

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Thursday, November 16, 2017
RDOS Boardroom – 101 Martin Street, Penticton

SCHEDULE OF MEETINGS

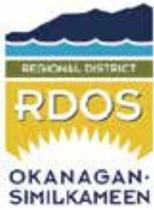
9:00 am	-	12:00 pm	Budget
12:00 pm	-	12:30 pm	Lunch
12:30 pm	-	1:45 pm	Corporate Services Committee [Page 2]
1:45 pm	-	2:15 pm	Protective Services Committee [Page 8]
2:15 pm	-	2:45 pm	Planning and Development Committee [Page 9]
2:45 pm	-	3:45 pm	RDOS Board [Page 115]

"Karla Kozakevich"

Karla Kozakevich
RDOS Board Chair

Advance Notice of Meetings:

November 23, 2017	Legislative Workshop
December 07, 2017	RDOS Board/Committee Meetings
December 08, 2017	Budget Meeting
December 14, 2017	Budget Meeting (if required)
December 21, 2017	RDOS Board/OSRHD Board/Committee Meetings – CANCELLED
January 04, 2018	RDOS Board/Committee Meetings



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Corporate Services Committee

Thursday, November 16, 2017

12:30 p.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Corporate Services Committee Meeting of November 16, 2017 be adopted.

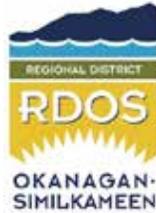
B. DELEGATION

1. Christopher Weafer, Shareholder and Co-Managing Director, Owen Bird Law Corporation

Mr. Weafer will address the Board to discuss the Fortis rate structure application.

C. BOARD OF DIRECTORS SELF-ASSESSMENT [Page 3]

D. ADJOURNMENT



REGIONAL DISTRICT OF OKANAGAN SIMILKAMEEN

Board of Directors Self-Assessment

2017

In the boxes below, enter the appropriate number for each question according to this guide:

- | | | | | |
|-----------------------------|-----------------------------|----------------|--------------------------|--------------------------|
| (1)
Strongly
Disagree | (2)
Somewhat
Disagree | (3)
Neutral | (4)
Somewhat
Agree | (5)
Strongly
Agree |
|-----------------------------|-----------------------------|----------------|--------------------------|--------------------------|

Board Topics	1	2	3	4	5
Governance:					
The Board:					
1. Is actively involved in the development and approval of the annual Business Plan, including corporate objectives and the Budget.					
2. Understands and monitors the most significant risks and opportunities facing the organization.					
3. Understands and complies with all legislation and regulations.					
4. Has specifically delegated authority to the CAO by a clearly understood bylaw.					
5. Has a well-defined decision-making process.					

Comments:

Board Topics	1	2	3	4	5
Stewardship:					
The Board:					
6. Formally evaluates the performance of the CAO.					
7. Sets financial policies and strategy, and monitors the financial health and performance of the RDOS.					
8. Monitors actions to ensure that RDOS has a strong customer satisfaction culture.					

Comments:

Board Topics	1	2	3	4	5
ETHICAL LEADERSHIP, CONDUCT, VALUES, SOCIAL RESPONSIBILITY:					
The Board:					
9. Ensures that Board Members are oriented on code of conduct and conflict of interest practices.					
10. Understands and takes into account the impact of its decisions on all stakeholders.					
11. Approves and monitors policies and objectives for RDOS's social, economic and environmental performance.					

Comments:

Board Topics	1	2	3	4	5
Internal Organization and Monitoring:					
The Board:					
12. Reviews the legislative structure regularly and has clear terms of reference for Board Committees/Commissions					
13. Members clearly understand the governance role of the Board and the duties and responsibilities of the CAO.					
14. Operates smoothly and respectfully as a team unit.					

Comments:

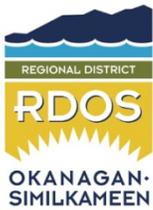
Board Topics	1	2	3	4	5
Board Meetings/ Structure:					
The Board:					
15. Meetings are well planned and conducted efficiently.					
16. Has open, respectful discussions at Board meetings and airs opposing views effectively.					
17. Decisions are wise, timely, useful, and consistent with approved objectives and policies.					
18. Receives effective administrative support.					
19. Has effective and open communication between Board and Management.					
20. Has the right committee structure and makes effective use of committees.					
21. Has an effective orientation program for directors.					

Comments:

Board/Committee Chairs:					
Board Topics	1	2	3	4	5
The Board/Committee Chairs:					
1. Understand their role as Chair of the Board or a Select Committee					
2. Demonstrate an understanding of their board or committee mandate.					
3. Ensure that each board member has the opportunity to participate in discussions during meetings.					
4. Ensure that meetings are efficient, effective and focused.					

Board Topics	1	2	3	4	5
5. Ensure the board or committee stays at a governance level.					
6. Work to build consensus and teamwork within the board/committee.					
7. Ensure the CAO is aware of board/committee concerns and direction.					

Comments:



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Protective Services Committee

Thursday, November 16, 2017

1:45 p.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

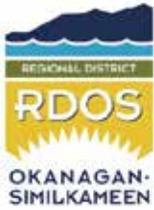
THAT the Agenda for the Protective Services Committee Meeting of November 16, 2017 be adopted.

B. DELEGATION

1. John Davies – Wildfire Management Specialist, Davies Wildfire Management

Mr. Davies will address the Board to discuss the history of the RDOS Community Wildfire Protection Plan and Wildfire Mitigation, Funding Opportunities, Current Projects and Funding Applications, and Future Projects.

C. ADJOURNMENT



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Planning and Development Committee

Thursday, November 16, 2017

2:15 p.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Planning and Development Committee Meeting of November 16, 2017 be adopted.

B. OKANAGAN FALLS TOWN CENTRE PLAN – PHASE 3 REPORT (URBAN FORUM ASSOCIATES) [Page 10]

1. Urban Forum Associates' Okanagan Fall Town Centre Plan – Phase 3 Report dated November 3, 2017 [Page 13]
2. Responses Received [Page 53]

The purpose of the *Okanagan Falls Town Centre Plan – Phase 3 Report* is to provide direction and guidance for the future development of Okanagan Falls Town Centre area.

RECOMMENDATION 2

THAT the Board of Directors accept the Okanagan Falls Town Centre Plan – Phase 3 Report, as a guiding document.

C. LARGE HOLDINGS REVIEW – ELECTORAL AREA “D-2” [Page 54]

1. Bylaw No. 2455.30, 2017 [Page 59]
2. Bylaw No. 2603.12, 2017 [Page 91]

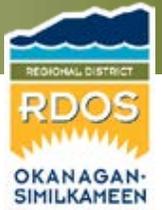
This report proposes amendments to the Large Holdings (LH) designation under the Electoral Area “D-2” Official Community Plan (OCP) Bylaw No. 2603, 2013, and the Large Holdings Three (LH3) Zone under the Electoral Area “D-2” Zoning Bylaw No. 2455, 2008, as part of work being undertaken on the preparation of a single Okanagan Valley Electoral Area Zoning Bylaw.

RECOMMENDATION 3

THAT the Board of Directors resolves to direct staff to initiate the Electoral Area “D-2” Large Holdings Update Official Community Plan Amendment Bylaw No. 2603.12, 2017, and Zoning Amendment Bylaw No. 2455.30, 2017.

D. ADJOURNMENT

ADMINISTRATIVE REPORT



TO: Planning and Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: November 16, 2017

RE: Okanagan Falls Town Centre Plan – Phase 3 Report (Urban Forum Associates)

Administrative Recommendation:

THAT the Board of Directors accept the Okanagan Falls Town Centre Plan – Phase 3 Report, prepared by Urban Forum Associates;

AND THAT Administration prepare an amending Bylaw to the Electoral Area “D-2” Official Community Plan based on the recommendations of the Okanagan Falls Town Centre Plan – Phase 3 Report for the Board’s consideration;

AND THAT Administration complete a review of the Electoral Area “D-2” Zoning Bylaw to ensure conformance to the Okanagan Falls Town Centre Plan – Phase 3 Report as a strategic project for 2018.

Purpose:

The purpose of the *Okanagan Falls Town Centre Plan – Phase 3 Report* is to provide direction and guidance for the future development of Okanagan Falls Town Centre area. The report makes a number of recommendations, including:

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

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

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

Background:

In 2014, the RDOS commissioned a process to develop a design-focused economic revitalization plan for Okanagan Falls Town Centre. The ultimate objective of the RDOS was to help reverse the economic fortunes of Okanagan Falls Town Centre through development of a Town Centre Plan that outlines a land use plan, strategic public and private investments and partnerships, positive streetscape improvements and quality urban design that together will provide a distinctive sense of place.

The Okanagan Falls Town Centre planning process was conducted in three (3) phases. Phase 3, the subject of this report, was the preparation of the Okanagan Falls Town Centre Plan, which provides recommendations to RDOS for bylaw amendment and future projects.

A public open house was held on September 14, 2017 at the Okanagan Falls Elementary School. Poster boards were set up of the proposed plan elements and feedback forms were provided for public response to the proposed plan.

The Ministry of Transportation and Infrastructure (MoTI) was consulted throughout the preparation of the Traffic Impact Assessment for the Okanagan Falls Town Centre Plan and provided a copy of the finalized draft of the Phase 3 report. The finalized draft was also circulated to internal RDOS departments for comment.

Analysis:

The draft Okanagan Falls Town Centre plan – Phase 3 report was presented to the Board at its Planning and Development Committee meeting of October 19, 2017. Following presentation of the Plan, the Board allowed an impacted landowner of the proposed plan make a presentation to the Board.

Of concern was a pedestrian corridor (i.e. walkway) proposed to be orientated north-south and in line with the Willow Street right-of-way to provide public access from Hwy. 97 to the Lakefront, and that was also proposed to intersect the impacted landowner's lands. The landowner provided a number of justifications as to why this proposed corridor would provide a hardship to him as a landowner.

However, a motion was provided to move forward with the Plan as presented by Administration at the meeting. This motion was ultimately defeated by the majority of the members of the Board.

Administration has since had a follow-up meeting with the impacted landowner, and a new plan report was provided that proposed to eliminate the pedestrian corridor of concern. This proposed plan report is attached (Attachment No. 1) for the Board's consideration and review.

The landowner has no further concerns with this updated Okanagan Falls Town Centre Plan – Phase 3 report and has provided an email indicating such (Attachment #2 of report). In addition, Urban Forum Associates was consulted about the removal of the corridor, and agrees with the approach in the hope that the Board considers approval of the revised plan.

The revised Phase 3 Report no longer contains reference to a proposed pedestrian path crossing north-south across the landowner's property. However, all other pedestrian connections as presented in the October 19th Administrative Report have been maintained, including those sections of the north-south connection along the Willow Street right-of-way outside the impacted property owner's land.

As a reminder to the Board, the prepared plan has a number of recommendations for RDOS to consider for land use bylaw amendments. Primarily, these recommendations are directed to the Electoral Area "D-2" Official Community Plan (OCP) and includes the following:

1. Recommendation #1: That a new "Town Centre" section be introduced into the Electoral Area "D-2" Official Community Plan that includes objectives and policies that are specific to the land uses to be encouraged in the Town Centre.
2. Recommendation #2: That a new "Town Centre" OCP designation be applied to those properties shown on Figure 4 of the report.

-
3. Recommendation #3: That a new "Town Centre Development Permit Area" with specific design guidelines be added to Schedule "E" Form and Character Development Permit Areas section of the Electoral Area "D-2" OCP.
 4. Recommendation #4: That Section 15.0 "Parks and Recreation Trails" of the Electoral Area "D-2" OCP be amended to include policies and objectives reflective of the Town Centre area.

Given the above recommendations, Administration recommends that if the Board provides acceptance of this revised Phase 3 report, that Administration prepare an amending Bylaw to the Electoral Area "D-2" OCP for future Board consideration.

The review of the Electoral Area "D-2" Zoning Bylaw in relation to the Okanagan Falls Town Centre Plan – Phase 3 Report is proposed to be considered by the Board as a strategic project for the 2018 Business Plan.

Alternative:

THAT the Board of Directors not accept Okanagan Falls Town Centre Plan – Phase 3 Report.

Respectfully submitted:



B. Dollevoet, Development Services Manager

- Attachments:
- No. 1 - Okanagan Falls Town Centre Plan – Phase 3 Report (September 10, 2017 – Urban Forum Associates)
 - No. 2 – Email from Mr. Robin Agur (dated October 27, 2017)
 - No. 3 – [October 19 Planning and Development Committee - Public Representations](#)

Okanagan Falls Town Centre Plan

Phase 3 Report

Urban Forum Associates

Updated November 3, 2017



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Figure 1: Okanagan Falls Town Centre Plan Study Area

Figure 2: Future Land Use

Figure 3: Public Realm Concept

Figure 4: Town Centre Development Permit Area

1.0 Introduction

1.1 Background

In 2014, the Regional District of Okanagan-Similkameen (RDOS) commissioned a process to develop a design-focused economic revitalization plan for Okanagan Falls Town Centre. The ultimate objective of the RDOS was to help reverse the economic fortunes of Okanagan Falls Town Centre through development of a Town Centre Area Plan that outlines a land use plan, strategic public and private investments and partnerships, positive streetscape improvements and quality urban design that together will provide a distinctive sense of place and help guide the Town Centre towards becoming a more enticing, economically viable place to live, work, shop and recreate, for both local residents and visitors.

This Plan builds on the work done in preparing the RDOS's Okanagan Falls Economic Development Action Plan (2012) and the Electoral Area "D-2" (East Skaha, Vaseux) Official Community Plan (2013).

1.2 Purpose of the Okanagan Falls Town Centre Plan

The purpose of this *Okanagan Falls Town Centre Plan* is to provide direction and guidance for the future development of Okanagan Falls Town Centre in accordance with the Vision and Goals articulated in this Plan, and the accompanying Development Permit Area Design Guidelines.

1.3 Regional Growth Strategy

On April 1, 2010, the Regional District adopted a Sub-Regional Growth Strategy (RGS) for the South Okanagan. Under the *Local Government Act*, once an RGS has been adopted, Official Community Plans (OCPs) must be consistent. The goal of the RGS is to direct the substantial majority of future growth in the South Okanagan Valley to designated Primary Growth Areas. In addition to the four municipalities of Penticton, Summerland, Oliver and Osoyoos, Okanagan Falls is designated as a Primary Growth Area.

1.4 Electoral Area "D-2" Official Community Plan

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

A key objective of the Electoral Area "D-2" Official Community Plan (OCP) is to encourage a wide range of residential development in Okanagan Falls, and the Plan directs all multiple family housing to Okanagan Falls. The OCP also recognizes Okanagan

Falls as the centre for commercial development and supports economic development activities, revitalization efforts, and design guidelines that promote a lively and harmonious built environment. Residents support an increase in the amount and diversity of shopping, dining, entertainment and employment opportunities as well as an attractive and walkable Okanagan Falls community.

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

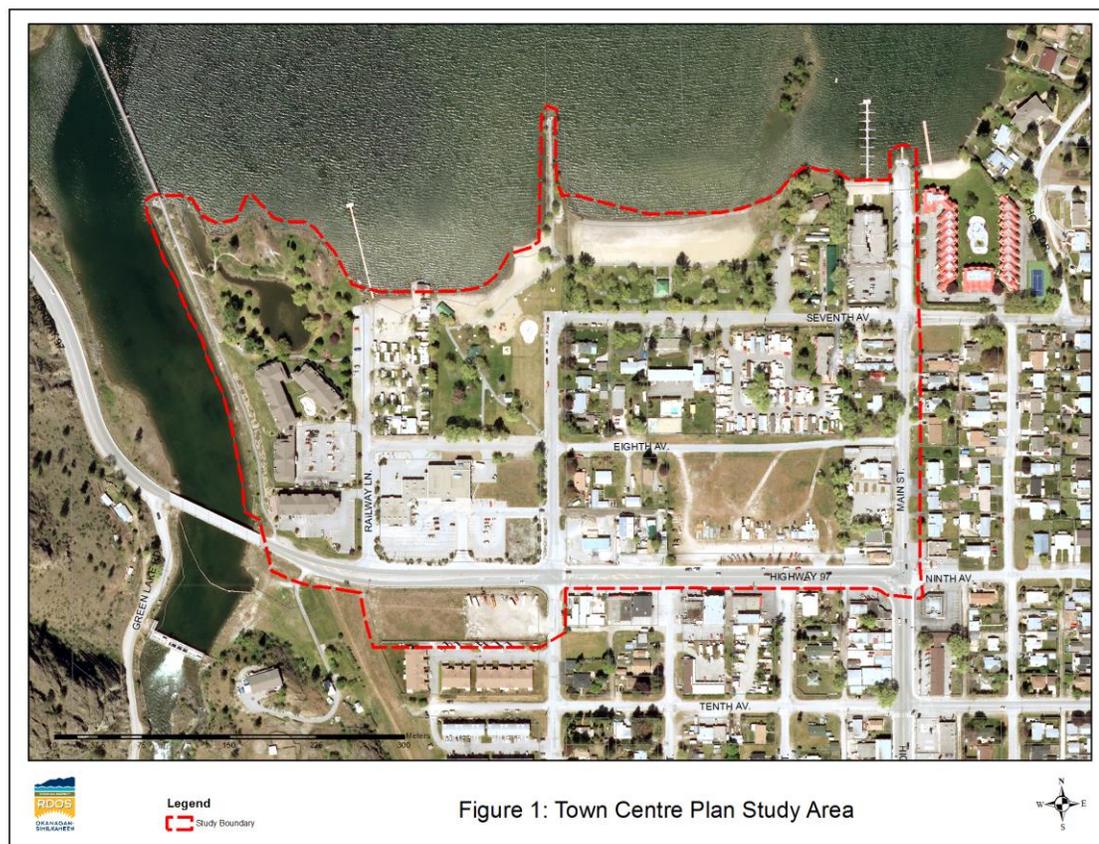
Elements of the Okanagan Falls Town Centre Area Plan will be incorporated in the Electoral Area “D-2” OCP by way of an amending bylaw with specific sections of this plan being incorporated into the appropriate sections of the Electoral Area “D-2” OCP.

2.0 Local Context

2.1 Setting

Okanagan Falls is an unincorporated urban community located at the southern end of Skaha Lake. The area is approximately 320 ha in size and is the most densely populated of the five Electoral Area “D-2” communities. According to the Electoral Area “D-2” OCP Bylaw, the overall population of Electoral Area “D-2” was determined to be approximately 2,337 in 2011, using the ‘GeoSearch’ 2011 tool through Statistics Canada. Most of this population is in Okanagan Falls.

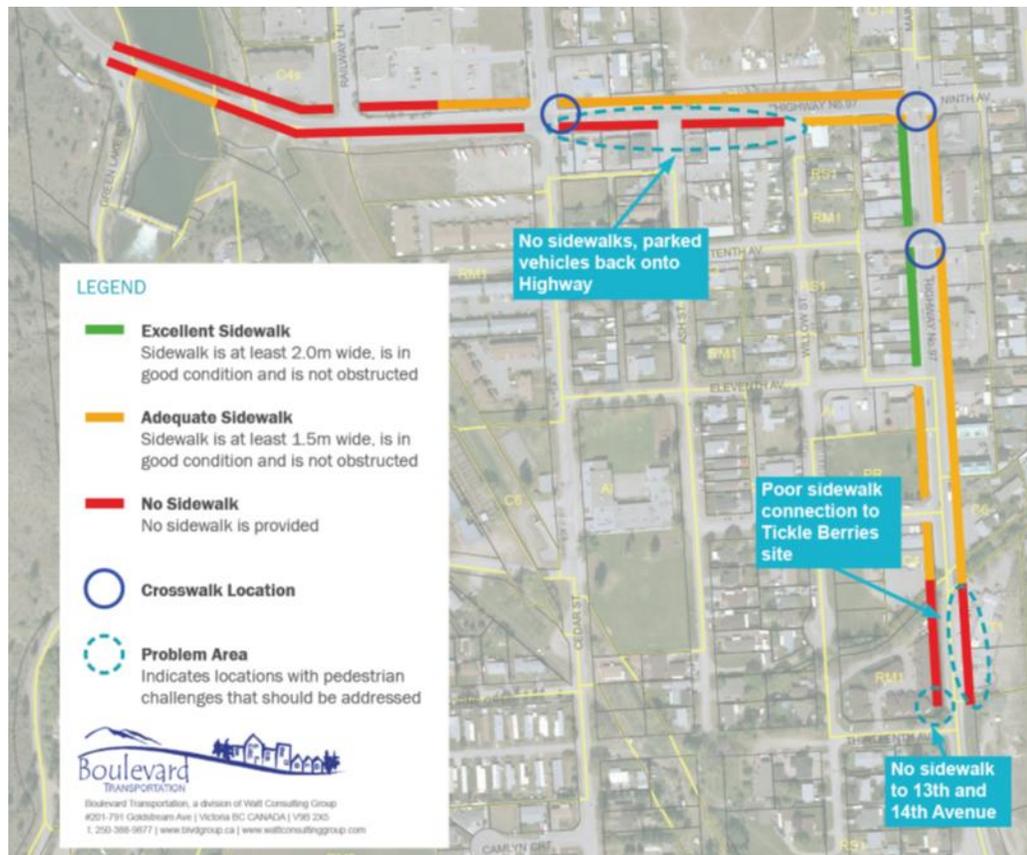
Okanagan Falls Town Centre refers to the area between Skaha Lake and Highway 97 and between the Okanagan River bridge to the west and Main Street to the east. Figure 1: Town Centre Plan Study Area identifies this general area.



2.2 Existing Land Use and Form of Development

The existing town centre has a range of development forms, with a core area along Highway 97 (Main Street) between Ninth and Eleventh Avenues with zero setback buildings and sidewalks. Highway 97 (Ninth Avenue) from Main Street to Railway Lane at

the north entrance to the community has a more highway-oriented commercial character, with some zero setback development, an auto-oriented shopping mall and other commercial uses set back from the highway. In this area, there are no sidewalks on the south side of Highway 97 and vehicle access is less controlled, with right-angled parking coming directly off the highway (see sidewalk location map provided below).



The existing land uses in the town centre are a mix of retail, office uses seasonal residential/tourist accommodation uses, multi-family apartments and single family houses between Highway 97 and the lake. Several large sites are undeveloped. A prominent feature of the town centre is a series of well-developed waterfront parks – Lions, Kenyon and Christie Memorial Parks. The RDOS recently acquired additional waterfront property for park expansion.

The current form of development does not support a pedestrian-friendly downtown. Many buildings are set back from the streets, with poor street-wall definition, and are often separated from the street by surface parking. The public realm is underdeveloped, with substandard or missing sidewalks, over-scaled roadways, few street trees, and no street furniture, pedestrian lighting, or other amenities (see example pictures below).



2.3 Existing Road Network

As an unincorporated urban community, all roads in Okanagan Falls are under Ministry of Transportation and Infrastructure (MoTI) jurisdiction, including both Highway 97 and non-highway roads (typical of unincorporated communities in BC).

Highway 97 is classified as an Arterial – Controlled Access Highway through Okanagan Falls, and runs directly through the Town Centre with high traffic volumes and limited pedestrian crossing opportunities. There are multiple operational and safety concerns for side street traffic to access the Highway, limited sidewalks, and direct access to parking from the highway in some areas. A pedestrian crossing at Cedar Street was recently enhanced by the MoTI with flashing beacons to improve safety.

Highway 97 at Cedar Street features eastbound and westbound left-turn lanes and stop control on the Cedar Street approaches. The crosswalk on the east-leg of Highway 97 /

Cedar Street was recently upgraded with pedestrian-activated side-mounted flashers.

The Highway 97 at Main Street and 9th Avenue intersection assigns right-of-way to the eastbound right and northbound left movements. The northbound movements are free flow, the eastbound right is yield controlled, and all other movements have stop control. There is supporting guide signage and information signs at the approaches to the intersection. Additional information is provided on yellow warning tab signs on the stop-controlled approaches. There is a flashing red and amber light above the intersection and a painted crosswalk on the south-leg.

Local roads are typically undeveloped, with no curbs, gutters, or storm sewer systems, and few sidewalks (see example picture below).



The Traffic Impact Assessment prepared by Watt Consulting Group for the Town Centre plan project recommends that the MoTI should:

- Support Okanagan Falls Town Centre Street Network Plan, Town Centre street cross-sections, and the Walking & Cycling Network Plan;
- Manage triggers through development for signalization of Highway 97 / Cedar Street. This is expected around 50% build-out;
- Enhance pedestrian crosswalk at 10th Avenue and implement northbound and southbound left-turn lanes by 2037; and
- Coordinate with RDOS on:
 - Development and maintenance of raised median islands along 9th Avenue (Highway 97);

-
- Resolving driveway access and pedestrian space along 9th Avenue (Highway 97); and
 - Determining the utility of secondary route alternatives.

2.4 Servicing and Utilities

WSP Engineering completed a brief analysis of the current water and sewer systems in Okanagan Falls Town Centre and what upgrades may be required to accommodate the growth provided for in the Town Centre plan. In order for growth and revitalization to occur in the Town Centre, infrastructure systems must be capable of meeting the demands generated by new development.

Infrastructure upgrades will be required for the sewer and water systems servicing the Town Centre growth area. New water distribution mains will be required for servicing development. Replacement of existing small diameter water lines will be required in a number of locations to meet fire flows of 150 l/s for commercial properties. Reservoir upgrades are also required to meet fire flow requirements.

Sewer system upgrades are also required. Two sections of flat graded sewer mains at the north end of the Town Centre area may need to be upgraded. Existing 150 mm sewer mains that will be extended need to be upgraded to 200 mm. Sewer extensions may be required to service some of the proposed developments. If possible, new development sewer connections should be connected to the existing sewers on Main Street.

2.5 Development Challenges

A number of development challenges have been identified in Okanagan Falls. An aging population and a highly seasonal market (summer) results in a small population base to support local businesses. All the large development sites in the Town Centre are zoned for Commercial use – some are vacant, others are in seasonal tourist commercial use – and yet there is limited demand for commercial property. The Town Centre lacks an attractive, well-defined downtown core.

As Okanagan Falls is unincorporated and lies within the RDOS, the regional district governance structure, as allowed for under B.C.'s *Community Charter* and *Local Government Act*, presents a number of challenges when compared to a municipality. These challenges include no local control or ownership of the road network, a separate Irrigation District for the community water system, and no general tax base (as each service is funded separately). While regional districts have the same land use planning authority as municipalities, there is no ability to offer incentives for new development.

2.6 Growth Potential

Despite the issues noted above, there are several factors that suggest there are growth opportunities in Okanagan Falls Town Centre. These include:

-
- several key undeveloped sites including a large undeveloped block on the north side of Highway 97 (Lots 1 & 2, Plan KAP12558, District Lot 374, SDYD – i.e. former ‘flea market’ site), a portion of which is being proposed to be developed into a seniors housing complex;
 - a relatively compact urban area defined by the Okanagan River to the west and agricultural land to the east;
 - a beautiful natural setting at the south end of Skaha Lake, with extensive lakefront parks;
 - Highway 97 brings approximately 9,000 vehicles per day to the Town Centre, increasing by approximately one-third in the summer, representing a significant potential market;
 - a new provincial prison recently built just south of Okanagan Falls, which has increased local demand for housing;
 - regular scheduled air service recently introduced between Calgary and Penticton Airport, making the area more directly accessible to Alberta and the international market; and
 - the local wine industry is expanding, yet has no visible presence in the Town Centre: this expanding tourism sector presents another growth opportunity.





2.7 Local Context Summary

A key new direction for the Town Centre is the re-designation of most of the existing Commercial land to Medium Density Residential/Mixed Use development. Over time, this will create additional population to support local shops and services. The first new development in this direction is the proposed BC Housing Corporation funded seniors housing project located on the east lot of the former ‘flea market’ property at 5080 Highway 97 (Lot 1, Plan KAP12558, District Lot 374, SDYD) – a mix of thirty-four affordable apartment units with a small commercial component along the highway.

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

3.0 Town Centre Plan

3.1 Overview

Through an extensive consultation process, the community has strongly supported re-orienting the Town Centre away from Highway 97 and towards the Skaha Lake waterfront. Residents also indicated that they want to encourage the commercial area to develop as a more pedestrian-oriented, vibrant hub of mixed-use commercial and residential uses.

The community consultation process has also resulted in a broad recognition that Okanagan Falls can only support a limited additional amount of commercial uses. Consequently this Plan proposes to re-designate lands currently zoned as Commercial to Mixed-use Commercial / Medium Density Residential development. The amount of strictly commercial development area supported by this Plan is therefore modest, and is focused on smaller geographic areas, as noted on Figure 2: Town Centre Future Land Use.

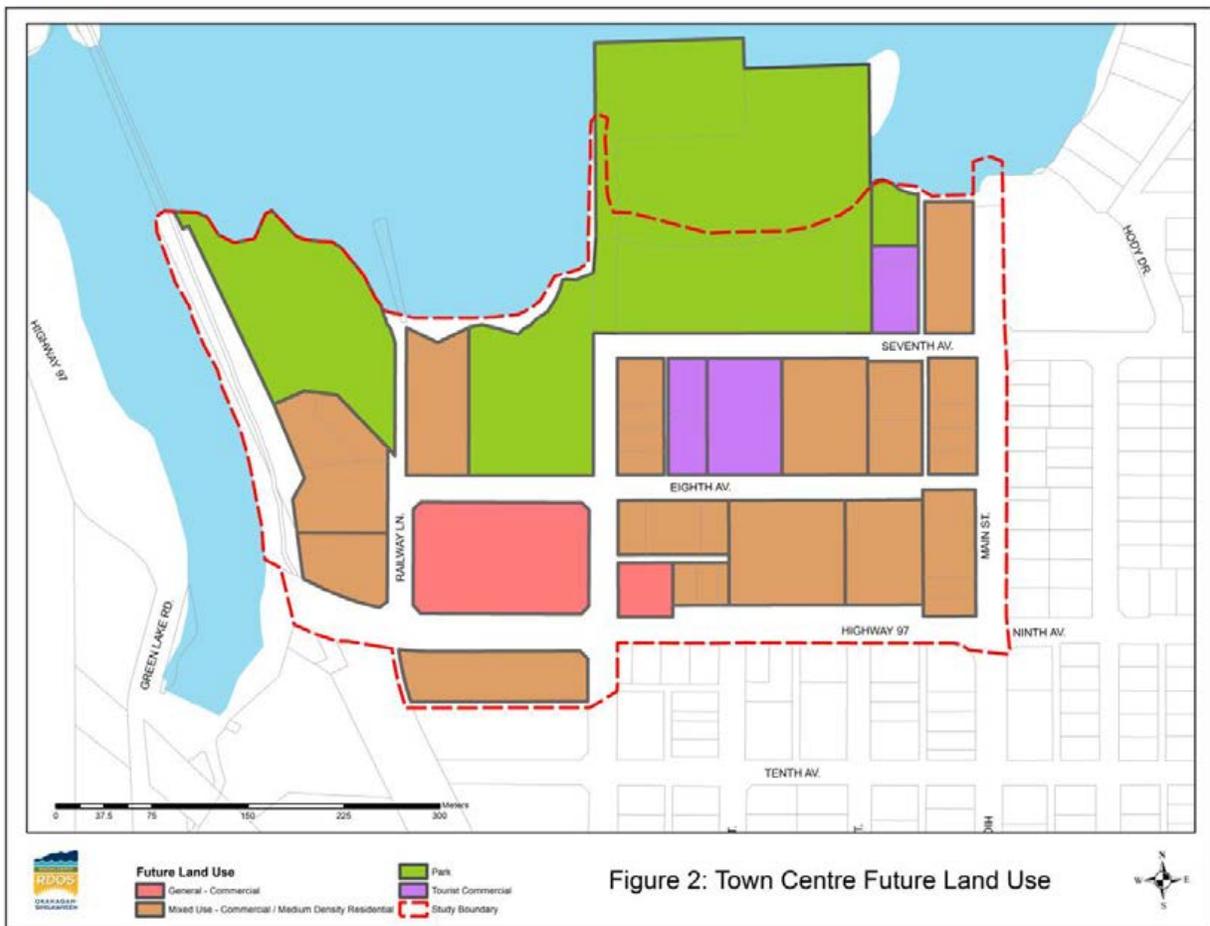


Figure 2: Town Centre Future Land Use

3.2 Vision

It is the vision of this Plan that Okanagan Falls Town Centre will become a compact, mixed-use, pedestrian-friendly town centre that is oriented towards Skaha Lake and optimizes public access to the waterfront. It supports increased residential development that in turn supports local businesses. The Town Centre is attractive to visitors and tourists passing through Okanagan Falls, with enhanced amenities, attractions, accommodations and services that encourage people to stop and stay in the Town Centre. Okanagan Falls Town Centre will become an urban jewel of the South Okanagan Valley, attracting new growth, tourism and housing for a range of residents.

Key elements of the vision include:

- Reorienting the Town Centre away from Highway 97 and towards the lakefront, to take full advantage of this underutilized natural asset. As such, new development is proposed to be oriented on the north-south axis rather than the east-west axis, to maximise both views and physical access towards the lake.
- Undertaking public realm enhancements on Cedar Street and Main Street – the two existing streets that lead north towards the lake. Improvements will also be made to Seventh and Eighth Avenues. These routes will be enhanced to provide a safer, more comfortable and attractive pedestrian environment for people walking to/from the lakefront and local shops and services (see Figure 3: Public Realm Concept).
- Improving pedestrian safety and comfort along and across Highway 97.
- Creating a new Civic Plaza framed by new commercial development in the Town Centre, which will act as a ‘Place Magnet’ attracting visitors, residents, businesses and community activities, and will support economic development (see Figure 3 for the proposed location of the Civic Plaza).
- Focusing new medium density residential development in Okanagan Falls in the Town Centre to support local businesses and to create a critical population mass.

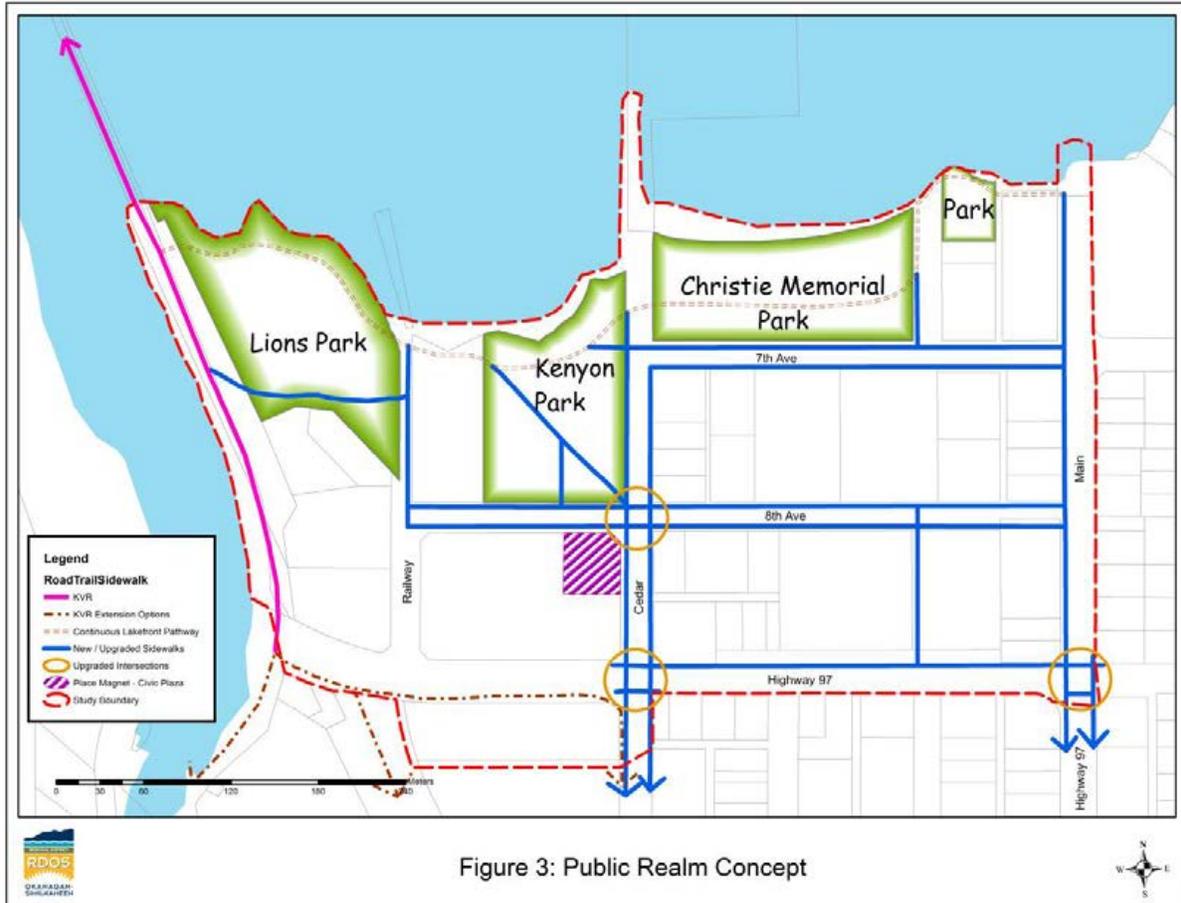


Figure 3: Public Realm Concept

3.3 Goals

The following are the planning goals for the Okanagan Falls Town Centre Plan:

- .1 LAND USE:

Provide a new focus on medium density housing and mixed-use development in the Town Centre while recognizing existing commercial areas. Tourist Commercial development (e.g. hotels) is also encouraged on certain key sites.
- .2 PLACE MAGNET AND IDENTITY:

Provide a physical definition for a proposed main attractor ('Place Magnet') that will help create a distinctive sense of place and identity for the Town Centre, attracting locals and visitors to the area to spend time and money.
- .3 URBAN DESIGN:

Provide Development Permit Area design guidelines for the form and character of Medium Density Residential, Mixed Use, and Commercial Development and help to

define the physical improvements/design details that will support the Town Centre evolving over time to what it aspires to be.

.4 IMPLEMENTATION:

The Plan provides direction on implementation, helping to identify how the Plan vision can be realized and what players need to act in concert to move the Town Centre towards its vision.

3.4 Recommendations

Recommendation No. 1: Town Centre Objectives and Policies

It is a recommendation of this Plan that a new Town Centre section be introduced into the Electoral Area “D-2” Official Community Plan (OCP) Bylaw No. 2603, 2013, that could read as follows:

12.0 Town Centre

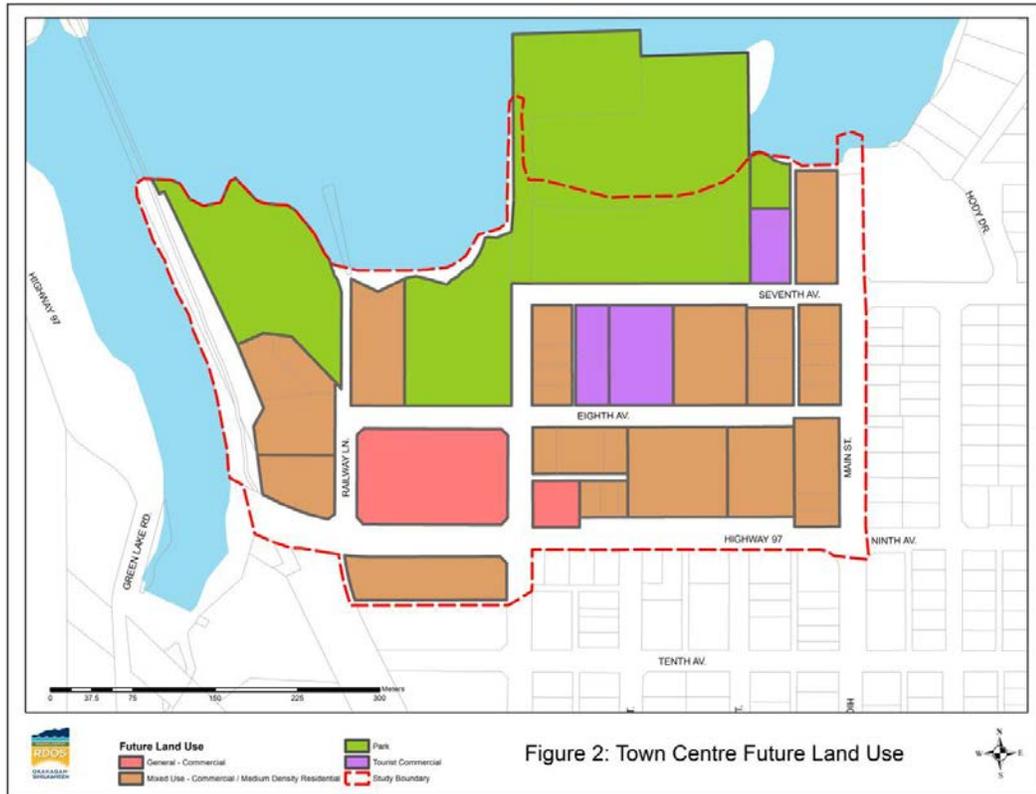
The Okanagan Falls Town Centre is a relatively diverse, mixed-use area that is valued by residents and serves as an important business, service and recreational area. It accommodates a range of commercial and institutional uses as well as some residential uses within the broader commercial area of Okanagan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

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

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

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

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



12.1 Objectives - General

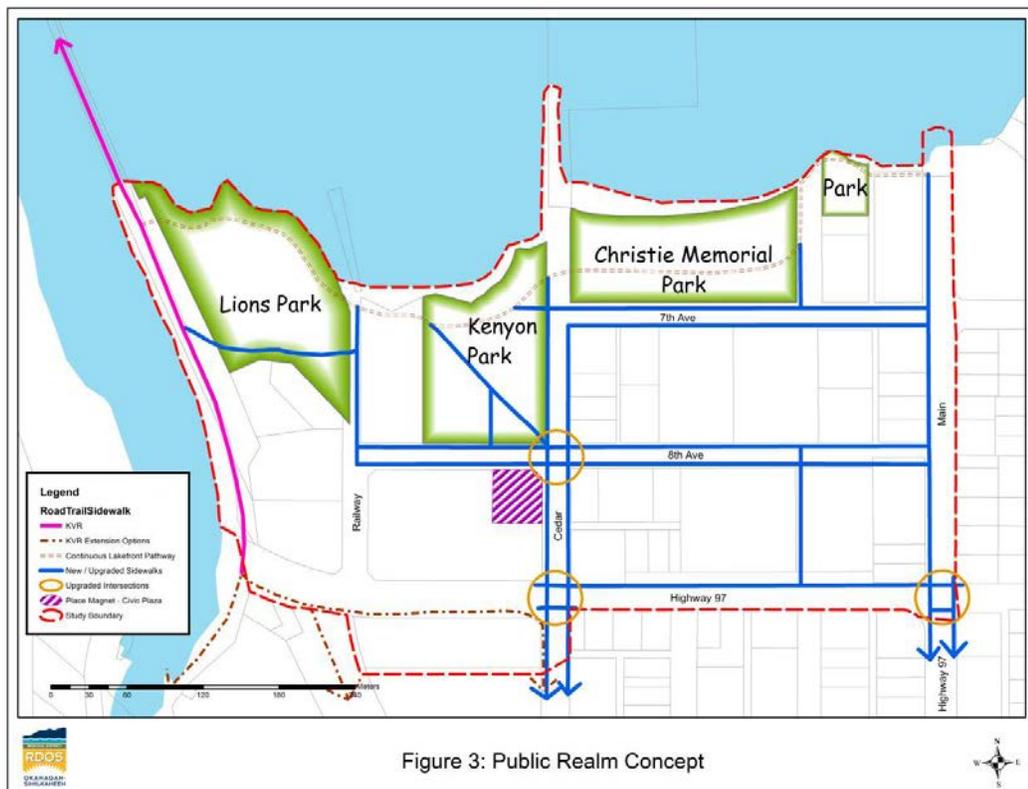
- .1 To encourage a wide range of residential development in Okanagan Falls Town Centre.
- .2 To recognize Okanagan Falls Town Centre as the centre for commercial development, and to support economic development activities, revitalization efforts, and design guidelines that promote a lively and harmonious built environment.
- .3 To respond to local residents' desire for an increase in the amount and diversity of shopping, dining, entertainment and employment opportunities in the Town Centre.
- .4 To create an attractive and more walkable Okanagan Falls Town Centre community.
- .5 To optimize opportunities to attract visitors to the Town Centre.

