



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Thursday, August 16, 2018
RDOS Boardroom – 101 Martin Street, Penticton

SCHEDULE OF MEETINGS

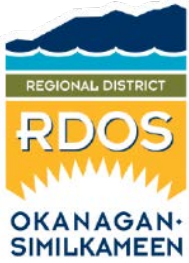
9:00 am	-	9:15 am	Public Hearing: Amendment Bylaw No. 2461.11, 2018 15 Deans Road, Summerland (Lot 8, Plan KAP647, District Lot 2888, ODYD, Except Parcel A67) Electoral Area "F" Amendment Bylaw No. 2808, 2018 Tourist Commercial Zone Update Electoral Areas "A", "C", "D", "E" & "F"
9:15 am	-	10:15 am	Planning and Development Committee
10:15 am	-	11:15 am	Corporate Services Committee
11:15 am	-	11:30 am	Break
11:30 am	-	12:15 pm	OSRHD Board
12:15 pm	-	12:45 pm	Lunch
12:45 pm	-	3:00 pm	RDOS Board

"Karla Kozakevich"

Karla Kozakevich
RDOS Board Chair

Advance Notice of Meetings:

September 06, 2018	RDOS Board/Committee Meetings
September 20, 2018	RDOS Board/OSRHD Board/Committee Meetings
October 04, 2018	RDOS Board/Committee Meetings
October 18, 2018	RDOS Board/OSRHD Board/Committee Meetings
November 01, 2018	RDOS Board/Committee Meetings



NOTICE OF PUBLIC HEARING

Amendment of Electoral Area “F” Zoning Bylaw No. 2461, 2008
Lot 8, Plan KAP647, District Lot 2888, ODYD, Except Parcel A67
15 Deans Road, Summerland

Notice is hereby given by the Regional District of Okanagan-Similkameen (RDOS) that all persons who believe that their interest in property is affected by the **Electoral Area “F” Zoning Bylaw No. 2461.11, 2018**, will be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaws at a delegated public hearing to be held on:

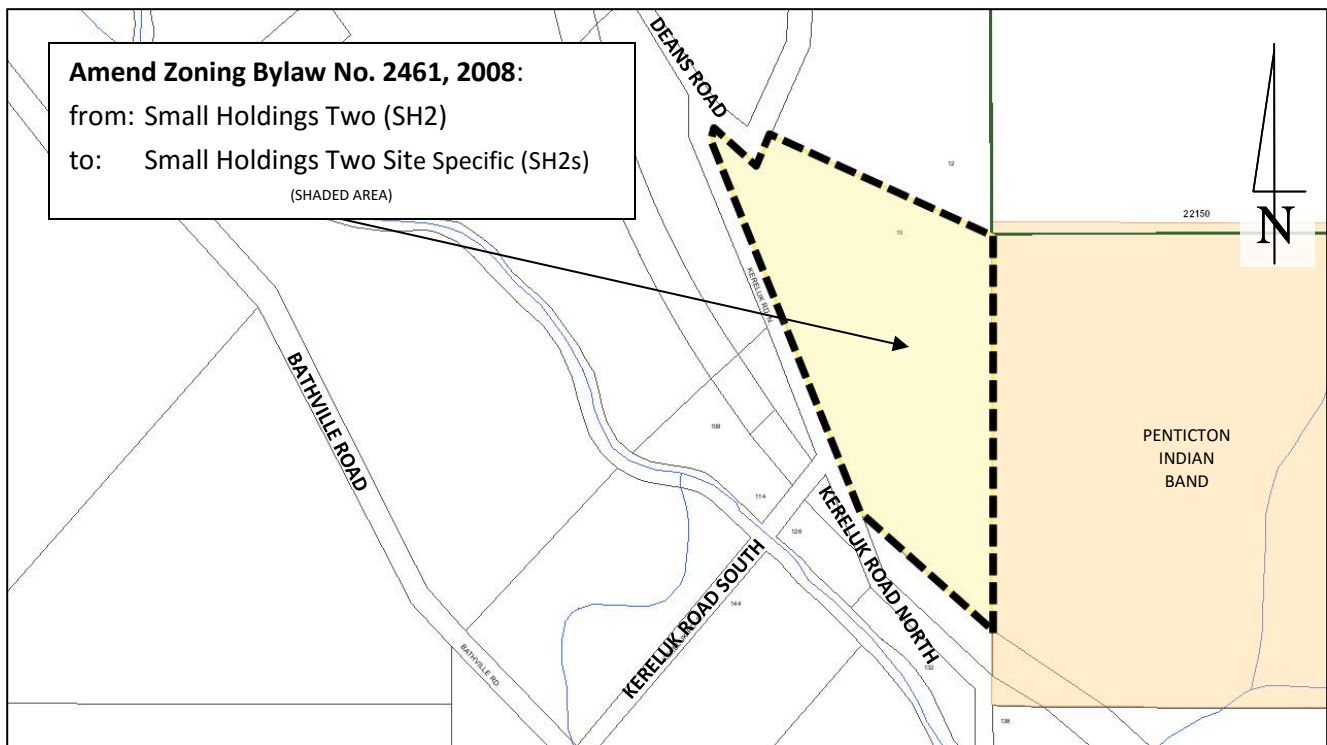
Date: Thursday, August 16, 2018

Time: 9:00 a.m.

Location: 101 Martin Street, Penticton, BC (RDOS Boardroom)

The purpose of the amendment bylaw is to allow for the subdivision of the property at 15 Deans Road (legally described as Lot 8, Plan KAP647, District Lot 2888, ODYD, Except Parcel A67), into two new parcels of approximately 1.75 hectares (ha) and 1.47 ha in area. Specifically:

Amendment Bylaw No. 2461.11, 2018: proposes to amend Schedule ‘2’ of the Electoral Area “F” Zoning Bylaw No. 2461, 2008, by changing the zoning of the subject property from Small Holdings Two (SH2), which specifies a minimum parcel size of 2.0 ha, to Small Holdings Two Site Specific (SH2s), which will specify a minimum parcel size of 1.47 ha.

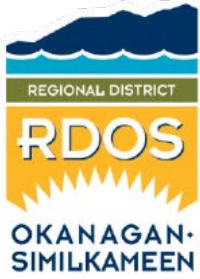


For further information about the content of the **Electoral Area “F” Zoning bylaw No. 2461.11, 2018**, and the land affected by it, persons are encouraged to inspect a copy of the proposed Bylaws at the Regional District of Okanagan-Similkameen office at 101 Martin Street, Penticton, BC, on weekdays (excluding statutory holidays) between the hours of 8:30 a.m. to 4:30 p.m.

Basic information related to this proposal is also available at: www.rdos.bc.ca (Departments → Development Services → Planning → Current Applications → Electoral Area “F” → F2018.083-ZONE).

Anyone who considers themselves affected by **Electoral Area “F” Zoning bylaw No. 2461.11, 2018**, can present written information or speak at the public hearing. No letter, report or representation from the public will be received after the conclusion of the public hearing.

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



NOTICE OF PUBLIC HEARING

Amendment Bylaw No. 2808, 2018

Tourist Commercial Zone Update

Electoral Areas “A”, “C”, “D”, “E” & “F”

Notice is hereby given that all persons who believe that their interest in property is affected by the **Regional District of Okanagan-Similkameen Commercial Zone Update Amendment Bylaw No. 2808, 2018**, will be afforded a reasonable opportunity to be heard before the Regional District Board or to present written submissions respecting matters contained in the proposed bylaw at a public hearing to be held on:

Date: Thursday, August 16, 2018

Time: 9:00 a.m.

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

The Regional District is proposing to update the tourist commercial zones found in the South Okanagan Electoral Areas as part of on-going work related to the preparation of a single zoning bylaw for these Electoral Areas. Accordingly, **Amendment Bylaw No. 2808, 2018**, proposes, amongst other things, the following:

- to consolidate the six (6) current Commercial Tourist Zones into three (3) main zones, being: Tourist Commercial (CT1), Campground Commercial (CT2) and Golf Course Commercial (CT3);
- to update and make consistent the permitted uses and development regulations in the CT1, CT2 and CT3 Zones across the Okanagan Electoral Areas;
- to update and rename the Marina Commercial (C5) Zone to Marina Commercial (CT4);
- to update and rename the Commercial Amusement (C6) Zone to Penticton Speedway (CT5); and
- to update the tourist commercial zones on the Zoning Maps, being Schedule ‘2’ of the Okanagan Electoral Area Zoning Bylaws.

These amendments will be applied to the:

- Electoral Area “A” OCP Zoning Bylaw No. 2451, 2008;
- Electoral Area “C” Zoning Bylaw No. 2453, 2008;
- Electoral Area “D-1” Zoning Bylaw No. 2457, 2008;
- Electoral Area “D-2” Zoning Bylaw No. 2455, 2008;
- Electoral Area “E” Zoning Bylaw No. 2459, 2008; and
- Electoral Area “F” Zoning Bylaw No. 2461, 2008.

For further information about the content of **Amendment Bylaw No. 2808, 2018**, and the land affected by it, persons are encouraged to inspect a copy of the proposed Bylaws at the Regional District of Okanagan-Similkameen office at 101 Martin Street, Penticton, BC, on weekdays (excluding statutory holidays) between the hours of 8:30 a.m. to 4:30 p.m.

Basic information related to this proposal is also available at: www.rdos.bc.ca (Departments → Development Services → Planning → Strategic Projects → Tourist Commercial Zone Update).

Anyone who considers themselves affected by **Amendment Bylaw No. 2808, 2018**, can speak at the public hearing or present written information prior to or at the public hearing. No letter, report or representation from the public will be received after the conclusion of the public hearing.

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

Postal: 101 Martin St, Penticton, BC, V2A-5J9 | **Tel:** 250-492-0237 | **Fax:** 250-492-0063 | **Email:** planning@rdos.bc.ca



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Planning and Development Committee

Thursday, August 16, 2018

9:15 a.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Planning and Development Committee Meeting of August 16, 2018 be adopted.

B. ZONING FOR RETAIL CANNABIS STORES

To seek direction from the Regional Board regarding the retail sales of cannabis in the Electoral Area Zoning Bylaws.

RECOMMENDATION 2

THAT staff are directed to introduce a new definition of "Retail Store, Licensed Cannabis" to the Electoral Area zoning bylaws and that this be listed as a permitted principal use in the Town and Village Centre Zones.

C. LIQUOR AND CANNABIS REGULATIONS BRANCH (LCRB) REFERRALS – PROCEDURES & FEES (CANNABIS)

To seek direction from the Regional District Board with regard to the application procedures and fees to be applied to the retail sale of cannabis in light of recent announcements regarding provincial licensing requirements.

RECOMMENDATION 3

THAT staff be directed to initiate amendments to the Development Procedures Bylaw No. 2500, 2011, and Fees and Charges Bylaw No. 2787, 2018, in order to introduce processing procedures and fees for Cannabis Retail store license referrals from the Liquor and Cannabis Regulations Branch.

E. LIQUOR AND CANNABIS REGULATIONS BRANCH (LCRB) REFERRALS – PROCEDURES & FEES (LIQUOR)

To seek direction from the Regional District Board on the replacement of the Liquor Licensing Application Policy with new procedures to be incorporated in the Development Procedures Bylaw No. 2500, 2011.

This discussion is related to a separate item to be considered by the Planning and Development (P&D) Committee at its meeting of August 16, 2018, regarding procedures and fees for LCRB referrals related to the retail sale of cannabis.

RECOMMENDATION 4

THAT staff be directed to initiate amendments to the Development Procedures Bylaw No. 2500, 2011, and Fees and Charges Bylaw No. 2787, 2018, in order to introduce processing procedures and fees for liquor licence referrals from the Liquor and Cannabis Regulations Branch.

F. ADJOURNMENT

ADMINISTRATIVE REPORT



TO: Planning & Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: August 16, 2018

RE: Zoning for Retail Cannabis Stores

Administrative Recommendation:

That staff are directed to introduce a new definition of “Retail Store, Licensed Cannabis” to the Electoral Area zoning bylaws and that this be listed as a permitted principal use in the Town and Village Centre Zones.

Purpose:

The purpose of this report is to seek direction from the Regional Board regarding the retail sales of cannabis in the Electoral Area Zoning Bylaws.

Background:

Following Royal Assent of the *Cannabis Act* on June 20, 2018, the federal government announced the legalisation allowing the possession and sale of non-medical cannabis would come into force on October 17, 2018.

On July 5, 2018, the provincial government released new information about cannabis retail store licensing, including the ability of local governments to impose restrictions in zoning bylaws regarding the location of cannabis retail stores. This includes the ability to establish buffers from other uses, to impose a prohibition or cap on the number of retail operations within a municipal area, and to limit the amount of signage.

The province has also released consultation requirements for retail sales of cannabis proposals and is advising that approval will not be granted unless a specific resolution has been passed by the Board supporting that application. A separate discussion paper regarding the obligations and possible procedures and fees required for the Board to meet this requirement is the subject of a separate report to the Planning and Development (P&D) Committee.

At present, the various Electoral Area zoning bylaws generally define “retail” as being a premises where goods, merchandise, and other materials, and personal services are offered for sale at retail to the general public. Administration considers this definition to currently capture the retail sale of cannabis.

The Electoral Area zoning bylaws further permit “retail” as a principal use in a majority of the Commercial and Tourist Commercial zones and further permit retail as an accessory use in some of the Agriculture, Large Holdings and Small Holdings zones.

Analysis:

In light of the pending legalisation of non-medical cannabis by the federal government on October 17, 2018, Administration has identified some possible options for the Board to consider with regard to how it may, or may not wish to regulate the retail sales of cannabis:

Option 1: permit retail cannabis in any zone where “retail” is a permitted use.

This option represents the status quo and staff would continue to interpret retail cannabis operations to fall under the definition of “retail store.”

Of concern with this approach is that it might result in cannabis retail store operations being proposed in unintended locations given the province has indicated that it will provide exceptions in rural areas to operators who wish to sell cannabis in conjunction with other retail operations (similar to rural liquor stores).

This could, conceivably, result in cannabis retail sales occurring in a manufactured home park, a roadside fruit-stand, a neighbourhood corner store or a gas station.

Given the geographic extent of the zones that allow retail sales across the Electoral Areas, this approach may also be undesirable in that it could result in stores being proposed in areas not normally associated with this type of retail use (i.e. agricultural, or residential areas with pocket commercial zones).

Option 2: limit the zones in which retail cannabis is a permitted use.

This option would allow the Board to assign zones where it believes retail cannabis stores would be appropriate and potentially focus stores in specific geographic areas.

To accomplish this, the zoning bylaws would require amendment in order to define “Retail Store, Licenced Cannabis” as a separate use from other types of retail, and then establish in those zones in which this new use would be considered appropriate.

Option 3: regulate retail cannabis through a Temporary Use Permit (TUP).

This option would have the benefit of allowing the Board to more effectively deal with problematic operations (by not renewing permits). However, a TUP relies on an application process that potentially duplicates the public consultation requirements imposed by the province on licence applications (to be discussed in a separate report to the P&D Committee) and would require significant staff time to administer.

The option would be similar to the approach previously applied to vacation rental uses and, similar to Option 2, would require the defining of “Retail Store, Licenced Cannabis” as a separate use from other types of retail in the zoning bylaws, and then prohibiting this use in all zones.

This option would further require an amendment to the Electoral Area Official Community Plan (OCP) Bylaws in order to support the use of TUPs in this way and the criteria against which the Board would consider applications.

Option 4: prohibit retail cannabis in all zones.

This option would have the benefit of providing a clear direction on the Board’s position regarding the retail sales of cannabis.

Similar to Options 2 & 3, the “Retail Store, Licenced Cannabis” would need to be defined as a separate use from other types of retail in the zoning bylaws, and then prohibiting this use in all zones.

With regard to Electoral Areas "B" & "G", the Board would likely need to adopt a policy to not support any licence application referred to it by the Liquor and Cannabis Regulation Branch (LCRB).

Summary

Of these four options, Administration considers Option 2 to be preferable and generally consistent with the approach that has been implemented by a number of member municipalities (i.e. Town of Oliver and Village of Keremeos) whereby the retail sales of cannabis is restricted to "urban commercial centre" zones such as the Regional District's Town and Village Centre zones.

In the Regional District, these zones includes the Okanagan Falls Town Centre (OFTC), Naramata Village Centre (NVC), and draft Apex Mountain Village (AMV). These are seen to be established commercial areas in their respective Electoral Areas and also generally correspond with Rural Growth Areas under the Regional Growth Strategy (RGS) Bylaw (i.e. locations where the Regional District is attempting to encourage commercial development).

To implement this, Administration recommends that the following definition of "retail store, licenced cannabis" be introduced into the Electoral Area zoning bylaws and that this be listed as a permitted use in the OFTC, NVC, and AMV Zones:

"retail store, licenced cannabis" means a provincially licenced premises where recreational cannabis products, obtained from the BC Liquor Distribution Branch, are offered for sale to the general public, in accordance with applicable provincial and federal regulations and enactments.

Alternatives:

1. That staff are directed to not make any amendments to the Electoral Area zoning bylaws regarding the retail sale of cannabis;
2. That staff are directed to amend the Electoral Area zoning bylaws in order to introduce a new definition of "Retail Store, Licensed Cannabis"; to prohibit this use in all zones and to introduce amendments to the Electoral Area Official Community Plan Bylaws to support the issuance of Temporary Use Permits for the retail sale of cannabis.
3. That staff are directed to amend the Electoral Area zoning bylaws in order to introduce a new definition of "Retail Store, Licensed Cannabis" and to prohibit this use in all zones and to bring forward a Board Policy prohibiting the issuance of licences for the retail sale of cannabis in Electoral Areas "B" & "G".

Respectfully submitted



C. Garrish, Planning Supervisor

Endorsed by:



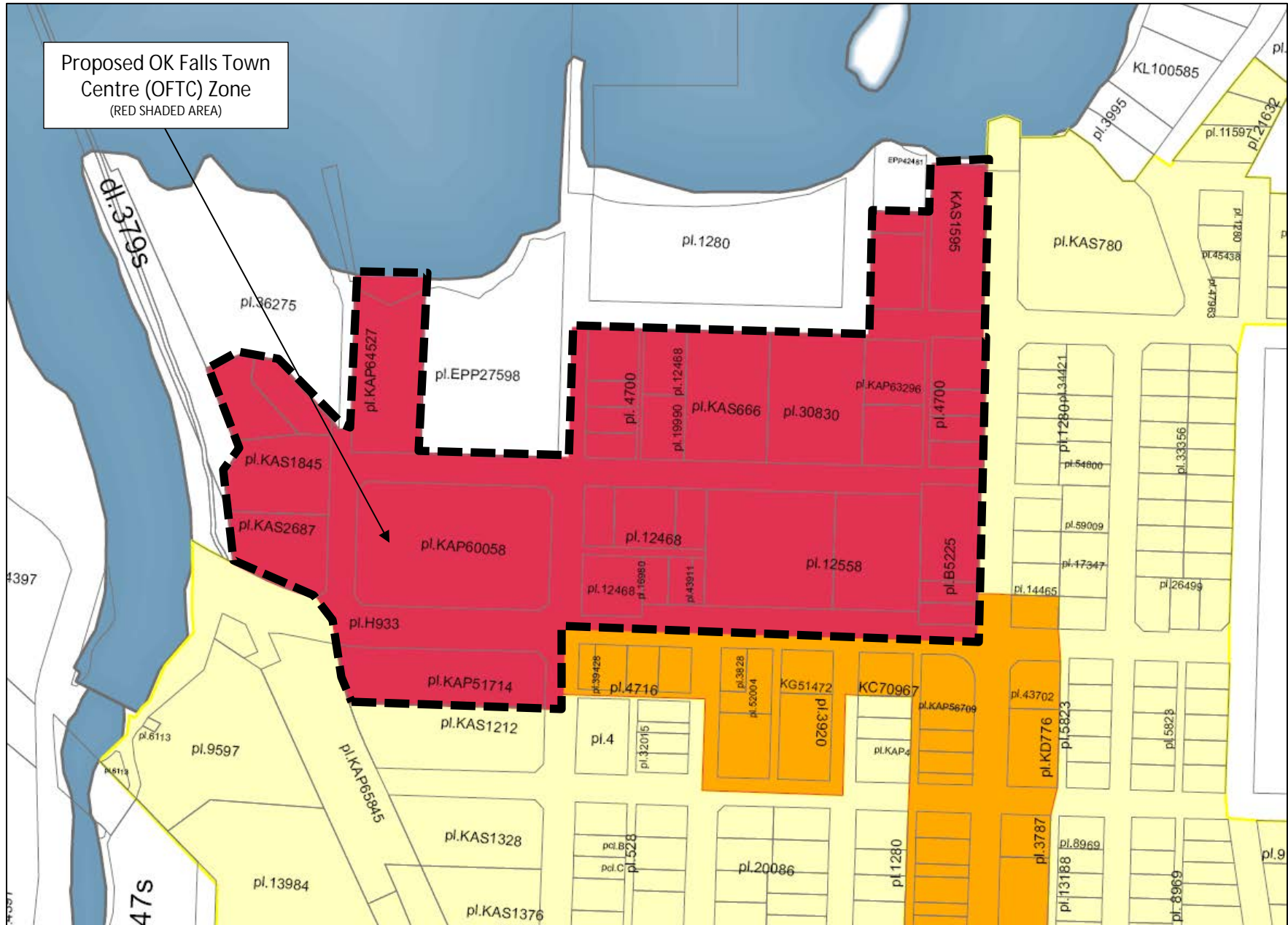
B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Proposed Okanagan Falls Town Centre Zone

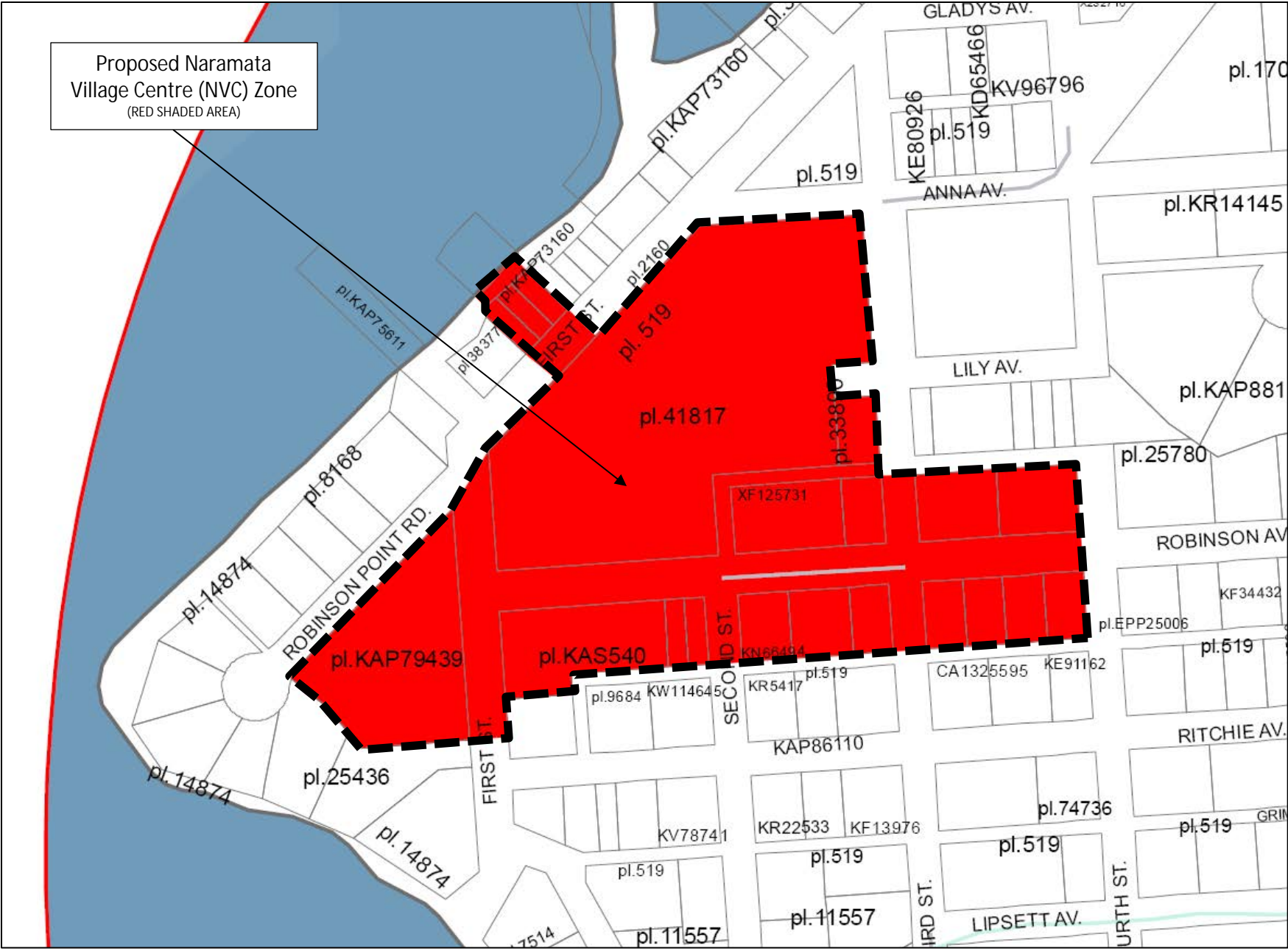
No. 2 – Proposed Naramata Village Centre Zone

