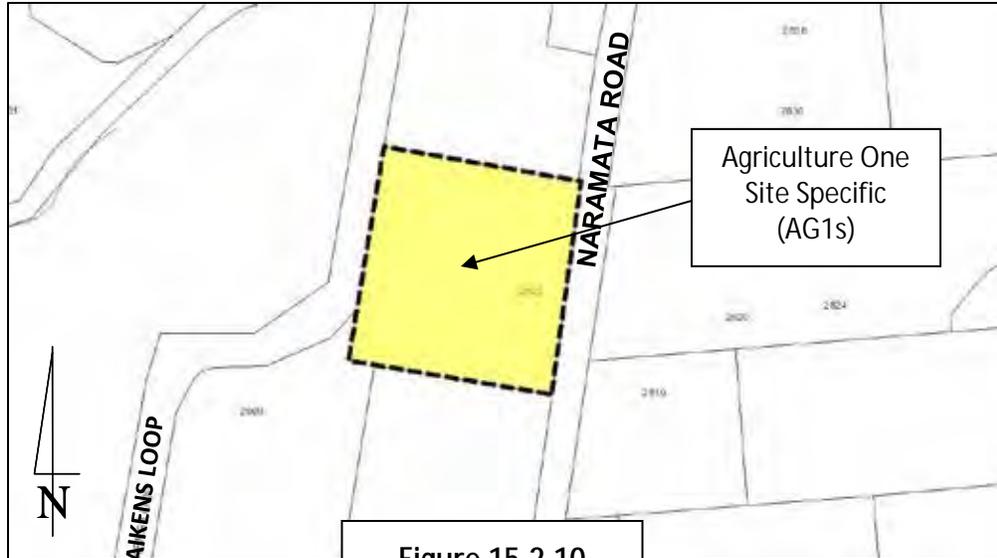


Figure 15.2.10

READ A FIRST AND SECOND TIME this ___ day of _____, 2016.

PUBLIC HEARING held on this ___ day of _____, 2016.

READ A THIRD TIME AND ADOPTED this ___ day of _____, 2016.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

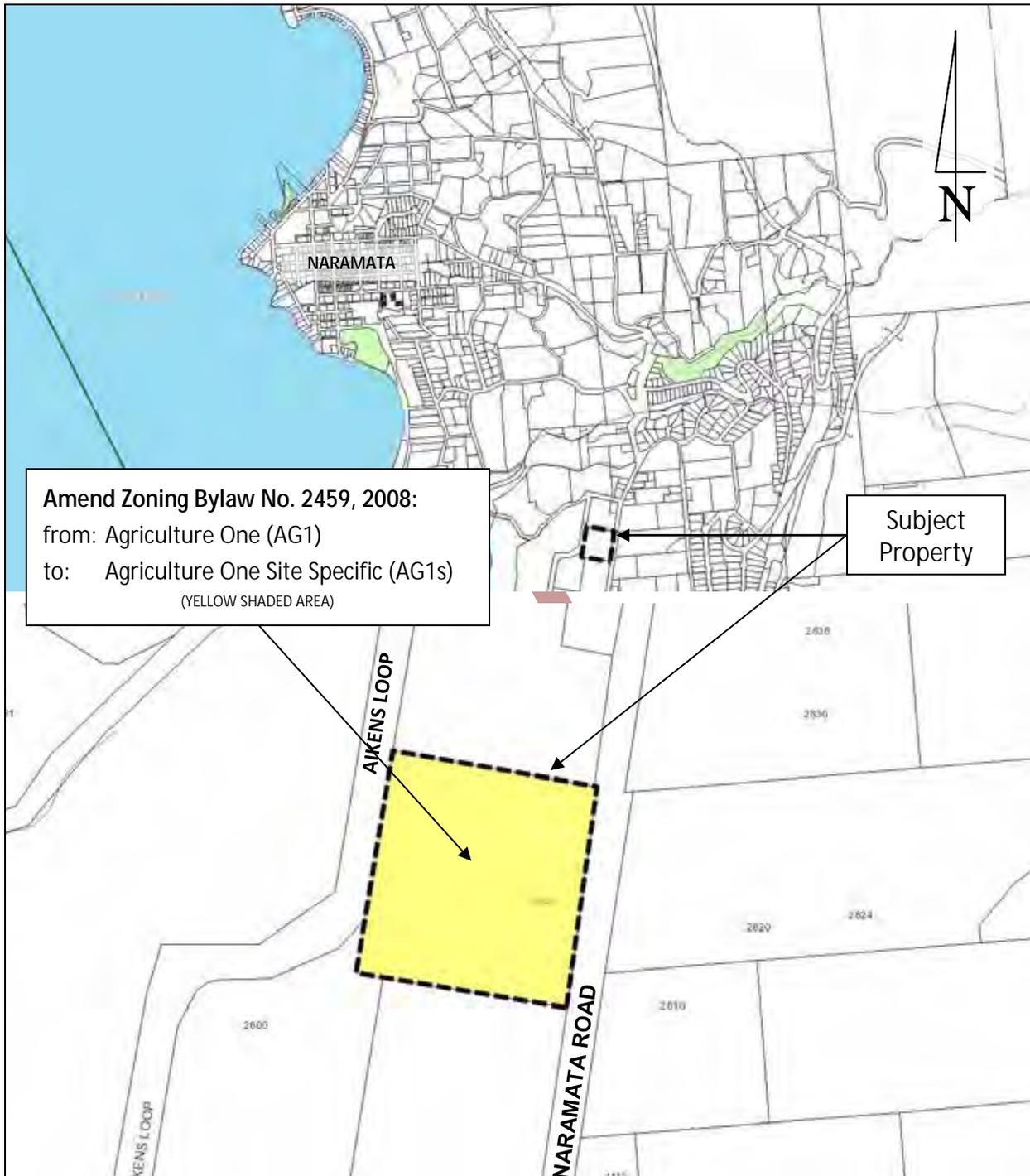
101 Martin St, Penticton, BC V2A 5J9
Tel: (250) 492-0237 Fax (250) 492-0063



Amendment Bylaw No. 2459.20, 2016

Project No: E2016.063-ZONE

Schedule 'Y-1'



Lauri Feindell

Subject: FW: New winery development at 2825 Naramata Road

From: Bitte, Rob TRAN:EX [<mailto:Rob.Bitte@gov.bc.ca>]
Sent: July-11-16 12:38 PM
To: Christopher Garrish
Cc: Robyn Clifford; Keir, Chris TRAN:EX; Wiseman, Jeff TRAN:EX
Subject: RE: New winery development at 2825 Naramata Road
Importance: High

Hi Chris,

Yes there are implications.

BACKGROUND

- Joie Ventures Inc. has received a Commercial Access Permit from the Ministry dated June 10, 2015
- This Permit was issued based on a 39m2 tasting room only AND the access is from Aikens Loop Road and NOT Naramata Road.
- The Permittee is required to provide four parking spaces on-site and no parking allowed on the public road(s).

So if the land use changes from the above, the Permit will become null and void. The applicant will be required to obtain a new access permit based on the approved new land use. Of course with a proposed larger tasting room, additional parking spaces will need to be established on-site only and access/egress will still be from Aikens Loop Road only. The Naramata Road driveway will be used for SFR only and must be gated when not in use- as it currently is.

It is absolutely critical that the landowners prepare and provide for ALL PARKING to be on-site. If they can't produce enough parking on-site, they should not be permitted to increase their tasting room or any other facility that would invite the public to their property. The Motor Vehicle Act is pretty clear about vehicles not being allowed to park on a public road.

I hope that helps

Regards,

ROB BITTE
DISTRICT DEVELOPMENT TECHNICIAN
BC MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
102 INDUSTRIAL PLACE PENTICTON V2A 7C8
T: 250.490.2280| **C:** 250.809.6886| **F:** 250.490.2231

This e-mail is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged information. Any review, dissemination, copying, printing or other use of this e-mail by persons or entities other than the addressee is prohibited. If you have received this e-mail in error, please contact the sender immediately and delete the material from any computer.



Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: July 19, 2016 10:56 AM
To: Planning
Subject: Naramata Rd, 2825 Naramata (E2016.063-ZONE)

With respect to the above noted file,

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

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

In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

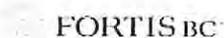
If you have any questions or comments, please contact me at your convenience.

Best Regards,

Steven Danielson,
Contract Land Agent for:

Nicholas Mirsky, B.Comm., AACI, P.App.
Supervisor | Property Services | FortisBC Inc.

2850 Benvoulin Rd
Kelowna, BC V1W 2E3
Office: 250.469.8033
Mobile: 250.718.9398
Fax: 1.866.636.6171
nicholas.mirsky@fortisbc.com



This email was sent to you by FortisBC*. The contact information to reach an authorized representative of FortisBC is 16705 Fraser Highway, Surrey, British Columbia, V4N 0E8, Attention: Communications Department. You can [unsubscribe](#) from receiving further emails from FortisBC or email us at unsubscribe@fortisbc.com

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

This e-mail is the property of FortisBC and may contain confidential material for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. FortisBC does not accept liability for any errors or omissions which arise as a result of e-mail transmission. If you are not the intended recipient, please contact the sender immediately and delete all copies of the message including removal from your hard drive. Thank you.



From: [Collins, Martin J ALC:EX](#)
To: [Christopher Garrish](#)
Subject: Bylaw Referral E2016.063-ZONE
Date: June-28-16 8:32:33 AM

Hi Chris

This is to advise that the ALC has no objection to the proposed bylaw amendment as the winery expansion appears to be consistent with the ALC's regulation.

Regards

Martin Collins
Regional Planner
Agricultural Land Commission
#133 4940 Canada Way
Burnaby, BC, V5G 4K6
martin.collins@gov.bc.ca
604-660-7021



Lauri Feindell

From: Lacey, Cathy M ENV:EX <Cathy.Lacey@gov.bc.ca>
Sent: July 7, 2016 9:55 AM
To: Planning
Cc: Christopher Garrish
Subject: Your file E2016.063-ZONE

Hi,

Grant Furness, Section Head, with the Ecosystems Section of the Ministry of Forest Lands & Natural Resources has reviewed the above noted referral for 2825 Naramata Road, Naramata, B.C. and has "No Comment".

Cathy Lacey
Admin Support
MOE/MFLNRO Penticton



Lauri Feindell

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: July 11, 2016 11:38 AM
To: Planning
Cc: Lauri Feindell
Subject: RE: Bylaw Referral E2016.063-ZONE

Hello Christopher and the Planning Team at RDOS!

Thank you for your referral regarding 2825 Naramata Road, PID 012218171, BK 21 DL 209 SIMILKAMEEN DIVISION YALE DISTRICT PL 576 EXC PL H16696 (File E2016.063-ZONE). According to Provincial records there are no known archaeological sites recorded on the subject property. However, archaeological potential modeling indicates there is the possibility for unknown/unrecorded archaeological sites to exist on the property.

Archaeological sites (both recorded and unrecorded, disturbed and intact) are protected under the *Heritage Conservation Act* and must not be altered or damaged without a permit from the Archaeology Branch.

Prior to any land alterations (*e.g.*, addition to home, property redevelopment, extensive landscaping, service installation), an Eligible Consulting Archaeologist should be contacted to review the proposed activities and, where warranted, conduct a walk over and/or detailed study of the property to determine whether the work may impact protected archaeological materials. An Eligible Consulting Archaeologist is one who is able to hold a Provincial heritage permit that allows them to conduct archaeological studies. Ask an archaeologist if he or she can hold a permit, and contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists can be contacted through the BC Association of Professional Archaeologists (www.bcapa.ca) or through local directories.

If the archaeologist determines that development activities will not impact any archaeological deposits, then a permit is not required. Occupying an existing dwelling or building without any land alterations does not require archaeological study or permitting.

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

If any land-altering development is planned and proponents choose not to contact an archaeologist prior to development, owners and operators should be notified that if an archaeological site is encountered during development, activities **must** be halted and the Archaeology Branch contacted at 250-953-3334 for direction. If an archaeological site is encountered during development and the appropriate permits are not in place, proponents will be in contravention of the *Heritage Conservation Act* and likely experience development delays while the appropriate permits are obtained.

Please review the screenshot of the property below (outlined in yellow). The area in which this property is located has high potential for unknown/unrecorded archaeological materials.

If this does not represent the property listed in your referral, please contact me.

Kind regards,

Diana





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

Archaeology Branch | Ministry of Forests, Lands and Natural Resource Operations
Unit 3 - 1250 Quadra St, Victoria BC V8W 2K7 | PO Box 9816 Stn Prov Govt, Victoria BC V8W 9W3
Phone: 250-953-3343 | Fax: 250-953-3340 | Website: <http://www.for.gov.bc.ca/archaeology/>

From: Lauri Feindell [mailto:lfeindell@rdos.bc.ca]

Sent: Monday, June 27, 2016 6:08 PM

To: HBE@interiorhealth.ca; Cooper, Diana FLNR:EX; fbclands@fortisbc.com; Referral Apps REG8 FLNR:EX; Collins, Martin J ALC:EX; anne.skinner@gov.bc.ca; onareception@sylix.org; PIB Referrals (referrals@pib.ca)

Cc: Christopher Garrish

Subject: Bylaw Referral E2016.063-ZONE

Re: Bylaw amendment 2459.20

Project No.: E2016.063-ZONE

Address: 2825 Naramata Road

Please find attached a bylaw referral along with supporting documentation for a bylaw amendment. Please forward any comments/concerns you may have to planning@rdos.bc.ca. If you have any questions, please do not hesitate to contact Chris Garrish, cgarrish@rdos.bc.ca.

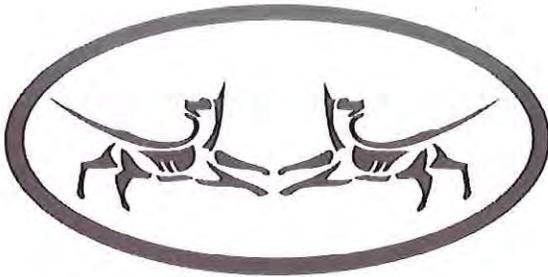
Kind Regards,

Lauri



Lauri Feindell • Planning Administrative Assistant
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250.490.4107 • tf. 1.877.610.3737 • f. 250.492.0063
www.rdos.bc.ca • lfeindell@rdos.bc.ca

This Communication is intended for the use of the recipient to which it is addressed, and may contain confidential, personal and/or privileged information. Please contact the sender immediately if you are not the intended recipient of this communication and do not copy, distribute or take action relying on it. Any communication received in error, or subsequent reply, should be deleted or destroyed.



Penticton Indian Band

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

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

June-28-16

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

RTS #: 1784

Referral ID: 2016-06-27 ZON 1784

Reference #: BL2459.20 E2016.063-ZONE

Referral Date: June-27-16

Summary: Construction of "a new tasting room, sales area, staff offices and primary dwelling, upon removing the existing tasting room/office structure." 2825 Naramata Road, Naramata.

Attention: Christopher Garrish

The Penticton Indian Band acknowledges receipt of your referral dated June-27-16. The PIB has insufficient information to begin review of your referral. Please provide the information indicated below.

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

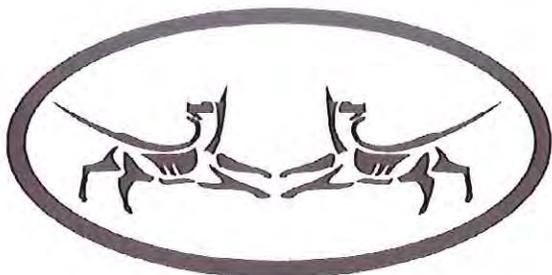
- KMZ file for area of interest
 - Shape files of are of interest
 - Proponent contact info
- Please provide : name, phone, email, address

Without this information, we cannot make an informed decision and we would have no other alternative but to reject the proposed activity/development. We look forward to your response.

If you require further information or clarification, please do not hesitate to contact me.

Limlɛmt,

Lavonda Nelson
Data Management Clerk



Penticton Indian Band

Natural resource Department
R.R. #2, Site 80, Comp.19
Penticton, B.C. CAN
V2A 6J7

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

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

June-28-16

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

Referral ID: 2016-06-27 ZON 1784

RTS #: 1784

Date: June-27-16

Reference #: BL2459.20 E2016.063-ZONE

Summary: Construction of "a new tasting room, sales area, staff offices and primary dwelling, upon removing the existing tasting room/office structure." 2825 Naramata Road, Naramata.

Attention: Christopher Garrish

RE: Request for a 60 (sixty) day extension

Thank you for the above application that was received on June-28-16. This letter is to inform you that due to current levels of internal capacity, we are unable to review your referral in your proposed timeline. With additional time, Penticton Indian Band will be able to ensure that an informed review process will occur. We are setting the new timeline to be 60 days from the existing timeline.

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

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

I appreciate your co-operation.

Limlæmt,

Lavonda Nelson
Data Management Clerk



Penticton Indian Band

Natural Resource Department
 R.R. #2, Site 80, Comp. 19
 Penticton, B.C. CAN
 V2A 6J7

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

June-28-16

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

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

Referral ID: 2016-06-27 ZON 1784

RTS #: 1784

Date: June-27-16

Reference #: BL2459.20 E2016.063-ZONE

Summary: Construction of "a new tasting room, sales area, staff offices and primary dwelling, upon removing the existing tasting room/office structure." 2825 Naramata Road, Naramata.

ATTENTION: Christopher Garrish

We are in receipt of the above referral. The proposed activity is located within Okanagan Nation Territory and the PIB Area of Responsibility. All lands and resources within the vicinity of this referral are subject to our unextinguished Aboriginal Title and Rights.

The Supreme Court of Canada in the *Tsilhqot'in* case has confirmed that the province and Canada have been applying an incorrect and impoverished view of Aboriginal Title, and that Aboriginal Title includes the exclusive right of Indigenous People to manage the land and resources as well as the right to benefit economically from the land and resources. The Court therefore concluded that when the Crown allocates resources on Aboriginal title lands without the Indigenous peoples' consent, it commits a serious infringement of constitutionally protected rights that will be difficult to justify.

Penticton Indian Band has specific referral processing requirements for both government and proponents which are integral to the exercise of our Rights to manage our lands and resources and to ensuring that the Crown can meet its duty to consult and accommodate our Rights, including our Aboriginal Title and management Rights. There is a cost associated with PIB referral processing and engagement. In accordance with PIB policy, proponents are required to pay a processing fee for each referral. This fee is as follows:

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

¹The area over which PIB asserts Aboriginal Rights and Title under Section 35 of the Constitution Act, 1982

INVOICE AMOUNT FOR PRELIMINARY OFFICE REVIEW \$500.00

Please make cheque payable to Penticton Indian Band. re: P.C.132 RTS #1784

This fee must be paid within 30 days. Proper consultation and consideration of potential impacts cannot occur without the appropriate resources therefore it is only with payment that proper consultation can begin and the proposed activity/development can be fully reviewed.

Upon receipt of the processing fee, we will commence our review. You may then expect to receive a letter from us notifying you of the results of our review of potential impacts of the project within 30 to 90 days.

If the proposed activity requires a more in-depth review, Penticton Indian Band will notify the proponent and all parties will negotiate a memorandum of agreement regarding a process for review of the proposed activity.

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

If you require further information or clarification, please do not hesitate to contact me.

lmlømt,

Lavonda Nelson
Data Management Clerk

¹The area over which PIB asserts Aboriginal Rights and Title under Section 35 of the Constitution Act, 1982



Minutes

Electoral Area 'E' Advisory Planning Commission

Meeting of Monday, July 11th, 2016

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

Present:

Members: Bruce Clough (Chair, Electoral Area "E" APC), Heather Fleck, Phil Janzen, Judi Harvey, Tom Hoenisch

Absent: David Kopp (Vice Chair), Don Mancell, Tim Forty

Staff: Donna Butler (Development Services Manager, RDOS)

Guests: Mary Simonin, Justin Skidmore, Noelle Starzynski, Mary Jane Szel, Kalman Szel, Robert Van Westen, Jake Van Westen Sr., Karla Kozakevich (Area 'E' Director)

Recording Secretary: Heather Lemieux (Recording Secretary) via transcription

Delegates: Heidi Noble (Joie Farm Winery), Chase Tracy (Richie Custom Homes), Nicholas Hill (Richie Custom Homes)

1. ADOPTION OF AGENDA

The meeting was called to order at 7:38 p.m. Quorum Present.

MOTION

It was Moved and Seconded that the Agenda be adopted.

CARRIED (UNANIMOUSLY)

2. DELEGATIONS

2.1 Noble, Heidi for Zoning Bylaw Amendment Application Agent: People Plus Space (Shedden, Heather) E02140.000 / E2016.063-ZONE

Heather Fleck, APC member, recused herself as meeting participant at 7:41 p.m. to passively observe from the audience. Quorum not maintained.

Heidi Noble addressed guests and APC members regarding the rezoning application AG1 to the site specific AG1s. Discussed proposed bylaw amendments, detailed planning and project timelines.

Roundtable discussion held in regards to the application. Concerns heard about the parking, vehicle accessibility and the role of the Ministry of Transportation.

3. DEVELOPMENT APPLICATIONS

- 3.1 E02140.000 (E2016.063-ZONE) - Zoning Bylaw Amendment Application Administrative Report written by Christopher Garrish, Planning Supervisor & presented in his absence by Donna Butler (Development Services Manager, RDOS).

No Motion was made due to unmaintained Quorum, but Karla Kozakevich (Area 'E' Director) & Donna Butler (Development Services Manager, RDOS) gained insight into matters regarding the application.

Heather Fleck, APC member, rejoined commission as active participant at 8:18 p.m. restoring Quorum for remaining matters.

Departure of all public guests at 8:19 p.m., except Justin Skidmore & Heidi Noble who left at 8:30 p.m.

4. OTHER

4.1 X2016.057-ZONE

Review of Zoning Bylaw Regulations - Modular and Mobile Homes Administrative Report submitted by Christopher Garrish, Planning Supervisor

Delegate: Christopher Garrish (Planning Supervisor) not present. Donna Butler (Development Services Manager, RDOS) present.

Donna Butler (Development Services Manager, RDOS) presented details of the review. Discussed definitions, current bylaws and zoning for mobile vs. modular (manufactured) homes.

The APC then considered the following questions before making their recommendation to the Board regarding the proposed changes to the Electoral Area Zoning Bylaws:

4.1.1 Should modular homes be permitted as a form of "single detached dwelling" in all zones?

Yes, subject to same limitations as in any normal home dwelling.

4.1.2 Should modular homes be permitted as an allowable form of "accessory dwelling" in all zones?

Yes, subject to same limitations as in any normal home dwelling.

4.1.3 Should mobile homes be permitted as an allowable form of principal dwelling unit in the RA, LH and AG zones?

ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: August 4, 2016
RE: Zoning Amendment Bylaw – Electoral Area “A”, “C”, “D”, “E”, “F” & “H”
Modular and Mobile Homes



Administrative Recommendation:

THAT Bylaw No. 2743, 2016, Regional District of Okanagan-Similkameen Modular and Mobile Home Amendment Bylaw be read a first and second time and proceed to a public hearing;

AND THAT the holding of a public hearing be scheduled for the Regional District Board meeting of September 1, 2016;

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

Purpose:

This proposal relates to a number of textual changes proposed for the Electoral Area Zoning Bylaws that will allow for modular homes (A277) and mobile homes (Z240) in a broader range of zones.

Zoning Issue:

The Regional District has historically attempted to exclude mobile homes from being placed in certain zones by either:

- not listing “manufactured home” as a permitted use in the zone;
- requiring minimum building widths of 5.0 metres for “single detached dwellings”; or
- requiring a minimum width-to-length ratio (i.e. 1:4 or 1:5) for “single detached dwellings”.

Of concern, these regulations have not been applied consistently across Electoral Areas or zones (see Attachment No. 3), they may not be enforceable (i.e. ratio requirement might not achieve the desired outcome), and the definition of “manufactured home” is not consistent across Electoral Areas.

Background:

At its meeting of June 2, 2016, the Planning and Development (P&D) Committee considered a report outlining the current zoning issues governing the placement of mobile and modular homes within the Regional District and resolved to direct staff to prepare an amendment to the Electoral Area Zoning Bylaws.

Staff subsequently referred a draft amendment bylaw to external agencies for comment and scheduled the proposed changes for consideration by the Electoral Area Advisory Planning Commissions (APCs).

At its meeting of July 21, 2016, the P&D Committee considered a report outlining the results of the consultation process and directed staff to initiate Amendment Bylaw 2743.

Referrals:

The proposed textual amendments were considered by the Electoral Area Advisory Planning Commissions (APCs) at their various meetings throughout June and July of 2016. The minutes of these meetings are included as a separate item on the Board Agenda.

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

Approval from the Ministry of Transportation and Infrastructure (MoTI) is required as the proposed textual amendment will apply to land is situated within 800 metres of a controlled area (i.e. Highways 3 and 97).

Analysis:

Administration is concerned that the Regional District's zoning bylaws have not kept pace with changes occurring in the manufactured home industry or with the zoning regulations implemented by member municipalities as they pertain to modular homes, and supports an update of the regulations to allow for modular and mobiles in a greater number of zones.

To this end, it is proposed that "modular homes" be permitted in all zones which allow for "single detached dwellings" by amending the definition of "single detached dwelling" to include a reference to "modular homes". This change would similarly allow for "modular homes" to become a permitted form "accessory dwelling" unit in all zones in which this use is currently permitted.

Administration is also proposing that "mobile homes" become a permitted form of principal and accessory dwelling unit in larger Rural Zones (i.e. those which generally require a minimum parcel size for subdivision of 4.0 hectares). To achieve this, it is proposed to list "mobile home" as a permitted principal and accessory dwelling type in the Resource Area (RA), Large Holdings (LH) and Agriculture (AG) zones.

It is recognised that the proposal to allow mobile homes in the RA, LH and AG Zones was not fully supported by all of the Electoral Area APCs (i.e. Electoral Area "F"). Nevertheless, Administration considers this to be an issue of equality and one that should be applied consistently across the Regional District.

Finally, it is proposed to introduce a consistent building width requirement of "5.0 metres, as originally designed and constructed" in the Small Holdings and Low Density Residential Zones.

Alternative:

THAT Bylaw No. 2743, 2016, Regional District of Okanagan-Similkameen Modular and Mobile Home Amendment Bylaw, be denied.

Respectfully submitted:

C. Garrish, Planning Supervisor

Endorsed by:

D. Butler, Development Services Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2743, 2016

**A Bylaw to amend the Electoral Areas "A", "C", "D-1", "D-2", "E", "F" and "H"
Regional District of Okanagan-Similkameen Zoning Bylaws**

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

1. This Bylaw may be cited for all purposes as the "Regional District of Okanagan-Similkameen Modular and Mobile Home Amendment Bylaw No. 2743, 2016."