12.2 Policies – General

The Regional Board:

- .1 Supports reorienting the Town Centre away from Highway 97 and towards the lakefront, to take full advantage of this underutilized natural asset.

- .2 Supports new development being oriented on the north-south axis rather than the east-west axis, to maximise views and physical access towards the lake.
- .3 Supports a focus on medium density housing and mixed-use development in the Town Centre while recognizing existing residential and commercial development areas outside the Town Centre.
- .4 Supports development of a proposed main attractor (the 'Place Magnet', with proposed location shown on Figure 3: Public Realm Concept) that will help create a distinctive sense of place and identity for the Town Centre, and attract locals and visitors to the area.



12.3 Objectives - Medium Density Residential

- .1 To encourage a range of residential dwelling types (including affordable units) and sizes in the Okanagan Falls Town Centre Plan area in order to accommodate and attract people of different socio-economic groups, ages and lifestyles.
- .2 To encourage Medium Density Residential developments in the Town Centre area.
- .3 To maintain, increase and enhance public views towards, and public access

to, the lakefront.

- .4 To require quality subdivision design, site development, building design, landscaping and public realm/streetscape design for all residential developments in the Town Centre Plan area.

12.4 Policies - Medium Density Residential

The Regional Board:

- .1 Generally supports Medium Density Residential such as triplex, fourplex, townhouse and multi-family dwelling units in the “Mixed-Use Commercial / Medium Density Residential” lands identified in Figure 2 Future Land Use.
- .2 Encourages Medium Density Residential development to be directed into the Town Centre Plan area.
- .3 May support residential densities higher than 75 units per hectare where a high standard of architectural design and public amenity is proposed.
- .4 Supports the establishment of objectives for the form and character of commercial and medium density residential development through the designation of an Okanagan Falls Town Centre Development Permit Area in order to promote a well-designed and harmonious built environment.
- .5 Encourages the following types of special needs housing:
 - a) seniors housing;
 - b) group homes;
 - c) affordable housing; and
 - d) community care housing.

12.5 Objectives - Commercial (General, Tourist & Mixed-Use)

1. To create a resilient and diverse commercial base in the Town Centre that attracts investment, expands and enhances economic partnerships, and supports a long-term commitment to sustainable economic development.
2. To ensure that commercial developments in the Town Centre contribute to a unique sense of place and identity, and are sited, scaled and designed to enhance and complement the existing natural setting and views towards the lake.
3. To attract and retain an appropriate range of general commercial uses in the Okanagan Falls Town Centre to meet the needs of local residents.
4. To attract and retain an appropriate range of tourist commercial uses in the Okanagan Falls Town Centre to encourage more tourists to stop in and explore the Town Centre and lakefront.

12.6 Policies - Commercial (General, Tourist & Mixed-Use)

The Regional Board:

- .1 Supports a range of commercial uses on the lands designated in this Town Centre Plan that support a vibrant Town Centre and tourist sector.
- .2 Encourages, but does not mandate or require, ground floor commercial uses on the lands designated “Mixed-Use Commercial/ Medium Density Residential” in this Town Centre Plan (Figure 2 Future Land Use Map).
- .3 Supports focusing initial commercial revitalization efforts on the site designated as the future ‘Place Magnet’ as shown on Figure 3: Public Realm Concept, to attract visitors and passing tourists into the Town Centre, and to encourage new investment.
- .4 Designates the Okanagan Falls Town Centre area as a Town Centre Development Permit Area (DPA) and affirms that the associated DPA design guidelines shall be applied to all new commercial and mixed use development in this area in order to promote a well-designed and harmonious built environment, and to protect public views and access to the lakefront.
- .5 Supports re-zoning land to Tourism Commercial in those locations specified as such in the Town Centre Plan (Figure 2: Future Land Use), provided all such new development shall be subject to the DPA design guidelines for new commercial development in this area.

12.7 Transportation - Objectives

- .1 To provide continuous public access along the Skaha Lake waterfront.
- .2 To improve access to, from, and across Highway 97 to the waterfront.
- .3 To develop a travel network that reduces walking distances and increases circulation options.
- .4 To provide a pedestrian-oriented street network.
- .5 To accommodate parking to support travel to the Town Centre.

12.8 Transportation - Policies

The Regional Board:

- .1 Encourages developers to upgrade the road network in the Town Centre as per the following street cross sections:

Table 23: Okanagan Falls Street Classification

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

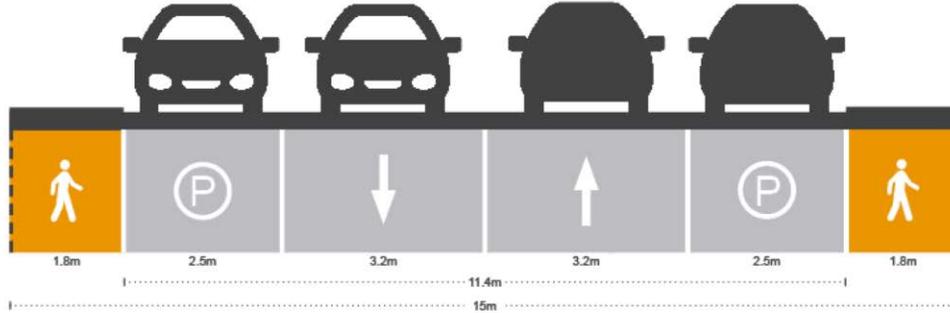


Figure 17: Local Street Cross-Section

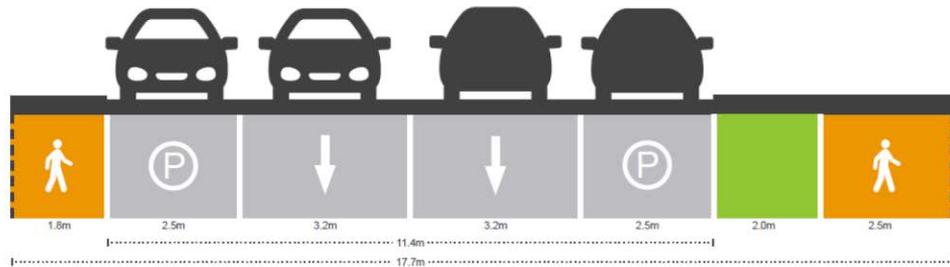


Figure 18: Greenway Street Cross-Section

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

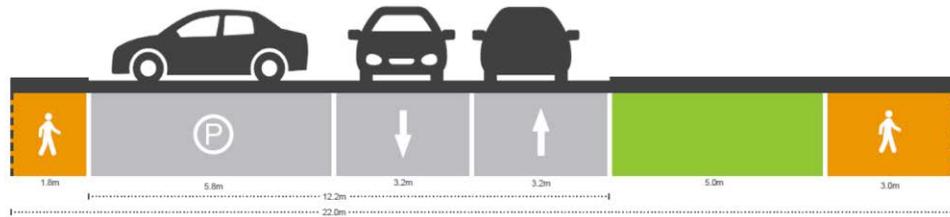


Figure 19: Lakeside Main Street Cross-Section

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

Recommendation No. 2: Town Centre Map Designation

It is a recommendation of this Plan that a new Town Centre (TC) designation be applied to those properties shown on Figure 4 of this report under Schedule 'B' (Official Community Plan Map) of the Electoral Area "D-2" Official Community Plan (OCP) Bylaw No. 2603, 2013.

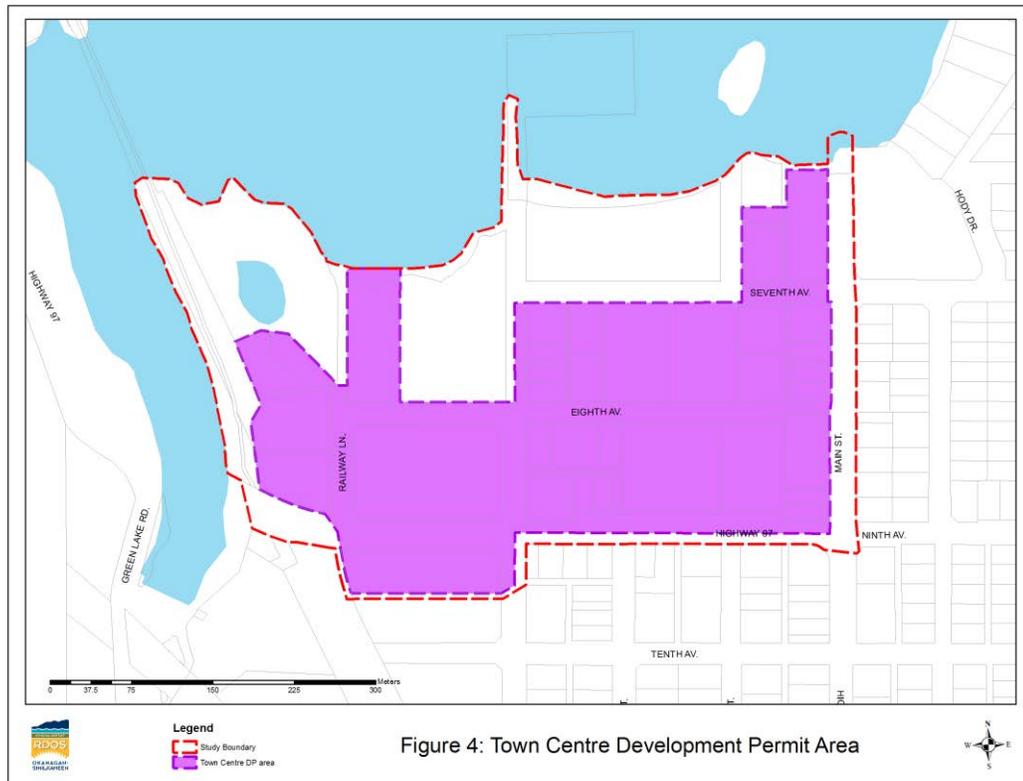
Recommendation No. 3: Town Centre Development Permit Area

Okanagan Falls Town Centre is designated as the primary growth area in Electoral Area “D-2”, and it is the only urban town centre in the electoral area. As such, this area requires its own Development Permit Area, in order to ensure that the design of new developments in the Town Centre is consistent with the goals, objectives and policies for the area. The following design guidelines for this Development Permit Area are intended to ensure the desired form and character of new development in the Town Centre is consistent, of high-quality design, and respects the local context.

The design guidelines support and encourage new medium density residential uses in the Town Centre. They are also intended to support the emergence of a more pedestrian-friendly environment, in which the Town Centre is oriented to the north of Highway 97 and optimizes public access to and views of the Lake Skaha waterfront.

These guidelines are intended to be sufficiently flexible to encourage the range of land uses envisaged for the Town Centre, as noted in Figure 2: Future Land Use Map.

It is a recommendation of this Plan that a new Okanagan Falls Town Centre Development Permit be applied to those properties shown on Figure 4: Town Centre Development Permit Area of this report under Schedule ‘E’ (Form and Character Development Permit Areas) of the Electoral Area “D-2” Official Community Plan (OCP) Bylaw No. 2603, 2013, that could read as follows:



23.8 Okanagan Falls Town Centre Development Permit Area

23.8.1 Category

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

23.8.2 Area

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

23.8.3 Justification

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

23.8.4 Background

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

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

23.8.5 Development requiring a permit

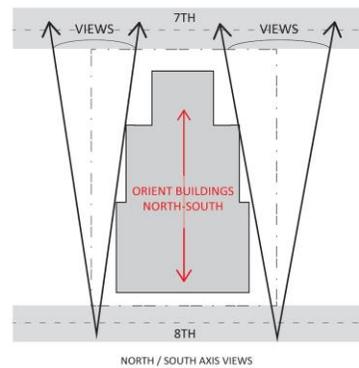
A development permit is required, except where exempt under Section 23.8.7 (Exemptions), for the construction of, addition to or alteration of a building or other structure on lands within the Okanagan Falls Town Centre Development Permit Area.

23.8.6 Guidelines

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

1. General Guidelines (for all building types)

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

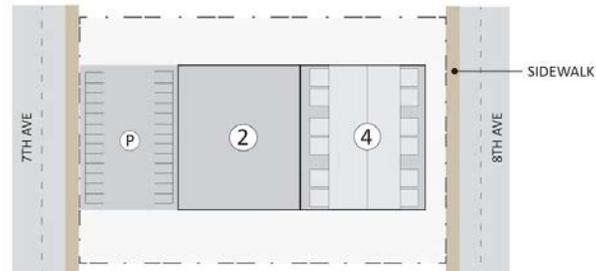


- d) Buildings should be designed to an appropriate scale to support and retain the 'urban village' feel of Okanagan Falls Town Centre. This can be achieved by breaking buildings down into smaller massing components to ensure appropriate scales for building elements. This could include such architectural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

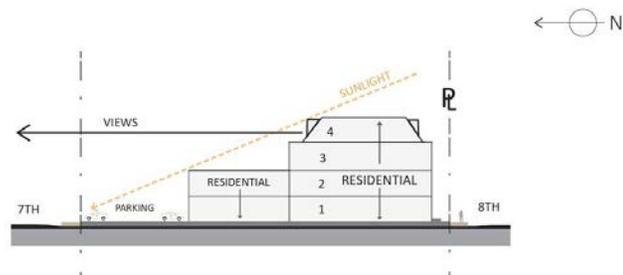


- e) Buildings should generally terrace down in height towards the north (Skaha lakefront) to optimize views towards the lake and sunlight penetration.

PLAN



SECTION



2. Built Form for Commercial Buildings

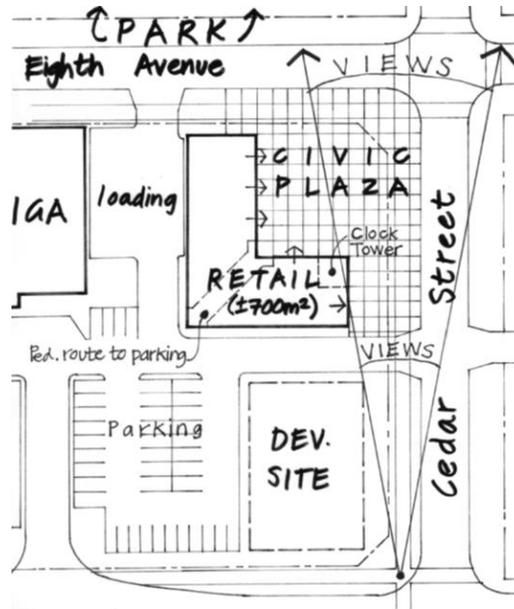
- a) New commercial buildings should have a pedestrian-oriented ground floor treatment, with a high level of transparency between the sidewalk and commercial/retail interiors, orienting windows to the sidewalk, varying building facades to create smaller scale retail store bays, recessed entrances, weather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



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

CIVIC PLAZA





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



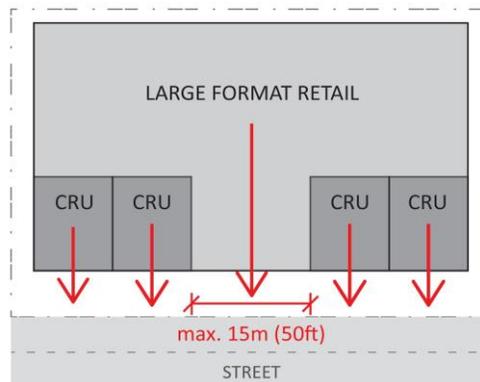
- d) Store entrances should be recessed to provide an area that is covered and inviting to passersby.
- e) All ground floor commercial space should have a minimum floor-to-floor height of 4.5 metres to accommodate a wide range of retail/service uses and provide a generous scale for these uses.
- f) New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



- g) Commercial building street frontages should be divided into small-scale, individually expressed storefronts, with a preferred individual store frontage width of 7.6 metres and a maximum individual store frontage width of 15.0 metres.



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

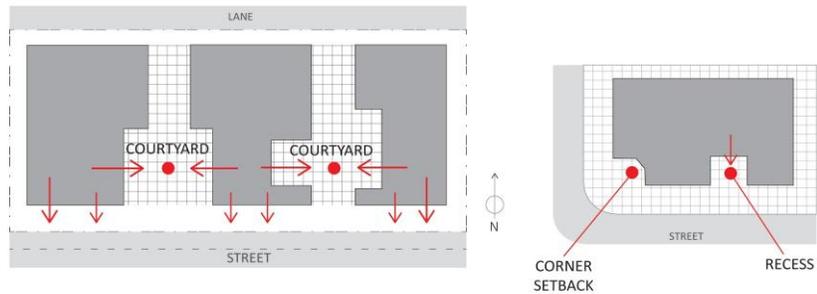


- i) Active commercial street level uses are strongly encouraged in the Town Centre. Buildings with commercial retail uses at grade should have active, visible uses along the street, and a high degree of permeability. Use of large windows, glazed entryways, roll-up and/or foldaway doors and similar elements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



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

Figure 10-10



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



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



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



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

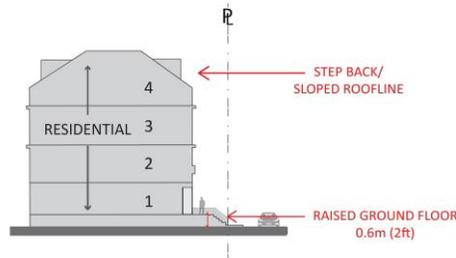


3. Built Form for Residential Buildings

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



- b) The ground floor of all medium density residential buildings should be raised a minimum of 0.6 m above adjacent grade to create a clear separation of public and private space, with raised front porches or stoops for all ground floor units.



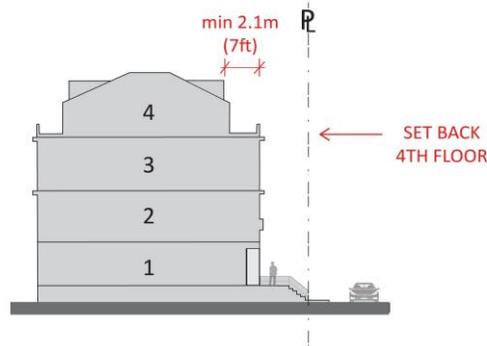
- c) All ground-oriented residential units facing a street should have a street orientation, including individual unit entrances facing the street.



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

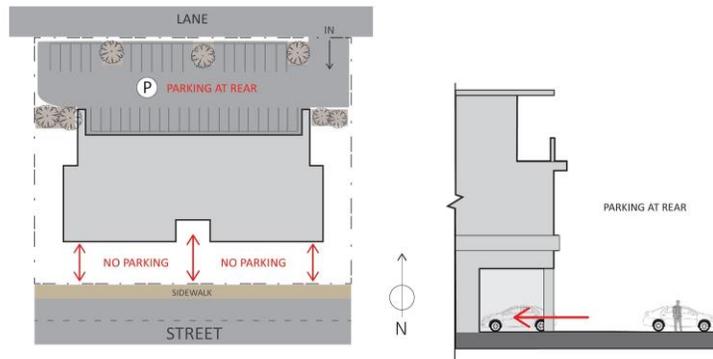


- e) Medium density residential buildings greater than three storeys in height should have the fourth and any higher floors stepped back a minimum of 2.1 metres to reduce the apparent building height and bulk.



4. Access and Parking (for all building types)

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



- d) Large surface parking areas should be broken into smaller sections that are screened and shaded with landscaping. Site distances at parking area aisle intersections must be preserved to ensure safety of vehicles and pedestrians.
- e) Onsite roadways, driveways and parking lots should be designed to allow for access by fire fighting vehicles and equipment.

5. Screening and Landscaping (for all building types)

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

23.8.7 Exemptions

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

1. Routine building repairs / maintenance including new roof, residing, re-stuccoing, window and door replacement.
2. Internal renovations.
3. Installation of canopies, awnings or signs.
4. Building Code and safety requirements and upgrades such as the installation of fire protection systems, installation of fire exits, construction of ramps for persons with disabilities, etc.

Recommendation No. 4: Town Centre Parks, Recreation and Trails Objectives & Policies

It is a recommendation of this Plan that Section 15.0 (Parks Recreation and Trails) of the Electoral Area “D-2” Official Community Plan (OCP) Bylaw No. 2603, 2013, be amended to include the following policies and objectives:

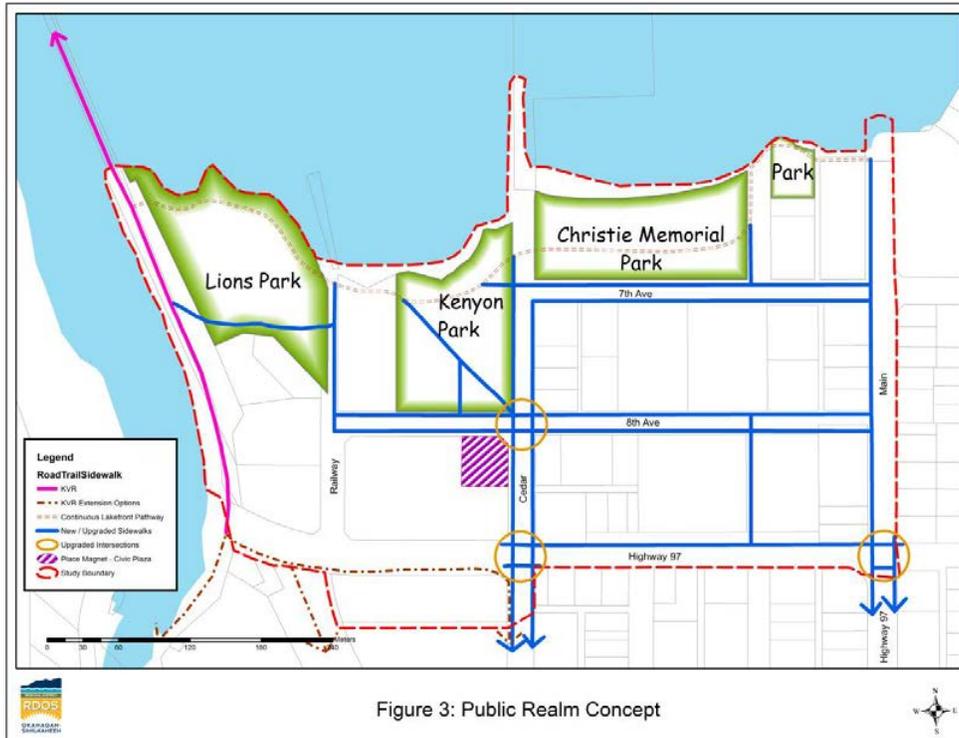
Parks, Recreation and Trails – Town Centre

Parks, trails and recreational facilities are essential components for healthy and active urban communities. Residents of Okanagan Falls Town Centre have access to a range of park and recreational amenities. Skaha Lake beach and waterfront access, Okanagan River waterfront access, waterfront parks, playgrounds and access to the Kettle Valley Railway (KVR) Trail are some of the many features that make Okanagan Falls Town Centre an enjoyable and livable place to live.

This Plan supports the desire amongst local residents to see the existing Town Centre parks, recreation facilities and trails maintained and extended or enhanced. The community has expressed strong support for uninterrupted, continuous public access to the Skaha Lake waterfront between the Okanagan River and Main Street, linking Lions Park, Kenyon Park and Christie Memorial Park. These parks are operated by the Okanagan Falls Parks and Recreation Commission, and this Plan supports the P&RC’s parks master planning goals and process.

Objectives

1. To plan and implement a well-integrated and linked system of parks, trails and associated recreational facilities that serve a range of purposes, from active recreation, to passive enjoyment, to education and conservation.
2. To provide continuous, uninterrupted public access linkages to the Skaha Lake waterfront between the Okanagan River and Main Street (as shown in Figure 3: Public Realm Concept).



3. To recognize the importance of the Kettle Valley Railway Trail by supporting programs that enhance or expand its local and regional significance.
4. To support a finer-grained network of pedestrian-friendly routes, greenways and streets that connect the future Town Centre to the surrounding area comfortably, safely and conveniently.
5. To support proposed pedestrian network safety improvements including intersection improvements across Highway 97.

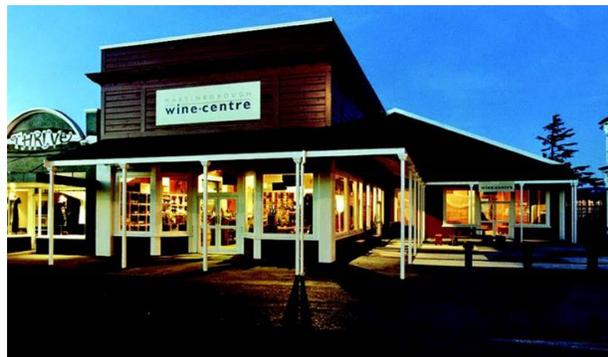
Policies

The Regional Board:

1. Supports the following uses in areas designated as a park (as shown on Figure 3: Public Realm Concept): beaches, lakeside parks, playing fields, passive parks, natural parks, and habitat corridors/areas.
2. May require the dedication of land corridors across development sites where proposed pedestrian routes are identified in this Plan, in accordance with the *Local Government Act*.



3. Will continue to seek public access across privately owned waterfront properties facing Skaha Lake.
4. Will seek a partner(s) to develop a 'Place Magnet' activity node that includes a new civic plaza surrounded by active uses on the site. This development could include uses such as tourist-oriented services, restaurant/café, and a wine centre.



5. Will continue to seek MoTI approval and support for a fully signalized, four-way traffic light at the intersection of Cedar Street and Highway 97 including pedestrian crosswalks, and for new sidewalks and landscaping along Cedar Street, Seventh Avenue, Eighth Avenue and Main Street.
6. Supports extending the Kettle Valley Railway (KVR) walking and cycling trail through the Town Centre.

4.0 Implementation

4.1 Follow-up Studies and Initiatives

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

.1 Official Community Plan Bylaw

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

Similarly, the introduction of a new Okanagan Falls Town Centre Development Permit Area designation may require a review of the existing Okanagan Falls Commercial Development Permit Area designation that currently applies to the study area.

.2 Zoning Bylaw

A review of the Okanagan Falls Town Centre (C4) Zone should be undertaken in order to ensure consistency with the objectives and policies of the Town Centre (TC) designation under the OCP Bylaw (i.e. allow medium density residential development in those areas identified on Figure 2: Future Land Use).

This should also include a review of those lands currently zoned Okanagan Falls Town Centre (C4) outside of the proposed Town Centre (TC) designation and the establishment of an alternate zoning(s).

.3 Public Access Design Guidelines

Preparation of public access design guidelines for foreshore areas along the length of Skaha Lake waterfront in the Town Centre.

.4 Transportation Plan

Finalize the Okanagan Falls Town Centre Plan Transportation Impact Analysis and work with the MoTI to secure its support for the Town Centre Plan.

Consideration of the recommendations contained within Okanagan Falls Town Centre Street Network Plan, Town Centre street cross-sections, and the Walking & Cycling Network Plan should also be undertaken.

.5 Commercial Moorage Facility

Undertake a technical study to determine the feasibility and optimum location of a commercial water vessel moorage facility in Skaha Lake within the Town Centre area.

.6 Place Magnet Project

Work with the proposed property landowner and potential investors/development partners to implement and facilitate the 'Place Magnet' project as proposed in the Okanagan Falls Town Centre Plan.

Brad Dollevoet

From: Robin Agur [REDACTED]
Sent: October 27, 2017 2:49 PM
To: Brad Dollevoet
Subject: Okanagan Falls Town Centre Plan

Dear Brad ,

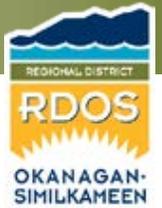
Further to our Meeting this morning we wish to advise that subject to the walkway being removed from our properties we have no further major objections to this Plan .

We appreciate the consideration we have been given and look forward to working with staff as this process moves forward.

Sincerely,

Robin Agur

ADMINISTRATIVE REPORT



TO: Planning and Development Committee
FROM: B. Newell, Chief Administrative Officer
DATE: November 16, 2017
RE: Large Holdings Review – Electoral Area “D-2”

Administrative Recommendation:

THAT the Regional District initiate the Electoral Area “D-2” Large Holdings Update Official Community Plan Amendment Bylaw No. 2603.12, 2017, and Zoning Amendment Bylaw No. 2455.30, 2017.

Purpose:

This report proposes amendments to the Large Holdings (LH) designation under the Electoral Area “D-2” Official Community Plan (OCP) Bylaw No. 2603, 2013, and the Large Holdings Three (LH3) Zone under the Electoral Area “D-2” Zoning Bylaw No. 2455, 2008, as part of work being undertaken on the preparation of a single Okanagan Valley Electoral Area Zoning Bylaw.

Background:

Overview:

At its meeting of October 16, 2008, the Board considered an [Administrative Report](#) proposing the creation of a single Electoral Area Zoning Bylaw and directed staff to investigate the preparation of such a bylaw. The 2017 Business Plan includes a direction to ensure “all existing bylaws and policies are kept in a current and useful form ...”

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

Large Holdings:

The origin of the Large Holdings designation in Electoral Area “D-2” can be traced to the Land Use Settlement Plan (Bylaw No. 630) for Okanagan Falls adopted by the Board at its meeting of July 21, 1983. This Plan created, for the first time, an “Openland and Farmland” designation in Electoral Area “D”, the objective of which was “to protect and preserve productive farmland and ... other special resource management areas.”

This designation was revised under the first OCP Bylaw for Okanagan Falls adopted by the Board at its meeting of November 19, 1987, by changing the title to “Openland incl. Forestry & Grazing Land” and introducing the 20.0 ha requirement for subdivision (due to the types of land uses that were to “be protected from urban type land uses”).

While no comparable “Openland” Zone was ever created under the (then) Electoral Area “D” Zoning Bylaw No. 100, 1970, it is assumed that the Board relied on the policy direction provided by the

“Openland” designation to guide decision regarding changes to land use in this part of Electoral Area “D”.

When a new OCP Bylaw (No. 1708) was adopted for Electoral Area “D-2” in 1996, it divided the “Openland” designation into three new designations, being: Okanagan Provincial Forest (OPF), Farmland (F) and Large Holdings (LH). The objective of the LH designation was stated to be the retention of “areas in as natural and undeveloped states as possible over the long range.”

When a new Zoning Bylaw was adopted for Electoral Area “D-2” in 1998, it applied a 20.0 ha minimum parcel size requirement to the new Resource Area (RA) Zone (to be applied to the OPF designation) and the Large Holdings (LH) Zone (to be applied to the LH designation), and allowed a similar range of extensive land uses (i.e. agriculture, forestry and open land recreation).

When the current Electoral Area “D-2” OCP Bylaw (No. 2603) was adopted in 2013, it carried forward many of the existing LH objectives and policies related to keeping such lands in “as natural and undeveloped states as possible.”

Analysis:

In light of the substantial similarities that exist between the LH3 and RA Zones in Electoral Area “D-2” as well as the similar objectives and policy statements that seek to keep such lands in a generally “undeveloped” state, Administration considers there to be merit in consolidating the LH3 Zone into the RA Zone. For reference purposes, a comparison of the two zones is provided at Attachment No. 1.

To facilitate this, Administration is proposing to re-draft the Large Holdings section of the OCP Bylaw to be consistent with the other Okanagan Electoral Areas.

Of concern, however, is that the origins of the Large Holdings designation/zone in the “Openland and Farmland” designation (1982) — which appears to have been a “catchall” type of zoning — has resulted in a number of properties currently zoned LH3 that would not be suitable for an RA zoning.

For example, there are a number of properties significantly less than 1.0 ha in area currently zoned LH3 — including within the Okanagan Falls townsite — which would be more appropriately zoned either Residential Single Family One (RS1) or Small Holdings Three (SH3).

A number of other properties would also be more appropriately zoned Small Holdings Four (SH4), Large Holdings One (LH1), Large Holdings Two (LH2) or Parks and Recreation (PR). It is Administration’s intention to consult with affected property owners regarding preferable alternative zonings prior to consideration of 1st reading.

In addition, The Nature’s Trust of British Columbia (TNTBC) also has extensive land holdings within the Electoral Area, some of which is currently zoned Conservation Area (CA), LH3 and Comprehensive Development (CD).

To bring consistency to the designation and zoning of these parcels, Administration is proposing the introduction of a Conservation Area Site Specific (CAs) Zone. The site specific will allow “agriculture” as a permitted use in recognition that some of these lands are in the Agricultural Land Reserve (ALR) and are leased by TNTBC for farm purposes.

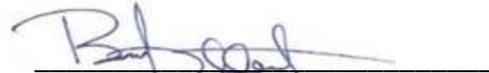
The full listing of affected properties and the proposed replacement zones and OCP designations can be found in the draft amendment bylaws attached with this report.

Respectfully submitted:



C. Garrish, Planning Supervisor

Endorsed by:



B. Dollevoet, Dev. Services Manager

Attachments: No. 1 — LH3 Zone vs. RA Zone
No. 2 — Draft Amendment Bylaw Nos. 2603.12 & 2455.30

Attachment No. 1 – LH3 Zone vs. RA Zone

LARGE HOLDING (LH3) ZONE	RESOURCE AREA (RA) ZONE
<p>Permitted Uses: <u>Principal Uses:</u> agriculture; N/A N/A N/A equestrian centre; forestry; N/A N/A open land recreation; packing, processing and storage of farm and off-farm products; single detached dwelling or mobile home; veterinary establishment; <u>Accessory Uses:</u> accessory dwelling or mobile home; bed and breakfast operation; home industries; home occupations; kennels; retail sales of farm and off-farm products; secondary suites; and accessory buildings and structures</p>	<p>Permitted Uses: <u>Principal Uses:</u> agriculture; cemeteries; charitable, fraternal or philanthropic institutions; educational facility; equestrian centre; forestry; gravel processing; natural resource extraction; open land recreation; packing, processing and storage of farm and off-farm products; single detached dwelling or mobile home; veterinary establishment; <u>Accessory Uses:</u> accessory dwelling or mobile home; bed and breakfast operation; home industries; home occupations; kennels; retail sales of farm and off-farm products; secondary suites; and accessory buildings and structures.</p>
<p>Minimum Parcel Size: 20.0 ha</p>	<p>Minimum Parcel Size: 20.0 ha</p>
<p>Minimum Parcel Width: Not less than 25% of parcel depth</p>	<p>Minimum Parcel Width: Not less than 25% of parcel depth</p>
<p>Maximum Number of Dwellings Per Parcel: a) one (1) principal dwelling; b) one (1) secondary suite; and c) one (1) accessory dwelling or mobile home</p>	<p>Maximum Number of Dwellings Per Parcel: a) one (1) principal dwelling; b) one (1) secondary suite; and c) one (1) accessory dwelling or mobile home</p>

LARGE HOLDING (LH3) ZONE	RESOURCE AREA (RA) ZONE
<p>Minimum Setbacks:</p> <p><u>Buildings and Structures:</u></p> <p>Front parcel line: 7.5 metres</p> <p>Rear parcel line: 7.5 metres</p> <p>Interior side parcel line: 4.5 metres</p> <p>Exterior side parcel line: 4.5 metres</p> <p><u>livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:</u></p> <p>Front parcel line: 15.0 metres</p> <p>Rear parcel line: 15.0 metres</p> <p>Interior side parcel line: 15.0 metres</p> <p>Exterior side parcel line: 15.0 metres</p> <p><u>incinerators or compost facility:</u></p> <p>Front parcel line: 30.0 metres</p> <p>Rear parcel line: 30.0 metres</p> <p>Interior side parcel line: 30.0 metres</p> <p>Exterior side parcel line: 30.0 metres</p>	<p>Minimum Setbacks:</p> <p><u>Buildings and Structures:</u></p> <p>Front parcel line: 7.5 metres</p> <p>Rear parcel line: 7.5 metres</p> <p>Interior side parcel line: 4.5 metres</p> <p>Exterior side parcel line: 4.5 metres</p> <p><u>livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:</u></p> <p>Front parcel line: 15.0 metres</p> <p>Rear parcel line: 15.0 metres</p> <p>Interior side parcel line: 15.0 metres</p> <p>Exterior side parcel line: 15.0 metres</p> <p><u>incinerators or compost facility:</u></p> <p>Front parcel line: 30.0 metres</p> <p>Rear parcel line: 30.0 metres</p> <p>Interior side parcel line: 30.0 metres</p> <p>Exterior side parcel line: 30.0 metres</p>
<p>Maximum Height:</p> <p>10.0 metres</p>	<p>Maximum Height:</p> <p>10.0 metres</p>
<p>Maximum Parcel Coverage:</p> <p>a) 35% for parcels less than 2,500 m² in area;</p> <p>b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and</p> <p>c) for parcels greater than 2.0 ha in area:</p> <p>i) 5%; and</p> <p>ii) 75% for greenhouse uses</p>	<p>Maximum Parcel Coverage:</p> <p>a) 35% for parcels less than 2,500 m² in area;</p> <p>b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and</p> <p>c) for parcels greater than 2.0 ha in area:</p> <p>i) 5%; and</p> <p>ii) 75% for greenhouse uses</p>

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2455.30, 2017

A Bylaw to amend the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008

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

1. This Bylaw may be cited for all purposes as the "Electoral Area "D-2" Large Holdings Update Zoning Amendment Bylaw No. 2455.30, 2017."
2. The "Electoral Area 'D-2' Zoning Bylaw No. 2455, 2008" is amended by:
 - i) replacing Section 10.4 (Large Holdings Three Zone) under Section 10.0 (Rural Zones) in its entirety with the following:

10.4 LARGE HOLDINGS ONE ZONE (LH1)

10.4.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.24;
- b) equestrian centres;
- c) forestry;
- d) single detached dwelling or mobile home;
- e) veterinary establishments;

Secondary uses:

- f) accessory dwelling or mobile home, subject to Section 7.11;
- g) bed and breakfast operation, subject to Section 7.19;
- h) home industries, subject to Section 7.18;
- i) home occupations, subject to Section 7.17;
- j) kennels, subject to Section 7.25;
- k) packing, processing and storage of farm and off-farm products;

- l) retail sales of farm and off-farm products, subject to Section 7.24
- m) secondary suites, subject to Section 7.12;
- n) accessory buildings and structures, subject to Section 7.13.

10.4.2 Site Specific Large Holdings One (LH1s) Provisions:

- a) see Section 17.4

10.4.3 Minimum Parcel Size:

- a) 4.0 ha

10.4.4 Minimum Parcel Width:

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

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 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.

10.4.6 Minimum Setbacks:

- a) Buildings and structures:

- i) Front parcel line: 10.0 metres
- ii) Rear parcel line: 9.0 metres
- iii) Interior side parcel line: 4.5 metres
- iv) Exterior side parcel line: 4.5 metres

- b) Despite Section 10.4.6(a), livestock shelters, equestrian centre, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:

- i) Front parcel line: 15.0 metres
- ii) Rear parcel line: 15.0 metres

- iii) Interior side parcel line: 15.0 metres
- iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.4.6(a), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

10.4.7 Maximum Height:

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

10.4.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 10%; and
 - ii) 75% for greenhouse uses.

- ii) adding a new Section 10.5 (Large Holdings Two Zone) under Section 10.0 (Rural Zones) to read as follows and renumbering all subsequent sub-sections:

10.5 LARGE HOLDINGS ZONE TWO (LH2)

10.5.1 Permitted Uses:

Principal uses:

- a) agriculture, subject to Section 7.23;
- b) equestrian centre;
- c) forestry;
- d) single detached dwelling or mobile home;
- e) veterinary establishment;

Secondary uses:

- f) accessory dwelling or mobile home, subject to Section 7.11;
- g) agri-tourism accommodation, subject to Section 7.26;
- h) bed and breakfast operation, subject to Section 7.19;

- i) home industry, subject to Section 7.18;
- j) home occupation, subject to Section 7.17;
- k) kennels, subject to Section 7.25;
- l) packing, processing and storage of farm and off-farm products;
- m) retail sales of farm and off-farm products, subject to Section 7.24;
- n) secondary suite, subject to Section 7.12; and
- o) accessory buildings and structures, subject to Section 7.13.

10.5.2 Site Specific Large Holdings Two (LH2s) Provisions:

- a) see Section 17.32

10.5.3 Minimum Parcel Size:

- a) 8.0 ha

10.5.4 Minimum Parcel Width:

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

10.5.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling unit;
- b) one (1) secondary suite; and
- c) one (1) mobile home or accessory dwelling.

10.5.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 7.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Despite Section 10.5.6(a), livestock shelters, equestrian centres, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres

- iv) Exterior side parcel line: 15.0 metres
- c) Despite Section 10.5.6(a), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

10.5.7 Maximum Height:

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

10.5.8 Maximum Parcel Coverage:

- a) 35% for parcels less than 2,500 m² in area;
- b) 20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and
- c) for parcels greater than 2.0 ha in area:
 - i) 10%; and
 - ii) 75% for greenhouse uses.

- iii) replacing Section 17.4 (Site Specific Large Holdings Three (LH3s) Provisions) under Section 17.0 (Site Specific Designation) in its entirety with the following:

17.4 Site Specific Large Holdings One (LH1s) Provisions:

.1 in the case of the land described as Lot B, Plan EPP12661, District Lot 681S, SDYD, and shown shaded yellow on figure 17.4.1:

- a) despite Section 10.4.5, the maximum number of dwelling permitted per parcel shall be one (1) principle dwelling, one (1) secondary suite and no accessory dwellings.