No. 3 – Proposed Apex Mountain Village Zone

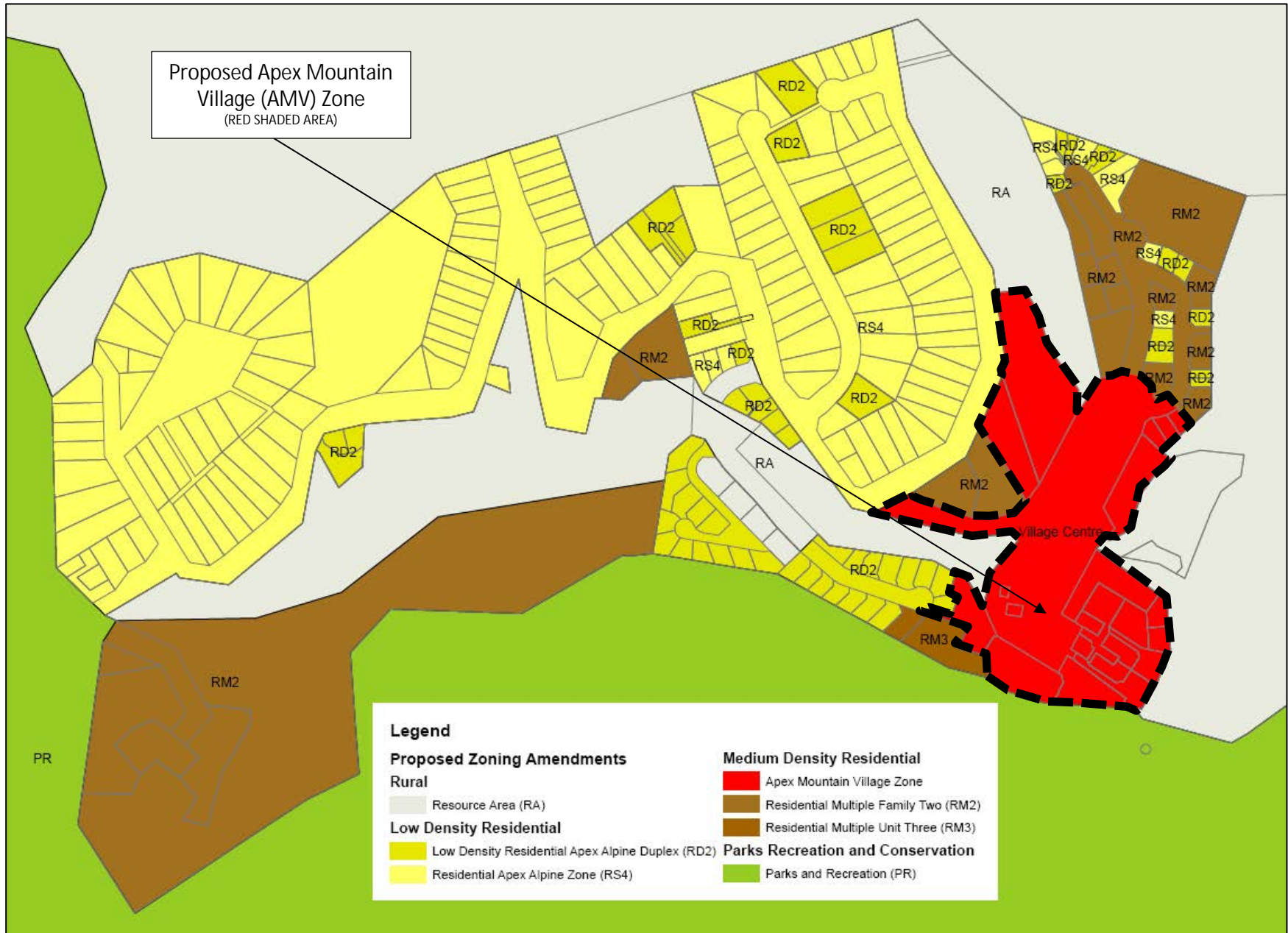
Attachment No. 1 – Proposed Okanagan Falls Town Centre Zone



Attachment No. 2 – Proposed Naramata Village Centre Zone



Attachment No. 3 – Proposed Apex Mountain Village Zone



ADMINISTRATIVE REPORT



TO: Planning and Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: August 16, 2018

RE: Liquor and Cannabis Regulations Branch (LCRB) Referrals - Procedures & Fees (Cannabis)

Administrative Recommendation:

That staff be directed to initiate amendments to the Development Procedures Bylaw No. 2500, 2011, and Fees and Charges Bylaw No. 2787, 2018, in order to introduce processing procedures and fees for Cannabis Retail store license referrals from the Liquor and Cannabis Regulations Branch.

Purpose:

The purpose of this report is to seek direction from the Regional District Board with regard to the application procedures and fees to be applied to the retail sale of cannabis in light of recent announcements regarding provincial licensing requirements.

Background:

On July 5, 2018, the provincial government released new information about cannabis retail store licensing, including:

- a status update on the provincial application portal;
- updated application requirements to help potential applicants understand how to prepare for the application process; and
- guides to help local governments and Indigenous nations understand their role in licensing cannabis retail stores.

The LCRB's *Local Governments' Role in Licensing Non-Medical Cannabis Retail Stores* is included in Attachment No. 2 and is advising that the role of local government's will be as follows:

- when an application is received, the LCRB will notify the local government of the area where the proposed store will be located;
 - upon receipt of this notification, a local government can:
 - Ø choose not to make any recommendation in respect of the application (in which case the LCRB will not issue a licence); OR
 - Ø choose to make comments and recommendations in respect of the application.
 - if the local government chooses to make a comment and recommendation on an application to the LCRB, it must gather the views of residents by using one or more of the following methods:
 - Ø receiving written comment in response to a public notice of the application;
 - Ø conducting a public hearing in respect of the application;
 - Ø holding a referendum; or
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∅ using another method the local government considers appropriate.

(NOTE: gathering the views of residents of the area/providing a recommendation to the LCRB must be unique to each application).

· if the local government makes a recommendation to:

∅ deny an application then the LCRB may not issue the licence; OR

∅ support an application, then the LCRB has discretion whether or not to issue the licence, but must consider the local government's recommendation.

Analysis:

Administration notes that the process being established by the newly renamed Liquor and Cannabis Regulations Branch (LCRB) for the licensing of retail cannabis stores is substantially similar to that used for liquor licences — with one notable exception.

Whereas the Board has latitude under Section 53 of the *Liquor Control and Licensing Regulation* to consider not providing comment on a liquor application without negatively impacting the determination of that application by the LCRB — and had delegated this authority to Administration — this will not be the case with referrals for retail cannabis stores.

For instance, should the Board resolve to not provide comment on a retail cannabis application, the LCRB will deem that application to have been denied and will not issue a licence.

As the LCRB is requiring that any recommendation by the Board in support of a specific application be informed by a consultation process — i.e. in the form of written comments (similar to a DVP), a public hearing (similar to a rezoning) or a referendum — Administration is recommending that an amendment to the Development Procedures Bylaw be initiated to facilitate the ability of the Board to meet this requirement.

Specifically, that where an application involves land zoned to permit the retail sales of cannabis that staff seek public input in the form of written comments on an application that is notified on-line (i.e. RDOS web-site and social media accounts), local newspaper(s) (including on-line only news sites) and through the posting of a site notice on the property under application by the applicant (similar to a Temporary Use Permit).

Should the Board be of the opinion that further consultation is required based upon written feedback, the option to conduct additional consultation in the form of a public hearing will also be available.

Where, however, an application involves land not zoned to permit a “retail store, licensed cannabis” it is being proposed that Administration bring forward the referral for Board direction prior to conducting any public consultation.

In these scenarios, it is envisioned that Administration not devote staff time to notifying a proposal that the Board may be of an opinion to deny. If, however, the Board felt such a proposal had merit despite the zoning it could resolve to defer consideration in order to allow for an amendment bylaw application to be processed before undertaking the public consultation required by the LCRB.

Due to the level of notification being proposed, staff are recommending that the fees for a cannabis retail store referral in the Fees and Charges Bylaw be set at \$1000 for an application where “retail store, licensed cannabis” is zoned for a permitted use and \$500 + Rezoning application fee (if required

following Board direction) for an application where “retail store, licensed cannabis” is not zoned as a permitted use.

For discussion purposes, draft application processing procedures are included at Attachment No. 1.

In the absence of processing procedures and related fee, the Regional District would have to cover all the costs associated with meeting the consultation requirements established by the LCRB for a licence application.

Alternatives:

- .1 THAT the Board of Directors does not initiate changes to the Development Procedures Bylaw or Fees and Charges Bylaw.
- .2 That the Board of Directors proposes alternative changes to the Development Procedures Bylaw and Fees and Charges Bylaw in order to accommodate referrals for Cannabis retail stores from the LCRB.

Respectfully submitted:



C. Garrish, Planning Supervisor

Endorsed by:



B. Dollevoet, Dev. Services Manager

Attachments: No. 1 — Draft Procedures for LCRB Referrals (Cannabis Retail Stores)

No. 2 — *Local Governments' Role in Licensing Non-Medical Cannabis Retail Stores*

Attachment No. 1 – Draft Procedures for LCRB Referrals (Cannabis Retail Stores)

1. Application Requirements

1. Please review the Liquor and Cannabis Regulation Branch's (LCRB) application requirements at the provincial government's web-site (www.gov.bc.ca).

2. Processing Procedures – Cannabis Retail Store Licence

1. Upon receipt of an application accompanied by the required fees and attachments, Development Services staff will open a file and issue a fee receipt to the applicant.
2. The application is reviewed to determine whether it is complete and, if incomplete, the applicant will be notified of any outstanding requirements.
3. Development Services staff will evaluate the proposal for compliance with relevant Regional District bylaws and policies. Development Services staff may conduct a site visit to view the property as part of the evaluation process.
4. Development Services staff will refer the application to all applicable Regional District departments for comment.
5. Where an application involves the use of land in which "retail store, licensed cannabis" is not listed as a permitted use in the applicable zone in the applicable Regional District's zoning bylaw, a technical report will be forwarded to the Board for consideration prior to any public notification of the application.
6. Where an application involves the use of land in which "retail store, licensed cannabis" is listed as a permitted use in the applicable zone under the applicable Regional District zoning bylaw, Development Services staff will notify the application by:
 - a) written notice mailed to property owners and tenants of land within a radius not less than 100 metres of the boundaries of the subject property;
 - b) posting of application information on the Regional District's web-site and social media accounts;
 - c) advertising in at least two (2) consecutive issues of an appropriate print newspaper and once on an internet news media site with a focus on local matters;
 - d) requiring the applicant erect a Notice of Development Sign, in accordance with requirements outlined in Section 5.3 and Schedule '1' of this bylaw, on the property under application; and
 - e) referring the application to the applicable Advisory Planning Commission (APC) for a recommendation.
7. A period of not less than 28 calendar days will be provided for written comments from the public to be submitted to the Regional District.
8. The referral comments as well as any written comments from the public will then be incorporated into a technical report to be forwarded to the Board for consideration.

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9. The applicant is invited to attend the Board meeting at which the application will be considered.
 10. The Board will consider the technical report and may:
 - a) make a recommendation to deny the application;
 - b) make a recommendation in favour of the application; or
 - c) defer making a recommendation.
 11. Should an application be deferred to allow for additional consultation in the form of a public hearing, notice of the public hearing will be given in accordance with sub-sections 2.5(a) to (c) of this Schedule.
 12. Development Services staff will forward the Board's final recommendation to the LCRB, along with any required documentation, and the LCRB makes the final decision.
 13. Once the Board minutes have been prepared, the applicant will be notified in writing of the recommendation.



Local Governments’ Role in Licensing Non-Medical Cannabis Retail Stores

If you have any questions about this document, please contact the Liquor and Cannabis Regulation Branch toll-free at 1-866 209-2111, or email cannabisregs@gov.bc.ca. NOTE: This document will be updated from time to time as additional information surrounding the regulatory framework for cannabis retail sales becomes available.

Branch name change

The Liquor Control and Licensing Branch has been renamed to the Liquor and Cannabis Regulation Branch (LCRB) to represent its new additional responsibility of licensing and monitoring the retail sale of non-medical cannabis in British Columbia.

Non-medical cannabis retail licence

The province will be issuing licences for non-medical cannabis retail stores. A cannabis retail store must be a standalone business. This licence requires input and a positive recommendation from a local government in whose area the proposed store is located.

The province recognizes the importance of ensuring carefully regulated access to non-medical cannabis in all areas of the province, including rural areas.

As a first step, the province will open opportunities to apply for regular retail licences. Once the regional distribution of retail non-medical cannabis stores is known, the province will consider issuing licences to service rural or remote areas that are not sufficiently served by existing retail cannabis stores.

The role of local governments in the cannabis retail store licensing process

Applicants for a non-medical cannabis retail store licence must submit a licence application to the LCRB. When an application is received, the LCRB will notify the local government of the area where the proposed store will be located.

Upon receipt of notice, local governments can:

- choose not to make any recommendation in respect of the application for a cannabis retail store licence (Note: this would end a licence application in progress because the LCRB cannot issue a licence unless the local government gives the LCRB a positive recommendation that the licence be issued)
- choose to make comments and recommendations in respect of an application for a cannabis retail store licence. Note that:
 - if the local government chooses to make a comments and recommendation on the licensee’s application to the LCRB, it must gather the views of residents

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- if it makes a recommendation to deny the application then the LCRB may not issue the licence
 - if it makes a recommendation in favour of the application, then the LCRB has discretion whether or not to issue the licence, but must consider the local government's recommendation.

Local Governments (municipalities, regional districts or Islands Trust local trust committees) have some or all of the following regulatory powers in respect of cannabis retail store licences:

- Impose restrictions in its zoning bylaws regarding the location of cannabis retail stores
- Regulation of business (municipalities only): by terms and conditions in its business licensing bylaw, a municipality may limit the hours that cannabis retail stores can operate or impose other conditions such specifications regarding signage
- Charge the applicant fees if choosing to assess an application.

The above process applies to all relocations of existing cannabis retail stores.

Gathering residents' views

If the local government decides to consider the notice of application and to provide comments and recommendations as to the location of the proposed retail store, it must gather the views of residents of the area if the location of the proposed store may affect nearby residents. It may gather resident's views by using one or more of the following methods:

- Receiving written comment in response to a public notice of the application
- Conducting a public hearing in respect of the application
- Holding a referendum, or
- Using another method the local government considers appropriate.

It is up to the local government to determine the area, relative to the licensee's application, where resident's views must be gathered.

Please note: Gathering the views of residents of the area/providing a recommendation to the LCRB must be unique to each provincial licence application. In other words, past recommendations cannot be used in a new licensing process. Each individual application must be considered separately by the local government.

What must the local government's recommendation include?

The recommendations and comments the local government provides to the LCRB must:

- be in writing (this may or may not be in the form of a resolution)
- show that the local government has considered the location of the proposed store
- include the views of the local government on the general impact on the community if the application is approved
- include the views of residents if the local government has gathered residents' views, and a description of how they were gathered
- include the local government's recommendation as to whether the application should be approved or rejected and provide the reasons upon which the recommendation is based.

The local government should also provide any supporting documents referenced in their comments.

What if the local government does not want to provide a recommendation?

If a local government does not want to accept the notice of application and provide a recommendation for the proposed retail location, they should notify the LCRB. A licence for a cannabis retail store will not be issued without a positive recommendation from a local government. If a response is not received, LCLB will not consider the application any further.

What if the recommendation does not meet the regulatory requirements?

If the recommendation does not meet the regulatory requirements, the LCRB will ask the local government to provide new or amended comments that address outstanding issues.

How long does the local government have to provide comments?

Unlike in the process for liquor licensing, local governments are not required to provide a recommendation on a cannabis retail store application within a specific time period. Please note that delays in the application process can have a significant impact on the applicant. If the applicant is the reason for the delay, please notify the LCRB. If the applicant is not trying to move an application forward, the application can be cancelled.

Can the local government recommend approval subject to certain conditions?

In some circumstances, the local government can recommend that the LCRB approve the application as long as certain restrictions (e.g. hours of operation) are placed on the licence. In these situations, the recommendation should clearly explain the rationale for placing restrictions.

If the local government intends to request that the LCRB impose terms and conditions on a licence, prior to sending such a recommendation the local government should consult with the LCRB so that the LCRB can determine whether it has the authority to impose the requested terms and conditions before finalizing their conditional recommendation.

The local government may also have the ability to impose other operating rules on the proposed store through the terms and conditions of the applicant's business licence, zoning or bylaw. The local government is responsible for enforcing these rules.

Floor Plans

Applicants must submit a floor plan with their licence application for approval so the LCRB can identify store features such as sales, storage and delivery areas. Unlike for some kinds of liquor licence applications, local governments are not required to provide occupant load stamps or approve the applicant's floor plans as part of the provincial licensing process for cannabis retail stores.

A municipal council or regional district board can delegate authority to their staff to provide comments and a recommendation to the LCRB

A municipal council or regional district board may delegate its powers and duties to provide comments and a recommendation to the LCRB regarding a cannabis retail store licence application. If a council or board has delegated this authority, a cannabis retail store applicant may ask for comments and recommendations made by delegated staff to be reconsidered by the local government.

Council as defined in the Vancouver Charter:

A Council, as defined in the *Vancouver Charter*, choosing to delegate to its staff must establish procedures for a reconsideration of comments and recommendations made by delegated staff, including how a cannabis retail store applicant may apply for reconsideration. In undertaking a reconsideration, the Council will have the same authority as it delegated to staff.

Right of reconsideration:

Delegated local government staff must advise the cannabis retail store licence applicant that the applicant has the right of reconsideration of the staff's recommendation by the council or board.

How local governments inform the LCRB of delegation:

A local government that has delegated authority to staff should send a copy of the delegation to the LCRB at cannabisregs@gov.bc.ca.

ADMINISTRATIVE REPORT



TO: Planning and Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: August 16, 2018

RE: Liquor and Cannabis Regulations Branch (LCRB) Referrals - Procedures & Fees (Liquor)

Administrative Recommendation:

That staff be directed to initiate amendments to the Development Procedures Bylaw No. 2500, 2011, and Fees and Charges Bylaw No. 2787, 2018, in order to introduce processing procedures and fees for liquor licence referrals from the Liquor and Cannabis Regulations Branch.

Purpose:

The purpose of this report is to seek direction from the Regional District Board on the replacement of the *Liquor Licensing Application Policy* with new procedures to be incorporated in the Development Procedures Bylaw No. 2500, 2011.

This discussion is related to a separate item to be considered by the Planning and Development (P&D) Committee at its meeting of August 16, 2018, regarding procedures and fees for LCRB referrals related to the retail sale of cannabis.

Background:

At its meeting of June 15, 2017, the Board resolved to adopt a new *Liquor Licensing Application Policy*, which states that "the Regional District of Okanagan-Similkameen (RDOS) will not provide comment on liquor license referral concerning an amendment to an existing license or a new license but does wish to be notified of such applications."

This new policy replaced a number of outdated policies (i.e. *Application for New Winery License Policy*, the *Rural Agency Stores – Liquor Distribution Policy* and the *Liquor Licensing Policy*) and was intended to ensure the Board's position on such applications reflected current legislation.

The Policy further transferred responsibility for administration of this policy from the Manager of Legislative Services to the Manager of Development Services and required that:

- applications be assessed for compliance against relevant land use regulations;
- the Board be provided a bi-monthly update of all applications received; and
- the Board be advised "of any controversial applications, and [the Manager of Development Services] will recommend to the Board a course of action to remedy any issues. In this event, the application shall be held until the matter is resolved."

Under the Regional District's Fees and Charges Bylaw No. 2787, 2018, there are currently no fees associated with the processing of referrals from the LCRB for liquor license applications.

Analysis:

With the benefit of over 12 months administering the *Liquor Licensing Application Policy*, Administration considers that a number of changes to the policy are warranted:

Enforcement

First, the requirement for staff to assess applications for compliance against all relevant land use regulations has raised a number of concerns, primarily in relation to enforcement (i.e. building and land use) and the extent to which bylaw contraventions identified during the assessment but unrelated to the LCRB referral should be acted upon by staff.

The range of observed infractions have included unlawfully converted structures, inadequate on-site vehicle parking, contravention of Agricultural Land Commission (ALC) policies and bylaws and septic compliance due to floor area expansions.

If it was the Board's intent that staff act on these observed infractions, Administration considers this aspect of the Policy should be strengthened to clarify this and that additional resources be made available to assist with enforcement. Administration also strongly supports the introduction of a \$300 fee to cover the staff time required to undertake the assessment of these LCRB referrals against the relevant bylaws (similar to the cost of processing a delegated development permit).

If it was not the Board's intent for staff to implement the Policy in this way, it is *strongly* recommended that this aspect of the Policy be narrowed to focus only on whether the licence is for a use that is permitted in the applicable zone. Administration considers that even this narrower work should be supported by a \$100 application fee given the time required to process a referral and the equivalency of this work with the preparation of a "Comfort Letter" (the cost of which is \$100).

Reporting

The second change that Administration considers to be warranted is in relation to the requirement to advise the Board of all application on a "bi-monthly basis". Administration is currently providing updates to the Board as part of the Quarterly Report by Development Services, which is not technically in compliance with the Policy.

The Quarterly Report is, however, seen to be the natural venue in which to provide this information and that this would occur whether it was specified in a Board policy, or not. For this reason, Administration favours the deletion of this requirement.

Controversial Applications

Finally, it is not clear in the current Policy as to what may constitute a "controversial application", the options available to the Board to remedy a controversial application (other than conducting the public consultation required to provide comment to the LCRB but which the Policy says the Board will not do), or the ability of the Board to hold a controversial application beyond the 90 days the LCRB generally provides to local governments to respond to a referral.

Given the general intent of the *Liquor Licensing Application Policy* is for the Board to not become involved in the adjudication of liquor licences, attempting to participate in "controversial applications" appears to defeat this intent. For this reason, Administration favour the deletion of the requirement to advise of, propose remedies for and/or hold "controversial applications".

If, however, the Board wishes to maintain a say in "controversial applications" and how they are resolved, Administration recommends that the *Liquor Licensing Application Policy* be deleted in its

entirety and that individual LCRB liquor referrals begin to be brought forward for Board consideration in the same way as other land use applications (i.e. rezonings, permits and ALC referrals).

Should the Board support this option, Administration recommends the introduction of a \$500 fee with an additional fee of \$500 to be paid if the Board subsequently determines that additional public consultation (i.e. public hearing) is warranted on a referral.

Summary:

In summary, Administration recommends that:

- .1 the review of liquor license referrals from the LCRB be limited to compliance with permitted uses in the applicable zone;
- .2 reporting on referrals received from the LCRB be informal and occur as part of the Quarterly Report presented to the Board by the Development Services Department;
- .3 the Regional District no longer attempt to intercede in “controversial applications”; and
- .4 a fee of \$100.00 be implemented to assist with the cost of processing LCRB referrals.

For discussion purposes, draft processing procedures are included at Attachment No. 1. It is proposed that these procedures be incorporated into the Development Procedures Bylaw to ensure consistency with the proposed procedures for handling referrals from the LCRB for retail cannabis sales. Doing so would necessitate the repeal of the *Liquor Licensing Application Policy*.


Alternative:

That the Development Procedures Bylaw No. 2500, 2011, and Fees and Charges Bylaw No. 2787, 2018, not be amended to introduce processing procedures and fees for liquor licence referrals from the Liquor and Cannabis Regulations Branch and the Liquor Licensing Applications Policy be maintained.

Respectfully submitted:


C. Garrish, Planning Supervisor

Endorsed by:


B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Draft Procedures for LCRB Referrals (Liquor)
No. 2 – Liquor Licensing Applications Policy

Attachment No. 1 – Draft Procedures for LCRB Referrals (Liquor)

1. Application Requirements

1. Please review the Liquor and Cannabis Regulation Branch's (LCRB) application requirements at the provincial government's web-site (www.gov.bc.ca).

2. Processing Procedures – Liquor Licence

1. Upon receipt of an application accompanied by the required fees and attachments, Development Services staff will open a file and issue a fee receipt to the applicant.
2. The application is reviewed to determine whether it is complete and, if incomplete, the applicant will be notified of any outstanding requirements.
3. Development Services staff will evaluate the proposal for compliance with the permitted uses listed in the zoning applied to the property under application in the applicable Regional District zoning bylaw.
4. The authority to provide comments to the LCRB on applications is delegated to the Manager of Development Services and Development Services staff will forward a memorandum incorporating the zoning review to the Manager for their consideration.
5. The Manager of Development Services staff will endorse the application by advising that the Regional District will not be providing comment to the LCRB.
6. Once the Manager of Development Services has endorsed the application, the application will be returned to the applicant.

Attachment No. 2 – Liquor Licensing Applications Policy

**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
BOARD POLICY**

POLICY: Liquor Licensing Applications

AUTHORITY: Board Resolution dated June 15, 2017.

PREAMBLE

The Liquor Control and Licensing Act (LCLA) states that a license of a prescribed class or category must not be issued unless the General Manager of the Liquor Control and Licensing Branch has provided the local government or first nation with notice of the license application. The LCLA provides local governments and first nations with the option not to comment on liquor license applications. The Regional District of Okanagan-Similkameen has decided by way of its actions, resolutions and policy to adopt such a position.