Electoral Area "A"

2. The "Electoral Area "A" Zoning Bylaw No. 2451, 2008" is amended by:
 - i) replacing the definition of "accessory dwelling" under Section 4.0 (Definitions) with the following:

"accessory dwelling" means a single detached dwelling or other detached dwelling which is permitted as an accessory use in conjunction with a principal use. The accessory dwelling is a complete living unit and indicates a private kitchen and bath;
 - ii) replacing the definition of "habitable area" under Section 4.0 (Definitions) with the following:

"habitable area" means, for the purpose of the flood construction level provisions of this Bylaw, any space or room within a building or structure, including a manufactured home or unit, which is used or is capable of being used for human occupancy or industrial, business or commercial use, or storage of goods, including equipment (and furnaces), which is susceptible to damage by floodwater;

- iii) adding the definition of “manufactured home” under Section 4.0 (Definitions) to read as follows:

“**manufactured home**” means a “mobile home” or “modular home” normally built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than that of its manufacture, but does not include travel trailers, recreational vehicles, park model recreational vehicles or campers;

- iv) adding the definition of “manufactured home park” under Section 4.0 (Definitions) to read as follows:

“**manufactured home park**” means any parcel of land, upon which three (3) or more manufactured homes or single detached dwellings are located on individual manufactured home sites that are occupied exclusively for residential purposes on a rental basis. Includes all buildings and structures used or intended to be used as part of such manufactured home park;

- v) adding the definition of “manufactured home space” under Section 4.0 (Definitions) to read as follows:

“**manufactured home space**” means an area of land for the installation of one manufactured home with permissible additions and situated within a manufactured home park;

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

“**mobile home**” means a manufactured home which is certified as being constructed to the Canadian Standards Association Z240 Mobile Home Series Standard;

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

“**modular home**” means a manufactured home which is certified as being constructed to the Canadian Standards Association A277 Standard;

- viii) replacing the definition of “single detached dwelling” under Section 4.0 (Definitions) to read as follows:

“**single detached dwelling**” means a detached building used for residential use of one family and consisting of one dwelling unit and a secondary suite if

permitted in the applicable zone. May include a “modular home” but does not include a “mobile home”.

ix) replacing Section 7.11 (Accessory Dwellings) with the following:

7.11 Accessory Dwellings

The following regulations apply to accessory dwellings where permitted as a use in this Bylaw:

- .1 No accessory dwellings shall have a floor area greater than 70.0 m², except for:
 - i) one (1) accessory dwelling unit which may have a floor area not greater than 140.0 m²; and
 - ii) accessory dwellings located in the Commercial and Industrial zones.
- .2 Accessory dwellings shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings located in the Commercial and Industrial zones; and
- .3 In the Commercial and Industrial zones, accessory dwellings shall:
 - i) be located at the rear of a building on the ground floor, or above the first storey; and
 - ii) have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.

x) replacing section 10.1.1(e) under Section 10.1 (Resource Area Zone) with the following:

- e) single detached dwelling or mobile home;

xi) replacing section 10.1.1(l) under Section 10.1 (Resource Area Zone) with the following:

- l) accessory dwelling or mobile home, subject to Section 7.11;

xii) replacing section 10.1.5(a) under Section 10.1 (Resource Area Zone) with the following:

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Parcel Size	Maximum Number of	Maximum Number of
-------------	-------------------	-------------------

	Accessory Dwellings or Mobile Homes	Principal Dwellings
Less than 3.5 ha	0	1
3.5 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	2	1
12.0 ha to 15.9 ha	3	1
16.0 ha or greater	4	1
8.0 ha or greater	0	2

xiii) replacing section 10.2.1(h) under Section 10.2 (Agriculture One Zone) with the following:

h) single detached dwelling or mobile home;

xiv) replacing section 10.2.1(i) under Section 10.2 (Agriculture One Zone) with the following:

i) accessory dwelling or mobile home, subject to Section 7.11;

xv) replacing section 10.2.5 under Section 10.2 (Agriculture One Zone) with the following:

10.2.5 Maximum Number of Dwellings Permitted Per Parcel:

a) the number of principal dwellings and the number of accessory dwellings, mobile homes and temporary farm worker housing permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPLE DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM NUMBER OF TEMPORARY FARM WORKER HOUSING	MAXIMUM FLOOR AREA OF ACCESSORY DWELLINGS AND TEMPORARY FARM WORKER HOUSING PER PARCEL
Less than 3.5 ha	1	0	0	0
3.5 ha to 7.9 ha	1	1	1	140 m ²
8.0 ha to 11.9 ha	1	2	1	210 m ²
12.0 ha to 15.9 ha	1	3	1	280 m ²
Greater than 16.0 ha	1	4	1	350 m ²
Greater than 8.0 ha	2	0	0	0

b) one (1) secondary suite.

- c) despite Section 10.2.5(a), for parcels situated within the Agricultural Land Reserve, all dwellings in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as “farm” under the *Assessment Act*.
 - d) despite Section 10.2.5(a), for parcels between 3.5 ha to 7.9 ha, only one (1) accessory dwelling or mobile home, or one (1) temporary farm worker housing shall be permitted.
- xvi) replacing section 10.3.1(g) under Section 10.3 (Agriculture Two Zone) with the following:
- g) single detached dwelling or mobile home;
- xvii) replacing section 10.3.1(h) under Section 10.3 (Agriculture Two Zone) with the following:
- h) accessory dwelling or mobile home, subject to Section 7.11;
- xviii) replacing section 10.3.5 under Section 10.3 (Agriculture Two Zone) with the following:

10.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings, mobile homes and temporary farm worker housing permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPLE DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM NUMBER OF TEMPORARY FARM WORKER HOUSING	MAXIMUM FLOOR AREA OF ACCESSORY DWELLINGS AND TEMPORARY FARM WORKER HOUSING PER PARCEL
Less than 3.5 ha	1	0	0	0
3.5 ha to 7.9 ha	1	1	1	140 m ²
8.0 ha to 11.9 ha	1	2	1	210 m ²
12.0 ha to 15.9 ha	1	3	1	280 m ²
Greater than 16.0 ha	1	4	1	350 m ²
Greater than 8.0 ha	2	0	0	0

- b) one (1) secondary suite.
- c) despite Section 10.2.5(a), for parcels situated within the Agricultural Land Reserve, all dwellings in excess of one (1) must be used only for the accommodation of persons engaged in

farming on parcels classified as “farm” under the *Assessment Act*.

- d) despite Section 10.2.5(a), for parcels between 3.5 ha to 7.9 ha, only one (1) accessory dwelling or mobile home, or one (1) temporary farm worker housing shall be permitted.
- xix) replacing section 10.4.1(f) under Section 10.4 (Large Holdings Zone) with the following:
 - f) single detached dwelling or mobile home;
- xx) replacing section 10.4.1(g) under Section 10.4 (Large Holdings Zone) with the following:
 - g) accessory dwelling or mobile home, subject to Section 7.11;
- xxi) replacing section 10.4.5(a) under Section 10.4 (Large Holdings Zone) with the following:
 - a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPLE DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS OR MOBILE HOMES
Less than 3.5 ha	1	0
3.5 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	1	2
12.0 ha to 15.9 ha	1	3
Greater than 16.0 ha	1	4
Greater than 8.0 ha	2	0

- xxii) adding a new Section 10.5.9 under Section 10.6 (Small Holdings Two Zone) with the following:

10.5.9 Minimum Building Width:

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

- xxiii) adding a new Section 10.6.9 under Section 10.6 (Small Holdings Three Zone) with the following:

10.6.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.
- xxiv) replacing Section 10.7.9 under Section 10.7 (Small Holdings Four Zone) with the following:
- 10.7.9 Minimum Building Width:**
- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.
- xxv) replacing Section 11.1.9 under Section 11.1 (Residential Single Family One Zone) with the following:
- 11.1.9 Minimum Building Width:**
- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.
- xxvi) replacing Section 11.2.9 under Section 11.2 (Residential Two Family (Duplex) Zone) with the following:
- 11.2.9 Minimum Building Width:**
- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.
- xxvii) replacing Section 12.1.11 under Section 12.1 (Residential Multiple Family Zone) with the following:
- 12.1.11 Minimum Building Width:**
- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.
- xxviii) deleting Section 13.1.8 under Section 13.1 (General Commercial Zone).
- xxix) deleting Section 13.2.9 under Section 13.2 (Tourist Commercial One Zone).

Electoral Area "C"

3. The "Electoral Area "C" Zoning Bylaw No. 2453, 2008" is amended by:
- i) deleting the definition of "additional dwelling for farm labour" under Section 4.0 (Definitions).
 - ii) replacing the definition of "accessory dwelling" under Section 4.0 (Definitions) with the following:

“accessory dwelling” means a single detached dwelling or other detached dwelling which is permitted as an accessory use in conjunction with a principal use. The accessory dwelling is a complete living unit and indicates a private kitchen and bath;

- iii) replacing the definition of “habitable area” under Section 4.0 (Definitions) with the following:

“habitable area” means, for the purpose of the flood construction level provisions of this Bylaw, any space or room within a building or structure, including a manufactured home or unit, which is used or is capable of being used for human occupancy or industrial, business or commercial use, or storage of goods, including equipment (and furnaces), which is susceptible to damage by floodwater;

- iv) replacing the definition of “manufactured home” under Section 4.0 (Definitions) with the following:

“manufactured home” means a “mobile home” or “modular home” normally built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than that of its manufacture, but does not include travel trailers, recreational vehicles, park model recreational vehicles or campers;

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

“manufactured home park” means any parcel of land, upon which three (3) or more manufactured homes or single detached dwellings are located on individual manufactured home sites that are occupied exclusively for residential purposes on a rental basis. Includes all buildings and structures used or intended to be used as part of such manufactured home park;

- vi) replacing the definition of “manufactured home site” under Section 4.0 (Definitions) with the following:

“manufactured home space” means an area of land for the installation of one manufactured home with permissible additions and situated within a manufactured home park;

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

“mobile home” means a manufactured home which is certified as being constructed to the Canadian Standards Association Z240 Mobile Home Series Standard;

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

“modular home” means a manufactured home which is certified as being constructed to the Canadian Standards Association A277 Standard;

- ix) replacing the definition of “single detached dwelling” under Section 4.0 (Definitions) to read as follows:

“single detached dwelling” means a detached building used for residential use of one family and consisting of one dwelling unit and a secondary suite if permitted in the applicable zone. May include a “modular home” but does not include a “mobile home”.

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

“temporary farm worker” means an individual or individuals who carry out agricultural work on a temporary seasonal basis on a farm operation;

- xi) adding the definition of “temporary farm worker housing” under Section 4.0 (Definitions) to read as follows:

“temporary farm worker housing” means a structure or building providing cooking, sanitary and sleeping facilities to house temporary farm workers(s) on a farm operation necessary for the farm operation.

- xii) replacing Section 7.11 (Accessory Dwellings) under Section 7.0 (General Regulations) with the following:

7.11 Accessory Dwellings

The following regulations apply to accessory dwellings where permitted as a use in this Bylaw:

- .1 No accessory dwellings shall have a floor area greater than 70.0 m², except for accessory dwellings located in the Commercial and Industrial zones;
- .2 Accessory dwellings shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings located in the Commercial and Industrial zones; and

.3 In the Commercial and Industrial zones, accessory dwellings shall:

- i) be located at the rear of a building on the ground floor, or above the first storey; and
- ii) have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.

xiii) replacing section 10.1.1(e) under Section 10.1 (Resource Area Zone) with the following:

- e) single detached dwelling or mobile home;

xiv) replacing section 10.1.1(m) under Section 10.1 (Resource Area Zone) with the following:

- m) accessory dwelling or mobile home, subject to Section 7.11;

xv) replacing section 10.1.5(a) under Section 10.1 (Resource Area Zone) with the following:

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 3.5 ha	0	1
3.5 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	2	1
12.0 ha to 15.9 ha	3	1
16.0 ha or greater	4	1
8.0 ha or greater	0	2

xvi) replacing Section 10.2.1(e) under Section 10.2 (Agriculture One Zone) with the following:

- e) single detached dwelling or mobile home;

xvii) replacing Section 10.2.1(f) under Section 10.2 (Agriculture One Zone) with the following:

- f) accessory dwelling or mobile home, subject to Section 7.11;

xviii) adding a new Section 10.2.1(p) under Section 10.2 (Agriculture One Zone) to read as follows:

p) temporary farm worker housing.

xix) replacing Section 10.2.5 under Section 10.2 (Agriculture One Zone) with the following:

10.2.5 Maximum Number of Dwellings Permitted Per Parcel:

a) the number of principal dwellings and the number of accessory dwellings, mobile homes and temporary farm worker housing permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPLE DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM NUMBER OF TEMPORARY FARM WORKER HOUSING	MAXIMUM FLOOR AREA OF ACCESSORY DWELLINGS AND TEMPORARY FARM WORKER HOUSING PER PARCEL
Less than 3.5 ha	1	0	0	0
3.5 ha to 7.9 ha	1	1	1	70.0 m ²
8.0 ha to 11.9 ha	1	2	1	140.0 m ²
12.0 ha to 15.9 ha	1	3	1	210.0 m ²
Greater than 16.0 ha	1	4	1	280.0 m ²
Greater than 8.0 ha	2	0	0	0

b) one (1) secondary suite.

c) despite Section 10.2.5(a), for parcels situated within the Agricultural Land Reserve, all dwellings in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.

d) despite Section 10.2.5(a), for parcels between 3.5 ha to 7.9 ha, only one (1) accessory dwelling or mobile home, or one (1) temporary farm worker housing shall be permitted.

xx) replacing Section 10.3.1(f) under Section 10.3 (Agriculture Two Zone) with the following:

f) single detached dwelling or mobile home;

xxi) replacing Section 10.3.1(g) under Section 10.3 (Agriculture Two Zone) with the following:

- g) accessory dwelling or mobile home, subject to Section 7.11;
- xxii) adding a new Section 10.3.1(q) under Section 10.3 (Agriculture Two Zone) to read as follows:

- q) temporary farm worker housing.

- xxiii) replacing Section 10.3.5 under Section 10.3 (Agriculture Two Zone) with the following:

10.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings, mobile homes and temporary farm worker housing permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPLE DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS OR MOBILE HOMES	MAXIMUM NUMBER OF TEMPORARY FARM WORKER HOUSING	MAXIMUM FLOOR AREA OF ACCESSORY DWELLINGS AND TEMPORARY FARM WORKER HOUSING PER PARCEL
Less than 3.5 ha	1	0	0	0
3.5 ha to 7.9 ha	1	1	1	70.0 m ²
8.0 ha to 11.9 ha	1	2	1	140.0 m ²
12.0 ha to 15.9 ha	1	3	1	210.0 m ²
Greater than 16.0 ha	1	4	1	280.0 m ²
Greater than 8.0 ha	2	0	0	0

- b) one (1) secondary suite.
 - c) despite Section 10.2.5(a), for parcels situated within the Agricultural Land Reserve, all dwellings in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.
 - d) despite Section 10.2.5(a), for parcels between 3.5 ha to 7.9 ha, only one (1) accessory dwelling or mobile home, or one (1) temporary farm worker housing shall be permitted.

- xxiv) replacing Section 10.4.1(f) under Section 10.4 (Large Holdings Zone) with the following:

- f) single detached dwelling or mobile home;

xxv) replacing section 10.4.1(g) under Section 10.4 (Large Holdings Zone) with the following:

- g) mobile home or accessory dwelling, subject to Section 7.11;

xxvi) replacing section 10.4.5 under Section 10.4 (Large Holdings Zone) with the following:

10.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

PARCEL AREA	MAXIMUM NUMBER OF PRINCIPLE DWELLINGS	MAXIMUM NUMBER OF ACCESSORY DWELLINGS OR MOBILE HOMES
Less than 3.5 ha	1	0
3.5 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	1	2
12.0 ha to 15.9 ha	1	3
Greater than 16.0 ha	1	4
Greater than 8.0 ha	2	0

- b) one (1) secondary suite.

xxvii) adding a new Section 10.5.9 under Section 10.6 (Small Holdings Two Zone) with the following:

10.5.9 Minimum Building Width:

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

xxviii) adding a new Section 10.6.9 under Section 10.6 (Small Holdings Three Zone) with the following:

10.6.9 Minimum Building Width:

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

xxix) replacing Section 10.7.9 under Section 10.7 (Small Holdings Four Zone) with the following:

10.7.9 Minimum Building Width:

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

xxx) replacing Section 10.8.9 under Section 10.8 (Small Holdings Five Zone) with the following:

10.8.9 Minimum Building Width:

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

xxxi) replacing Section 11.1.9 under Section 11.1 (Residential Single Family One Zone) with the following:

11.1.9 Minimum Building Width:

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

xxxii) adding a new Section 11.2.9 under Section 11.2 (Residential Single Family Two Zone) to read as follows:

11.2.9 Minimum Building Width:

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

xxxiii) adding a new Section 11.3.9 under Section 11.3 (Residential Two Family (Duplex) Zone) to read as follows:

11.3.9 Minimum Building Width:

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

xxxiv) adding a new Section 12.1.10 under Section 12.1 (Residential Multiple Family Zone) to read as follows:

12.1.10 Minimum Building Width:

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

Electoral Area "D-1"

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

- i) replacing the definition of “accessory dwelling” under Section 4.0 (Definitions) with the following:

“**accessory dwelling**” means a single detached dwelling or other detached dwelling which is permitted as an accessory use in conjunction with a principal use. The accessory dwelling is a complete living unit and indicates a private kitchen and bath;

- ii) replacing the definition of “amenity area” under Section 4.0 (Definitions) with the following:

“**amenity area**” means:

- i) an area located on the same parcel as a manufactured home park which:
 - a) is required under this Bylaw to be used for landscaping or communal recreational purposes; and
 - b) may include a landscaped area, rooftop gardens, tennis courts, swimming pools and communal lounges; or
- ii) an area, not including the front setback, located on the same parcel as a multi dwelling unit, which
 - a) is required under this Bylaw to be used for landscaping or communal recreational purposes; and
 - b) may include a landscaped area, rooftop gardens, tennis courts, swimming pools, communal lounges and private balconies to the extent of not more than 5.0 m² of private balcony space per dwelling;

- iii) replacing the definition of “habitable area” under Section 4.0 (Definitions) with the following:

“**habitable area**” means, for the purpose of the flood construction level provisions of this Bylaw, any space or room within a building or structure, including a manufactured home or unit, which is used or is capable of being used for human occupancy or industrial, business or commercial use, or storage of goods, including equipment (and furnaces), which is susceptible to damage by floodwater;

- iv) replacing the definition of “manufactured home” under Section 4.0 (Definitions) with the following:

“**manufactured home**” means a “mobile home” or “modular home” normally built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than that of its manufacture, but does not

include travel trailers, recreational vehicles, park model recreational vehicles or campers;

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

“**manufactured home park**” means any parcel of land, upon which three (3) or more manufactured homes or single detached dwellings are located on individual manufactured home sites that are occupied exclusively for residential purposes on a rental basis. Includes all buildings and structures used or intended to be used as part of such manufactured home park;

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

“**manufactured home space**” means an area of land for the installation of one manufactured home with permissible additions and situated within a manufactured home park;

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

“**mobile home**” means a manufactured home which is certified as being constructed to the Canadian Standards Association Z240 Mobile Home Series Standard;

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

“**modular home**” means a manufactured home which is certified as being constructed to the Canadian Standards Association A277 Standard;

- ix) replacing the definition of “single detached dwelling” under Section 4.0 (Definitions) to read as follows:

“**single detached dwelling**” means a detached building used for residential use of one family and consisting of one dwelling unit and a secondary suite if permitted in the applicable zone. May include a “modular home” but does not include a “mobile home”.

- x) replacing Section 7.11 (Accessory Dwellings) under Section 7.0 (General Regulations) with the following:

7.11 Accessory Dwelling

The following regulations apply to accessory dwellings where permitted as a use in this Bylaw:

- .1 No accessory dwellings shall have a floor area greater than the principal dwelling, except for accessory dwellings located in the Commercial and Industrial zones;
 - .2 Accessory dwellings shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings located in the Commercial and Industrial zones; and
 - .3 In the Commercial and Industrial zones, accessory dwellings shall:
 - i) be located at the rear of a building on the ground floor, or above the first storey; and
 - ii) have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.
- xi) replacing section 10.1.1(o) under Section 10.1 (Resource Area Zone) with the following:
- o) single detached dwelling or mobile home;
- xii) replacing section 10.1.1(q) under Section 10.1 (Resource Area Zone) with the following:
- q) accessory dwelling or mobile home, subject to Section 7.11;
- xiii) replacing section 10.1.5(a) under Section 10.1 (Resource Area Zone) with the following:
- a) *deleted.*
- xiv) replacing section 10.1.6 under Section 10.1 (Resource Area Zone) with the following:
- 10.1.6 Maximum Number of Dwellings Permitted Per Parcel:**
- a) one (1) principal dwelling per parcel;
 - b) one (1) secondary suite per parcel; and
 - c) one (1) mobile home or accessory dwelling per parcel.
- xv) replacing section 10.2.1(e) under Section 10.2 (Agriculture One Zone) with the following:

- e) single detached dwelling or mobile home;
- xvi) replacing section 10.2.1(h) under Section 10.2 (Agriculture One Zone) with the following:
 - h) accessory dwelling or mobile home, subject to Section 7.11;
- xvii) replacing section 10.2.5(a) under Section 10.2 (Agriculture One Zone) with the following:
 - a) *deleted*.
- xviii) replacing section 10.2.6 under Section 10.2 (Agriculture One Zone) with the following:

10.2.6 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 3.49 ha	0	1
3.5 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	2	1
12.0 ha 15.9 ha	3	1
16.0 ha or greater	4	1

- b) despite Section 10.2.6(a), for parcels situated within the Agricultural Land Reserve, all dwellings in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.
- c) one (1) secondary suite.
- xix) replacing section 10.3.1(h) under Section 10.3 (Agriculture Three Zone) with the following:
 - h) single detached dwelling or mobile home;

xx) replacing section 10.3.1(j) under Section 10.3 (Agriculture Three Zone) with the following:

j) accessory dwelling or mobile home, subject to Section 7.11;

xxi) replacing section 10.3.5(a) under Section 10.3 (Agriculture Three Zone) with the following:

a) *deleted.*

xxii) replacing section 10.3.6 under Section 10.3 (Agriculture Three Zone) with the following:

10.3.6 Maximum Number of Dwellings Permitted Per Parcel:

a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 3.49 ha	0	1
3.5 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	2	1
12.0 ha 15.9 ha	3	1
16.0 ha or greater	4	1

b) despite Section 10.2.6(a), for parcels situated within the Agricultural Land Reserve, all dwellings in excess of one (1) must be used only for the accommodation of persons engaged in farming on parcels classified as "farm" under the *Assessment Act*.

c) one (1) secondary suite.

xxiii) replacing section 10.4.1(j) under Section 10.4 (Large Holdings Zone) with the following:

j) single detached dwelling or mobile home;

xxiv) replacing section 10.4.1(l) under Section 10.4 (Large Holdings Zone) with the following:

l) accessory dwelling or mobile home, subject to Section 7.11;

xxv) replacing section 10.4.5(a) under Section 10.4 (Large Holdings Zone) with the following:

a) *deleted.*

xxvi) replacing section 10.4.6 under Section 10.4 (Large Holdings Zone) with the following:

10.4.6 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling per parcel;
- b) one (1) secondary suite per parcel; and
- c) one (1) mobile home or accessory dwelling per parcel on parcels greater than 12.0 ha in area.

xxvii) replacing Section 10.5.5 under Section 10.5 (Small Holdings Two Zone) with the following:

10.5.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling per parcel; and
- b) one (1) secondary suite per parcel.

xxviii) replacing Section 10.5.8 under Section 10.5 (Small Holdings Two Zone) with the following:

10.5.8 Minimum Building Width:

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

xxix) replacing Section 10.6.5 under Section 10.6 (Small Holdings Three Zone) with the following:

10.6.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling per parcel; and
- b) one (1) secondary suite per parcel.

xxx) replacing Section 10.6.8 under Section 10.6 (Small Holdings Three Zone) with the following:

10.6.8 Minimum Building Width:

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

xxxi) replacing Section 11.1.5 under Section 11.1 (Residential Single Family One Zone) with the following:

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling per parcel; and
- b) one (1) secondary suite per parcel.

xxxii) replacing Section 11.1.9 under Section 11.1 (Residential Single Family One Zone) with the following:

11.1.9 Minimum Building Width:

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

xxxiii) replacing Section 11.2.5 under Section 11.2 (Residential Single Family Two Zone) with the following:

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling per parcel; and
- b) one (1) secondary suite per parcel.

xxxiv) replacing Section 11.2.9 under Section 11.2 (Residential Single Family Two Zone) with the following:

11.2.9 Minimum Building Width:

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

xxxv) replacing Section 11.3.5 under Section 11.3 (Residential Apex Alpine Zone) with the following:

11.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling per parcel; and
- b) one (1) secondary suite per parcel.

xxxvi) replacing Section 11.3.9 under Section 11.3 (Residential Apex Alpine Zone) with the following:

11.3.9 Minimum Building Width:

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

xxxvii) adding a new Section 12.1.10 under Section 12.1 (Residential Multiple Family Zone) to read as follows:

12.1.10 Minimum Building Width:

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

xxxviii) replacing Section 12.2.12 under Section 12.2 (Mixed Use Apex Alpine Zone) with the following:

12.2.12 Minimum Building Width:

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

xxxix) replacing Section 12.3.10 under Section 12.3 (Residential Multiple Unit Three Zone) to read as follows:

12.3.10 Minimum Building Width:

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

Electoral Area "D-2"

5. The "Electoral Area "D" Zoning Bylaw No. 2455, 2008" is amended by:

- i) deleting the definition of "single-wide mobile home" under Section 4.0 (Definitions).
- ii) replacing the definition of "amenity area" under Section 4.0 (Definitions) with the following:

"amenity area" means:

- iii) an area located on the same parcel as a manufactured home park which:
 - c) is required under this Bylaw to be used for landscaping or communal recreational purposes; and
 - d) may include a landscaped area, rooftop gardens, tennis courts, swimming pools and communal lounges; or
- iv) an area, not including the front setback, located on the same parcel as a multi dwelling unit, which

- c) is required under this Bylaw to be used for landscaping or communal recreational purposes; and
 - d) may include a landscaped area, rooftop gardens, tennis courts, swimming pools, communal lounges and private balconies to the extent of not more than 5.0 m² of private balcony space per dwelling;
- iii) replacing the definition of “habitable area” under Section 4.0 (Definitions) with the following:

“**habitable area**” means, for the purpose of the flood construction level provisions of this Bylaw, any space or room within a building or structure, including a manufactured home or unit, which is used or is capable of being used for human occupancy or industrial, business or commercial use, or storage of goods, including equipment (and furnaces), which is susceptible to damage by floodwater;
- iv) replacing the definition of “mobile home” under Section 4.0 (Definitions) with the following:

“**manufactured home**” means a “mobile home” or “modular home” normally built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than that of its manufacture, but does not include travel trailers, recreational vehicles, park model recreational vehicles or campers;
- v) replacing the definition of “mobile home park” under Section 4.0 (Definitions) with the following:

“**manufactured home park**” means any parcel of land, upon which three (3) or more manufactured homes or single detached dwellings are located on individual manufactured home sites that are occupied exclusively for residential purposes on a rental basis. Includes all buildings and structures used or intended to be used as part of such manufactured home park;
- vi) replacing the definition of “mobile home site” under Section 4.0 (Definitions) with the following:

“**manufactured home space**” means an area of land for the installation of one manufactured home with permissible additions and situated within a manufactured home park;
- vii) adding the definition of “mobile home” under Section 4.0 (Definitions) to read as follows:

“mobile home” means a manufactured home which is certified as being constructed to the Canadian Standards Association Z240 Mobile Home Series Standard;

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

“modular home” means a manufactured home which is certified as being constructed to the Canadian Standards Association A277 Standard;

- ix) replacing the definition of “single detached dwelling” under Section 4.0 (Definitions) to read as follows:

“single detached dwelling” means a detached building used for residential use of one family and consisting of one dwelling unit and a secondary suite if permitted in the applicable zone. May include a “modular home” but does not include a “mobile home”.

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

“owner” means an owner, agent, lessor or manager of a parcel or a person who operates a manufactured home park.