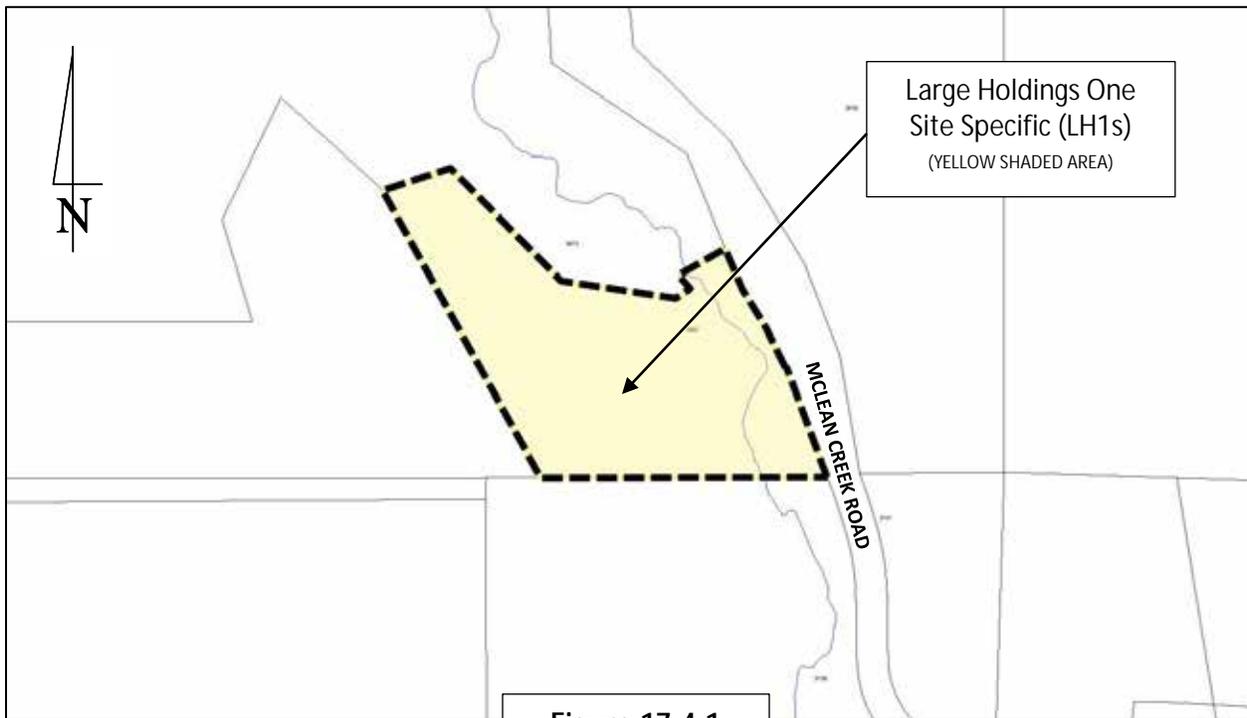


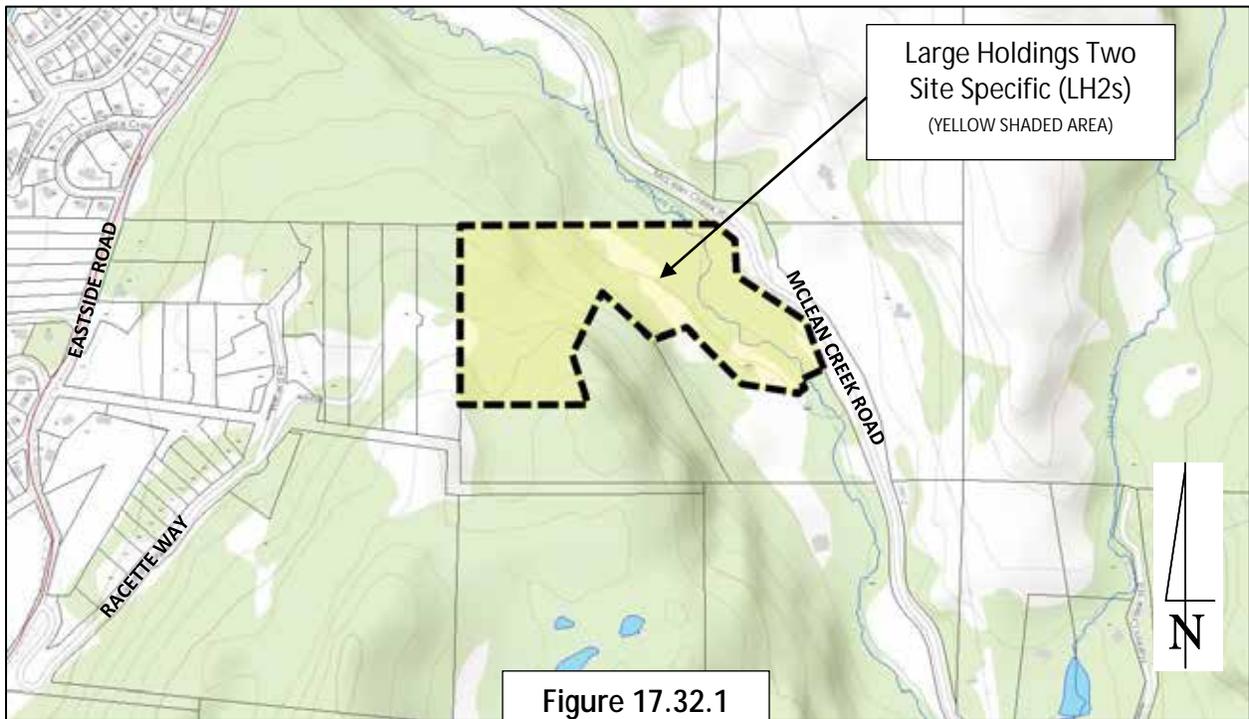
Figure 17.4.1

iv) adding a new Section 17.32 (Site Specific Large Holdings Two (LH2s) Provisions) under Section 17.0 (Site Specific Designation) to read as follows:

17.32 Site Specific Large Holdings Two (LH2s) Provisions:

.1 in the case of the land described as Lot 1, Plan KAP34762, District Lot 681S, SDYD, Except Plan EPP12661, and shown shaded yellow on figure 17.32.1:

- a) the following principal uses and no others shall be permitted on the land:
 - i) agriculture, subject to Section 7.23 and 7.24;
 - ii) equestrian centre;
 - iii) open land recreation;
 - iv) single detached dwelling or mobile home; and
 - v) veterinary establishment.
- b) despite Section 10.5.5, the maximum number of dwelling permitted per parcel shall be one (1) principle dwelling, one (1) secondary suite and no accessory dwellings.

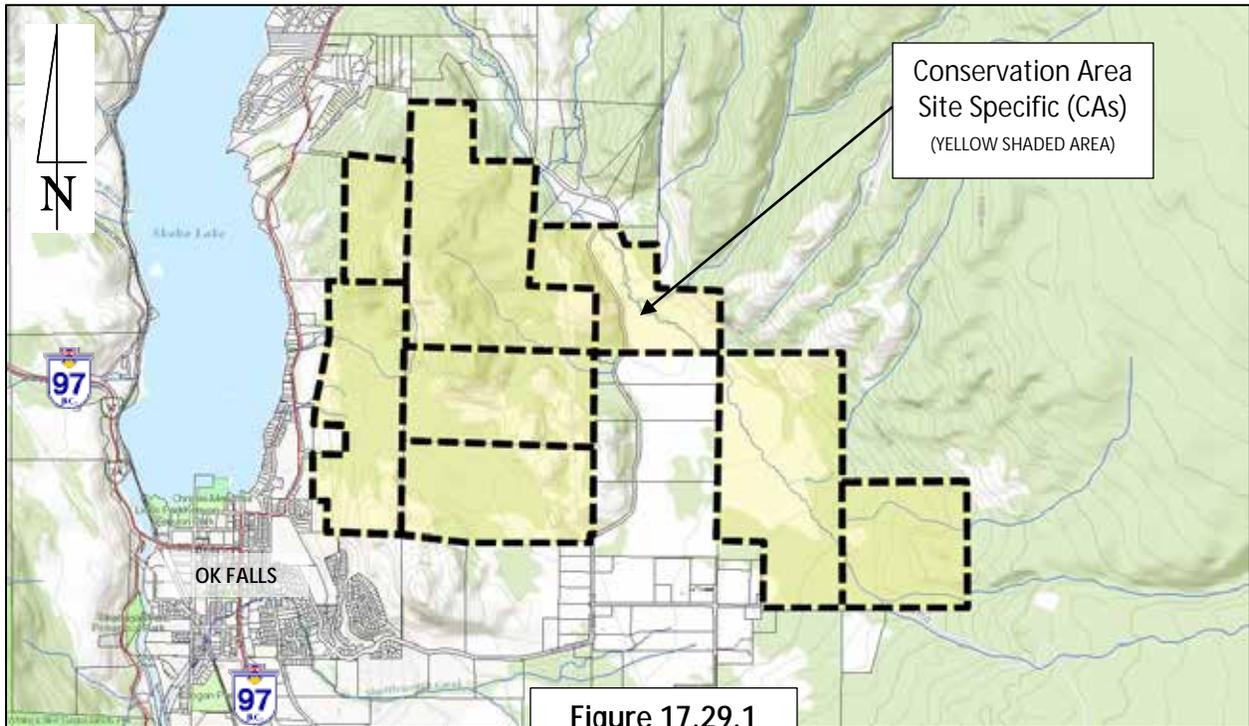


- v) replacing Section 17.29 (Site Specific Conservation Area (CAs) Provisions) under Section 17.0 (Site Specific Designation) in its entirety with the following:

17.29 Site Specific Conservation Area (CAs) Provisions:

- .1 in the case of the land shown shaded yellow on figure 17.29.1:
 - a) the following principal uses shall be permitted on the land in addition to the permitted uses listed in Section 15.3.1:
 - i) agriculture, subject to Section 7.23 and 7.24.

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- .2 in the case of the land described as Lot A, Plan EPP12661, District Lot 681S, SDYD, and shown shaded yellow on figure 17.29.2:
- a) the following principal uses shall be permitted on the land in addition to the permitted uses listed in Section 15.3.1:
 - i) agriculture, subject to Section 7.23 and 7.24; and
 - ii) one (1) single detached dwelling or one (1) mobile home.

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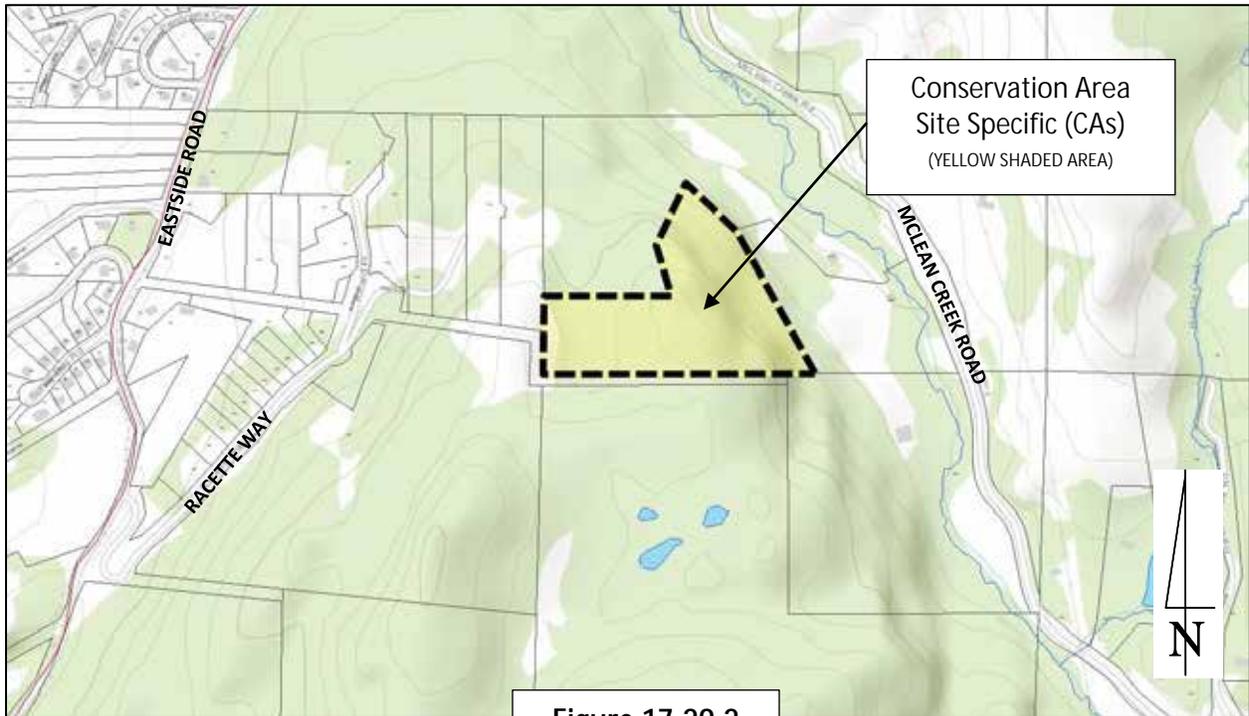
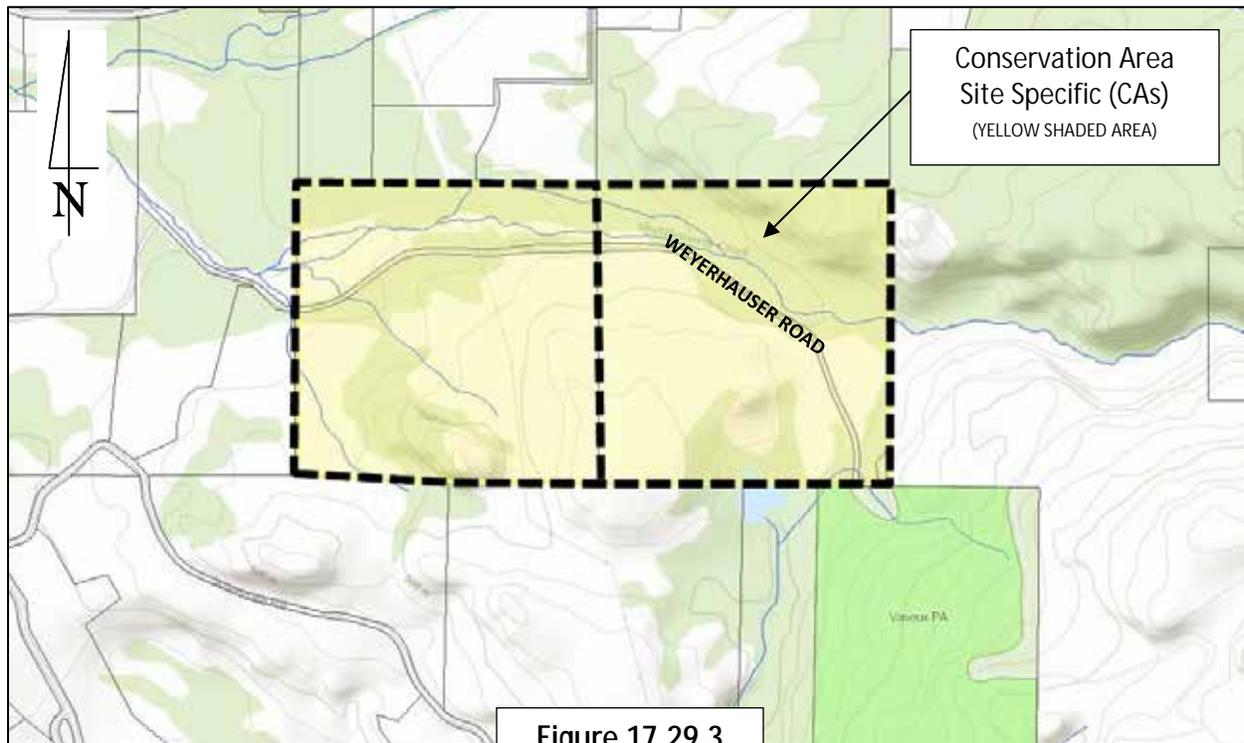


Figure 17.29.2

- .3 in the case of the land described as District Lot 31S, SDYD, Except Plan A11286; and Plan KAP1189, District Lot 2710, SDYD, Subsidy Lot 7, Except Plan A11286, and shown shaded yellow on figure 17.29.3:
- a) the following principal uses shall be permitted on the land in addition to the permitted uses listed in Section 15.3.1:
 - i) agriculture, subject to Section 7.23 and 7.24; and
 - ii) one (1) single detached dwelling or one (1) mobile home.

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- vi) The Zoning Bylaw Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by changing land use designation on the land described as:
 - Plan KAP1189, District Lot 2710, SDYD, Subsidy Lot 8;
 - Subsidy Lots 1-4, Plan KAP1193, District Lot 3639, SDYD, AFB; and
 - Subsidy Lot 7, Plan KAP1193, District Lot 3639, SDYD, AFB - FOREST RESERVE 23-8-60,
 and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Large Holdings Three (LH3) to Resource Area (RA).

- vii) The Zoning Bylaw Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by changing land use designation on the land described as Lot 1, Plan KAP74449, District Lot 190 2710, SDYD (3200 Evergreen Drive), and shown shaded yellow on Schedule 'B', which forms part of this Bylaw, from Large Holdings Three (LH3) to Resource Area (RA).

- viii) The Zoning Bylaw Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by changing land use designation on the land described as:
 - Lot 2, Plan KAP60911, District Lot 2710, SDYD; and
 - Lot 1, Plan KAP35151, District Lot 2710, SDYD, Subsidy Lot 38,

and shown shaded yellow on Schedule 'C', which forms part of this Bylaw, from Large Holdings Three (LH3) to Resource Area (RA).

- ix) The Zoning Bylaw Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by changing land use designation on the land described as Lot C, Plan KAP27801, District Lot 2710, SDYD, Subsidy Lot 48, and shown shaded yellow on Schedule 'D', which forms part of this Bylaw, from Comprehensive Development (CD) to Conservation Area (CA).
- x) The Zoning Bylaw Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by changing land use designation on the land shown shaded yellow on Schedule 'E', which forms part of this Bylaw, from Large Holdings Three (LH3) to Conservation Area (CA).
- xi) The Zoning Bylaw Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by changing land use designation on the land described as Lot A, Plan KAP67022, District Lot 461, SDYD (3515 McLean Creek Road), and shown shaded yellow on Schedule 'F', which forms part of this Bylaw, from Large Holdings Three (LH3) to Small Holdings Three (SH3).
- xii) The Zoning Bylaw Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by changing land use designation on the land shown shaded yellow on Schedule 'G', which forms part of this Bylaw, from Large Holdings Three (LH3) to Resource Area (RA).
- xiii) The Zoning Bylaw Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by changing land use designation on the land described as Lot A, Plan EPP12661, District Lot 681S, SDYD, and shown shaded yellow on Schedule 'H', which forms part of this Bylaw, from Large Holdings Three Site Specific (LH3s) to Conservation Area Site Specific (CAs).
- xiv) The Zoning Bylaw Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by changing land use designation on the land described as Lot 1, Plan KAP34762, District Lot 681S, SDYD, Except Plan EPP12661 (3670 McLean Creek Road), and shown shaded blue on Schedule 'H', which forms part of this Bylaw, from Large Holdings Three Site Specific (LH3s) to Large Holdings Two Site Specific (LH2s).
- xv) The Zoning Bylaw Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by changing land use designation on the land described as Lot B, Plan EPP12661, District Lot 681S, SDYD (3682 McLean Creek Road), and shown shaded purple on Schedule 'H', which forms part of this Bylaw, from Large Holdings Three Site Specific (LH3s) to Large Holdings One Site Specific (LH1s).

- xvi) The Zoning Bylaw Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by changing land use designation on the land described as Lot A, Plan KAP10306, District Lot 337, SDYD, Except Plan H11293 (389 Eastside Road), and shown shaded blue on Schedule 'I', which forms part of this Bylaw, from Large Holdings Three (LH3) to Large Holdings One (LH1).
- xvii) The Zoning Bylaw Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by changing land use designation on the land shown shaded yellow on Schedule 'I', which forms part of this Bylaw, from Large Holdings Three (LH3) to Resource Area (RA).
- xviii) The Zoning Bylaw Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by changing land use designation on the land shown shaded blue on Schedule 'J', which forms part of this Bylaw, from Agriculture Three (AG3) to Conservation Area Site Specific (CAs).
- xix) The Zoning Bylaw Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by changing land use designation on the land shown shaded yellow on Schedule 'J', which forms part of this Bylaw, from Large Holdings Three (LH3) to Conservation Area Site Specific (CAs).
- xx) The Zoning Bylaw Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by changing land use designation on the land described as Lot 4, Plan KAP4074, District Lot 2193, SDYD, Except Plan H933, and shown shaded yellow on Schedule 'K', which forms part of this Bylaw, from Large Holdings Three (LH3) to Resource Area (RA).
- xxi) The Zoning Bylaw Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by changing land use designation on the land described as:
- Lot 3, Plan KAP9597, District Lot 2883S 3147S, SDYD, Except Plan 13984 (5344 Hawthorne Place);
 - an approximately 400 m² part of Lot 1, Plan KAP13984, District Lot 2883S 3147S, SDYD (5341 Hawthorne Place); and
 - an approximately 3,700 m² part of Lot 2, Plan KAP9597, District Lot 2883S 3147S, SDYD, Except Plan 13984 (5361 9th Avenue),
- and shown shaded yellow on Schedule 'L', which forms part of this Bylaw, from Large Holdings Three (LH3) to Residential Single Family One (RS1).
- xxii) The Zoning Bylaw Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by changing land use designation on the land described as Lot 5, Plan KAP9597, District Lot 3147S, SDYD; and Lot A, Plan KAP6113, District Lot 3147S, SDYD, and shown shaded blue on Schedule 'L', which forms part of this Bylaw, from Large Holdings Three (LH3) to Parks and Recreation (PR).

- xxiii) The Zoning Bylaw Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by changing land use designation on the land described as:
- an approximately 54.0 hectare part of the land described as Lot A, Plan KAP28209, District Lot 195S, SDYD;
 - Lot 1, Plan KAP8130, District Lot 195S, SDYD;
 - an approximately 3.6 hectare part of the land described as Lot 3, Plan KAP4074, District Lot 2193, SDYD, Except Plan 37420; and
 - Lot A, Plan KAP37420, District Lot 2193, SDYD,
- and shown shaded yellow on Schedule 'M', which forms part of this Bylaw, from Agriculture Three (AG3) to Resource Area (RA).
- xxiv) The Zoning Bylaw Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by changing land use designation on the land described as Plan KAP4397, Block 14, District Lot 2883S, SDYD, Except Plan A1217 H933 (904 Green Lake Road), and shown shaded blue on Schedule 'M', which forms part of this Bylaw, from Agriculture Three (AG3) to Small Holdings Three (SH3).
- xxv) The Zoning Bylaw Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by changing land use designation on the land described as Lot 3, Plan KAP3404, District Lot 195S, SDYD, Except Plan PCL 21 and Plan A1266 (1419 Green Lake Road), and shown shaded purple on Schedule 'M', which forms part of this Bylaw, from Large Holdings Three (LH3) to Small Holdings Three (SH3).
- xxvi) The Zoning Bylaw Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by changing land use designation on the land described as District Lot 195S, SDYD, Except Plan A775 3404 4012 8130 13406 28209 (1420 Green Lake Road); and Lot 1, Plan KAP13406, District Lot 195S, SDYD, and shown shaded red on Schedule 'M', which forms part of this Bylaw, from Large Holdings Three (LH3) to Large Holdings Two (LH2).
- xxvii) The Zoning Bylaw Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by changing land use designation on the land described as Lot C, Plan KAP44059, District Lot 2710, SDYD (2158 Highway 97), and shown shaded yellow on Schedule 'N', which forms part of this Bylaw, from Large Holdings Three (LH3) to Small Holdings Four (SH4).
- xxviii) The Zoning Bylaw Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by changing land use designation on the land described as Lot D, Plan KAP44059, District Lot 2710, SDYD (2216 Highway 97), and shown shaded blue on Schedule 'N', which forms part of this Bylaw, from Large Holdings Three (LH3) to Small Holdings Three (SH3).

- xxix) The Zoning Bylaw Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by changing land use designation on the land described as District Lot 31S, SDYD, Except Plan A11286; and Plan KAP1189, District Lot 2710, SDYD, Subsidy Lot 7, Except Plan A11286, and shown shaded yellow on Schedule 'O', which forms part of this Bylaw, from Large Holdings Three (LH3) to Conservation Area Site Specific (CAs).
- xxx) The Zoning Bylaw Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by changing land use designation on an approximately 1.4 hectare part of the land described as Plan KAP1189, District Lot 2710, SDYD, Subsidy Lot 39, Except Plan 21215, and shown shaded yellow on Schedule 'P', which forms part of this Bylaw, from Agriculture Three (AG3) to Conservation Area (CA).
- xxxi) The Zoning Bylaw Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by changing land use designation on an approximately 25.7 hectare part of the land described as Lot 2, Plan KAP69941, SDYD, District Lot 2710 3203, and shown shaded yellow on Schedule 'P', which forms part of this Bylaw, from Agriculture Three (AG3) to Conservation Area (CA).
- xxxii) The Zoning Bylaw Map, being Schedule '2' of the Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by changing land use designation on the land described as Lot 2, Plan KAP1331, District Lot 2710, SDYD, Subsidy Lot 58 (Park Reserve), and shown shaded yellow on Schedule 'O', which forms part of this Bylaw, from Agriculture Three (AG3) to Parks and Recreation (PR).

DRAFT

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

PUBLIC HEARING HELD this ____ day of _____, 2018.

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

I hereby certify the foregoing to be a true and correct copy of the "Electoral Area "D-2" Large Holdings Update Zoning Amendment Bylaw No. 2455.30, 2018" as read a Third time by the Regional Board on this ____ day of ____, 2018.

Dated at Penticton, BC this __ day of ____, 2018.

Corporate Officer

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

For the Minister of Transportation & Infrastructure

ADOPTED this ____ day of _____, 2018.

Board Chair

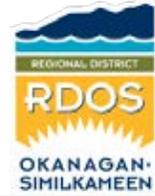
Chief Administrative Officer

DRAFT

Regional District of Okanagan-Similkameen

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

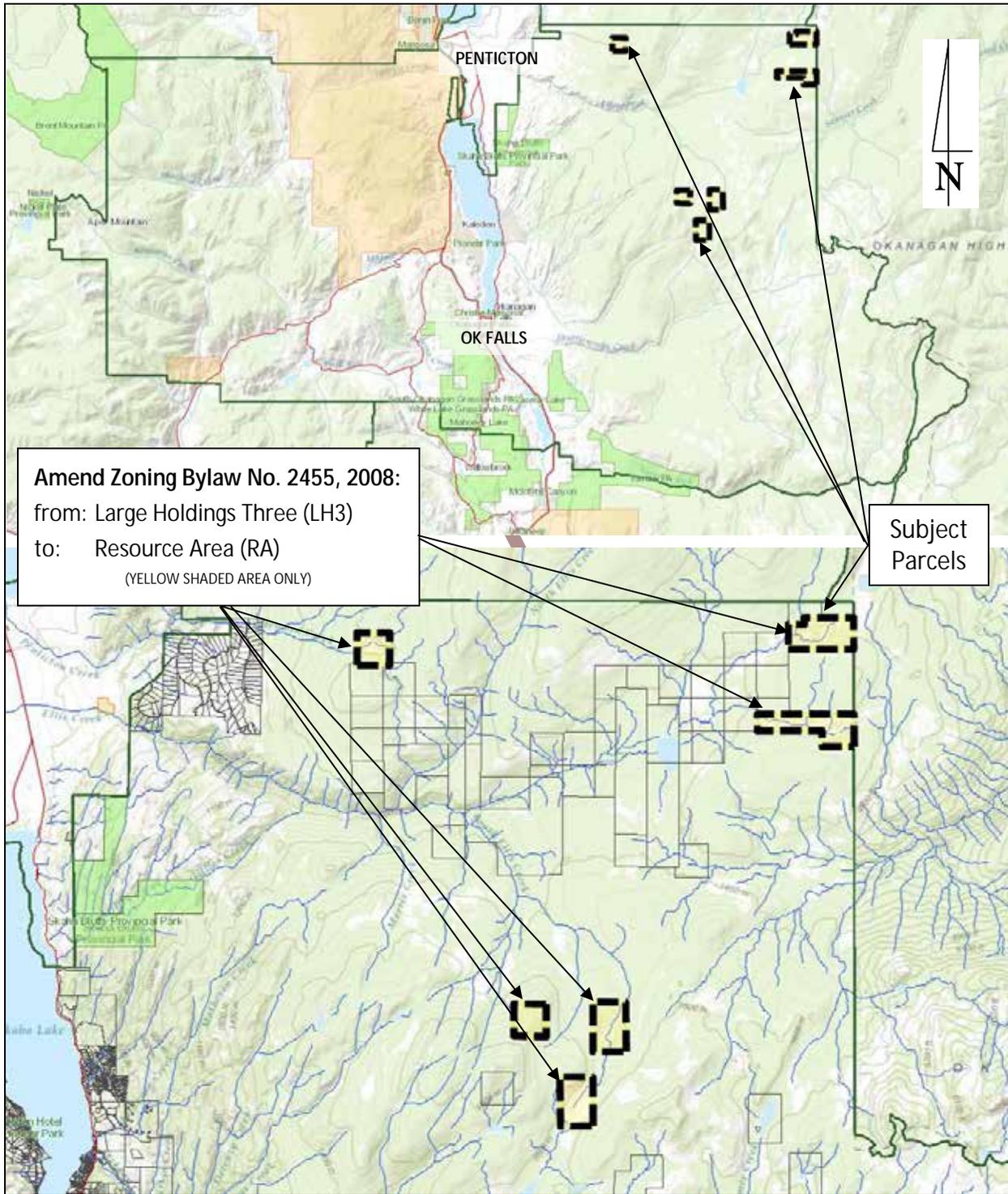
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.30, 2017

Project No: D2017.157-ZONE

Schedule 'A'



Amendment Bylaw No. 2455.30, 2017
(D2017.157-ZONE)

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Regional District of Okanagan-Similkameen

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

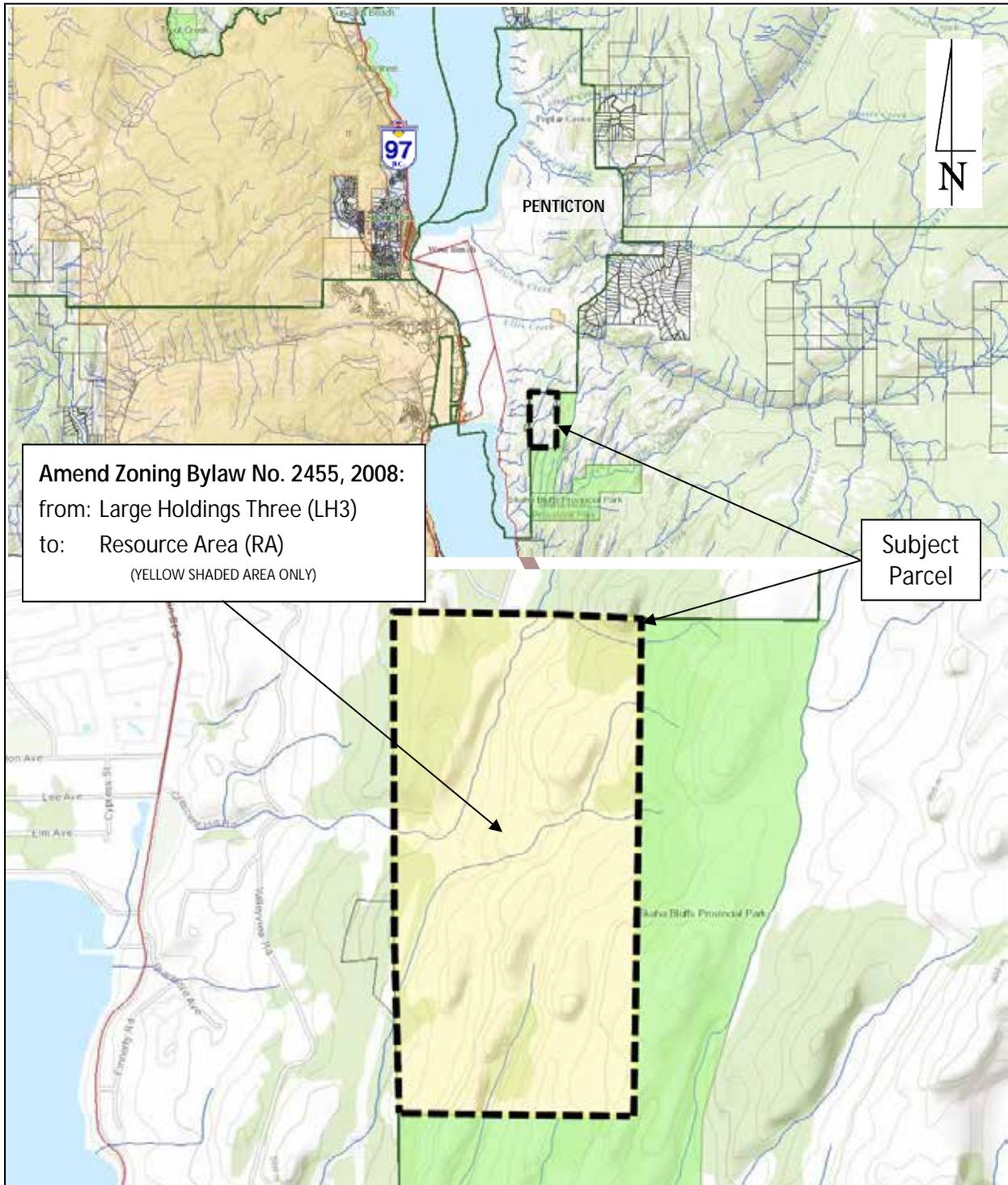
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.30, 2017

Project No: D2017.157-ZONE

Schedule 'B'



Amendment Bylaw No. 2455.30, 2017

(D2017.157-ZONE)

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Regional District of Okanagan-Similkameen

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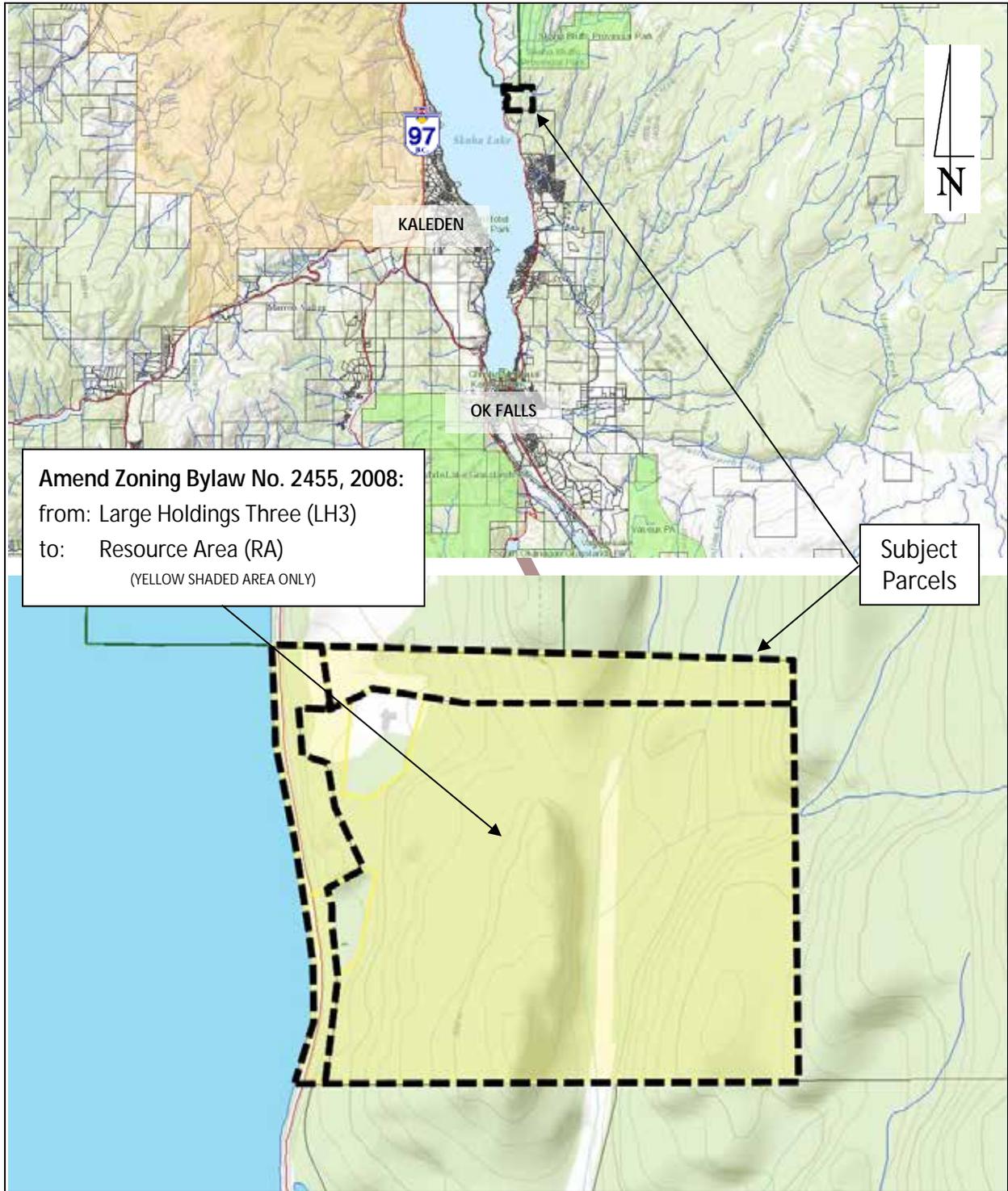
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.30, 2017

Project No: D2017.157-ZONE

Schedule 'C'



Amendment Bylaw No. 2455.30, 2017
(D2017.157-ZONE)

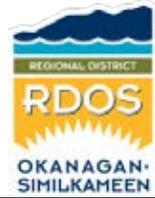
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Regional District of Okanagan-Similkameen

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

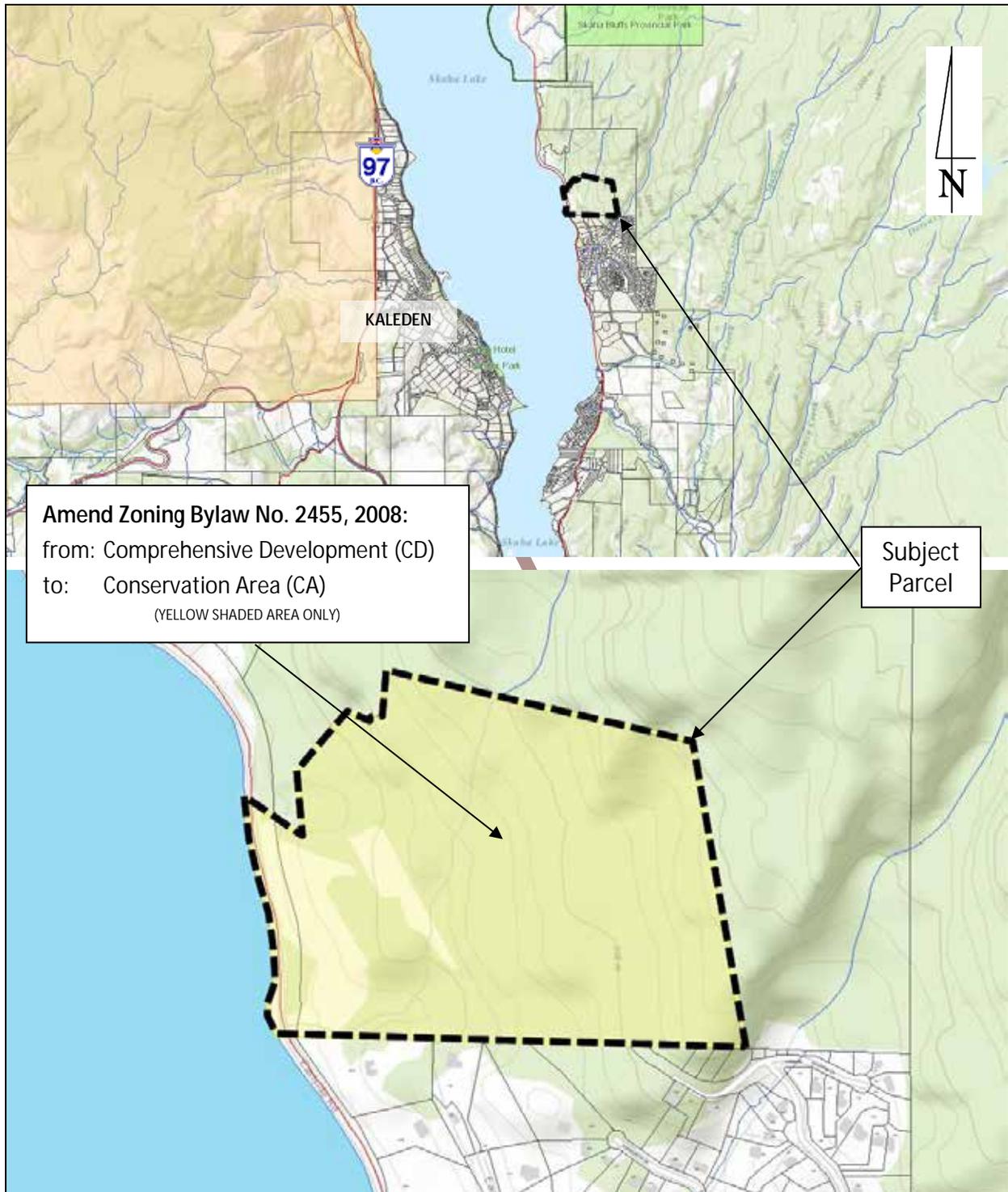
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.30, 2017

Project No: D2017.157-ZONE

Schedule 'D'



Amendment Bylaw No. 2455.30, 2017
(D2017.157-ZONE)

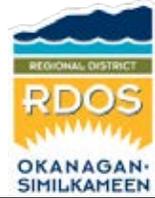
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Regional District of Okanagan-Similkameen

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

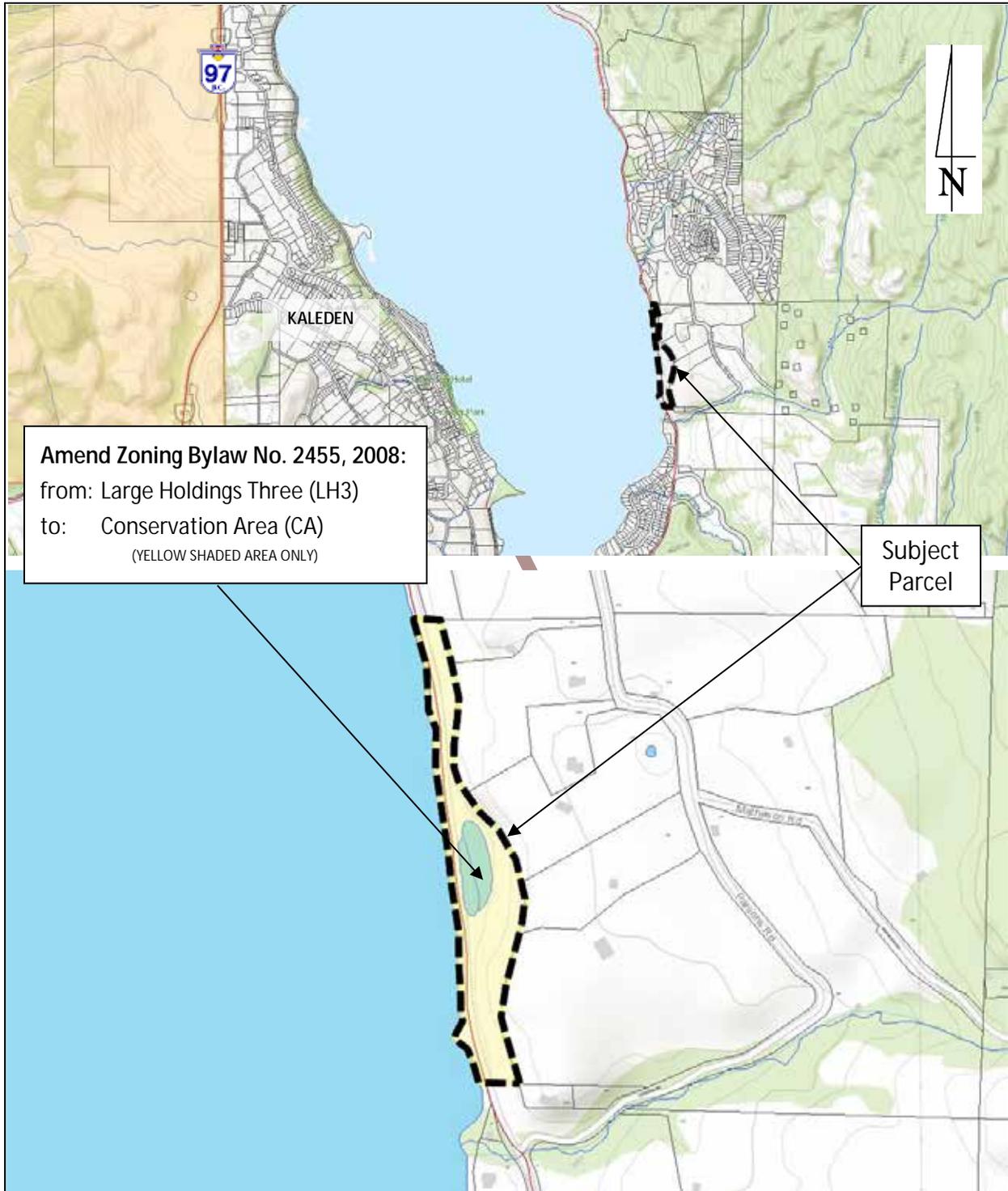
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.30, 2017

Project No: D2017.157-ZONE

Schedule 'E'



Amendment Bylaw No. 2455.30, 2017
(D2017.157-ZONE)

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Regional District of Okanagan-Similkameen