POLICY STATEMENT

The Regional District of Okanagan-Similkameen (RDOS) will not provide comment on liquor license referral concerning an amendment to an existing license or a new license but does wish to be notified of such applications.

PURPOSE

To establish a process to respond to liquor license application referrals from the Liquor Control and Licensing Branch.

RESPONSIBILITIES

Manager of Development Services is responsible to oversee the process for receiving and signing off of liquor licensing applications for the RDOS.

PROCEDURES

1. Upon receipt of a liquor licensing application, the Manager of Development Services shall refer the application to Development Services staff to confirm compliance with relevant land use regulations.
2. The Manager of Development Services will be the designated liaison with LCLB and will, on the required forms, provide confirmation that the RDOS does not wish to comment on the application. The application will then be returned to the applicant and copied to the LCLB.
3. Development Services staff will provide, on a bi-monthly basis, a report to the Board of Directors, summarizing the applications received.
4. The Manager of Development Services will advise the Board of any controversial applications, and will recommend to the Board a course of action to remedy any issues. In this event, the application shall be held until the matter is resolved.



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Corporate Services Committee

Thursday, August 16, 2018

10:15 a.m.

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Corporate Services Committee Meeting of August 16, 2018 be adopted.

B. FORTISBC INTERVENTION UPDATE – For Information Only

C. CLOSED SESSION

RECOMMENDATION 3

THAT in accordance with Section 90(1)(c) of the *Community Charter*, the Board close the meeting to the public on the basis of labour relations or other employee relations.

D. ADJOURNMENT

ADMINISTRATIVE REPORT

TO: Corporate Services Committee

FROM: B. Newell, Chief Administrative Officer

DATE: August 16, 2018

RE: Fortis BC Intervention – For Information Only

Update on AMCS/RDOS Intervention in Fortis Rate Application

On July 31st, Nick Marty submitted his expert submission on residential rate design as part of the AMCS/RDOS Intervention in the 2017 Fortis Rate Design Application. It can be viewed on the BC Utilities Commission (BCUC) website: http://www.bcuc.com/Documents/Proceedings/2018/DOC_52133_C3-7-AMCS-RDOS-Evidence.pdf

The report includes nearly 200 resident testimonials on the adverse impacts of the Residential Conservation Rate (RCR). It has a short executive summary that highlights the major points (ie The RCR was designed incorrectly; it is promoting inefficiency rather than efficiency; it is promoting the greater consumption of fossil fuels; it is making high use electricity customers (those consuming more than 15,000 kWh/year) cross-subsidize lower use customers by at least \$7 million in 2018).

Fortis, the BCUC and other interveners are to prepare Information Requests on Nick's submission by August 20th. Nick, in turn, will be preparing an information request on the evidence presented by BC Sustainable Energy Association/Sierra Club, who are arguing for the retention of the two-tier system. Nick will be required to respond to Information Requests on his submission by September 10th. Then there will be a written discussion as to whether to have an Oral Hearing. If the BCUC agrees to hold one, it will take place the week of October 15th. The process will wrap up with final arguments by interveners and Fortis and the new rates, whatever they are, will go into effect starting January 1, 2019.

BOARD of DIRECTORS MEETING

Thursday, August 16, 2018

11:30 a.m.

BOARD MEETING AGENDA

A. ADOPTION OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

THAT the Agenda for the Okanagan-Similkameen Regional Hospital District Board Meeting of August 16, 2018 be adopted.

B. MINUTES

1. OSRHD Board Meeting – June 21, 2018

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)

THAT the Minutes of the June 21, 2018 Okanagan-Similkameen Regional Hospital District Board Meeting be adopted.

C. DELEGATION – Interior Health Authority

1. Jeff Harries, Physician

Dr. Harries will address the Board to present an overview of Pharmaceutical Treatment of Alcohol Use Disorder (AUD).

D. ADJOURNMENT

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

Minutes of the Board Meeting of the Okanagan-Similkameen Regional Hospital Board (OSRHD) of Directors held at 11:22 am on Thursday, June 21, 2018, in the Boardroom, 101 Martin Street, Penticton, British Columbia.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Director A. Jakubeit, City of Penticton

STAFF PRESENT:

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

A. ADOPTION OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

IT WAS MOVED AND SECONDED

THAT the Agenda for the Okanagan-Similkameen Regional Hospital District Board Meeting of June 21, 2018 be adopted as amended to include a verbal update from the Vice Chair.

CARRIED

B. MINUTES

1. OSRHD Board Meeting – May 17, 2018

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)

IT WAS MOVED AND SECONDED

THAT the Minutes of the May 17, 2018 Okanagan-Similkameen Regional Hospital District Board Meeting be adopted. - **CARRIED**

C. DELEGATION – Interior Health Authority

1. Sarah Carson, Patient Portal Analyst – HIM/REG Team

[Presentation](#)

Ms. Carson addressed the Board to present an overview of Interior Health's "My Health Portal".

2. Updates – Director Sentes

- a. IH led safety committee for protocols/practices
 - b. IH Art Program led by Carl Meadows – Director Sentes advised the Board that the program welcomes art from all regional artists.
-

D. ADJOURNMENT

By consensus, the meeting adjourned at 11: 50 a.m.

APPROVED:

CERTIFIED CORRECT:

M. Brydon
OSRHD Board Chair

B. Newell
Corporate Officer

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BOARD of DIRECTORS MEETING

Thursday, August 16, 2018

12:45 p.m.



REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

THAT the Agenda for the RDOS Board Meeting of August 16, 2018 be adopted.

1. Consent Agenda – Corporate Issues

a. Okanagan Falls Volunteer Fire Department - Resignation

THAT the Board of Directors accept the resignation of Clay Stevenson as a member of Okanagan Falls Volunteer Fire Department.

b. Tulameen Volunteer Fire Department - Appointment

THAT the Board of Directors appoint John McIntosh and Ryan Marchuk as a member of Tulameen Volunteer Fire Department.

c. Naramata Parks and Recreation Commission - Appointment

THAT the Board of Directors appoint Nicole Verpaelst as a member of Naramata Parks and Recreation Commission for a term ending December 31, 2019.

d. Electoral Area “D” Advisory Planning Commission – July 10, 2018

THAT the Minutes of the July 10, 2018 Electoral Area “D” Advisory Planning Commission be received.

e. Electoral Area “E” Advisory Planning Commission – July 9, 2018

THAT the Minutes of the July 9, 2018 Electoral Area “E” Advisory Planning Commission be received.

f. Electoral Area “H” Advisory Planning Commission – July 17, 2018

THAT the Minutes of the July 17, 2018 Electoral Area “H” Advisory Planning Commission be received.

g. Corporate Services Committee – August 2, 2018

THAT the Minutes of the August 2, 2018 Corporate Services Committee be received.

h. Environment and Infrastructure Committee – August 2, 2018

THAT the Minutes of the August 2, 2018 Environment and Infrastructure Committee be received.

i. Planning and Development Committee – August 2, 2018

THAT the Minutes of the August 2, 2018 Planning and Development Committee be received.

j. RDOS Regular Board Meeting – August 2, 2018

THAT the minutes of the August 2, 2018 RDOS Regular Board meeting be adopted.

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

2. Consent Agenda – Development Services

a. Agricultural Land Commission Referral (Non-Farm Use) – 9707 128th Avenue, Electoral Area “A”

To allow a packing and storage facility to handle a majority of its produce from off-site growers.

THAT the RDOS “authorize” the application to allow a Non-Farm Use at 9707 128th Ave, Electoral Area “A” (Lot 470, Plan KAP1949, District Lot 2450S, SDYD) to proceed to the Agricultural Land Commission.

b. Development Variance Permit Application – 100 Willow Avenue, Electoral Area “D”

i. Permit No. D2018.116-DVP

To allow for the replacement of a deck and portion of a house that need to be repaired due to rot.

THAT the Board of Directors approve Development Variance Permit No. D2018.116-DVP.

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

B. DEVELOPMENT SERVICES – Building Inspection

1. Building Bylaw Infraction – 1370 Bullmoose Way, Electoral Area “A”

RECOMMENDATION 4 (Unweighted Corporate Vote – Simple Majority)

THAT a Section 302 Notice on Title, pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* (made applicable to Regional Districts by Section 302 of the LGA), be filed against the title of lands described as Lot A, Plan KAP90308, District Lot 2709, SDYD, 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.

2. Building Bylaw Infraction – 236 Ponderosa Avenue, Kaleden, Electoral Area “D”

RECOMMENDATION 5 (Unweighted Corporate Vote – Simple Majority)

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 3 Plan KAP89276 except Plan KAP90953 District Lot 105s SDYD, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2333.

3. Building Bylaw Infraction – 149 Spruce Avenue, Electoral Area “D”

RECOMMENDATION 6 (Unweighted Corporate Vote – Simple Majority)

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 151, District Lot 103S, Plan KAP719, SDYD, 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.

4. Building Bylaw Infraction – 285 Westview Road, Electoral Area “D”

RECOMMENDATION 7 (Unweighted Corporate Vote – Simple Majority)

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 13, Plan KAP11719, District Lot 280, SDYD, 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.

5. Building Bylaw Infraction – 183 Jebbs Road, Electoral Area “D”

RECOMMENDATION 8 (Unweighted Corporate Vote – Simple Majority)

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 4, Plan KAP30396, District Lot 411, SDYD, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2333; and

THAT the Board of Directors direct staff to commence injunctive action.

6. Building Bylaw Infraction – 1166 Apex Mountain Road, Electoral Area “D”

RECOMMENDATION 9 (Unweighted Corporate Vote – Simple Majority)

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 Block D, District Lot 4063S, SDYD, 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.

7. Building Bylaw Infraction – 130 Panorama Ridge Road, Electoral Area “D”

RECOMMENDATION 10 (Unweighted Corporate Vote – Simple Majority)

THAT a Section 302 Notice on Title, pursuant to Section 302 of the *Local Government Act* and Section 57 of the - (made applicable to Regional Districts by Section 302 of the LGA), be filed against the title of lands described as Lot 20 Plan 26390 District Lot 2710 SDYD, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2333.

8. Building Bylaw Infraction – 2150 Naramata Road, Electoral Area “E”

RECOMMENDATION 11 (Unweighted Corporate Vote – Simple Majority)

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 1, Plan KAP15814, District Lot 206, SDYD, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2333; and

THAT the Board of Directors direct staff to commence injunctive action.

C. DEVELOPMENT SERVICES – Rural Land Use Matters

1. **Zoning Bylaw Amendment – 8312 98th Avenue, Electoral Area “A”**
 - a. Bylaw No. 2451.25, 2018
 - b. Land Title Act Form - Covenant
 - c. Responses Received

To allow for the placement of a mobile home (CSA Z240) in the RS1 Zone.

RECOMMENDATION 12 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2451.25, 2018, Electoral Area “A” Zoning Amendment Bylaw be denied.

2. **Official Community Plan Bylaw No. 2790, 2018 – Electoral Area “F”**
 - a. Bylaw No. 2790, 2018
 - b. Community Engagement Report – July 2018

To replace the current Electoral Area “F” Official Community Bylaw No. 2460, 2008 with an updated version.

RECOMMENDATION 13 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2790, 2018, Electoral Area “F” Okanagan Lake West/ Greater West Bench Official Community Plan, 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 August 16, 2018, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*; and

THAT, in accordance with Section 477 of the *Local Government Act*, the Board has considered Amendment Bylaw No. 2790, 2018, in conjunction with its Financial and applicable Waste Management Plans.

RECOMMENDATION 14 (Unweighted Corporate Vote – Simple Majority)

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

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

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

3. **Zoning Bylaw Amendment – 15 Deans Road, Summerland, Electoral Area “F”**
 - a. Bylaw No. 2461.11, 2018
 - b. Responses Received

The public hearing for this item will have been held Thursday, August 16, 2018 at 9:00 a.m. in the RDOS Board Room located at 101 Martin Street, Penticton.

To rezone a property to facilitate a two-lot subdivision.

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

THAT Bylaw No. 2461.11, 2018, Electoral Area “F” Zoning Amendment Bylaw be read a third time and adopted.

4. **Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “D”**
 - a. Bylaw No. 2457.16, 2018
 - b. Bylaw No. 2683.01, 2018
 - c. Responses Received

To formalize the existence of a 4-plex on the subject property and to allow its use for short-term tourist accommodation purposes.

RECOMMENDATION 16 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2683.01, 2018, Electoral Area “D” Official Community Plan Amendment Bylaw and Bylaw No. 2457.16, 2018, Electoral Area “D” Zoning Amendment Bylaw be read a first and second time and proceed to a public hearing; and

THAT the Board considers the process, as outlined in the report from the Chief Administrative Officer dated August 16, 2018, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*; and

THAT, in accordance with Section 477 of the *Local Government Act*, the Board has considered Amendment Bylaw No. 2683.01, 2018, in conjunction with its Financial and applicable Waste Management Plans; and

THAT the holding of a public hearing be scheduled for the Regional District Board meeting of September 20, 2018; and

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

5. **Early Termination of a Land Use Contract – 781 Highway 97, Okanagan Falls, Electoral Area “D”**
- Bylaw No. 2455.32, 2018
 - Responses Received

To replace Land Use Contract No. LU-12-D-76 with a Small Holdings Four (SH4) Zone.

RECOMMENDATION 17 (Unweighted Rural Vote – Simple Majority)

THAT THAT Bylaw No. 2455.32, 2018, Electoral Area “D” Zoning Amendment Bylaws 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 October 4, 2018; and

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

6. **Agricultural Land Commission Referral (Placement of Fill) – 760 Highway 3A, Kaleden, Electoral Area “D”**

At its meeting of July 19, 2018, the Regional District of Okanagan-Similkameen considered a referral from the Agricultural Land Commission (ALC) with regard to soil movement for a non-farm use on a site adjacent to Hwy 3A. Following a presentation from the proponent, the Board referred the matter to the second meeting in August to allow the proponent to present additional evidence.

The Regional District of Okanagan-Similkameen has been advised that this application to the ALC has been withdrawn and the matter is no longer in possession of the Board.

7. **Zoning Bylaw Amendments – Electoral Areas “A”, “C”, “D”, “E” & “F” Tourist Commercial Zone Review and Consolidation**
- Bylaw No. 2808, 2018
 - Responses Received

The public hearing for this item will have been held Thursday, August 16, 2018 at 9:00 a.m. in the RDOS Board Room located at 101 Martin Street, Penticton.

RECOMMENDATION 18 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2808, 2018, Regional District of Okanagan-Similkameen Tourist Commercial Zone Update Amendment Bylaw be read a third time.

D. PUBLIC WORKS**1. Petition to Enter Okanagan Falls Sanitary Sewer Service Area**

- a. Bylaw No. 1239.07, 2018

To bring an additional property into the service area.

RECOMMENDATION 19 (Unweighted Corporate Vote – Simple Majority)

THAT Amendment Bylaw No. 1239.07, 2018, Okanagan Falls Specified Area Sanitary Sewer System Local Service Establishment Bylaw, be read a first, second and third time.

E. FINANCE**1. 2018-2022 Five Year Financial Plan Amendment – Rural Projects, Electoral Area “G”**

RECOMMENDATION 20 (Weighted Corporate Vote – Majority)

THAT the Board of Directors support a five-year Financial Plan Amendment to reallocate \$135,000 in Community Works Gas Tax Funding from Olalla Water to Area G Rural Projects, in order to support work on the Hedley Improvement District (HID) water system and other flood mitigation projects.

2. Community Works Program Reserve Expenditure – Electoral Area “E”

- a. Bylaw No. 2825, 2018

RECOMMENDATION 21 (Weighted Corporate Vote – Majority)

THAT Bylaw No. 2825, 2018, being an expenditure bylaw of the Regional District, to withdraw funds from the Electoral Area “E” Community Works Program Reserve Fund to allocate \$60,000 toward the Naramata Spirit Park Improvement Project be read a first, second and third time and be adopted.

F. COMMUNITY SERVICES – Recreation Services**1. Award of Naramata Spirit Park Upgrades Project**

- a. Landscape Plans

Spirit Park Upgrade Project includes resurfacing of existing tennis courts and construction of new pickleball courts.

RECOMMENDATION 22 (Weighted Corporate Vote – Majority)

THAT the Regional District approve the tender evaluation report and recommendations for award of the “Naramata Spirit Park Upgrades” Invitation to Tender; and

THAT the Board award the “Naramata Spirit Park Upgrades” project to Chute Creek Contracting up to the amount of \$172,244 exclusive of GST.

G. LEGISLATIVE SERVICES**1. Declaration of State of Local Emergency Approval**

H. CAO REPORTS**1. Verbal Update**

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

2. Board Representation

- a. BC Rural Centre (formerly Southern Interior Beetle Action Coalition) – *Armitage*
 - b. Developing Sustainable Rural Practice Communities – *McKortoff*
 - c. Intergovernmental First Nations Joint Council - *Kozakevich, Bauer, Pendergraft*
 - d. Municipal Finance Authority (MFA) – *Kozakevich, Bauer*
 - e. Municipal Insurance Association (MIA) - *Kozakevich, Bauer*
 - f. Okanagan Basin Water Board (OBWB) – *McKortoff, Hovanes, Waterman*
 - g. Okanagan Film Commission (OFC) – *Jakubeit*
 - h. Okanagan Regional Library (ORL) – *Kozakevich*
 - i. Okanagan Sterile Insect Release Board (SIR) – *Bush*
 - j. Okanagan-Similkameen Healthy Living Coalition – *Boot*
 - k. South Okanagan Similkameen Fire Chief Association (SOSFCA)
 - l. Southern Interior Local Government Association (SILGA) – *Jakubeit*
 - m. Southern Interior Municipal Employers Association (SIMEA) – *Kozakevich, Martin*
 - n. Starling Control - *Bush*
-

3. Directors Motions

4. Board Members Verbal Update

J. ADJOURNMENT

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: Okanagan Falls Volunteer Fire Department

DATE: August 16, 2018

RE: Updated Roster

Recommendation:

THAT the Board accept the resignation of Clay Stevenson as a member of the Okanagan Falls Volunteer Fire Dept.

History:

on June 13, 2018 Clay Stevenson resigned,

Judy Morris
Operations Assistant
Okanagan Falls Volunteer Fire Department

Tulameen & District Fire Department

August 9, 2018

Regional District Okanagan Similkameen
Board of Directors

This letter is to request the approval from the Board of Directors for two new members to the Tulameen & District Fire Department.

They are:

- John McIntosh
- Ryan Marchuk

Thank you,

Chief Woodford

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: August 16, 2018

RE: Naramata Parks and Recreation Commission - Appointment

Administrative Recommendation:

THAT the Board of Directors appoint Nicole Verpaelst as a member of Naramata Parks and Recreation Commission for a term ending December 31, 2019.

Purpose:

In accordance with Section 3 of the Regional District of Okanagan-Similkameen Electoral Area "E" Parks and Recreation Commission Establishment Bylaw No. 2108, 2001, "the Board, by resolution, shall appoint members to the Commission on the recommendation of the Electoral Area Director."

Reference:

1. Regional District of Okanagan-Similkameen Electoral Area "E" Parks and Recreation Commission Establishment Bylaw No. 2108, 2001
2. Regional District of Okanagan-Similkameen Parks and Recreation Commission Establishment Bylaw No. 2732, 2016

Background:

Section 8.1 of Bylaw No. 2732, 2016 establishes that the role of the Commission is to provide recommendations and advice to the Board on the organization and conduct of a parks and recreation program in accordance with the budget approved by the Board; including planning, development and implementation of parks and recreation services.

Bylaw No. 2108, 2001 provides for the creation of a Parks and Recreation Commission for Electoral Area "E" of the Regional District of Okanagan-Similkameen.

Section 4 of Bylaw No. 2108, 2001 permits for eleven (11) members who are residents within Electoral Area "E".

Section 6 of Bylaw No. 2108, 2001 provides for the appointment of members, requiring the Board, by resolution, to appoint members to the Commission on the recommendation of the respective Electoral Area Director.

Section 9 of Bylaw No. 2108, 2001 states that upon a vacancy arising from any cause other than the expiration of a member's term of office, the Board of Directors, by resolution, shall appoint a new member who shall serve for the unexpired portion of the term, upon recommendation of the Commission."

Analysis:

On August 2, 2018, Director Kozakevich advised Administration of her intent to recommend Nicole Verpaelst for appointment to the Naramata Parks and Recreation Commission.

Respectfully submitted:

Endorsed by:

"Debra Paulhus"

"Christy Malden"

D. Paulhus, Administration Support Clerk

C. Malden, Manager of Legislative Services

Minutes

Electoral Area “D” Advisory Planning Commission

Meeting of Tuesday, July 10, 2018

Okanagan Falls Community Centre (Gymnasium)

1141 Cedar Street, Okanagan Falls, BC

Present:

Members: Jerry Stewart, Ron Obirek, Don Allbright, Doug Lychak, Navid Chaudry, Doreen Olson

Absent: Tom Siddon, Director, Electoral Area “D”, Bob Haddow, Bob Handfield, Jill Adamson, Robert Pearce

Staff: Kevin Taylor, Planning Technician
Sue Gibbons, Recording Secretary

Delegates: Tony Walters, Agent & Claudia Barnett, Applicant

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

MOTION

It was Moved and Seconded that the Agenda be adopted.

CARRIED (UNANIMOUSLY)

3. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION

It was Moved and Seconded by the APC that the Minutes of June 12, 2018 be approved.

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

CARRIED (UNANIMOUSLY)

4. DEVELOPMENT APPLICATIONS

4.1 D06799.970 (D2018.092-DVP) – Development Variance Permit Application

Delegates: Tony Walters, Agent & Claudia Barnett, Applicant

Discussion

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board of Directors that the subject development application be denied.

CARRIED (UNANIMOUSLY)

5. ADJOURNMENT

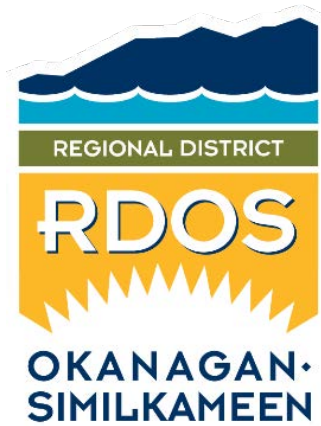
MOTION

It was Moved and Seconded that the meeting be adjourned at 7:45 pm.

CARRIED (UNANIMOUSLY)

Advisory Planning Commission Chair

Advisory Planning Commission Recording Secretary



Minutes

Electoral Area 'E' Advisory Planning Commission

Meeting of Monday, July 9th, 2018 at 7:30 p.m.

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

Present:

Members: Bruce Clough (Chair, Electoral Area 'E' APC), Heather Fleck, Phil Janzen, Don Mancell, Brent Rowland, Tom Hoenisch, Tim Forty

Absent: None

Staff: Kevin Taylor (RDOS Planning Technician)

Guests: 8 members of the public were present, Karla Kozakevich (RDOS Area 'E' Director)

Recording Secretary: Heather Lemieux

Delegates: Donna Butler (Ecora Engineering), Chris Allen (Landform Architecture Ltd.)

1. ADOPTION OF AGENDA

The meeting was called to order at 7:33 p.m. Quorum Present.

MOTION

It was Moved and Seconded that the Agenda be adopted as presented.

CARRIED (UNANIMOUSLY)

2. APPROVAL OF MINUTES

MOTION

It was Moved and Seconded by the APC that the Minutes of May 14th, 2018 be approved.

CARRIED (UNANIMOUSLY)

3. DELEGATIONS

- 3.1 1518005 Alberta Ltd. (Smith, Mark) for Zoning Bylaw Amendment Application
Agent: Butler, Donna of Ecora Engineering
E02130.020 (E2018.095-ZONE)
- 3.2 Suttorp, Audrey & Slotman, Bart for Development Variance Permit
Application Agent: Allen, Chris of Landform Architecture Ltd. E02096.150
(E2018.102-DVP)

4. DEVELOPMENT APPLICATIONS

- 4.1 E02130.020 (E2018.095-ZONE) - Zoning Bylaw Amendment Application
Administrative Report submitted by Emily Williamson, Planner
- Mark Smith presented and distributed a written summary *Administrative Report - Response Comments*.

MOTION

It was Moved and Seconded in favour of option 2. THAT the APC recommends to the RDOS Board of Directors that the subject development application be approved with the following conditions:

- i) THAT site specific zoning be changed for both properties to accommodate that no second dwellings are permitted on the subject property located at 891 Old Main Road.
- ii) THAT a Restrictive Covenant be put in place in favour of the RDOS on the subject property located at 891 Old Main Road.

CARRIED

All 8 members of the public left meeting at 8:16 p.m.

- 4.2 E02096.150 (E2018.102-DVP) - Development Variance Permit Application
Administrative Report submitted by Kevin Taylor, Planning Technician
- Chris Allen presented on behalf of Audrey Suttorp and Bart Slotman.

MOTION

It was Moved and Seconded in favour of Option 1. THAT the APC recommends to the RDOS Board of Directors that the subject development application be approved.

CARRIED (UNANIMOUSLY)

5. OTHER

5.1 Next Electoral Area 'E' Advisory Planning Commission Meeting

August 13th, 2018 at 7:30 p.m.

Tim Forty submitted resignation from the Area 'E' APC, due to a relocation outside of Naramata. Thanks and best wishes were extended from Area 'E' APC members and Karla Kozakevich for 30+ years of dedicated service.