- xi) replacing Section 7.11 (Accessory Dwellings) under Section 7.0 (General Regulations) with the following:

7.11 Accessory Dwelling

The following regulations apply to accessory dwellings where permitted as a use in this Bylaw:

- .1 No accessory dwellings shall have a floor area greater than 70.0 m², except for accessory dwellings located in the Commercial and Industrial zones;
- .2 Accessory dwellings shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings located in the Commercial and Industrial zones; and
- .3 In the Commercial and Industrial zones, accessory dwellings shall:
 - i) be located at the rear of a building on the ground floor, or above the first storey; and

- ii) have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.
- xii) replacing section 10.1.1(f) under Section 10.1 (Resource Area Zone) with the following:
 - f) single detached dwelling or mobile home;
- xiii) replacing section 10.1.1(n) under Section 10.1 (Resource Area Zone) with the following:
 - n) accessory dwelling or mobile home, subject to Section 7.11;
- xiv) replacing section 10.1.5(c) under Section 10.1 (Resource Area Zone) with the following:
 - c) one (1) accessory dwelling or mobile home per parcel.
- xv) replacing section 10.2.1(c) under Section 10.2 (Agriculture One Zone) with the following:
 - c) single detached dwelling or mobile home;
- xvi) replacing section 10.2.1(h) under Section 10.2 (Agriculture One Zone) with the following:
 - h) accessory dwelling or mobile home, subject to Section 7.11;
- xvii) replacing section 10.2.5(a) under Section 10.2 (Agriculture One Zone) with the following:
 - a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 4.0 ha	0	1
4.0 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	2	1
12.0 ha 15.9 ha	3	1
16.0 ha or greater	4	1

xviii) replacing section 10.3.1(c) under Section 10.3 (Agriculture Three Zone) with the following:

c) single detached dwelling or mobile home;

xix) replacing section 10.3.1(h) under Section 10.3 (Agriculture Three Zone) with the following:

h) accessory dwelling or mobile home, subject to Section 7.11;

xx) replacing section 10.3.5(a) under Section 10.3 (Agriculture Three Zone) with the following:

a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 4.0 ha	0	1
4.0 ha to 7.9 ha	1	1
8.0 ha to 11.9 ha	2	1
12.0 ha 15.9 ha	3	1
16.0 ha or greater	4	1

xxi) replacing section 10.4.1(d) under Section 10.4 (Large Holdings Zone) with the following:

d) single detached dwelling or mobile home;

xxii) replacing section 10.4.1(j) under Section 10.4 (Large Holdings Zone) with the following:

j) accessory dwelling or mobile home, subject to Section 7.11;

xxiii) replacing section 10.4.5(a) under Section 10.4 (Large Holdings Zone) with the following:

c) one (1) accessory dwelling or mobile home per parcel.

xxiv) replacing Section 10.5.8 under Section 10.5 (Small Holdings One Zone) with the following:

10.5.8 Minimum Building Width:

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

xxv) adding a new Section 10.6.9 under Section 10.6 (Small Holdings Three Zone) with the following:

10.6.9 Minimum Building Width:

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

xxvi) replacing Section 10.7.8 under Section 10.7 (Small Holdings Five Zone) with the following:

10.7.8 Minimum Building Width:

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

xxvii) replacing Section 11.1.9 under Section 11.1 (Residential Single Family One Zone) with the following:

11.1.9 Minimum Building Width:

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

xxviii) adding a new Section 11.2.8 under Section 11.2 (Residential Single Family Two Zone) to read as follows:

11.2.8 Minimum Building Width:

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

xxix) adding a new Section 11.3.8 under Section 11.3 (Residential Two Family (Duplex) Zone) to read as follows:

11.3.8 Minimum Building Width:

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

xxx) adding a new Section 12.1.12 under Section 12.1 (Residential Multiple Family Zone) to read as follows:

12.1.12 Minimum Building Width:

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

Electoral Area "E"

6. The "Electoral Area "E" Zoning Bylaw No. 2459, 2008" is amended by:

- i) deleting the definition of "principal dwelling" under Section 4.0 (Definitions).
- ii) replacing the definition of "accessory dwelling" under Section 4.0 (Definitions) with the following:

"accessory dwelling" means a single detached dwelling or other detached dwelling which is permitted as an accessory use in conjunction with a principal use. The accessory dwelling is a complete living unit and indicates a private kitchen and bath;
- iii) replacing the definition of "habitable area" under Section 4.0 (Definitions) with the following:

"habitable area" means, for the purpose of the flood construction level provisions of this Bylaw, any space or room within a building or structure, including a manufactured home or unit, which is used or is capable of being used for human occupancy or industrial, business or commercial use, or storage of goods, including equipment (and furnaces), which is susceptible to damage by floodwater;
- iv) adding the definition of "manufactured home" under Section 4.0 (Definitions) to read as follows:

"manufactured home" means a "mobile home" or "modular home" normally built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than that of its manufacture, but does not include travel trailers, recreational vehicles, park model recreational vehicles or campers;
- v) adding the definition of "manufactured home park" under Section 4.0 (Definitions) to read as follows:

"manufactured home park" means any parcel of land, upon which three (3) or more manufactured homes or single detached dwellings are located on individual manufactured home sites that are occupied exclusively for

residential purposes on a rental basis. Includes all buildings and structures used or intended to be used as part of such manufactured home park;

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

“**manufactured home space**” means an area of land for the installation of one manufactured home with permissible additions and situated within a manufactured home park;

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

“**mobile home**” means a manufactured home which is certified as being constructed to the Canadian Standards Association Z240 Mobile Home Series Standard;

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

“**modular home**” means a manufactured home which is certified as being constructed to the Canadian Standards Association A277 Standard;

- ix) replacing the definition of “single detached dwelling” under Section 4.0 (Definitions) to read as follows:

“**single detached dwelling**” means a detached building used for residential use of one family and consisting of one dwelling unit and a secondary suite if permitted in the applicable zone. May include a “modular home” but does not include a “mobile home”.

- x) replacing Section 7.11 (Accessory Dwellings) under Section 7.0 (General Regulations) with the following:

7.11 Accessory Dwellings

The following regulations apply to accessory dwellings where permitted as a use in this Bylaw:

- .1 No accessory dwellings shall have a floor area greater than 70.0 m², except for:
 - i) one (1) accessory dwelling unit which may have a floor area not greater than 140.0 m²; and
 - ii) accessory dwellings located in the Commercial and Industrial zones.

- .2 Accessory dwellings shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings located in the Commercial and Industrial zones; and
- .3 In the Commercial and Industrial zones, accessory dwellings shall:
 - i) be located at the rear of a building on the ground floor, or above the first storey; and
 - ii) have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.
- xi) replacing section 10.1.1(e) under Section 10.1 (Resource Area Zone) with the following:
 - e) single detached dwelling or mobile home;
- xii) replacing Section 10.1.1(q) under Section 10.1 (Resource Area Zone) with the following:
 - q) accessory dwelling or mobile home, subject to Section 7.11.
- xiii) adding a new Section 10.1.1(r) under Section 10.1 (Resource Area Zone) with the following:
 - r) accessory buildings and structures, subject to Section 7.13.
- xiv) replacing Section 10.1.5 under Section 10.1 (Resource Area Zone) with the following:

10.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 4.0 ha	1	1
4.0 ha to 7.9 ha	2	1
8.0 ha to 11.9 ha	3	1
12.0 ha or greater	4	1
12.0 ha or greater	0	2

- b) one (1) secondary suite.
- xv) replacing section 10.2.1(i) under Section 10.2 (Agriculture One Zone) with the following:
 - i) single detached dwelling or mobile home;
- xvi) replacing Section 10.2.1(j) under Section 10.2 (Agriculture One Zone) with the following:
 - j) accessory dwelling or mobile home, subject to Section 7.11.
- xvii) replacing Section 10.2.5 under Section 10.2 (Agriculture One Zone) with the following:

10.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 4.0 ha	1	1
4.0 ha to 7.9 ha	2	1
8.0 ha to 11.9 ha	3	1
12.0 ha or greater	4	1
12.0 ha or greater	0	2

- b) one (1) secondary suite.
- xviii) replacing section 10.3.1(g) under Section 10.3 (Large Holdings Zone) with the following:
 - g) single detached dwelling or mobile home;
- xix) replacing Section 10.3.1(i) under Section 10.3 (Large Holdings Zone) with the following:
 - i) accessory dwelling or mobile home, subject to Section 7.11.
- xx) replacing Section 10.3.5 under Section 10.3 (Large Holdings Zone) with the following:

10.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 4.0 ha	1	1
4.0 ha to 7.9 ha	2	1
8.0 ha to 11.9 ha	3	1
12.0 ha or greater	4	1
8.0 ha or greater	0	2

- b) one (1) secondary suite.

- xxi) replacing Section 10.4.5 under Section 10.4 (Small Holdings One Zone) with the following:

10.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings	Maximum Number of Principal Dwellings
Less than 4.0 ha	1	1
4.0 ha to 7.9 ha	2	1
8.0 ha to 11.9 ha	3	1
12.0 ha or greater	4	1
8.0 ha or greater	0	2

- b) one (1) secondary suite.

- xxii) replacing Section 10.4.9 under Section 10.4 (Small Holdings One Zone) with the following:

10.4.9 Minimum Building Width:

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

xxiii) replacing Section 10.5.5 under Section 10.5 (Small Holdings Two Zone) with the following:

10.5.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit; and
- b) one (1) secondary suite.

xxiv) replacing Section 10.5.9 under Section 10.5 (Small Holdings Two Zone) with the following:

10.5.9 Minimum Building Width:

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

xxv) replacing Section 10.6.5 under Section 10.6 (Small Holdings Three Zone) with the following:

10.6.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit; and
- b) one (1) secondary suite.

xxvi) adding a new Section 10.6.9 under Section 10.6 (Small Holdings Three Zone) to read as follows:

10.6.9 Minimum Building Width:

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

xxvii) replacing Section 10.7.5 under Section 10.7 (Small Holdings Four Zone) with the following:

10.7.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit; and
- b) one (1) secondary suite.

xxviii) adding a new Section 10.7.9 under Section 10.7 (Small Holdings Four Zone) to read as follows:

10.7.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.
- xxix) replacing Section 10.8.5 under Section 10.8 (Small Holdings Five Zone) with the following:
- 10.8.5 Maximum Number of Dwellings Permitted Per Parcel:**
- a) one (1) principal dwelling unit; and
- b) one (1) secondary suite.
- xxx) adding a new Section 10.8.9 under Section 10.8 (Small Holdings Five Zone) to read as follows:
- 10.8.9 Minimum Building Width:**
- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.
- xxxi) replacing Section 11.1.5 under Section 11.1 (Residential Single Family One Zone) with the following:
- 11.1.5 Maximum Number of Dwellings Permitted Per Parcel:**
- a) one (1) principal dwelling unit; and
- b) one (1) secondary suite.
- xxxii) replacing Section 11.1.9 under Section 11.1 (Residential Single Family One Zone) with the following:
- 11.1.9 Minimum Building Width:**
- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.
- xxxiii) replacing Section 11.2.9 under Section 11.2 (Residential Two Family (Duplex) Zone) with the following:
- 11.2.9 Minimum Building Width:**
- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.
- xxxiv) replacing Section 12.1.11 under Section 12.1 (Residential Multiple Family Zone) with the following:
- 12.1.11 Minimum Building Width:**

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

Electoral Area "F"

7. The "Electoral Area "F" Zoning Bylaw No. 2461, 2008" is amended by:

- i) deleting the definition of "single wide manufactured home" under Section 4.0 (Definitions).

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

"accessory dwelling" means a single detached dwelling or other detached dwelling which is permitted as an accessory use in conjunction with a principal use. The accessory dwelling is a complete living unit and indicates a private kitchen and bath;

- iii) adding the definition of "farm building" under Section 4.0 (Definitions) with the following:

"farm building" means a building or part thereof which is associated with and located on land devoted to the practice of agriculture, and used essentially for the housing of equipment or livestock, or the production, storage, processing, marketing and selling of agricultural and horticultural produce or feeds;

- iv) adding the definition of "gas bar" under Section 4.0 (Definitions) with the following:

"service station" means premises used principally for the retail sale of motor fuels, lubricating oils, propane and motor vehicle accessories, retail sales by way of vending machines and the servicing of motor vehicles, excluding other retail sales, wholesale sales, or motor vehicle structural body repairs and painting;

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

"habitable area" means, for the purpose of the flood construction level provisions of this Bylaw, any space or room within a building or structure, including a manufactured home or unit, which is used or is capable of being used for human occupancy or industrial, business or commercial use, or storage of goods, including equipment (and furnaces), which is susceptible to damage by floodwater;

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

“**manufactured home**” means a “mobile home” or “modular home” normally built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than that of its manufacture, but does not include travel trailers, recreational vehicles, park model recreational vehicles or campers;

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

“**manufactured home park**” means any parcel of land, upon which three (3) or more manufactured homes or single detached dwellings are located on individual manufactured home sites that are occupied exclusively for residential purposes on a rental basis. Includes all buildings and structures used or intended to be used as part of such manufactured home park;

- viii) adding the definition of “manufactured home space” under Section 4.0 (Definitions) to read as follows:

“**manufactured home space**” means an area of land for the installation of one manufactured home with permissible additions and situated within a manufactured home park;

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

“**mobile home**” means a manufactured home which is certified as being constructed to the Canadian Standards Association Z240 Mobile Home Series Standard;

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

“**modular home**” means a manufactured home which is certified as being constructed to the Canadian Standards Association A277 Standard;

- xi) adding a new definition of “personal service establishment” under Section 4.0 (Definitions) to read as follows:

“**personal service establishment**” means a business which caters to a person's personal needs, and includes a tailor, seamstress, cobbler,

photographer, barber, beautician, hairdresser, and laundry and dry cleaning facilities;

- xii) replacing the definition of “secondary suite” under Section 4.0 (Definitions) to read as follows:

“**secondary suite**” means a self-contained second dwelling unit located within a principal single detached dwelling accessory to the principal dwelling used or intended to be used as a residence, with self-contained sleeping, living, cooking and sanitary facilities and direct access to the open air without passage through any portion of the principal dwelling unit. A secondary suite does not include duplex housing, semi-detached housing, multiple-dwelling housing or boarding and rooming housing;

- xiii) replacing the definition of “single family dwelling” under Section 4.0 (Definitions) to read as follows:

“**single detached dwelling**” means a detached building used for residential use of one family and consisting of one dwelling unit and a secondary suite if permitted in the applicable zone. May include a “modular home” but does not include a “mobile home”.

- xiv) replacing Section 7.11 (Accessory Dwellings) under Section 7.0 (General Regulations) with the following:

7.11 Accessory Dwellings

The following regulations apply to accessory dwellings where permitted as a use in this Bylaw:

- .1 No accessory dwellings shall have a floor area greater than 70.0 m², except for accessory dwellings located in the Commercial and Industrial zones.
- .2 Accessory dwellings shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings located in the Commercial and Industrial zones; and
- .3 In the Commercial and Industrial zones, accessory dwellings shall:
 - i) be located at the rear of a building on the ground floor, or above the first storey; and
 - ii) have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.

- xv) replacing Section 7.15 (Manufactured Homes) under Section 7.0 (General Regulations) with the following:

7.15 Manufactured Homes

deleted.

- xvi) replacing Section 10.1.1 under Section 10.1 (Resource Area Zone) with the following:

10.1.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22 and 7.23;
- b) agriculture, intensive, subject to Section 7.22 and 7.23;
- c) processing and retail sales of farm and off-farm products;
- d) animal hospital;
- e) campground;
- f) cemetery;
- g) forestry;
- h) golf course;
- i) government airport;
- j) guest ranch;
- k) guide camp;
- l) natural resource extraction;
- m) place of worship;
- n) public facilities;
- o) provincial reserve, community recreation services and open land recreation;
- p) Regional District sanitary landfill;
- q) single detached dwelling or mobile home;
- r) stable, subject to Section 7.22;

Accessory Uses:

- s) accessory dwelling or mobile home, subject to Section 7.11;
- t) bed and breakfast operations, subject to Section 7.19;

- u) docks, subject to Section 7.26;
- v) home industry, subject to Section 7.18;
- w) home occupation, subject to Section 7.17;
- x) kennel (commercial and hobby), subject to Section 7.22; and
- y) accessory buildings and structures, subject to Section 7.13.

xvii) replacing Section 10.1.5 under Section 10.1 (Resource Area Zone) with the following:

10.1.5 Maximum Density:

- a) 30 campground units per ha.

xviii) replacing Section 10.1.6 under Section 10.1 (Resource Area Zone) with the following:

10.1.6 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 8.0 ha	0	1
8.0 ha to 11.9 ha	1	1
12.0 ha or greater	2	1

- b) one (1) secondary suite.

xix) replacing Section 10.1.7 under Section 10.1 (Resource Area Zone) with the following:

10.1.7 Minimum Setbacks:

- a) Buildings or Structures, subject to Section 7.22:
 - i) Front parcel line 9.0 metres
 - ii) Rear parcel line 9.0 metres
 - iii) Interior side parcel line 3.0 metres
 - iv) Exterior side parcel line 4.5 metres

- b) Accessory Buildings or Structures, subject to Section 7.22:
 - i) Front parcel line 9.0 metres
 - ii) Rear parcel line 3.0 metres
 - iii) Interior side parcel line 3.0 metres
 - iv) Exterior side parcel line 4.5 metres

xx) replacing Section 10.1.8 under Section 10.1 (Resource Area Zone) with the following:

10.1.8 Maximum Height:

- a) No building or structure shall exceed a height of 8.0 metres; and
- b) despite sub-section 10.1.8(a), no "farm building" shall exceed a height of 15.0 metres.

xxi) replacing Section 10.2.1 under Section 10.2 (Agriculture One Zone) with the following:

10.2.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22 and 7.23;
- b) processing and retail sales of farm and off-farm products;
- c) animal hospital;
- d) guest ranch;
- e) natural resource extraction;
- f) single detached dwelling or mobile home;
- g) stable, subject to Section 7.22;
- h) winery;

Accessory Uses:

- i) accessory dwelling or mobile home, subject to Section 7.11;
- j) bed and breakfast operations, subject to Section 7.19;
- k) docks, subject to Section 7.26;
- l) home industry, subject to Section 7.18;
- m) home occupation, subject to Section 7.17;

- n) kennel (commercial and hobby), subject to Section 7.22;
- o) secondary suite, subject to Section 7.12; and
- p) accessory buildings and structures, subject to Section 7.13.

xxii) replacing Section 10.2.5 under Section 10.2 (Agriculture One Zone) with the following:

10.2.5 Maximum Density:

- a) *deleted.*

xxiii) replacing Section 10.2.6 under Section 10.2 (Agriculture One Zone) with the following:

10.2.6 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 8.0 ha	0	1
8.0 ha to 11.9 ha	1	1
12.0 ha or greater	2	1

- b) one (1) secondary suite.

xxiv) replacing Section 10.2.7 under Section 10.2 (Agriculture One Zone) with the following:

10.2.7 Minimum Setbacks:

- a) Buildings or Structures, subject to Section 7.22:
 - i) Front parcel line 9.0 metres
 - ii) Rear parcel line 9.0 metres
 - iii) Interior side parcel line 3.0 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory Buildings or Structures, subject to Section 7.22:
 - i) Front parcel line 9.0 metres

- ii) Rear parcel line 3.0 metres
- iii) Interior side parcel line 3.0 metres
- iv) Exterior side parcel line 4.5 metres

xxv) replacing Section 10.2.8 under Section 10.2 (Agriculture One Zone) with the following:

10.2.8 Maximum Height:

- a) No building or structure shall exceed a height of 8.0 metres; and
- b) despite sub-section 10.2.8(a), no "farm building" shall exceed a height of 15.0 metres.

xxvi) replacing Section 10.3.1 under Section 10.3 (Agriculture Three Zone) with the following:

10.3.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22 and 7.23;
- b) agriculture, intensive, subject to Section 7.22 and 7.23;
- c) processing and retail sales of farm and off-farm products;
- d) animal hospital;
- e) forestry;
- f) guest ranch;
- g) natural resource extraction;
- h) single detached dwelling or mobile home;
- i) stable, subject to Section 7.22;
- j) winery;

Accessory Uses:

- k) accessory dwelling or mobile home, subject to Section 7.11;
- l) bed and breakfast operation, subject to Section 7.19;
- m) docks, subject to Section 7.26;
- n) home industry, subject to Section 7.18;
- o) home occupation, subject to Section 7.17;

- p) kennel (commercial and hobby), subject to Section 7.22;
- q) secondary suite, subject to Section 7.12; and
- r) accessory buildings and structures, subject to Section 7.13.

xxvii) replacing Section 10.3.5 under Section 10.3 (Agriculture Three Zone) with the following:

10.3.5 Maximum Density:

- a) *deleted.*

xxviii) replacing Section 10.3.6 under Section 10.3 (Agriculture Three Zone) with the following:

10.3.6 Maximum Number of Dwellings Permitted Per Parcel:

- a) the number of principal dwellings and the number of accessory dwellings or mobile homes permitted per parcel shall be as follows:

Parcel Size	Maximum Number of Accessory Dwellings or Mobile Homes	Maximum Number of Principal Dwellings
Less than 8.0 ha	0	1
8.0 ha to 11.9 ha	1	1
12.0 ha or greater	2	1

- b) one (1) secondary suite.

xxix) replacing Section 10.3.7 under Section 10.3 (Agriculture Three Zone) with the following:

10.3.7 Minimum Setbacks:

- a) Buildings or Structures, subject to Section 7.22:
 - i) Front parcel line 9.0 metres
 - ii) Rear parcel line 9.0 metres
 - iii) Interior side parcel line 3.0 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory Buildings or Structures, subject to Section 7.22:
 - i) Front parcel line 9.0 metres

- ii) Rear parcel line 3.0 metres
- iii) Interior side parcel line 3.0 metres
- iv) Exterior side parcel line 4.5 metres

xxx) replacing Section 10.3.8 under Section 10.3 (Agriculture Three Zone) with the following:

10.3.8 Maximum Height:

- a) No building or structure shall exceed a height of 8.0 metres; and
- b) despite sub-section 10.3.8(a), no "farm building" shall exceed a height of 15.0 metres.

xxxi) replacing Section 10.4.1 under Section 10.4 (Large Holdings Zone) with the following:

10.4.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22 and 7.23;
- b) agriculture, intensive, subject to Section 7.22 and 7.23;
- c) processing and retail sales of farm and off-farm products;
- d) animal hospital;
- e) care centre, major;
- f) cemetery;
- g) community hall;
- h) forestry;
- i) guest ranch;
- j) guide camp;
- k) natural resource extraction;
- l) place of worship;
- m) single detached dwelling or mobile home;
- n) stable, subject to Section 7.22;

Accessory Uses:

- o) bed and breakfast operation, subject to Section 7.19;

- p) home industry, subject to Section 7.18;
- q) home occupation, subject to Section 7.17;
- r) kennel (commercial and hobby), subject to Section 7.22;
- s) secondary suite, subject to Section 7.12; and
- t) accessory buildings and structures, subject to Section 7.13.

xxxii) replacing Section 10.4.5 under Section 10.4 (Large Holdings Zone) with the following:

10.4.5 Maximum Density:

- a) *deleted.*

xxxiii) replacing Section 10.4.6 under Section 10.4 (Large Holdings Zone) with the following:

10.4.6 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit; and
- b) one (1) secondary suite.

xxxiv) replacing Section 10.4.7 under Section 10.4 (Large Holdings Zone) with the following:

10.4.7 Minimum Setbacks:

- a) Buildings or Structures, subject to Section 7.22:
 - i) Front parcel line 9.0 metres
 - ii) Rear parcel line 9.0 metres
 - iii) Interior side parcel line 3.0 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory Buildings or Structures, subject to Section 7.22:
 - i) Front parcel line 9.0 metres
 - ii) Rear parcel line 3.0 metres
 - iii) Interior side parcel line 3.0 metres
 - iv) Exterior side parcel line 4.5 metres

xxxv) replacing Section 10.4.8 under Section 10.4 (Large Holdings Zone) with the following:

10.4.8 Maximum Height:

- a) No building or structure shall exceed a height of 8.0 metres; and
- b) despite sub-section 10.4.8(a), no "farm building" shall exceed a height of 15.0 metres.

xxxvi) replacing Section 10.5.1 under Section 10.5 (Small Holdings Two Zone) with the following:

10.5.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22 and 7.23;
- b) processing and retail sales of farm and off-farm products;
- c) animal hospital;
- d) community hall;
- e) forestry;
- f) place of worship;
- g) single detached dwelling;
- h) stable, subject to Section 7.22;

Accessory Uses:

- i) bed and breakfast operation, subject to Section 7.19;
- j) home industry, subject to Section 7.18;
- k) home occupation, subject to Section 7.17;
- l) kennel (commercial and hobby), subject to Section 7.22;
- m) secondary suite, subject to Section 7.12;
- n) docks, subject to Section 7.26; and
- o) accessory buildings and structures, subject to Section 7.13.

xxxvii) replacing Section 10.5.5 under Section 10.5 (Small Holdings Two Zone) with the following:

10.5.5 Maximum Density:

- a) *deleted.*

xxxviii) replacing Section 10.5.6 under Section 10.5 (Small Holdings Two Zone) with the following:

10.5.6 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit; and
- b) one (1) secondary suite.

xxxix) replacing Section 10.5.7 under Section 10.5 (Small Holdings Two Zone) with the following:

10.5.7 Minimum Setbacks:

- a) Buildings or Structures, subject to Section 7.22:
 - i) Front parcel line 9.0 metres
 - ii) Rear parcel line 9.0 metres
 - iii) Interior side parcel line 3.0 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory Buildings or Structures, subject to Section 7.22:
 - i) Front parcel line 9.0 metres
 - ii) Rear parcel line 9.0 metres
 - iii) Interior side parcel line 3.0 metres
 - iv) Exterior side parcel line 4.5 metres

xl) replacing Section 10.5.8 under Section 10.5 (Small Holdings Two Zone) with the following:

10.5.8 Maximum Height:

- a) No building or structure shall exceed a height of 8.0 metres; and
- b) despite sub-section 10.5.8(a), no "farm building" shall exceed a height of 15.0 metres.

xli) adding a new Section 10.5.10 under Section 10.5 (Small Holdings Two Zone) to read as follows:

10.5.10 Minimum Building Width:

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

xlii) replacing Section 10.6.1 under Section 10.6 (Small Holdings Three Zone) with the following:

10.6.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22 and 7.23;
- b) single detached dwelling;

Accessory Uses:

- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupations, subject to Section 7.17; and
- e) accessory buildings and structures, subject to Section 7.13.

xliii) replacing Section 10.6.5 under Section 10.6 (Small Holdings Three Zone) with the following:

10.6.5 Maximum Density:

- a) *deleted.*

xliv) replacing Section 10.6.6 under Section 10.6 (Small Holdings Three Zone) with the following:

10.6.6 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.

xliv) replacing Section 10.6.7 under Section 10.6 (Small Holdings Three Zone) with the following:

10.6.7 Minimum Setbacks:

- a) Buildings or Structures, subject to Section 7.22:
 - i) Front parcel line 9.0 metres
 - ii) Rear parcel line 9.0 metres
 - iii) Interior side parcel line 3.0 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory Buildings or Structures, subject to Section 7.22:
 - i) Front parcel line 9.0 metres

- ii) Rear parcel line 9.0 metres
- iii) Interior side parcel line 3.0 metres
- iv) Exterior side parcel line 4.5 metres

xlvi) replacing Section 10.6.8 under Section 10.6 (Small Holdings Three Zone) with the following:

10.6.8 Maximum Height:

- a) No building or structure shall exceed a height of 8.0 metres; and
- b) despite sub-section 10.5.8(a), no "farm building" shall exceed a height of 15.0 metres.

xlvii) adding a new Section 10.6.10 under Section 10.6 (Small Holdings Three Zone) to read as follows:

10.6.10 Minimum Building Width:

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

xlvi) replacing Section 10.7.1 under Section 10.7 (Small Holdings Four Zone) with the following:

10.7.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22 and 7.23;
- b) single detached dwelling;

Accessory Uses:

- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) docks, subject to Section 7.26; and
- f) accessory buildings and structures, subject to Section 7.13.

xlvi) replacing Section 10.7.5 under Section 10.7 (Small Holdings Four Zone) with the following:

10.7.5 Maximum Density:

- a) *deleted.*

- l) replacing Section 10.7.6 under Section 10.7 (Small Holdings Four Zone) with the following:

10.7.6 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.