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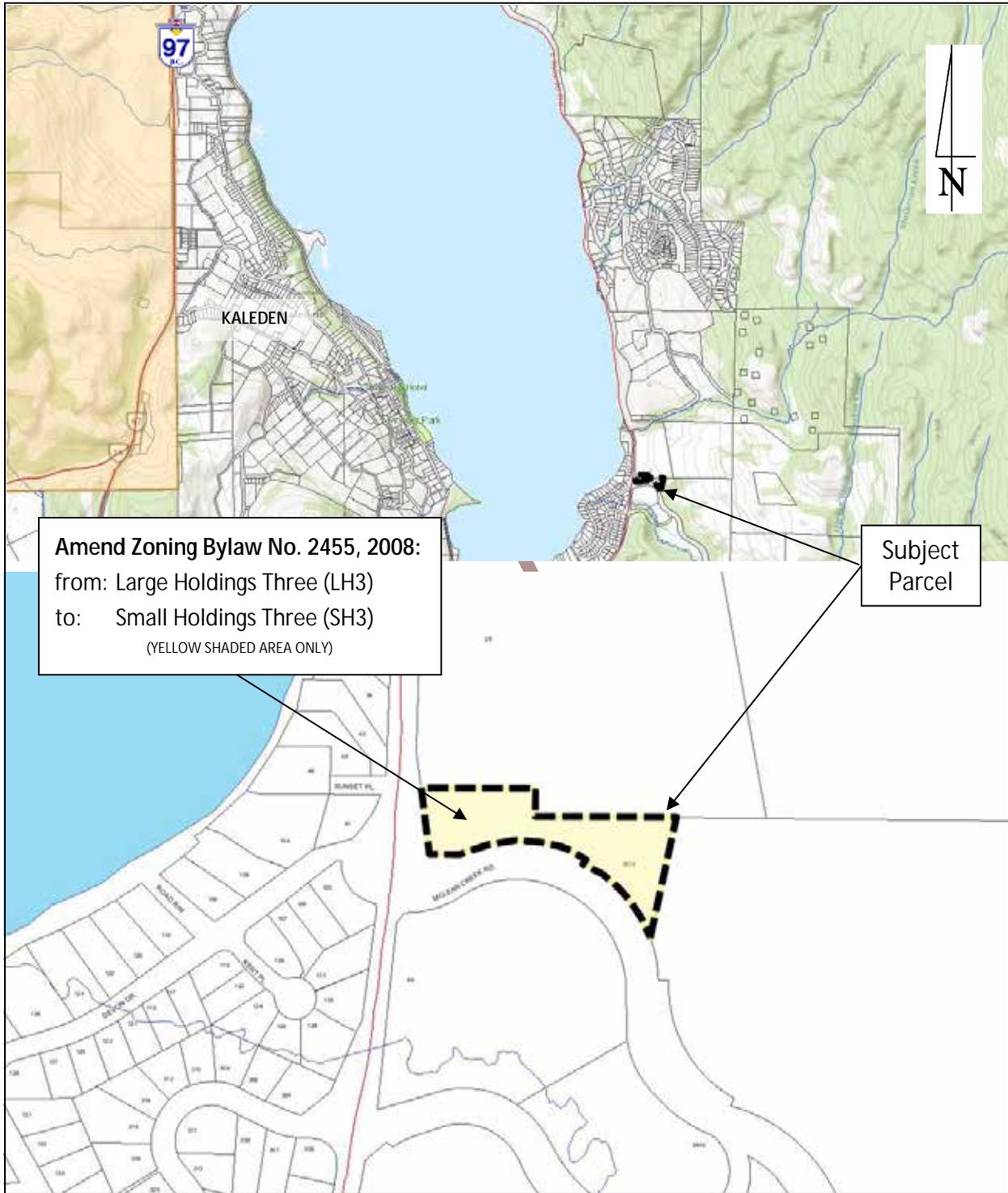
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.30, 2017

Project No: D2017.157-ZONE

Schedule 'F'



Amendment Bylaw No. 2455.30, 2017
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Regional District of Okanagan-Similkameen

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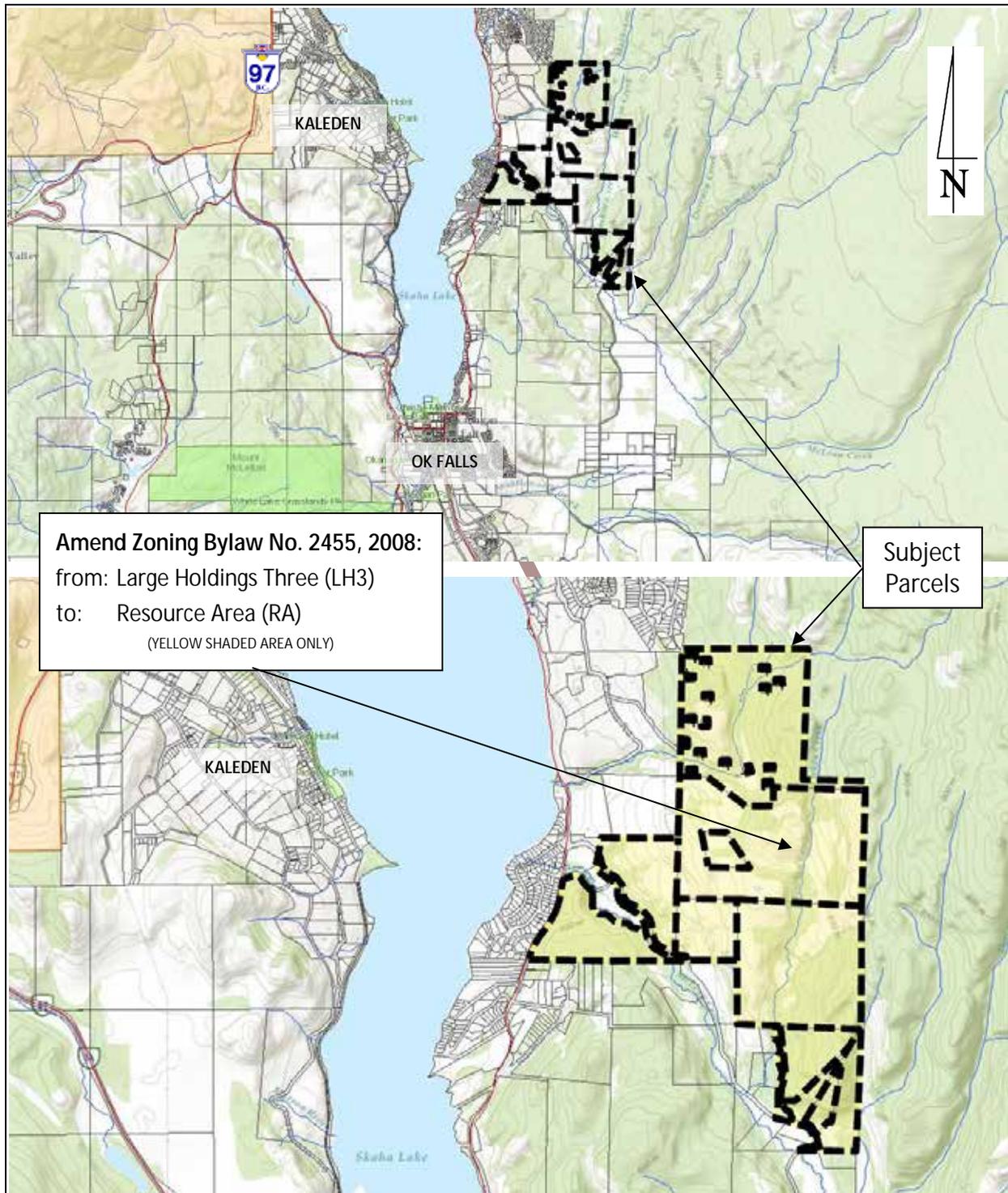
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.30, 2017

Project No: D2017.157-ZONE

Schedule 'G'



Amendment Bylaw No. 2455.30, 2017
(D2017.157-ZONE)

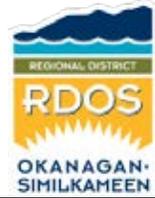
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Regional District of Okanagan-Similkameen

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

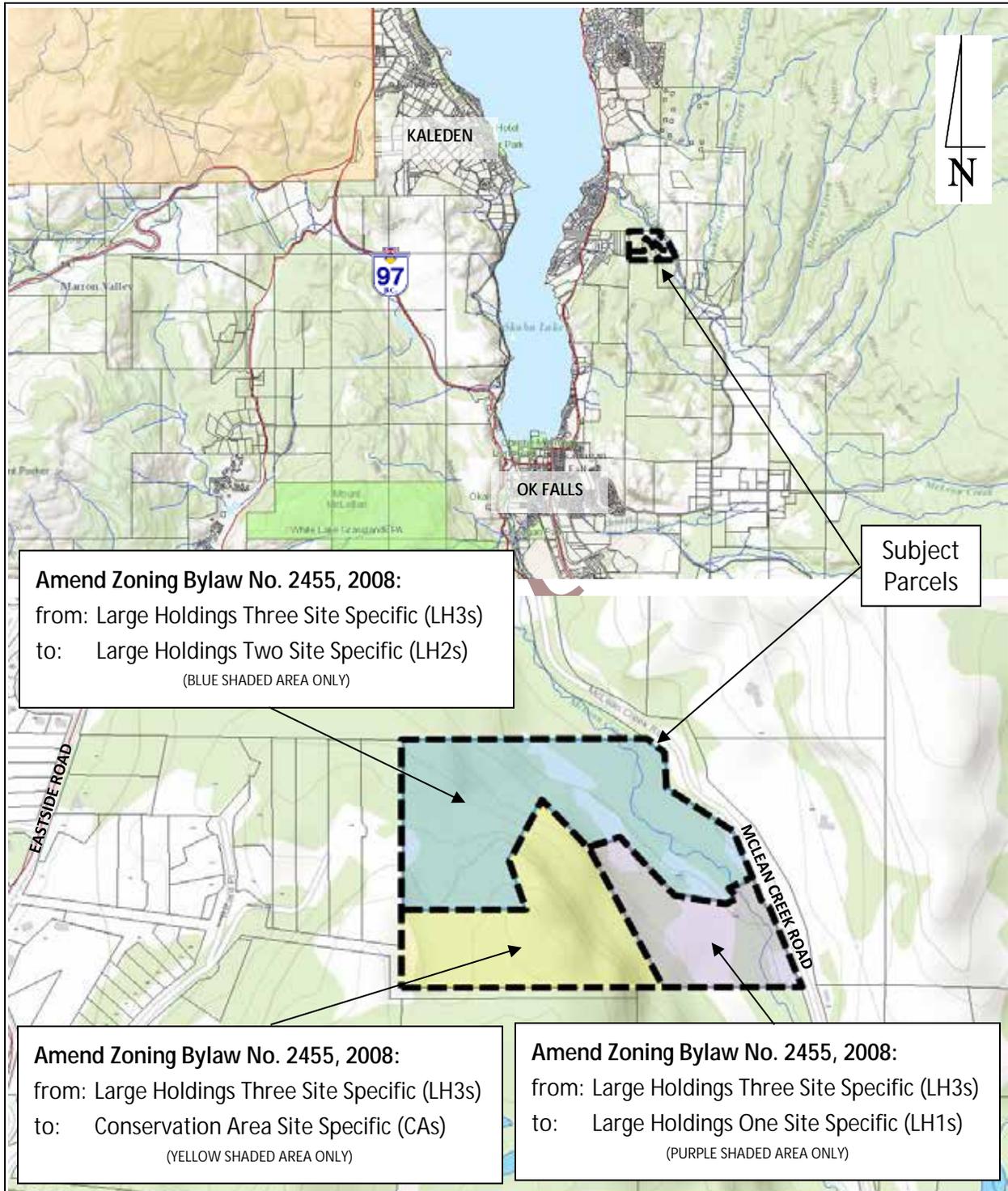
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.30, 2017

Project No: D2017.157-ZONE

Schedule 'H'



Amendment Bylaw No. 2455.30, 2017

(D2017.157-ZONE)

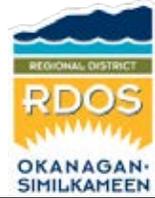
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Regional District of Okanagan-Similkameen

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

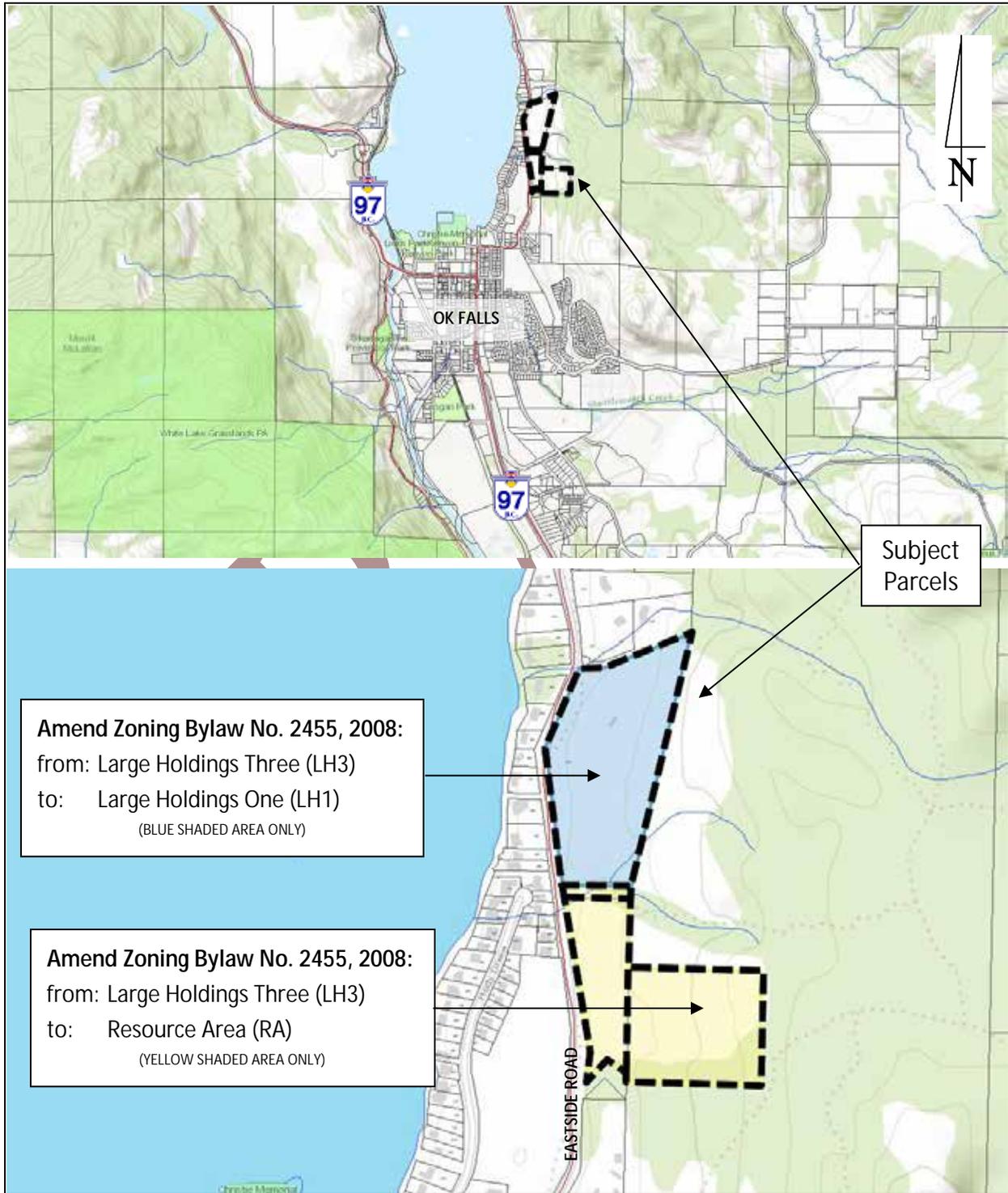
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.30, 2017

Project No: D2017.157-ZONE

Schedule 'I'



Amendment Bylaw No. 2455.30, 2017
(D2017.157-ZONE)

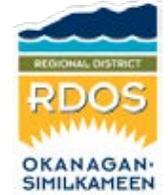
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Regional District of Okanagan-Similkameen

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

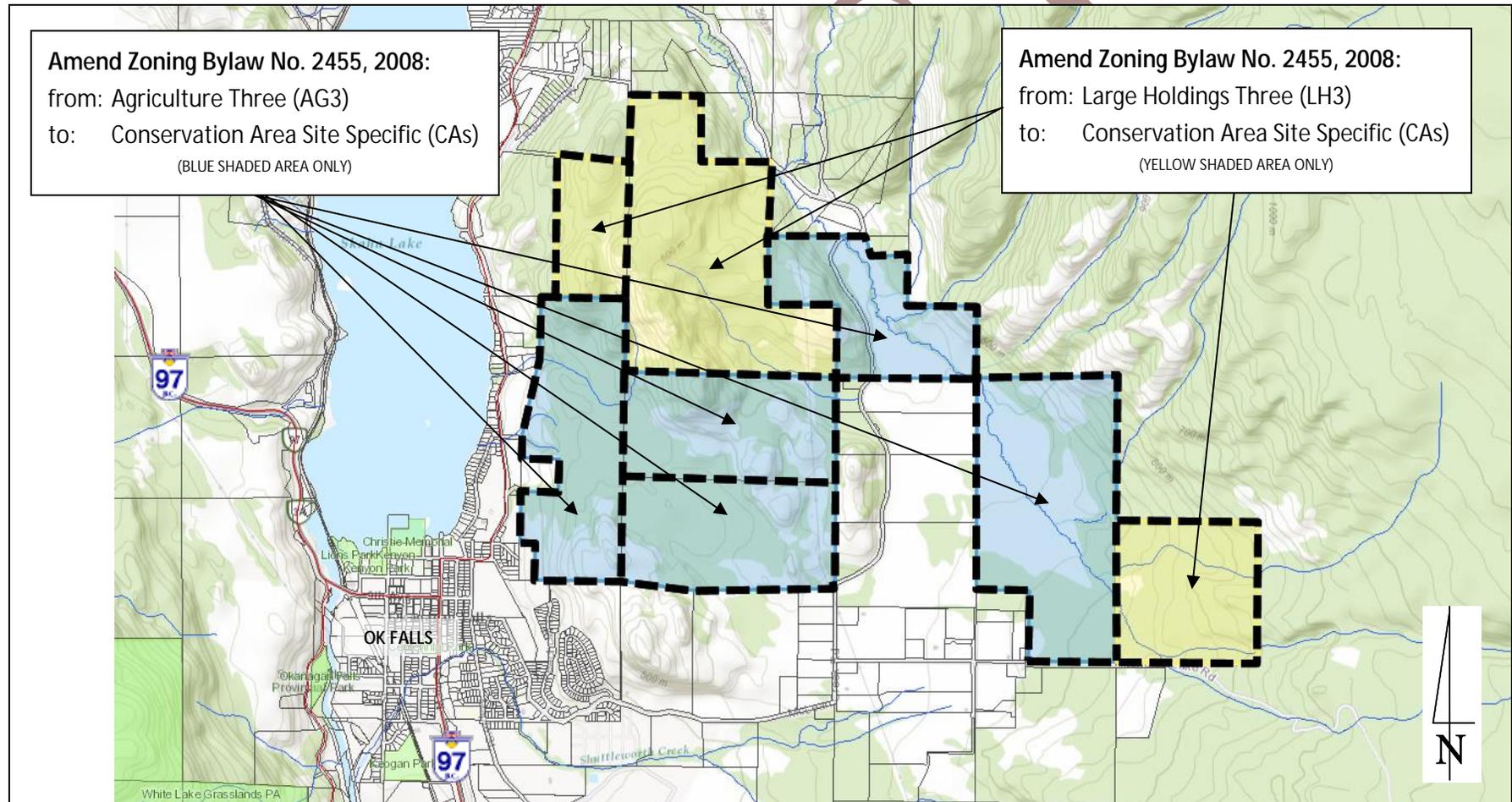
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.30, 2017

Project No: D2017.157-ZONE

Schedule 'J'



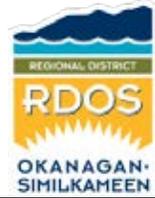
Amendment Bylaw No. 2455.30, 2017
(D2017.157-ZONE)

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Regional District of Okanagan-Similkameen

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

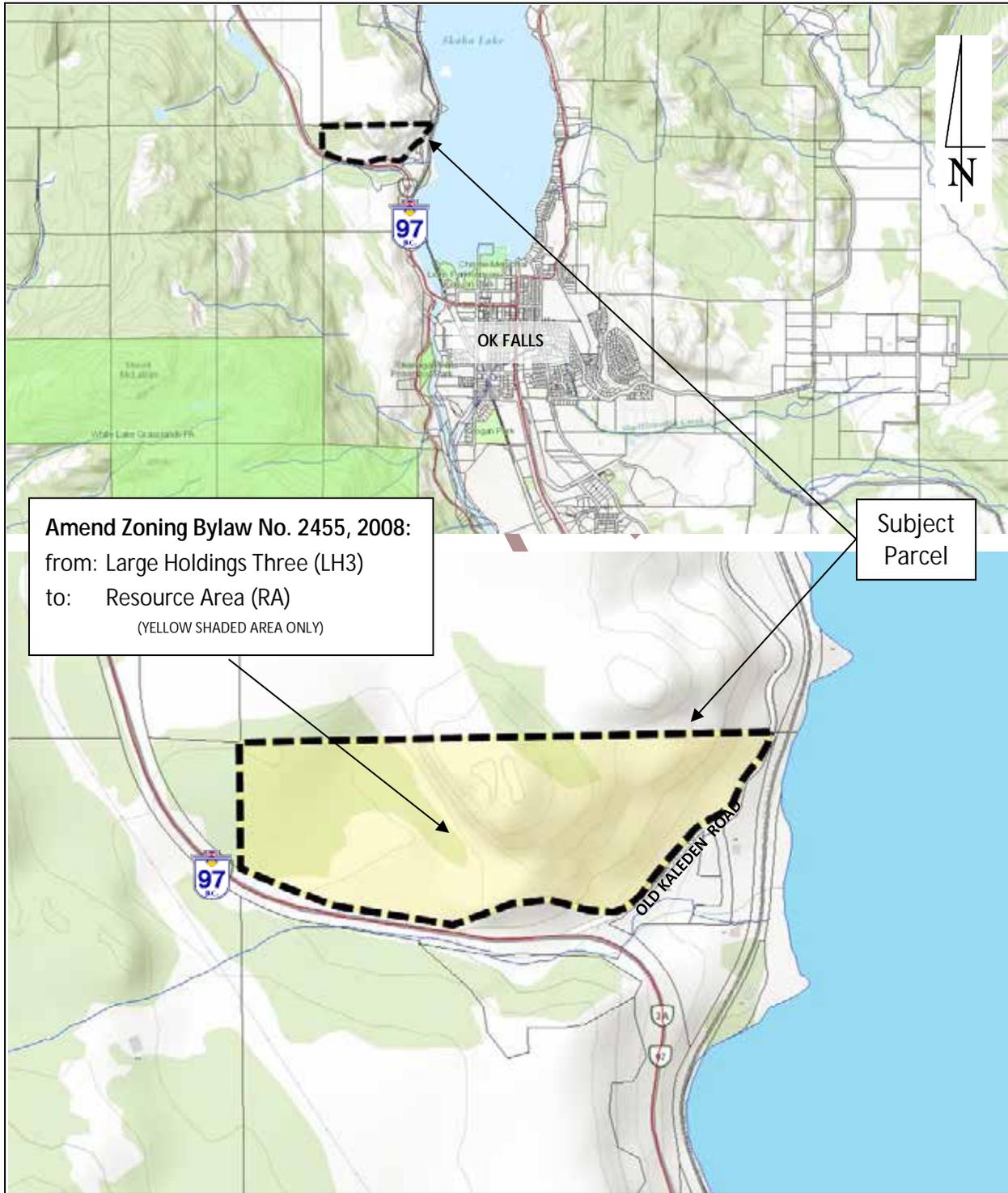
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.30, 2017

Project No: D2017.157-ZONE

Schedule 'K'



Amendment Bylaw No. 2455.30, 2017
(D2017.157-ZONE)

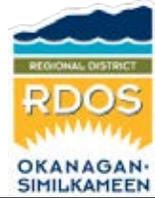
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Regional District of Okanagan-Similkameen

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

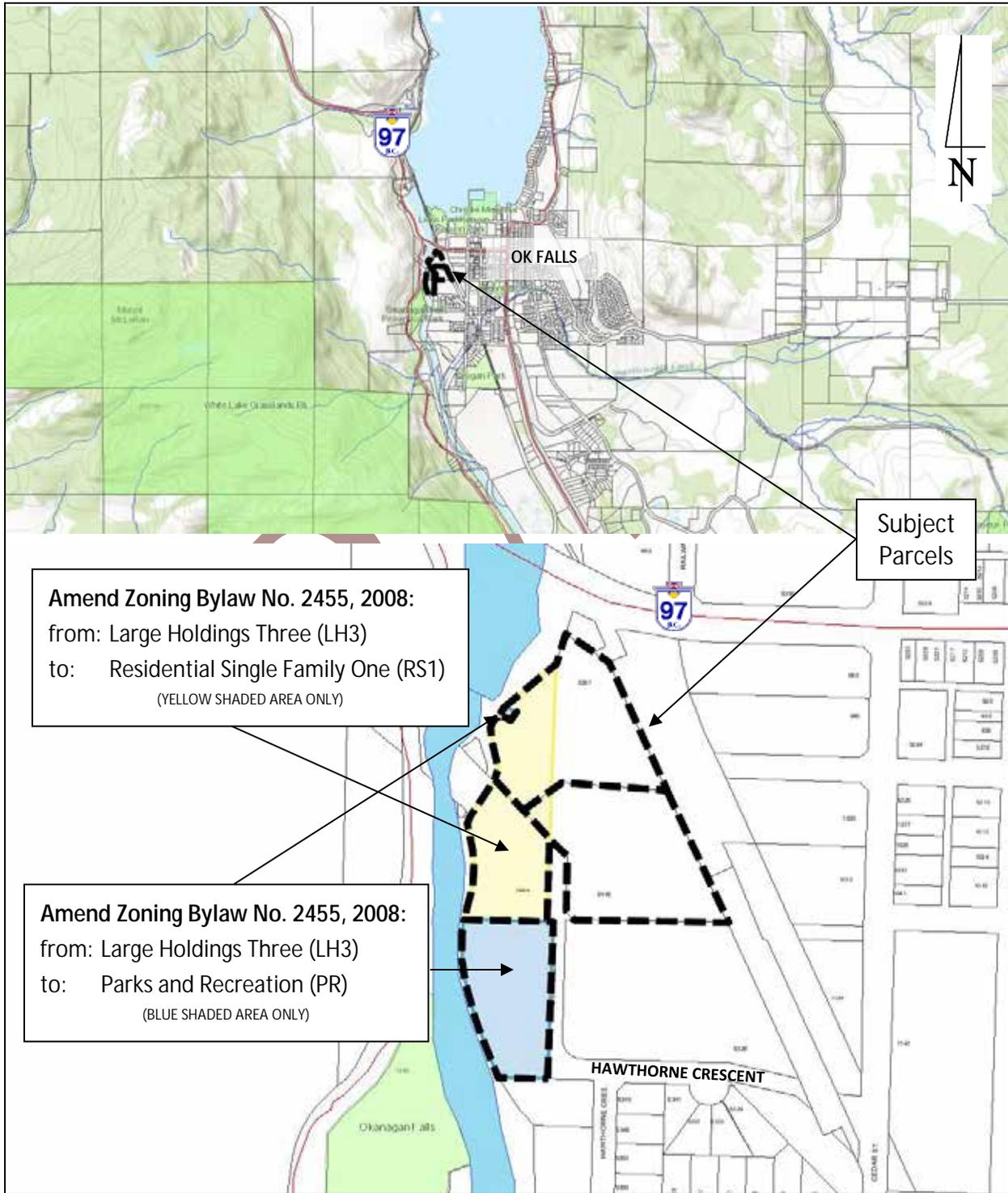
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.30, 2017

Project No: D2017.157-ZONE

Schedule 'L'



Amendment Bylaw No. 2455.30, 2017
(D2017.157-ZONE)

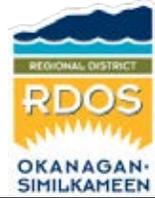
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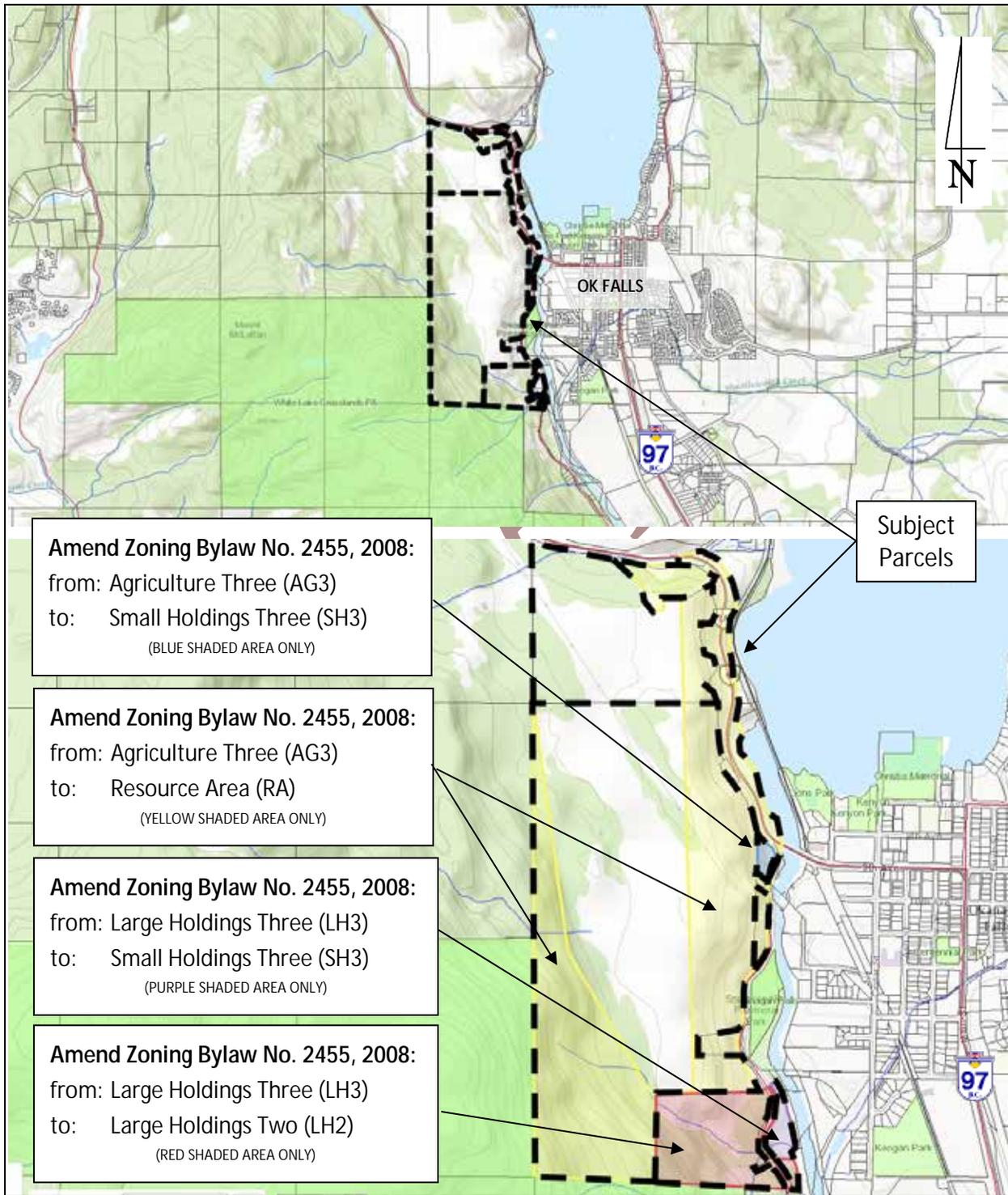
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.30, 2017

Project No: D2017.157-ZONE

Schedule 'M'



Amendment Bylaw No. 2455.30, 2017
(D2017.157-ZONE)

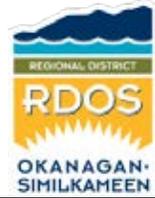
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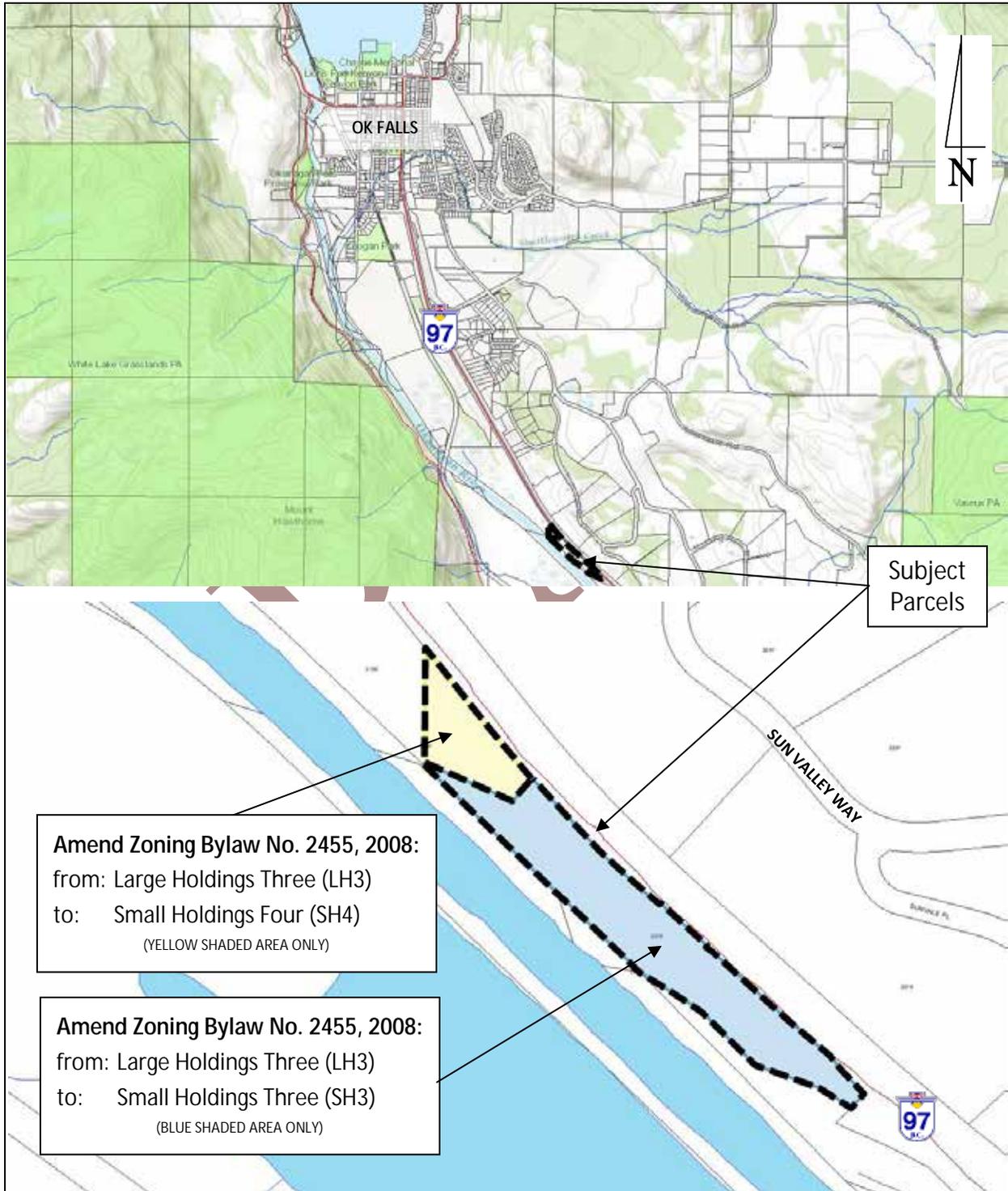
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.30, 2017

Project No: D2017.157-ZONE

Schedule 'N'



Amendment Bylaw No. 2455.30, 2017
(D2017.157-ZONE)

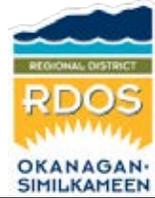
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Regional District of Okanagan-Similkameen

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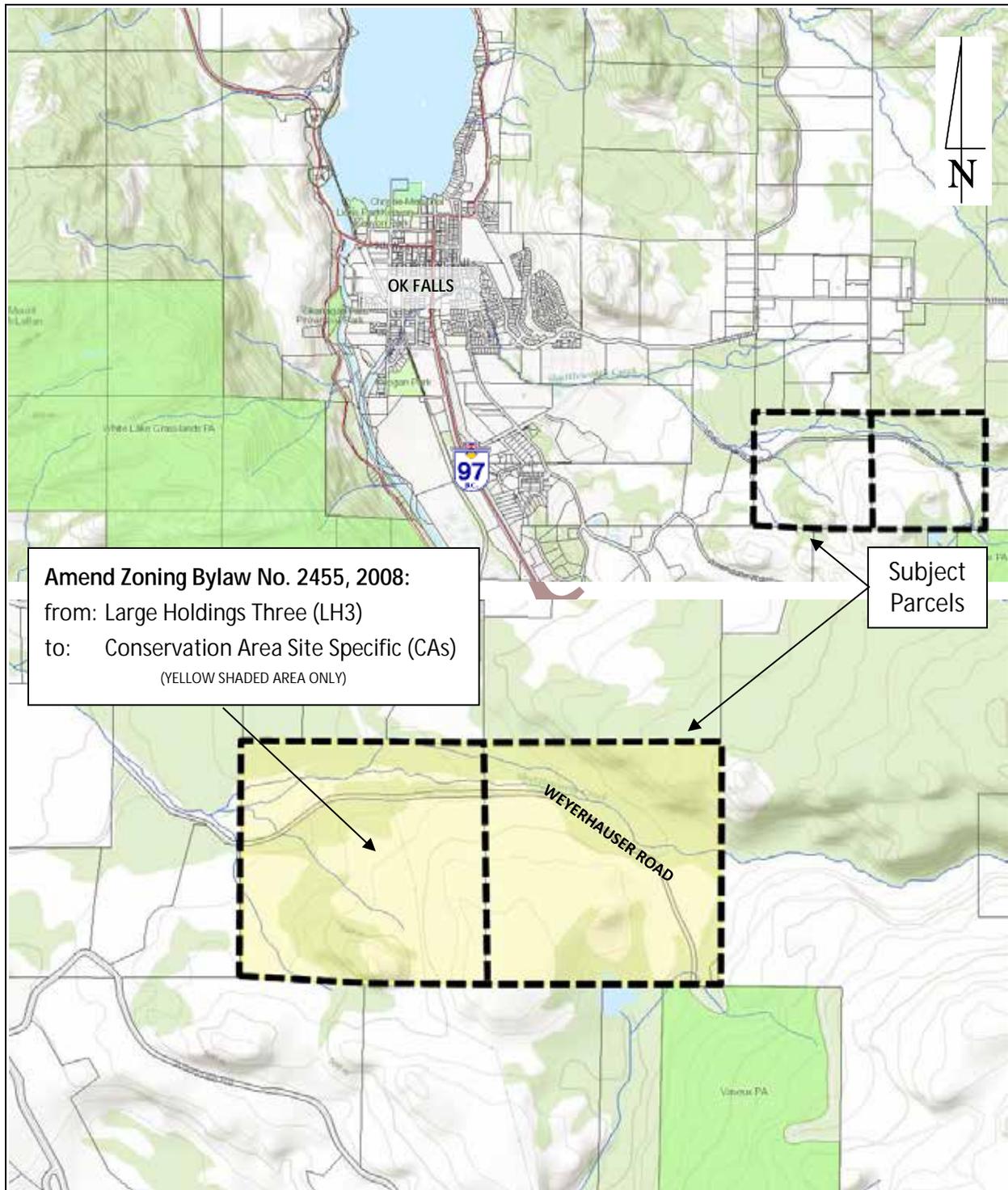
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.30, 2017

Project No: D2017.157-ZONE

Schedule 'O'



Amendment Bylaw No. 2455.30, 2017
(D2017.157-ZONE)

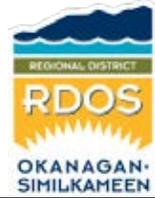
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Regional District of Okanagan-Similkameen

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

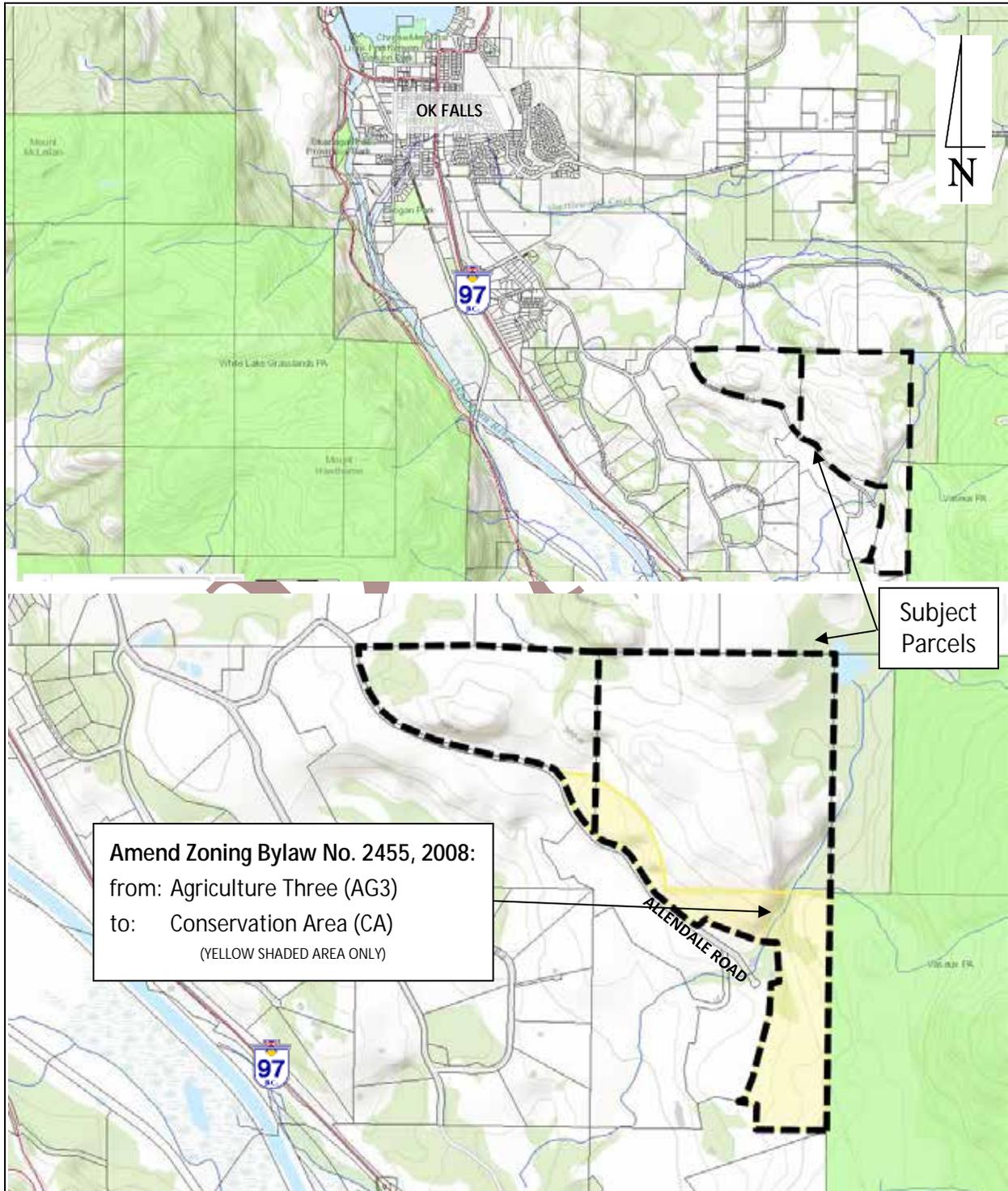
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.30, 2017

Project No: D2017.157-ZONE

Schedule 'P'



Amendment Bylaw No. 2455.30, 2017
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Regional District of Okanagan-Similkameen

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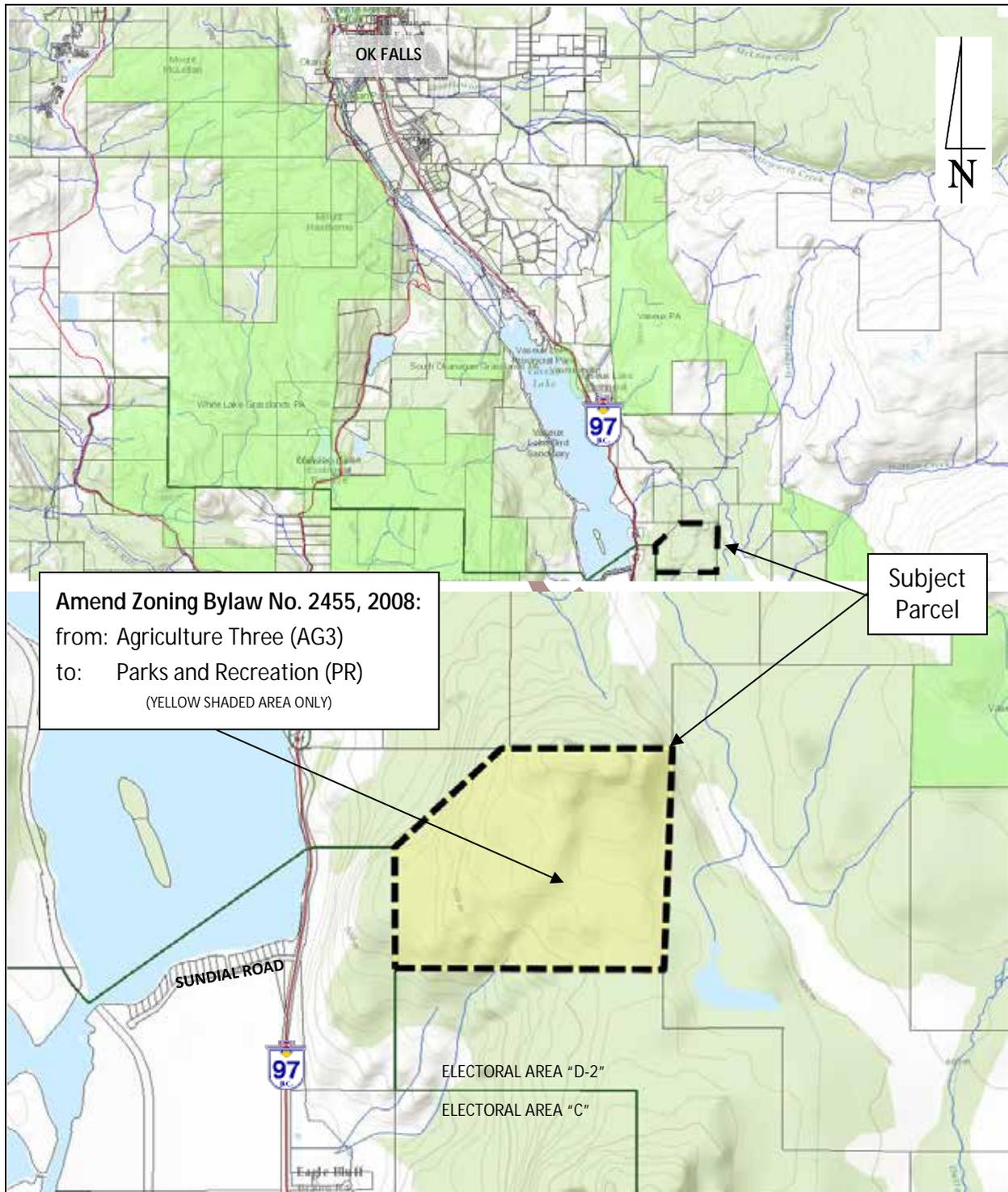
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.30, 2017

Project No: D2017.157-ZONE

Schedule 'Q'



Amendment Bylaw No. 2455.30, 2017
(D2017.157-ZONE)

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REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2603.12, 2017

**A Bylaw to amend the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013,
and Zoning Bylaw No. 2455, 2008**

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

1. This Bylaw may be cited for all purposes as the "Electoral Area "D-2" Large Holdings Update Official Community Plan Amendment Bylaw No. 2603.12, 2017."
2. The "Electoral Area 'D-2' Official Community Plan Bylaw No. 2603, 2013" is amended by:
 - i) replacing Section 10.0 (Rural Holdings) in its entirety with the following:

10.0 RURAL HOLDINGS

10.1 Background

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

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

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

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

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

10.2 Objectives

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

10.3 Policies - General

The Regional Board:

- .1 Supports home occupation and home industry uses on lands designated Small Holdings (SH) and Large Holdings (LH), provided the uses are compatible with the surrounding rural character.
- .2 Will evaluate new Rural Holdings developments against the implications and impacts on the agricultural uses in the area.
- .3 Generally does not support additional development outside of the designated Rural Growth Areas.
- .4 Requires any proposal to create additional land designated or zoned either Large Holdings or Small Holdings to:
 - a) Clearly demonstrate and articulate the need for it in the context of its impact on the community and the objectives of this OCP; and
 - b) Provide an assessment of the proposal against the following criteria:
 - i) availability of vacant land currently designated as either Large Holdings or Small Holdings;
 - ii) capability of the natural environment to support the proposed development;
 - iii) impact on environmentally sensitive areas, as illustrated on Schedule 'I' (Environmentally Sensitive Development Permit Areas);
 - iv) capability of accommodating on-site domestic water and sewage disposal, or availability of community water or sewer, and submission of an assessment from a qualified

professional in accordance with the Regional District Subdivision Servicing Bylaw;

- v) proximity to existing roads and other community and essential services;
 - vi) susceptibility to natural hazards including but not limited to flooding, slope instability or wildfire risk;
 - vii) compatibility with adjacent land uses and designations, and the character of the existing area;
 - viii) consideration of visual impacts where development is proposed on hillsides and other visually sensitive areas; and
 - ix) type, timing and staging of the development.
- .5 Protects and conserves agriculturally productive land, and environmentally sensitive areas within designated Small Holdings and Large Holdings areas.
- .6 Should work collaboratively with the Subdivision Approving Authority to ensure that rural developments and subdivisions allow for public access to Crown land.
- .7 Encourages voluntary environmental stewardship on private lands within Small and Large Holdings areas.
- .8 Encourages new developments that abut agricultural land or livestock grazing land to provide perimeter fencing.
- .9 Supports the provision of paid accommodation for visitors through the short-term rental of residences provided that community and neighborhood residential needs and other land use needs can be addressed. In the areas shown on Eastside Road North and Eastside Road South on figures 4-9 and 4-10, and generally known as Heritage Hills, Lakeshore Highlands and Skaha Estates, the short-term rental of residences is generally discouraged.
- .10 Supports the use of a residence for short-term vacation rental where permitted by a Temporary Use Permit for rezoning. The Regional Board may use the following criteria to assess applications:
- a) Capability of accommodating on-site domestic water and sewage disposal;
 - b) Mitigating measures such as screening and fencing;
 - c) Provision of adequate off-street parking;
 - d) Confirmation that the structure proposed for use as a vacation rental complies with the BC Building Code; and
 - e) Benefits that such accommodation may provide to the community.