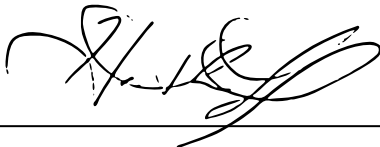
6. ADJOURNMENT

MOTION

It was Moved and Seconded that the meeting be adjourned at 8:24 p.m.

CARRIED (UNANIMOUSLY)

Advisory Planning Commission Chair



Advisory Planning Commission Recording Secretary / minute taker



Minutes

Electoral Area 'H' Advisory Planning Commission

Meeting of Tuesday, July 17, 2018

Riverside Centre – 148 Old Hedley Road, Princeton, BC

- Present:** Bob Coyne, Director, Electoral Area "H"
- Members:** Ole Juul (Chair), Lynne Smyth, Tom Rushworth, Dave Rainer, Marg Reichert, Rob Miller (Vice Chair)
- Absent:** Dennis Dawson, Gail Smart
- Staff:** Emily Williamson, Planner
- Recording Secretary:** Kevin Taylor, Planning Technician
- Delegates:** Charlie Brooks, 672408 BC Ltd.

1. CALL TO ORDER

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

ADOPTION OF AGENDA

MOTION

It was Moved and Seconded that the Agenda be adopted.

CARRIED

2. DEVELOPMENT APPLICATIONS

2.1 H2018.088-ZONE – Zoning Bylaw Amendment Application

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board of Directors that the subject development application be denied.

CARRIED

3. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION

It was Moved and Seconded by the APC that the Minutes of June 19, 2018 be approved.

CARRIED

4. ADJOURNMENT

MOTION

It was Moved and Seconded that the meeting be adjourned at 7:35 pm.

CARRIED

Advisory Planning Commission Chair

Advisory Planning Commission Recording Secretary / minute taker



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Corporate Services Committee

Thursday, August 02, 2018
9:37 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 R Mayer, Electoral Area "G"
Director B. Coyne, Electoral Area "H"
Director P. Veintimilla, Alt. Town of Oliver

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

MEMBERS ABSENT:

Director R. Hovanes, Town of Oliver

Director S. McKortoff, Town of Osoyoos

STAFF PRESENT:

B. Newell, Chief Administrative Officer
G. Cramm, Administrative Assistant

A. APPROVAL OF AGENDA

RECOMMENDATION 1

IT WAS MOVED AND SECONDED

THAT the Agenda for the Corporate Services Committee Meeting of August 2, 2018 be adopted. - **CARRIED**

B. 2018 UBCM MINISTRY MEETINGS – DRAFT BRIEFING NOTES – For Discussion

1. Ministry of Agriculture: Siting Cannabis Production Facilities
2. Ministry of Environment & Climate Change: Curbside Collection of Beverage Containers
3. Ministry of Forests, Lands, Natural Resource Operations & Rural Development: KVR Trail Damage and Cycling Infrastructure
4. Ministry of Forests, Lands, Natural Resource Operations & Rural Development: Naramata Diversion Flume Decommissioning
5. Ministry of Forests, Lands, Natural Resource Operations & Rural Development: Okanagan River Channel Dredging to Mitigate Flooding
6. Ministry of Forests, Lands, Natural Resource Operations & Rural Development: Flood Water Management

7. Ministry of Health: Medical First Responder Dispatch
8. Ministry of Municipal Affairs & Housing: Sage Mesa Water System
9. Ministry of Public Safety & Solicitor General: Policing in the South Okanagan-Similkameen
10. Ministry of Transportation & Infrastructure: Connecting the South Okanagan to the Coquihalla
11. Ministry of Transportation & Infrastructure: Eastside Road Sewer Project Road Repaving
12. Ministry of Transportation & Infrastructure: Access to Highway 97 in Okanagan Falls
13. Ministry of Transportation & Infrastructure: Public Transit Options – Okanagan to Lower Mainland
14. Ministry of Transportation & Infrastructure: Support for Ridesharing in Rural Areas
15. Storm Water Management in Rural Communities
16. Ministry of Transportation & Infrastructure: Weyerhauser Road – Future Ownership and Maintenance

Richard Thompson, lawyer for the Regional District, addressed the Committee regarding the benefit of discussing Prolific Offender Sentencing with the Attorney General at UBCM.

IT WAS MOVED AND SECONDED

That the Briefing Note #2 Ministry of Environment & Climate Change: Curbside Collection of Beverage Containers move forward to UBCM. - **DEFEATED**

Opposed: Bauer, Armitage, Boot, Bush, Mayer, Coyne, Veintimilla, Jakubeit, Konanz, Martin, Rhodes, Pendergraft, Schafer, Sentes, Siddon, Waterman

C. ADJOURNMENT

By consensus, the meeting adjourned at 10:39 a.m.

APPROVED:

CERTIFIED CORRECT:

K. Kozakevich
Committee Chair

B. Newell
Corporate Officer



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN Environment and Infrastructure Committee

Thursday, August 02, 2018
10:56 a.m.

Minutes

MEMBERS PRESENT:

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

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 R. Mayer, Electoral Area "G"
Director C. Rhodes, Alt. Town of Osoyoos
Director T. Schafer, Electoral Area "C"
Director J. Sentes, City of Penticton
Director P. Waterman, District of Summerland

MEMBERS ABSENT:

Director R. Hovanes, Town of Oliver

Director S. McKortoff, Town of Osoyoos

STAFF PRESENT:

B. Newell, Chief Administrative Officer
G. Cramm, Administrative Assistant

N. Webb, Manager of Public Works
C. Baughen, Solid Waste Management Coordinator

A. APPROVAL OF AGENDA

RECOMMENDATION 1

IT WAS MOVED AND SECONDED

THAT the Agenda for the Environment and Infrastructure Committee Meeting of August 02, 2018 be adopted. - **CARRIED**

B. DELEGATION – Waste Connections of Canada

1. Geoff Goodman, District Sales Manager – BC Interior
2. Matt Loewen – Penticton Facility Manager

Mr. Goodman and Mr. Loewen addressed the Board with regards to service changes for commercial recycling, including at RDOS facilities.

C. MIXED COMMERCIAL RECYCLING – For Discussion

1. Presentation

The Committee was advised of significant changes to the recycling market affecting commercial recycling collection.

D. ADJOURNMENT

By consensus, the Environment and Infrastructure Committee meeting adjourned at 11:37 a.m.

APPROVED:

CERTIFIED CORRECT:

M. Pendergraft
Environment and Infrastructure Committee Chair

B. Newell
Chief Administrative Officer



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Planning and Development Committee

Thursday, August 02, 2018
9:11 a.m.

Minutes

MEMBERS PRESENT:

Chair M. Brydon, Electoral Area "F"
Vice Chair G. Bush, Electoral Area "B"
Director M. Bauer, Village of Keremeos
Director F. Armitage, Town of Princeton
Director T. Boot, District of Summerland
Director R. Mayer, Electoral Area "G"
Director B. Coyne, Electoral Area "H"
Director P. Veintimilla, Alt. 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 C. Rhodes, Alt. Town of Osoyoos
Director M. Pendergraft, Electoral Area "A"
Director T. Schafer, Electoral Area "C"
Director J. Sentes, City of Penticton
Director T. Siddon, Electoral Area "D"
Director P. Waterman, District of Summerland

MEMBERS ABSENT:

Director R. Hovanes, Town of Oliver

Director S. McKortoff, Town of Osoyoos

STAFF PRESENT:

B. Newell, Chief Administrative Officer
G. Cramm, Administrative Assistant

B. Dollevoet, Manager of Development Services
E. Riechert, Planner

A. APPROVAL OF AGENDA

RECOMMENDATION 1

IT WAS MOVED AND SECONDED

THAT the Agenda for the Planning and Development Committee Meeting of August 2, 2018 be adopted. - **CARRIED**

B. DRAFT ELECTORAL AREA "F" OFFICIAL COMMUNITY PLAN (OCP) BYLAW NO. 2790, 2018 SIGNIFICANT POLICY SUMMARY

The Board of Directors was provided with a summary of all significant policy changes within the updated Electoral Area "F" OCP Bylaw No. 2790, and, provided information on any current subdivision proposals that may be affected by the proposed changes, as per the Board's "Land Use Bylaw Transition Policy".

C. ADJOURNMENT

By consensus, the Planning and Development Committee meeting adjourned at 9:37 a.m.

APPROVED:

CERTIFIED CORRECT:

M. Brydon
Planning and Development Committee Chair

B. Newell
Corporate Officer



**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
BOARD of DIRECTORS MEETING**

Minutes of the Regular Board Meeting of the Regional District of Okanagan-Similkameen (RDOS) Board of Directors held at 12:16 p.m. Thursday, August 2, 2018 in the Boardroom, 101 Martin Street, Penticton, British Columbia.

MEMBERS PRESENT:

Chair K. Kozakevich, Electoral Area "E"	Director H. Konanz, City of Penticton
Vice Chair M. Bauer, Village of Keremeos	Director A. Martin, City of Penticton
Director F. Armitage, Town of Princeton	Director R. Mayer, Electoral Area "G"
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 B. Coyne, Electoral Area "H"	Director T. Schafer, Electoral Area "C"
Director R. Hovanes, Town of Oliver	Director T. Siddon, Electoral Area "D"
Director A. Jakubeit, City of Penticton	Director P. Waterman, District of Summerland

MEMBERS ABSENT:

Director R. Hovanes, Town of Oliver	Director S. McKortoff, Town of Osoyoos
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STAFF PRESENT:

B. Newell, Chief Administrative Officer	B. Dollevoet, Manager of Development Services
G. Cramm, Administrative Assistant, Legislative Services	M. Woods, Manager of Community Services
J. Kurvink, Manager of Finance	N. Webb, Manager of Public Works

A. APPROVAL OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

IT WAS MOVED AND SECONDED

THAT the [Agenda](#) for the RDOS Board Meeting of August 2, 2018 be adopted. - **CARRIED**

1. Consent Agenda – Corporate Issues

- a. Okanagan Falls Parks and Recreation Commission – Membership Appointment
THAT the Board of Directors appoint Jim Lamond as a member of Okanagan Falls Parks and Recreation Commission until December 31, 2020.
- b. Kaleden Recreation Commission – June 5, 2018
THAT the Minutes of the June 5, 2018 Kaleden Recreation Commission be received and the following recommendations adopted.
 - i. *That the requirements for portable toilets be included in the Hotel Park rental form so renters understand their responsibility; and further,*
 - ii. *That it be the renters responsibility to arrange for a portable toilet pending length of event and number of attendees.*
- c. Community Services Committee – July 19, 2018
THAT the Minutes of the July 19, 2018 Community Services Committee be received.
- d. Corporate Services Committee – July 19, 2018

THAT the Minutes of the July 19, 2018 Corporate Services Committee be received.

- e. Environment and Infrastructure Committee – July 19, 2018
THAT the Minutes of the July 19, 2018 Environment and Infrastructure Committee be received.
- f. Planning and Development Committee – July 19, 2018
THAT the Minutes of the July 19, 2018 Planning and Development Committee be received.
- g. Protective Services Committee – July 19, 2018
THAT the Minutes of the July 19, 2018 Protective Services Committee be received and the following recommendations adopted.

THAT the Board appoint up to six (6) elected officials as liaison to the South Okanagan-Similkameen Fire Chiefs Association.

THAT the Board support the South Okanagan Similkameen Fire Chiefs request that any Wildfire Prevention Restrictions required in their Fire Department Areas be linked and coordinated directly with Provincial Restrictions determined by BC Wildfire Service.

- h. RDOS Regular Board Meeting – July 19, 2018
THAT the minutes of the July 19, 2018 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 – 2725 Noyes Road, Electoral Area “E”
 - i. Permit No. E2018.102-DVP

To vary the front yard setback in order to facilitate the construction of a carport.

THAT the Board of Directors approve Development Variance Permit No. E2018.102-DVP.

- b. Development Variance Permit Application - 2150 Naramata Road, Electoral Area “E”
 - i. Permit No. E2018.110-DVP
- To allow for the replacement of a deck to encroach into a front parcel line setback.

THAT the Board of Directors approve Development Variance Permit No. E2018.110-DVP.

RECOMMENDATION 3 (Unweighted Rural Vote – Simple Majority)

IT WAS MOVED AND SECONDED

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

B. DEVELOPMENT SERVICES – Rural Land Use Matters

1. Development Variance Permit Application – 101 Chardonnay Court, Electoral Area “D”
 - a. Permit No. D2018.092-DVP
 - b. Responses Received
 - c. [Additional Response Received](#)

To vary the maximum height of a retaining wall from 2.0 metres to 3.96 metres to accommodate the construction of two walls at the rear of the property.
The applicant addressed the Board regarding the application.

RECOMMENDATION 4 (Unweighted Rural Vote – Simple Majority)**IT WAS MOVED AND SECONDED**

THAT the Board of Directors deny Development Variance Permit No. D2018.092-DVP.
- CARRIED

Opposed: Director Bush

2. Zoning Bylaw Amendment – 79 Twin Lakes Road, Electoral Area “D”
 - a. Bylaw No. 2457.20, 2018
 - b. Responses Received
 - c. [Additional Responses Received](#)

To allow for the development of a phased multi-use development resort at the Twin Lakes Golf Course.

RECOMMENDATION 5 (Unweighted Rural Vote – Simple Majority)**IT WAS MOVED AND SECONDED**

THAT Bylaw No. 2457.20, 2018, Electoral Area “D” Zoning Amendment Bylaw be read a first time; and

THAT prior to second reading of Amendment Bylaw No. 2457.20, 2018, the following conditions are met:

1. a ‘no build’ covenant be registered on the title of Lot A, Plan KAP46761, District Lots 228s, 2169 & 4098s, SDYD, except Plan KAP53180, in order that the area identified as “Phase 2”, and as shown on Attachment No. 1 in the Administrative Report from the Chief Administrative Officer dated August 2, 2018, cannot proceed until:
 - a) groundwater sustainability and availability is proven to warrant further development; and
 - b) 36 dwelling units in “Phase 1” have been constructed and issued occupancy permits.
2. the property owner petitions and receives approval from the RDOS Board of Directors for the creation of applicable Service Areas for the monitoring of domestic water, sanitary, and irrigation systems.

AND THAT prior to third reading of Amendment Bylaw No. 2457.20, 2018, the following condition is met:

1. the property owner enter into a servicing agreement with the Regional District in order to ensure that the proposed community water system and community sanitary system is designed and built in accordance with RDOS Bylaws including Subdivision Servicing Bylaw 2000, 2002, and for water system design, Development Variance Permit D2016.051-DVP (as shown on Attachment No. 7) and must include terms and conditions on how the systems will subsequently be turned over the Regional District.

CARRIED

Opposed: Director Mayer

3. Official Community Plan & Zoning Amendment Bylaws – Electoral Area “E” Naramata Village Centre and Development Permit Area Update
 - a. Bylaw No. 2458.13, 2018
 - b. Bylaw No. 2458, 2008 – Schedule “H”
 - c. Bylaw No. 2459.30, 2018
 - d. Responses Received

This report relates to the proposed creation of a Naramata Village Centre (NVC) designation and revision of the Naramata Townsite Development Permit Area found in the Electoral Area “E” Official Community Plan (OCP) Bylaw No. 2458, 2008, as well as the creation of a Naramata Village Centre (NVC) Zone in the Electoral Area “E” Zoning Bylaw No. 2459, 2008.

RECOMMENDATION 6 (Unweighted Rural Vote – Simple Majority)

IT WAS MOVED AND SECONDED

THAT Bylaw No. 2458.13, 2018, Electoral Area “E” Official Community Plan Amendment Bylaw and Bylaw No. 2459.30, 2018, Electoral Area “E” Zoning Amendment Bylaw be read a first and second time and proceed to public hearing; and

THAT the Board of Directors considers the process, as outlined in the report from the Chief Administrative Officer dated August 2, 2018, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*; and

THAT, in accordance with Section 477 of the Local Government Act, the Board of Directors has considered Amendment Bylaw No. 2458.13, 2018, in conjunction with its Financial and applicable Waste Management Plans.

CARRIED

RECOMMENDATION 7 (Unweighted Corporate Vote – Simple Majority)**IT WAS MOVED AND SECONDED**

THAT the holding of the public hearing be delegated to Chair Kozakevich, or her delegate; and

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

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

CARRIED

4. Zoning Bylaw Amendment – 891 & 945 Old Main Road, Electoral Area “E”
 - a. Bylaw No. 2459.31, 2018
 - b. Responses Received

To allow an accessory dwelling with a floor area of 140 m² on one lot and to remove the ability to have an accessory dwelling on another lot.

RECOMMENDATION 8 (Unweighted Rural Vote – Simple Majority)**IT WAS MOVED AND SECONDED**

THAT Bylaw No. 2459.31, 2018, Electoral Area “E” Zoning Amendment Bylaw be read a first and second time and proceed to public hearing. - **CARRIED**

Opposed: Director Pendergraft

(Unweighted Corporate Vote – Simple Majority)**IT WAS MOVED AND SECONDED**

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

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

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

CARRIED

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

The public hearing for this item will have been held Thursday, August 2, 2018 at 9:00 a.m. in the RDOS Board Room located at 101 Martin Street, Penticton.

To amend the Okanagan Valley Electoral Area Official Community Plan and Zoning Bylaws in order to update the Commercial Zones. This amendment relates to the work being undertaken on the preparation of a single Okanagan Valley Electoral Area Zoning Bylaw.

RECOMMENDATION 9 (Unweighted Rural Vote – Simple Majority)

IT WAS MOVED AND SECONDED

THAT Bylaw No. 2788, 2018, Regional District of Okanagan-Similkameen Commercial Zone Update Amendment Bylaw be read a third time.

CARRIED

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

The public hearing for this item will have been held Thursday, August 2, 2018 at 9:00 a.m. in the RDOS Board Room located at 101 Martin Street, Penticton.

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

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

IT WAS MOVED AND SECONDED

THAT Bylaw No. 2497.09, 2018, Electoral Area “H” Official Community Plan Amendment Bylaw and Bylaw No. 2498.15, 2018, Electoral Area “H” Zoning Amendment Bylaw be read a third time as amended and adopted.

CARRIED

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

The public hearing for this item will have been held Thursday, August 2, 2018 at 9:00 a.m. in the RDOS Board Room located at 101 Martin Street, Penticton.

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

RECOMMENDATION 11 (Unweighted Rural Vote – 2/3 Majority)

IT WAS MOVED AND SECONDED

THAT Bylaw No. 2603.11, 2018, Electoral Area “D” Official Community Plan Amendment Bylaw be read a third time and adopted.

CARRIED

8. Request to Re-Submit a Refused Rezoning Application – 445 & 449 Sagewood Lane, Electoral Area “D-1”

To allow for the re-submission of a rezoning application within 12 months of a Board decision to deny an identical proposal.

The applicant addressed the Board regarding his request to vary Development Procedures Bylaw No. 2500.

RECOMMENDATION 12 (Unweighted Rural Vote – Simple Majority)

IT WAS MOVED AND SECONDED

THAT the Board of Directors not vary Section 3.12.1 of the Development Procedures Bylaw No. 2500, 2011, in relation to a proposed re-submission of a rezoning application involving the properties at 445 & 449 Sagewood Lane (Lots 8 & 9, Plan KAP11043, District Lot 280, SDYD). – **DEFEATED**

Opposed: Directors Coyne, Schafer, Mayer, Kozakevich, Brydon, Pendergraft

IT WAS MOVED AND SECONDED

THAT the Regional District Board vary Section 3.12.1 of the Development Procedures Bylaw No. 2500, 2011, from 12 months to 3 months in relation to a proposed re-submission of a rezoning application involving the properties at 445 & 449 Sagewood Lane (Lots 8 & 9, Plan KAP11043, District Lot 280, SDYD). - **CARRIED**

C. PUBLIC WORKS

1. Solid Waste Collection Regulation Bylaw No. 2819, 2018
 - a. Bylaw No. 2819, 2018

To update and replace existing Regulatory Bylaw No. 2191, 2003.

RECOMMENDATION 13 (Unweighted Corporate Vote – 2/3 Majority)**IT WAS MOVED AND SECONDED**

THAT Bylaw No. 2819, Regional District of Okanagan-Similkameen Solid Waste Collection Regulatory Bylaw, be read a first, second, and third time and be adopted.

CARRIED

2. RecycleBC Contract
 - a. Statement of Work for Curbside Collection Services Provided by Local Government
 - b. Statement of Work for Depot Collection Services

For the RDOS to receive funding from RecycleBC for the provision of curbside recycling collection services in the Village of Keremeos, Electoral Areas 'A', 'B', 'C', 'D', 'E', 'F' and 'G' and Red Wing Resorts within the Penticton Indian Band Lands, and funding for the collection of residential recyclable materials at the Campbell Mountain, Oliver and Keremeos Landfills.

RECOMMENDATION 14 (Weighted Corporate Vote – Majority)**IT WAS MOVED AND SECONDED**

THAT the Board of Directors renew a contract with MMBC Recycling Inc. (RecycleBC) for collection of residential recycling from homes and landfill depots from November 30, 2018 to December 31, 2023. - **CARRIED**

D. FINANCE

1. General Government Building & Equipment Reserve Fund Expenditure Bylaw No. 2822, 2018
 - a. Bylaw No. 2822, 2018

RECOMMENDATION 15 (Weighted Corporate Vote – 2/3 Majority)**IT WAS MOVED AND SECONDED**

THAT Bylaw No. 2822, 2018, being a bylaw of the Regional District of Okanagan Similkameen to withdraw \$15,000 from the General Government Building & Equipment Reserve to provide for parking lot maintenance at 101 Martin Street be read a first, second and third time and be adopted. - **CARRIED**

2. Electoral Area “H” Community Facilities Capital Reserve Fund Expenditure Bylaw No. 2823, 2018
 - a. Bylaw No. 2823, 2018

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

IT WAS MOVED AND SECONDED

THAT Bylaw No. 2823, 2018, Electoral Area “H” Community Facilities Capital Reserve Fund Expenditure Bylaw be read a first, second and third time and be adopted.

CARRIED

E. LEGISLATIVE SERVICES

1. [Declaration of State of Local Emergency Approval](#)

Recommendation:

IT WAS MOVED AND SECONDED

Electoral Area “C”:

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration for the State of Local Emergency for the area surrounding Electoral Area “C” due to expire 23 July 2018, at midnight for a further seven days to 30 July 2018, at midnight.

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration for the State of Local Emergency for the area surrounding Electoral Area “C” due to expire 30 July 2018, at midnight for a further seven days to 6 August 2018, at midnight.

Electoral Area “D”:

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration for the State of Local Emergency for the area surrounding Electoral Area “D” due to expire 24 July 2018, at midnight for a further seven days to 31 July 2018, at midnight.

THAT the Board of Directors request the Minister of State for Emergency Preparedness to extend the Declaration for the State of Local Emergency for the area surrounding Electoral Area “D” due to expire 31 July 2018, at midnight for a further seven days to 7 August 2018, at midnight.

Electoral Area “F”:

THAT the Board of Directors consent to the Declaration of a State of Local Emergency issued by the Chair on July 18, 2018 to remain in force for seven days until July 25th, 2018 at midnight unless cancelled in the vicinity of Highway 97, north of the community of Summerland in the Regional District of Okanagan-Similkameen, Electoral Area F, due to the threat of wildfire that may threaten life, safety and property.

CARRIED

F. CAO REPORTS

1. Verbal Update
-

G. OTHER BUSINESS

1. Chair's Report
-

2. Directors Motions

IT WAS MOVED AND SECONDED

That the following Directors be appointed as Liaison to the Fire Departments: Directors Bush, Pendergraft, Kozakevich, Schafer, Mayer, Siddon. - **CARRIED**

(Unweighted Corporate Vote – Simple Majority)**IT WAS MOVED AND SECONDED**

THAT the holding of a second public hearing on Bylaw No. 2458.12, 2018, Electoral Area "E" Official Community Plan Amendment Bylaw and Bylaw No. 2459.29, 2018, Electoral Area "E" Zoning Amendment Bylaw be delegated to Director Kozakevich;

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

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

3. Board Members Verbal Update
-

H. ADJOURNMENT

By consensus, the meeting adjourned at 2:25 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: August 16, 2018
RE: Agricultural Land Commission Referral (Non-Farm Use) – Electoral Area “A”

Administrative Recommendation:

THAT the RDOS “authorize” the application to allow a Non-Farm Use at 9707 128th Ave, Electoral Area “A” (Lot 470, Plan KAP1949, District Lot 2450S, SDYD) to proceed to the Agricultural Land Commission.

Purpose: To allow a packing and storage facility to handle a majority of its produce from off-site growers.

Legal: Lot 470, Plan KAP1949, DL 2450S, SDYD Civic: 9707 128th Ave. Folio: A-06027.000

Owner: Harjeewan Sandhu & Jasvir Sandhu Agent: Brad Elenko

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

Proposed Development:

An application to the Agricultural Land Commission (ALC) under Section 20(3) of the *Agricultural Land Commission Act* (the Act) in order to permit a Non-Farm Use to occur within the Agricultural Land Reserve (ALR).

Specifically, the applicant is seeking the Commission’s approval for a fruit packing and storage facility wherein the majority of produce will have originated off-site.

In support of this proposal, the applicant has stated that the “fruit packing and cold storage facility provides packing and storage for all the owner’s farm product, and now provides a valuable service and supports many local growers’ needs in terms of fruit packing, storage and getting their product to market, in place of the BC Tree Fruit packing facility that has closed.”