- li) replacing Section 10.7.7 under Section 10.7 (Small Holdings Four Zone) with the following:

10.7.7 Minimum Setbacks:

- a) Buildings or Structures, subject to Section 7.22:
- | | |
|--------------------------------|------------|
| i) Front parcel line | 9.0 metres |
| ii) Rear parcel line | 9.0 metres |
| iii) Interior side parcel line | 3.0 metres |
| iv) Exterior side parcel line | 4.5 metres |
- b) Accessory Buildings or Structures, subject to Section 7.22:
- | | |
|--------------------------------|------------|
| i) Front parcel line | 9.0 metres |
| ii) Rear parcel line | 9.0 metres |
| iii) Interior side parcel line | 3.0 metres |
| iv) Exterior side parcel line | 4.5 metres |

- lii) replacing Section 10.7.8 under Section 10.7 (Small Holdings Four Zone) with the following:

10.7.8 Maximum Height:

- a) No building or structure shall exceed a height of 8.0 metres; and
b) despite sub-section 10.5.8(a), no "farm building" shall exceed a height of 15.0 metres.

- liii) adding a new Section 10.7.10 under Section 10.7 (Small Holdings Four Zone) to read as follows:

10.7.10 Minimum Building Width:

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

- liv) replacing Section 10.8.1 under Section 10.8 (Small Holdings Five Zone) with the following:

10.8.1 Permitted Uses:

Principal Uses:

- a) agriculture, subject to Section 7.22 and 7.23;
- b) open land recreation, on parcels greater than 2.0 ha in area;
- c) single detached dwelling;

Accessory Uses:

- d) bed and breakfast operation, subject to Section 7.19;
- e) home occupation, subject to Section 7.17;
- f) docks, subject to Section 7.26; and
- g) accessory buildings and structures, subject to Section 7.13.

- lv) replacing Section 10.8.3 under Section 10.8 (Small Holdings Five Zone) with the following:

10.8.3 Minimum Parcel Size:

- a) 2,020 m², subject to servicing requirements.

- lvi) replacing Section 10.8.5 under Section 10.8 (Small Holdings Five Zone) with the following:

10.8.5 Maximum Density:

- a) *deleted.*

- lvii) replacing Section 10.8.6 under Section 10.8 (Small Holdings Five Zone) with the following:

10.8.6 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit.

- lviii) replacing Section 10.8.7 under Section 10.8 (Small Holdings Five Zone) with the following:

10.8.7 Minimum Setbacks:

- a) Buildings or Structures, subject to Section 7.22:

- i) Front parcel line 9.0 metres
 - ii) Rear parcel line 9.0 metres
 - iii) Interior side parcel line 3.0 metres
 - iv) Exterior side parcel line 4.5 metres
 - b) Accessory Buildings or Structures, subject to Section 7.22:
 - i) Front parcel line 9.0 metres
 - ii) Rear parcel line 9.0 metres
 - iii) Interior side parcel line 3.0 metres
 - iv) Exterior side parcel line 4.5 metres
- lix) replacing Section 10.8.8 under Section 10.8 (Small Holdings Five Zone) with the following:
 - 10.8.8 Maximum Height:**
 - a) No building or structure shall exceed a height of 8.0 metres; and
 - b) despite sub-section 10.5.8(a), no “farm building” shall exceed a height of 15.0 metres.
- ix) adding a new Section 10.8.10 under Section 10.8 (Small Holdings Five Zone) to read as follows:
 - 10.8.10 Minimum Building Width:**
 - a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.
- lxi) replacing Section 11.1.1 under Section 11.1 (Residential Single Family Zone) with the following:
 - 11.1.1 Permitted Uses:**
 - Principal Uses:
 - a) single detached dwelling;
 - Accessory Uses:
 - b) bed and breakfast operation, subject to Section 7.19;
 - c) home occupation, subject to Section 7.17;
 - d) docks, subject to Section 7.26; and

e) accessory buildings and structures, subject to Section 7.13.

lxii) replacing Section 11.1.5 under Section 11.1 (Residential Single Family Zone) with the following:

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

a) one (1) principal dwelling unit.

lxiii) adding a new Section 11.1.9 under Section 11.1 (Residential Single Family Zone) to read as follows:

11.1.9 Minimum Building Width:

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

lxiv) replacing Section 11.2.1 under Section 11.2 (Residential Single Family Two Zone) with the following:

11.2.1 Permitted Uses:

Principal Uses:

a) single detached dwelling;

Accessory Uses:

b) bed and breakfast operation, subject to Section 7.19;

c) home occupation, subject to Section 7.17;

d) docks, subject to Section 7.26; and

e) accessory buildings and structures, subject to Section 7.13.

lxv) replacing Section 11.2.5 under Section 11.2 (Residential Single Family Two Zone) with the following:

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

a) one (1) principal dwelling unit.

lxvi) adding a new Section 11.2.9 under Section 11.2 (Residential Single Family Two Zone) to read as follows:

11.2.9 Minimum Building Width:

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

lxvii) replacing Section 12.1.1 under Section 12.1 (Residential Multiple Family Zone) with the following:

12.1.1 Permitted Uses:

Principal Uses:

- a) congregate care housing;
- b) duplex or semi-detached dwellings;
- c) multiple family dwellings;
- d) rowhouse or townhouse dwellings;
- e) senior citizens housing;
- f) single detached dwelling;

Accessory Uses:

- g) home occupation, subject to Section 7.17;
- h) docks, subject to Section 7.26; and
- i) accessory buildings and structures, subject to Section 7.13.

lxviii) replacing Section 12.1.3(a)(i) under Section 12.1 (Residential Multiple Family Zone) with the following:

- i) 460 m² — single detached dwelling;

lxix) replacing Section 12.1.4(a) under Section 12.1 (Residential Multiple Family Zone) with the following:

- a) 13.5 metres — single detached dwelling with lane;

lxx) replacing Section 12.1.4(b) under Section 12.1 (Residential Multiple Family Zone) with the following:

- b) 15.0 metres — single detached dwelling without lane;

lxxi) adding a new Section 12.1.13 under Section 12.1 (Residential Multiple Family Zone) to read as follows:

12.1.13 Minimum Building Width:

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

lxxii) replacing Section 12.2.1 under Section 12.2 (Integrated Housing Zone) with the following:

12.2.1 Permitted Uses:

Principal Uses:

- a) congregate care housing;
- b) multiple family dwellings;
- c) rowhouse or townhouse dwellings;
- d) senior citizens housing; and

Accessory Uses:

- e) accessory buildings and structures, subject to Section 7.13.

lxxiii) replacing Section 13.1.1 under Section 13.1 (Neighbourhood Commercial Zone) with the following:

13.1.1 Permitted Uses:

Principal Uses:

- a) retail sales, convenience;
- b) personal service establishment, not exceeding 223 m²;
- c) offices;
- d) farmers market;
- e) eating and drinking establishment;

Accessory Uses:

- f) service station, accessory to retail sales, convenience;
- g) one (1) accessory dwelling, subject to Section 7.11; and
- h) accessory buildings and structures, subject to Section 7.13.

lxxiv) replacing Section 13.1.5(a)(ii) under Section 13.1 (Neighbourhood Commercial Zone) with the following:

- ii) Front parcel line (service station) 7.5 metres

lxxv) replacing Section 13.1.6 under Section 13.1 (Neighbourhood Commercial Zone) with the following:

13.1.6 Maximum Height:

- a) No building or structure shall exceed a height of 15.0 metres; and
- b) No accessory building or structure shall exceed a height of 4.5 metres.

lxxvi) replacing Section 13.2.1 under Section 13.2 (Marina Commercial Zone) to read as follows:

13.2.1 Permitted Uses:

Principal Uses:

- a) marina;

Accessory Uses:

- b) one (1) accessory dwelling, subject to Section 7.11;
- c) home occupation, subject to Section 7.17; and
- d) accessory buildings and structures, subject to Section 7.13.

lxxvii) replacing Section 13.2.6 under Section 13.2 (Marina Commercial Zone) with the following:

13.2.6 Maximum Height:

- a) No building or structure shall exceed a height of 7.6 metres; and
- b) No accessory building or structure shall exceed a height of 4.5 metres.

lxxviii) replacing Section 13.3.1(h) under Section 13.3 (Tourist Commercial One Zone) to read as follows:

13.3.1 Permitted Uses:

Principal Uses:

- a) eating and drinking establishment;
- b) motel
- c) retail sales, convenience;
- d) service station;

Accessory Uses:

- e) home occupation, subject to Section 7.17;

- f) one (1) single detached dwelling, subject to Section 7.11; and
- g) accessory buildings and structures, subject to Section 7.13.

lxxix) replacing Section 13.3.7 under Section 13.3 (Tourist Commercial One Zone) with the following:

13.3.7 Maximum Height:

- a) No building or structure shall exceed a height of 15.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres; and
- c) despite Section 13.3.7(b), no single detached dwelling shall exceed a height of 10.0 metres.

lxxx) adding a new Section 13.3.10 under Section 13.3 (Tourist Commercial One Zone) to read as follows:

13.3.10 Minimum Building Width:

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

lxxxi) replacing Section 13.4.1(e) under Section 13.4 (Tourist Commercial Two (Limited) Zone) to read as follows:

13.4.1 Permitted Uses:

Principal Uses:

- a) campground, on parcels greater than 1.0 ha in area and subject to the Regional District's Campsite Bylaw No. 713, 1982;
- b) eating and drinking establishment;
- c) motel;
- d) retail sales, convenience;

Accessory Uses:

- e) home occupation, subject to Section 7.17;
- f) one (1) single detached dwelling, subject to Section 7.11; and
- g) accessory buildings and structures, subject to Section 7.13.

lxxxii) replacing Section 13.4.3 under Section 13.3 (Tourist Commercial Two (Limited) Zone) with the following:

13.4.3 Minimum Parcel Size:

- a) 505 m², subject to servicing requirements.

lxxxiii) replacing Section 13.4.7 under Section 13.4 (Tourist Commercial Two (Limited) Zone) with the following:

13.4.7 Maximum Height:

- a) No building or structure shall exceed a height of 15.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres; and
- c) despite Section 13.4.7(b), no single detached dwelling shall exceed a height of 10.0 metres.

lxxxiv) adding a new Section 13.4.10 under Section 13.4 (Tourist Commercial Two (Limited) Zone) to read as follows:

13.4.10 Minimum Building Width:

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

lxxxv) replacing Section 13.5.1(e) under Section 13.5 (Tourist Commercial Three (Limited) Zone) to read as follows:

13.5.1 Permitted Uses:

Principal Uses:

- a) campground, on parcels greater than 1.0 ha in area and subject to the Regional District's Campsite Bylaw No. 713, 1982;
- b) eating and drinking establishment;
- c) motel;
- d) retail sales, convenience;
- e) service station;

Accessory Uses:

- f) home occupation, subject to Section 7.17;
- g) one (1) single detached dwelling, subject to Section 7.11; and
- h) accessory buildings and structures, subject to Section 7.13.

lxxxvi) replacing Section 13.5.7 under Section 13.5 (Tourist Commercial Three (Limited) Zone) with the following:

13.5.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 5.0 metres; and
- c) despite Section 13.5.7(b), no single detached dwelling shall exceed a height of 10.0 metres.

lxxxvii) replacing Section 13.5.9(b) under Section 13.5 (Tourist Commercial Three (Limited) Zone) to read as follows:

- b) A single detached dwelling shall not have a floor area of less than 60.0 m².

lxxxviii) adding a new Section 13.5.10 under Section 13.5 (Tourist Commercial Three (Limited) Zone) to read as follows:

13.5.10 Minimum Building Width:

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

lxxxix) replacing Section 14.1.1 under Section 14.1 (Industrial (Light) One Zone) to read as follows:

14.1.1 Permitted Uses:

Principal Uses:

- a) natural resource extraction;
- b) gravel crushing operation;
- c) asphalt plant;

Accessory Uses:

- d) one (1) accessory dwelling, subject to Section 7.11; and
- e) accessory buildings and structures, subject to Section 7.13.

xc) replacing Section 14.1.5 under Section 14.1 (Industrial (Light) One Zone) with the following:

14.1.5 Minimum Setbacks:

- a) Buildings or Structures;
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 3.0 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) despite Section 14.1.5(a), setbacks for “gravel crushing operations” and “asphalt plants” from an SH4, SH5, RS1, RS2, RM1 and RM2 zone shall be:
 - i) Front parcel line 50.0 metres
 - ii) Rear parcel line 50.0 metres
 - iii) Interior side parcel line 50.0 metres
 - iv) Exterior side parcel line 50.0 metres

xc) replacing Section 14.1.6 under Section 14.1 (Industrial (Light) One Zone) with the following:

14.1.6 Maximum Height:

- a) No building or structure shall exceed a height of 15.0 metres or 25% of parcel depth, whichever is less.

xcii) adding a new Section 14.1.8 under Section 14.1 (Industrial (Light) One Zone) to read as follows:

14.1.8 Minimum Building Width:

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

xciii) replacing Section 15.1.1 under Section 15.1 (Administrative and Institutional Zone) to read as follows:

15.1.1 Permitted Uses:

Principal Uses:

- a) cemeteries;
- b) churches;
- c) community care or social care facilities;

- d) community halls;
- e) fire halls, police stations, ambulance service uses and similar emergency services;
- f) funeral homes;
- g) government buildings;
- h) hospitals;
- i) libraries, museums, art galleries;
- j) schools, colleges or other educational centres;
- k) multi-dwelling units for special needs and affordable housing;
- l) charitable, fraternal or philanthropic institutions;

Accessory Uses:

- m) accessory offices; and
- n) accessory buildings and structures, subject to Section 7.11.

xciv) replacing Section 15.2.1 under Section 15.2 (Parks and Recreation Zone) to read as follows:

15.2.1 Permitted Uses:

Principal Uses:

- a) cemeteries;
- b) open land recreation;
- c) parks;
- d) recreation services, outdoors;

Accessory Uses:

- a) one (1) accessory dwelling, subject to Section 7.11;
- b) amusement establishments, indoor;
- c) carnivals, circuses and fairs;
- d) community buildings and associated structures;
- e) interpretation centres;
- f) public moorage and marinas;
- g) recreation services, indoor;

- h) accessory buildings and structures, subject to Section 7.13.
- xcv) replacing Section 16.1.2(b)(xi) under Section 16.1 (Site Specific Resource Area (RAs) Provisions) with the following:
 - xi) single detached dwelling or mobile home;
- xcvi) replacing Section 17.1.5(a) under Section 17.1 (Comprehensive Development One (North Beach Estates) Zone) with the following:
 - a) single detached dwelling or mobile home;
- xcvii) replacing Section 17.1.8(b) under Section 17.1 (Comprehensive Development One (North Beach Estates) Zone) with the following:
 - b) one (1) single detached dwelling or mobile home per share lot.

Electoral Area "H"

- 8. The "Electoral Area "F" Zoning Bylaw No. 2461, 2008" is amended by:
 - i) deleting the definition of "pad" under Section 4.0 (Definitions).
 - ii) replacing the definition of "accessory dwelling" under Section 4.0 (Definitions) with the following:

"**accessory dwelling**" means a single detached dwelling or other detached dwelling which is permitted as an accessory use in conjunction with a principal use. The accessory dwelling is a complete living unit and indicates a private kitchen and bath;
 - iii) replacing the definition of "habitable area" under Section 4.0 (Definitions) with the following:

"**habitable area**" means, for the purpose of the flood construction level provisions of this Bylaw, any space or room within a building or structure, including a manufactured home or unit, which is used or is capable of being used for human occupancy or industrial, business or commercial use, or storage of goods, including equipment (and furnaces), which is susceptible to damage by floodwater;
 - iv) replacing the definition of "manufactured home" under Section 4.0 (Definitions) with the following:

"**manufactured home**" means a "mobile home" or "modular home" normally built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than that of its manufacture, but does not

include travel trailers, recreational vehicles, park model recreational vehicles or campers;

- v) adding the definition of “manufactured home space” under Section 4.0 (Definitions) to read as follows:

“**manufactured home space**” means an area of land for the installation of one manufactured home with permissible additions and situated within a manufactured home park;

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

“**mobile home**” means a manufactured home which is certified as being constructed to the Canadian Standards Association Z240 Mobile Home Series Standard;

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

“**modular home**” means a manufactured home which is certified as being constructed to the Canadian Standards Association A277 Standard;

- viii) replacing the definition of “single detached dwelling” under Section 4.0 (Definitions) to read as follows:

“**single detached dwelling**” means a detached building used for residential use of one family and consisting of one dwelling unit and a secondary suite if permitted in the applicable zone. May include a “modular home” but does not include a “mobile home”.

- ix) replacing Section 7.11 (Accessory Dwellings) under Section 7.0 (General Regulations) with the following:

7.11 Accessory Dwellings

The following regulations apply to accessory dwellings where permitted as a use in this Bylaw:

- .1 No accessory dwellings shall have a floor area greater than 70.0 m², except for:
 - i) one (1) accessory dwelling unit which may have a floor area not greater than 140.0 m²; and
 - ii) accessory dwellings located in the Commercial and Industrial zones.

- .2 Accessory dwellings shall not exceed one storey and a maximum height of 5.0 metres, except for accessory dwellings located in the Commercial and Industrial zones; and
- .3 In the Commercial and Industrial zones, accessory dwellings shall:
 - i) be located at the rear of a building on the ground floor, or above the first storey; and
 - ii) have separate entrances from the exterior of the building and shall not share a common hallway with commercial or industrial uses.
- x) replacing Section 11.1.1(f) under Section 11.1 (Resource Area Zone) with the following:
 - f) single detached dwelling, or mobile home, or recreational vehicle;
- xi) replacing Section 11.3.1(i) under Section 11.3 (Agriculture Three Zone) with the following:
 - i) single detached dwelling or mobile home;
- xii) replacing Section 11.4.1(e) under Section 11.4 (Large Holdings One Zone) with the following:
 - e) single detached dwelling, or mobile home, or recreational vehicle;
- xiii) replacing Section 11.4.1(f) under Section 11.4 (Large Holdings One Zone) with the following:
 - f) accessory dwelling or mobile home, subject to Section 7.09;
- xiv) replacing Section 11.5.1(d) under Section 11.5 (Large Holdings Two Zone) with the following:
 - d) single detached dwelling, or mobile home, or recreational vehicle;
- xv) replacing Section 11.6.1(c) under Section 11.6 (Small Holdings Two Zone) with the following:
 - c) single detached dwelling, or mobile home, or recreational vehicle;
- xvi) replacing Section 11.7.1(b) under Section 11.7 (Small Holdings Three Zone) with the following:
 - b) single detached dwelling, or mobile home, or recreational vehicle;

xvii) replacing Section 11.8.1(b) under Section 11.8 (Small Holdings Four Zone) with the following:

b) single detached dwelling, or mobile home, or recreational vehicle;

xviii) replacing Section 12.1.1(a) under Section 12.1 (Residential Single Family One Zone) with the following:

a) single detached dwelling or mobile home;

DRAFT

READ A FIRST AND SECOND TIME this ____ day of _____, 2016.

PUBLIC HEARING HELD this ____ day of _____, 2016.

READ A THIRD TIME this ____ day of _____, 2016.

I hereby certify the foregoing to be a true and correct copy of the "Regional District of Okanagan-Similkameen Modular and Mobile Home Amendment Bylaw No. 2743, 2016," as read a Third time by the Regional Board on this ____ day of ____, 2016.

Dated at Penticton, BC this __ day of ____, 2016

Corporate Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ____ day of _____, 2016.

For the Minister of Transportation & Infrastructure

ADOPTED this ____ day of _____, 2016.

Board Chair

Chief Administrative Officer

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2743

- Approval Recommended for Reasons Outlined Below
- Interests Unaffected by Bylaw
- Approval Recommended Subject to Conditions Below
- Approval Not Recommended Due to Reasons Outlined Below

Signature: John C. Beaupré
Agency: Interior Health
Date: July 22, 2016

Signed By: John C. Beaupré
Title: EHO





Your File #: X2016.057-
ZONE
eDAS File #: 2016-03184
Date: June 22, 2016

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

Attention: Lauri Feindell

**Re: Proposed Bylaw 2743 for:
RDOS - Electoral Area's "A", "C", "D", "E", "F", and "H"**

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

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

Yours truly,

Rob Bitte
District Development Technician

Local District Address
Penticton Area Office 102 Industrial Place Penticton, BC V2A 7C8 Canada Phone: (250) 490-8200 Fax: (250) 490-2231



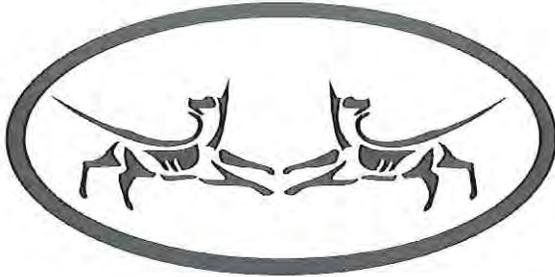
From: Referral Apps REG8 FLNR:EX [mailto:ReferralAppsREG8@gov.bc.ca]
Sent: June 24, 2016 12:54 PM
To: Lauri Feindell
Subject: RE: Bylaw Referral X2016.057-ZONE - bylaw 2743

Hi Lauri,

The Ecosystems Section of the Ministry of Forest Lands and Natural Resources has reviewed the above mentioned referral and will not be commenting.

Cathy Lacey
Admin Support
MOE/MFLNRO Penticton





Penticton Indian Band

Natural Resource Department
R.R. #2, Site 80, Comp.19
Penticton, B.C. CAN
V2A 6J7

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

June-23-16

WITHOUT PREJUDICE AND NOT TO
BE CONSTRUED AS CONSULTATION

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

Referral ID: 2016-06-20 ZON 1770

RTS #: 1770

Date: June-20-16

Reference #: BL2743 X2016.057-Zone

Summary: amendment to the Electoral Area A-Osoyoos Rural; C-Oliver Rural, D-OK Falls, Kaleden, Apex; E-Naramata; F-Westbench; H-Eastgate, Tulameen, Coalmont, Alison Lake, Missezula Lake.

ATTENTIOIN: Christopher Garrish

We are in receipt of the above referral. The proposed activity is located within Okanagan Nation Territory and the PIB Area of Responsibility. All lands and resources within the vicinity of this referral are subject to our unextinguished Aboriginal Title and Rights.

The Supreme Court of Canada in the *Tsilhqot'in* case has confirmed that the province and Canada have been applying an incorrect and impoverished view of Aboriginal Title, and that Aboriginal Title includes the exclusive right of Indigenous People to manage the land and resources as well as the right to benefit economically from the land and resources. The Court therefore concluded that when the Crown allocates resources on Aboriginal title lands without the Indigenous peoples' consent, it commits a serious infringement of constitutionally protected rights that will be difficult to justify.

Penticton Indian Band has specific referral processing requirements for both government and proponents which are integral to the exercise of our Rights to manage our lands and resources and to ensuring that the Crown can meet its duty to consult and accommodate our Rights, including our Aboriginal Title and management Rights. There is a cost associated with PIB referral processing and engagement. In accordance with PIB policy, proponents are required to pay a processing fee for each referral. This fee is as follows:

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

¹The area over which PIB asserts Aboriginal Rights and Title under Section 35 of the Constitution Act, 1982



INVOICE AMOUNT FOR PRELIMINARY OFFICE REVIEW \$500.00

Please make cheque payable to Penticton Indian Band. re: P.C.132 RTS #1770

This fee must be paid within 30 days. Proper consultation and consideration of potential impacts cannot occur without the appropriate resources therefore it is only with payment that proper consultation can begin and the proposed activity/development can be fully reviewed.

Upon receipt of the processing fee, we will commence our review. You may then expect to receive a letter from us notifying you of the results of our review of potential impacts of the project within 30 to 90 days.

If the proposed activity requires a more in-depth review, Penticton Indian Band will notify the proponent and all parties will negotiate a memorandum of agreement regarding a process for review of the proposed activity.

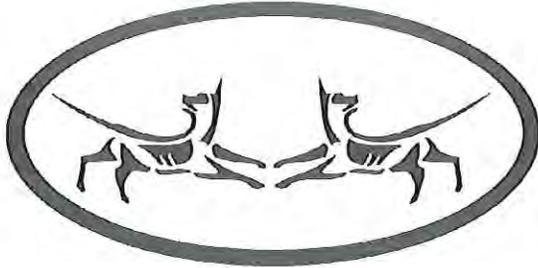
Please note that our participation in the referral and consultation process does not define or amend PIB's Aboriginal Rights and Title, or limit any priorities afforded to Aboriginal Rights and Title, nor does it limit the positions that we may take in future negotiations or court actions.

If you require further information or clarification, please do not hesitate to contact me.

limlæmt,

Lavonda Nelson
Data Management Clerk

¹The area over which PIB asserts Aboriginal Rights and Title under Section 35 of the Constitution Act, 1982



Penticton Indian Band

Natural resource Department
R.R. #2, Site 80, Comp. 19
Penticton, B.C. CAN
V2A 6J7

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

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

June-23-16

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

Referral ID: 2016-06-20 ZON 1770

RTS #: 1770

Date: June-20-16

Reference #: BL2743 X2016.057-Zone

Summary: amendment to the Electoral Area A-Osoyoos Rural; C-Oliver Rural, D-OK Falls, Kaleden, Apex; E-Naramata; F-Westbench; H-Eastgate, Tulameen, Coalmont, Alison Lake, Missezula Lake.

Attention: Christopher Garrish

RE: Request for a 60 (sixty) day extension

Thank you for the above application that was received on June-23-16.

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

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

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

I appreciate your co-operation.

Limlɛmt,

Lavonda Nelson
Data Management Clerk



Advisory Planning Commission Minutes

RDOS Electoral Area A

Monday July 11, 2016

Sonora Centre, Osoyoos B.C.

Present: Chair Peter Beckett, Gerald Hesketh, Bill Plaskett, Dwayne Svendsen, Bonnie Douglas (Secretary)

Absent: Vice Chair Mark McKenney, Grant Montgomery

In Attendance: Area A Director Mark Pendergraft

Evelyn Riechert, Planner RDOS

Guests: Eileen Schultz, Elaine Harper, Doug Harper, Laura Venables, Kelly Venables

Meeting was called to order at 7:01 pm

Minutes of previous meeting were adopted by consensus

Agenda adopted by consensus

Development Applications

Agenda Item 3.1 A05956.010(A2016.048-TUP) Eileen Schultz

To allow for placement of a mobile home as a temporary accessory dwelling for 3 years.

Evelyn Riechert presented the application. There were questions asked about sewer and water connections. The sewer connection has been discussed with the Town of Osoyoos and they can hook up to the existing sewer. There is a well on the existing property which they will hook up to.

Motion: by Bill Plaskett, seconded by Dwayne Svendsen.

That the APC recommends to the RDOS Board that the proposed temporary use be approved.

Vote: All in favor

Agenda Item 3.2 A07108.130 (A2016.070-TUP) Kelly Venables

To allow for placement of a mobile home as an accessory use to the existing gravel pit operation for a period not to exceed 3 years.

Evelyn Riechert presented the application. Questions were asked what the purpose the mobile was for. The applicant responded they wanted someone to live there for security reasons as

there is equipment on site. There is a well in place and they would need to put in a septic system.

Motion: by Gerry Hesketh, seconded by Bonnie Douglas

That the APC recommends to the RDOS Board that the proposed temporary use be approved.

Vote: All in favor

Other

4.1 X2016.057-ZONE

Evelyn Riechert discussed The Zoning Bylaws in regards to Modular and Mobile Homes. There was discussion about the difference between modular and mobile homes, and about wording of current by-law.