10.4 Policies – Large Holdings

The Regional Board:

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

10.5 Policies – Small Holdings

The Regional Board:

- .1 Generally supports a range of uses on the lands designated Small Holdings in Schedule 'B' (Official Community Plan Map), including: rural residential, hobby farming, limited agriculture and others uses that fit within the rural character of the surrounding area.
- .2 Will establish a range of densities and parcel sizes for lands designated Small Holdings in the Plan Area through the Zoning Bylaw.
- .3 Supports a minimum parcel size of one hectare for lands without community sewer within the Small Holdings (SH) designation.

ii) adding a new sub-section 16.4.2.3 under Section 16 (Natural Environment and Conservation) to read as follows:

- .3 Supports low-impact agricultural uses on lands designated Conservation Area and held by a conservation organisation.

- iii) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on the land described as:
- Plan KAP1189, District Lot 2710, SDYD, Subsidy Lot 8;
 - Subsidy Lots 1-4, Plan KAP1193, District Lot 3639, SDYD, AFB; and
 - Subsidy Lot 7, Plan KAP1193, District Lot 3639, SDYD, AFB - FOREST RESERVE 23-8-60,
- and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Large Holdings (LH) to Resource Area (RA).
- iv) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on the land described as Lot 1, Plan KAP74449, District Lot 190 2710, SDYD (3200 Evergreen Drive), and shown shaded yellow on Schedule 'B', which forms part of this Bylaw, from Large Holdings (LH) to Resource Area (RA).
- v) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on the land described as:
- Lot 2, Plan KAP60911, District Lot 2710, SDYD; and
 - Lot 1, Plan KAP35151, District Lot 2710, SDYD, Subsidy Lot 38,
- and shown shaded yellow on Schedule 'C', which forms part of this Bylaw, from Large Holdings (LH) to Resource Area (RA).
- vi) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on the land described as Lot C, Plan KAP27801, District Lot 2710, SDYD, Subsidy Lot 48, and shown shaded yellow on Schedule 'D', which forms part of this Bylaw, from Small Holdings (SH) to Conservation Area (CA).
- vii) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on the land described as Lot A, Plan KAP67022, District Lot 461, SDYD (3515 McLean Creek Road), and shown shaded yellow on Schedule 'F', which forms part of this Bylaw, from Agriculture (AG) to Small Holdings (SH).
- viii) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on the land shown shaded yellow on Schedule 'G', which forms part of this Bylaw, from Large Holdings (LH) to Resource Area (RA).

- ix) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on the land described as Lot A, Plan EPP12661, District Lot 681S, SDYD, and shown shaded yellow on Schedule 'H', which forms part of this Bylaw, from Large Holdings (LH) to Conservation Area (CA).
- x) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on the land described as Lot A, Plan KAP10306, District Lot 337, SDYD, Except Plan H11293 (389 Eastside Road), and shown shaded blue on Schedule 'I', which forms part of this Bylaw, from Low Density Residential (LR) to Large Holdings (LH).
- xi) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on the land described as Lot 1, Plan KAP4702, District Lot 337, SDYD, Except Plan 15546, Lot B, Plan KAP11546, District Lot 337, SDYD, and shown shaded purple on Schedule 'I', which forms part of this Bylaw, from Low Density Residential (LR) to Resource Area (RA).
- xii) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on the land shown shaded yellow on Schedule 'I', which forms part of this Bylaw, from Large Holdings (LH) to Resource Area (RA).
- xiii) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on the land shown shaded yellow on Schedule 'J', which forms part of this Bylaw, from Large Holdings (LH) to Conservation Area (CA).
- xiv) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on the land shown shaded blue on Schedule 'J', which forms part of this Bylaw, from Agriculture (AG) to Conservation Area (CA).
- xv) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on an approximately 11.7 hectare part of the land described as Lot 4, Plan KAP4074, District Lot 2193, SDYD, Except Plan H933, and shown shaded yellow on Schedule 'K', which forms part of this Bylaw, from Large Holdings (LH) to Resource Area (RA).
- xvi) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on approximately 7.3 hectare part of the land described as Lot 4, Plan

KAP4074, District Lot 2193, SDYD, Except Plan H933, and shown shaded blue on Schedule 'K', which forms part of this Bylaw, from Agriculture (AG) to Resource Area (RA).

- xvii) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on the land described as Lot 3, Plan KAP9597, District Lot 2883S 3147S, SDYD, Except Plan 13984 (5444 Hawthorne Place), shown shaded yellow on Schedule 'L', which forms part of this Bylaw, from Medium Density Residential (MR) to Low Density Residential (LR).
- xviii) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on an approximately 400 m² part of the land described as Lot 1, Plan KAP13984, District Lot 2883S 3147S, SDYD (5445 Hawthorne Place), shown shaded yellow on Schedule 'L', which forms part of this Bylaw, from Medium Density Residential (MR) to Low Density Residential (LR).
- xix) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on an approximately 3,700 m² part of the land described as Lot 2, Plan KAP9597, District Lot 2883S 3147S, SDYD, Except Plan 13984 (5361 9th Avenue), shown shaded yellow on Schedule 'L', which forms part of this Bylaw, from Medium Density Residential (MR) to Low Density Residential (LR).
- xx) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on:
- an approximately 54.0 hectare part of the land described as Lot A, Plan KAP28209, District Lot 195S, SDYD;
 - Lot 1, Plan KAP8130, District Lot 195S, SDYD;
 - an approximately 3.6 hectare part of the land described as Lot 3, Plan KAP4074, District Lot 2193, SDYD, Except Plan 37420; and
 - an approximately 1.0 hectare part of the land described as Lot A, Plan KAP37420, District Lot 2193, SDYD.
- and shown shaded yellow on Schedule 'M', which forms part of this Bylaw, from Large Holdings (LH) to Resource Area (RA).
- xxi) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on an approximately 2.5 hectare part of the land described as Lot A, Plan KAP37420, District Lot 2193, SDYD, and shown shaded blue on Schedule 'M', which forms part of this Bylaw, from Agriculture (AG) to Resource Area (RA).

- xxii) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on:
- Plan KAP4397, Block 14, District Lot 2883S, SDYD, Except Plan A1217 H933 (904 Green Lake Road); and
 - Lot 3, Plan KAP3404, District Lot 195S, SDYD, Except Plan PCL 21 and Plan A1266 (1419 Green Lake Road);
- and shown shaded purple on Schedule 'M', which forms part of this Bylaw, from Large Holdings (LH) to Small Holdings (SH).
- xxiii) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on an approximately 51.0 hectare part of the land described as District Lot 31S, SDYD, Except Plan A11286, and shown shaded yellow on Schedule 'O', which forms part of this Bylaw, from Large Holdings (LH) to Conservation Area (CA).
- xxiv) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on an approximately 15.0 hectare part of the land described as District Lot 31S, SDYD, Except Plan A11286, and shown shaded blue on Schedule 'O', which forms part of this Bylaw, from Agriculture (AG) to Conservation Area (CA).
- xxv) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on an approximately 49.0 hectare part of the land described as Plan KAP1189, District Lot 2710, SDYD, Subsidy Lot 7, Except Plan A11286, and shown shaded yellow on Schedule 'O', which forms part of this Bylaw, from Large Holdings (LH) to Conservation Area (CA).
- xxvi) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on an approximately 14.5 hectare part of the land described as Plan KAP1189, District Lot 2710, SDYD, Subsidy Lot 7, Except Plan A11286, and shown shaded blue on Schedule 'O', which forms part of this Bylaw, from Agriculture (AG) to Conservation Area (CA).
- xxvii) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on an approximately 1.4 hectare part of the land described as Plan KAP1189, District Lot 2710, SDYD, Subsidy Lot 39, Except Plan 21215, and shown shaded yellow on Schedule 'P', which forms part of this Bylaw, from Agriculture (AG) to Conservation Area (CA).

xxviii) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on an approximately 25.7 hectare part of the land described as Lot 2, Plan KAP69941, SDYD, District Lot 2710 3203, and shown shaded yellow on Schedule 'P', which forms part of this Bylaw, from Agriculture (AG) to Conservation Area (CA).

xxix) The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-2" Official Community Plan Bylaw No. 2603, 2013, is amended by changing land use designation on the land described as Lot 2, Plan KAP1331, District Lot 2710, SDYD, Subsidy Lot 58 (Park Reserve), and shown shaded blue on Schedule 'Q', which forms part of this Bylaw, from Agriculture (AG) to Parks, Recreation and Trails (PR).

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

PUBLIC HEARING HELD this ____ day of _____, 2018.

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

ADOPTED this ____ day of _____, 2018.

Board Chair

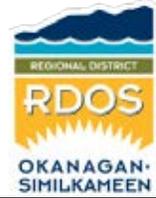
Chief Administrative Officer

DRAFT

Regional District of Okanagan-Similkameen

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

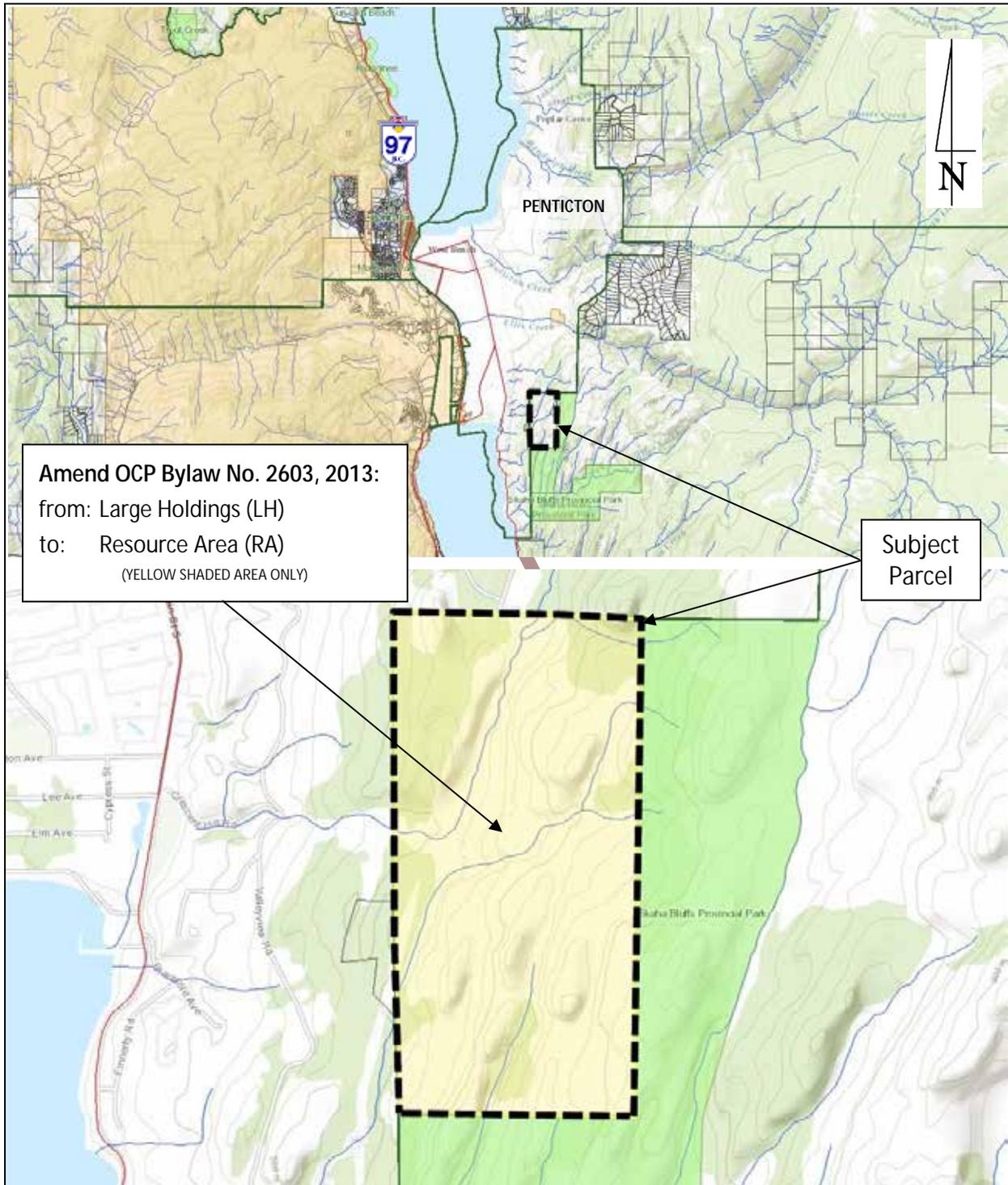
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.12, 2017

Project No: D2017.157-ZONE

Schedule 'B'



Regional District of Okanagan-Similkameen

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

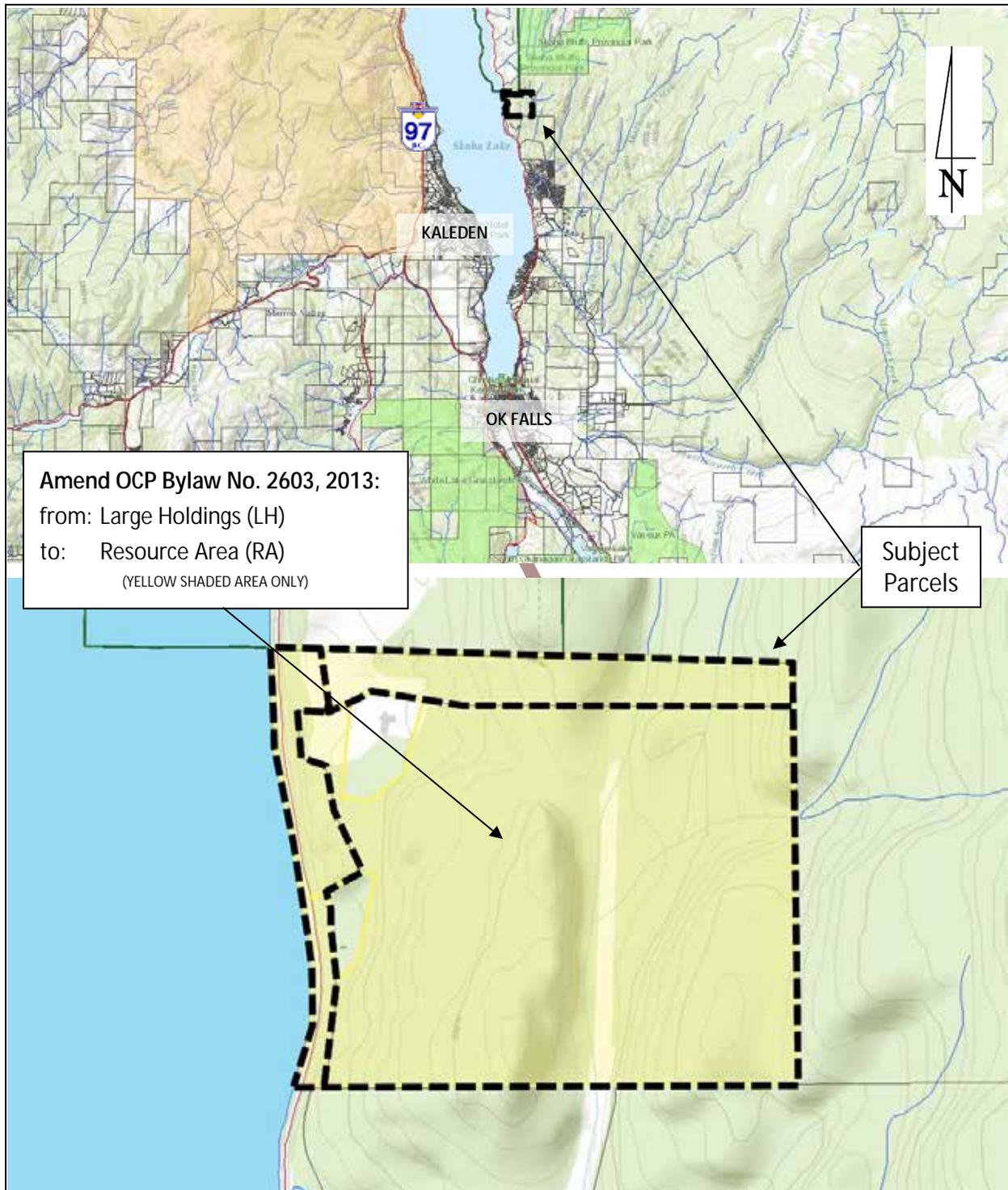
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.12, 2017

Project No: D2017.157-ZONE

Schedule 'C'



Amendment Bylaw No. 2603.12, 2017
(D2017.157-ZONE)

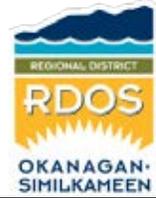
DRAFT VERSION – 2017-11-16

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Regional District of Okanagan-Similkameen

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

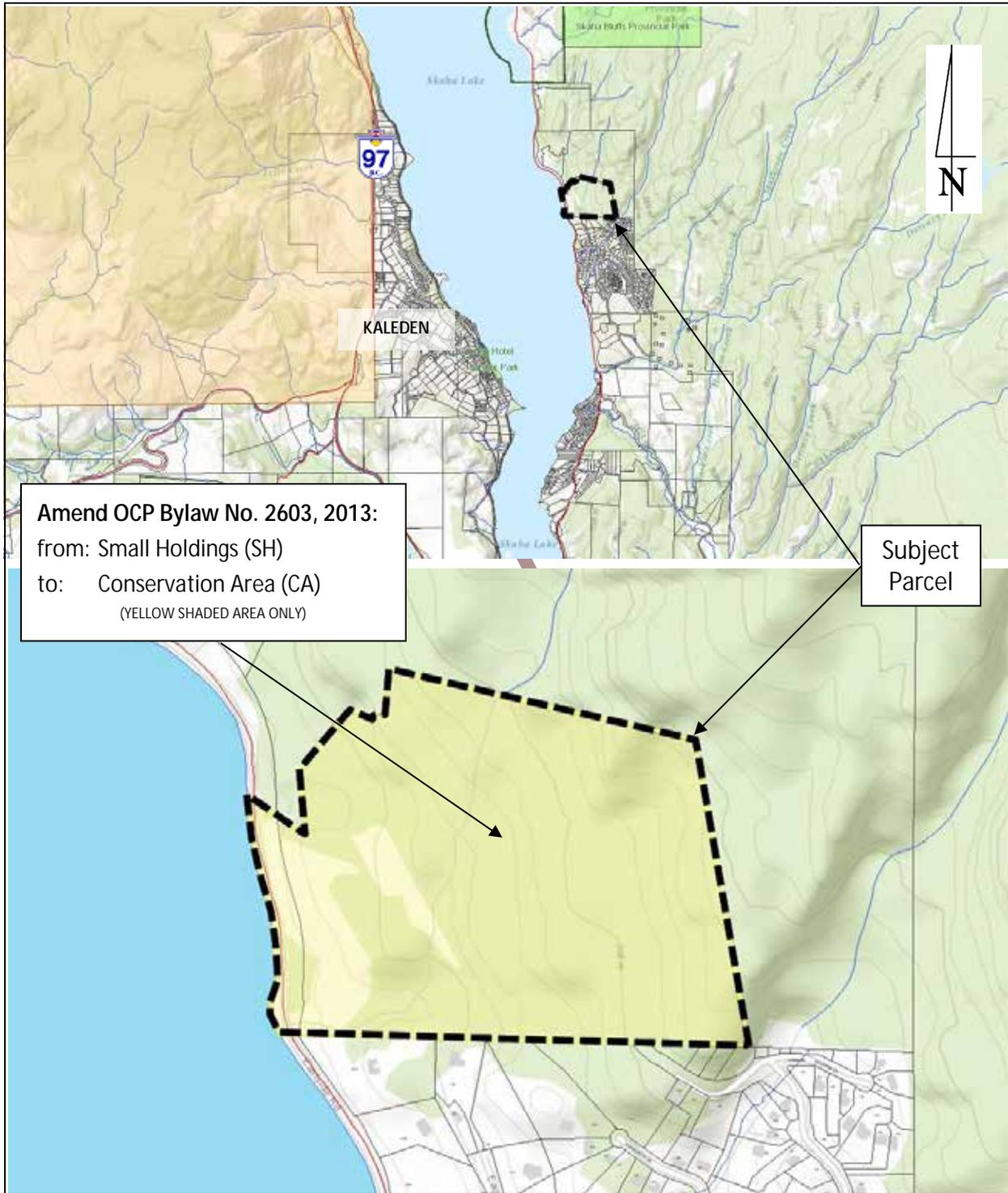
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.12, 2017

Project No: D2017.157-ZONE

Schedule 'D'



Amendment Bylaw No. 2603.12, 2017
(D2017.157-ZONE)

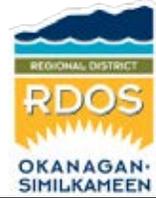
DRAFT VERSION – 2017-11-16

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Regional District of Okanagan-Similkameen

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

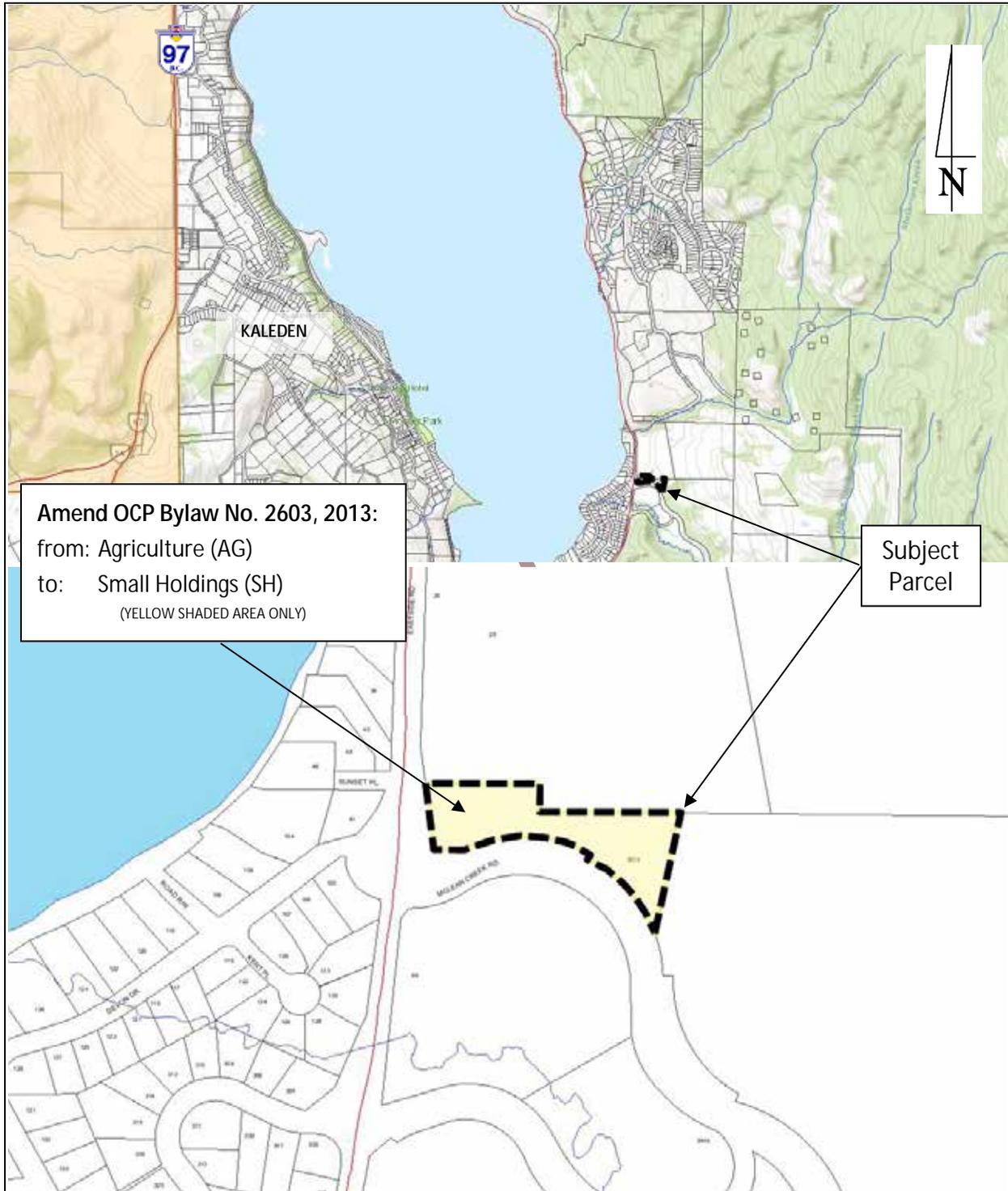
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.12, 2017

Project No: D2017.157-ZONE

Schedule 'F'



Amendment Bylaw No. 2603.12, 2017
(D2017.157-ZONE)

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Regional District of Okanagan-Similkameen

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

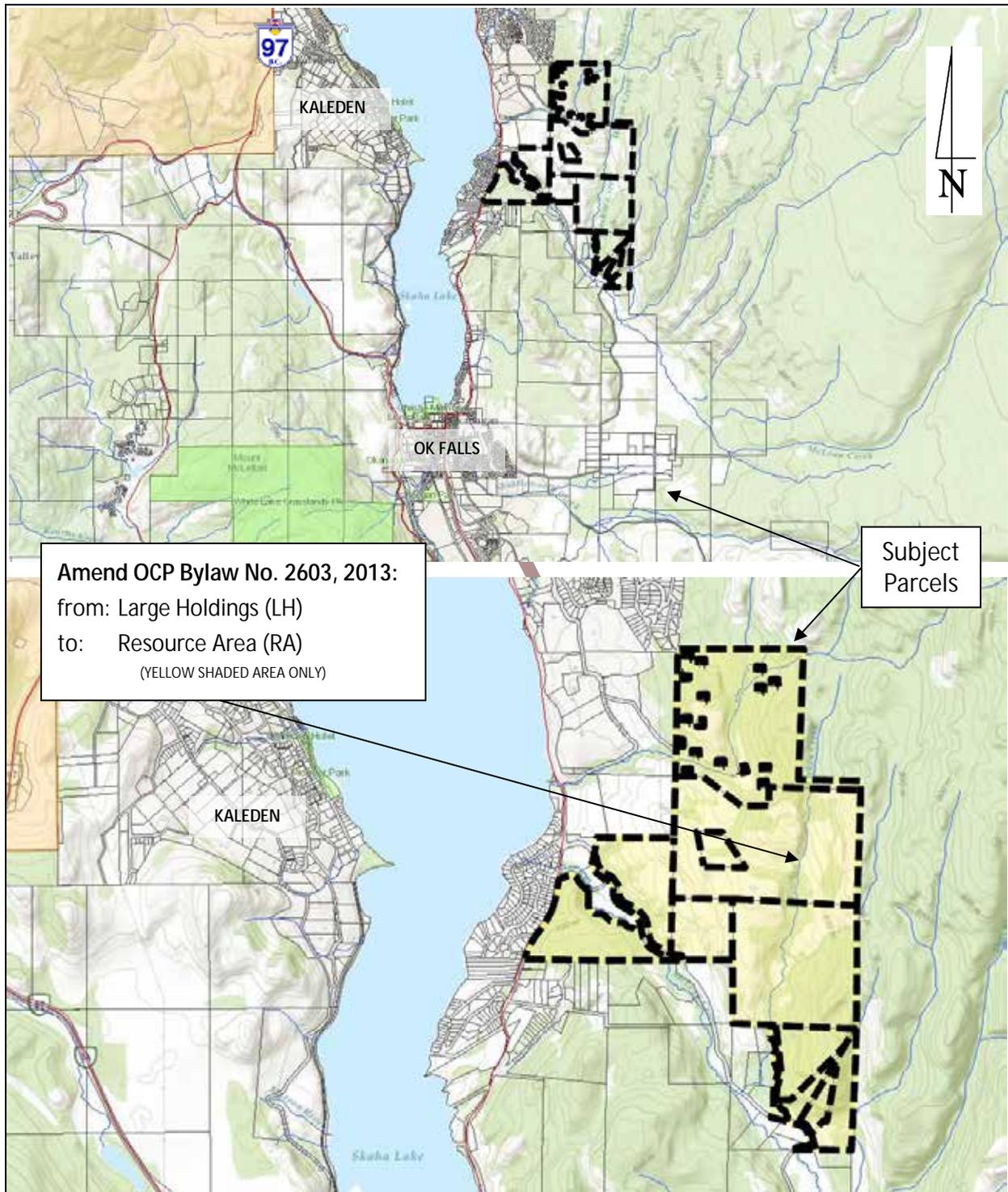
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.12, 2017

Project No: D2017.157-ZONE

Schedule 'G'



Amendment Bylaw No. 2603.12, 2017
(D2017.157-ZONE)

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Regional District of Okanagan-Similkameen

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

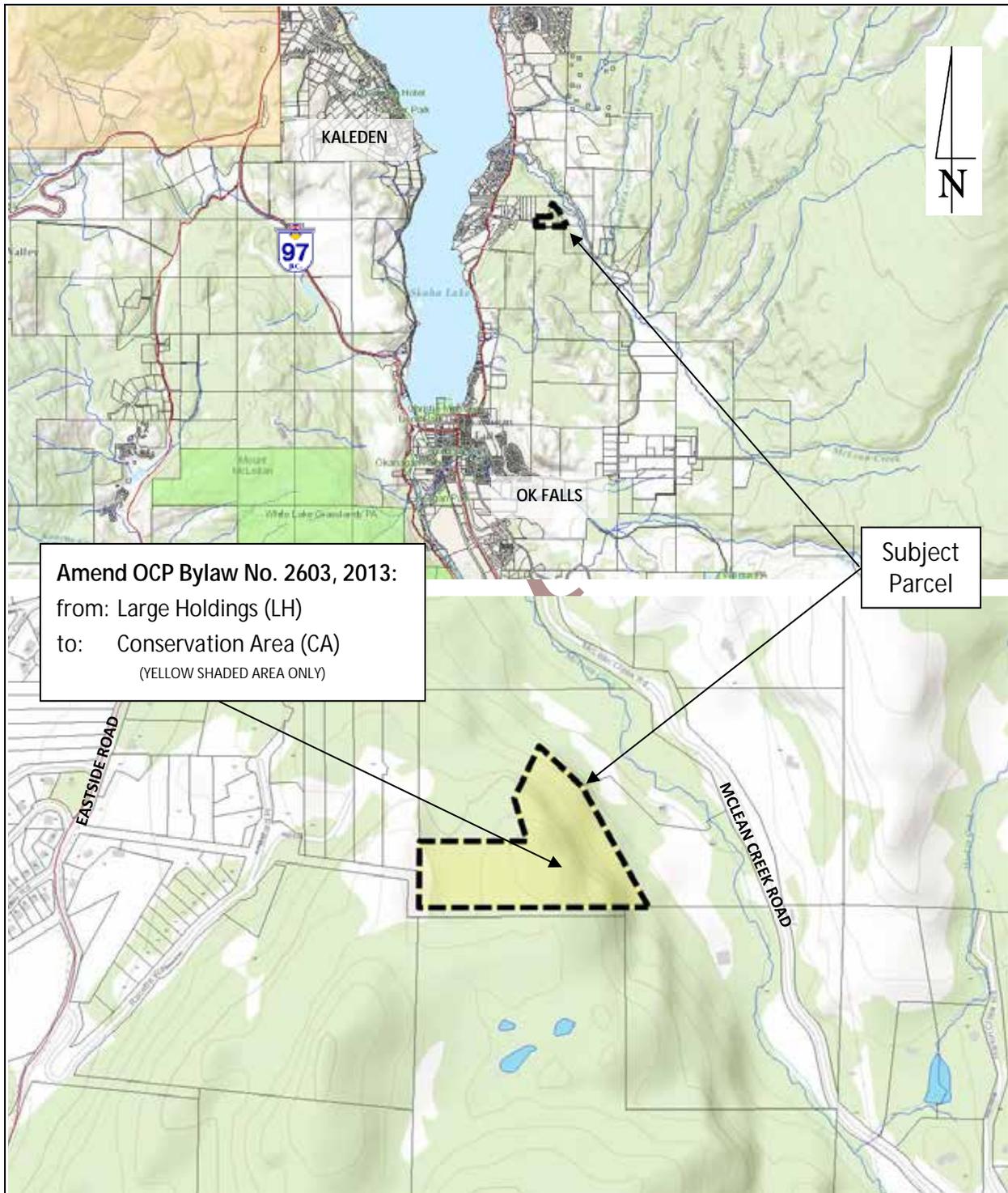
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.12, 2017

Project No: D2017.157-ZONE

Schedule 'H'



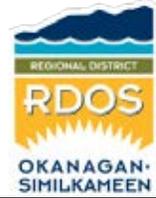
Amend OCP Bylaw No. 2603, 2013:
from: Large Holdings (LH)
to: Conservation Area (CA)
(YELLOW SHADED AREA ONLY)

Subject Parcel

Regional District of Okanagan-Similkameen

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

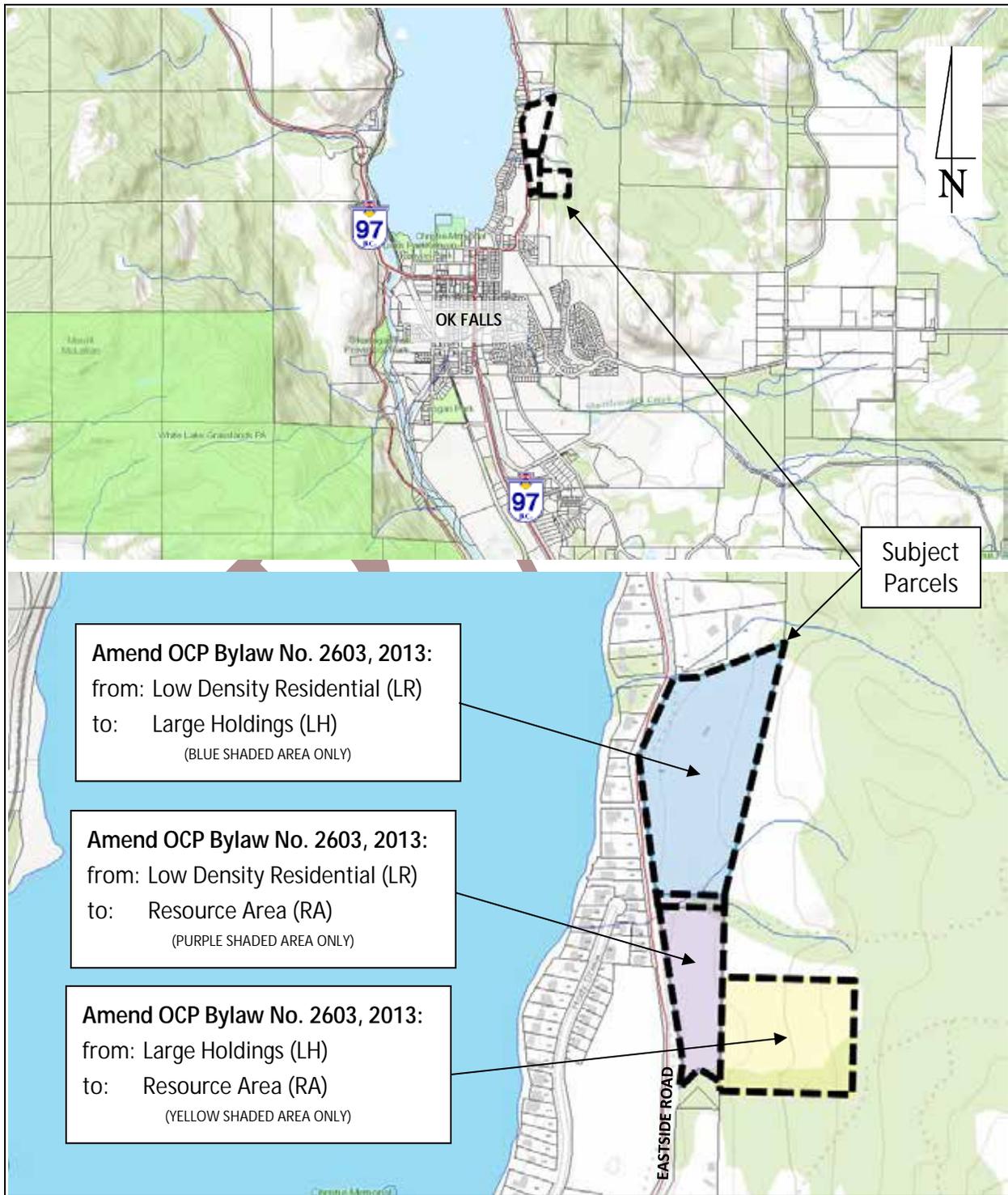
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.12, 2017

Project No: D2017.157-ZONE

Schedule '1'



Amendment Bylaw No. 2603.12, 2017
(D2017.157-ZONE)

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Regional District of Okanagan-Similkameen