Statutory Requirements:

Under Section 2.2(c) of the *Agricultural Land Reserve Use, Subdivision, and Procedure*, a “farm use” is defined as including the “storing, packing, preparing or processing farm products, if at least 50% of the farm product being stored, packed, prepared or processed is produced on the farm ...”

In this case, because the applicant has stated that more than 50% of the farm product that is to be processed, packaged and stored will have originated off site, the use becomes “non-farm” and therefore requires the approval of the ALC.

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”.

Site Context:

The subject property is approximately 6.18 ha in area and located approximately 2.5 kilometres northwest of Osoyoos.

In addition to the existing fruit packing and cold storage facility, the subject property currently contains five greenhouses, six buildings, one trailer, a cherry orchard and an apple orchard. The total area of the subject property that is currently dedicated to cold storage is 0.25 hectares, or 4% of the property.

The surrounding land use pattern is characterized by agricultural lands in all directions, with the exception of an undeveloped property, which is zoned as Parks and Recreation Zone (PR) that bounds the subject property to the west. The subject property is also bound to the east by Highway 97.

Background:

The subject property was created as part of a subdivision plan dated October 2, 1923, and available Regional District records indicate multiple building permits have been issued for the subject property, including a cold storage building, sales building, porch addition, mobile home, and retaining wall.

Under the Electoral Area “A” Official Community Plan Bylaw No. 2450, 2008, the subject property is designated as Agriculture (AG) and is within the Agricultural Protection Area.

Under the Electoral Area “A” Zoning Bylaw No. 2451, 2008, the subject property is zoned Agricultural One (AG1), which permits “packing, processing and storage of farm and off-farm products” as a principal use.

Analysis:

In considering this proposal, Administration notes that the Electoral Area “A” OCP Bylaw is generally supportive of uses that are seen to support the agricultural sector’s “improvement and expansion” and of diversifying farm income through “opportunities for uses secondary to and related to the agricultural use” of a property.

The proposed use of the existing cold storage facility to provide a packing, processing and storage service to surrounding farm operations is seen to be consistent with these policy objectives.

Administration also agrees with the applicant that utilising this existing facility will meet a potential need within the community for such services following the recent closure of the BC Tree Fruit packing facility at 12611 87th Street (which is approximately 350 to the east of the subject property).

It is also noted that the applicant’s cold storage facility already exists and that no expansions or additions are proposed that would result in the further alienation of agricultural lands on the property.

Conversely, Administration maintains its previously expressed concerns with allowing these types of facilities to be expanded to provide services beyond the needs of the property owner. This is because the premise for doing so is that this will allow other farm operations to maintain their lands in agricultural production and avoid having alienate land in order to develop their own cold storage facilities. Yet, there is no effective zoning mechanism to ensure that this actually occurs and that the incremental proliferation of cold storage facilities/farm buildings does not eventuate over time.

Despite these concerns, Administration recognises that this particular cold storage facility is already existing, that serving the needs of other farm operations in the area will ensure its use remains related to agriculture and that expanding to meet the needs of other farm operators will not require a physical expansion of the facility (at this time) and alienation of productive farmland. For these reasons, Administration supports the proposal being authorised to proceed to the ALC.

Alternatives:

1. THAT the RDOS Board not “authorise” the application to allow a non-farm use at 9707 128th Ave, Electoral Area “A” to proceed to the Agricultural Land Commission.
2. THAT the RDOS Board defers making a decision and directs that the proposal be considered by the Electoral Area “A” Advisory Planning Commission (APC).

Respectfully submitted

Endorsed by:

Endorsed by:

Jeff Thompson

J. Thompson, Intern Planner



C. Garrish, Planning Supervisor



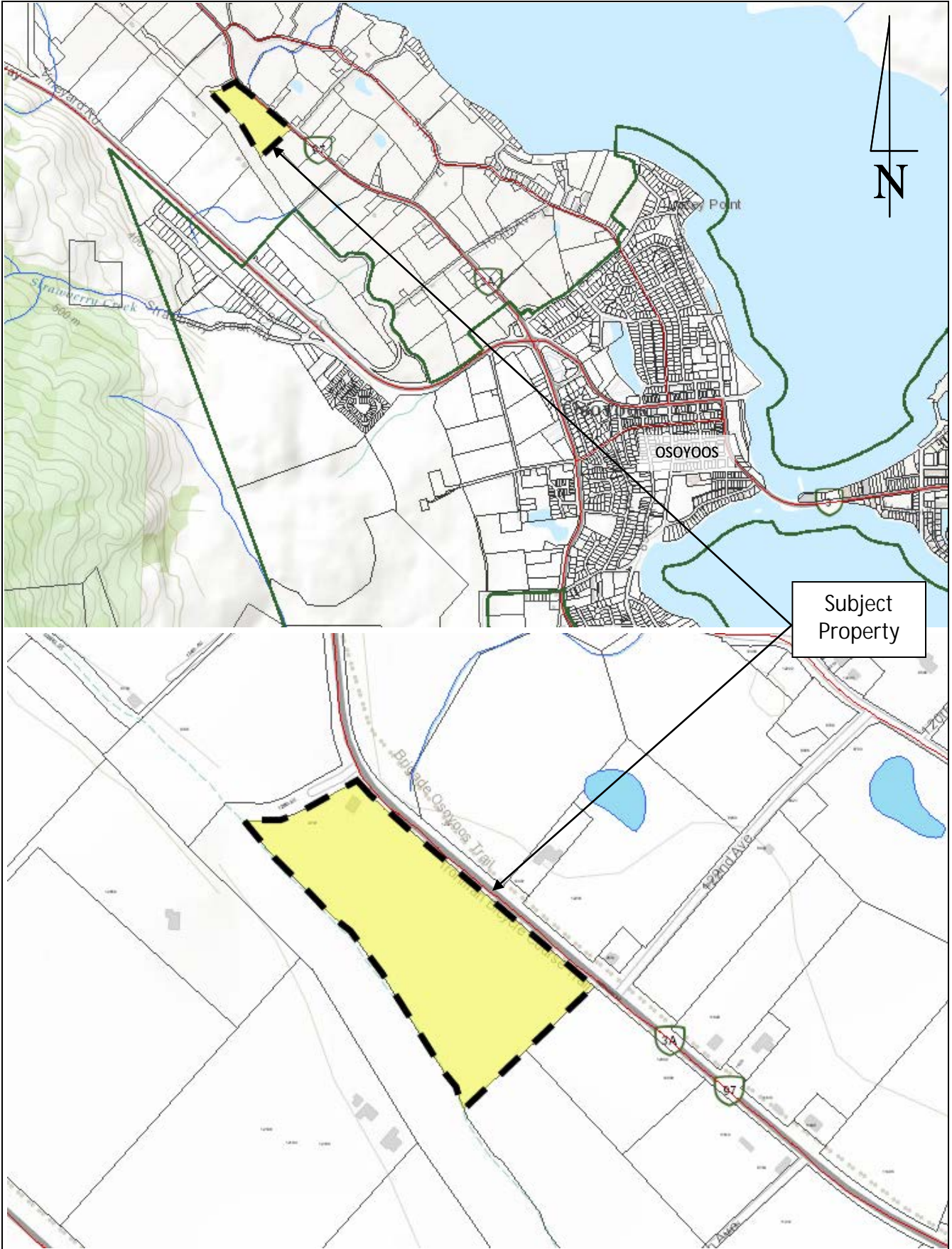
B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Context Maps

No. 2 – Applicant’s Site Plan

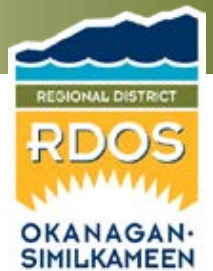
No. 3 – Site Photo (Google Streetview)

Attachment No. 1 – Context Maps



Attachment No. 3 – Site Photo (Google Streetview)





TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: August 16, 2018
RE: Development Variance Permit Application — Electoral Area “D”

Administrative Recommendation:

THAT the Board of Directors approve Development Variance Permit No. D2018.116-DVP

Purpose: To allow for the replacement of a deck and portion of a house that need to be repaired due to rot.
Owners: Tara Mathison Agent: Grant MacDonald Folio: D-01579.010
Civic: 100 Willow Avenue Legal: Lot A, District Lot 104S, SDYD, PLAN 43884
OCP: Agriculture (AG) Zone: Agriculture One (AG1) Zone
Variance Request: to vary the minimum exterior side setback from 4.5 metres to 1.09 metres; and
to vary the minimum front setback from 7.5 metres to 1.09 metres to the outermost projection.

Proposed Development:

This application seeks to reduce the minimum exterior parcel line setback in the Agriculture One (AG1) Zone from 4.5 metres to 1.47 metres and to reduce the minimum front parcel line setback from 7.5 metres to 1.09 metres, as measured to the outermost projection, in order to allow for the construction of a rear addition and front deck, that were previously removed due to rot.

Site Context:

The subject property is approximately 1877 m² in area and is located on the south west corner of the intersection of Willow Avenue and Linden Avenue. The property is located within the unincorporated community of Kaleden approximately 9 kilometres south of Penticton.

The surrounding pattern of development is predominantly Agriculture with a residential subdivision located approximately 235 metres to the north.

Background:

Under the Electoral Area “D-1” Official Community Plan (OCP) Bylaw No. 2683, 2016, the property is designated Agriculture (AG), and is not subject to any development permit areas.

Under the Electoral Area “D-1” Zoning Bylaw No. 2457, 2008, the property is zoned Agriculture One (AG1) Zone, which established a minimum exterior parcel line setback of 4.5 metres and minimum front parcel line of 7.5 metres for Principal buildings or structures on AG1 lots under 0.2 hectares.

As the applicant is seeking to develop within 4.5 metres of a highway right-of-way approval from the Ministry of Transportation and Infrastructure (MoTI) was obtained on July 27, 2018.

Public Process:

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

Analysis:

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

The purposes of a setback regulation is to provide physical separation between neighbouring properties.

In this instance, Administration consider the requested variance to be minor in nature and is unlikely to adversely affect the use of other properties or uses, as the requested variance does not abut another lot.

The applicant has stated that the repairs within the setbacks are due to rot and the deck and addition need to be replaced to address safety concerns.

Conversely, while Administration recognises that the proposed deck and rear addition constitutes a minor addition, its approval is, nonetheless, an expansion of a non-conformity and *may* encourage the continued use of the home to be extended by many years. This would appear to defeat the intent of the land use bylaws to see the property eventually (re)developed with a single detached dwelling meeting the required setbacks.

Alternatives:

1. THAT the Board of Directors deny Development Variance Permit No. D2018.116-DVP; OR
2. THAT the Board of Directors refer Development Variance Permit No. D02018.116-DVP to the Electoral Area "D" Advisory Planning Commission.

Respectfully submitted



K. Taylor, Planning Technician

Endorsed by:

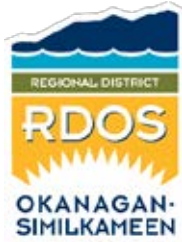


B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Site Photos
No. 2 – Elevation

Attachment No. 1 – Site Photos





Development Variance Permit

FILE NO.: D2018.116-DVP

Owner: Tara Mathison
1516 – 46th Avenue SW.
Calgary, AB, T2T 2R2

Agent: Grant Macdonald
3009 West Bench Drive
Penticton, BC, V2A 8Z8

GENERAL CONDITIONS

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

APPLICABILITY

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

Legal Description: Lot A, District Lot 104S, SDYD, PLAN 43884

Civic Address: 100 Willow Avenue, Kaleden

Parcel Identifier (PID): 016-540-573 Folio: D01579.010

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "D-1" Zoning Bylaw No. 2457, 2008, in the Regional District of Okanagan-Similkameen:
 - a) The minimum front parcel line setback for a principal building or structure on parcels less than 0.2 hectares in the Agriculture One (AG1) zone, as prescribed at Section 10.2.6(D)(i), is varied:
 - i) from: 7.5 metres.
 - to: 1.09 metres, as shown on Schedule 'B'.

- b) The minimum exterior side parcel line setback for a principal building or structure on parcels less than 0.2 hectares in the Agriculture One (AG1) zone, as prescribed at Section 10.2.6(D)(iv), is varied:
 - i) from: 4.5 metres.
 - to: 1.09 metres, as shown on Schedule 'B'.

7. **COVENANT REQUIREMENTS**

- a) Not Applicable

8. **SECURITY REQUIREMENTS**

- a) Not applicable

9. **EXPIRY OF PERMIT**

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

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

Authorising resolution passed by the Regional Board on _____, 2018.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

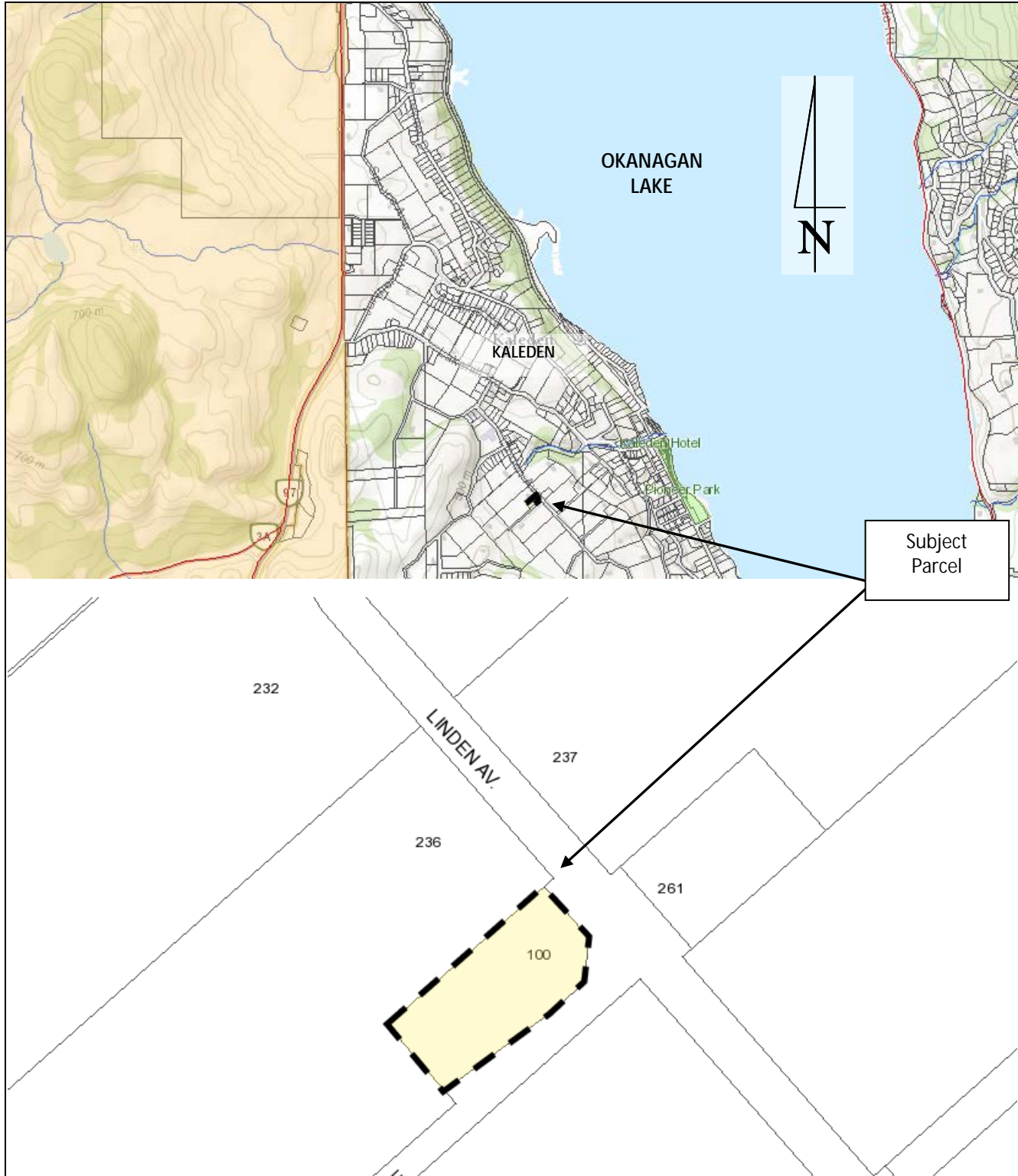
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. D2018.116-DVP

Schedule 'A'



Regional District of Okanagan-Similkameen

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



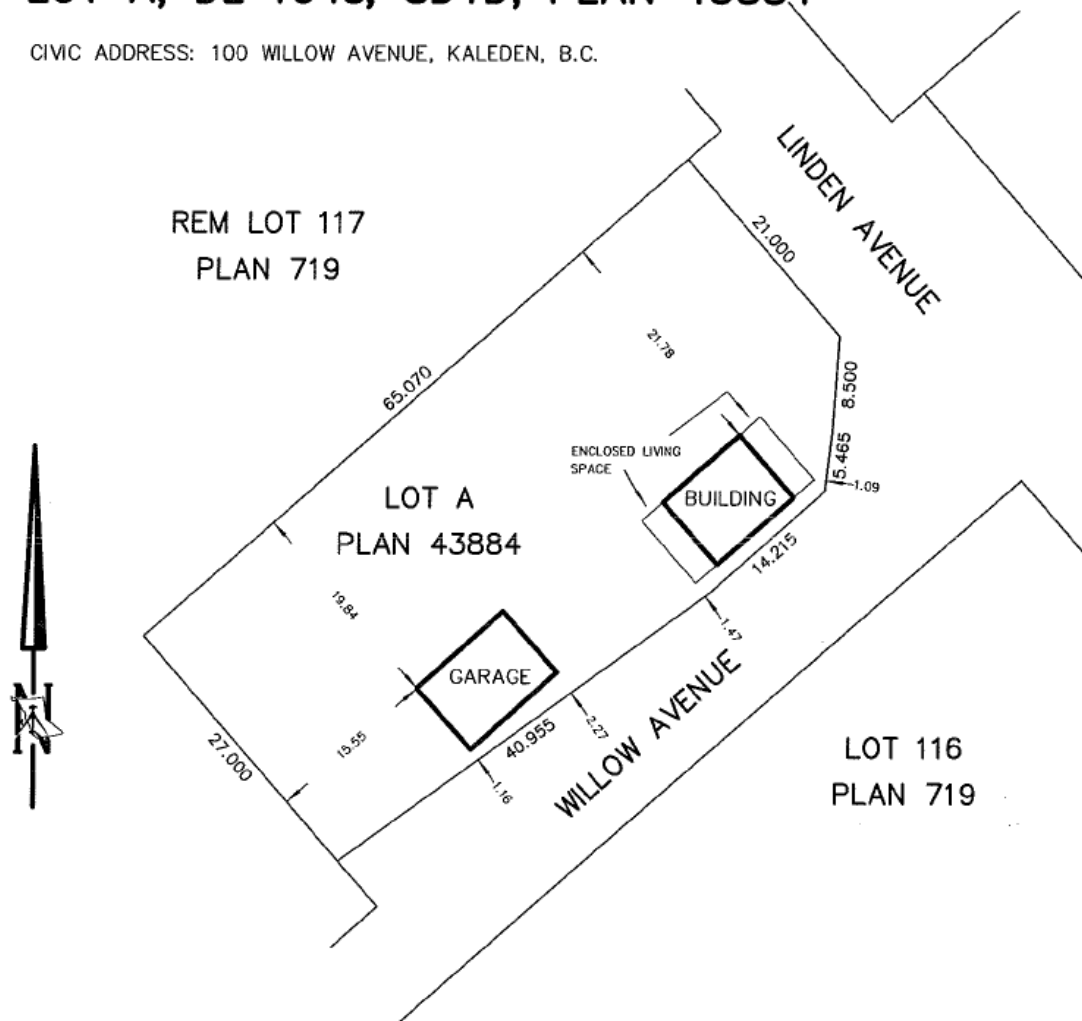
Development Variance Permit

File No. D2018.116-DVP

Schedule 'B'

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION ON LOT A, DL 104s, SDYD, PLAN 43884

CIVIC ADDRESS: 100 WILLOW AVENUE, KALEDEN, B.C.



THIS PROPERTY IS SUBJECT TO THE FOLLOWING
 NON-FINANCIAL CHARGES AND INTERESTS
 WHICH MAY AFFECT THE POSITIONING OF
 STRUCTURES ON THE PROPERTY:

STEVEN J. BUZIKIEVICH ACCEPTS NO RESPONSIBILITY FOR AND HEREBY DISCLAIMS
 ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES NOT LIMITED TO, DIRECT,
 INDIRECT, SPECIAL, AND CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN
 CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE
 PLAN BEYOND ITS INTENDED USE.

LOCATIONS OF THE STRUCTURE CERTIFIED
 CORRECT ACCORDING TO A FIELD SURVEY
 COMPLETED THIS 12TH. DAY OF MAY, 2017

OFFSET DIMENSIONS ARE TO THE EXTERIOR FINISHED WALLS OF
 THE STRUCTURES SHOWN AS OF THIS DATE OF THIS CERTIFICATE.

THIS CERTIFICATE IS PREPARED FOR MORTGAGE AND BUILDING INSPECTION
 PURPOSES AND SHOWS THE LOCATION OF THE SURVEYED STRUCTURES
 AND FEATURES WITH RESPECT TO THE REGISTERED LAND TITLE OFFICE
 RECORDS OF THAT LAND. UNREGISTERED INTERESTS ON THIS PROPERTY
 HAVE NOT BEEN INCLUDED, CONSIDERED OR RESEARCHED. THIS DOCUMENT
 IS NOT A BOUNDARY SURVEY AND MAY NOT BE USED TO DEFINE PROPERTY
 CORNERS OR PROPERTY BOUNDARIES.

[Signature]
 BRITISH COLUMBIA LAND SURVEYOR
 THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY
 SIGNED IN RED AND BEARING THE ORIGINAL SEAL

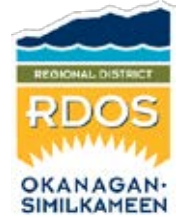
ALL DIMENSIONS ARE METRIC
 SCALE 1 : 500
 FILE: 17-056

STEVEN J. BUZIKIEVICH
 PROFESSIONAL LAND SURVEYOR
 54 NANAIMO AVE. E.
 PENTICTON, B.C. V2A 1L9
 Phone: (250)492-0559 Fax: (250)492-986

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Regional District of Okanagan-Similkameen

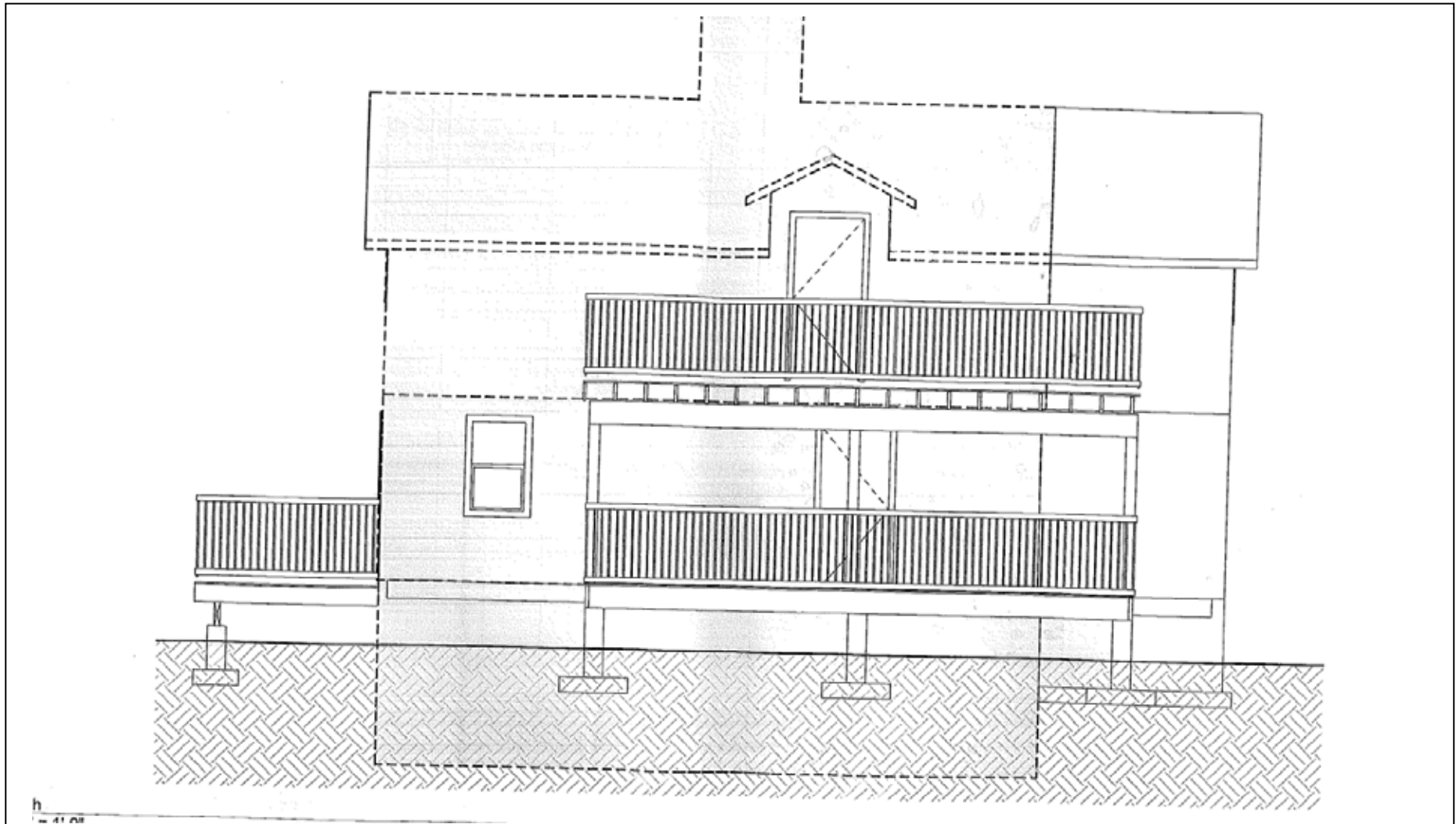
101 Martin Street, Penticton, BC, V2A-5J9
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. D2018.116-DVP

Schedule 'C'



ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: August 16, 2018

RE: Building Bylaw Infraction
Folio: A-06750.620 Lot: A Plan: KAP90308 DL: 2709
PID: 028-137-591
Civic Address: 1370 Bullmoose Way (Permit #18163)

Administrative Recommendation:

THAT a Section 302 Notice on Title, pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* (made applicable to Regional Districts by Section 302 of the LGA), be filed against the title of lands described as Lot A, Plan KAP90308, District Lot 2709, SDYD, 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.