Summary of Questions 1-5 and APC recommendations:

#1 Modular Homes to be permitted as a form of "single detached dwelling" in all zones.

Vote: All in favor

#2 Modular homes to be permitted as an allowable form of accessory dwelling in all zones.

Vote: All in favor

#3 Mobile homes be permitted as an allowable form of principal dwelling unit in the RA, LH and AG zones.

Vote: 4 in favor, 1 abstained

#4 Mobile homes be permitted as an allowable form of accessory dwelling in the RA, LH, and AG zones.

Vote: All in favor

#5 Should consistent building width requirement for principal dwelling units be introduced in SH and RS Zones?

There was discussion on this question, is this being targeted on single wide mobile homes?

Vote: 4 no, 1 yes

More discussion, all in favor of the building width requirement for RS Zone but not for the SH size. The APC felt there was too much discrepancy in the size of Small Holdings.

Motion to adjourn by Peter Beckett at 8:11 pm.



Minutes

Electoral Area 'C' Advisory Planning Commission

Meeting of: *Tuesday, June 21, 2016*

Community Centre, Oliver BC

Present:

Members: Bill Michael | Sara Bunge | Jessica Murphy

Absent: Rick Knodel | David Janzen | Ed Machial

Staff: Director, Electoral Area 'C', Terry Schafer | Chris Garrish, RDOS Planner

Recording Secretary: absent

Delegates: Bill Ross

1. CALL TO ORDER

The meeting was called to order at 7:08 p.m.

ADOPTION OF AGENDA

MOTION

It was Moved and Seconded that the Agenda be adopted.

CARRIED

2. DELEGATIONS

- 2.1 Souto, Antonia for Development Variance Permit Application Agent: Ross, Bill C05754.005 / C2016-058-DVP

3. DEVELOPMENT APPLICATIONS

- 3.1 Bylaw No. C01138.000/C2016-021-ZONE

Delegate *Bill Ross* present

Discussion: Discussion around some infilling of oxbow by applicant.

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board that the proposed development variance be approved.

CARRIED

4. REFERRALS

4.1 C2016.059-CROWN - Integrated Land Management Bureau Referral Application; Crown Land Referral – Trails and Recreation Facilities Tenure

There was incomplete information presented in the referral documents to the APC by FLNRO Ministry staff on this matter and they had not provided answers to the RDOS planning staff request for additional information prior to this meeting. The APC responded to the limited information they had received for the meeting.

Discussion: APC members raised a number of concerns regarding this application for motorized recreation track on Oliver Mountain:

- Potential noise impacts to neighbours and beyond
- Impacts to species at risk including Lewis Woodpecker and Antelope-brush
- Motorized vehicles will not stay within designated area due to lack of fencing
- It needs to be shown how this use would be compliant with the Okanagan Shuswap LRMP direction on uses of this particular Crown Land which we understand was to be reserved for a protected area
- No provisions for monitoring usage
- Motorized and non-motorized users groups sharing same area is not compatible
- APC would like to see defined guidelines or protocol for motorized use, that could be used as assessment tool (i.e. staying within designated area, noise restrictions, use of spark arrestors and the concerns noted here) to determine whether used should continue after 5 year trial
- After 5 years the tenure should expire automatically and a new application be made for this use on these lands. It should not be an automatic renewal. Review of any new application will be made conditional upon the compliance of the motorized users with the terms of the use guidelines in the previous period.
- If guidelines/protocols are not followed, prior to end of 5 year trial, motorized use of the recreation area should be removed and the tenure cancelled for the motorized use of these lands.

5. Other

5.1 X2016.057-ZONE Review of Zoning Bylaw Regulations – Modular and Mobile Homes

A discussion was held about the definitions of modular and mobile homes and the social stigma which appears to be held for variations of these types of home construction. Members felt modular homes were equal to a single family dwelling. Mobile homes give people on low incomes (i.e. seniors, youth, young farmers, etc.) an opportunity to have their own home.

A member of the public questioned why a registered double wide mobile home could not be moved to another property. She stated that the current RDOS definitions of a mobile home capture these types of structure which, in essence, are modular homes when established on a property yet exclude them on certain sized zonings.

In the absence of clear recommendations for the Area 'C' APC to address, the members present chose to address the summary conditions which were presented in the information package. These indicate where the two types of manufactured homes might be initially be accepted within the various zoning categories.

Generally, the members felt that on the larger size properties that either type of manufactured home would be acceptable. The smaller sized properties in the zonings of SH and RS will need to be further addressed to provide a process for allowing mobile homes under certain conditions, possibly parcel size. Additional work will be needed to provide for the conditions under which they might be acceptable to provide for administrative fairness.

The APC's response follows the questions regarding the proposed changes to the Electoral Area Zoning Bylaws:

.1 should modular homes be permitted as a form of "single detached dwelling" in all zones; YES

.2 should modular homes be permitted as an allowable form of "accessory dwelling" in all zones; YES

.3 should mobile homes be permitted as an allowable form of principal dwelling unit in the RA, LH and AG zones; YES

.4 should mobile homes be permitted as an allowable form of "accessory dwelling" in the RA, LH and AG zones; YES and

.5 should consistent building width requirement for principal dwelling units be introduced in SH and RS Zones? APC is in favour of consistent building width requirements, so that all areas in the RDOS are consistent. However, as stated above, additional consideration should be given regarding allowing manufactured/mobile homes on other zoning with smaller parcel sizes like SH and RS.

CARRIED

6. ADJOURNMENT

6.1 MOTION

It was Moved and Seconded that the meeting be adjourned at 8:42 pm.

CARRIED UNANIMOUSLY

Bill Michael

Advisory Planning Commission Chair

Sara Bunge

Advisory Planning Commission Secretary / minute taker



Minutes

Electoral Area “D” Advisory Planning Commission

Meeting of Tuesday, June 14, 2016

Okanagan Falls Firehall

5013 – 11th Avenue, Okanagan Falls, BC

Present:

Mr. T. Siddon, Director, Electoral Area “D”

Members: Jerry Stewart, Doug Lychak, Don Allbright, Doreen Olson, Robert Pearce,
Bob Haddow, Navid Chaudry

Absent: Robert Handfield, Jill Adamson

Staff: Christopher Garrish, Planning Supervisor

Recording Secretary: Sue Gibbons, Development Services Reception / Secretary

Delegates: Alan & Pamela Kerr

1. CALL TO ORDER

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

ADOPTION OF AGENDA

MOTION

It was Moved and Seconded that the Agenda be adopted.

CARRIED (UNANIMOUSLY)

2. DEVELOPMENT APPLICATIONS

2.1 Development Application: D06801.780 / D2016.020-TUP

Delegate: Kerr, Alan & Pamela present.

Discussion.

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board that the proposed temporary use be denied.

CARRIED

3. REFERRALS

3.1 Referral Application: D01432.695 / D2016.025-CROWN

Delegate: McGinn, Tyler not present.

Discussion.

MOTION

It was Moved and Seconded that the Regional District recommends to FrontCounter BC that the application for Specific Permission Tenure for Private Moorage fronting on Lot A, Plan EPP51239, District Lot 105s, SDYD, be refused due to the reasons outlined below:

- Negative environmental impact
- Public safety concerns
- precedent setting regarding proliferation of docks
- RDOS Board to direct staff to draft bylaws extending zoning 50 meters into the lake

CARRIED (UNANIMOUSLY)

4. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION

It was Moved and Seconded by the APC that the Minutes of May 10, 2016 be approved.

CARRIED (UNANIMOUSLY)

5. OTHER

5.1 X2016.057-ZONE – Review of Zoning Bylaw Regulations – Modular and Mobile Homes

Discussion.

MOTION

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

1. Should modular homes be permitted as a form of “single detached dwelling” in all zones – **CARRIED**
2. Should modular homes be permitted as an allowable form of “accessory dwelling” in all zones – **CARRIED (UNANIMOUSLY)**
3. Should mobile homes be permitted as an allowable form of principal dwelling unit in the RA, LH and AG zones – **CARRIED**
4. Should mobile homes be permitted as an allowable form of “accessory dwelling” in the RA, LH and AG zones – **CARRIED (UNANIMOUSLY)**

6. **ADJOURNMENT**

MOTION

It was Moved and Seconded that the meeting be adjourned at 9:07 pm.

CARRIED (UNANIMOUSLY)

Advisory Planning Commission Chair

Advisory Planning Commission Recording Secretary / minute taker



Minutes

Electoral Area 'E' Advisory Planning Commission

Meeting of Monday, July 11th, 2016

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

Present:

Members: Bruce Clough (Chair, Electoral Area "E" APC), Heather Fleck, Phil Janzen, Judi Harvey, Tom Hoenisch

Absent: David Kopp (Vice Chair), Don Mancell, Tim Forty

Staff: Donna Butler (Development Services Manager, RDOS)

Guests: Mary Simonin, Justin Skidmore, Noelle Starzynski, Mary Jane Szel, Kalman Szel, Robert Van Westen, Jake Van Westen Sr., Karla Kozakevich (Area 'E' Director)

Recording Secretary: Heather Lemieux (Recording Secretary) via transcription

Delegates: Heidi Noble (Joie Farm Winery), Chase Tracy (Richie Custom Homes), Nicholas Hill (Richie Custom Homes)

1. ADOPTION OF AGENDA

The meeting was called to order at 7:38 p.m. Quorum Present.

MOTION

It was Moved and Seconded that the Agenda be adopted.

CARRIED (UNANIMOUSLY)

2. DELEGATIONS

2.1 Noble, Heidi for Zoning Bylaw Amendment Application Agent: People Plus Space (Shedden, Heather) E02140.000 / E2016.063-ZONE

Heather Fleck, APC member, recused herself as meeting participant at 7:41 p.m. to passively observe from the audience. Quorum not maintained.

Heidi Noble addressed guests and APC members regarding the rezoning application AG1 to the site specific AG1s. Discussed proposed bylaw amendments, detailed planning and project timelines.

Roundtable discussion held in regards to the application. Concerns heard about the parking, vehicle accessibility and the role of the Ministry of Transportation.

3. DEVELOPMENT APPLICATIONS

- 3.1 E02140.000 (E2016.063-ZONE) - Zoning Bylaw Amendment Application Administrative Report written by Christopher Garrish, Planning Supervisor & presented in his absence by Donna Butler (Development Services Manager, RDOS).

No Motion was made due to unmaintained Quorum, but Karla Kozakevich (Area 'E' Director) & Donna Butler (Development Services Manager, RDOS) gained insight into matters regarding the application.

Heather Fleck, APC member, rejoined commission as active participant at 8:18 p.m. restoring Quorum for remaining matters.

Departure of all public guests at 8:19 p.m., except Justin Skidmore & Heidi Noble who left at 8:30 p.m.

4. OTHER

4.1 X2016.057-ZONE

Review of Zoning Bylaw Regulations - Modular and Mobile Homes Administrative Report submitted by Christopher Garrish, Planning Supervisor

Delegate: Christopher Garrish (Planning Supervisor) not present. Donna Butler (Development Services Manager, RDOS) present.

Donna Butler (Development Services Manager, RDOS) presented details of the review. Discussed definitions, current bylaws and zoning for mobile vs. modular (manufactured) homes.

The APC then considered the following questions before making their recommendation to the Board regarding the proposed changes to the Electoral Area Zoning Bylaws:

4.1.1 *Should modular homes be permitted as a form of "single detached dwelling" in all zones?*

Yes, subject to same limitations as in any normal home dwelling.

4.1.2 *Should modular homes be permitted as an allowable form of "accessory dwelling" in all zones?*

Yes, subject to same limitations as in any normal home dwelling.

4.1.3 *Should mobile homes be permitted as an allowable form of principal dwelling unit in the RA, LH and AG zones?*

Yes, in RA & LH zones and only in AG zones on lot sizes of greater than 5 acres.

4.1.4 *Should mobile homes be permitted as an allowable form of "accessory dwelling" in the RA, LH and AG zones?*

Yes, but only for the RA & LH zones and only on AG zones greater than 10 acres.

4.1.5 *Should consistent building width requirement for principal dwelling units be introduced in SH and RS Zones?*

Yes, but with no mobile homes in SH & RS zones and modular homes permitted only for greater than a 5 metre width.

MOTION

It was Moved and Seconded in favour of Option 2. THAT the APC recommends to the RDOS Board of Directors that the proposed textual amendments addressing the placement of modular and mobile homes be approved with the following conditions:

- i) THAT modular homes be permitted as single detached dwellings in all zones, subject to the same limitations as any 'normal' homes.
- ii) THAT modular homes be permitted as accessory dwellings in all zones, subject to the same limitations as any 'normal' homes.
- iii) THAT mobile homes be permitted as an allowable principal dwelling unit in RA & LH, but in AG zones only on lot sizes of greater than 5 acres.
- iv) THAT mobile homes be permitted as an allowable form of accessory dwelling in the RA & LH zones and only on AG zones with lot sizes greater than 10 acres.
- v) THAT consistent building width requirements for principal dwelling units be introduced for RS and SH zones but no mobile homes to be permitted and modular homes only with a greater than 5 metre width.

CARRIED (UNANIMOUSLY)

5. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION

It was Moved and Seconded by the APC that the Minutes of May 9th, 2016 be approved.

CARRIED (UNANIMOUSLY)

6. ADJOURNMENT

4.1 MOTION

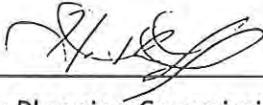
It was Moved and Seconded that the meeting be adjourned at 8:59 p.m.

CARRIED (UNANIMOUSLY)

Next Electoral Area 'E' Advisory Planning Commission Meeting

Monday, August 8th, 2016 at 7:30 p.m.

Advisory Planning Commission Chair



Advisory Planning Commission Recording Secretary / minute taker

MINUTES
Electoral Area F Advisory Planning Commission
Meeting of Thursday June 9 2016
RDOS 101 Martin Street, Penticton

Present

Members:

Sandy Berry

Bob Nicholson

Stewart Patterson, Secretary

Don Barron

Absent:

Natalie Minunzie, Chair

Hillary Ward ,Vice-Chair

Staff:

Chris Garrish, RDOS Planning Supervisor

Also Present:

Michael Brydon, RDOS Director Area F

1. CALL TO ORDER:

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

ADOPTION OF AGENDA

MOTION

It was Moved and Seconded that the Agenda be adopted.

CARRIED

2. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION

It was Moved and Seconded by the APC that the Minutes of Thursday May 6 2016 be approved.

CARRIED

3. DEVELOPMENT APPLICATIONS

3.1 Development Variance Permit Application -Smith, Darick (Agent)

F07395.005 / Project # F2016.039-DVP

Legal: Lot 2, Plan KAP26033, DL 5076, SDYD, Except Plan KAP51065

Delegates: Paddy & Sharon Mullaney (not present); Smith, Darick (Agent) (present)

Discussion

MOTION

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

CARRIED (UNANIMOUSLY)

Rationale: We addressed our concerns about the applicant proceeding to replace an existing horse barn without a permit.

We were also concerned that the applicant would have been denied a permit to replace the existing barn, that was in poor repair, under the current bylaws, which seemed completely unfair as he is buying it with the intent of keeping horses on the property as had previous owners.

The APC feels that this is a good example why our community plan and bylaws need to be reviewed and updated more often, so as to actually reflect the situation in the community – a new demographic of owners, making different uses on smaller parcels than was the historic norm.

4. OTHER 5.1 X2016.057-ZONE

Review of Zoning Bylaw Regulations – Modular and Mobile Homes Administrative
Administrative Report submitted by Christopher Garrish, Planning Supervisor

Discussion

MOTION

THAT the APC recommends to the RDOS Board of Directors that the subject development application be approved, with specific reference to the following questions:

1. Should modular homes be permitted as a form of "single detached dwelling" in all zones? **YES**
2. Should modular homes be permitted as an allowable form of "accessory dwelling" in all zones? **YES**
3. Should mobile homes be permitted as an allowable form of principal dwelling unit in the RA, LH and AG zones? **NO**
4. Should mobile homes be permitted as an allowable form of "accessory dwelling" in the RA, LH and AG zones? **YES**
5. Should consistent building width requirement for principal dwelling units be introduced in SH and RS Zones? **YES**

CARRIED (UNANIMOUSLY)

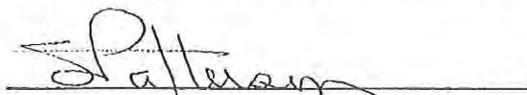
5. ADJOURNMENT

MOTION

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

CARRIED

For Advisory Planning Commission Chair



Advisory Planning Commission Recording Secretary

ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: July 21, 2016
RE: Award of Olalla Water System Upgrades



Administrative Recommendation:

THAT the Board of Directors receive the July 11th, 2016 tender evaluation report for award of the “Olalla Water System Upgrades” tender from WSP Canada Ltd. as attached; and,

THAT the Regional District award phase 1 of the “Olalla Water System Upgrades” project to Cantex-Okanagan Construction Ltd. in the amount of \$ 290,766 .00 plus applicable taxes; and,

THAT the Regional District approve a contingency for the construction in the amount of \$55,000.

Purpose:

To hire a qualified contractor to construct the phase 1 watermain upgrades to the Olalla Water System. The work includes all that is required to bring the upgrades into Operation.

Business Plan Objective:

Goal 2.3: To meet public needs through the provision and enhancement of key services

Goal 3.3: To develop an environmentally sustainable community

Reference:

In accordance with the Purchasing and Sales Policy, the Regional District Board shall approve all purchases over \$50,000.

Background:

The Olalla Water System is located 45 kilometers southwest of Penticton. It is a small system serving about 400 people with about 235 water connections. The distribution system which supports fire protection to the community consists of a deep well source (47.2 m/155ft deep) with no treatment, a 475 US gpm pump and a pump house located near the Olalla Forest Service Road and Main Street / Hwy 3A intersection, and approximately 4 kilometers of water main, ranging in size from 50 mm to 150 mm diameter, with 7 fire hydrants (compression style) and a 340 m³ (90,000 US gal) enclosed above ground concrete reservoir.

A portion of the water system was upgraded in 1998/1999 including construction of a new well, well pump, concrete reservoir and pump house c/w electrical controls and approximately 1200 m of pipework.

There are however older watermains that are thought to have significant leaks within the Olalla Water System. In order to reduce the leaking and improve the Olalla Water System the Regional District is striving to replace the remaining older watermains in phases. Phase 1 of the Olalla Water System Upgrades work will be from 1st Street to 5th Street and from 7th Street to 10th Street.

Analysis:

On June 14th, 2016 the Regional District issued an Invitation to Tender for the Olalla Water System Upgrades with the tender closing July 7th, 2016 . Two (2) bids were received.

The following table provides the list of Contractors that submitted a bid for the project and their tender prices for phase 1.

Contractor	Total Tendered Price for Phase 1
Cantex-Okanagan Construction Ltd.	\$ 290,766.00
Superior Excavating (557969 BC Ltd. DBA.)	\$ 363,273.50

The tender price submitted by Cantex-Okanagan Construction Ltd. is reasonable for the required work in the industry. We recommend that Cantex-Okanagan Construction Ltd. be retained to complete this work. The expected completion will be prior to the end of 2016.

Note that a fee was provided by each Contractor for the completion of one of the remaining two phases. Due to budget constraints this phase is unable to be constructed at this time.

Contingency Request:

A contingency of an additional \$55,000 is requested for the work. The plans and documentation for the existing older infrastructure within the Olalla Water System are not very detailed. Based on our experience we have found that it is common for unforeseen circumstances to arise with construction projects that are lacking in detail as there are many unknowns within the system. Changes to the overall project design and construction may need to be completed in order to ensure the existing water works tie together with the proposed water works.

Funding:

The funding for this project is available in the 2016 Capital budget for the Olalla Water System.

Alternatives:

The Board may choose to not award this project at this time.

Communication Strategy:

Upon approval a letter of award will be sent to Cantex-Okanagan Construction Ltd. notifying them of their successful tender. A letter of decline will be sent to Superior Excavating (557969 BC Ltd. DBA.).

Respectfully submitted:

Candace M. Pilling

C. Pilling, Engineering Technologist

July 11th, 2016

Project 6151-11290-00

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

Attention: Candace Pilling

Dear Candace:

**Re: Olalla Water System Upgrades RDOS-16PW18
Report on Tenders Received**

Tenders were invited by Regional District of Okanagan-Similkameen (RDOS) for the above mentioned contract. An original tender was invited earlier in the year, but only one tender was submitted and this was found on assessment to be non-compliant. The project was re-tendered on 14th June 2016. The tender was arranged in two phases, the second of which was optional.

Tenders closed on July 7, 2016 and two tenders were received. Comparison was determined on the total cost and on the cost of Phase 1 only. The tenders were checked for errors and omissions and compare as follows:

TENDERER	Phase 1 TENDER PRICE excluding GST
Cantex Okanagan Construction Ltd	\$290,766.00
Superior Excavating Ltd	\$363,273.50
	Phase 2 TENDER PRICE excluding GST
Cantex Okanagan Construction Ltd	\$248,607.00
Superior Excavating Ltd	\$280,197.50

In terms of available budget, it was determined that both Tenders exceeded the budget availability to undertake both phases at this time, and only Phase 1 works were further assessed.

The Engineer's Opinion of Probable Cost for Phase 1 only was \$270,000. The lower tender is 7% higher than the estimated cost for the Phase 1 works, mainly in terms of the anticipated general items costs. It was hoped that economies of scale may present an appropriate or competitive cost to undertake both phases under the one project; however, this was not demonstrated by the actual tenders received.

Cantex Okanagan Construction Ltd is the lowest bidder on both Phases. Their bid is compliant in terms of the documentation received and their tender is comprehensive in inclusion of all items referenced. They have appropriate resources available to undertake the work and demonstrate appropriate previous experience. They list suitable and experienced local subcontractors, who are known to both WSP and to RDOS. It is understood that the majority of the pipeline installation work will be undertaken



and supervised by BTN Excavations who are experienced in these projects. Cantex will remain overall responsible Prime Contractor and coordinate the various subcontractors appropriately.

In conclusion, it is recommended that the tender for Phase 1 works only be awarded to Cantex Okanagan Construction Ltd in the Total Tender Amount of \$290,766.00, which totals **\$305,304.30** including GST at 5%

If you have any questions or require additional information, please contact the undersigned.

Sincerely,

for WSP Canada

Stephen P Burns, P.Eng

ADMINISTRATIVE REPORT

TO: Select meeting type...
FROM: B. Newell, Chief Administrative Officer
DATE: August 4, 2016
RE: BL2735 Area H Community Facilities Capital Reserve
Expenditure Bylaw



Administrative Recommendation:

THAT Bylaw No. 2735, 2016, Electoral Area "H" Community Facilities Capital Reserve Fund Expenditure Bylaw authorizing up to \$33,500 for the Erris Volunteer Fire Association Fire Hall Addition be read a first, second and third time and be adopted.

Reference:

Bylaw 2653,2014

Background:

In 2009, The Board approved the formation of the Vermillion Forks Community Forest Corporation (VFCFC) for the purpose of acquiring and managing a Community Forest Agreement. The Upper Similkameen Indian Band, the Town of Princeton and the Regional District are 1/3 shareholders in the Corporation. The Electoral Area "H" Director and the CAO were appointed as the Regional District's Board Members on the Corporation.

In 2014, the RDOS Board created the Electoral Area "H" Community Facilities Capital Reserve Fund for the purposes of expenditures for or in respect of capital projects within Electoral Area "H".

Annual dividends received from the VFCFC are transferred into the reserve.

Analysis:

The Erris Volunteer Fire Association has requested \$33,500 funding for a Fire Hall Addition to provide room for a training/meeting area and provide additional equipment storage. The total estimated project cost is \$67,000 and will be undertaken in two stages with the final stage being completed in 2017.

The Area H Community Facilities Reserve Fund balance is estimated at approximately \$560,000 at the end of 2015. A previous expenditure bylaw has \$75,000 of the reserve committed.

Respectfully submitted:

"Sandy Croteau"

S. Croteau, Finance Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2735, 2016

A bylaw to authorize the expenditure of monies from the Electoral Area 'H' Community Facilities Reserve Fund for Erris Volunteer Fire Association Fire Hall Addition

WHEREAS Section 814(3) of the Local Government Act, R.S.B.C. 1996, c.323 and Section 189 of the Community Charter authorises the Board, by bylaw adopted by at least 2/3 of its members, to provide for the expenditure of any money in a reserve fund and interest earned on it;;

AND WHEREAS the 'Electoral Area 'H' Community Facilities Capital Reserve Fund ' has sufficient monies available for community capital projects;

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

1 Citation

- 1.1 This Bylaw shall be cited as the "Electoral Area 'H' Community Facilities Capital Reserve Fund Expenditure Bylaw No. 2735, 2016"
2. The expenditure of up to \$33,500 from the 'Electoral Area 'H' Community Facilities Capital Reserve Fund is hereby authorized for the Erris Volunteer Fire Association Fire Hall Addition

READ A FIRST, SECOND, AND THIRD TIME this ___day of___, 20__

ADOPTED this ___ day of ___, 20__

RDOS Board Chair

Corporate Officer

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: August 4, 2016
RE: RDOS Fees and Charges Amendment Bylaw No. 2723.01, 2016

Administrative Recommendation:

THAT Bylaw No. 2723.01, 2016 Regional District of Okanagan-Similkameen Fees and Charges Bylaw be read a second and third time; and be adopted.

Reference:

Staff report of June 16, 2016 (attached)
Fees and Charges Amendment Bylaw No. 2723.01 (attached)
Local Government Act

History:

At the June 16, 2016 Board meeting, an amendment to the Fees and Charges Bylaw was put before the Board for adoption. Although the administrative report contained a recommendation to give the bylaw three readings and adoption, the recommendation in the agenda and the resulting resolution inaccurately reflected that the bylaw be read a first time only.

Analysis:

To ensure that the correct process for adoption of a bylaw is followed, the bylaw is now back before the board for second and third readings and adoption.

Respectfully submitted:

C. Malden, Manager of Legislative Services

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: June 16, 2016
RE: RDOS Fees and Charges Amendment Bylaw No. 2723.01, 2016

Administrative Recommendation:

THAT Bylaw No. 2723.01, 2016 Regional District of Okanagan-Similkameen Fees and Charges Bylaw be read a first, second and third time; and be adopted.

Reference:

Local Government Act

History:

Administration brings forward the RDOS Fees and Charges Bylaw annually; and all approved changes are adopted in March, in conjunction with the adoption of the 5 Year Financial Plan bylaw.

Occasionally; due to budgetary adjustments or changes services, an amendment to the Fees and Charges Bylaw is required midway through the year.

Analysis:

The public works department has advised that several changes are required at this time; therefore an amendment bylaw with the following changes is before the Board for adoption:

Schedule 5 (Public Works and Engineering Services Fees)

Section 6 - Curbside Solid Waste Collection and Drop-Off Service Fees

The amendment includes a new recycling service for residential homes that have active commercial garbage bin service. Several property owners, generally with businesses that require commercial garbage bin service, have asked for residential recycling service for a home located on the same property. This will be a voluntary service only for residential homes that meet this criteria. The fee will be \$45 per home.

Section 7 – Sanitary Landfills

The amendment includes:

- Housekeeping Adjustments for clarity and consistency between landfills.
- The addition of a new waste category: LEAD PAINTED MATERIALS.
- The adjustment of the following categories: BURNED MATERIALS, FRUIT WASTE, FOUNDRY DUST, PROCESSED ORGANICS.

A marked up version of the bylaw is included to specify the proposed changes.

Respectfully submitted:

C. Malden, Manager of Legislative Services

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2723.01, 2016

A bylaw to amend Regional District of Okanagan-Similkameen Fees and Charges Bylaw No. 2723, 2016.