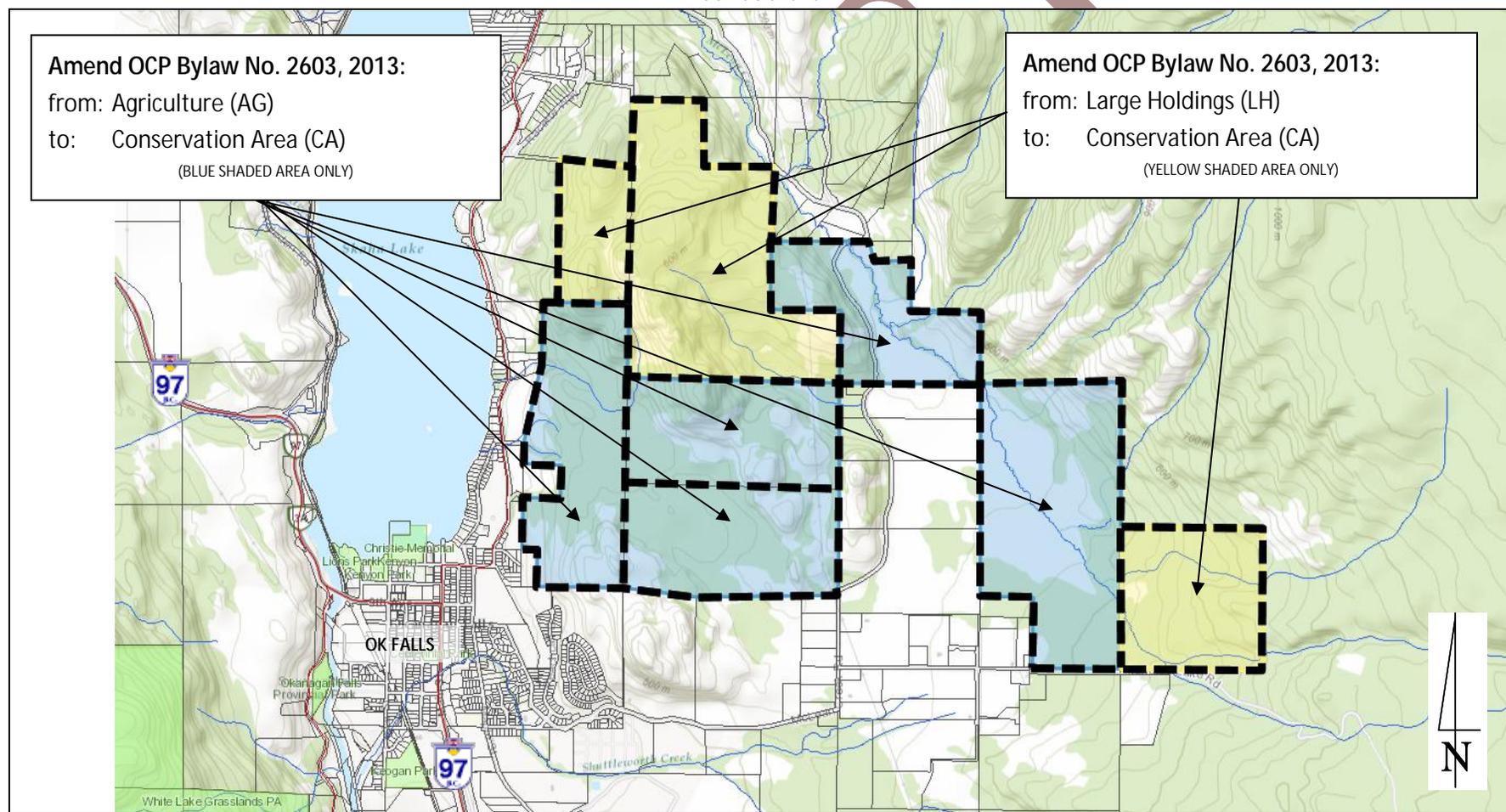
101 Martin St, Penticton, BC, V2A-5J9

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

Amendment Bylaw No. 2603.12, 2017

Project No: D2017.157-ZONE

Schedule 'J'



Amendment Bylaw No. 2603.12, 2017
(D2017.157-ZONE)

DRAFT VERSION – 2017-11-16

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Regional District of Okanagan-Similkameen

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

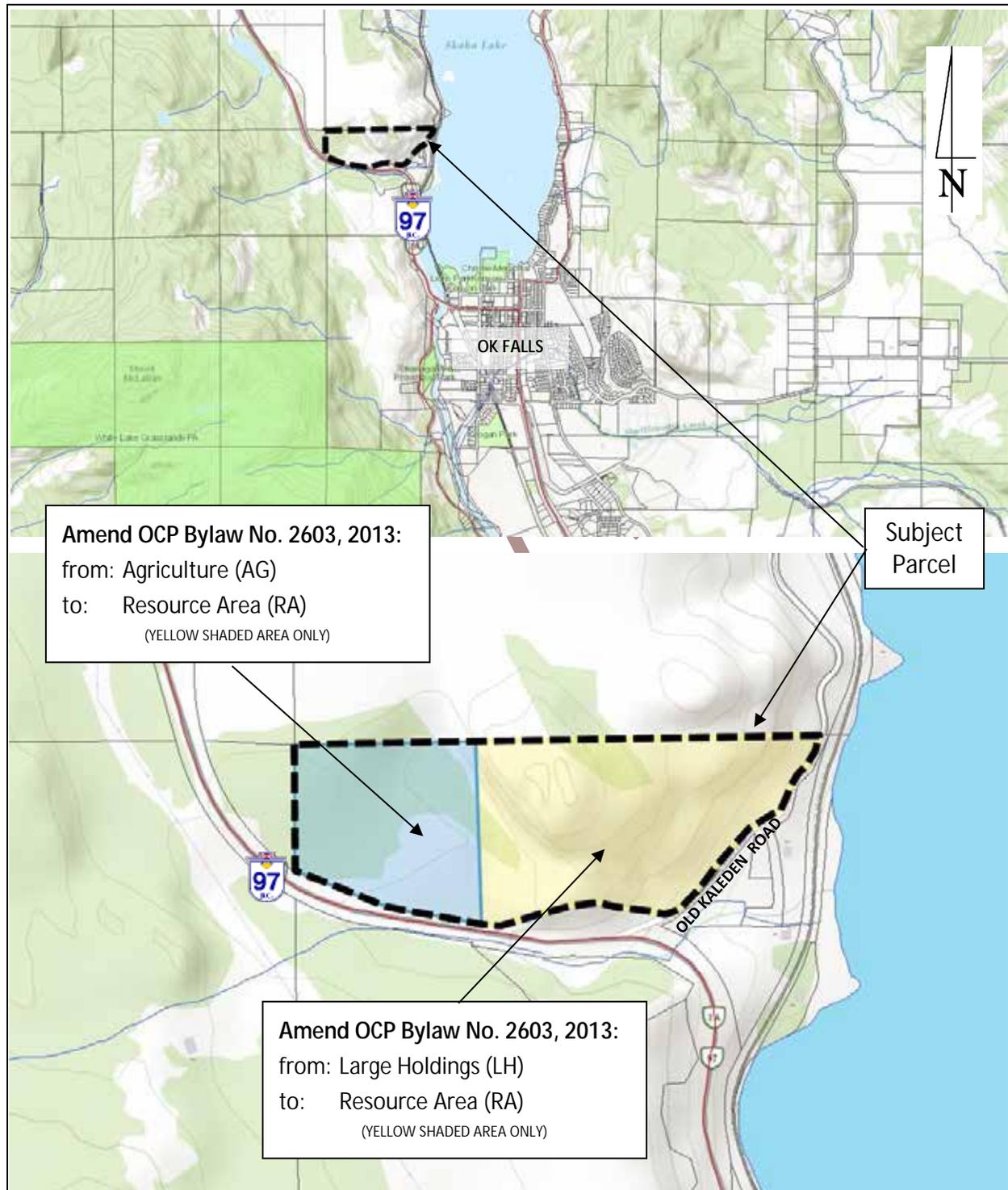
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.12, 2017

Project No: D2017.157-ZONE

Schedule 'K'



Amendment Bylaw No. 2603.12, 2017
(D2017.157-ZONE)

DRAFT VERSION – 2017-11-16

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Regional District of Okanagan-Similkameen

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

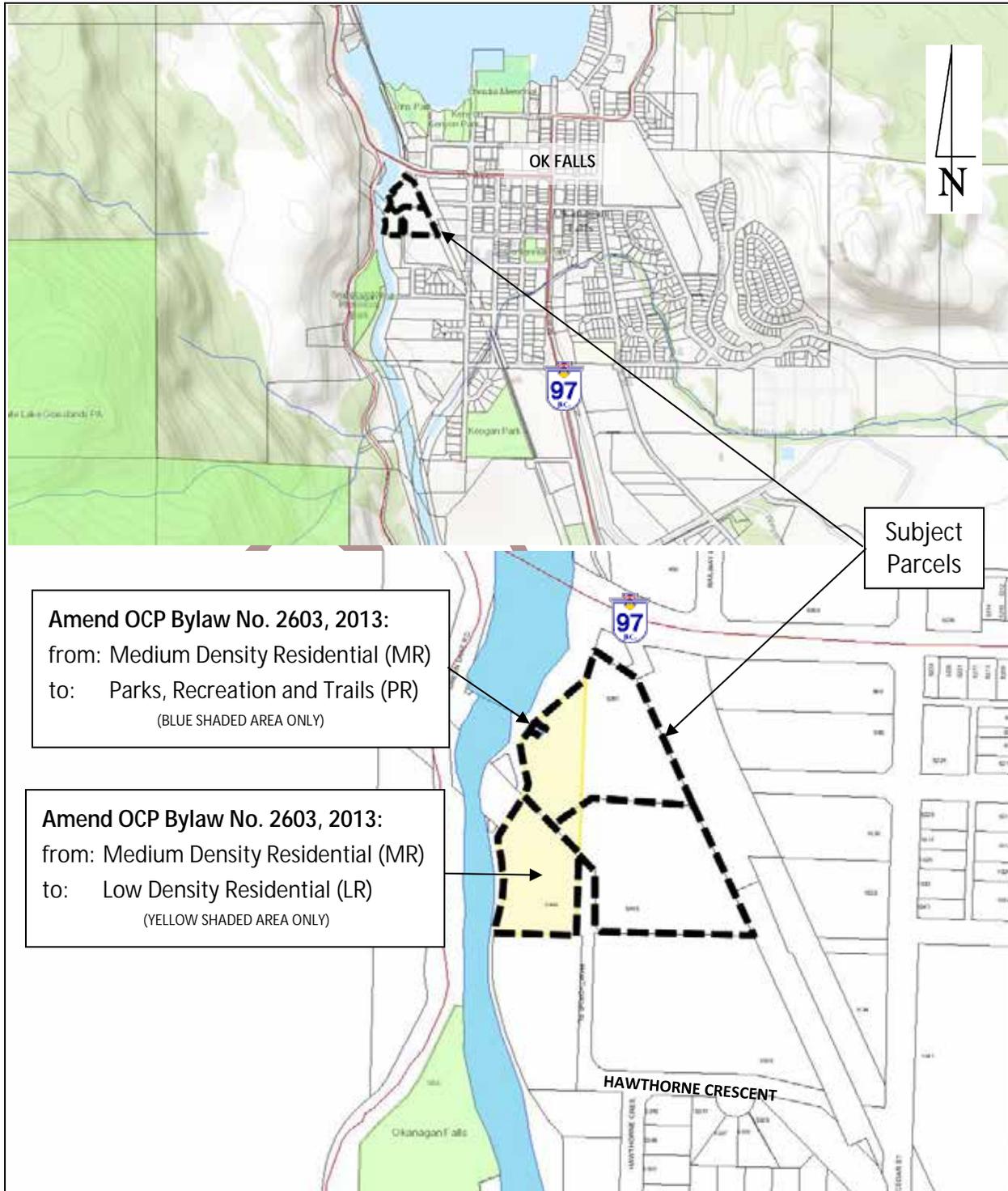
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.12, 2017

Project No: D2017.157-ZONE

Schedule 'L'



Amendment Bylaw No. 2603.12, 2017

(D2017.157-ZONE)

DRAFT VERSION – 2017-11-16

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Regional District of Okanagan-Similkameen

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

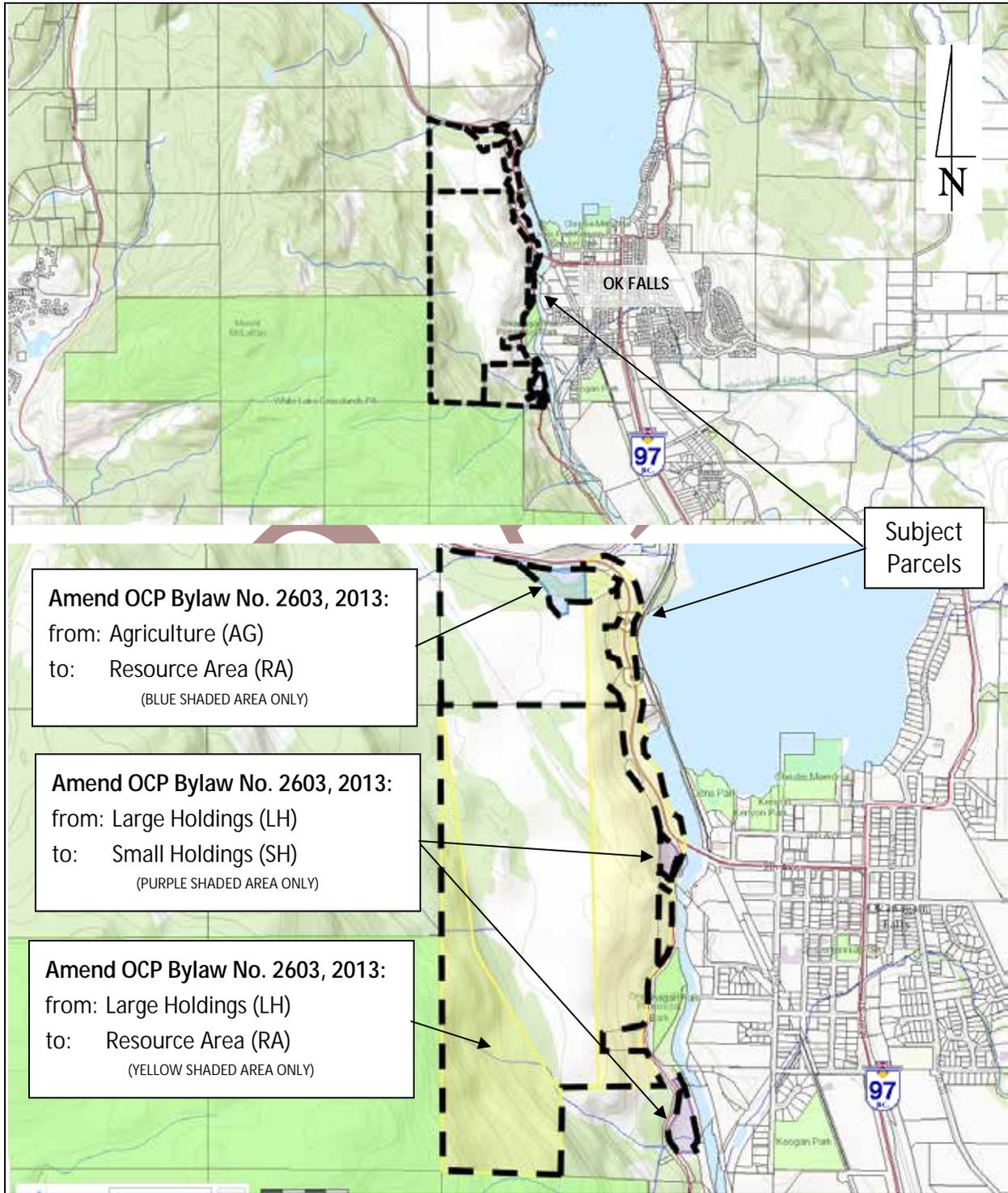
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.12, 2017

Project No: D2017.157-ZONE

Schedule 'M'



Amendment Bylaw No. 2603.12, 2017
(D2017.157-ZONE)

DRAFT VERSION – 2017-11-16

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Regional District of Okanagan-Similkameen

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

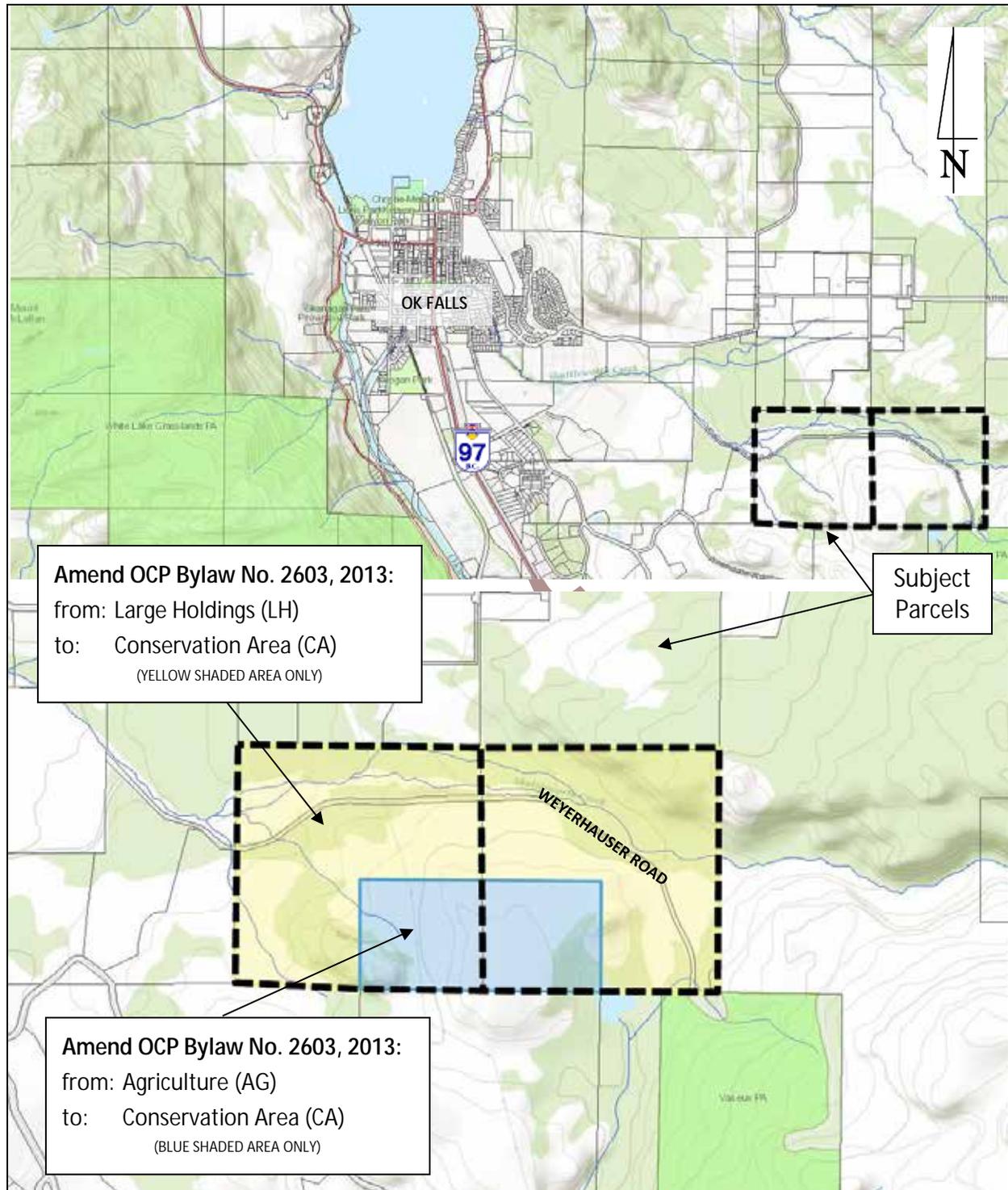
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.12, 2017

Project No: D2017.157-ZONE

Schedule 'O'



Amendment Bylaw No. 2603.12, 2017
(D2017.157-ZONE)

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Regional District of Okanagan-Similkameen

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

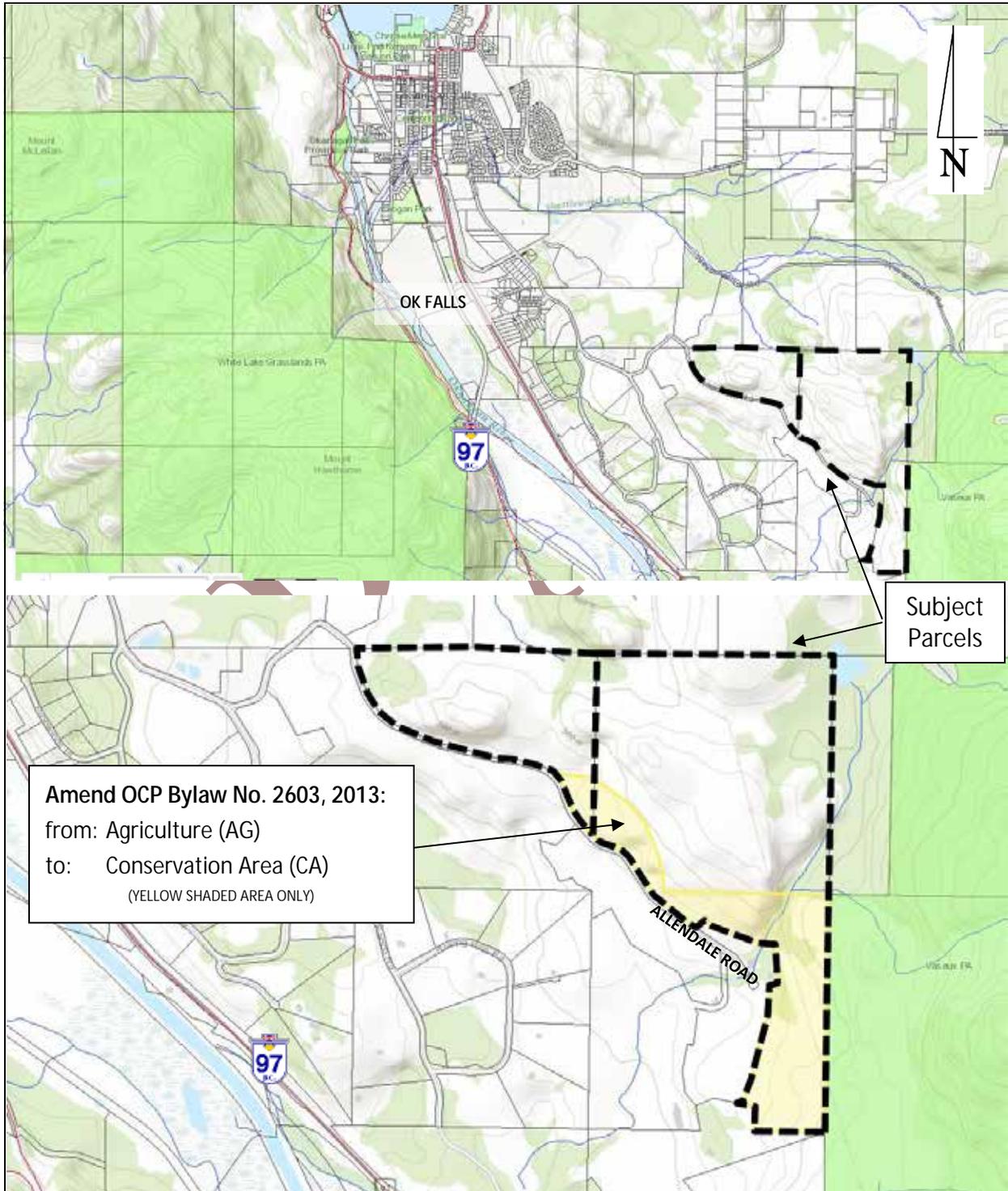
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.12, 2017

Project No: D2017.157-ZONE

Schedule 'P'



Amendment Bylaw No. 2603.12, 2017
(D2017.157-ZONE)

DRAFT VERSION – 2017-11-16

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Regional District of Okanagan-Similkameen

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

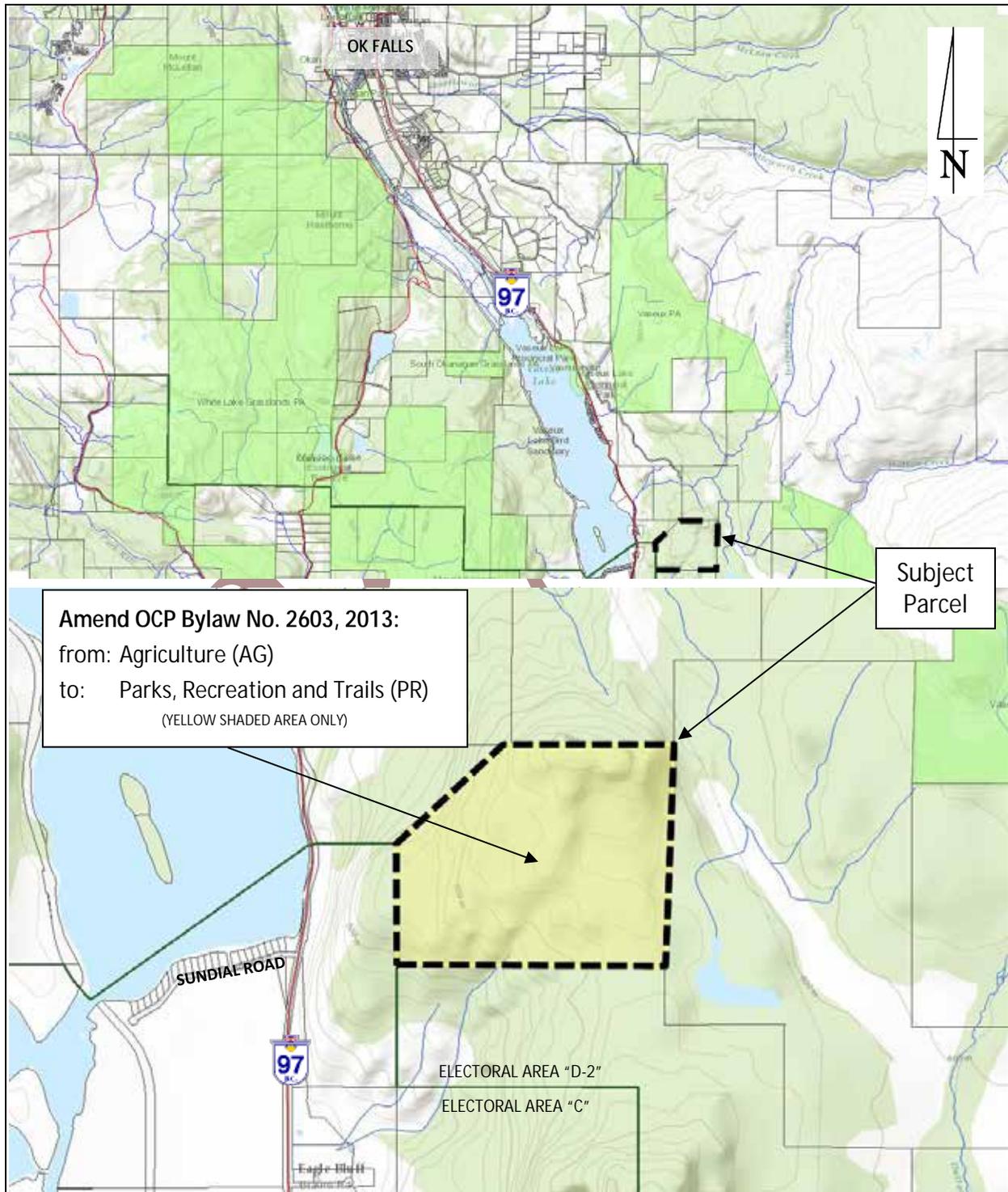
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.12, 2017

Project No: D2017.157-ZONE

Schedule 'Q'



Amendment Bylaw No. 2603.12, 2017

(D2017.157-ZONE)

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DRAFT VERSION – 2017-11-16



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BOARD of DIRECTORS MEETING

Thursday, November 16, 2017

2:45 p.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

THAT the Agenda for the RDOS Board Meeting of November 16, 2017 be adopted.

1. Consent Agenda – Corporate Issues

a. Corporate Services Committee – November 02, 2017 [Page 120]

THAT the Minutes of the November 02, 2017 Corporate Services Committee be received.

b. Community Services Committee – November 02, 2017 [Page 122]

THAT the Minutes of the November 02, 2017 Community Services Committee be received.

c. Environment and Infrastructure Committee – November 02, 2017 [Page 124]

THAT the Minutes of the November 02, 2017 Environment and Infrastructure Committee be received.

d. Planning and Development Committee – November 02, 2017 [Page 126]

THAT the Minutes of the November 02, 2017 Planning and Development Committee be received.

e. RDOS Regular Board Meeting – November 02, 2017 [Page 128]

THAT the minutes of the November 02, 2017 RDOS Regular Board meeting be adopted.

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)

THAT the Consent Agenda – Corporate Issues be adopted.

B. DELEGATIONS

1. Bob Daly – Chair, Okanagan Falls Irrigation District

Mr. Daly will address the Board to discuss support for a grant application to meter the parks and agricultural properties served by OFID through OBWB's "Water Conservation and Quality Improvement" grant program.

C. DEVELOPMENT SERVICES – Rural Land Use Matters

1. **Early Termination of a Land Use Contract – Electoral Area “C”** [Page 139]
 - a. Bylaw No. 2452.18, 2017 [Page 141]
 - b. Bylaw No. 2453.31, 2017 [Page 143]

To replace Land Use Contract No. LU-4-C-77 with an Administrative and Institutional (AI) Zone.

RECOMMENDATION 3 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2452.18, 2017, Electoral Area “C” Official Community Plan Amendment Bylaw and Bylaw No. 2453.31, 2017, Electoral Area “C” Zoning Amendment Bylaw be adopted.

2. **Zoning Bylaw Amendment – 8332 Gallagher Lake Frontage Road, Electoral Area “C”** [Page 147]
 - a. Bylaw No. 2453.32, 2017 [Page 150]
 - b. Public Hearing Report – November 7, 2017 [Page 153]
 - c. Responses Received [Page 155]

To allow for the development of indoor self storage up to 728.3 m² and formalize an existing duplex.

RECOMMENDATION 4 (Unweighted Corporate Vote – Simple Majority)

THAT the public hearing report be received.

RECOMMENDATION 5 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2453.32, 2017, Electoral Area “C” Zoning Amendment Bylaw be read a third time.

3. **Agricultural Land Commission Referral (Subdivision) – 388 Wrights Ranch Road, Electoral Area “H”** [Page 175]

To facilitate the subdivision of the subject property into three (3) new parcels.

RECOMMENDATION 6 (Unweighted Rural Vote – Simple Majority)

THAT the RDOS “not authorize” the application to undertake a three lot subdivision at 388 Wrights Ranch Road (District Lot 386, YDYD, Except Plan 29426) in Electoral Area “H” to proceed to the Agricultural Land Commission.

D. PUBLIC WORKS**1. Gas Tax Allocation to the Okanagan Falls Wetland Project [Page 181]**

This item is brought forward from the November 2, 2017 Environment and Infrastructure Committee meeting.

RECOMMENDATION 7 (Weighted Corporate Vote – Majority)

THAT the Regional District commit \$700,000 from the Electoral Area “D” Community Works Fund for the construction of a wetland adjacent to the Okanagan Falls Wastewater Treatment Plant.

2. Reallocation of Regionally Significant Project Funds [Page 184]

RECOMMENDATION 8 (Weighted Corporate Vote – Majority)

THAT the Board of Directors apply to UBCM to repurpose the Regionally Significant Project Gas Tax Funds allocated for the “Gallagher Lake Sewer” project to the Willowbrook Water System Upgrades and Sun Valley Water System Upgrades.

3. Okanagan Falls Irrigation District – Request for Support [Page 186]

a. OKID Letter - November 7, 2017 [Page 189]

RECOMMENDATION 9 (Unweighted Corporate Vote – Simple Majority)

THAT the Regional District of Okanagan Similkameen provide a letter of support for the Okanagan Falls Irrigation District (OFID) in their application to the Okanagan Basin Water Board (OBWB) for a grant to install water metres.

E. COMMUNITY SERVICES – Protective Services**1. UBCM – Strategic Wildfire Prevention Initiative Grant Applications [Page 191]**

RECOMMENDATION 10 (Unweighted Corporate Vote – Simple Majority)

THAT the Board of Directors support the applications for funding for the Penticton and Ellis Creek Wildland Urban Interface Fuel Management Prescriptions and; The Ellis Creek Thinning and Prescribed Burn Treatment Project and; The Arawana Prescribed Burn Treatment Project.

F. LEGISLATIVE SERVICES

1. Select Committees and External Agency Appointments [Page 193]

RECOMMENDATION 11 (Unweighted Corporate Vote – Simple Majority)

THAT the Board of Directors approve the Chair’s recommendations for select committee and external agency appointments as contained within the November 16, 2017 report from the Chief Administrative Officer.

2. Parks and Recreation Commission Appointments [Page 196]

As outlined in RDOS Parks and Recreation Commission Bylaw No. 2732, 2016, advertisements were placed in local news publications seeking new membership for all Commissions. The Electoral Area Directors have reviewed all new applications and expiring members wishing to let their name stand, and are recommending the following members for Board appointment to the various commissions.

RECOMMENDATION 12 (Unweighted Corporate Vote – Simple Majority)

THAT the Board of Directors appoint the following members to the subsequent Commissions

Area “B” - Kobau Park	Area “D” - Okanagan Falls	Area “D” - Kaleden	Area “E” - Naramata	Area “F” - West Bench	Similkameen Recreation
Marie Marven	Ron Obriek	Doug King	Jeff Gagnon	Heather Allan	Charlene Cowling
Deanna Gibbs	Brian Jackson	Neal Dockendorf	Dennis Smith	Warren Everton	Marie Marven
Bob McAtamney		Gail Jeffery	Richard Roskell		Marnie Todd
		Jennifer Charlish	Jacqueline Duncan		Jennifer Roe

G. CAO REPORTS

1. Verbal Update

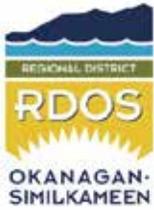
H. OTHER BUSINESS

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 the Regional District Board

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Corporate Services Committee

Thursday, November 02, 2017

10:30 a.m.

Minutes

MEMBERS PRESENT:

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

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

MEMBERS ABSENT:

Director T. Siddon, Electoral Area "D"

STAFF PRESENT:

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

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and SECONDED

THAT the Agenda for the Corporate Services Committee Meeting of November 02, 2017 be adopted. - **CARRIED**

B. TRANSFORMING THE ORGANIZATION

CAO Newell presented a PowerPoint presentation on characteristics of high performing organization. The Committee then completed the Organization Culture and Climate survey. Results of the survey will be discussed at a future meeting.

C. BOARD OF DIRECTORS SELF-ASSESSMENT

Due to time constraints, this item was deferred to the next Corporate Services Committee meeting.

D. ADJOURNMENT

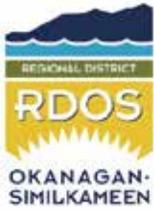
By consensus, the meeting adjourned at 11:35 a.m.

APPROVED:

CERTIFIED CORRECT:

K. Kozakevich
RDOS Committee Chair

B. Newell
Corporate Officer



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

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Community Services Committee

Thursday, November 02, 2017

9:45 a.m.

Minutes

MEMBERS PRESENT:

Chair R. Hovanes, Town of Oliver

Vice Chair M. Bauer, Village of Keremeos

Director F. Armitage, Town of Princeton

Director T. Boot, District of Summerland

Director M. Brydon, Electoral Area "F"

Director G. Bush, Electoral Area "B"

Director E. Christensen, Electoral Area "G"

Director B. Coyne, Electoral Area "H"

Director A. Jakubeit, City of Penticton

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. Schafer, Electoral Area "C"

Director J. Sentes, City of Penticton

Director T. Styffe, Alt. Electoral Area "D"

Director P. Waterman, District of Summerland

MEMBERS ABSENT:

Director T. Siddon, Electoral Area "D"

STAFF PRESENT:

B. Newell, Chief Administrative Officer

M. Woods, Manager of Community Services

C. Malden, Manager of Legislative Services

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and SECONDED

THAT the Agenda for the Community Services Committee Meeting of November 02, 2017 be adopted. - **CARRIED**

B. DELEGATION

Kwantlen Polytechnic University's Institute for Sustainable Food Systems

1. Kristi Tatebe - Planning Research Associate
2. Kent Mullinix – Director, Sustainable Agriculture and Food Security (via phone due to inclement weather)

Ms. Tatebe and Dr. Mullinix addressed the Board regarding a proposed Okanagan Bioregion Food System Study project that quantifies the economic, ecological, and food security implications of a bioregional food system for the Okanagan region, and makes policy recommendations.

[Presentation](#)

B. ADJOURNMENT

By consensus, the Community Services Committee meeting of November 2, 2017 adjourned at 10:30 a.m.

APPROVED:

CERTIFIED CORRECT:

R. Hovanes
Community Services Committee Chair

B. Newell
Chief Administrative Officer



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

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Environment and Infrastructure Committee

Thursday, November 02, 2017

11:35 a.m.

Minutes

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Chair T. Siddon, Electoral Area "D"

STAFF PRESENT:

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

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and SECONDED

THAT the Agenda for the Environment and Infrastructure Committee Meeting of November 02, 2017 be adopted. - **CARRIED**

B. RDOS DROUGHT AND FLOOD RISK MANAGEMENT AND MITIGATION – GAP ANALYSIS –

Associated Environmental Consultants Inc.

1. Drew Lejbak, Hydrologist

Mr. Lejbak addressed the Board to discuss identified gaps and potential risks pertaining to drought and flood events in the region.

[Draft report](#)

C. GAS TAX ALLOCATION TO THE OKANAGAN FALLS WETLAND PROJECT

To secure 100% of the funding required to complete the Okanagan Falls Wetlands Enhancement project and utilize the Regionally Significant Project Funds.

RECOMMENDATION 2**It was MOVED and SECONDED**

THAT the Regional District commit \$700,000 from the Electoral Area "D" Community Works Fund for the construction of a wetland adjacent to the Okanagan Falls Wastewater Treatment Plant. - **CARRIED**

D. ADJOURNMENT

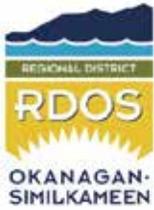
By consensus, the Environment and Infrastructure Committee meeting of November 2, 2017 adjourned at 12:38 p.m.

APPROVED:

CERTIFIED CORRECT:

M. Pendergraft
Environment and Infrastructure Committee Vice Chair

B. Newell
Chief Administrative Officer



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REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Planning and Development Committee

Thursday, November 02, 2017

9:05 a.m.

Minutes

MEMBERS PRESENT:

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

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

MEMBERS ABSENT:

Director T. Siddon, Electoral Area "D"

STAFF PRESENT:

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

B. Dollevoet, Manager of Development Services
C. Garrish, Planning Supervisor

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and SECONDED

THAT the Agenda for the Planning and Development Committee Meeting of November 02, 2017 be adopted. - **CARRIED**

B. LAKE AND FORESHORE LAND USE REGULATIONS IN ELECTORAL AREA "A" – For Information Only

The Regional District has received a request from a resident of Electoral Area "A" to give consideration to the implementation of zoning regulations governing the development of docks as a Strategic Project for 2018.

C. RETAINING WALLS AND BUILDING HEIGHT REVIEW – For Information Only

This report was prepared in support of a presentation to be made to the Planning and Development (P&D) Committee that provided a recap of Amendment Bylaw No. 2773, 2017.

It included a review of comments received as part of the consultation process and proposed changes to the bylaw since it was last considered by the Committee on May 4, 2017. (NOTE: consideration of 1st reading of the amendment bylaw is scheduled for the Regular Board meeting on November 2, 2017)

D. ADJOURNMENT

By consensus, the Planning and Development Committee meeting of November 2, 2017 adjourned at 9:40 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 the Regional District Board

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN BOARD of DIRECTORS MEETING

Minutes of the Inaugural Board Meeting of the Regional District of Okanagan-Similkameen (RDOS) Board of Directors held at 1:15 p.m. Thursday, November 2, 2017 in the Boardroom, 101 Martin Street, Penticton, British Columbia.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Director T. Siddon, Electoral Area "D"

STAFF PRESENT:

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

A. CALL TO ORDER

2017 Board Chair Kozakevich called the meeting to order and advised of the order of business.

B. RDOS CHAIR 2017 ANNUAL YEAR-END REPORT

Director Kozakevich, RDOS Chair for 2017, presented the Chair's Annual Report.

C. ELECTION OF 2018 BOARD CHAIR AND VICE CHAIR

1. Chairperson Election Process

It was MOVED and SECONDED

THAT Christy Malden and Gillian Cramm be appointed scrutineers. - CARRIED

BOARD CHAIR

CAO Newell called for nominations for the position of RDOS Board Chair.

Nomination: Director Armitage nominated Director Kozakevich

CAO Newell called two more times for nominations. No further nominations were put forward.

By consensus, the nominations for Board Chair were closed. CAO Newell declared Director Kozakevich was elected by acclamation as RDOS Chair for the ensuing year.

BOARD VICE CHAIR

CAO Newell called for nominations for the position of RDOS Board Vice Chair.

Nomination: Director Bush nominated Director Bauer.

Nomination: Director Martin nominated Director Jakubeit.

CAO Newell called two more times for nominations. No further nominations were put forward.

By consensus, the nominations for Board Vice Chair were closed.

Nominees were given an opportunity to provide a brief speech.

CAO Newell announced the results of the secret ballot was a tie vote. As the result, the position of Vice Chair was determined by the toss of a coin. CAO Newell declared Director Bauer elected RDOS Vice Chair for the ensuing year.

It was MOVED and SECONDED

THAT the Board of Directors direct the scrutineers to destroy the ballots. - **CARRIED**

D. APPROVAL OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

IT WAS MOVED AND SECONDED

THAT the [Agenda](#) for the RDOS Board Meeting of November 02, 2017 be adopted.

CARRIED

E. CONSENT AGENDA**1. Consent Agenda – Corporate Issues****a. Corporate Services Committee – October 19, 2017**

THAT the Minutes of the October 19, 2017 Corporate Services Committee be received.

b. Community Services Committee – October 19, 2017

THAT the Minutes of the October 19, 2017 Community Services Committee be received.

THAT the Committee recommend the Board of Directors support the nomination of See Ya Later Ranch Barn for inclusion on the RDOS Community Heritage Register.

c. Environment and Infrastructure Committee – October 19, 2017

THAT the Minutes of the October 19, 2017 Environment and Infrastructure Committee be received.

THAT the Regional District of Okanagan-Similkameen submit a request to the BC Minister of Environment for a major amendment to the Regional Solid Waste Management Plan regarding the location and capital costs of the Apex Mountain Waste Transfer Station:

§ That the SWMP be amended to show the exact address of the facility will be at 220 Strayhorse Rd, Apex Mountain;

§ That the SWMP be amended to show estimated capital costs for design, tendering and construction of the Apex Mountain Waste Transfer Station has been estimated at \$592,790;

§ That these facts have been presented to affected residents through significant public consultation process.

THAT for the Apex Mountain Waste Transfer Station the Regional District of Okanagan-Similkameen recover capital costs from taxation and operational costs as a fee for service.

d. Planning and Development Committee – October 19, 2017

THAT the Minutes of the October 19, 2017 Planning and Development Committee be received.

e. Protective Services Committee – October 19, 2017

THAT the Minutes of the October 19, 2017 Protective Services Committee be received.

f. RDOS Regular Board Meeting – October 19, 2017

THAT the minutes of the October 19, 2017 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 – 178 Juniper Avenue, Kaleden, Electoral Area “D”
 - i. Permit No. D2017.135-DVP

To formalize the construction of a concrete-block retaining wall.

THAT the Board of Directors approve Development Variance Permit No. D2017.135–DVP.

- b. Development Variance Permit Application – 2710 Noyes Road, Naramata, Electoral Area “E”
 - i. Permit No. E2017.143-DVP

To allow for an accessory structure (shed) to be sited within an interior side yard setback.

THAT the Board of Directors approve Development Variance Permit No. E2017.143–DVP.

RECOMMENDATION 3 (Unweighted Rural Vote – Simple Majority)**IT WAS MOVED AND SECONDED**THAT the Consent Agenda – Development Services be adopted. - **CARRIED**

F. DEVELOPMENT SERVICES – Building Inspection**1. Building Bylaw Infraction, 590 Sovereign Road, Okanagan Falls, Electoral Area “D”**

The Chair enquired whether the property owner was present to speak to the application; however, no one was present.

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

THAT a Section 302 Notice on Title, pursuant to Section 302 of the Local Government Act and Section 57 of the Community Charter (made applicable to Regional Districts by Section 302 of the LGA), be filed against the title of lands described as Lot 9 Shown on Plan B16861, District Lot 697S, SDYD, District Plan 1434, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2333; and

THAT injunctive action be commenced.

CARRIED

G. DEVELOPMENT SERVICES – Rural Land Use Matters**1. Early Termination of Land Use Contract – 8127 River Road, Oliver, Electoral Area “C”**

- a. Bylaw No. 2452.18, 2017
- b. Bylaw No. 2453.31, 2017
- c. Responses Received

The public hearing for this item was been held Thursday, November 02, 2017 at 9:00 a.m. in the RDOS Board Room located at 101 Martin Street, Penticton.

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

THAT Bylaw No. 2452.18, 2017, Electoral Area “C” Official Community Plan Amendment Bylaw and Bylaw No. 2453.31, 2017, Electoral Area “C” Zoning Amendment Bylaw be read a third time. - **CARRIED**

2. Agricultural Land Commission Referral (Subdivision) – 8856 Highway 97, Oliver, Electoral Area “C”

To facilitate the subdivision of the subject property into two (2) new parcels of approximately 11.725 ha (Lot 1) and 13.655 ha (Lot 2).