Reference:

Regional District of Okanagan-Similkameen Building Bylaw No.2333.

Background:

The Contravention of Building Regulations Report dated July 27, 2018 from the Building Official indicates that Building Permit No. 18163 was issued on August 22, 2012 for a swimming pool. The permit was extended and expired on August 22, 2015.

Despite correspondence to the owners the permit has not been completed. The pool has been constructed. The property has been foreclosed on and is currently listed for sale. Listing photos show the pool filled with water, but no fencing.

Background con't:

The permit has expired without any required inspections done. A conversation with the listing realtor confirms that the required safety fencing is not in place. This deficiency is health & safety related.

In order to close the permit file, a Final Inspection would have to be passed and the fencing requirements of Section 22, RDOS Building Bylaw 2333 completed.

This Building Bylaw infraction is considered to be Category 3.

A map showing the location of this property and photos of the infraction are attached.

Analysis:

In July 2009 the Board adopted a Policy (Resolution B354/09) to provide for a consistent and cost effective approach to the enforcement of Building Bylaw violations. This policy provides the Board with three categories of infractions and the recommended action for each.

Category 1 (Minor Deficiencies) – Place notice of deficiencies on folio file.

Category 2 (Major Deficiencies) – Place Section 302 Notice on title.

Category 3 (Health & Safety Deficiencies/Building without Permit) – Place Section 302 Notice on title and seek compliance through injunctive action.

Seeking a court injunction has a legal cost and the Board may wish to choose this option for enforcement of significant health or safety issues. As there are potential construction and health and safety deficiencies on this property, a Section 302 Notice on Title and injunctive action are recommended by staff. The Notice on Title advises the current and future owners of the deficiency and injunctive action will require that the deficiencies be remedied and the property be brought into compliance with RDOS bylaws.

Alternatives:

1. Do not proceed with enforcement action
2. Place a notice of deficiencies on the folio file (Category 1)
3. Place a Section 302 Notice on title (Category 2)

Respectfully submitted:

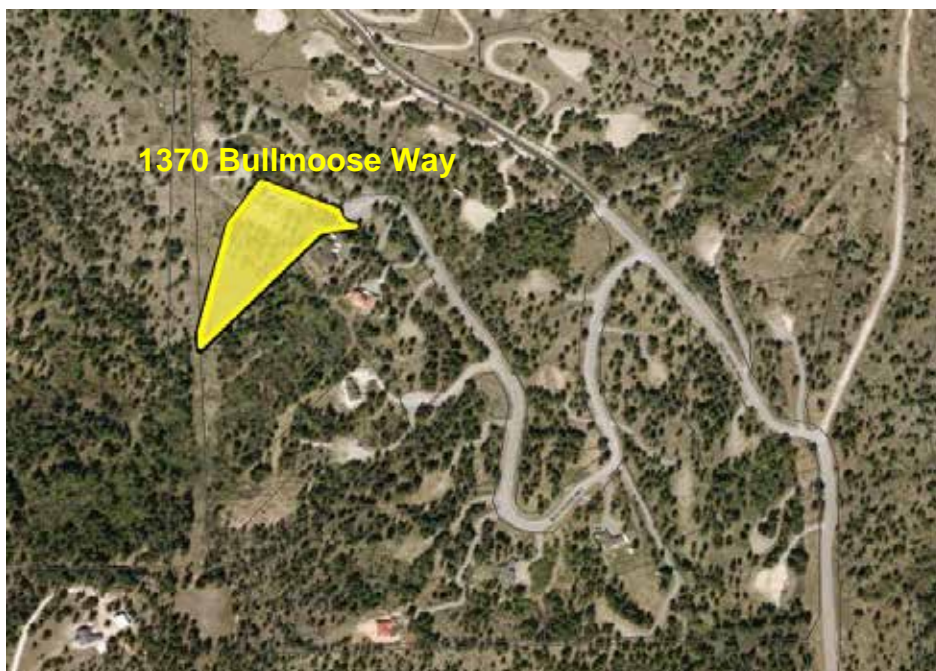
"L. Miller"

Laura Miller, Building Inspection Services Supervisor

Endorsed by:

"B. Dollevoet"

B. Dollevoet, Development Services Manager





ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: August 16, 2018

RE: Building Bylaw Infraction
Folio: D3-01459.030 Lot: 3 Plan: KAP89276 DL: 105S
PID: 027-952-185
Civic Address: 236 Ponderosa Avenue, Kaleden

Administrative Recommendation:

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 3 Plan KAP89276 except Plan KAP90953 District Lot 105s SDYD, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2333.

Reference:

Regional District of Okanagan-Similkameen Building Bylaw No.2333.

Background:

The Contravention of Building Regulations Report dated August 24, 2017 from the Building Official indicates that in November of 2016, construction was noted on the subject property. The property owner is known to the building department in his representative capacity on many building permits. Through discussions between RDOS staff and the property owner on other permit files the owner advised that the building would be less than 10m² and it therefore would not require a permit.

On November 23, 2016 a further site visit revealed that the square footage of the building exceeded the 10m² and a building permit was in fact required. This information was communicated to the owner via telephone message.

On November 28, 2016 the owner telephoned the Building Official to advise that he would be in shortly to apply for a building permit.

Background con't:

Despite various conversations since November 28, 2016, both on construction sites, and at various times when the property owner attended at the Regional District office, a building permit application was not forthcoming.

Enforcement action was initiated by letter dated March 20, 2017.

On May 3, 2017 the Building Official telephoned the property owner to advise that we would be proceeding to the next step in the enforcement process if no permit application was received.

On June 12, 2017 the final letter was sent along with a bylaw violation ticket pursuant to the Bylaw Enforcement Bylaw.

To date no application for permit has been made nor has the violation ticket been paid.

In order to close the permit file, a building permit must be issued and all inspections completed.

This Building Bylaw infraction is considered to be Category 2 as this accessory building poses limited risk to health & safety.

A map showing the location of this property and a photo of the infraction are attached.

Analysis:

In July 2009 the Board adopted a Policy (Resolution B354/09) to provide for a consistent and cost effective approach to the enforcement of Building Bylaw violations. This policy provides the Board with three categories of infractions and the recommended action for each.

Category 1 (Minor Deficiencies) – Place notice of deficiencies on folio file.

Category 2 (Major Deficiencies) – Place Section 302 Notice on title.

Category 3 (Health & Safety Deficiencies/Building without Permit) – Place Section 302 Notice on title and seek compliance through injunctive action.

Seeking a court injunction has a legal cost and the Board may wish to choose this option for enforcement of significant health or safety issues. As there are potential construction deficiencies on this property which are not a health and safety concern, a Section 302 Notice on Title is recommended by staff. The Notice on Title advises the current and future owners of the deficiency and protects the RDOS from liability.

Alternatives:

1. Do not proceed with enforcement action
2. Place a notice of deficiencies on the folio file (Category 1)
3. Place a Section 302 Notice on title and proceed with injunctive action (Category 3)

Respectfully submitted:

"L. Miller"

Laura Miller, Building Inspection Services Supervisor

Endorsed by:

"B. Dollevoet"

B. Dollevoet, Development Services Manager





ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: August 16, 2018

RE: Building Bylaw Infraction
Folio: D3-01627.000 Lot: 151 Plan: KAP719 DL: 103S SDYD
PID: 012-201-596
Civic Address: 149 SPRUCE AVE (Permit #18856)

Administrative Recommendation:

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 151, District Lot 103S, Plan KAP719, SDYD, 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.

Reference:

Regional District of Okanagan-Similkameen Building Bylaw No.2333.

Background:

The Contravention of Building Regulations Report dated August 25, 2017 from the Building Official indicates that Building Permit 18856 was issued August 7, 2014 for an alteration to a cottage. The permit expired on August 7, 2016.

Despite correspondence to the owners on December 21, 2016, March 1, 2017 and August 25, 2017 the permit has not been completed.

The building permit was originally initiated as a result of a Stop Work notice that was placed in June, 2014.

Background con't

The owner has not called for any inspections. It is unknown whether there are any health or safety violations.

In order to close the permit file a Structural Engineer and Building Envelope Specialist will be required to determine if code requirements are met. Alternatively, construction must be removed in order to allow inspections to occur. A new building permit or Deficiency Inspection Permit will be required.

This Building Bylaw infraction is considered to be Category 3.

A map showing the location of this property and photos of the infraction are attached.

Analysis:

In July 2009 the Board adopted a Policy (Resolution B354/09) to provide for a consistent and cost effective approach to the enforcement of Building Bylaw violations. This policy provides the Board with three categories of infractions and the recommended action for each.

Category 1 (Minor Deficiencies) – Place notice of deficiencies on folio file.

Category 2 (Major Deficiencies) – Place Section 302 Notice on title.

Category 3 (Health & Safety Deficiencies/Building without Permit) – Place Section 302 Notice on title and seek compliance through injunctive action.

Seeking a court injunction has a legal cost and the Board may wish to choose this option for enforcement of significant health or safety issues. As there are potential construction and health and safety deficiencies on this property, a Section 302 Notice on Title and injunctive action are recommended by staff. The Notice on Title advises the current and future owners of the deficiency and injunctive action will require that the deficiencies be remedied and the property be brought into compliance with RDOS bylaws.

Alternatives:

1. Do not proceed with enforcement action
2. Place a notice of deficiencies on the folio file (Category 1)
3. Place a Section 302 Notice on title (Category 2)

Respectfully submitted:

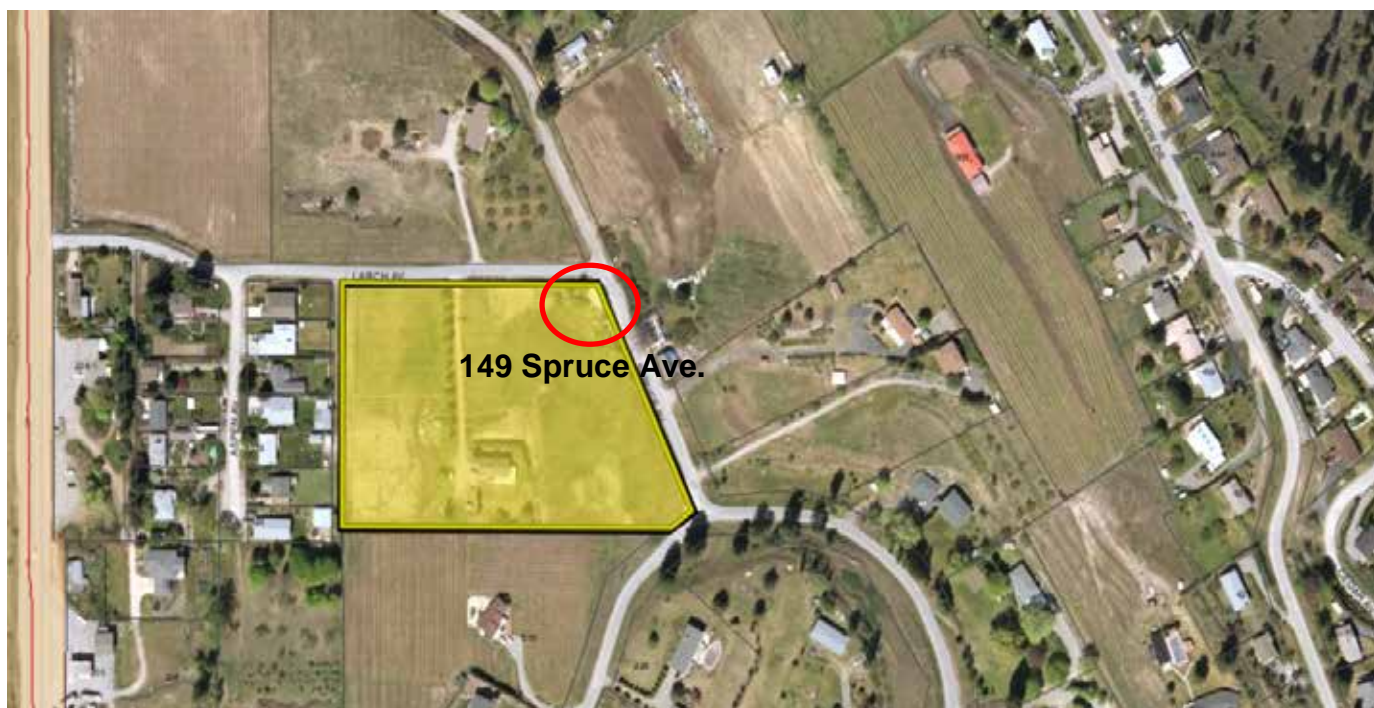
"L. Miller"

Laura Miller, Building Inspection Services Supervisor

Endorsed by:

"B. Dollevoet"

Brad Dollevoet, Development Services Manager





ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: August 16, 2018

RE: Building Bylaw Infraction
Folio: D9-02488.000 Lot: 13 Plan: KAP11719 DL: 280
PID: 009-494-880
Civic Address: 285 WESTVIEW RD (Permit #18994)

Administrative Recommendation:

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 13, Plan KAP11719, District Lot 280, SDYD, 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.

Reference:

Regional District of Okanagan-Similkameen Building Bylaw No.2333.

Background:

The Contravention of Building Regulations Report dated September 11, 2017 from the Building Official indicates that the building permit has expired without the required inspections being completed.

Permit #18994 was issued on December 3, 2014. This permit was issued for renovations to a single family dwelling, which were started without a permit being in place. The permit expired on December 3, 2016.

A site visit was done on December 16, 2014 to review the work in progress. No inspections were called for or performed.

Background con't:

The permit has expired without required inspections. It is unknown whether there are health & safety related deficiencies.

In order to close the permit file, a permit to complete the work must be issued and all required inspections successfully passed.

This Building Bylaw infraction is considered to be Category 3.

A map showing the location of this property is attached.

Analysis:

In July 2009 the Board adopted a Policy (Resolution B354/09) to provide for a consistent and cost effective approach to the enforcement of Building Bylaw violations. This policy provides the Board with three categories of infractions and the recommended action for each.

Category 1 (Minor Deficiencies) – Place notice of deficiencies on folio file.

Category 2 (Major Deficiencies) – Place Section 302 Notice on title.

Category 3 (Health & Safety Deficiencies/Building without Permit) – Place Section 302 Notice on title and seek compliance through injunctive action.

Seeking a court injunction has a legal cost and the Board may wish to choose this option for enforcement of significant health or safety issues. As there are potential construction and health and safety deficiencies on this property, a Section 302 Notice on Title and injunctive action are recommended by staff. The Notice on Title advises the current and future owners of the deficiency and injunctive action will require that the deficiencies be remedied and the property be brought into compliance with RDOS bylaws.

Alternatives:

1. Do not proceed with enforcement action
2. Place a notice of deficiencies on the folio file (Category 1)
3. Place a Section 302 Notice on title (Category 2)

Respectfully submitted:

"L. Miller"

Laura Miller, Building Inspection Services Supervisor

Endorsed by:

"B. Dollevoet"

Brad Dollevoet, Development Services Manager



ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: August 16, 2018

RE: Building Bylaw Infraction
Folio: D-02778.200 Lot: 4 Plan: KAP30396 DL: 411
PID: 003-994-554
Civic Address: 183 Jebbs Road

Administrative Recommendation:

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 4, Plan KAP30396, District Lot 411, SDYD, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2333; and

THAT the Board of Directors direct staff to commence injunctive action.

Reference:

Regional District of Okanagan-Similkameen Building Bylaw No. 2333.

Background:

The Contravention of Building Regulations Report dated August 16, 2017 from the Building Official indicates that the property owners have failed to meet the inspection requirements for the second single family dwelling on their property.

Permit #17380 was issued on September 23, 2010 for a single family dwelling which was started without a building permit. That permit expired on September 23, 2013. Permit #18619 was issued to complete the remaining work on December 16, 2015. This permit expired on December 16, 2016 without being completed.

The last inspection was done on January 25, 2011 which identified that the insulation was approved but the pot lights needed to be boxed and insulated. No further inspections have been called for. Occupancy has not been granted for the dwelling.

Background con't:

In October 2013, the Building Official attended the property and took photos of the dwelling with window coverings hung, Halloween decorations placed and smoke coming from the chimney. However, the property owner denied that the house was occupied.

The permit has expired without required inspections. It is unknown whether there are health & safety related deficiencies. The owners have not responded to requests for contact to resolve the infraction.

In order to close the permit file a permit is required to complete the work remaining and a final inspection must be passed.

This Building Bylaw infraction is considered to be Category 3.

A map showing the location of this property and photos of the structure are attached.

Analysis:

In July 2009 the Board adopted a Policy (Resolution B354/09) to provide for a consistent and cost effective approach to the enforcement of Building Bylaw violations. This policy provides the Board with three categories of infractions and the recommended action for each.

Category 1 (Minor Deficiencies) – Place notice of deficiencies on folio file.

Category 2 (Major Deficiencies) – Place Section 302 Notice on title.

Category 3 (Health & Safety Deficiencies/Building without Permit) – Place Section 302 Notice on title and seek compliance through injunctive action.

Seeking a court injunction has a legal cost and the Board may wish to choose this option for enforcement of significant health or safety issues. As there are potential construction and health and safety deficiencies on this property, a Section 302 Notice on Title and injunctive action are recommended by staff. The Notice on Title advises the current and future owners of the deficiency and injunctive action will require that the deficiencies be remedied and the property be brought into compliance with RDOS bylaws.

Alternatives:

1. Do not proceed with enforcement action
2. Place notice of deficiencies on folio file (Category 1)
3. Place Section 302 Notice on title (Category 2)

Respectfully submitted:

"L. Miller"

Laura Miller, Building Inspection Services Supervisor

Endorsed by:

"B. Dollevoet"

B. Dollevoet, Development Services Manager





ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: August 16, 2018

RE: Building Bylaw Infraction
Folio: D6-04223.000 Block: D DL: 4063S SDYD
PID: 010-774-734
Civic Address: 1166 APEX MTN RD

Administrative Recommendation:

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 Block D, District Lot 4063S, SDYD, 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.

Reference:

Regional District of Okanagan-Similkameen Building Bylaw No.2333.

Background:

The Contravention of Building Regulations Report dated September 11, 2017 from the Building Official indicates that a deck addition with a post and beam roof was constructed on the dwelling without a building permit. A Stop Work Notice was posted on October 25, 2016.

On November 8, 2016 an application for a building permit was submitted, however the application was incomplete and the required drawings and schedule from a structural engineer were not included. The owners were contacted several times, by letter, phone and email, requesting the engineering documents. These documents are still outstanding.

In order to close the file, the stamped drawings and schedules from a structural engineer must be received, a permit issued and all required inspection be successfully completed.

Background con't:

This Building Bylaw infraction is considered to be Category 3.

A map showing the location of this property and a photo of the infraction are attached.

Analysis:

In July 2009 the Board adopted a Policy (Resolution B354/09) to provide for a consistent and cost effective approach to the enforcement of Building Bylaw violations. This policy provides the Board with three categories of infractions and the recommended action for each.

Category 1 (Minor Deficiencies) – Place notice of deficiencies on folio file.

Category 2 (Major Deficiencies) – Place Section 302 Notice on title.

Category 3 (Health & Safety Deficiencies/Building without Permit) – Place Section 302 Notice on title and seek compliance through injunctive action.

Seeking a court injunction has a legal cost and the Board may wish to choose this option for enforcement of significant health or safety issues. As there are potential construction and health and safety deficiencies on this property, a Section 302 Notice on Title and injunctive action are recommended by staff. The Notice on Title advises the current and future owners of the deficiency and injunctive action will require that the deficiencies be remedied and the property be brought into compliance with RDOS bylaws.

Alternatives:

1. Do not proceed with enforcement action
2. Place a notice of deficiencies on the folio file (Category 1)
3. Place a Section 302 Notice on title (Category 2)

Respectfully submitted:

"L. Miller"

Laura Miller, Building Inspection Services Supervisor

Endorsed by:

"B. Dollevoet"

Brad Dollevoet, Development Services Manager



ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: August 16, 2018

RE: Building Bylaw Infraction
Folio: D5-06788.220 Lot: 20 Plan: KAP26390 DL: 2710 SDYD
PID: 005-137-802
Civic Address: 130 Panorama Ridge Road

Administrative Recommendation:

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 20 Plan 26390 District Lot 2710 SDYD, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2333.

Reference:

Regional District of Okanagan-Similkameen Building Bylaw No.2333.

History:

The Contravention of Building Regulations Report dated August 25, 2017 from the Building Official indicates that a small storage area has been constructed on a detached garage without a building permit.

On June 21, 2016 on routine inspections in the Carmi area construction of a storage area attached to an existing garage was noted. The property owner was present on site and was given notice that a building permit was required.

On November 3, 2016 and July 28, 2017 further letters were sent to the property owner in an effort to resolve this matter.

Background con't:

As of June 1, 2018 the structure had not yet been removed, relocated or a building permit applied for.

In order to close the permit file, a building permit must be issued and all inspections completed.

This Building Bylaw infraction is considered to be Category 2 as this structure poses limited risk to health & safety.

A map showing the location of this property and photos of the infraction are attached.

Analysis:

In July 2009 the Board adopted a Policy (Resolution B354/09) to provide for a consistent and cost effective approach to the enforcement of Building Bylaw violations. This policy provides the Board with three categories of infractions and the recommended action for each.

Category 1 (Minor Deficiencies) – Place notice of deficiencies on folio file.

Category 2 (Major Deficiencies) – Place Section 302 Notice on title.

Category 3 (Health & Safety Deficiencies/Building without Permit) – Place Section 302 Notice on title and seek compliance through injunctive action.

Seeking a court injunction has a legal cost and the Board may wish to choose this option for enforcement of significant health or safety issues. As there are potential construction deficiencies on this property which are not a health and safety concern, a Section 302 Notice on Title is recommended by staff. The Notice on Title advises the current and future owners of the deficiency and protects the RDOS from liability.

Alternatives:

1. Do not proceed with a Notice on Title
2. Seek a court injunction (Category 3) in addition to placing a Section 302 Notice on Title.

Respectfully submitted:

"L. Miller"

Laura Miller, Building Inspection Services Supervisor

Endorsed by:

"B. Dollevoet"

B. Dollevoet, Development Services Manager





ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: August 16, 2018

RE: Building Bylaw Infraction
Folio: E-02049.005 Lot: 1 Plan: KAP15814 DL: 206
PID: 002-239-248
Civic Address: 2150 Naramata Road

Administrative Recommendation:

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 1, Plan KAP15814, District Lot 206, SDYD, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2333; and

THAT the Board of Directors direct staff to commence injunctive action.

Reference:

Regional District of Okanagan-Similkameen Building Bylaw No.2333.

Background:

The Contravention of Building Regulations Report dated April 19, 2017 from the Building Official indicates that October 4, 2016 a Stop Work Order was posted on a deck being constructed on the front of a dwelling.

The owner submitted an application for a building permit which contained no site plan or construction drawings. Despite numerous contact from RDOS staff, the owner has not submitted any of the required drawings.

Background con't

On June 16, 2017 an email was received from the structural engineer stating that the deck had a number of deficiencies which needed correction and that the deck does not comply with the current BC Building Code.

The deck is also in the front yard setback. The house does not meet the current 7.5 metre setback, so the deck would require a variance be issued before a building permit could be issued.

The deficiencies are health & safety related.

In order to close the enforcement file, a permit must be applied for and issued and the structural deficiencies corrected.

This Building Bylaw infraction is considered to be Category 3.

A map showing the location of this property and photo of the infraction are attached

Analysis:

In July 2009 the Board adopted a Policy (Resolution B354/09) to provide for a consistent and cost effective approach to the enforcement of Building Bylaw violations. This policy provides the Board with three categories of infractions and the recommended action for each.

Category 1 (Minor Deficiencies) – Place notice of deficiencies on folio file.

Category 2 (Major Deficiencies) – Place Section 302 Notice on title.

Category 3 (Health & Safety Deficiencies/Building without Permit) – Place Section 302 Notice on title and seek compliance through injunctive action.