The Board of the Regional District of Okanagan-Similkameen in open meeting assembled enacts as follows:

1.0 CITATION

1.1 This Bylaw shall be cited as the **Regional District of Okanagan-Similkameen Fees and Charges Amendment Bylaw No. 2723.01, 2016**.

2.0 – INTERPRETATION

2.1 Schedule 5 - Public Works and Engineering Service Fees

Section 6 – Curbside Solid Waste Collection and Drop-Off Service Fees

Amended to adjust fees as detailed in Appendix 'A', attached to and forming part of this bylaw.

Section 7 – Sanitary Landfills

Amended to add new waste category **Lead Painted Materials** and to adjust the rates for **Burned Materials, Fruit Waste, Foundry Dust, and Processed Organics, as detailed in Appendix 'B'**, attached to and forming part of this bylaw.

READ A FIRST, SECOND, AND THIRD TIME this XXX day of XXX, 2016.

ADOPTED this XXX day of XXXX, 2016.

RDOS Board Chair

Corporate Officer

APPENDIX 'A'
Regional District of Okanagan-Similkameen Fees and Charges Amendment
Bylaw No. 2723.01, 2016

Schedule 5 – Public Works and Engineering Services Fees

Section 6 – Curbside Solid Waste Collection and Drop-Off Service Fees – Bylaw 2191

Fees for improved residential premises and non-residential premises as set out in the RDOS Solid Waste Collection and Drop-Off Service Regulation Bylaw to receive waste collection service by defined service area:

6.1	Electoral Area “A”	\$125.00 per premise per year
6.2	Electoral Area “B”	\$115.00 per premise per year
6.3	Electoral Area “C”	\$135.00 per premise per year
6.4	Participating areas of Electoral Area “D” excluding Upper Carmi, Heritage Hills, Lakeshore Highlands and Kaleden	\$110.00 per premise per year
6.5	Participating areas of Electoral Area “D” within Upper Carmi, Heritage Hills, Lakeshore Highlands and Kaleden.	\$145.00 per premise per year
6.6	Participating areas of Electoral Areas “E”	\$145.00 per premise per year
6.7	Participating areas of Electoral Area “F”	\$145.00 per premise per year
6.8	Electoral Area “G”	\$150.00 per premise per year
6.9	Village of Keremeos	\$115.00 per premise per year
6.10	Tag-a-Bag as defined by the RDOS Solid Waste Collection and Drop-Off Service Regulation Bylaw	\$1.50.00 each
6.11	Properties that have active commercial bin collection of refuse located on the property in question that request residential collection of recyclable materials only	\$45.00 per premise per year

APPENDIX 'B'
Regional District of Okanagan-Similkameen Fees and Charges Amendment
Bylaw No. 2723.01, 2016

Schedule 5 – Public Works and Engineering Services Fees

Section 7- Sanitary Landfills

1.0 Campbell Mountain Sanitary Landfill

1.1 The general charges for depositing SOLID WASTE at the Campbell Mountain Sanitary Landfill are:

	Refuse	Charge per tonne per load	Charge Information
1.1.1	REFUSE	\$95.00	\$5.00 minimum charge

	Demolition, Renovation and Construction Materials	Charge per tonne per load	Charge Information
1.1.2	ASSESSED DEMOLITION AND RENOVATION MIXED LOAD	\$90.00 up to 500 kg; \$500.00 portion above 500 kg	\$25.00 minimum charge. RDOS approval form required.
1.1.3	NON-ASSESSED DEMOLITION AND RENOVATION MIXED LOAD	\$200.00 up to 500 kg; \$700.00 portion above 500 kg	\$50.00 minimum charge
1.1.4	CONSTRUCTION MIXED LOAD	\$200.00 up to 500 kg; \$700.00 portion above 500 kg	\$50.00 minimum charge RDOS approval form required
1.1.5	GYPSUM BOARD	\$95.00	\$5.00 minimum charge
1.1.6	WOOD WASTE	\$0.00 up to 500 kg; \$50.00 portion above 500 kg	\$5.00 minimum charge for loads greater than 500 kg
1.1.7	CONTAMINATED WOOD PRODUCT	\$0.00 up to 500 kg; \$50.00 portion above 500 kg	\$5.00 minimum charge for loads greater than 500 kg
	<i>PRESERVED WOOD</i>	<i>See Section 1.2.3 below</i>	
1.1.8	CONCRETE, ASPHALT, MASONRY AND ROCKS SOURCE-SEPARATED	\$20.00	\$5.00 minimum charge
1.1.9	Ceramic Fixtures	\$20.00	\$5.00 minimum charge
1.1.10	ASPHALT SHINGLES, TAR & GRAVEL ROOFING SOURCE-SEPARATED	\$50.00	\$5.00 minimum charge
1.1.11	Plate glass or other non-container glass	\$95.00	\$5.00 minimum charge

	Soil	Charge per tonne per load	Charge Information
1.1.12	CLEAN FILL	\$0.00	
1.1.12.1	Clean soil materials that do not exhibit concentrations of metals and non-metal parameters greater than Agricultural (AL) as specified in the CONTAMINATED SITES REGULATION.		
1.1.12.2	The appropriate waste management form is to be completed and twenty-four (24) hours' notice given to the REGIONAL DISTRICT prior to delivery of the material to the SITE.		

1.1.13	CONTAMINATED SOIL Relocation Application	\$250.00 per application	RDOS approval form required.
1.1.14	CONTAMINATED SOIL	\$20.00	\$50.00 minimum charge
1.1.14.1	(Metals: > Hazardous Waste) Soil, sediment or fill materials containing concentrations of metal parameters greater than Agricultural (AL) but not greater than the concentrations for the applicable metal parameter for HAZARDOUS WASTE as specified in the CONTAMINATED SITES REGULATION and disposed of in accordance with the HAZARDOUS WASTE REGULATION.		
1.1.14.2	(Non-Metals: > Hazardous Waste) Soil, sediment or fill materials containing concentrations of non-metal parameters greater than Agricultural (AL), but not greater than or equal to the concentrations for the applicable non-metal parameter for HAZARDOUS WASTE as specified in the CONTAMINATED SITES REGULATION and disposed of in accordance with the HAZARDOUS WASTE REGULATION.		
1.1.14.3	Small Volume Contaminated Soil: maximum five cubic metres or less (≤ 5 m ³). No Relocation Agreement required. The appropriate Waste Management Declaration is to be completed and twenty-four (24) hours' notice given to the REGIONAL DISTRICT prior to delivery of the material to the SITE.		

	Organic and Agricultural	Charge per tonne per load	Charge Information
1.1.15	FRUIT WASTE	\$0.00 up to 1,000 kg. \$50.00 portion above 1,000 kg.	\$5.00 minimum charge for loads greater than 1,000 kg.
1.1.16	YARD AND GARDEN WASTE	\$0.00 up to 500 kg; \$50.00 portion above 500 kg	\$5.00 minimum charge for loads greater than 500 kg
	WOOD WASTE	<i>See Section 1.1.6 above</i>	
	CONTAMINATED WOOD PRODUCT	<i>See Section 1.1.7 above</i>	
	PRESERVED WOOD	<i>See Section 1.2.3 below</i>	
	TREE STUMPS	<i>See Section 1.2.16 below</i>	
1.1.17	AGRICULTURAL ORGANIC MATERIAL other than FRUIT WASTE	\$0.00	
1.1.18	SOURCE SEPARATED AGRICULTURAL PLASTIC	\$0.00	Must be placed in clear bags or bundled appropriately
1.1.19	PROCESSED ORGANICS	\$0.00 up to 1,000 kg \$300.00 portion above 1,000 kg	\$5.00 minimum charge for portion greater than 1,000 kg
	<i>City of Penticton Compost Sales</i>	<i>Operated by the City of Penticton. Call 250-490-2500 to confirm price and availability.</i>	

	Recyclables	Charge per tonne per load	Charge Information
1.1.20	RESIDENTIAL RECYCLING	\$0.00	Free of CONTAMINATION
1.1.21	UNSORTED RESIDENTIAL RECYCLING	\$95.00	\$5.00 minimum charge free of CONTAMINATION
1.1.22	CORRUGATED CARDBOARD	\$0.00	Free of CONTAMINATION
1.1.23	Container Glass	\$0.00	Bottles and jars only
1.1.24	METAL	\$0.00 up to 500 kg;	\$5.00 minimum charge for

		\$50.00 portion above 500 kg	loads greater than 500 kg
1.1.25	HOUSEHOLD HAZARDOUS WASTE	\$0.00	RESIDENTIAL quantities which originate within the SERVICE AREA
1.1.26	E-WASTE	\$0.00	RESIDENTIAL quantities which originate within the SERVICE AREA
1.1.27	BATTERIES	\$0.00	
1.1.28	Recyclable TIRES (Max. 10 per customer/day)	\$0.00	Rims removed
1.1.29	OVERSIZE TIRES	\$400.00	Rims removed
	<i>PRESSURIZED TANKS</i>	<i>See Section 1.3 below</i>	
	<i>TIRES with Rims</i>	<i>See Section 1.3 below</i>	
	<i>REFRIGERATION UNITS</i>	<i>See Section 1.3 below</i>	
	<i>Mattress and Box Springs</i>	<i>See Section 1.3 below</i>	

1.2 The charges for depositing authorized CONTROLLED WASTE and authorized PROHIBITED WASTE at the Campbell Mountain Sanitary Landfill are:

	Controlled Waste	Charge per tonne per load	Charge Information
1.2.1	Environmental Cleanup Materials	\$0.00 <i>(see Information on Charge)</i>	Requires written permission of the MANAGER prior to delivery of materials to SITE
1.2.2	PRESERVED WOOD and LEAD PAINTED MATERIALS	\$200.00 <i>(see Information on Charge)</i>	No Charge when DEPOSITED in designated location
1.2.3	INVASIVE PLANTS	\$200.00 <i>(see Information on Charge)</i>	No Charge when DEPOSITED in designated location
1.2.4	INFESTED VEGETATION	\$200.00 <i>(see Information on Charge)</i>	No Charge when DEPOSITED in designated location
1.2.5	Screenings and sludge from municipal sewage treatment plants, pump stations and domestic septic systems	\$200.00	\$50.00 minimum charge
1.2.6	Condemned foods	\$200.00	\$50.00 minimum charge
1.2.7	CLINICAL/LABORATORY WASTE	\$200.00	\$50.00 minimum charge
1.2.8	BULKY WASTE	\$200.00	\$50.00 minimum charge
1.2.9	CARCASSES	\$50.00	\$10.00 minimum charge
1.2.10	Manifested ASBESTOS or ASBESTOS CONTAINING MATERIAL (ACM)	\$200.00	\$50.00 minimum charge
1.2.11	BURNED MATERIALS	\$50.00 up to 500 kg; \$200 .00 portion above 500 kg	\$10.00 minimum charge
1.2.12	Foundry Dust	\$150.00	\$50.00 minimum charge
1.2.13	FOOD PROCESSING WASTE	\$200.00	\$50.00 minimum charge
1.2.14	TIMBER WASTE	\$300.00	\$50.00 minimum charge
1.2.15	TREE STUMPS	\$50.00	\$10.00 minimum charge
1.2.16	RENDERABLE PRODUCT	\$200.00	\$50.00 minimum charge

1.2.17	Authorized PROHIBITED WASTE	\$200.00	\$50.00 minimum charge
1.2.18	NON-RECYCLABLE CONCRETE	\$60.00	\$50.00 minimum charge

1.3 The following charges that are in addition to the general charges outlined in 1.1 and 1.2 of Schedule 5, shall also apply:

	Recyclables	Addition to General Charges	Charge Information
1.3.1	Large PRESSURIZED TANKS	\$1.00 per unit	4.5 kg. (10 lb.) or greater
1.3.2	Small PRESSURIZED TANKS	Free	Less than 4.5 kg. (10 lb.)
1.3.3	REFRIGERATION Unit	\$10.00 per unit	For removal of OZONE DEPLETING SUBSTANCES
1.3.4	TIRES with Rims	\$2.00 per unit	Maximum 10 per load/day
1.3.5	Mattress	\$7.50 per unit	Any size
1.3.6	Box Spring	\$7.50 per unit	Any size

1.3.7 Any REFUSE that is DEPOSITED at the ACTIVE FACE or the REFUSE BINS with the exception of DEMOLITION AND RENOVATION MIXED LOAD and CONSTRUCTION MIXED LOAD that contains RECYCLABLE WASTE shall be charged two times the rate for REFUSE, or two times the highest rate for any material contained in the load, whichever is greater.

1.3.8 Any SOLID WASTE load that is DEPOSITED in a designated stockpile area, and that contains CONTAMINANTS shall be charged three times the rate for REFUSE, or three times the highest rate for any material contained in the load, whichever is greater.

1.3.9 Any MIXED LOAD DEPOSITED at the SITE shall be charged at the rate for the component of the load with the highest applicable rate.

1.3.10 The fee for each load of SOLID WASTE that arrives at the SITE that is not properly covered or secured shall be charged double the normal fee set out in this Schedule with a \$10 minimum charge.

1.3.11 The charges payable under this Schedule shall be paid following the weighing of the empty VEHICLE after the LOAD is deposited and shall be based on the NET WEIGHT, difference in weight between the GROSS WEIGHT and the TARE WEIGHT of the empty VEHICLE.

1.3.12 In the event the weigh scale is not operational or at the discretion of the MANAGER, the SITE OFFICIAL shall estimate the weight of each VEHICLE and a fee shall be charged as outlined in this Schedule.

1.3.13 All Agricultural Properties having materials ground or chipped in the SERVICE AREA under the In-Situ Agricultural Chipping Program may pay a fee as determined by the REGIONAL DISTRICT.

1.3.14 Each offence committed against the current Waste Management Service Regulatory Bylaw shall be deemed a separate and distinct offence and shall be charged double the normal fee with a \$10 minimum charge as set out in this Schedule.

1.3.15 SOLID WASTE generated in the SERVICE AREA through the DEMOLITION, RENOVATION and CONSTRUCTION of LOCAL GOVERNMENT IMPROVEMENTS owned by The City of Penticton, The Village of Keremeos or the RDOS are exempt from tipping fees provided the SOLID WASTE is SOURCE-SEPARATED prior to delivery, the MANAGER is notified 24 hours in advance and the materials are DEPOSITED appropriately at the SITE. MIXED LOADS shall be charged the applicable fees as set out in this Schedule. .

Schedule 5 – Public Works and Engineering Services Fees

Section 7- Sanitary Landfills

2.0 Okanagan Falls Sanitary Landfill

2.1 The general charges for depositing SOLID WASTE at the Okanagan Falls Sanitary Landfill are:

	Refuse	Charge per tonne per load	Charge Information
2.1.1	REFUSE not containing Food Waste	\$95.00	\$5.00 minimum charge

	Demolition, Renovation and Construction Materials	Charge per tonne per load	Charge Information
2.1.2	ASSESSED DEMOLITION AND RENOVATION MIXED LOAD	\$90.00 up to 500 kg; \$200.00 portion above 500 kg	\$25.00 minimum charge. RDOS approval form required.
2.1.3	NON-ASSESSED DEMOLITION AND RENOVATION MIXED LOAD	\$150.00 up to 500 kg; \$500.00 portion above 500 kg	\$50.00 minimum charge
2.1.4	CONSTRUCTION MIXED LOAD	\$90.00 up to 500 kg; \$200.00 portion above 500 kg	\$25.00 minimum charge RDOS approval form required
2.1.5	ASSESSED DEMOLITION RENOVATION AND CONSTRUCTION MIXED LOAD NON-SERVICE AREA	\$100.00 up to 500 kg; \$250.00 portion above 500 kg.	\$50.00 minimum charge, for loads originating from outside the SERVICE AREA RDOS approval form required
2.1.6	GYPSUM BOARD	\$95.00	\$5.00 minimum charge
2.1.7	WOOD WASTE	\$0.00 up to 500 kg; \$50.00 portion above 500 kg	\$5.00 minimum charge for loads greater than 500 kg
2.1.8	CONTAMINATED WOOD PRODUCT	\$0.00 up to 500 kg; \$50.00 portion above 500 kg	\$5.00 minimum charge for loads greater than 500 kg
	<i>PRESERVED WOOD</i>	<i>See Section 2.2.3 below</i>	
2.1.9	CONCRETE, ASPHALT, MASONRY AND ROCKS SOURCE-SEPARATED	\$20.00	\$5.00 minimum charge
2.1.10	Ceramic Fixtures	\$20.00	\$5.00 minimum charge
2.1.11	ASPHALT SHINGLES, TAR & GRAVEL ROOFING SOURCE-SEPARATED	\$50.00	\$5.00 minimum charge
2.1.12	Plate glass or other non-container glass	\$95.00	\$5.00 minimum charge

	Soil	Charge per tonne per load	Charge Information
2.1.13	CLEAN FILL	\$0.00	
2.1.13.1	Clean soil materials that do not exhibit concentrations of metals and non-metal parameters greater than Agricultural (AL) as specified in the CONTAMINATED SITES REGULATION.		
2.1.13.2	The appropriate Waste Management Declaration is to be completed and twenty-four (24) hours' notice given to the REGIONAL DISTRICT prior to delivery of the material to the SITE.		

2.1.14	CONTAMINATED SOIL APPLICATION	\$250.00 per application	RDOS approval form required.
2.1.15	CONTAMINATED SOIL	\$20.00	\$50.00 minimum charge
2.1.15.1	(Metals: > Hazardous Waste) Soil, sediment or fill materials containing concentrations of metal parameters greater than Agricultural (AL) but not greater than the concentrations for the applicable metal parameter for HAZARDOUS WASTE as specified in the CONTAMINATED SITES REGULATION and disposed of in accordance with the HAZARDOUS WASTE REGULATION.		
2.1.15.2	(Non-Metals: > Hazardous Waste) Soil, sediment or fill materials containing concentrations of non-metal parameters greater than Agricultural (AL), but not greater than or equal to the concentrations for the applicable non-metal parameter for HAZARDOUS WASTE as specified in the CONTAMINATED SITES REGULATION and disposed of in accordance with the HAZARDOUS WASTE REGULATION.		
2.1.15.3	Small Volume Contaminated Soil (under 5 cubic metres) (< 5 m ³). No Relocation agreement required. The appropriate Waste Management Declaration is to be completed and twenty-four (24) hours' notice given to the REGIONAL DISTRICT prior to delivery of the material to the SITE.		

	Organic and Agricultural	Charge per tonne per load	Charge Information
	FRUIT WASTE	Not accepted	
2.1.16	YARD AND GARDEN WASTE	\$0.00 up to 500 kg; \$50.00 portion above 500 kg	\$5.00 minimum charge for loads greater than 500 kg
	WOOD WASTE	See Section 2.1.8 above	
	CONTAMINATED WOOD PRODUCT	See Section 2.1.9 above	
	PRESERVED WOOD	See Section 2.2.3 below	
	TREE STUMPS	See Section 2.2.10 below	
2.1.17	AGRICULTURAL ORGANIC MATERIAL	\$0.00	
2.1.18	SOURCE SEPARATED AGRICULTURAL PLASTIC	\$0.00	Must be placed in clear bags or bundled appropriately
2.1.19	PROCESSED ORGANICS	\$0.00 up to 1,000 kg \$300.00 portion above 1,000 kg	\$5.00 minimum charge for portion greater than 1,000 kg

	Recyclables	Charge per tonne per load	Charge Information
2.1.20	RESIDENTIAL RECYCLING	\$0.00	Free of CONTAMINATION
2.1.21	UNSORTED RESIDENTIAL RECYCLING	\$95.00	\$5.00 minimum charge. Free of CONTAMINATION
2.1.22	CORRUGATED CARDBOARD	\$0.00	Free of CONTAMINATION
2.1.23	Container Glass	\$0.00	Bottles and jars free of all other material except container label
2.1.24	E-WASTE	\$0.00	RESIDENTIAL quantities which originate within the SERVICE AREA
2.1.25	METAL	\$0.00 up to 500 kg; \$50.00 portion above 500 kg	\$5.00 minimum charge for loads greater than

			500 kg
2.1.26	BATTERIES	\$0.00	
2.1.27	Recyclable TIRES	\$0.00	Rims removed
2.1.28	OVERSIZE TIRES	\$400.00	Rims removed
	<i>PRESSURIZED TANKS</i>	<i>See Section 2.3 below</i>	
	<i>TIRES with Rims</i>	<i>See Section 2.3 below</i>	
	<i>REFRIGERATION UNITS</i>	<i>See Section 2.3 below</i>	
	<i>Mattress and Box Springs</i>	<i>See Section 2.3 below</i>	

2.2 The charges for depositing authorized CONTROLLED WASTE and authorized PROHIBITED WASTE at the Okanagan Falls Sanitary Landfill are:

	Waste	Charge per tonne per load	Charge Information
2.2.1	Environmental Cleanup Materials	\$0.00 <i>(see Information on Charge)</i>	Requires written permission of the MANAGER prior delivery of materials to SITE
2.2.2	BIOSOLIDS	\$200.00 <i>(see Information on Charge)</i>	No Charge when DEPOSITED in designated location
2.2.3	PRESERVED WOOD and LEAD PAINTED MATERIALS	\$200.00 <i>(see Information on Charge)</i>	No Charge when DEPOSITED in designated location
2.2.4	INVASIVE PLANTS	\$200.00 <i>(see Information on Charge)</i>	No Charge when DEPOSITED in designated location
2.2.5	INFESTED VEGETATION	\$200.00 <i>(see Information on Charge)</i>	No Charge when DEPOSITED in designated location
2.2.6	BULKY WASTE	\$200.00	\$50.00 minimum charge
2.2.7	TIMBER WASTE	\$300.00	\$50.00 minimum charge
2.2.8	TREE STUMPS	\$50.00	\$50.00 minimum charge
2.2.9	Authorized PROHIBITED WASTE	\$200.00	\$50.00 minimum charge
2.2.10	Non-RECYCLABLE CONCRETE	\$60.00	\$50.00 minimum charge

2.3 The charges for depositing PROHIBITED WASTE as per 2.4.16 at the Okanagan Falls Sanitary Landfill are:

	Prohibited Waste	Charge per tonne per load	Charge Information
2.3.1	PROHIBITED WASTE	\$500.00	\$250.00 minimum charge

2.4 The following charges that are in addition to the general charges outlined in 2.1 and 2.2 of Schedule 5, shall also apply:

	Recyclables	Addition to General Charges	Charge Information
2.4.1	Large PRESSURIZED TANKS	\$1.00 per unit	4.5 kg. (10 lb.) or greater
2.4.2	Small PRESSURIZED TANKS	Free	Less than 4.5 kg. (10 lb.)
2.4.3	REFRIGERATION UNITS	\$10.00 per unit	For removal of OZONE DEPLETING SUBSTANCES
2.4.4	TIRES with Rims	\$ 2.00 per unit	Maximum 10 per day
2.4.5	Mattress	\$7.50 per unit	Any size
2.4.6	Box Spring	\$7.50 per unit	Any size

- 2.4.7 Any REFUSE that is DEPOSITED at the ACTIVE FACE or the REFUSE BINS that contains RECYCLABLE WASTE shall be charged two times the rate for REFUSE, or two times the highest rate for any material contained in the load, whichever is greater.
- 2.4.8 Any SOLID WASTE load that is DEPOSITED in a designated stockpile area, and that contains CONTAMINANTS shall be charged three times the rate for REFUSE, or three times the highest rate for any material contained in the load, whichever is greater.
- 2.4.9 Any MIXED LOAD DEPOSITED at the SITE shall be charged at the rate for the component of the load with the highest applicable rate.
- 2.4.10 The fee for each load of SOLID WASTE that arrives at the SITE that is not properly covered or secured shall be charged double the normal fee set out in this Schedule with a \$10 minimum charge.
- 2.4.11 The charge payable under this Schedule shall be paid following the weighing of the empty VEHICLE after the LOAD is DEPOSITED and shall be based on the NET WEIGHT, difference in weight between the GROSS WEIGHT and the TARE WEIGHT of the empty VEHICLE.
- 2.4.12 In the event the weigh scale is not operational or at the discretion of the MANAGER, the SITE OFFICIAL shall estimate the weight of each motor vehicle and a fee shall be charged as outlined in this Schedule.
- 2.4.13 All Agricultural Properties having materials ground or chipped in the SERVICE AREA under the In-Situ Agricultural Chipping Program may pay a fee as determined by the REGIONAL DISTRICT.
- 2.4.14 Each offence committed against the current Waste Management Service Regulatory Bylaw shall be deemed a separate and distinct offence and shall be charged double the normal fee with a \$10 minimum charge as set out in this Schedule
- 2.4.15 SOLID WASTE generated in the SERVICE AREA through the DEMOLITION, RENOVATION and CONSTRUCTION of LOCAL GOVERNMENT IMPROVEMENTS owned by The City of Penticton, The Village of Keremeos or the RDOS are exempt from tipping fees provided the SOLID WASTE is SOURCE-SEPARATED prior to delivery, the MANAGER is notified 24 hours in advance and the materials are DEPOSITED appropriately at the SITE. MIXED LOADS shall be charged the applicable fees as set out in this Schedule
- 2.4.16 DEPOSIT of PROHIBITED WASTE including but not limited to ASBESTOS CONTAINING MATERIALS, FRUIT WASTE, FOOD WASTE and BURNED MATERIALS is not authorized for DISPOSAL at the Okanagan Falls SITE

Schedule 5 – Public Works and Engineering Fees

Section 7- Sanitary Landfills

3.0 Oliver Sanitary Landfill

3.1 The general charges for depositing SOLID WASTE at the Oliver Sanitary Landfill are:

	Refuse	Charge per tonne per load	Charge Information
3.1.1	REFUSE	\$95.00	\$5.00 minimum charge

	Demolition, Renovation and Construction Materials	Charge per tonne per load	Charge Information
3.1.2	ASSESSED DEMOLITION AND RENOVATION MIXED LOAD	\$90.00 up to 500 kg; \$500.00 portion above 500 kg	\$25.00 minimum charge. RDOS approval form required.
3.1.3	NON-ASSESSED DEMOLITION AND RENOVATION MIXED LOAD	\$200.00 up to 500 kg; \$700.00 portion above 500 kg	\$50.00 minimum charge
3.1.4	CONSTRUCTION MIXED LOAD	\$200.00 up to 500 kg; \$700.00 portion above 500 kg	\$50.00 minimum charge
3.1.5	GYPSUM BOARD	\$95.00	\$5.00 minimum charge
3.1.6	WOOD WASTE	\$0.00 up to 500 kg; \$50.00 portion above 500 kg	\$5.00 minimum charge for loads greater than 500 kg
3.1.7	CONTAMINATED WOOD PRODUCT	\$0.00 up to 500 kg; \$50.00 portion above 500 kg	\$5.00 minimum charge for loads greater than 500 kg
	<i>PRESERVED WOOD</i>	<i>See Section 1.2.3 below</i>	
3.1.8	CONCRETE, ASPHALT, MASONRY AND ROCKS SOURCE-SEPARATED	\$20.00	\$5.00 minimum charge
3.1.9	Ceramic Fixtures	\$20.00	\$5.00 minimum charge
3.1.10	ASPHALT SHINGLES, TAR & GRAVEL ROOFING SOURCE-SEPARATED	\$50.00	\$5.00 minimum charge
3.1.11	Plate glass or other non-container glass	\$95.00	\$5.00 minimum charge

	Soil	Charge per tonne per load	Charge Information
3.1.12	CLEAN FILL	\$0.00	
3.1.12.1	Clean soil materials that do not exhibit concentrations of metals and non-metal parameters greater than Agricultural (AL) as specified in the CONTAMINATED SITES REGULATION.		
3.1.12.2	The appropriate waste management form is to be completed and twenty-four (24) hours' notice given to the REGIONAL DISTRICT prior to delivery of the fill to the SITE.		
3.1.13	CONTAMINATED SOIL APPLICATION	\$250.00 per application	RDOS approval form required.