RECOMMENDATION 6 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Board of Directors “authorize” the application to undertake a two lot subdivision at 8856 Highway 97 in Electoral Area “C” to proceed to the Agricultural Land Commission. - **CARRIED**

Opposed: Directors Brydon, Christensen

3. Review and Update of the Electoral Area “G” Zoning Bylaw
 - a. Bylaw No. 2781, 2017 - Schedule “1” Electoral Area “G” Zoning Text
 - b. Bylaw No. 2781, 2017 - Schedule “2” Electoral Area “G” Zoning Map
 - c. Bylaw No. 2781, 2017 - Schedule “3” Similkameen River Provincial Floodplain Maps
 - d. Responses Received

Administration is proposing that the Regional District Board initiate an update of the Electoral Area “G” Zoning Bylaw, as it has not been the subject of such a review since its adoption in 1977.

The impetus for this review has arisen from a recent rezoning to allow for an “accessory dwelling” on a property which highlighted the out-of-date nature of the bylaw. The intent of the proposed new Electoral Area “G” Zoning Bylaw No. 2781 is to modernize the bylaw, but still keep the same regulations and use restrictions provided in the current bylaw.

The current bylaw only applies to 41 parcels, and the replacement Electoral Area “G” Zoning Bylaw will apply to these same parcels (i.e. no new parcels are being zoned as part of this process).

RECOMMENDATION 7 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT Regional District of Okanagan-Similkameen, Electoral Area “G” Zoning Bylaw No. 2781, 2017, 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 December 7, 2017;

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

It was MOVED and SECONDED

THAT the motion be amended to include “as amended to reflect that Section 10.1.4(c) of the Draft Electoral Area “G” Zoning Bylaw No. 2781 be amended by removing the reference to “on parcels classified as ‘farm’ under the *Assessment Act*,” after “be read a first and second time.” - **CARRIED**

QUESTION ON THE MAIN MOTION AS AMENDED

THAT Regional District of Okanagan-Similkameen, Electoral Area “G” Zoning Bylaw No. 2781, 2017, be read a first and second time as amended to reflect that Section 10.1.4(c) of the Draft Electoral Area “G” Zoning Bylaw No. 2781 be amended by removing the reference to “on parcels classified as ‘farm’ under the *Assessment Act* and proceed to a public hearing; and

THAT the holding of a public hearing be scheduled for the Regional District Board meeting of December 7, 2017; and

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

CARRIED

-
4. Zoning Bylaw Amendments – Retaining Walls and Building Height Review, Electoral Areas “A”, “C”, “D”, “E”, “F”, & “H”
- a. Bylaw No. 2773, 2017
 - b. Responses Received

The purpose of Amendment Bylaw No. 2773 is generally to address consistency issues currently existing within the various Electoral Area zoning bylaws as they relate to the calculation of height and regulation of retaining walls, but to also address:

- new definitions related to “height” “retaining wall”, “structure”, “parcel”, “parcel coverage”, “parcel area, useable” and “panhandle”;
- updated general regulations pertaining to Projections and Fence Heights and new regulations pertaining to Retaining Walls;
- a re-ordering of bylaw sections related to “Administration”, “Basic Provisions”, “Creation of Zones” and “Subdivision Regulations” in order to improve and clarify the intent of these sections across Electoral Areas.

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

THAT Bylaw No. 2773, 2017, Regional District of Okanagan-Similkameen Retaining Wall and Building Height Update 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 December 7, 2017; and,

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

CARRIED

5. Official Community Plan (OCP) & Zoning Bylaw Amendments – Dominion Radio Astrophysical Observatory (DRAO), Electoral Areas “C” & “D-1”
 - a. Bylaw No. 2777, 2017
 - b. Oliver Rural Official Community Plan Bylaw No. 2452, 2008 – Schedule “F” Dominion Radio Astrophysical Observatory (DRAO) – Radio Frequency Interference (RFI) Area
 - c. Oliver Rural Official Community Plan Bylaw No. 2452, 2008 – Schedule “3” Dominion Radio Astrophysical Observatory (DRAO) – Radio Frequency Interference (RFI) Area
 - d. Electoral Area “D” Zoning Bylaw No. 2457, 2008 – Schedule “3” Dominion Radio Astrophysical Observatory (DRAO) – Radio Frequency Interference (RFI) Area
 - e. Responses Received

Amendment Bylaw No. 2777 seeks to amend the Electoral Area “C” Official Community Plan and Zoning Bylaws and Electoral Area “D-1” Zoning Bylaw as they relate to the Dominion Radio Astrophysical Observatory (DRAO) in order to ensure consistency of objectives, policies, regulations and mapping across those Electoral Areas to which DRAO’s Radio Frequency Interference (RFI) Area applies.

RECOMMENDATION 9 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2777, 2017, Regional District of Okanagan-Similkameen Dominion Radio Astrophysical Observatory Official Community Plan and 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 November 2, 2017, 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. 2777, 2017, in conjunction with its Financial and applicable Waste Management Plans; and

THAT the holding of a public hearing be scheduled for the Regional District Board meeting of December 7, 2017; and

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

CARRIED

H. FINANCE

1. Electoral Area "H" Community Facilities Capital Reserve Fund Expenditure
 - a. Bylaw No. 2786, 2017

RECOMMENDATION 10 (Weighted Corporate Vote – 2/3 Majority)**It was MOVED and SECONDED**

THAT Bylaw No. 2786, 2017, being a bylaw of the Regional District of Okanagan Similkameen to authorize an expenditure of \$78,496.00 from the Electoral Area "H" Community Facilities Capital Reserve Fund Expenditure Bylaw, be read a first, second and third time and be adopted. - **CARRIED**

I. LEGISLATIVE SERVICES

1. 2018 RDOS Schedule of Meetings

RECOMMENDATION 11 (Unweighted Corporate Vote – Simple Majority)**It was MOVED and SECONDED**

THAT the 2018 Regional District of Okanagan-Similkameen Board and Committee Schedule of Meetings, as provided in the November 2, 2017 report from the Chief Administrative Officer, be approved. - **CARRIED**

2. 2018 Advisory Planning Commission Schedule of Meetings

RECOMMENDATION 12 (Unweighted Corporate Vote – Simple Majority)**It was MOVED and SECONDED**

THAT the Board of Directors accept the 2018 APC Meeting Schedule for the Electoral Area Advisory Planning Commissions. - **CARRIED**

3. 2018 Regional District Signing Authority

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

THAT the Board of Directors appoint the following Directors as signing officers for the Regional District of Okanagan-Similkameen for the 2018 year:

RDOS Board Chair Kozakevich
RDOS Board Vice Chair Bauer

CARRIED

4. Committee Chairs
 - a. Board Policy – Terms of Reference-Select Committees
-

5. External Agency Appointments
-

6. Sterile Insect Release Board – Nomination of Industry Representative
 - a. SIR Nomination Letter

To obtain support from the Board of Directors for the BC Fruit Growers' Association (BCFGA) nomination to the SIR Board.

RECOMMENDATION 14 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Board of Directors confirm the nomination of Walter Makepeace as the Zone 1 representative to the Sterile Insect Release (SIR) Board. - **CARRIED**

7. Province of BC – Population for Regional District of Okanagan-Similkameen
-

8. Sun Valley Water Service Conversion and Continuation Bylaw
 - a. Bylaw No. 2764, 2017

RECOMMENDATION 15 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2764, 2017 Regional District of Okanagan-Similkameen Sun Valley Water Service Conversion and Continuation Bylaw be adopted. - **CARRIED**

J. CAO REPORTS

1. Verbal Update
-

K. OTHER BUSINESS

1. Chair's Report
-

2. Directors Motions
-

3. Board Members Verbal Update
-

L. ADJOURNMENT

By consensus, the meeting adjourned at 2:30 p.m.

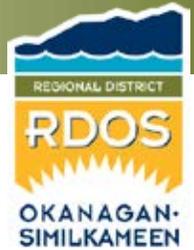
APPROVED:

CERTIFIED CORRECT:

K. Kozakevich
RDOS Board Chair

B. Newell
Corporate Officer

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: November 16, 2017
RE: Early Termination of a Land Use Contract – Electoral Area “C”

Administrative Recommendation:

THAT Bylaw No. 2452.18, 2017, Electoral Area “C” Official Community Plan Amendment Bylaw and Bylaw No. 2453.31, 2017, Electoral Area “C” Zoning Amendment Bylaw be adopted.

Purpose: To replace Land Use Contract No. LU-4-C-77 with an Administrative and Institutional (AI) Zone.

Owners: Living Way Christian Centre Agent: Not applicable Folio: C-05192.020

Civic: 8127 River Road Legal: Lot 2, Plan KAP35036, District Lot 2450S, SDYD

OCP: Small Holdings (SH) Proposed OCP: Administrative, Cultural and Institutional (AI)

Zone: (Land Use Contract) Proposed Zoning: Administrative and Institutional Site Specific (AIs)

Proposed Development:

The Regional District is undertaking an early termination of Land Use Contract No. LU-4-C-77 (being Bylaw No. 393) from the the property at 8127 River Road (being Lot 2, Plan KAP35036, District Lot 2450S, SDYD) and replacing it with the following land use designations:

- Administrative, Cultural and Institutional (AI) designation under the Electoral Area “C” Official Community Plan Bylaw No. 2452, 2008; and
- Administrative and Institutional Site Specific (AIs) Zone under the Electoral Area “C” Zoning Bylaw No. 2453, 2008.

Background:

At its meeting of September 19, 2017, the Electoral Area “C” Advisory Planning Commission (APC) was scheduled to consider the proposed amendments but failed to achieve a quorum.

A Public Information Meeting was held ahead of the APC meeting on September 19, 2017, and was attended by approximately 22 members of the public (8 of whom were attending for this proposal, and the remaining 14 for a separate rezoning application).

At its meeting of October 5, 2017, the Regional District Board resolved to approve first and second reading of the amendment bylaws and directed that a public hearing occur at the Board meeting of November 2, 2017.

A Public Hearing was held on November 2, 2017, and was attended by one (1) member of the public, and this was followed by approval of third reading by the Board at its meeting of that same date.

Approval from the Ministry of Transportation and Infrastructure (MoTI) due to the amendment applying to land within 800 metres of a controlled area, was obtained on November 7, 2017.

Alternative:

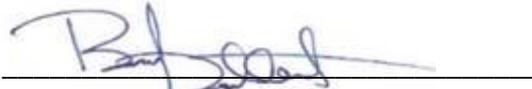
THAT the Board of Directors rescind first, second and third reading of Amendment Bylaw Nos. 2452.18 & 2453.31, 2017, and abandon the bylaws.

Respectfully submitted:



C. Garrish, Planning Supervisor

Endorsed by:



B. Dollevoet, Development Services Manager

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

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2452.18, 2017

**A Bylaw to amend the Electoral Area "C"
Official Community Plan Bylaw No. 2452, 2008**

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

1. This Bylaw may be cited for all purposes as the "Electoral Area "C" Oliver Rural Official Community Plan Amendment Bylaw No. 2452.18, 2017."
2. The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "C" Official Community Plan Bylaw No. 2452, 2008, is amended by changing land use designation on the land described as Lot 2, Plan KAP35036, District Lot 2450S, SDYD, and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Small Holdings (SH) to Administrative, Cultural and Institutional (AI).

READ A FIRST AND SECOND TIME this 5th day of October, 2017.

PUBLIC HEARING held on this 2nd day of November, 2017.

READ A THIRD TIME this 2nd day of November, 2017.

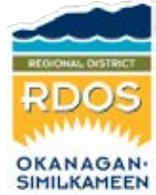
ADOPTED this this ____ day of _____, 2017.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

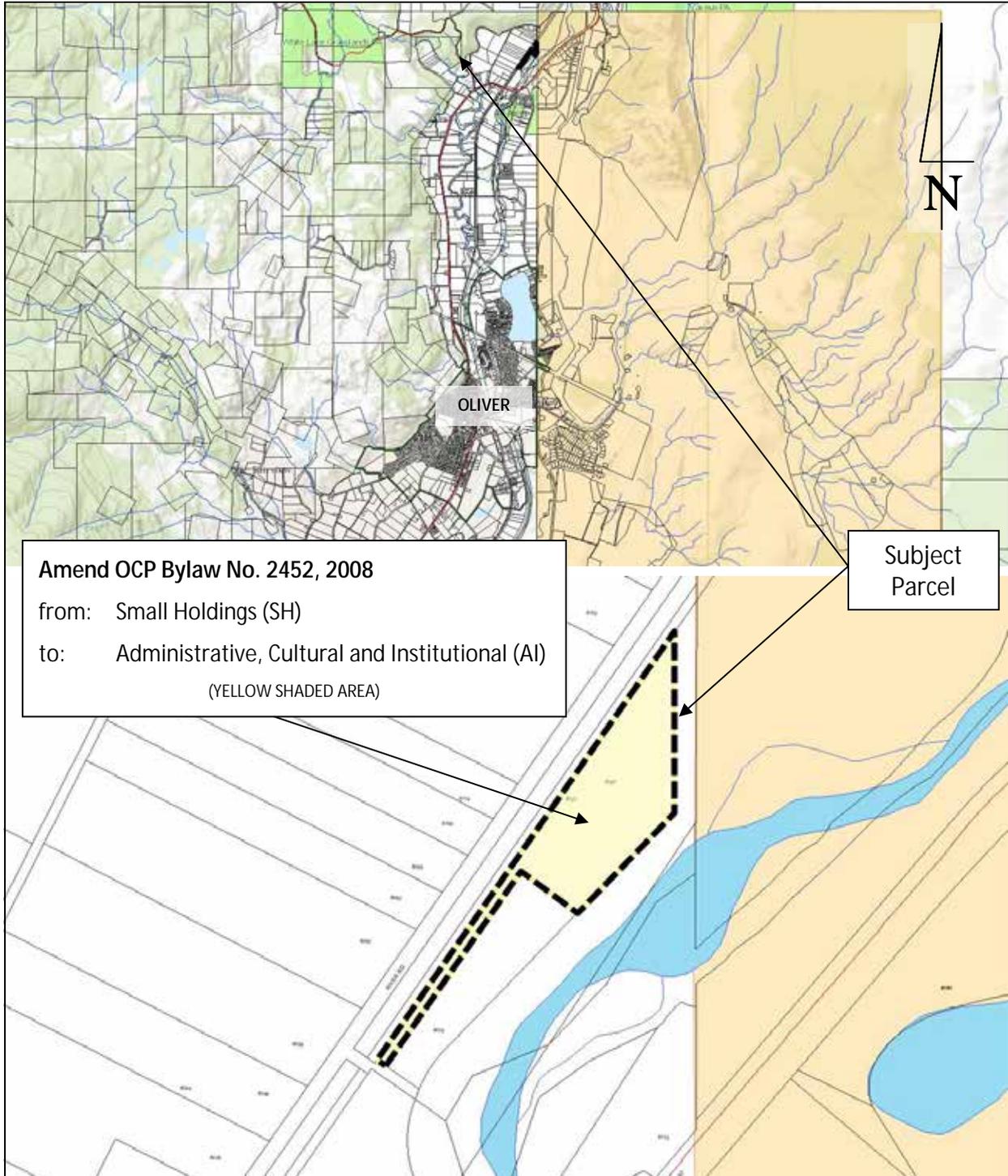
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2452.18, 2017

File No. C2017.095-ZONE

Schedule 'A'



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2453.31, 2017

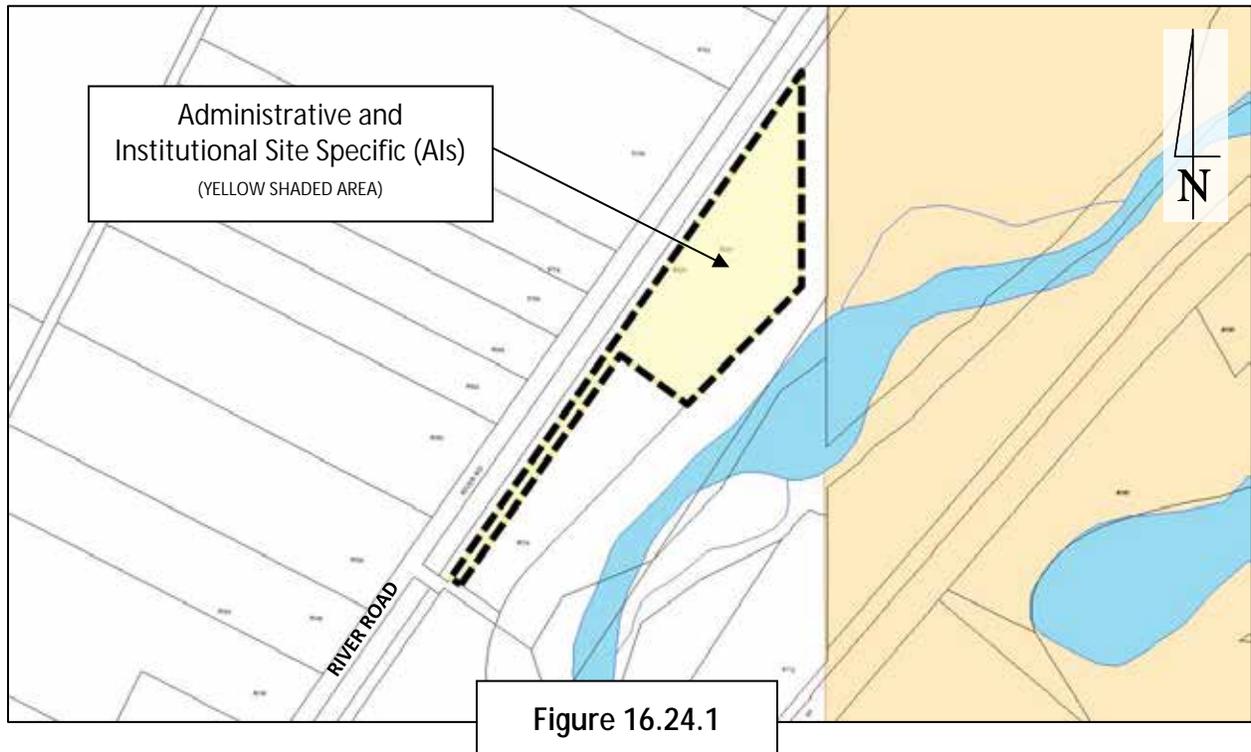
**A Bylaw to terminate Land Use Contract No. LU-4-C-77 and
to amend the Electoral Area "C" Zoning Bylaw No. 2453, 2008**

WHEREAS pursuant to s. 548 of the *Local Government Act*, a local government may, by bylaw, terminate a land use contract that applies to land within the jurisdiction of the local government;

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" Antioch Bible Fellowship Land Use Contract LU-4-C-77 Termination and Zoning Amendment Bylaw No. 2453.31, 2017."
2. The Land Use Contract No. LU-4-C-77, registered in the Kamloops Land Title Office under charge number N43718 against title to the land described as Lot 2, Plan KAP35036, District Lot 2450S, SDYD, and shown shaded yellow on the attached Schedule 'A' (which forms part of this Bylaw), is terminated.
3. The land described as Lot 2, Plan KAP35036, District Lot 2450S, SDYD, and shown shaded yellow on the attached Schedule 'A' (which forms part of this Bylaw) is zoned Administrative and Institutional Site Specific (AIs) in Regional District Okanagan-Similkameen, Electoral Area "C" Zoning Bylaw No. 2453, 2008 and the Zoning Map, being Schedule '2' of the Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended accordingly.
4. The Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by:
 - i) amending section following 16.24.1 under Section 16.42 (Site Specific Administrative and Institutional (AI) Provisions) with the following:
 - .1 in the case of land described as Lot 2, Plan KAP35036, District Lot 2450S, SDYD, and shown shaded yellow on Figure 16.24.1:
 - a) the following principal uses and no others shall be permitted on the land:

- i) churches;
 - ii) educational facility for a maximum of 65 students; and
 - iii) single detached dwelling.
- b) the following accessory uses and no others shall be permitted on the land:
- i) agriculture, subject to Section 7.23;
 - ii) home occupations, subject to Section 7.17; and
 - iii) accessory buildings and structures, subject to Section 7.13.
- c) despite Section 15.1.3, the minimum parcel size shall be 2.0 ha.
- d) the maximum number of dwellings permitted per parcel shall be one (1) principal dwelling unit.
- e) despite Section 9.6 (Off-Street Parking and Loading), 40 off-street parking stall shall be provided on the site for a church use.



5. This Bylaw shall come into force on the day that is one year and one day after the date this Bylaw is adopted.

READ A FIRST AND SECOND TIME this 5th day of October, 2017.

PUBLIC HEARING held on this 2nd day of November, 2017.

READ A THIRD TIME 2nd day of November, 2017.

Approved pursuant to section 52(3)(a) of the *Transportation Act* this 7th day of November, 2017.

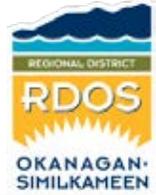
ADOPTED this _____ day of _____, 2017.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

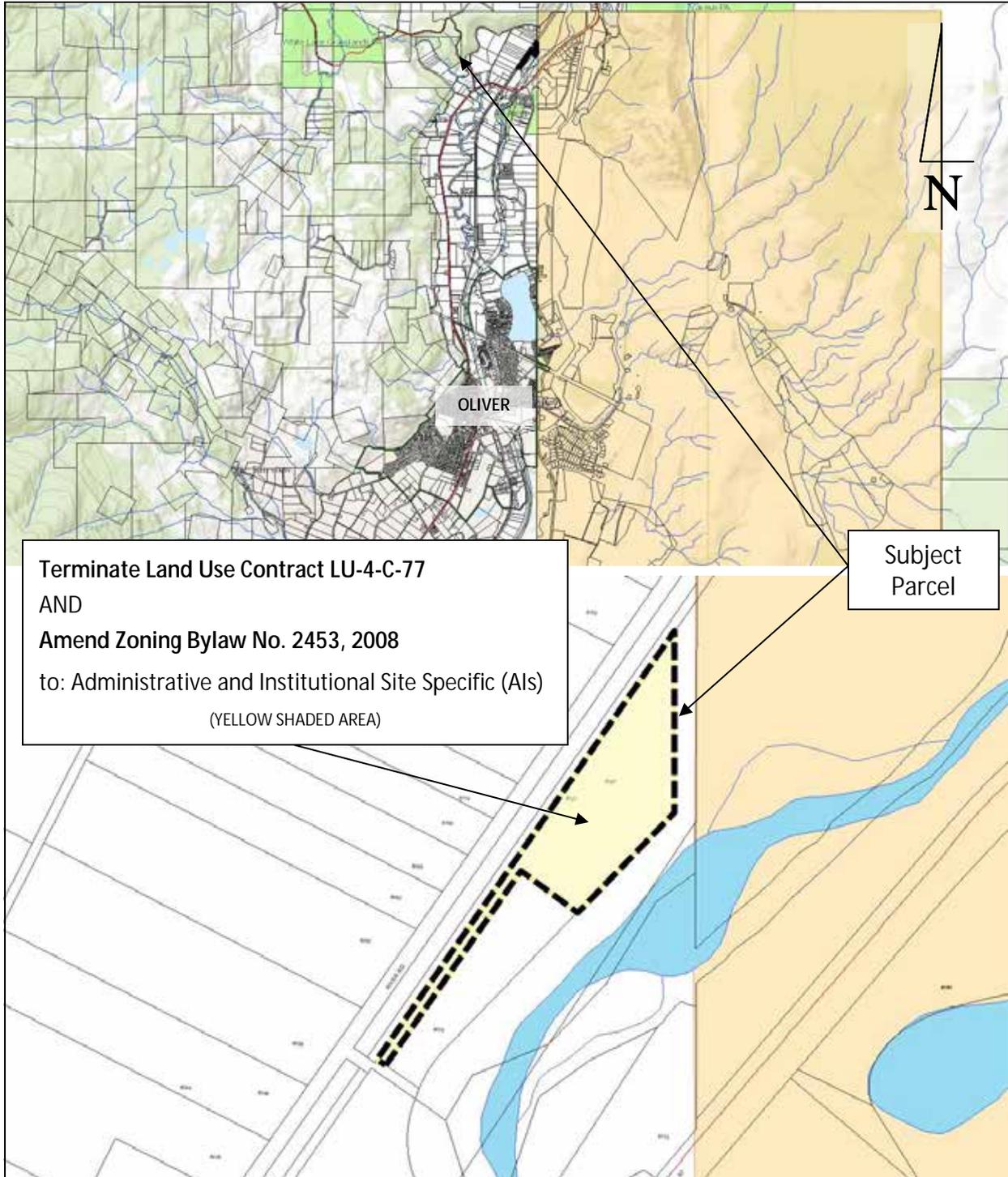
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2453.31, 2017

File No. C2017.095-ZONE

Schedule 'A'



At its meeting of October 5, 2017, the Regional District Board resolved to approve first and second reading of the amendment bylaw.

A public hearing was held on November 7, 2017, at which five (5) members of the public were present.

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

The applicant has petitioned the RDOS to be within the service area of community water and sewer.

Approval from the Ministry of Transportation and Infrastructure (MoTI) is required as the proposal is situated within 800 metres of a controlled area (i.e. Highway 97).

Analysis:

In considering this proposal, Administration notes that the current Electoral Area "C" Official Community Plan (OCP) recognizes that the subject property is designated as Commercial and therefore sets the preferred direction allowing commercial development to occur.

The change from the current CT1 zone which is a Tourist Commercial zone to a C1, General Commercial, would impact the immediate neighbourhood only in terms of potential uses. The CT1 zone permits such uses as motel, resorts, retail and eating and drinking establishments; whereas, the C1 Zone also allows for a number of retail types and uses as well as an eating and drinking establishment but also a number of other commercial such as car wash and service stations.

The RGS directs limited development to the Rural Growth Areas, including commercial and residential. Given the subject property will have community water and sewer, permitting a duplex on the property would be supported.

In summary, 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 and second reading of Amendment Bylaw No. 2453.32, 2017, and abandon the bylaw.

Respectfully submitted:

Endorsed by:

Endorsed by:

ERiechert

CG

B. Dollevoet

E. Riechert, Planner

C. Garrish, Planning Supervisor

B. Dollevoet, Dev. Services Manager

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

Attachment No. 1 – Site Photo (Google Streetview)



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2453.32, 2017

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. 2453.32, 2017."
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 5, Plan 11959, District Lot 28s, SDYD, and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Tourist Commercial One (CT1) to General Commercial Site Specific (C1s).
3. The "Electoral Area "C" Zoning Bylaw No. 2453, 2008" is amended by:
 - i) replacing Section 16.15.2 under "Site Specific General Commercial (C1s) Provisions" with the following:
 1. In the case of land described as Lot 5, Plan 11959, District Lot 28s, SDYD, and shown shaded yellow on Figure 16.15.2:
 - a) despite Section 13.1.1(f), the maximum gross floor area of an indoor commercial warehousing use shall not exceed 728.3 m²; and
 - b) despite Section 13.1.5(m), one duplex residential unit with a total floor area of no more than 230 m² is permitted.



Figure 16.15.2

READ A FIRST AND SECOND TIME this 5th day of October, 2017.

PUBLIC HEARING held on this 7th day of November, 2017.

READ A THIRD TIME this ____ day of _____, 2017.

I hereby certify the foregoing to be a true and correct copy of the "Electoral Area "C" Zoning Amendment Bylaw No. 2453.32, 2017" as read a Third time by the Regional Board on this ____ day of ____, 2017.

Dated at Penticton, BC this ____ day of _____, 2017.

Chief Administrative Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ____ day of _____, 2017.

AND ADOPTED this ____ day of _____, 2017.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

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

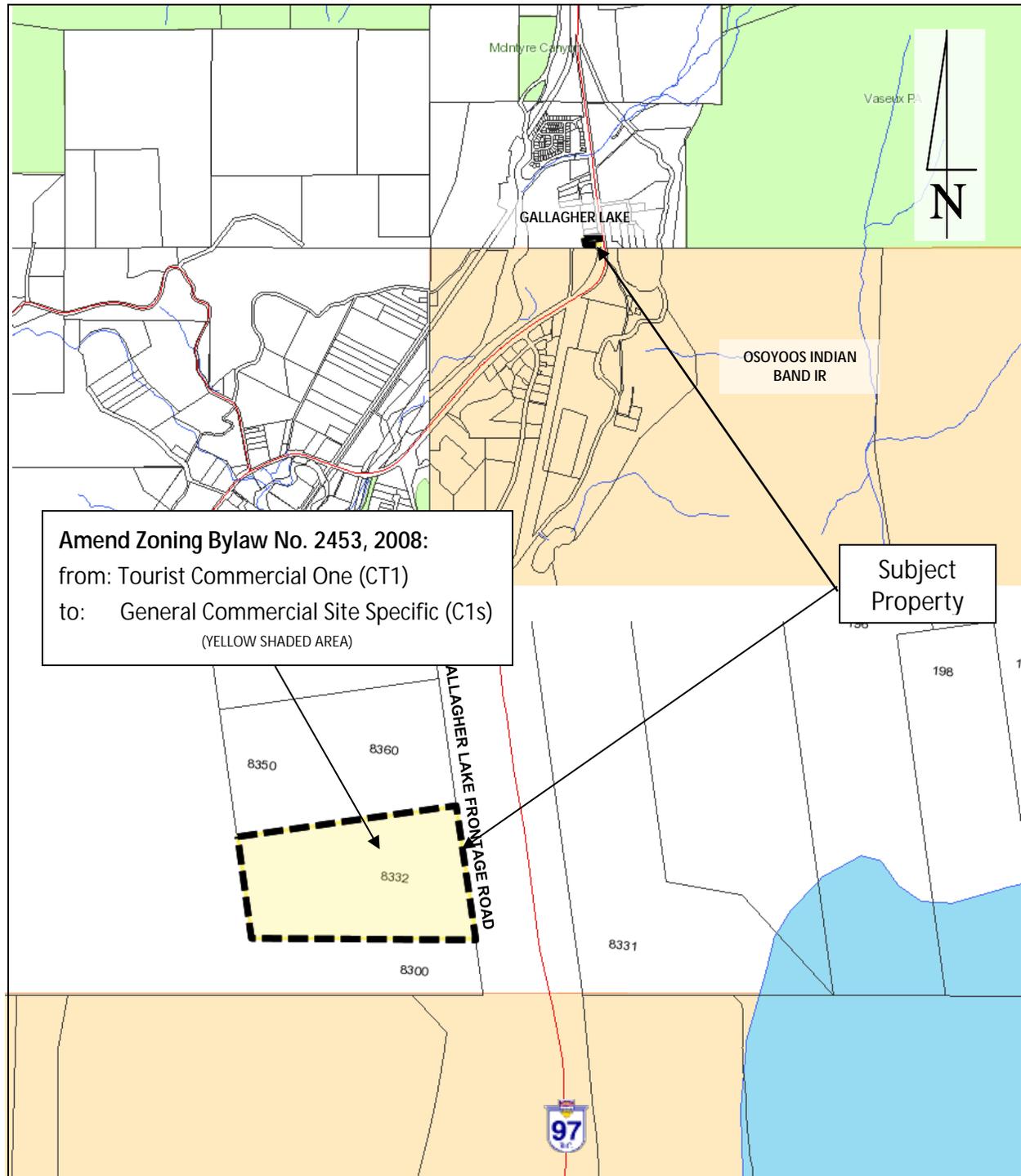
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2453.32, 2017

File No. C2017.099-ZONE

Schedule 'A'



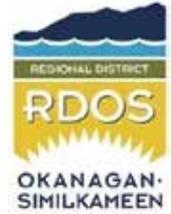
Amendment Bylaw No. 2453.32, 2017

(C2017.099 -ZONE)

Page 3 of 3

PUBLIC HEARING REPORT

9TO: Board of Directors
FROM: Chair, Director Terry Schafer, Electoral Area "C"
DATE: November 7, 2017
RE: Public Hearing Report on Amendment Bylaw Nos. 2453.32, 2017



Purpose of Amendment Bylaw:

The purpose of the amendment bylaw is to amend the Electoral Area "C" Zoning Bylaw No. 2453, 2008, is to allow for the increase to maximum floor area of an indoor commercial warehousing and to allow the use of a duplex by amending...

Public Hearing Overview:

The Public Hearing for Amendment Bylaw No 2453.32 was convened on Tuesday, November 7, 2016, at 7:00 p.m., at the Oliver Community Centre.

There were five (5) members of the public present.

Members of the Regional District Board present were:

- Chair, Director Terry Schafer

Members of the Regional District staff present were:

- Evelyn Riechert, Planner
- Gillian Cramm, Recording Secretary

Chair Schaffer called the Public Hearing to order at the Oliver Community Centre, 6359 Park Drive, Oliver, BC

Pursuant to Section 464, 465 and 468 of the *Local Government Act* in order to consider Amendment Bylaw Nos 2453.32, 2017.

In accordance with Section 466, the time and place of the public hearing was advertised in the October 27 and November 1 editions of the Penticton Western.

Copies of reports and correspondence received related to Amendment Bylaw No 2453.32, 2017 were available for viewing at the Regional District office during the required posting period.

Summary of Representations:

There were no written briefs submitted at the public hearing.

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

Chair Schafer asked if anyone wished to speak to the proposed bylaws.

Chair Schafer asked a second time if there was anyone who wished to speak further to the proposed bylaws.

Chair Schafer asked a third time if there was anyone who wished to speak further to the proposed bylaws and hearing none, declared the public hearing closed at 7:03 p.m.

Recorded by:

Gillian Cramm

Gillian Cramm
Recording Secretary

Evelyn Riechert

Evelyn Riechert
Planner

Confirmed:

Terry Schafer

Terry Schafer
Chair

From: Cooper, Diana FLNR:EX [<mailto:Diana.Cooper@gov.bc.ca>]
Sent: October-03-17 2:21 PM
To: Evelyn Riechert <eriechert@rdos.bc.ca>
Cc: Lauri Feindell <lfeindell@rdos.bc.ca>
Subject: RE: Bylaw Referral - C2017.099-ZONE

Hello Evelyn,

Thank you for your referral C2017.099-ZONE for 8332 Gallagher Lake Frontage Road, PID 005252172, L 5 DL 28S SIMILKAMEEN DIVISION YALE DISTRICT PL 11959. According to Provincial records there are no known archaeological sites recorded on the subject property. However, archaeological potential modeling for the area indicates there is the possibility for unknown/unrecorded archaeological sites to exist on the property. Additionally, archaeological site DhQv-5 is located approximately 70 m south and east of the property.

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

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

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

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

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

Please review the screenshot of the property below (outlined in yellow) in relation to the archaeological potential. In this case, the entire area within which the property is located has high potential for unknown/unrecorded archaeological materials, as indicated by the brown/orange colouration of the screenshot. Archaeological site DhQv-5 is the red circle to the south and east.



Please let me know if you have any questions with regards to this information.

Kind regards,

Diana



Lauri Feindell

To: Referral Apps REG8 FLNR:EX
Subject: RE: Bylaw Referral - C2017.099-ZONE

From: Referral Apps REG8 FLNR:EX [mailto:ReferralAppsREG8@gov.bc.ca]
Sent: September 21, 2017 3:40 PM
To: Lauri Feindell <lfeindell@rdos.bc.ca>
Cc: Evelyn Riechert <eriechert@rdos.bc.ca>
Subject: RE: Bylaw Referral - C2017.099-ZONE

Hi,

Senior Ecosystems Biologist, Lora Nield, with the Ecosystems Section of the Ministry of Forest Lands & Natural Resources has reviewed the above noted referral and has "No Comment".

Thank you for the referral.

Cathy Lacey
Admin Support
MFLNRO Penticton



Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: October 10, 2017 2:29 PM
To: Planning
Subject: Gallagher Lake Frontage Rd, 8332 RDOS (C2017.099-ZONE)

With respect to the above noted file,

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Gallagher Lake Frontage Road and within the boundary of the subject property along the south property line. FBC(E) requests appropriate land rights to protect the existing service to the structures on the property. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.

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

FortisBC Overhead Design Requirements
<http://fortisbc.com/ServiceMeterGuide>

FortisBC Underground Design Specification
<http://www.fortisbc.com/InstallGuide>

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

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

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

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

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

Best Regards,

Steven Danielson,
Contract Land Agent for:

Nicholas Mirsky, B.Comm., AACI, 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





Your File #: C2017.099-ZONE-
Avro Oil
eDAS File #: 2017-05698
September 15, 2017

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

Attention: Lauri Feindell

**Re: Proposed Zoning Amendment Bylaw 2453.32 for:
Lot 5, District Lot 28s, SDYD, Plan 1959
8332 Gallagher Lake Frontage Road, Oliver, BC**

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



October 13, 2017

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

Dear Evelyn Riechert,

RE. Zoning Amendment: Electoral Area "C" Zoning Bylaw No. 2453, 2008 – 8332 Gallagher Lake Road

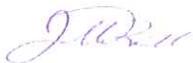
Thank you for the opportunity to provide comments from a healthy built environment perspective regarding the above referenced Zoning Amendment to rezone the property from Tourist Commercial One (CT1) to General Commercial Site Specific (C1) to allow for the development of a self-storage unit. The application indicates that a well and an onsite sewerage system currently service the property.

We do not have any concerns about rezoning the property to allow for a proposed self-storage unit. However, the General Commercial zone (C1) also allows for service stations (gas stations) as a principal use. A service station on the subject land could be a concern. Service stations have the potential to negatively impact groundwater water quality from leaking underground fuel storage tanks and accidental spills. According to [Ministry of Environment iMap BC database](#), the Gallagher Lake area has approximately 36 wells in the immediate area (see enclosed). The Aquifer Classification Worksheet (enclosed) indicates this aquifer supplying these wells is classified as predominantly unconfined, high water table, and is highly vulnerable to contamination. For this reason, it is suggested this aquifer be protected from this high risk land use.

Commercial operations often use and compact all the land on a parcel through impervious services, storing heavy products and drive ways. It is recommended for the parcel to be self-sufficient in terms of onsite sewerage in the long term the applicant identify and set aside a second area for onsite sewerage to use when the initial field malfunctions as onsite sewerage systems have a limited lifespan.

Please feel free to contact me directly if you have any further questions or comments.

Sincerely,



Janelle Rimell, B.Sc, B.Tech, C.P.H.I.(C)
Environmental Health Officer
Healthy Communities Team

AQUIFER CLASSIFICATION WORKSHEET

DATE: 16/07/1996 – Rev. 28/04/2016 (Lowen Hydrogeology Consulting Ltd.)

AQUIFER REFERENCE NUMBER: 0255

DESCRIPTIVE LOCATION OF AQUIFER: Tugulnuit Lake to Vaseux Lake

NTS MAP SHEET: 82 E 04

BCGS MAP SHEETS: 82E.013.3 / 82E.023.1 / 82E.023.3

CLASSIFICATION: I A **RANKING:** 14

Aquifer Size: 14 km²

Aquifer Boundaries: The aquifer boundaries follow the quaternary deposits located in the Okanagan River floodplain.

Aquifer Sub-type: 1a

Type – Predominantly unconfined fluvial or glacio-fluvial sand and gravel aquifers found along river or stream valley bottoms.

Subtype – Aquifers found along major rivers of higher stream order with the potential to be hydraulically influenced by the river.

Aquifer Priority Rating for Observation Wells: 58.3

Geologic Formation (overlying materials): Most of the aquifer materials are exposed at surface. The aquifer edges are confined by alluvial fan materials to the north, extending out from Sportsman Bowl and also Vaseux Creek. These materials are described as a mix of clay, silt and sandy gravel. One well record (82E.023.1.3.2. #2) located within Sportsman Bowl indicates interbedded silt encountered to a depth of 170 ft (52 m).

Geologic Formation (aquifer): The aquifer encompasses shallow fluvial deposits and deeper glacio-fluvial materials. Both of these units are grouped under one aquifer. The aquifer materials consist mainly of coarse sand and gravel, to silty sand and gravel at depth. This aquifer is linked to aquifer 0254 that it feeds from the north.

Unconfined: Only 74 of 307 well records indicate a confining layer at surface, composed of silt, till or clay, mixed with sand and gravel. The maximum confining thickness is 140 ft (42.7 m), the median is 4 ft (1.2 m), geometric mean and average are 0 ft.

Vulnerability: High. The aquifer material exposed at surface is described as coarse sand and gravel, sometimes with cobbles and rocks. The water table is shallow.

Productivity: Medium. Yields are variable and range from 2 to 835 USgpm (0.13 to 52.68 L/s), with an average of 94 USgpm (5.93 L/s), a geometric mean of 49 USgpm (3.09 L/s) and a median of 50 USgpm (3.15 L/s).

Depth to Water: Shallow. Minimum and maximum depths to water are 1 and 370 ft (0.3 and 112.8 m), the median is 9 ft (2.7 m), the geometric mean is 10 ft (3.0 m), the average 18 ft (5.5 m).

AQUIFER CLASSIFICATION AND RANKING

AQUIFER LOCATION: Tugulnuit Lake to Vaseux Lake

AQUIFER REFERENCE NUMBER: 0255

AQUIFER SUB-TYPE: 1a

AQUIFER PRIORITY RATING FOR OBSERVATION WELLS: 58.3

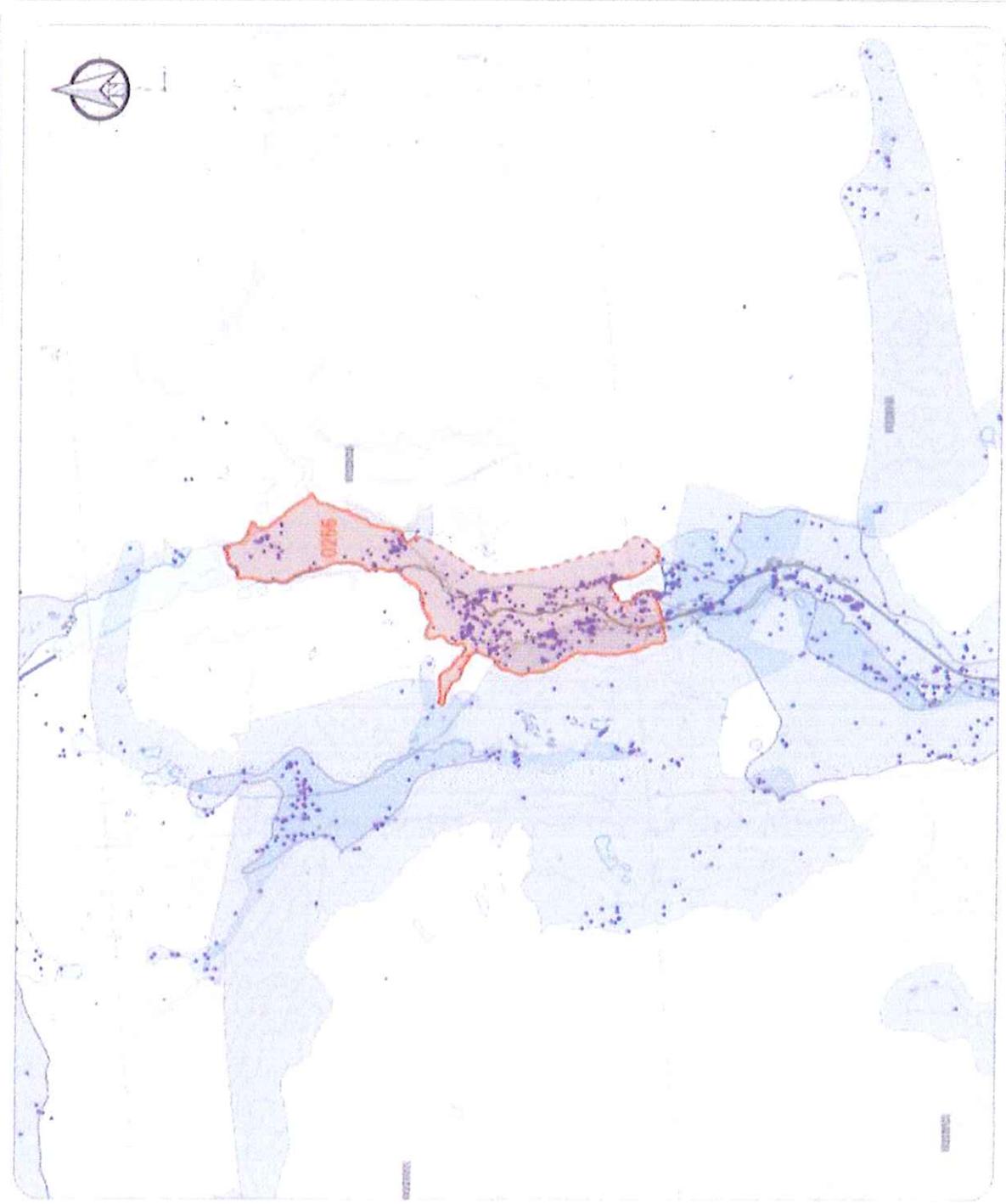
CLASSIFICATION: I A **RANKING VALUE:** 14

Classification Component:

Level of Development	I (High demand / moderate productivity)
Level of Vulnerability	A (High)

Ranking Component:

Productivity	2
Vulnerability	3
Size	2
Demand	3
Type of Use	3
Quality Concerns	1
Quantity Concerns	0
Total	14



LEGEND

- Map background
- Former aquifer boundaries
- New aquifer boundaries
- Water well

Subject aquifer

- Boundaries (good certainty)
- Boundaries (low certainty)

Aquifer 0255

Scale: 1:50,000

Map Date: 2010

Map No. 0255

Layers

- Aquifer Intrinsic Vulnerability - D... >
- Water Wells - All >
- Provincial Groundwater Observa... >
- Aquifer Intrinsic Vulnerability Re... >
- Aquifers - Vulnerability - BC - Col... >

I want to...