Seeking a court injunction has a legal cost and the Board may wish to choose this option for enforcement of significant health or safety issues. As there are potential construction and health and safety deficiencies on this property, a Section 302 Notice on Title and injunctive action are recommended by staff. The Notice on Title advises the current and future owners of the deficiency and injunctive action will require that the deficiencies be remedied and the property be brought into compliance with RDOS bylaws.

Alternatives:

1. Do not proceed with enforcement action
2. Place a notice of deficiencies on the folio file (Category 1)
3. Place a Section 302 Notice on title (Category 2)

Respectfully submitted:

"L. Miller"

Laura Miller, Building Inspection Services Supervisor

Endorsed by:

"B. Dollevoet"

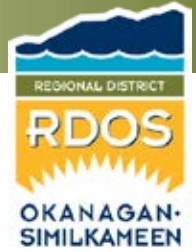
Brad Dollevoet, Development Services Manager



2150 Naramata Rd
October 24, 2016



ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: August 16, 2018
RE: Zoning Bylaw Amendment – Electoral Area “A”

Administrative Recommendation:

THAT Bylaw No. 2451.25, 2018, Electoral Area “A” Zoning Amendment Bylaw be denied.

Purpose: To allow for the placement of a mobile home (CSA Z240) in the RS1 Zone.

Owner: N. Morhun, T. & R. MacFadden Applicant: Tracy MacFadden Folio: A-06089.060

Civic: 8312 98th Ave, Osoyoos Legal: Lot 6, Plan KAP32220, District Lot 2450S, SDYD

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

Proposed Development:

This application is seeking approval to place a mobile home (Z240) on the property at 8312 98th Avenue. The applicant has indicated that this is a Moduline (mobile) home built in 2006.

It is being proposed to amend the Electoral Area “A” Zoning Bylaw No. 2451, 2008, by introducing a site specific regulation to the subject property that would allow a “mobile home” as a principal permitted use.

In support of the proposal the applicant states: “[t]he home fits the neighbourhood, and indeed improves the area with its modern appearance. The subdivision currently contains a mobile home already, one less modern, and more from the 70’s or 80’s era when mobile homes were more like “trailers”. This moduline home in appearance resembles a Modular home, which is allowed within the current zoning. Our home will serve to fill a long vacant lot, and improve the sub-division, as well it is in keeping with the general feel of the area.”

Site Context:

The property is approximately 842 m² and located on the west side of 98th Ave, approximately 350 metres north of the Town of Osoyoos. The surrounding pattern of development is characterized by similarly sized single family residential properties as well as agricultural properties.

Background:

The property was created by a plan of subdivision deposited in the Kamloops Land Title Office in 1981, and available Regional District records indicate an open Building Permit to place a mobile home on the property.

The subject property is located within the Agricultural Land Reserve (ALR) as are many of the neighbouring properties. Under Section 23 of the *Agricultural Land Commission Act*, restrictions on

the use of agricultural land do not apply to this lot as it was less than 2 acres in area on December 21, 1972.

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

Under the Electoral Area "A" Zoning Bylaw No. 2451, 2008, the property is zoned Residential Single Family One (RS1), with permitted principal use including "single detached dwellings", which may include a "modular home" but does not include a "mobile home". A "mobile home" is defined as meaning a "manufactured home which is certified as being constructed to the Canadian Standards Association Z240 Mobile Home Series Standard."

A number of zoning bylaw amendments for modular and mobile homes were adopted on September 15, 2016 (Amendment Bylaw No. 2743, 2016). These amendments allowed mobile homes in zones where the minimum parcel size for subdivision is 4.0 ha (i.e. Resource Area (RA), Large Holdings (LH), and Agriculture (AG) Zones).

At its meeting of July 19, 2018, the Regional Board resolved that consideration of this application "be postponed until the second meeting in August, when a draft covenant, acceptable to both parties, can be reviewed."

Public Process:

At its July 9, 2018 meeting, the Electoral Area "A" Advisory Planning Commission (APC) could not meet quorum.

A Public Information Meeting was held on July 9, 2018, and was attended by one (1) member of the public.

Referral comments on this proposal have been received from Osoyoos Indian Band and the Ministry of Transportation and Infrastructure (MoTI). These are included as separate items on the Board Agenda.

Approval from the Ministry of Transportation and Infrastructure (MoTI) of the amendment bylaw prior to adoption will be required as the subject property is situated within 800 metres of a controlled area (i.e. Highway 97).

Analysis:

In considering this proposal, Administration notes that it is not consistent with the strategic direction set by the Board in 2016 when it adopted amendments that allowed for mobile homes as a type of principal dwelling in the RA, LH and AG Zones.

During the public consultation process — including Advisory Planning Commission meetings — parcel size was an important factor in considering the appropriateness of mobile homes as well as neighbourhood character.

In one Electoral Area, the APC recommended that mobile homes only be allowed on agricultural properties and in another Electoral Area it was recommended that mobile homes only be permitted as an accessory dwelling not as principal dwelling unit. Importantly, there were no recommendations to permit mobile homes as an allowable form of principal dwelling in Low Density Residential zones.

More recently (2018), the Regional District has received letters of concern and opposition from residents in the Regal Ridge as well as Upper Carmi areas — both of which are governed by 4.0 ha minimum parcel size zonings — regarding proposed changes to their zoning that would result in the introduction of mobile homes as a permitted type of dwelling.

While it is understood that a nearby property on 98th Avenue has previously been developed to a mobile home, this is seen to have occurred at a time when the zoning bylaw allowed mobile homes in the RS1 Zone. This is, however, no longer reflective of the strategic land use policy adopted by the Board and should not be considered as a basis for supporting the placement of additional mobile homes in this neighbourhood.

While Administration previously expressed concern that a site specific zoning would permit any mobile home built to the Canadian Standard Association Z240 Mobile Homes Series Standard to be sited on the property, the covenant requirement imposed by the Board at its meeting of July 19, 2018, is seen to have addressed this.

To conclude, given the recent Zoning Bylaw amendments where mobile homes were not allowed as a form of principal dwelling unit in Low Density Residential zones, Administration does not support the proposed Bylaw Amendment.

Conversely, mobile homes can be an affordable form of housing and in recent decades have improved in appearances. The applicant's mobile home has exterior fiber cement siding and is proposed to be placed on a foundation with a deck built onto the west elevation. These modifications could help the mobile home appear more like a modular home (which is permitted under current zoning) and may not be out of context for the neighbourhood.

The covenant requirement imposed by the Board at its July 19, 2018, meeting will also ensure that the placement of a mobile home on this property will be restricted to the applicant's "custom built" model.

Alternative:

THAT Bylaw No. 2451.25, 2018, Electoral Area "A" Zoning Amendment Bylaw be read a first and second time and proceed to public hearing;

AND THAT the holding of the public hearing be scheduled for the Regional District Board meeting of September 20, 2018;

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

Respectfully submitted



K. Taylor, Planning Technician

Endorsed by:



C. Garrish, Planning Supervisor

Endorsed by



B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Applicant's Site Plan

No. 3 – Applicant's Elevations

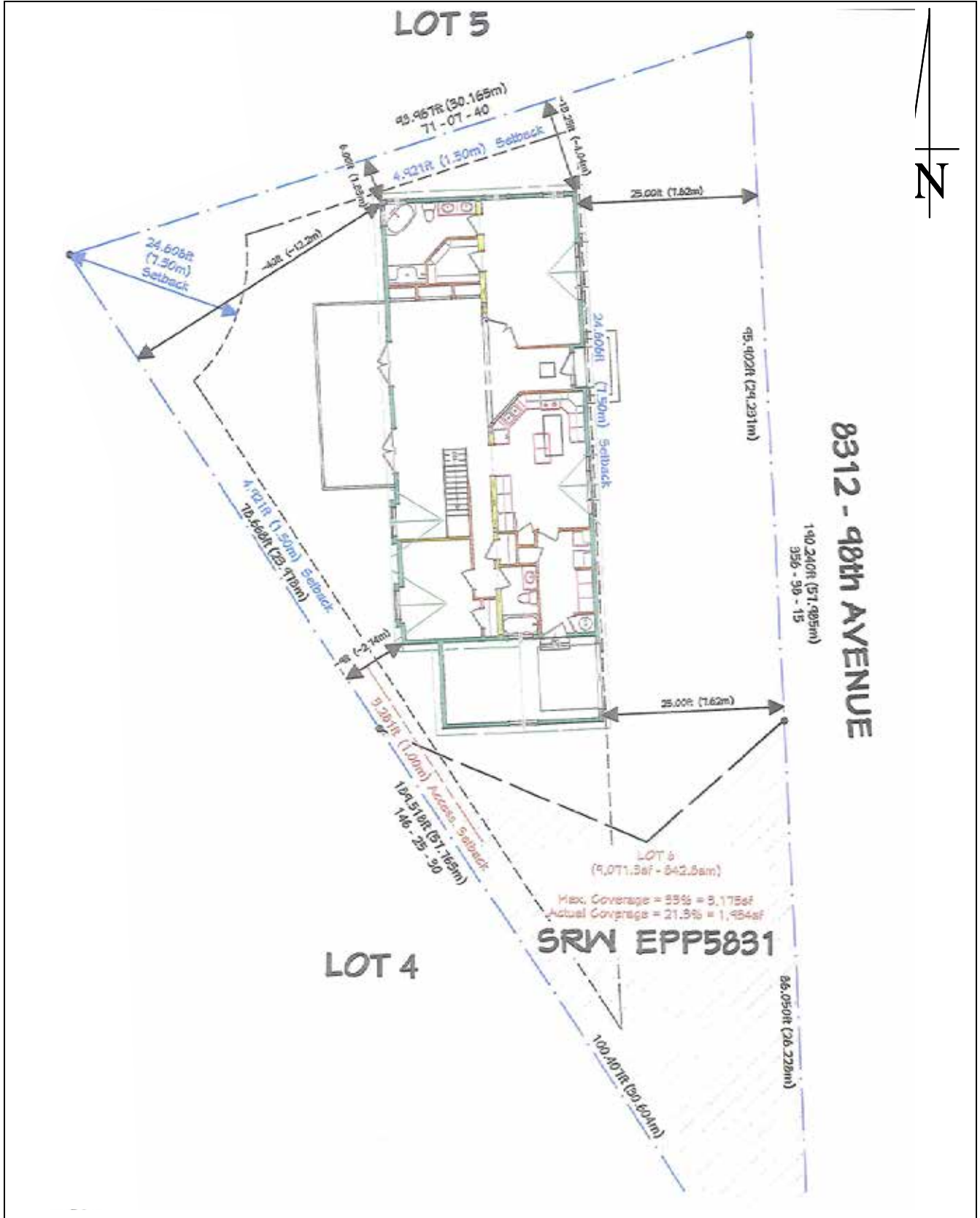
No. 5 – Site Photo (Google Streetview)

No. 2 – Applicant's Renderings

No. 4 – Mobile on Foundation

No. 6 – Draft Covenant

Attachment No. 1 – Applicant's Site Plan

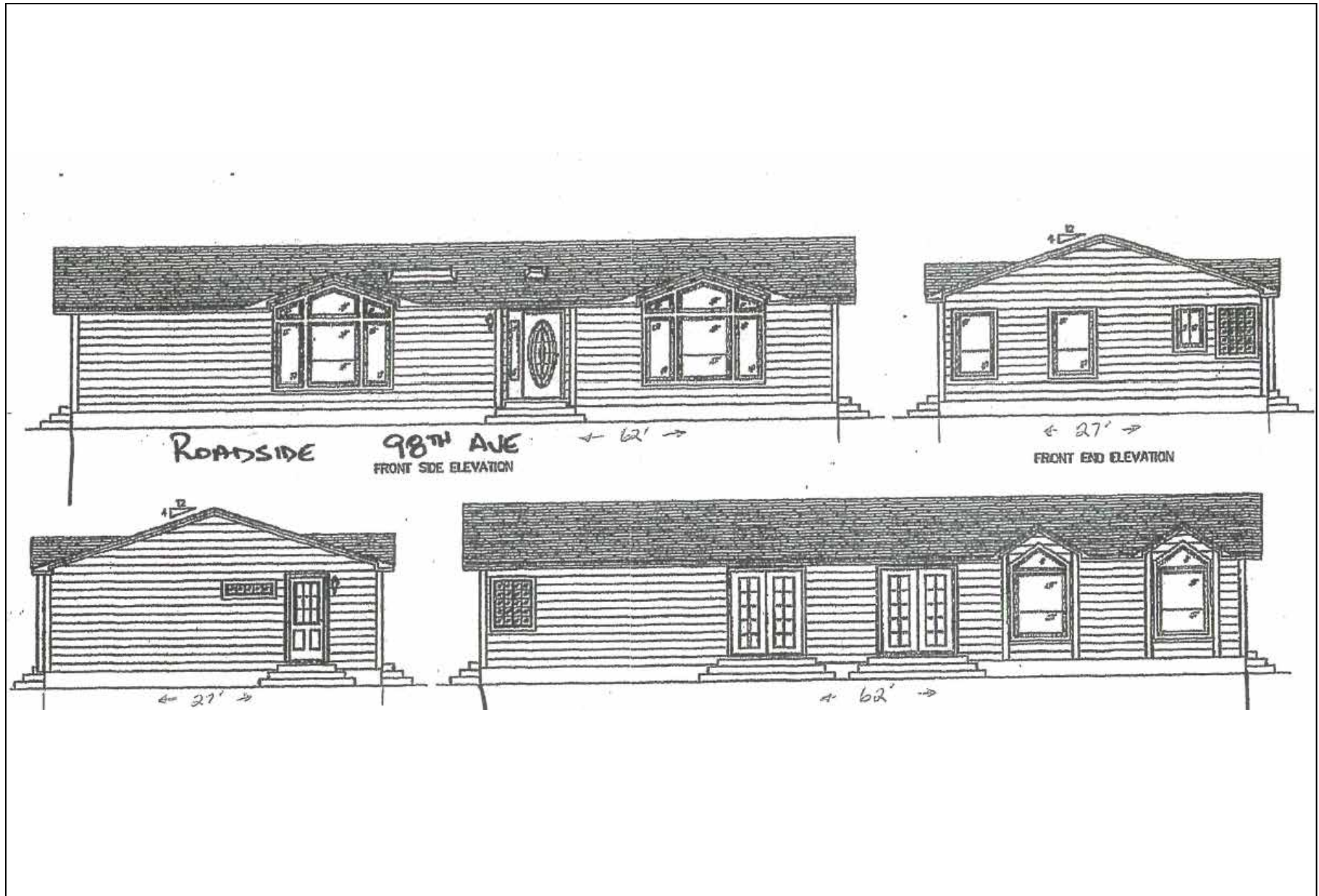


Attachment No. 2 – Applicant's Renderings



East Rendering

Attachment No. 3 – Applicant's Elevations



Attachment No. 4 – Mobile on Foundation



Attachment No. 5 – Site Photo (Google Streetview)



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2451.25, 2018

A Bylaw to amend the Electoral Area "A" Zoning Bylaw No. 2451, 2008

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

1. This Bylaw may be cited for all purposes as the "Electoral Area "A" Zoning Amendment Bylaw No. 2451.25, 2018."
2. The Official Zoning Map, being Schedule '2' of the Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation on the land described as Lot 6, District Lot 2450S, SDYD, Plan 32220, and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Residential Single Family One (RS1) to Residential Single Family One Site Specific (RS1s).
3. The "Electoral Area "A" Zoning Bylaw No. 2451, 2008" is amended by:
 - i) adding a new sub-section .2 under Section 16.8 (Site Specific Residential Single Family One (RS1s) Provisions) to read as follows:
 2. in the case of land described as Lot 6, Plan KAP32220, District Lot 2450S, SDYD (8312 98th Avenue), and shown shaded yellow on Figure 16.8.2:
 - a) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 11.1.1:
 - i) mobile home.

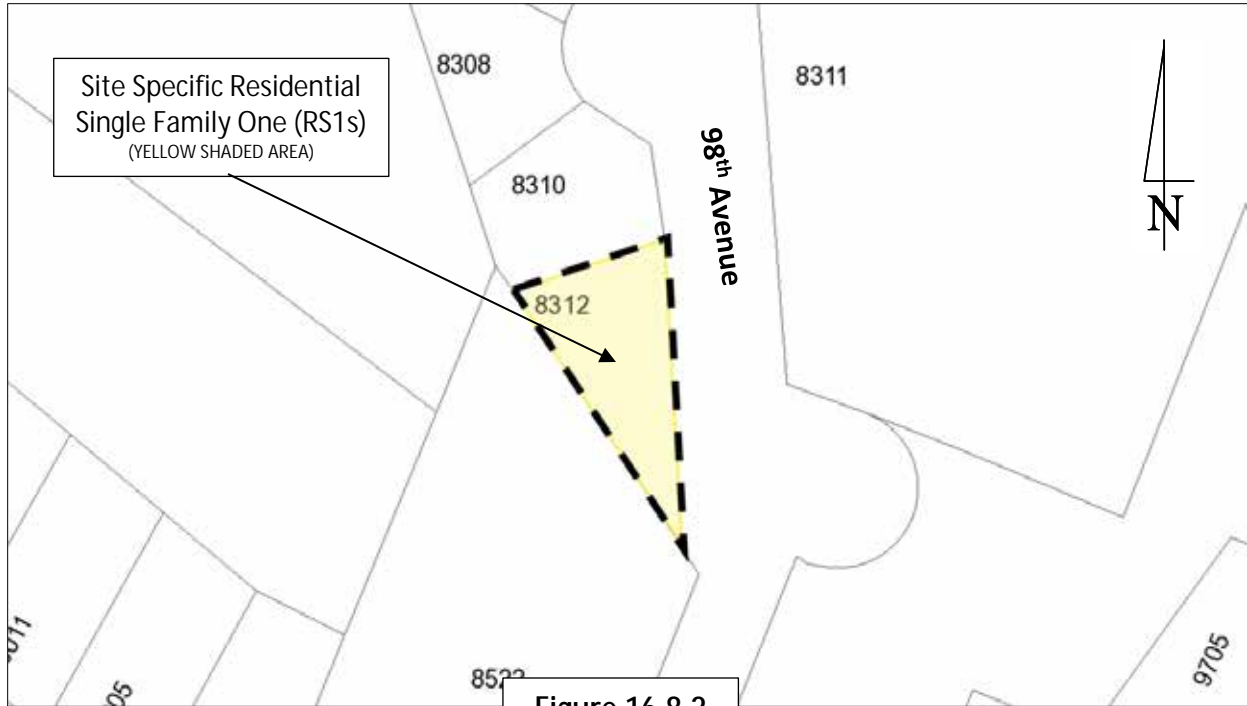


Figure 16.8.2

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

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

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

I hereby certify the foregoing to be a true and correct copy of the "Electoral Area "A" Zoning Amendment Bylaw No. 2451.25, 2018" as read a Third time by the Regional Board on this ____ day of ____, 2018.

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

Corporate Officer

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

For the Minister of Transportation & Infrastructure

ADOPTED this __ day of ____, 2018.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

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

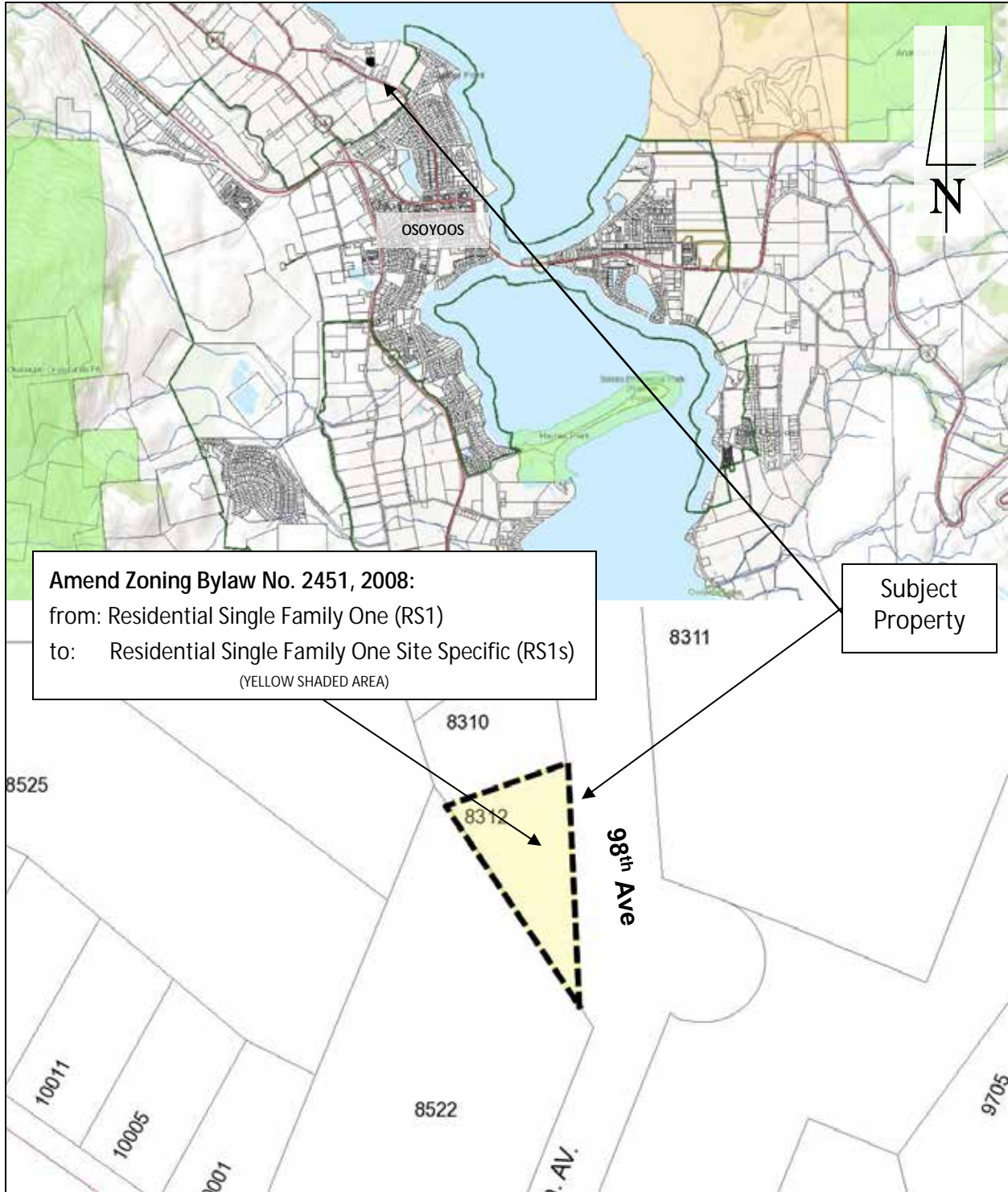
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2451.25, 2018

Project No: A2018.076-ZONE

Schedule 'A'



**LAND TITLE ACT
FORM C (Section 233) CHARGE
GENERAL INSTRUMENT - PART 1 Province of British Columbia**

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)
Nicole Nemechek, Legal Assistant, Gilchrist & Company
 Barristers and Solicitors 250-492-3033
 101-123 Martin Street
 Penticton BC V2A 7X6
 LTO Filing No. 10533
 Our File: 52006(199) RDOS/S219/NoBuild /2018/
 8312-98 Ave Osoyoos EXCEPT ManHome

Deduct LTSA Fees? Yes

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
 [PID] [LEGAL DESCRIPTION]
002-025-655 LOT 6 DISTRICT LOT 2450S SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32220
 STC? YES

3. NATURE OF INTEREST CHARGE NO. ADDITIONAL INFORMATION
Covenant Pursuant to S.219 of the Land Title Act

4. TERMS: Part 2 of this instrument consists of (select one only)
 (a) Filed Standard Charge Terms D.F. No.
 (b) Express Charge Terms Annexed as Part 2
 A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):
NICOLAS OLEKSIEWYCH MORHUN, TRACY ANN MACFADDEN AND ROBERT LARRY MACFADDEN

6. TRANSFEREE(S): (including postal address(es) and postal code(s))
REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
 101 MARTIN STREET
 PENTICTON BRITISH COLUMBIA
 V2A 5J9 CANADA

7. ADDITIONAL OR MODIFIED TERMS:
N/A

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

Execution Date		
Y	M	D

Transferor(s) Signature(s)

 Nicolas Oleksiewych Morhun

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

TERMS OF INSTRUMENT - PART 2

THIS AGREEMENT dated for reference the ____ day of _____, 2018 is made

BETWEEN:

NICOLAS OLEKSIEWYCH MORHUN,
TRACY ANN MacFADDEN and
ROBERT LARRY MacFADDEN
 of 8312 – 98TH Avenue,
 Osoyoos, BC, V0H 1V0

(the "Transferor")

OF THE FIRST PART

AND:

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
 of 101 Martin Street,
 Penticton, B.C. V2A 5J9

(the "Transferee")

OF THE SECOND PART

WHEREAS:

- A. The Transferor is the registered owner of those lands and premises situate in the Province of British Columbia, and more particularly described as:

P.I.D. 002-025-655

Lot 6, DL 2450S, SDYD, Plan 32220

(the "**Lands**");

- B. The Transferor has applied to the Transferee to amend the Transferee's zoning bylaw 2451, 2008, by introducing a site specific regulation to the Lands that would allow a mobile home as a principal permitted use; and
- C. Section 219 of the Land Title Act provides, inter alia, that a covenant, whether of a negative or positive nature, in respect of the use of land or the use of a building on or to be erected on land, that land is not to be subdivided or may not be subdivided except in accordance with the covenant, or that land is or is

not to be built on, in favour of a Municipality or the Crown, may be registered as a charge against the title to that land.