3.1.14	CONTAMINATED SOIL	\$20.00	\$50.00 minimum charge
3.1.14.1	(Metals: > Hazardous Waste) Soil, sediment or fill materials containing concentrations of metal parameters greater than Agricultural (AL) but not greater than the concentrations for the applicable metal parameter for HAZARDOUS WASTE as specified in the CONTAMINATED SITES REGULATION and disposed of in accordance with the HAZARDOUS WASTE REGULATION.		
3.1.14.2	(Non-Metals: > Hazardous Waste) Soil, sediment or fill materials containing concentrations of non-metal parameters greater than Agricultural (AL), but not greater than or equal to the concentrations for the applicable non-metal parameter for HAZARDOUS WASTE as specified in the CONTAMINATED SITES REGULATION and disposed of in accordance with the HAZARDOUS WASTE REGULATION.		
3.1.14.3	Small Volume Contaminated Soil (under 5 cubic metres) (< 5 m3). No Relocation agreement required. The appropriate waste management Declaration is to be completed and twenty-four (24) hours' notice given to the REGIONAL DISTRICT prior to delivery of the material to the SITE.		

	Organic and Agricultural	Charge per tonne per load	Charge Information
3.1.15	FRUIT WASTE	\$10.00	\$5.00 minimum charge
3.1.16	YARD AND GARDEN WASTE	\$0.00 up to 500 kg; \$50.00 portion above 500 kg	\$5.00 minimum charge for loads more than 500 kg
	WOOD WASTE	<i>See Section 3.1.6 above</i>	
	CONTAMINATED WOOD PRODUCT	<i>See Section 3.1.7 above</i>	
	PRESERVED WOOD	<i>See Section 3.2.2 below</i>	
	TREE STUMPS	<i>See Section 3.2.15 below</i>	
3.1.17	AGRICULTURAL ORGANIC MATERIAL other than FRUIT WASTE	\$0.00	
3.1.18	SOURCE SEPARATED AGRICULTURAL PLASTIC	\$0.00	Must be placed in clear bags or bundled appropriately
3.1.19	PROCESSED ORGANICS	\$0.00 up to 1,000 kg \$300.00 portion above 1,000 kg	\$5.00 minimum charge for portion greater than 1,000 kg
3.1.20	COMPOST Sales	\$50.00	Retail price per tonne when available

	Recyclables	Charge per tonne per load	Charge Information
3.1.21	RESIDENTIAL RECYCLING	\$0.00	Free of CONTAMINATION
3.1.22	UNSORTED RESIDENTIAL RECYCLING	\$95.00	\$5.00 minimum charge. Free of CONTAMINATION
3.1.23	CORRUGATED CARDBOARD	\$0.00	
3.1.24	Container Glass	\$0.00	Bottles and jars free of all other material except container label
3.1.25	METAL	\$0.00 up to 500 kg; \$50.00 portion above 500 kg	\$5.00 minimum charge for loads more than 500 kg
3.1.26	PAINT	\$0.00	RESIDENTIAL quantities which originate within the SERVICE AREA

3.1.27	E-WASTE	\$0.00	RESIDENTIAL quantities which originate within the SERVICE AREA
3.1.28	BATTERIES	\$0.00	
3.1.29	Recyclable TIRES (Max. 10 per customer/day)	\$0.00	Rims removed
3.1.30	OVERSIZE TIRES	\$ 400.00	Rims removed
	<i>PRESSURIZED TANKS</i>	<i>See Section 3.3 below</i>	
	<i>TIRES with Rims</i>	<i>See Section 3.3 below</i>	
	<i>REFRIGERATION UNITS</i>	<i>See Section 3.3 below</i>	
	<i>Mattress and Box Springs</i>	<i>See Section 3.3 below</i>	

3.2 The charges for depositing authorized CONTROLLED WASTE and authorized PROHIBITED WASTE at the Oliver Sanitary Landfill are:

	Waste	Charge per tonne per load	Charge Information
3.2.1	Environmental Cleanup Materials	\$0.00 <i>(see Information on Charge)</i>	Requires written permission of the MANAGER prior to delivery of materials to SITE
3.2.2	PRESERVED WOOD and LEAD PAINTED MATERIALS	\$200.00 <i>(see Information on Charge)</i>	No Charge when DEPOSITED in designated location
3.2.3	INVASIVE PLANTS	\$200.00 <i>(see Information on Charge)</i>	No Charge when DEPOSITED in designated location
3.2.4	INFESTED VEGETATION	\$200.00 <i>(see Information on Charge)</i>	No Charge when DEPOSITED in designated location
3.2.5	Screenings and sludge from municipal sewage treatment plants, pump stations and domestic septic systems	\$200.00	\$50.00 minimum charge
3.2.6	Condemned foods	\$200.00	\$50.00 minimum charge
3.2.7	CLINICAL/LABORATORY WASTE	\$200.00	\$50.00 minimum charge
3.2.8	BULKY WASTE	\$200.00	\$50.00 minimum charge
3.2.9	CARCASSES	\$50.00	\$5.00 minimum charge
3.2.10	Manifested ASBESTOS or ASBESTOS CONTAINING MATERIAL (ACM)	\$200.00	\$50.00 minimum charge
3.2.11	BURNED MATERIALS	\$ 50.00 up to 500 kg; \$ 200.00 portion above 500 kg	\$10.00 minimum charge
3.2.12	Foundry Dust	\$200.00	\$50.00 minimum charge
3.2.13	FOOD PROCESSING WASTE	\$200.00	\$50.00 minimum charge
3.2.14	TIMBER WASTE	\$300.00	\$50.00 minimum charge
3.2.15	TREE STUMPS	\$50.00	\$10.00 minimum charge
3.2.16	RENDERABLE PRODUCT	\$200.00	\$50.00 minimum charge
3.2.17	Authorized PROHIBITED WASTE	\$200.00	\$50.00 minimum charge
3.2.18	Non-RECYCLABLE CONCRETE	\$60.00	\$50.00 minimum charge

3.3 The following charges that are in addition to the general charges outlined in 3.1 and 3.2 of Schedule 5, shall also apply:

	Recyclables	Addition to General Charges	Charge Information
3.3.1	Large PRESSURIZED TANKS	\$1.00 per unit	4.5 kg. (10 lb.) or greater
3.3.2	Small PRESSURIZED TANKS	Free	Less than 4.5 kg. (10 lb.)
3.3.3	REFRIGERATION UNIT	\$10.00 per unit	For removal of OZONE DEPLETING SUBSTANCES
3.3.4	TIRES with Rims	\$ 2.00 per unit	Maximum 10 per day
3.3.5	Mattress	\$7.50 per unit	Any size
3.3.6	Box Spring	\$7.50 per unit	Any size

- 3.3.7 Any REFUSE that is DEPOSITED at the ACTIVE FACE, with the exception of DEMOLITION AND RENOVATION MIXED LOAD and CONSTRUCTION MIXED LOAD, that contains RECYCLABLE WASTE, shall be charged two times the rate for REFUSE, or two times the highest rate for any material contained in the load whichever is greater.
- 3.3.8 Any SOLID WASTE load that is deposited in a designated stockpile area, and that contains CONTAMINANTS shall be charged three times the rate for REFUSE, or three times the highest rate for any material contained in the load, whichever is greater.
- 3.3.19 Any MIXED LOAD deposited at the SITE shall be charged at the rate for the component of the load with the highest applicable rate.
- 3.3.10 The fee for each load of SOLID WASTE that arrives at the SITE that is not properly covered or secured shall be charged double the normal fee set out in this Schedule with a \$10 minimum charge.
- 3.3.11 The charge payable under this Schedule shall be paid following the weighing of the empty VEHICLE after the LOAD is deposited and shall be based on the NET WEIGHT, difference in weight between the GROSS WEIGHT and the TARE WEIGHT of the VEHICLE.
- 3.3.12 In the event the weigh scale is not operational or at the discretion of the MANAGER, the SITE OFFICIAL shall estimate the weight of each motor vehicle and a fee shall be charged as outlined in this Schedule.
- 3.3.13 All Agricultural Properties having materials ground or chipped in the SERVICE AREA under the In-Situ Agricultural Chipping Program may pay a fee as determined by the REGIONAL DISTRICT.
- 3.3.14 Each offence committed against the current Waste Management Service Regulatory Bylaw shall be deemed a separate and distinct offence and shall be charged double the normal fee with a \$10 minimum charge as set out in this Schedule
- 3.3.15 SOLID WASTE generated in the SERVICE AREA through the DEMOLITION, RENOVATION and CONSTRUCTION of Local Government Improvements owned by The Town of Oliver or the RDOS are exempt from tipping fees provided the SOLID WASTE is SOURCE-SEPARATED prior to delivery, the MANAGER is notified 24 hours in advance and the materials are DEPOSITED appropriately at the SITE. DEMOLITION AND RENOVATION MIXED LOAD shall be charged the applicable fees above.

Schedule 5 – Public Works and Engineering Fees

Section 7- Sanitary Landfills

4.0 Keremeos Sanitary Landfill

4.1 The general charges for depositing SOLID WASTE at the Keremeos Sanitary Landfill are:

	Refuse	Charge per tonne per load	Charge Information
4.1.1	REFUSE	\$95.00	\$5.00 minimum charge

	Demolition, Renovation and Construction Materials	Charge per tonne per load	Charge Information
	DEMOLITION RENOVATION AND CONSTRUCTION MIXED LOAD	Mixed Loads Not Accepted	
4.1.2	GYPSUM BOARD	\$95.00	\$ 5.00 minimum charge
4.1.3	WOOD WASTE	\$0.00 up to 500 kg; \$50.00 portion above 500 kg	\$5.00 minimum charge for loads greater than 500 kg
4.1.4	CONTAMINATED WOOD PRODUCT	\$0.00 up to 500 kg; \$50.00 portion above 500 kg	\$5.00 minimum charge for loads greater than 500 kg
	<i>PRESERVED WOOD</i>	<i>See Section 1.2.3 below</i>	
4.1.5	CONCRETE, ASPHALT, MASONRY AND ROCKS SOURCE-SEPARATED	\$20.00	\$5.00 minimum charge
4.1.6	Ceramic Fixtures	\$20.00	\$5.00 minimum charge
4.1.7	ASPHALT SHINGLES, TAR & GRAVEL ROOFING SOURCE-SEPARATED	\$50.00	\$5.00 minimum charge
4.1.8	Plate glass or other non-container glass	\$95.00	\$5.00 minimum charge

	Soil	Charge per tonne per load	Charge Information
4.1.9	CLEAN FILL	\$0.00	
4.1.9.1	Clean soil materials that do not exhibit concentrations of metals and non-metal parameters greater than Agricultural (AL) as specified in the CONTAMINATED SITES REGULATION.		
4.1.9.2	The appropriate Waste Management Declaration is to be completed and twenty-four (24) hours' notice given to the REGIONAL DISTRICT prior to delivery of the fill to the SITE.		
4.1.10	REMEDIATABLE SOIL	\$5.00	
4.1.10.1	For soils that are REMEDIABLE to the standard as specified in Column III (Urban Park) of Schedules 4 & 5 and placement in the Landfill as cover. (Non-Metals: <HAZARDOUS WASTE) Soil, sediment or fill materials containing concentrations of non-metal parameters greater than Agricultural (AL), but not greater than or equal to the concentrations for the applicable non-metal parameter for HAZARDOUS WASTE as specified in the CONTAMINATED SITES REGULATION and disposed of in accordance with the HAZARDOUS WASTE REGULATION and upon submission of appropriate 'RDOS Application for the Relocation of CONTAMINATED SOIL		

	Organic and Agricultural	Charge per tonne per load	Charge Information
--	--------------------------	---------------------------	--------------------

4.1.11	YARD AND GARDEN WASTE	\$0.00 up to 500 kg; \$50.00 portion above 500 kg	\$5.00 minimum charge for loads more than 500 kg
	<i>WOOD WASTE</i>	<i>See Section 4.1.3 above</i>	
	<i>CONTAMINATED WOOD PRODUCT</i>	<i>See Section 4.1.4 above</i>	
	<i>PRESERVED WOOD</i>	<i>See Section 4.2.1 below</i>	
	<i>TREE STUMPS</i>	<i>See Section 4.2.4 below</i>	
4.1.12	AGRICULTURAL ORGANIC MATERIAL	\$0.00	
4.1.13	SOURCE SEPARATED AGRICULTURAL PLASTIC	\$0.00	Must be placed in clear bags or bundled appropriately
4.1.14	PROCESSED ORGANICS	\$0.00 up to 1,000 kg \$300.00 portion above 1,000 kg	\$5.00 minimum charge for portion greater than 1,000 kg

	Recyclables	Charge per tonne per load	Charge Information
4.1.15	RESIDENTIAL RECYCLING	\$0.00	Free of contaminants
4.1.16	UNSORTED RESIDENTIAL RECYCLING	\$95.00	\$5.00 minimum charge. Free of CONTAMINATION
4.1.17	CORRUGATED CARDBOARD	\$0.00	Free of contaminants
4.1.18	Container Glass	\$0.00	Bottles and jars free of all other material except container label
4.1.19	METAL	\$0.00 up to 500 kg; \$50.00 portion above 500 kg	\$5.00 minimum charge for loads more than 500 kg
4.1.20	E-WASTE	\$0.00	Acceptable quantities which originate within the SERVICE AREA
4.1.21	BATTERIES	\$0.00	
4.1.22	Recyclable TIRES	\$0.00	Rims removed
4.1.23	OVERSIZE TIRES	\$250.00	Rims removed
	<i>PRESSURIZED TANKS</i>	<i>See Section 4.3 below</i>	
	<i>TIRES with Rims</i>	<i>See Section 4.3 below</i>	
	<i>REFRIGERATION UNITS</i>	<i>See Section 4.3 below</i>	
	<i>Mattress and Box Springs</i>	<i>See Section 4.3 below</i>	

4.2 The charges for depositing authorized REGULATED WASTE and authorized PROHIBITED WASTE at the Keremeos Sanitary Landfill are:

	Waste	Charge per tonne per load	Charge Information
4.2.1	PRESERVED WOOD	\$200.00 <i>(see Information on Charge)</i>	No Charge when DEPOSITED in designated location
4.2.2	INVASIVE PLANTS	\$200.00 <i>(see Information on Charge)</i>	No Charge when DEPOSITED in designated location
4.2.3	INFESTED VEGETATION	\$200.00 <i>(see Information on Charge)</i>	No Charge when DEPOSITED in designated

			location
4.2.4	TREE STUMPS	\$50.00	\$10.00 minimum charge
4.2.5	Authorized PROHIBITED WASTE	\$200.00	\$50.00 minimum charge
4.2.6	Non-RECYCLABLE CONCRETE	\$60.00	\$50.00 minimum charge

4.3 The charges for depositing PROHIBITED WASTE as per 2.4.16 at the Keremeos Sanitary Landfill are:

	Prohibited Waste	Charge per tonne per load	Charge Information
4.3.1	PROHIBITED WASTE	\$500.00	\$250.00 minimum charge

4.4 The following charges that are in addition to the general charges outlined in 4.1 and 4.2 of Schedule 5, shall also apply:

	Recyclables	Addition to General Charges	Charge Information
4.4.1	Large PRESSURIZED TANKS	\$1.00 per unit	4.5 kg. (10 lb.) or greater
4.4.2	Small PRESSURIZED TANKS	Free	Less than 4.5 kg. (10 lb.)
4.4.3	REFRIGERATION UNIT	\$10.00 per unit	For removal of OZONE DEPLETING SUBSTANCES
4.4.4	TIRES with Rims	\$2.00 per unit	Maximum 10 per day
4.4.5	Mattress	\$7.50 per unit	Any size
4.4.6	Box Spring	\$7.50 per unit	Any size

4.4.7 Any REFUSE that is DEPOSITED in the REFUSE BINS that contains RECYCLABLE WASTE shall be charged two times the rate for REFUSE or two times the highest rate for any materials contained in the load, whichever is greater

4.4.8 Any SOLID WASTE load that is DEPOSITED in a designated stockpile area, and that contains CONTAMINANTS shall be charged three times the rate for REFUSE, or three times the highest rate for any material contained in the load, whichever is greater.

4.4.9 Any MIXED LOAD deposited at the SITE shall be charged at the rate for the component of the load with the highest applicable rate.

4.4.10 The fee for each load of SOLID WASTE that arrives at the SITE that is not properly covered or secured shall be charged double the normal fee set out in this Schedule with a \$10 minimum charge.

4.4.11 The charge payable under this Schedule shall be paid following the weighing of the empty VEHICLE after the LOAD is DEPOSITED and shall be based on the NET WEIGHT, difference in weight between the GROSS WEIGHT and the TARE WEIGHT of the empty VEHICLE.

4.4.12 In the event the weigh scale is not operational or at the discretion of the MANAGER, the SITE OFFICIAL shall estimate the weight of each VEHICLE and a fee shall be charged as outlined in this Schedule.

- 4.4.13 All Agricultural Properties having materials ground or chipped in the SERVICE AREA under the In-Situ Agricultural Chipping Program may pay a fee as determined by the REGIONAL DISTRICT.
- 4.4.14 Each offence committed against the current Waste Management Service Regulatory Bylaw shall be deemed a separate and distinct offence and shall be charged double the normal fee with a \$10 minimum charge as set out in this Schedule.
- 4.4.15 DEPOSIT of PROHIBITED WASTE including but not limited to ASBESTOS CONTAINING MATERIALS, FRUIT WASTE, DEMOLITION RENOVATION AND CONSTRUCTION MIXED LOAD, LEAD PAINTED MATERIALS and BURNED MATERIALS is not authorized for DISPOSAL at the Keremeos SITE.

ADMINISTRATIVE REPORT

TO: Select meeting type...

FROM: B. Newell, Chief Administrative Officer

DATE: Select meeting date...

RE: Gallagher Lake Sewer and Water Service Establishment
Amendment Bylaw No. 2630.03, 2016



Administrative Recommendation:

THAT the Board authorize assent be given on behalf of the electoral area by the electoral area Director pursuant to the Local Government Act; and further,

THAT Bylaw No. 2630.03, 2016 Gallagher Lake Sewer and Water Service Amendment Bylaw be read a first, second and third time and be adopted.

Reference:

Gallagher Lake Bylaw Sewer and Water Service Establishment Bylaw No. 2630, 2013

History:

The Gallagher Lake Sewer and Water Service system was established at the December 19, 2013 Board meeting by Bylaw No. 2630, 2013.

Recently, a property adjacent to the existing service area (Lot 4 , Plan KAP11959, District Lot 28S, Land District Similkameen Div. of Yale) petitioned the Regional District to enter the service area.

Analysis:

Boundary amendments completed through a petition do not typically require the approval of the Inspector of Municipalities, providing the Corporate Officer certifies that the petition is valid and sufficient. The petition has been certified and Bylaw No. 2630.03 is now before the Board for adoption.

This petition for services is to facilitate a Zoning amendment and redevelopment of the property.

Respectfully submitted:

"Christy Malden"

C. Malden, Manager of Legislative Services

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2630.03, 2016

A bylaw to amend the Gallagher Lake Sewer and Water Service Establishment Bylaw.

WHEREAS the owners of the property described in this bylaw have petitioned the Board of the Regional District to extend the boundaries of the Gallagher Lake Sewer and Water Service Area to include the property;

AND WHEREAS the Regional District has, pursuant to that request, extended the boundaries of the Gallagher Lake Sewer and Water Service Area to include the property;

NOW THEREFORE, the Board of the Regional District of Okanagan Similkameen, in open meeting assembled, ENACTS AS FOLLOWS:

1.0 CITATION

1.1 This bylaw may be cited as the "Gallagher Lake Sewer and Water Service Amendment Bylaw No. 2630.03, 2016."

2.0 SERVICE AREA EXTENSION

2.1 The Gallagher Lake Sewer and Water Service Establishment Bylaw No. 2630, 2013, is amended by including the property legally described as:

LOT 4, PLAN KAP 11959, DISTRICT LOT 28S, SDYD

2.2 The Gallagher Lake Sewer and Water Service Establishment Bylaw No. 2630, 2013, is further amended by altering Schedule 'A' to that bylaw to include within the area shown as that portion of the lands legally described as:

LOT 4, PLAN KAP 11959, DISTRICT LOT 28S, SDYD

READ A FIRST, SECOND AND THIRD TIME this ___th day of _____, 2016.

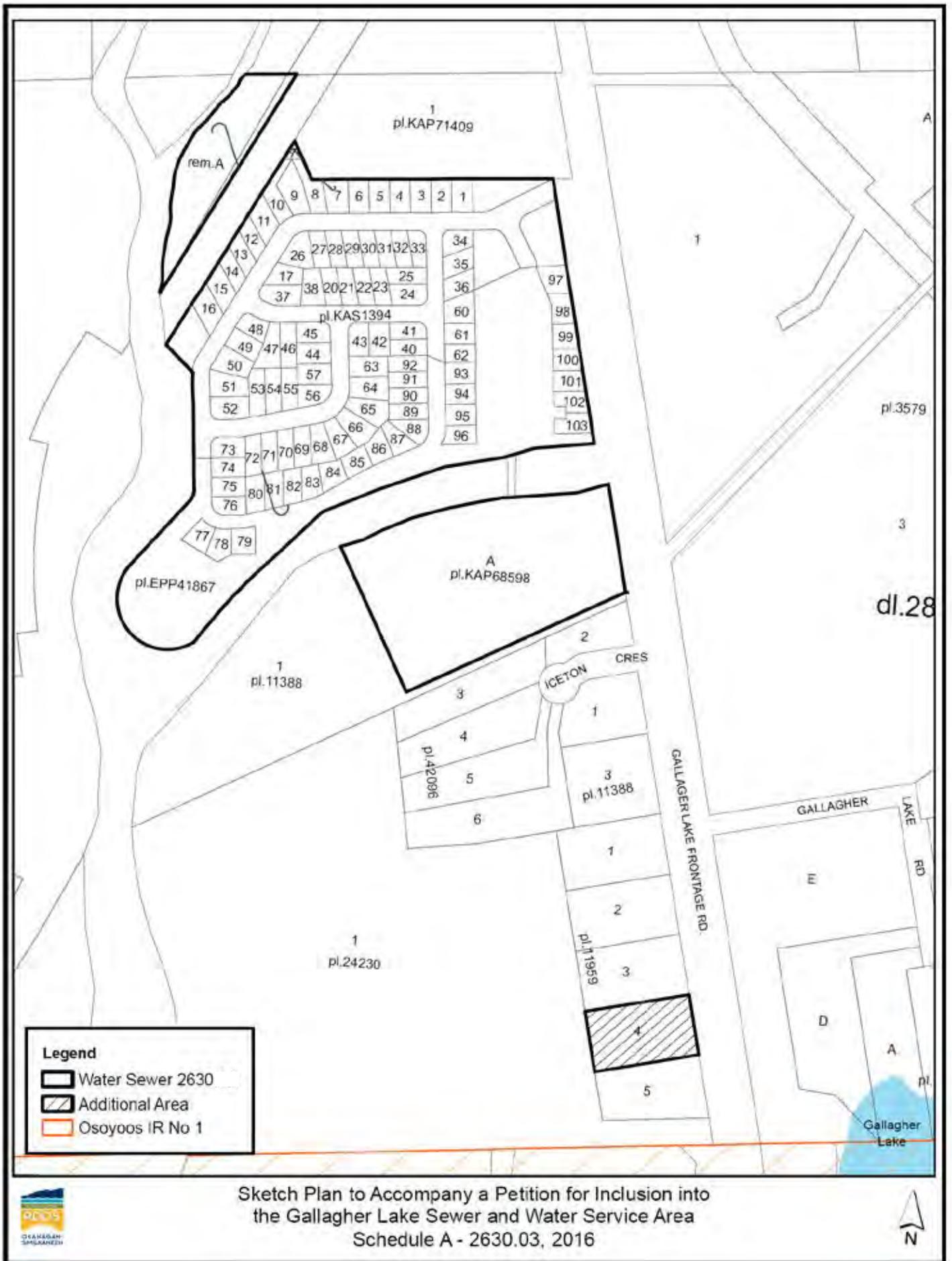
ELECTORAL AREA DIRECTOR CONSENT OBTAINED this ___th day of _____, 2016.

ADOPTED this ___th day of _____, 2016.

RDOS Board Chair

Corporate Officer

Schedule 'A'



ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: August 4, 2016
RE: Olalla Water System Service Establishment Amendment
Bylaw No. 2677, 2016.



Administrative Recommendation:

THAT Olalla Water System Service Establishment Amendment Bylaw No. 2677, 2016, be read a first, second and third time, and be adopted.

Purpose:

To extend the boundaries of the Olalla Water System service area to include District Lot 176, SDYD, Except Plans H9, 85, and 35946.

Reference:

Olalla Water System Local Service Establishment Bylaw No. 1690, 1996
Owner's Petition

Background:

The applicant has petitioned the Regional District to allow the entry of the parcel legally described as **District Lot 176, SDYD, Except Plans H9, 85, and 35946** into the Olalla Water System Service Area.

Alternatives:

1. Deny the petition

Analysis:

The Regional District of Okanagan Similkameen owns and operates the Olalla Water System. One domestic water connection for single family unit is requested as part of the petition. The Olalla Water System has available capacity to add the requested water connection.

The Board has created a Community Commission under the Local Government Act to provide advice and oversight on the management of the system. The Olalla Local Community Commission (OLCC) was informed of the petition at its July 15, 2016 meeting. The OLCC supported the petition with some reservation that the petitioner may want additional services in the future. Each request for additional water services from any property owner within the Olalla Water System is reviewed and assessed by the Administration. Under the water regulatory bylaw any cost in water system capacity deficiencies would be borne by property owner requesting the service.

Respectfully submitted:

"Christy Malden"

C. Malden, Manager of Legislative Services

**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
BYLAW NO. 2677, 2016**

**A bylaw to amend the Regional District of Okanagan-Similkameen
Olalla Water System Local Service Establishment Bylaw No. 1690, 1996.**

WHEREAS the Board of Directors of the Regional District of Okanagan-Similkameen has adopted Olalla Water System Local Service Establishment Bylaw No. 1690, 1996;

AND WHEREAS the property owners of District Lot 176, SDYD, Except Plans H9, 85, and 35946 have petitioned the Regional District to extend the boundaries of the Olalla Water System service area to include their property;

AND WHEREAS the Director for Electoral Area "G" has consented to the amendment of the Olalla Water System Local Service Establishment Bylaw No. 1690, 1996, pursuant to the *Local Government Act*,

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

1.0 CITATION

1.1 This bylaw may be cited for all purposes as the "**Olalla Water System Service Establishment Amendment Bylaw No. 2677, 2016**".

2.0 AMENDMENT OF SERVICE

2.1 The service area established by "Olalla Water System Local Service Establishment Bylaw No. 1690, 1996" is amended by adding the property legally described as District Lot 176, SDYD, Except Plans H9, 85, and 35946, as outlined in black on Schedule 'A' attached to and forming part of this Bylaw.

PETITION FOR INCLUSION INTO THE SERVICE AREA RECEIVED this 10 day of June, 2016

READ A FIRST, SECOND AND THIRD TIME this xx day of xxx, 2016.

DIRECTOR CONSENT OBTAINED this xxx day of xxx, 2016.

ADOPTED WITH 2/3 CONSENT this xxx day of xxx, 2016.

RDOS Board Chair

Corporate Officer

FILED WITH THE INSPECTOR OF MUNICIPALITIES this ____ day of _____, 2016.

ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: August 4, 2016
RE: Naramata Water Advisory Committee Terms of Reference



Administrative Recommendation:

THAT the Board of Directors adopt the Terms of Reference for the Naramata Water Advisory Committee.

Purpose:

To update the guiding document for the Naramata Water Advisory Committee.