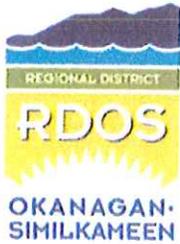


We, the undersigned, fully support the development of 8332
Gallagher Lake Frontage Road as Phase 2 of the EZ Storage facility,
recognizing the need for this service in our area

ALEJO ENCINA
M. KEWADMAN
DENNIS LYNCH
BARRY BARTSOFF
BORIS DREV
TAMMY NEVLS
EMILY BEAUCHEAU
MICHELLE SZANKO
KEN CURRY
LINDSAY HBBIE
TRUDY + BO JAKOBSEN
GREG FERNANDES
Rob MAXWELL
Sandy Gladish
KETIA ELIANT
WARREN BROWN
LEN MORROW
RON NELSON
MAURICE JODIN
PAUL SMITH
KAREN HOBBS
JANUARY
WALTER MARRAS

We, the undersigned, fully support the development of 8332
Gallagher Lake Frontage Road as Phase 2 of the EZ Storage facility,
recognizing the need for this service in our area.

Name
ERIC SORENSON
MARK STUBA
Jim Dial
S. Toti
LIONEL CONANT
M. CONANT
Stacy Melara
SIMON YELLMAN
MARY SOLTYS
Catherine Quinn
Ed. Polowick
K. Guesnelle
Gilles Makin
Sheryl Martin
Lies Schwartz
Boris Schwartz
Charlotte Davidson
or [unclear]
Ryan Hanson
Lil Rishko
Tony Shaulko
Linda MacNeil
E. A. Barkowsky
Chris Barkowsky
MARGARET WICKSTROM
Aristing Murray
Gonz Murray
Pat Smallwood



Feedback Form

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

TO: Regional District of Okanagan Similkameen FILE NO.: C2017.099-ZONE

FROM: Name: Doug Ainsworth
(please print)

Street Address

Tel/Email:

RE: Electoral Area "C" Zoning Amendment Bylaw No. 2453.32, 2017.
8332 Gallagher Lake Frontage Road
Rezone from Tourist Commercial (CT1) to General Commercial Site Specific (C1s)

My comments / concerns are:

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

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2453.32.

- WILL CAUSE ADDITIONAL TRAFFIC CONGESTION IN AREA

- WILL BE AN EYESORE FOR THAT CORNER. THE WAY UNITS ARE LAID OUT.

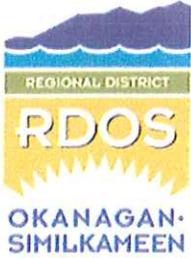
- HE HAS DONE A COMMENDABLE JOB WITH FIRST PART AS BUILDINGS RUN EAST/WEST & ARE LOCATED BEHIND LARGE BUILDINGS.

- IF THE RDOS DOES APPROVE "REZONING" THEN AT THE VERY LEAST THERE SHOULD BE A CONDITION THAT THE CHAIN LINK FENCE HAS "PRIVACY SLATS"

Feedback Forms must be completed and returned to the Regional District no later than Friday September 29, 2017

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the Freedom of Information and Protection of Privacy Act (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Manager of Legislative Services, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250-492-0237.





Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen

FILE NO.: C2017.099-ZONE

FROM: Name: Kate Curry
(please print)

Street Address: _____

Tel/Email: _____

RE: Electoral Area "C" Zoning Amendment Bylaw No. 2453.32, 2017.
8332 Gallagher Lake Frontage Road
Rezone from Tourist Commercial (CT1) to General Commercial Site Specific (C1s)

My comments / concerns are:

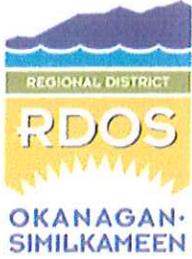
- I do support the proposed development.
- I do support the proposed development, subject to the comments listed below.
- I do not support the proposed development.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2453.32.

Feedback Forms must be completed and returned to the Regional District
no later than Friday **September 29, 2017**

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Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen

FILE NO.: C2017.099-ZONE

FROM: Name:

KEN CURRY

(please print)

Street Address: _____

Tel/Email: _____

RE:

Electoral Area "C" Zoning Amendment Bylaw No. 2453.32, 2017.

8332 Gallagher Lake Frontage Road

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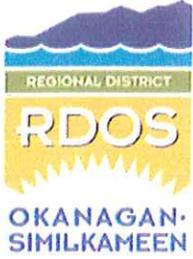
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Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen

FILE NO.: C2017.099-ZONE

FROM: Name:

LARRY THOMPSON
(please print)

Street Add

Tel/Email:

RE:

Electoral Area "C" Zoning Amendment Bylaw No. 2453.32, 2017.

8332 Gallagher Lake Frontage Road

Rezone from Tourist Commercial (CT1) to General Commercial Site Specific (C1s)

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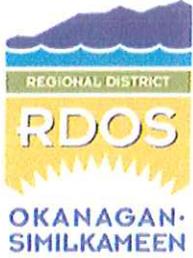
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WE ARE RESIDENTS OF GALLAGHER LAKE DO NOT WANT THE EYESORE AND THE CLUTTER OF MORE STORAGE UNITS

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Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** C2017.099-ZONE

FROM: Name: DOUGLAS WALMSLEY
(please print)

Street Address

Tel/Email:

RE: Electoral Area "C" Zoning Amendment Bylaw No. 2453.32, 2017.
8332 Gallagher Lake Frontage Road
Rezone from Tourist Commercial (CT1) to General Commercial Site Specific (C1s)

My comments / concerns are:



I do support the proposed development.



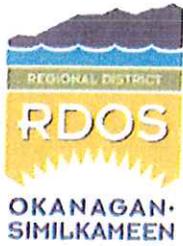
I do support the proposed development, subject to the comments listed below.



I do not support the proposed development.

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Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen

FILE NO.: C2017.099-ZONE

FROM: Name:

MICHAEL BREWER
(please print) CHATEAU RD.

Street Address:

Tel/Email:

RE:

Electoral Area "C" Zoning Amendment Bylaw No. 2453.32, 2017.

8332 Gallagher Lake Frontage Road

Rezone from Tourist Commercial (CT1) to General Commercial Site Specific (C1s)

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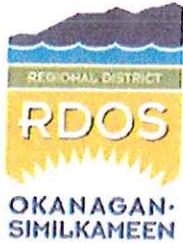
THERE ARE 100 PLUS HOMES IN GALLAGHER LAKE VILLAGE PARK

HOW CAN THIS NOT BE RESIDENTIAL !!!
ooo

Feedback Forms must be completed and returned to the Regional District no later than Friday **September 29, 2017**

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Feedback Form

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

TO: Regional District of Okanagan Similkameen FILE NO.: C2017.099-ZONE

FROM: Name: Kerry Brewer
(please print)

Street Address

Tel/Email:

RE: Electoral Area "C" Zc
8332 Gallagher Lake Frontage Road
Rezone from Tourist Commercial (CT1) to General Commercial Site Specific (C1s)

My comments / concerns are:

- I do support the proposed development.
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- I do not support the proposed development.

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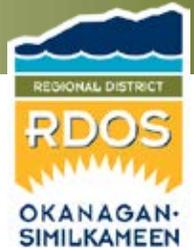
This is a residential / tourist area, which is what this property should be used for. The addition of more storage units belongs in a commercial area, not a residential area.

Feedback Forms must be completed and returned to the Regional District
no later than Friday **September 29, 2017**

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ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: November 16, 2017
RE: Agricultural Land Commission Referral (Subdivision) – Electoral Area “H”

Administrative Recommendation:

THAT the RDOS “not authorize” the application to undertake a three lot subdivision at 388 Wrights Ranch Road (District Lot 386, YDYD, Except Plan 29426) in Electoral Area “H” to proceed to the Agricultural Land Commission.

Purpose: To facilitate the subdivision of the subject property into three (3) new parcels.

Owner: Robert and Kelly Nichols Agent: Robert and Kelly Nichols Folio: H-00716.000

Legal: District Lot 386, Except Plan 29426, YDYD Civic: 388 Wrights Ranch Road

OCP: Agriculture (AG) Zone: Agriculture Three (AG3)

Proposed Development:

An application to the Agricultural Land Commission (ALC) under Section 21(2) of the *Agricultural Land Commission Act* (the Act) has been lodged with the Regional District in order to allow for subdivision within the Agricultural Land Reserve (ALR).

Specifically, the applicants are seeking to subdivide the 30.0 hectare (ha) property into three (3) new parcels of approximately 4.0 ha (Lot 1), 4.5 ha (Lot 2), and 21.5 ha (Lot 3) parcel.

In support of this proposal, the applicants have stated that:

the purpose of our subdivision is to divide off two additional parcels to accommodate one home each for our adult children ...

The size and shape of our property lends itself well to 3 different size parcels all with access to the public road ...

We feel that the Official Community Plan in combination with the agrologist's “Land Capability for Agriculture Assessment” report, and the benefits of supporting families in rural areas are all compelling reasons to allow this proposal.

Statutory Requirements:

Under Section 34 of the *Agricultural Land Commission Act*, the Regional District of Okanagan-Similkameen (RDOS) must “review the application, and ... forward to the commission the application together with [its] comments and recommendations”, unless Section 25(3) applies wherein the Board has the ability to refuse to “authorise” an application.

In this instance, Section 25(3) is seen to apply as the property “is zoned by bylaw to permit [an] agricultural or farm use” and “requires, in order to proceed, an amendment to a zoning bylaw”.

If ALC permission to subdivide were granted, a zoning amendment would be necessary, as proposed Lot 1 (4.0 ha) and Lot 2 (4.5 ha) would fail to meet the 20.0 ha minimum parcel size requirement of the AG3 zone.

Site Context:

The subject property is approximately 30.0 ha in area and is located on Wrights Ranch Road, approximately 3.5 km southwest of the Town of Princeton.

The applicants have described the property as containing “1 residential house” with no “agricultural improvements” and “no agriculture”. The surrounding pattern of development is generally characterised by similar agricultural uses and undeveloped lands in the ALR.

Background:

While the creation of the subject property by subdivision is unknown, the current boundaries were created by a plan of subdivision deposited with the Land Titles Office in Kamloops on November 22, 1978, and which dedicated an approximately 0.6 ha area of land as road in order to facilitate the subdivision of the properties at 756 & 780 Wrights Ranch Road.

Available Regional District records indicate the issuance of one building permit for a “single family dwelling” in January 2006.

At its meeting of September 20, 1982, the ALC refused a two (2) lot subdivision of the property into approximately 35.0 ha parcels on the basis that subdivision would have a detrimental impact on the ranching activities of the region, as ranching requires a fairly large land base and that “any subdivision would set a precedent that could reduce the agricultural potential of the area.”

At its meeting of August 12, 1993, the ALC denied a separate two (2) lot subdivision application of the property into approximately 18.0 ha and 12 ha parcels on the basis that the “agricultural potential would be further reduced if it were to be subdivided, and its impact felt throughout the area”.

Under the Electoral Area “H” Official Community Plan (OCP) Bylaw, the subject property is designated as Agriculture (AG) and is zoned Agriculture Three (AG3) under the Electoral Area “H” Zoning Bylaw, which stipulates a minimum parcel size of 20.0 ha.

Analysis:

In considering this proposal, Administration notes that it is generally not considered good planning practice to encourage the fragmentation of agricultural land and that the OCP generally considers that the subdivision of agricultural parcels should not be smaller than 20.0 hectares.

The OCP further seeks to discourage this type of subdivision by supporting the consolidation of legal parcels that support more efficient agricultural operations and encourage the protection of agricultural lands and maximizing productive farm activity.

Administration is also concerned that the principle intent put forward in support of this subdivision — which appear to be family estate planning considerations — are not considered to be valid strategic planning rationale (as personal matters could be used to justify all manner of development proposals otherwise not supported by the Regional District’s land use bylaws).

Administration also notes that the ALC has been consistent in its support for larger parcel sizes on ranching and grazing lands (i.e. 42 ha to 60 ha) in the South Okanagan and Similkameen and have

previously refused two subdivision proposals involving the subject property that sought to create larger parcels.

Finally, Administration considers that there is a large supply of land zoned for Large Holdings (LH) in Electoral Area "H", that additional parcels are not needed from a growth management perspective, and that the proposed lots are not in the vicinity of services.

Conversely, to address some of these concerns, the applicant has provided a *Land Capability for Agriculture Assessment* completed by a Professional Agrologist, which concludes that any agriculture requiring irrigation, including forage or grazing, is not feasible on this property.

In summary, Administration considers the proposed subdivision of the subject property to be inconsistent with the direction provided by the OCP Bylaw and as potentially impeding the agricultural opportunities available in the long-term and that the property has more agricultural potential as single unit.

Should this proposal be "authorised" and ALC approval obtained, an amendment to the OCP and Zoning Bylaws in order to rezone the property to Large Holdings will be required in order to facilitate the subdivision.

Alternative:

1. THAT the RDOS Board "authorise" the application to undertake a three lot subdivision at 388 Wrights Ranch Road in Electoral Area "H" to proceed to the Agricultural Land Commission.
2. THAT the Board of Directors defers making a decision and directs that the proposal be considered by the Electoral Area "H" Advisory Planning Commission (APC).

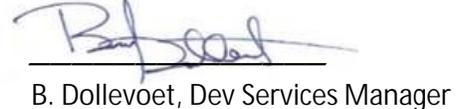
Respectfully submitted


T. Donegan, Planner

Endorsed by:


C. Garrish, Planning Supervisor

Endorsed by:

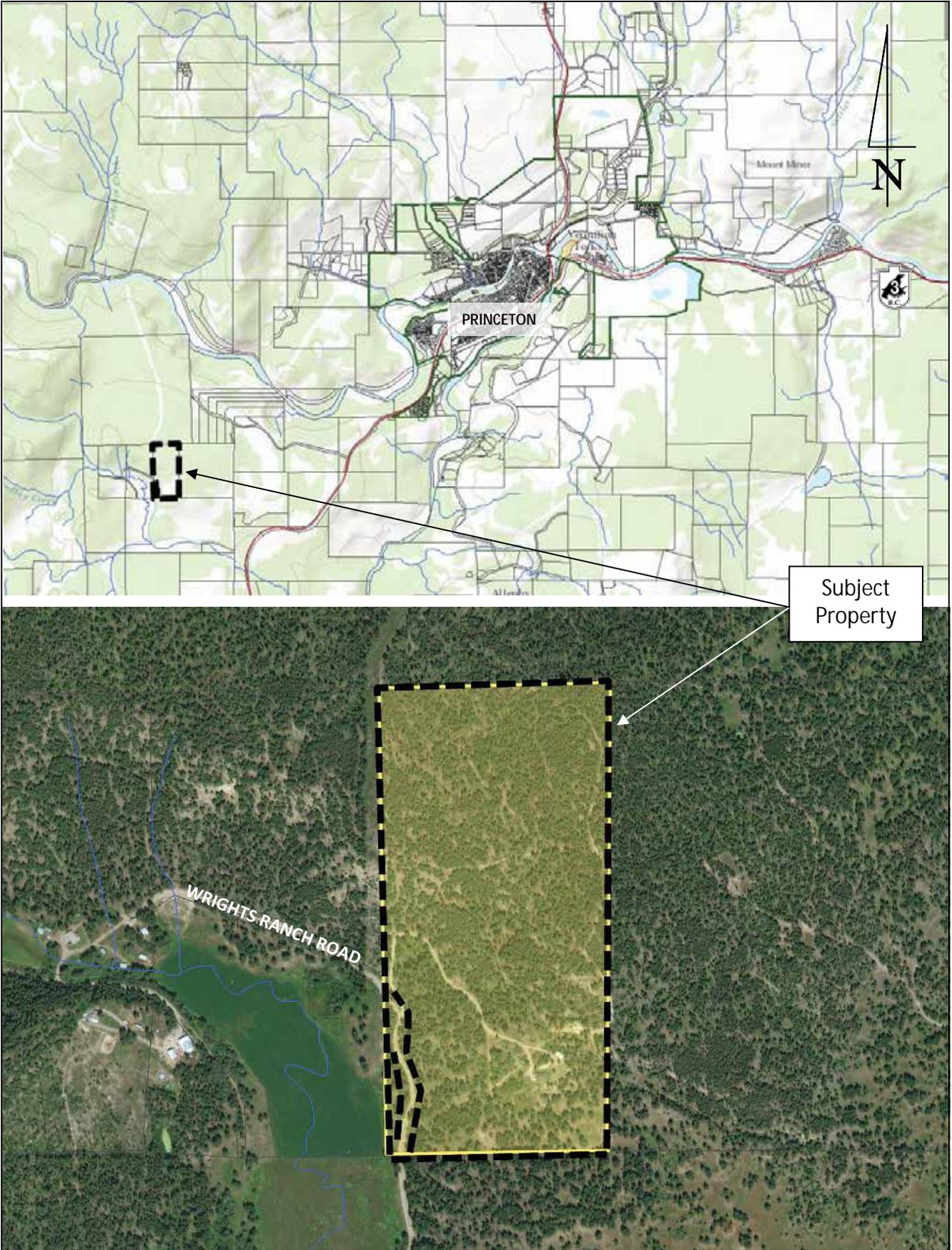

B. Dollevoet, Dev Services Manager

Attachments: No. 1 – Context Maps

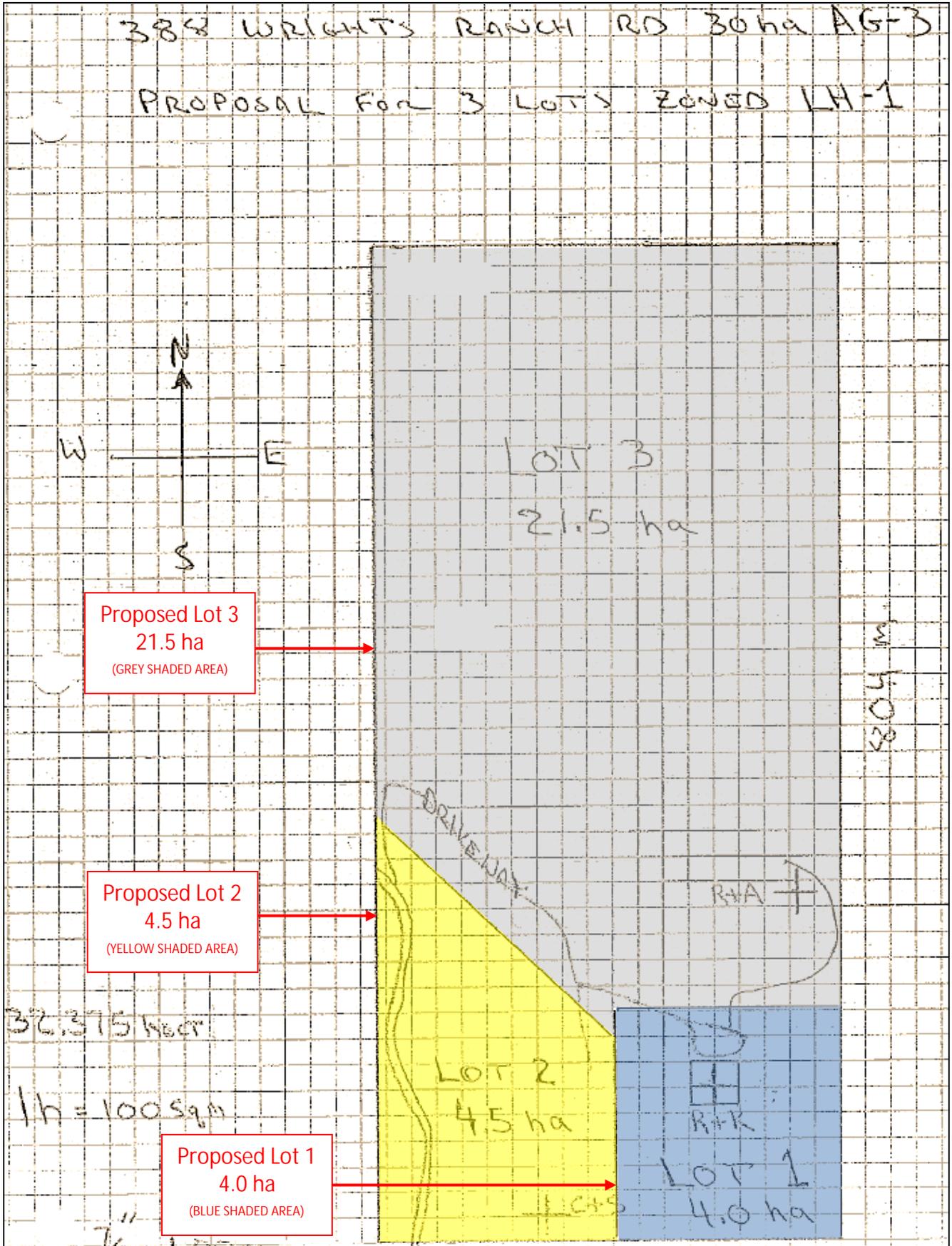
No. 2 – Applicant's Subdivision Plan

No. 3 – Aerial Photo (Google Earth 2017)

Attachment No. 1 – Context Maps



Attachment No. 2 – Applicants Subdivision Plan



Attachment No. 3 – Aerial Photo (Google Earth 2017)



ADMINISTRATIVE REPORT

TO: Environment and Infrastructure Committee

FROM: B. Newell, Chief Administrative Officer

DATE: November 2, 2017

RE: Gas Tax Allocation to the Okanagan Falls Wetland Project

Administrative Recommendation:

THAT the Regional District commit \$700,000 from the Electoral Area "D" Community Works Fund for the construction of a wetland adjacent to the Okanagan Falls Wastewater Treatment Plant.

Purpose:

Secure 100% of the funding required to complete the Okanagan Falls Wetlands Enhancement project and utilize the Regionally Significant Project Funds.

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

Complete the Wetland project for the Okanagan Falls Treatment Plant

Background and Analysis:

Wetlands Project

The Okanagan Falls Wetland Enhancement project has been in the future vision for wastewater treatment in the area since the idea was initially discussed during the development of the 'Okanagan Falls Sewage Treatment Plant - Strategic Review' in 2005.

In 2012, funds were allocated from the Regionally Significant Projects (RSP) gas tax funds in an effort to move the wetland project along. In total, \$360,911 was allocated to install a discharge pipe and initial receiving area within the existing Vaseux wetland area. Environment Canada denied the request to connect with the existing wetland and the project stalled as no lands were available.

In 2015, a nearby property was purchased that could be used for a constructed wetland. The RSP funds were still available, however the change in scope now required a new stand-alone wetland to be constructed. The costs associated with constructing a new wetland are estimated to be significantly higher as no natural infrastructure existed. As part of the rules surrounding the RSP funds, the securing of complete funding for the wetland project was required prior to the RSP agreement execution.

Constructed wetlands built around the globe have a significant range in cost estimates depending on many factors, such as location, treatment requirements, native materials, capacity, etc. For the Okanagan Falls wetland the following assumptions were made when the cost estimate was prepared.

- Wetland area of about 3.8 hectares – treatment area about 2.6 hectares
- Wetland not have a liner and effluent will be discharged as groundwater and not via the river channel diffusers
- Gravity flow is insufficient from the WWTP and a pumping system needs to be retrofitted into the existing effluent discharge system
- Wetland will have typical plants and planting arrangements
- Type of wetland will be surface flow system (open water on surface)

Table 1: Updated cost estimate (*L.Bloomfield, 2017*)

Description	Cost
HDPE pipe to wetland – Open trench, backfilling, anchoring, road structure repairs, culvert reinstallation, cold millings on roadway (75m + 100m sections)	\$ 166,000
Wet well and pump – connect to existing outfall pipework, supply, install beside effluent storage tank	\$ 14,000
Electrical and Instrumentation – PLC integration, sensors, additions/changes to programming, conduits, wires and equipment	\$ 35,000
General construction costs – Mobilization, demobilization, admin, insurance, bonding, overhead, disbursements	\$ 17,000
Earthwork – Surveying, grubbing, clearing, removal 1.5m existing soil (approximately 42,000 m ³)	\$ 265,000
New soil/sand/media – for bottom area & berms (21,000 m ³) and for planting shallow areas (18,000 m ³)	\$ 128,000
Plants and installation – assume about 20,000 plants per hectare (typical quantity used in treatment wetlands) (\$3 per plant installed)	\$ 156,000
Structures – Inlet and outlet structures, sampling locations	\$ 15,000
Engineering and Inspection costs – typically 10% to 15% of construction costs	\$ 80,000
Contingency – typically 15% to 20%	\$ 130,000
Total Estimated Cost	\$ 1,006,000

L.Bloomfield, 2017 – Preliminary estimate updated from previous (AECOM), past tenders and updated using some typical unit costs from 'Treatment Wetlands, Second Edition' 2009., Kadlec & Wallace.

Note: This high level cost estimate assumes a typical layout without the need for an impervious liner. An impervious liner is estimated at about \$450,000 for this site. Additionally, the wetland may also require a second pipe installed to carry effluent back to the treatment plant for direct river

discharge after flowing through the wetland. This need will be determined through discussion with Ministry of Environment when detailed design is completed.

Additional design work is required to refine these presented cost estimates.

Potential Funding Sources

Funds are potentially available from the Community Gas Tax fund from Area D. Additionally, other Electoral Areas could contribute to ensure full funding is available for the project. For information and discussion purposes, the following Electoral Areas have the current unallocated balances in the Community Works Fund Gas Tax:

Uncommitted Balances at October 25, 2017	
Electoral Area A	\$ 191,489
Electoral Area B	\$ 339,757
Electoral Area C	\$ 673,679
Electoral Area D	\$ 963,205
Electoral Area E	\$ 221,069
Electoral Area F	\$ 490,707
Electoral Area G	\$ 408,313
Electoral Area H	\$ 357,370

Confirmation has been received from the UBCM, who administers the funds, that the Community Gas Tax fund can be used in conjunction with the Regionally Significant Program funds to provide full funding for the wetland project.

Alternatives:

1. The Board provides an alternate source of funding to complete the project.

Communication Strategy:

The community will be updated as the project proceeds through newsletters, website updates, emails, site visits and open houses.

Respectfully submitted:

Liisa Bloomfield

L. Bloomfield, Engineer

Endorsed By:

Janine Dougall

J. Dougall, Public Works Manager

ADMINISTRATIVE REPORT

TO: Environment and Infrastructure Committee
FROM: B. Newell, Chief Administrative Officer
DATE: November 16, 2017
RE: Reallocation of Regionally Significant Project Funds

Administrative Recommendation:

THAT the Board of Directors apply to UBCM to repurpose the Regionally Significant Project Gas Tax Funds allocated for the “Gallagher Lake Sewer” project to the Willowbrook Water System Upgrades and Sun Valley Water System Upgrades.

Purpose:

Reallocate grant money that will be expiring in September 2018 to high priority capital projects within the Regional District Electoral Areas.

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

Key Success Driver #3 – Build a Sustainable Region

Goal 3.3: To develop an environmentally sustainable region – to strive in meeting this goal, there are high priority projects at several of the Regional District water systems that need addressing.

Background:

In 2012, funds were allocated from the Regionally Significant Projects (RSP) gas tax fund into construction of sewers on the east side of the highway in Gallagher Lake. The total allocation was \$360,911. Some preliminary design has been completed in the community to open dialogue with the residents. At this time, support is not present for installation of sewers into the Gallagher Lake area. Additionally a Liquid Waste Management Plan was initiated and progressed to the end of the first stage in the process. At that time, residents were not supportive of the proposed sewers, which subsequently resulted in rejection to proceed to Stage 2 by the Ministry of Environment.

The allocated RSP funds are expiring on September 30, 2018. These funds will not be able to be utilized for construction of sewers in Gallagher Lake within this timeframe.

Alternatives:

1. Allocate funds to Sun Valley and Willowbrook Water Systems
2. Choose another project.

Analysis:

Willowbrook Water System

The Regional District took ownership of the Willowbrook Water System in July of 2016. The system came with significant challenges and requirements to bring it up to Regional District standards. Since taking ownership of the system, various work has been completed, including complete replacement of a failed well pump.

In this past month, Interior Health Authority (IHA) has completed an assessment called Groundwater At Risk of containing Pathogens (GARP). The GARP analysis completed a hazard screening of the ground water supply and determined that the system is at risk of influence from pathogenic bacteria and viruses and the well may be receiving contaminants from multiple areas surrounding it. Additionally, the actual location of the well is in an area that is prone to flooding. There are several additional items discussing the aquifer and depth of well which all support the well being vulnerable to contamination risk.

IHA will be expecting the Regional District to address the risks identified in the GARP report. Options presented include:

- Altering the well or correcting significant deficiencies in well construction.
- Drilling a new well in a safer location and properly decommissioning the existing well in accordance with the requirements of the Groundwater Protection Regulation.
- Disinfecting the source water as required under DWPR Section 5(2) and meeting any additional treatment requirements established by the water system operation permit (DWPA section 6(b)).

The Willowbrook Water System is financially unable to undertake these upgrades at this time, as the system does not have any reserves accumulated and will already be facing a deficit going into 2018.

Sun Valley Water System

The Regional District took ownership of the Sun Valley Water System on January 1, 2017. The system is designed as a constant pumped system as the reservoir is located below all the customers. As a result, several pumps are needed to maintain operations during the low and peak seasons. The Sun Valley system currently operates 5 pumps that turn on when the demand changes over each day. The pumps and the control systems are in need of upgrades to keep the system operational and meet demand. Two of the pumps are not currently operational, the autotransformer is not functioning properly and the main header pipe leading to the pumps from the reservoir is in need of replacement.

The Sun Valley Water System does not have the financial ability to undertake these upgrades at this time as the system has minimal reserves accumulated.

Proposed Reallocation Plan

The Gallagher Lake sewer project will not be able to utilize the \$360,911 allocated to it from the Regionally Significant Program (RSP) funds prior to the expiration of September 2018. Discussions with UBCM indicate the RSP funding is eligible to be repurposed to other capital projects that result in construction of new infrastructure. The exact amounts allocated to each water system will be determined once further investigations are completed, including obtaining quotes.

Respectfully submitted:

Liisa Bloomfield

L. Bloomfield, Engineer

Endorsed By:

Janine Dougall

J. Dougall, Public Works Manager



ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: November 16, 2017
RE: Okanagan Falls Irrigation District – Request for Support

Administrative Recommendation:

THAT the Regional District of Okanagan Similkameen provide a letter of support for the Okanagan Falls Irrigation District (OFID) in their application to the Okanagan Basin Water Board (OBWB) for a grant to install water metres.

Reference:

Letter – OFID to RDOS

Background:

The OFID owns and operates a water system in Okanagan Falls and intend to apply to the OBWB for financial support to install water metres on their parks and agricultural connections. The OBWB requires a letter of support from the local government in which the applicant is resident.

Alternatives:

1. Support the metering initiative
2. Deny the request for support

Analysis:

Metering is a traditional mechanism to incent citizens to conserve water, which is a concept supported by the Regional District, and generally allows purveyors to move to full-cost accounting based on volume. Further, it assists a water purveyor in leak detection, efficient operation of the water system and usage patterns.

November 3rd, 2017

Ms. Karla Kozakevich, Chair
Regional District Okanagan-Similkameen

Dear Ms. Kozakevich

Okanagan Falls Irrigation District is applying to Okanagan Basin Water Board for a grant to assist funding a water metering project as described below. We are requesting your support for this project through a resolution of support by the RDOS Board.

Thank you for the Board's consideration,

Bob Daly, Chair
Okanagan Falls Irrigation District

Grant Application – Metering OK Falls Parks and Agricultural Properties

Okanagan Falls Irrigation District is applying to the Okanagan Basin Water Board for a grant to meter the **parks and agricultural properties** served by OFID through OBWB's "Water Conservation and Quality Improvement" grant Program.

The aim of the project is to have the ability to collect data to determine the amount of water used specifically by each user group in OFID system. Presently the Irrigation District meters industrial and commercial properties and the spray park in Kenyon Park. Parks and agricultural properties are not presently metered.

OFID measures total consumption of water as pumped at each well. When the measured commercial and industrial consumption is deducted from the total, the result is the combined consumption of agricultural, park and residential use. By metering agricultural and parks lands, OFID will be able to accurately determine the consumption by residential users as a group. This grant will give the District an opportunity to closely monitor water use in order to measure the impact of water conservation programs the District will be conducting.

As Okanagan Falls Irrigation District is an improvement district, and not part of a municipal or regional government, it does not qualify for provincial funding to afford the installation of meters on each residential property (which would be ideal.) However, the capability to measure water consumption by residents as a group will be a big improvement over what OFID is now capable of doing.

Estimates are being prepared, and the total project is expected to be in the \$25,000 to \$30,000 range. The grant is based on matching funding, and OFID's share will be for half the estimated amount.

If approved, the installation of meters will be completed by April 30, 2018

Note: This project will not affect the present water rate system of taxes and tolls.

OKANAGAN FALLS IRRIGATION DISTRICT

P.O. BOX 110
OKANAGAN FALLS, B.C.
V0H 1R0

November 7, 2017

Ms. Karla Kozakevich, Chair
Regional District Okanagan-Similkameen
101 Martin Street
Penticton, BC
V2A 5J9

Dear Ms. Kozakevich,

Okanagan Falls Irrigation District is applying to the Okanagan Basin Water Board for a grant to assist funding a water metering project as described on the attached information sheet. We are requesting your support for this project through a resolution of support by the RDOS Board.

Thank you for the Board's consideration,



Bob Daly, Chair,
Okanagan Falls Irrigation District

Grant Application – Metering OK Falls Parks and Agricultural Properties

Okanagan Falls Irrigation District is applying to the Okanagan Basin Water Board for a grant to meter the **parks and agricultural properties** served by OFID through OBWB's "Water Conservation and Quality Improvement" Grant Program.

The aim of the project is to have the ability to collect data to determine the amount of water used specifically by each user group in OFID system. Presently the Irrigation District meters industrial and commercial properties and the spray park in Kenyon Park. Parks and agricultural properties are not presently metered.

OFID measures total consumption of water as pumped at each well. When the measured commercial and industrial consumption is deducted from the total, the result is the combined consumption of agricultural, park and residential use. By metering agricultural and parks lands, OFID will be able to accurately determine the consumption by residential users as a group. This grant will give the Irrigation District an opportunity to closely monitor water use in order to measure the impact of water conservation programs the District will be conducting.

As Okanagan Falls Irrigation District is an improvement district, and not part of a municipal or regional government, it does not qualify for provincial funding to afford the installation of meters on each residential property (which would be ideal.) However, the capability to measure water consumption by residents as a group will be a big improvement over what OFID is now capable of doing.

Estimates are being prepared, and the total project is expected to be in the \$25,000 to \$35,000 range. The grant is based on matching funding, and OFID's share will be for half the estimated amount.

If approved, the installation of meters will be completed by April 30, 2018

Note: This project will not affect the present water rate system of taxes and tolls.

ADMINISTRATIVE REPORT

TO: Protective Services Committee

FROM: B. Newell, Chief Administrative Officer

DATE: November 16, 2017

RE: UBCM - Strategic Wildfire Prevention Initiative Grant Applications

Administrative Recommendation:

THAT the Board of Directors support the applications for funding for the Penticton and Ellis Creek Wildland Urban Interface Fuel Management Prescriptions and; The Ellis Creek Thinning and Prescribed Burn Treatment Project and; The Arawana Prescribed Burn Treatment Project.

Reference:

UBCM Strategic Wildfire Prevention Initiative webpage:

<http://www.ubcm.ca/EN/main/funding/lgps/strategic-wildfire-prevention.html>

Alternatives:

Not endorse or support the application and discontinue the support of this program.

Background:

The Strategic Wildfire Prevention Initiative (SWPI) is a suite of funding programs administered by UBCM and managed through the Provincial Fuel Management Working Group. Since 2004, the initiative has supported communities (including the RDOS) to mitigate risk from wildfire in the wildfire urban interface areas. To date, RDOS has secured funding via SWPI to develop its Community Wildfire Protection Plan (CWPP) and undertake dozens of fuel management prescriptions and treatments.

Analysis:

All proposed project areas are highlighted in the 2011 RDOS CWPP as being an interface wildfire risk to the adjacent community and require fuel hazard abatement to reduce this risk.

Funding for UBCM Fuel Management Prescriptions is 75% (UBCM) 25% (Community Contributions). Funding for UBCM Operational Fuel Management Treatments is 90% (UBCM) 10% (Community Contributions). In-kind administrative support for the overall Strategic Wildfire Prevention Initiative is provide by RDOS staff via the Regional Emergency Management Program.

Financial breakdown for prescriptions:

Penticton and Ellis Creek Wildland Urban Interface Fuel Management Prescription

Total project cost = \$16,000 (75% = \$12,000 25% = \$4,000)

The 25% Community Contributions portion will be funded by donations from the Wild Sheep Society of BC for \$4,000.

Financial breakdown for treatments:

Ellis Creek Prescribed Burn Project

Total project cost = \$420,000 (90% = \$378,000 10% = \$42,000)

The 25% Community Contributions portion will be funded by donations from the Wild Sheep Foundation for \$38,000 and the Wild Sheep Society of BC for \$7,000.

Arawana Prescribed Burn Project

Total project cost = \$165,000 (90% = \$149,000 10% = \$16,000)

The 25% Community Contributions portion will be funded by donations from the Wild Sheep Society of BC. Donations include:

- 1) HCTF PECAF cash funding: \$2,500
- 2) Iowa FNAWS cash funding: \$6,200
- 3) Sheep society First Aid in-kind: \$2,500
- 4) Membership volunteer assistance with burn: \$2,500
- 5) Okanagan National Alliance assistance with burn: \$2,500

Both the Sheep Society and the ONA will be providing members to assist with the burn operations for training purposes. It is anticipated that this labour amount will exceed the amount noted here.

Total In-Kind assistance (monetary and volunteer time): \$16,000

Respectfully submitted:

"Mark Woods"

M. Woods, Manager of Community Services

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: November 16, 2017

RE: Select Committees and External Agency Appointments

Administrative Recommendation:

THAT the Board of Directors approve the Chair's recommendations for select committee and external agency appointments as contained within the November 16, 2017 report from the Chief Administrative Officer.

Analysis:

Each year, members of the Board of Directors are asked to submit expressions of interest to determine which appointments to Board select committees and external agencies would be of interest to them.

Generally; changes to these positions have not occurred midway through an election term unless a Director wishes to step down from a committee or there is a change in Chair and/or Vice Chair of the Board.

For 2017, the changes proposed are a switch of Chair and Vice Chair at Environment Committee, and a new appointee to the UBCO Water Research Chair Advisory Committee. With those changes reflected, the following is a list of recommendations based on interest from Board members :

Committee Chairs:

Corporate Services:

- Karla Kozakevich, Chair
- Manfred Bauer, Vice Chair

Community Services:

- Ron Hovanes, Chair
- Manfred Bauer, Vice Chair

Environment and Infrastructure:

- Mark Pendergraft, Chair (formerly Vice Chair)
- Tom Siddon, Chair (formerly Chair)

Protective Services:

- Andrew Jakubeit, Chair
- Terry Schafer, Vice Chair

Planning and Development:

- Michael Brydon, Chair
- George Bush, Vice Chair

External Agencies:

Municipal Finance Authority - Chair and Vice Chair

- Karla Kozakevich (Board Chair)
- Manfred Bauer (Vice Chair), alternate

Municipal Insurance Association - Chair and Vice Chair

- Karla Kozakevich (Board Chair)
- Manfred Bauer (Vice Chair), alternate

Okanagan Basin Water Board – Participants are Electoral Areas A, C, D, E, F, part of G, City of Penticton, District of Summerland, Town of Osoyoos, Town of Oliver

- Sue McKortoff
- Ron Hovanes
- Peter Waterman
- Tom Siddon (alternate to Director Hovanes)
- Mark Pendergraft (alternate to Director McKortoff)
- Toni Boot (alternate for Peter Waterman)

Okanagan Film Commission - Participants are all jurisdictions

- Andrew Jakubeit

Okanagan Regional Library - Participants are Electoral Areas A, B, C, D, E, F, G

- Karla Kozakevich
- Elef Christensen - Alternate

Okanagan Sterile Insect Release Board - Participants are Electoral Areas A, B, C, D, E, F, & G, City of Penticton, District of Summerland, Town of Osoyoos, Town of Oliver, Village of Keremeos

- George Bush
- Terry Schafer - Alternate

Southern Interior Beetle Action Coalition - Participants are all jurisdictions

- Frank Armitage
- Helena Konanz - Alternate

Southern Interior Municipal Employees Association - *Participants are all jurisdictions*

- Karla Kozakevich
- Andre Martin

Starling Control – *Participants are all jurisdictions*

- George Bush

UBCO Water Research Chair Advisory Committee – *All Jurisdictions*

- Helena Konanz (formerly Manfred Bauer)
- Manfred Bauer - Alternate

Sustainable Rural Practice Communities Committee – *All Jurisdictions*

- Sue McKortoff

Intergovernmental First Nations Joint Council – *Board Chair, Vice Chair and one other member*

- Karla Kozakevich
- Manfred Bauer
- Mark Pendergraft

Okanagan Similkameen Healthy Living Society

- Toni Boot

Respectfully submitted:



C. Malden, Manager of Legislative Services

ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: November 16, 2017
RE: Parks and Recreation Commission Appointments

Administrative Recommendation:

THAT the Board of Directors appoint the following members to the subsequent Commissions

Area "B" - Kobau Park	Area "E" - Naramata	Area "F" - West Bench	Area "D" - Okanagan Falls	Area "D" - Kaleden	Similkameen Recreation
Marie Marven	Jeff Gagnon	Heather Allan	Ron Obriek	Doug King	Charlene Cowling
Deanna Gibbs	Dennis Smith	Warren Everton	Brian Jackson	Neal Dockendorf	Marie Marven
Bob McAtamney	Richard Roskell			Gail Jeffery	Marnie Todd
	Jacqueline Duncan			Jennifer Charlish	Jennifer Roe

Purpose:

As outlined in RDOS Parks and Recreation Commission Bylaw No. 2732, 2016, advertisements were placed in local news publications seeking new membership for all Commissions. The Electoral Area Directors have reviewed all new applications and expiring members wishing to let their name stand, and are recommending the following members for Board appointment to the various commissions.

Reference:

Bylaw 2732, 2016 Regional District of Okanagan-Similkameen Parks and Recreation Commission Establishment Bylaw.

Background:

Commission membership is for a 2-year term and the members are staggered by one year in order to provide continuity. Advertising for commission members whose terms were expiring as of December 31, 2016 took place in October. Bylaw 2732 allows for 5 to 11 members for each commission.

Alternatives:

The Board not appoint new members to the commissions.

Communication Strategy:

Provide a letter to commission each retiring member thanking them for their contribution to their respective commission.

Respectfully submitted:

Mark Woods

M. Woods, Manager of Community Services