Reference:

Naramata Water Advisory Committee Bylaw No. 1969, 1999

Background:

In 1999, the Naramata Water Advisory Committee Bylaw No. 1969 was adopted, delegating specific authority to a standing committee, including the authority to consider and form recommendations to the Regional Board regarding annual water system operating budgets, user fees, rate structures, proposed capital upgrades, watershed management issues, potential boundary expansions, provincial compensation offers, arbitration/litigation cost recovery mechanisms, out of court settlement offers regarding existing and emergent legal actions easement acquisitions and quarterly operational status reports, including actual versus budgeted financial information provided by the Public Works Manager.

Many of the duties were delegated to the Naramata Water Advisory Committee (NWAC) as a result of the transfer of service from the Naramata Irrigation District to the Regional District and an ongoing legal dispute taking place in Electoral Area "E" at the time.

Since the establishment of the bylaw and committee, the Board of Directors of the Regional District has appointed members to NWAC.

Alternatives:

1. Approve the Terms of Reference
2. Amend the Terms of Reference
3. Deny the Terms of Reference

Analysis:

A review of the existing bylaw identified the need for changes including:

- clarification of scope of responsibilities of the Committee
- adjustment to the classification of the committee, which was referred to in the bylaw as a standing committee
- clarification of election process
- changes in references to outdated legislation

The *Local Government Act* states that a board may appoint a **select** committee to consider or inquire into any matter and report its findings and opinion to the board and that the Board Chairperson may establish **standing** committees for matters the chair considers would be better dealt with by committee and may appoint persons to those committees. Generally, select committees are established by Terms of Reference and exist at the pleasure of the Board, for advisory purposes only.

Many of the responsibilities delegated to the NWAC initially are no longer applicable. NWAC met to discuss the proposed Terms of Reference in June 2016 to review and finalize the document.

Upon approval of the Terms of Reference, the existing Naramata Water Advisory Committee Bylaw 1969. 1998 would be repealed through bylaw.

Respectfully submitted:

"Christy Malden"

C. Malden, Manager of Legislative Services



NARAMATA WATER ADVISORY COMMITTEE

TERMS OF REFERENCE

June 29, 2016

The Naramata Water Advisory Committee is a Select Committee and shall advise the Board of Directors of the Regional District of Okanagan-Similkameen on matters relating to the Naramata Water System Local Service, established by Bylaw No. 1620.

1.0 DEFINITIONS

In this Terms of Reference:

"Area Director" means the person elected as the local Electoral Area Director for Area "E" of the Regional District of Okanagan-Similkameen, or their Alternate.

"Board" means the Board of Directors of the Regional District of Okanagan-Similkameen.

"CAO" means the Chief Administrative Officer of the Regional District appointed by the Board.

"Committee" means the Naramata Water Advisory Committee as appointed by the Board for a specific service.

"Regional District" means the Corporation of the Regional District of Okanagan-Similkameen.

"Service Area" means the geographic boundaries of a specific Water Service.

2.0 MEMBERSHIP

2.1 The Committee shall consist of seven (7) voting members, and the Area Director, who shall be a non-voting member. All voting members will have one vote.

2.2 The seven (7) members must be ratepayers within the Service Area as a condition of eligibility for membership.

2.4 The Regional District shall place an invitation in a locally circulated established newspaper or publication in the month prior to the Annual General Meeting, inviting

those interested to apply to serve on the Committee.

- 2.5 The Area Director shall review all applications and invite all applicants to address the members at the Annual General Meeting, which will take place on the second Tuesday in January. The Area Director will then recommend to the Board, the names of individuals for appointment to the Committee.
- 2.6 In the event that insufficient nominations are received upon recommendation of the Director, the Board in their unfettered discretion may appoint the appropriate number of members to the Committee.
- 2.7 The term of office of each member shall be for a period of two (2) years.
- 2.8 The terms of office shall be staggered such that half of the terms shall begin in even numbered years, and the other half of the terms shall begin in odd numbered years.
- 2.9 Any appointed member who is absent from two consecutive meetings of a Committee without leave of absence from the Committee, or without reason satisfactory to the Board, shall cease to be a member of the Committee. A member removed from his or her position pursuant to this section shall not be eligible for appointment to the Committee until the date that his or her term of office would have expired, but for such removal.
- 2.10 The Board, upon a vacancy arising from any cause, shall appoint a new member who shall serve for the unexpired portion of the term vacated, upon recommendation of the Area Director.
- 2.11 If more than half of the appointed member positions are vacant at any one time, the Regional District shall follow the procedure outlined in sections 2.4, 2.5 and 2.6 of the Terms of Reference in order to appoint persons to fill those vacancies. The Committee may use a regular scheduled meeting in place of the Annual General Meeting, if the vacancies occur more than two months prior to the Annual General Meeting.
- 2.12 Any member appointed to the Committee pursuant to section 2.10 of the Terms of Reference shall serve, and enjoy full rights and privileges of a member, for the duration of the term of office of the person originally holding the vacated member position.
- 2.13 Each retiring member of the Committee shall be eligible for reappointment.
- 2.14 No member of the Committee shall receive any remuneration for their service; however, members of the Committee shall be entitled to be reimbursed expenses in accordance with any applicable Regional District remuneration bylaw.
- 2.15 All members of the Committee serve at the pleasure of the Board.

3.0 QUALIFICATIONS

- 3.1 The Regional District expects to appoint individuals who will work together to provide recommendations for a common approach to the issues pertaining to the water system.
- 3.2 Members shall be chosen for their knowledge of governance, experience working on committees, dedication to the community and commitment to the mandate of the Committee.

4.0 HOLDING OF MEETINGS – QUORUM, VOTING & CONDUCT

- 4.1 The first meeting of each calendar year shall be the Annual General Meeting for the Committee.
- 4.2 The members of the Committee shall, at the Annual General Meeting, elect one member from among themselves to be Chair and, so long as duly appointed to the Committee by the Board of Directors, that person shall conduct the meetings of the Committee until the next Annual General Meeting. The Area Director, or their designate, shall Chair the Committee AGM until a Chair is elected. Elections are to be conducted in accordance with the [Regional District Procedure Bylaw](#).
- 4.3 If the Chair is absent from a meeting of the Committee, those members present at the meeting shall appoint an Acting Chair who shall fulfill the duties of the position at that meeting.
- 4.4 If at any time prior to the next Annual General Meeting, the Chair ceases to be a member or resigns as Chair, the remaining members of the Committee shall elect, at the next meeting of the Committee, a replacement Chair who shall serve in that capacity until the next Annual General Meeting.
- 4.5 The Committee may meet as required, but should structure its activities to meet at least 6 times per year. The Chair or any two members may summon a meeting of the Committee by giving at least two days' notice in writing, via regular or electronic mail to each member, stating the time, place and purpose for which the meeting being is called.
- 4.6 Meeting Agendas are set by the Committee Chair in consultation with the Area Director, and must be provided to the Manager of Public Works one week prior to the meeting, for posting on the Regional District website.
- 4.7 Unless a meeting or part of a meeting is authorized to be closed to the public under the *Community Charter*, all meetings of the Committee must be open to the public.
- 4.8 Should a closed meeting be held by the Committee, members must keep in confidence

any information considered in any part of said meeting until such time as the information is released to the public as lawfully authorized or required.

- 4.9 A quorum of the Committee shall be 4 voting members.
- 4.10 All questions before the Committee at the meeting shall be decided by a majority vote.
- 4.11 Except as otherwise provided in this Terms of Reference, the Committee shall conduct their meetings in accordance with the [Regional District Procedure Bylaw](#).
- 4.12 No act or other proceeding of the Committee shall be valid unless it is authorized by recommendation at a meeting of the Committee and a resolution of the Board in accordance with section 6 of the Terms of Reference.

5. ADMINISTRATION

- 5.1 The CAO shall provide technical support to the Committee.
- 5.2 The minutes of the proceedings of all meetings of the Committee shall be recorded legibly and, without delay, a copy of said minutes shall be forwarded to the Manager of Public Works for information and filing at the Regional District Corporate Office. All minutes will be posted on the Regional District website. Minute takers will be provided training on Regional District standard minute taking procedures.
- 5.3 All records shall be kept in accordance with the Regional District records management policy and all records are subject to Freedom of Information and Protection of Privacy Act (FIPPA) legislation. All records must be provided to the FIPPA Head upon request. All Committee members shall receive an orientation on Regional District records and FIPPA at the beginning of their term.

6. AUTHORITIES, RESPONSIBILITIES AND DUTIES

- 6.1 The Committee shall be advisory to the Board and shall provide recommendations on all matters referred by the Board relating to the Naramata Water System Local Service, established by Bylaw No. 1620.
- 6.2 The Committee shall consider and form recommendations to the Board regarding proposed capital upgrades, watershed management issues, and potential boundary expansions.
- 6.3 The Committee shall review annual budgets, water rates and fees and charges.
- 6.4 The Manager of Public Works shall be the administrative contact to the Committee and will provide quarterly operational status reports.

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: August 4, 2016

RE: Electoral Area "A" Victim Services Contribution
Bylaw No. 2748, 2016
Electoral Area "C" Victim Services Contribution
Bylaw No. 2749, 2016
Electoral Areas "D", "E", "F" Victim Services Contribution
Bylaw No. 2750, 2016



Administrative Recommendation:

THAT Electoral Area "A" Victim Services Contribution Bylaw No. 2748, 2016, and Electoral Area "C" Victim Services Contribution Bylaw No. 2749, 2016, and Electoral Areas "D", "E", "F" Victim Services Contribution Bylaw No. 2750, 2016 be read a first, second and third time and forwarded to the Inspector of Municipalities for approval;

THAT upon approval by the Inspector of Municipalities, the Board of Directors authorize that elector approval for the adoption of Electoral Area "A" Victim Services Contribution Bylaw No. 2748, 2016, and Electoral Area "C" Victim Services Contribution Bylaw No. 2749, 2016 be obtained through an Alternative Approval Process

THAT upon approval by the Inspector of Municipalities, the Board of Directors, with a 2/3 vote, authorize that elector approval for Electoral Areas "D", "E", "F" Victim Services Contribution Bylaw No. 2750, 2016 be obtained for the entire service area through an Alternative Approval Process in accordance with section 342 (4) of the *Local Government Act*.

Purpose:

To establish a contribution service for the contribution of funds from Electoral Area "A" to the Osoyoos Victim Services Program, from Electoral Area "C" to the Oliver Victim Services Program, and from Electoral Areas "D", "E" and "F" to the Penticton Victim Services Program.

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

- Ø To meet public needs through the development and implementation of key services
- Ø To develop a responsive, transparent, effective organization

Background:

Historically, the Electoral Areas have contributed to Victim Services programs in their neighbouring municipalities through an annual grant in aid which was approved by each Electoral Area Director.

Analysis:

For Area "A", the maximum bylaw requisition amount of \$5,000 results in tax requisition of approximately \$3.60 for the average residential home valued at \$340,000.

For Area "C", the maximum bylaw requisition amount of \$5,000 results in a tax requisition of approximately \$2.00 for the average residential home valued at \$255,000.

For Areas "D, E, and F", the maximum bylaw requisition amount \$10,000 results in a tax requisition of approximately \$1.50 for the average residential home valued at \$380,000.

The Regional District of Okanagan-Similkameen strives to be a responsive, transparent organization, and one way to achieve that is through increased public consultation and assent. With that in mind, contribution of funds for an ongoing service must now be formalized through the establishment of a service and assent of the electors in the service area, generally through an Alternative Approval Process (AAP).

Communication Strategy:

Although the statutory requirement for advertising AAPs is limited to two ads in a single newspaper, it is acknowledged that many residents of smaller communities refer frequently to the small papers or online publications created within those communities. To ensure optimal coverage, the Regional District advertises the AAP in subscription and free newspapers as well as in the online publications. Additionally, copies of the AAP notices are posted to community bulletin boards within the service areas and are communicated out through the RDOS Facebook page.

Data sheets, containing the details of the proposed service are included on the AAP webpage, along with all of the required forms and bylaws.

Staff has developed a guide geared specifically towards the public and a copy is available on the Regional District's AAP webpage <http://www.rdos.bc.ca/news-events/assent-voting/alternative-approval-process-aap/>

Respectfully submitted:

"Christy Malden"

C. Malden, Manager of Legislative Services

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2748, 2016

A bylaw to establish a contribution service for provision of funds to the Osoyoos Victim Services Program.

WHEREAS the Board of Directors of the Regional District of Okanagan-Similkameen may, in accordance with the *Local Government Act*, operate a service that the Board considers necessary or desirable for all or part of the Regional District;

AND WHEREAS the Board of Directors wishes to establish a service to contribute funds to the Osoyoos Victim Services Program for provision of Victim Assistance services to the residents of Electoral Area "A";

AND WHEREAS the approval of the electors was obtained for the entire service area by the alternative approval process, in accordance with the *Local Government Act* ;

NOW THEREFORE the Board of the Regional District, in open meeting assembled, **ENACTS** as follows:

1 CITATION

1.1 This bylaw may be cited as the Regional District of Okanagan-Similkameen Electoral Area "A" Victim Assistance Contribution Service Establishment Bylaw No. 2748, 2016.

2. ESTABLISHMENT OF THE SERVICE

2.1 The service established by this bylaw is to contribute funds to the Osoyoos Victim Services Program for provision of Victim Assistance services to the residents of Electoral Area "A".

3 BOUNDARIES OF THE SERVICE AREA

3.1 The boundaries of the service area are the boundaries of Electoral Area "A" of the Regional District of Okanagan-Similkameen.

4 PARTICIPATING AREAS

4.1 The participating area is Electoral Area "A" of the Regional District of Okanagan-Similkameen.

5. COST RECOVERY

5.1 As provided in the *Local Government Act*, the annual costs of the Service shall be recovered by one or more of the following:

(a) property value taxes imposed in accordance with Division 3 [*Requisition and Tax Collection*];

(b) fees and charges imposed under section 397 [*imposition of fees and charges*];

- (c) revenues raised by other means authorized under this or another Act;
- (d) revenues received by way of agreement, enterprise, gift, grant or otherwise.

6. LIMIT

6.1 The annual maximum amount that may be requisitioned for the cost of the service shall not exceed the greater of \$5,000 or \$0.0105 per \$1,000 net taxable value of land and improvements in the service area.

READ A FIRST, SECOND, AND THIRD TIME on the xxx day of xxx, 2016.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this xxx^t day of xxx, 2016.

RECEIVED APPROVAL OF THE ELECTORATE THROUGH ALTERNATIVE APPROVAL this xxx day of xxxx, 2016.

ADOPTED this xxx day of xxx, 2016

Board Chair

Corporate Officer

FILED WITH THE INSPECTOR OF MUNICIPALITIES this xxx day of xxx,.

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2749, 2016

A bylaw to establish a contribution service for provision of funds to the Oliver Victim Services Program.

WHEREAS the Board of Directors of the Regional District of Okanagan-Similkameen may, in accordance with the *Local Government Act*, operate a service that the Board considers necessary or desirable for all or part of the Regional District;

AND WHEREAS the Board of Directors wishes to establish a service to contribute funds to the Oliver Victim Services Program for provision of Victim Assistance services to the residents of Electoral Area “C”;

AND WHEREAS the approval of the electors was obtained for the entire service area by the alternative approval process, in accordance with the *Local Government Act* ;

NOW THEREFORE the Board of the Regional District, in open meeting assembled, **ENACTS** as follows:

1 CITATION

1.1 This bylaw may be cited as the Regional District of Okanagan-Similkameen Electoral Area “C” Victim Assistance Contribution Service Establishment Bylaw No. 2749, 2016.

2. ESTABLISHMENT OF THE SERVICE

2.1 The service established by this bylaw is to contribute funds to the Oliver Victim Services Program for provision of Victim Assistance services to the residents of Electoral Area “C”.

3 BOUNDARIES OF THE SERVICE AREA

3.1 The boundaries of the service area are the boundaries of Electoral Area “C” of the Regional District of Okanagan-Similkameen.

4 PARTICIPATING AREAS

4.1 The participating area is Electoral Area “C” of the Regional District of Okanagan-Similkameen.

5. COST RECOVERY

5.1 As provided in the *Local Government Act*, the annual costs of the Service shall be recovered by one or more of the following:

(a) property value taxes imposed in accordance with Division 3 [*Requisition and Tax Collection*];

(b) fees and charges imposed under section 397 [*imposition of fees and charges*];

- (c) revenues raised by other means authorized under this or another Act;
- (d) revenues received by way of agreement, enterprise, gift, grant or otherwise.

6. LIMIT

6.1 The annual maximum amount that may be requisitioned for the cost of the service shall not exceed the greater of \$5,000 or \$0.0078 per \$1,000 net taxable value of land and improvements in the service area.

READ A FIRST, SECOND, AND THIRD TIME on the xxx day of xxx, 2016.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this xxx day of xxx, 2016.

RECEIVED APPROVAL OF THE ELECTORATE THROUGH ALTERNATIVE APPROVAL this xxx day of xxxx, 2016.

ADOPTED this xxx day of xxx, 2016

Board Chair

Corporate Officer

FILED WITH THE INSPECTOR OF MUNICIPALITIES this xxx day of xxx,.

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2750, 2016

A bylaw to establish a contribution service for provision of funds to the Penticton Victim Services Program.

WHEREAS the Board of Directors of the Regional District of Okanagan-Similkameen may, in accordance with the *Local Government Act*, operate a service that the Board considers necessary or desirable for all or part of the Regional District;

AND WHEREAS the Board of Directors wishes to establish a service to contribute funds to the Penticton Victim Services Program for provision of Victim Assistance services to the residents of Electoral Areas “D”; “E”, and “F”.

AND WHEREAS the Board of Directors resolved by a 2/3 vote that participating area approval be obtained for the entire proposed service area;

AND WHEREAS the approval of the electors was obtained for the entire service area by the alternative approval process, in accordance with the *Local Government Act* ;

NOW THEREFORE the Board of the Regional District, in open meeting assembled, **ENACTS** as follows:

1 CITATION

1.1 This bylaw may be cited as the Regional District of Okanagan-Similkameen Electoral Areas “D”, “E”, and “F” Victim Assistance Contribution Service Establishment Bylaw No. 2750, 2016.

2. ESTABLISHMENT OF THE SERVICE

2.1 The service established by this bylaw is to contribute funds to the Penticton Victim Services Program for provision of Victim Assistance services to the residents of Electoral Areas “D”, “E”, and “F”.

3 BOUNDARIES OF THE SERVICE AREA

3.1 The boundaries of the service area are the boundaries of Electoral Areas “D”, “E”, and “F” of the Regional District of Okanagan-Similkameen.

4 PARTICIPATING AREAS

4.1 The participating area is Electoral Areas “D”, “E”, and “F” of the Regional District of Okanagan-Similkameen.

5. COST RECOVERY

5.1 As provided in the *Local Government Act*, the annual costs of the Service shall be recovered by one or more of the following:

- (a) property value taxes imposed in accordance with Division 3 [*Requisition and Tax Collection*];
- (b) fees and charges imposed under section 397 [*imposition of fees and charges*];
- (c) revenues raised by other means authorized under this or another Act;
- (d) revenues received by way of agreement, enterprise, gift, grant or otherwise.

6. LIMIT

6.1 The annual maximum amount that may be requisitioned for the cost of the service shall not exceed the greater of \$10,000 or \$0.0039 per \$1,000 net taxable value of land and improvements in the service area.

READ A FIRST, SECOND, AND THIRD TIME on the xxx day of xxx, 2016.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this xxx^t day of xxx, 2016.

RECEIVED APPROVAL OF THE ELECTORATE THROUGH ALTERNATIVE APPROVAL this xxx day of xxxx, 2016.

ADOPTED this xxx day of xxx, 2016

Board Chair

Corporate Officer

FILED WITH THE INSPECTOR OF MUNICIPALITIES this xxx day of xxx,.

ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: August 4, 2016
RE: Electoral Area "B" Okanagan Regional Library Contribution Service Establishment Bylaw No. 2751, 2016 and Electoral Area "G" Okanagan Regional Library Contribution Service Establishment Bylaw 2755,2016



Administrative Recommendation:

THAT *Electoral Area "B" Okanagan Regional Library Contribution Service Establishment Bylaw No. 2751, 2016* be read a first, second and third time and be forwarded to the Inspector of Municipalities for approval;

THAT *Electoral Area "G" Okanagan Regional Library Contribution Service Establishment Bylaw No. 2755, 2016* be read a first, second and third time and be forwarded to the Inspector of Municipalities for approval;

THAT upon approval by the Inspector of Municipalities, the Board of Directors authorize that elector approval for *Electoral Area "B" Okanagan Regional Library Contribution Service Establishment Bylaw No. 2751, 2016 and Electoral Area "G" Okanagan Regional Library Contribution Service Establishment Bylaw No. 2755, 2016* be obtained through an Alternative Approval Process in accordance with the *Local Government Act*.

Purpose:

To establish a contribution service for the contribution of funds from both Electoral Areas "B" and "G" to the Okanagan Regional Library, to assist with operations and maintenance of existing hours at the Keremeos branch.

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

- Ø To meet public needs through the development and implementation of key services
- Ø To develop a responsive, transparent, effective organization

Background:

The Keremeos branch of the Okanagan Regional Library was facing reducing their hours of operation, due to funding limitations. The Directors for Electoral Areas "B" and "G" were requested to contribute funds to maintain existing service levels and did so in 2016 through Rural Projects funding from each of their electoral area.

Analysis:

In 2016, the allocation of additional costs to maintain the existing hours had Area "B" contributing an additional \$7,318 and Area "G" contributing an additional \$9,909. Based on these numbers, the contribution maximums have been set at \$10,000 and \$13,000 respectively.

For Area "B", the contribution maximum is set at \$10,000 or \$0.0745 per thousand of assessed land and improvement values. The impact on the average residential home valued at \$200,000 is approximately \$15.

For Area "G", the contribution maximum is set at \$13,000 or \$0.0479 per thousand of assessed land and improvement values. The impact on the average residential home valued at \$175,000 is approximately \$8.50.

The Regional District of Okanagan-Similkameen strives to be a responsive, transparent organization, and one way to achieve that is through increased public consultation and assent. With that in mind, contribution of funds for an ongoing service must now be formalized through the establishment of a service and assent of the electors in the service area, generally through an Alternative Approval Process (AAP).

Communication Strategy:

Although the statutory requirement for advertising AAPs is limited to two ads in a single newspaper, it is acknowledged that many residents of smaller communities refer frequently to the small papers or online publications created within those communities. To ensure optimal coverage, the Regional District advertises the AAP in subscription and free newspapers as well as in the online publications. Additionally, copies of the AAP notices are posted to community bulletin boards within the service areas and are communicated out through the RDOS Facebook page.

Data sheets, containing the details of the proposed service are included on the AAP webpage, along with all of the required forms and bylaws.

Staff has developed a guide geared specifically towards the public and a copy is available on the Regional District's AAP webpage <http://www.rdos.bc.ca/news-events/assent-voting/alternative-approval-process-aap/>

Respectfully submitted:

"Christy Malden"

C. Malden, Manager of Legislative Services

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2751, 2016

A bylaw to establish a contribution service for the provision of funds to the Okanagan Regional Library.

WHEREAS the Board of Directors of the Regional District of Okanagan-Similkameen may, in accordance with the *Local Government Act*, operate a service that the Board considers necessary or desirable for all or part of the Regional District;

AND WHEREAS the Board of Directors wishes to establish a contribution service for the provision of funds to the Okanagan Regional Library to assist with operations at the Keremeos Branch;

AND WHEREAS the approval of the electors was obtained for the entire service area by the alternative approval process, in accordance with the *Local Government Act* ;

NOW THEREFORE the Board of the Regional District, in open meeting assembled, **ENACTS** as follows:

1 CITATION

1.1 This bylaw may be cited as the Regional District of Okanagan-Similkameen Electoral Area "B" Okanagan Regional Library Contribution Service Establishment Bylaw No. 2751, 2016.

2. ESTABLISHMENT OF THE SERVICE

2.1 The service established by this bylaw is for the provision of funds to the Okanagan Regional Library to assist with operations at the Keremeos Branch.

3 BOUNDARIES OF THE SERVICE AREA

2.1 The boundaries of the service area are the boundaries of Electoral Area "B" of the Regional District of Okanagan-Similkameen.

4 PARTICIPATING AREAS

4.1 The participating area is Electoral Areas "B" of the Regional District of Okanagan-Similkameen.

5. COST RECOVERY

5.1 As provided in the *Local Government Act*, the annual costs of the Service shall be recovered by one or more of the following:

(a) property value taxes imposed in accordance with Division 3 [*Requisition and Tax Collection*];

(b) fees and charges imposed under section 397 [*imposition of fees and charges*];

- (c) revenues raised by other means authorized under this or another Act;
- (d) revenues received by way of agreement, enterprise, gift, grant or otherwise.

6. LIMIT

6.1 The annual maximum amount that may be requisitioned for the cost of the service shall not exceed the greater of \$10,000 or \$0.0745 per \$1,000 net taxable value of land and improvements in the service area.

READ A FIRST, SECOND, AND THIRD TIME on the xxx day of xxx, 2016.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this xxx^t day of xxx, 2016.

RECEIVED APPROVAL OF THE ELECTORATE THROUGH ALTERNATIVE APPROVAL this xxx day of xxxx, 2016.

ADOPTED this xxx day of xxx, 2016

Board Chair

Corporate Officer

FILED WITH THE INSPECTOR OF MUNICIPALITIES this xxx day of xxx,.

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2755, 2016

A bylaw to establish a contribution service for the provision of funds to the Okanagan Regional Library.

WHEREAS the Board of Directors of the Regional District of Okanagan-Similkameen may, in accordance with the *Local Government Act*, operate a service that the Board considers necessary or desirable for all or part of the Regional District;

AND WHEREAS the Board of Directors wishes to establish a contribution service for the provision of funds to the Okanagan Regional Library to assist with operations at the Keremeos Branch;

AND WHEREAS the approval of the electors was obtained for the entire service area by the alternative approval process, in accordance with the *Local Government Act* ;

NOW THEREFORE the Board of the Regional District, in open meeting assembled, **ENACTS** as follows:

1 CITATION

1.1 This bylaw may be cited as the Regional District of Okanagan-Similkameen Electoral Area “G” Okanagan Regional Library Contribution Service Establishment Bylaw No. 2755, 2016.

2. ESTABLISHMENT OF THE SERVICE

2.1 The service established by this bylaw is for the provision of funds to the Okanagan Regional Library to assist with operations at the Keremeos Branch.

3 BOUNDARIES OF THE SERVICE AREA

2.1 The boundaries of the service area are the boundaries of Electoral Area “G” of the Regional District of Okanagan-Similkameen.

4 PARTICIPATING AREAS

4.1 The participating area is Electoral Area “G” of the Regional District of Okanagan-Similkameen.

5. COST RECOVERY

5.1 As provided in the *Local Government Act*, the annual costs of the Service shall be recovered by one or more of the following:

(a) property value taxes imposed in accordance with Division 3 [*Requisition and Tax Collection*];

(b) fees and charges imposed under section 397 [*imposition of fees and charges*];

- (c) revenues raised by other means authorized under this or another Act;
- (d) revenues received by way of agreement, enterprise, gift, grant or otherwise.

6. LIMIT

6.1 The annual maximum amount that may be requisitioned for the cost of the service shall not exceed the greater of \$13,000 or \$0.0479 per \$1,000 net taxable value of land and improvements in the service area.

READ A FIRST, SECOND, AND THIRD TIME on the xxx day of xxx, 2016.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this xxx^t day of xxx, 2016.

RECEIVED APPROVAL OF THE ELECTORATE THROUGH ALTERNATIVE APPROVAL this xxx day of xxxx, 2016.

ADOPTED this xxx day of xxx, 2016

Board Chair

Corporate Officer

FILED WITH THE INSPECTOR OF MUNICIPALITIES this xxx day of xxx,.