THIS AGREEMENT WITNESSES that in pursuance of the premises and in consideration of the sum of ONE DOLLAR (\$1.00) of lawful money of Canada and other good and valuable consideration now paid by the Transferee to the Transferor (the receipt and sufficiency which is hereby acknowledged by the Transferor) the Transferor covenants and agrees with the Transferee in accordance with Section 219 of the Land Title Act as follows:

1. That no mobile home/manufactured home may be located/erected on the Lands, save and except for a 2006 Moduline 2007 Landmark 272092 model, bearing Manufactured Home Registry number 092501. Provided however, the aforesaid reference to mobile home/manufactured home does not include modular home as defined in the Transferor's Zoning bylaw.
2. That the Transferor shall reimburse the Transferee for any expenses that may be incurred by the Transferee as a result of a breach of a covenant under this Agreement.
3. That the Transferor and the Transferee agree that the enforcement of this Agreement shall be entirely within the discretion of the Transferee and that the execution and registration of this Covenant against the title to the Lands shall not be interpreted as creating any duty on the part of the Transferee to the Transferor or to any other person to enforce any provision of this Agreement.
4. That the Transferor releases and forever discharges the Transferee, its elected and appointed officials, from any claim, cause of action, suit, demand,

expenses, costs and legal fees which the Transferor may have against the Transferee for any loss or damage or injury that the Transferor may sustain or suffer in connection with or in consequence of this Agreement, save and except to the extent caused by any act, omission, negligence or default of the Transferee.

5. That the Transferor covenants and agrees to indemnify and save harmless the Transferee, its elected and appointed officials from any and all claims, causes of action, suits, demands, expenses, costs and legal fees that any one might have as owner, occupier or user of the Lands or by a person who has an interest in or comes onto the Lands, or by anyone who suffers loss of life or injury to his person or property in connection with or in consequence of this Agreement, save and except to the extent caused by any act, omission, negligence or default of the Transferee.
6. That the parties agree that this Agreement creates only contractual obligations and obligations arising out of the nature of this document as a covenant under seal. The parties agree that no tort obligations or liabilities of any kind exist between the parties in connection with the performance of, or any default under or in respect of, this Agreement. The intent of this section is to exclude tort liability of any kind and to limit the parties to their rights and remedies under the law of contract and under the law pertaining to covenants under seal.
7. That where the Transferee is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Transferor agrees that the Transferee is under no

public law duty of fairness or natural justice in that regard and agrees that the Transferee may do any of those things in the same manner as if it were a private party and not a public body.

8. That this Agreement does not:
 - (a) affect or limit the discretion, rights or powers of the Transferee under any enactment (as defined in the Interpretation Act, on the reference date of this Agreement) or at common law, including in relation to the use of the Lands,
 - (b) affect or limit any enactment relating to the use of the Lands, or
 - (c) relieve the Transferor from complying with any enactment, including in relation to the use of the Lands.
9. That every obligation and covenant of the Transferor in this Agreement constitutes both a contractual obligation and a covenant granted under Section 219 of the Land Title Act in respect of the Lands and this Agreement burdens the Lands and runs with it and binds the successors in title to the Lands. This Agreement burdens and charges all of the Lands and any parcel into which it is subdivided by any means and any parcel into which the Lands are consolidated.
10. That the Transferor agrees to do everything reasonably necessary, at the Transferor's expense, to ensure that this Agreement is registered against title to the Lands with priority over all financial charges, liens and encumbrances registered, or the registration of which is pending, at the time of application for registration of this Agreement.

11. The Transferor acknowledges and agrees that in the event of breach of this Covenant by the Transferor, damages might not be an appropriate remedy and acknowledges and agrees that an injunction would be an appropriate remedy to restrain a proposed, apprehended or possible breach of the terms hereof or to require that any breach hereof which has occurred cease and that any works, construction or alteration in violation of the term of this Covenant be removed and the Lands returned to their prior condition.
12. That an alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach in respect of which the waiver is asserted. A waiver of a breach of this Agreement does not operate as a waiver of any other breach of this Agreement.
13. That if any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
14. That this Agreement is the entire agreement between the parties regarding its subject.
15. That this Agreement binds the parties to it and their respective successors, heirs, executors and administrators as the case may be.
16. That the Transferor must do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.

17. That by executing and delivering this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.
18. Notwithstanding anything contained in this Agreement, neither the Transferor named herein nor any future owner of the Lands or any portion of the Lands shall be liable under any of the covenants and agreements contained herein where such liability arises by reason of an act or omission occurring after the Transferor named herein or any future owner ceases to have a further interest in the Lands.

As evidence of their agreement to be bound by the above terms, the parties each have executed and delivered this Agreement by executing Part 1 of the Land Title Act Form C to which this Agreement is attached and which forms part of this Agreement.

File 52006(199)

L:\W5\RDOS\RDOS Sec 219 COVENANTS\No Build\8312-98 Ave Osoyoos No Bid Except specific MH.doc.nn



Your File #: A2018.076-
Zone -
McFadden
A2451.25
eDAS File #: 2018-03375
Date: June 19, 2018

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

Attention: Lauri Feindell, Planning Secretary

**Re: Proposed Text Amendment Bylaw for:
Lot 6, District Lot 2450s, SDYD, Plan 32220
8312 – 98th Avenue, Osoyoos, BC**

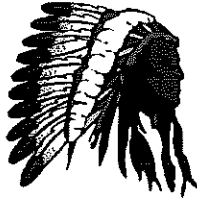
Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

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
Penticton Area Office 102 Industrial Place Penticton, BC V2A 7C8 Canada Phone: (250) 712-3660 Fax: (250) 490-2231



OSOYOOS INDIAN BAND

1155, SEN*POK*CHIN BOULEVARD, OLIVER BC, V0H 1T8
PHONE: (250) 498-3444 ~ FAX: (250) 498-6577

OFFICE REVIEW RESULTS

July-04-18

Referral ID: bylaw 2451.25 A2018.076-ZONE
Reference #: R-77-001126
RTS #1435

Regional District of Okanagan-Similkameen
101 Martin ST.
Penticton, BC V2A 5J9

Attention: Emily Williamson

We are in receipt of the above referral. This proposed activity/development is within the Osoyoos Indian Bands Area of Interest, responsibility and within the Okanagan Nation's Territory; the lands and resources are subject to our unextinguished Aboriginal Title and Rights.

In 1997, the Supreme Court of Canada in the *Delgamuukw* case clarified the law respecting the rights of aboriginal people in British Columbia, which includes the Osoyoos Indian Band. The Supreme Court ruling included the following legal principles:

- ◆ Aboriginal title is not extinguished and the Province cannot and never could extinguish aboriginal title or rights.
- ◆ Aboriginal title is protected by section 35 of the Constitution Act, 1982.
- ◆ Aboriginal title is a property interest.
- ◆ Governments must justify any infringements of aboriginal title.
- ◆ Lands held pursuant to aboriginal title have an inescapable economic component.

Other recent court cases involving the Taku River Tlingit First Nation and the Haida Nation have heightened the accountability of British Columbia to consult with First Nations with respect to third party development activities on alleged Crown lands. The Court found that the Province of B.C. has a legal fiduciary obligation to deal with First Nations' concerns about their traditional lands and resources and that it is not necessary for B.C. First Nations to first prove the existence of our rights.

Based upon the results of our Preliminary Office Review of the proposed activity/development proper consultation and consideration of potential impacts and infringements to our Aboriginal Title and Rights cannot occur without the following recommendations. It is only with these recommendations that proper consultation can begin and the proposed activity/development can be reviewed .

- The proposed activity/development is located in a high potential archeological area. It is recommended that a qualified Archaeologist and two OIB field technicians conduct an Archaeological Overview Assessment and Preliminary Field Reconnaissance on the proposed area.

Please advise the Osoyoos Indian Band in writing as to your ability to meet the above listed conditions as outlined. Failure to meet these conditions will result in our disapproval and objection of the proposed activity/development. We will not consent, agree, or otherwise approve of the activity / development.

Our participation in the referral and consultation process does not define or amend the Osoyoos Indian Bands Aboriginal Rights and Title, or limit any priorities afforded to Aboriginal Rights and Title, nor does it limit the positions that we may take in future negotiations or court actions. If you require further information or clarification, please do not hesitate to contact me.

Please contact me through email or phone at your earliest convenience to set up a meeting to discuss our concerns.

limlæmt,



Amanda Anderson
Referrals Officer
Osoyoos Indian Band
aanderson@oib.ca
250-498-3444 Ext .3033
cc:



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: August 16, 2018
TYPE: Official Community Plan Bylaw No. 2790, 2018 - Electoral Area "F"

THAT Bylaw No. 2790, 2018, Electoral Area "F" Okanagan Lake West/ Greater West Bench Official Community Plan, 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 August 16, 2018, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*;

AND THAT, in accordance with Section 477 of the *Local Government Act*, the Board has considered Amendment Bylaw No. 2790, 2018, in conjunction with its Financial and applicable Waste Management Plans;

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

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

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

Purpose:

The purpose of Bylaw No. 2790, 2018, is to replace the current Electoral Area "F" Official Community Bylaw No. 2460, 2008 with an updated version.

Business Plan Objective:

Goal 3.3 To Develop an Environmentally Sustainable Region

Objective: 3.3.1: By completing the Electoral Area "F" Official Community Plan Update

3.3.1.1 Complete a robust public engagement process – Q1 (1 point)

3.3.1.2 Present the draft/final plans to the Board for review – Q3 (1 point)

Background:

The existing Official Community Plan (OCP) for Area "F" was developed in 2008, but based largely on a Rural Land Use Bylaw Plan (RLUB) that was adopted for the Plan area in 1988 and last updated in 1997. No substantive policy review took place during the 2008 Repeal and Re-enactment process, nor did the OCP process include a broad community engagement component. While the 2008 OCP has been amended over the years based on legislative requirements, the OCP is in need of an update to bring it up to date and reflective of the community's vision.

The Board identified the review and update of the Area "F" OCP as a strategic project in the 2016 Business Plan with the anticipation that it would be a two year project. Following, a RFP was issued

and the contract for work on the OCP was awarded to Ecoplan International by the Board on December 15, 2016. The Area "F" OCP project began in early 2017.

Background research and reports were prepared include a Community Profile and a Technical Report that provided an overview on the geological hazards, the infrastructure systems, groundwater, wildfire risk, and climate change influences.

Informal referrals were sent and individual focus groups were held with key agencies prior to the formal referral process to obtain comments and feedback for input into the final draft.

The draft OCP Bylaw 2790, 2018 was referred to those agencies listed on Attachment No 1 on June 8, 2018. Formal responses have been received from Ministry of Forests, Lands, Natural Resource Operations and Rural Development (one from Mountain Resorts and one from Ecosystems), Interior Health Authority, Ministry of Transportation and Infrastructure, Fortis, Ministry of Mines, Penticton Indian Band, Regional District of Central Okanagan.

At the August 2, 2018 Planning and Development Committee, a presentation was made to the Board of Directors that provided an overview of the project and highlighted significant policy changes.

Public Engagement Process

The OCP update process was participatory and community driven. Numerous tools of engagement were used to reach as many stakeholders throughout the update process. These included postcards, posters, open houses, on-line and hard copy surveys, a dedicated website, email group, focus groups, one on one discussions, and a volunteer citizens task force. As well, the Electoral Area Director included information and commentary on his Area "F" website.

In total, there were four Open Houses held, two in West Bench, one at Camp Boyle and one at the Summerland Library, all of which were well attended. In addition, the Electoral Area Director held a special Town Hall meeting at the West Bench School which was also well attended. There were three rounds of community surveys that were iterative in process, and included significant increases in the number of respondents as the surveys progressed. Hundreds of written comments were received throughout the process.

The first two Open Houses held in June 2017 had a total of 125 attendees, and the two Open Houses held in May 2018 had a total of 80 attendees. Round 1 of the community Survey had 98 responses, Round 2 had 148 responses and Round 3 had 244 responses, split between Greater West Bench area (195) and Faulder /Meadow Valley (49).

Several written responses were also received after Round 3 and directed at the draft OCP Bylaw itself.

A volunteer group of citizens formed an informal advisory group for the project, and were also instrumental in getting information about the OCP process out to friends and neighbours and assisting with the Open Houses. This approach differed from the more traditional style of appointing a Citizen's Committee for an OCP review that would meet regularly throughout the process.

Near the end of the process a joint meeting was held with the Electoral Area "F" Advisory Planning Commission (APC) and the citizen's advisory group to review the draft OCP.

Administration recommends that consideration by the Citizen's Group, along with the Public Open Houses, surveys, and other consultation opportunities and the formal referral process to the agencies

listed on Attachment No 1, should be considered appropriate consultation for the purposes of Section 475 of the *Local Government Act*.

Penticton Indian Band Engagement

A unique approach was used for consulting with the Penticton Indian Band (PIB) in relation to the gathering input from the PIB and its members into the draft OCP. The PIB engagement process was facilitated by PIB Natural Resources and included 4 community meetings, 5 focus groups, 1 survey, 4 face-to-face engagements and 1 on-the-land field trip. PIB Chief and Council members were engaged as a group and as individuals throughout the process.

As a result of this engagement process, a report was completed providing information on the history of the Syilx Nation, the land and resource management practises, cultural and environmental importance of lands and a vision and broad goals of PIB with respect to Area "F". Many elements of this report were included in the various sections of the draft Electoral Area "F" OCP. As an example, culturally important place names and areas have been incorporated into the Area "F" OCP.

Analysis

Administration is proud to present the draft Electoral Area "F" OCP for first reading consideration. This draft document represents a significant project milestone for the Development Services department, and a culmination of hundreds of hours of staff time, substantial public consultation, and technical expertise from consultants over a two year period.

In accordance with the requirements of the *Local Government Act (LGA)*, the Draft OCP includes statements and map designations for the area covered by the Plan respecting:

- .1 the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years;
- .2 the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- .3 the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
- .4 restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- .5 the approximate location and phasing of any major road, sewer and water systems;
- .6 the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites;
- .7 housing policies respecting affordable housing, rental housing and special needs housing; and
- .8 targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets.

Policy changes were made using several means and tools available, including eliminating out of date policies, updating policies given direction through Regional Growth Strategy goals and policies, capacity analysis, technical background information, best practises in land use, and feedback from the community.

This two year project has had the opportunity to create community dialogue in a manner not experienced previously, asking questions such as what does the future of your neighbourhood look like? What are the opportunities and / or constraints? How can growth and changes be managed? We learned that the West Bench community in particular was, and remains, very divided about accepting growth and development.

The updated OCP strives to serve the overall vision of the communities with a careful balance of policies and objectives in moving into the future. Staff would like to thank Electoral Area "F" Director, Michael Brydon, for his leadership, Ecoplan International for their project management and guidance, and the residents of West Bench, Sage Mesa, Meadow Valley, and Faulder for their active input and participation. Administration supports the efforts of everyone involved in this project and recommends that the proposed Bylaw be given first reading.


Alternatives:

1. THAT Bylaw No. 2790, 2018, be denied.
2. THAT Bylaw No. 2790, 2018, be deferred until the following conditions can be met:
 - a) TBD

Respectfully submitted:

ERiechert
E. Riechert, Planner

Endorsed by:


B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Agency Referral list

Attachment No. 1 – Agency Referral List

Referrals to be sent to the following agencies as highlighted with a p, prior to the Board considering first reading of Amendment Bylaw No. 2790, 2018:

p	Agricultural Land Commission (ALC)	p	Fortis
p	Interior Health Authority (IHA)	p	City of Penticton
p	Ministry of Agriculture	p	District of Summerland
p	Ministry of Energy, Mines & Petroleum Resources	o	Town of Oliver
o	Ministry of Municipal Affairs & Housing	o	Town of Osoyoos
p	Ministry of Environment & Climate Change Strategy	o	Town of Princeton
p	Ministry of Forest, Lands, Natural Resource Operations & Rural Development (Archaeology Branch)	o	Village of Keremeos
o	Ministry of Jobs, Trade & Technology	p	Okanagan Nation Alliance (ONA)
p	Ministry of Transportation and Infrastructure	p	Penticton Indian Band (PIB)
p	Integrated Land Management Bureau	o	Osoyoos Indian Band (OIB)
p	BC Parks	o	Upper Similkameen Indian Bands (USIB)
o	School District #53 (Okanagan Similkameen)	o	Lower Similkameen Indian Band (LSIB)
o	School District #58 (Nicola Similkameen)	p	Environment Canada
p	School District #67 (Okanagan Skaha)	p	Fisheries and Oceans Canada
p	Central Okanagan Regional District	o	Canadian Wildlife Services
o	Kootenay Boundary Regional District	p	Sage Mesa Water Utility
o	Thompson Nicola Regional District	p	West Bench Water System
o	Fraser Valley Regional District	p	Shaw Cable
p	Telus		

AREA "F"

OKANAGAN LAKE WEST
GREATER WEST BENCH

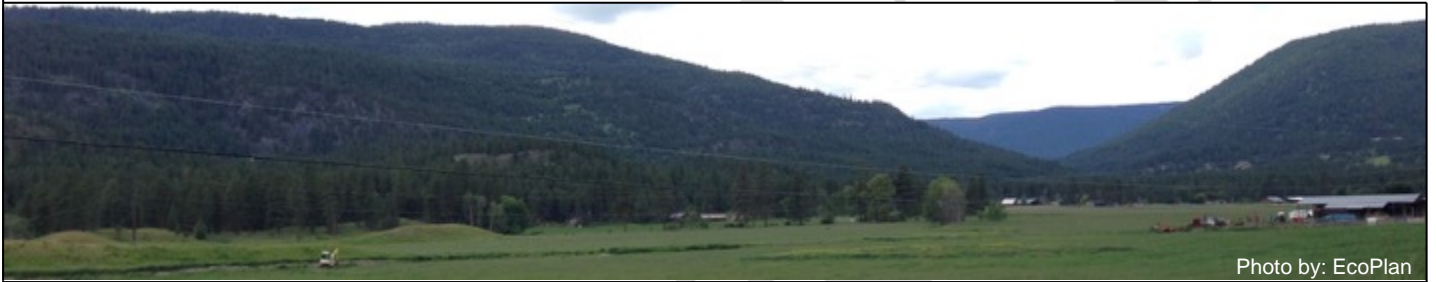
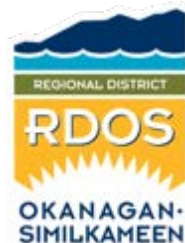


Photo by: EcoPlan

OCP Bylaw No. 2790, 2018 – Regional District of Okanagan-Similkameen

OFFICIAL COMMUNITY PLAN



DRAFT

Regional District of Okanagan-Similkameen
 Electoral Area “F”
 Official Community Plan Bylaw No. 2790, 2018

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Note: Schedules 'B', 'C', 'D', 'E', 'F', 'G', 'H', and 'I' can be viewed either on the Regional District website at www.rdos.bc.ca, or by request in hard copy at the Regional District office.

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Acronyms used in this document

Agricultural Land Reserve	ALR
Agricultural Land Commission	ALC
Environmental Assessment	EA
Environmentally Sensitive Development Permit Area	ESDPA
Kettle Valley Railway	KVR
Official Community Plan	OCP
Regional District of Okanagan-Similkameen	RDOS
Watercourse Development Permit Area	WDPA

DRAFT

Regional District of Okanagan-Similkameen
Electoral Area "F" Okanagan Lake West/Greater West Bench
Official Community Plan Bylaw No. 2790, 2018

A Bylaw to guide land use decisions within Electoral Area "F" pursuant to Division 4 of Part 14 of the *Local Government Act of British Columbia, R.S.B.C. 2015*.

WHEREAS the Regional District of Okanagan-Similkameen wishes to adopt an Official Community Plan pursuant to Division 4 of Part 14 of the *Local Government Act*;

AND WHEREAS the Regional Board may adopt an Official Community Plan by bylaw and each reading of the bylaw must receive an affirmative vote of a majority of all directors of the Regional Board who are entitled to vote on that bylaw;

AND WHEREAS after first reading of the bylaw the Regional Board shall, in sequence, examine the Official Community Plan in conjunction with its most recent capital expenditure program, the waste management plan, wastewater management plan, and economic strategy plan that is applicable in the RDOS to ensure consistency between them, in accordance with the *Local Government Act*;

AND WHEREAS the Regional Board shall refer the Official Community Plan to the Province for comment with respect to land in the Agricultural Land Reserve pursuant to the *Agricultural Land Commission Act*;

AND WHEREAS the Regional Board has provided one or more opportunities for consultation with persons, organizations and authorities it considers affected in the development of the Official Community Plan in accordance with Section 475 of the *Local Government Act*;

AND WHEREAS the Regional Board of the RDOS has complied with all requirements of the *Local Government Act*, prior to adoption of this bylaw and Official Community Plan including all of the foregoing;

AND WHEREAS the Regional Board has considered the purpose and goals set out in s. 428(2) of the *Local Government Act* to the extent that the Official Community Plan deals with those matters;

AND WHEREAS upon adoption of this bylaw, the Plan is an Official Community Plan of the RDOS;

NOW THEREFORE the Regional Board of the RDOS, in open meeting assembled, enacts as follows:

The Electoral Area "F" Official Community Plan attached hereto as Schedule 'A' and Map Schedules 'B', 'C', 'D', 'E', 'F', 'G', 'H', and 'I' forming part of this bylaw are adopted as the Regional District of Okanagan-Similkameen Electoral Area "F" Official Community Plan.

The bylaw shall apply only to that portion of the RDOS shown outlined on Schedule 'B' (Official Community Plan Map) forming part of this bylaw.

If any statement, section, sub-section, clause, sub-clause or phrase of this bylaw and the Official Community Plan adopted by this bylaw is for any reason held to be invalid by a decision of a

court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this bylaw and Official Community Plan.

This bylaw may be cited for all purposes as the Electoral Area "F" Official Community Plan Bylaw No. 2790, 2018.

Transition

The Okanagan Lake West / Greater West Bench Official Community Plan Bylaw No. 2460, 2008, is repealed.

READ A FIRST TIME on the ____ day of _____, 2018.

READ A SECOND TIME on the ____ day of _____, 2018.

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

READ A THIRD TIME on the ____ day of _____, 2018.

ADOPTED this ____ day of _____, 2018.

Chair

Corporate Officer

SCHEDULE 'A'

Regional District of Okanagan-Similkameen

Electoral Area "F"

Official Community Plan Bylaw No. 2790, 2018

DRAFT

1.0 INTERPRETATION AND ADMINISTRATION

The provisions of this Plan apply to all lands and water within Electoral Area "F" identified on Schedule 'B' Official Community Plan Map of this bylaw.

The Penticton Indian Band (PIB) provided preliminary input and broad feedback on the draft OCP and OCP planning process through a concurrent initiative that was supported by the RDOS. This plan is without prejudice to and cannot be used to define and/or limit Aboriginal and title and rights in British Columbia.

1.1 Purpose

The Electoral Area "F" Okanagan Lake West / Greater West Bench Official Community Plan (OCP) contains objectives, policies, and land use designations adopted by the Regional District of Okanagan-Similkameen (RDOS) Board of Directors. The purpose of these objectives, policies and designations is to provide direction for land use and development consistent with the community values of the Electoral Area. The policies of the Plan are intended to balance the demands placed on the land base to ensure an equitable, comprehensive, and logical distribution of land uses. Policies are often implemented on a long-term basis, generally over a seven to 10-year period.

The OCP provides a basis for the following actions:

- .1 The adoption or amendment of land use regulations, such as the Zoning Bylaw.
- .2 The direction of public and private investment.
- .3 The guidance of elected officials, and others who have statutory approval authority, in the evaluation of proposals, referrals, and amendment of bylaws.
- .4 Bringing the Regional District into compliance with provincial regulations, such as the Riparian Area Regulation and the greenhouse gas management requirements of the *Local Government Act*.

1.2 Interpretation

An OCP means an Official Community Plan as referred to in the *Local Government Act*, and as adopted by the Regional Board of the RDOS (hereafter referred to as the Regional Board), in accordance with the requirements of the *Local Government Act*.

1.3 Administration

- .1 This OCP comes into effect as of the date of adoption by the Regional Board.

- .2 The Zoning Bylaw will be the primary tool to regulate development, not the OCP. All rezoning amendments must be consistent with this OCP that serves as a policy foundation for the Zoning Bylaw.
- .3 This OCP should be re-examined and updated every seven to 10 years to ensure that it continues to reflect the long-range planning objectives of Plan Area residents, local government staff, and the Regional Board.
- .4 The OCP can only encourage senior levels of government to act; it cannot force or require senior governments to act. Furthermore, although the OCP cannot commit the Regional Board to specific expenditures, the Regional Board cannot enact bylaws or undertake works that are contrary to it without amending the Plan.
- .5 No one goal, objective or policy contained within this OCP should be read in isolation from the others to imply a particular action or consequence.

1.4 Development Approval Information

Electoral Area "F" (the "Plan Area") is a Development Approval Information Area, and the Regional District may require development approval information for a Zoning Bylaw amendment application, Development Permit application, or Temporary Use Permit application.

The objective in designating the Plan Area as a Development Approval Information Area is to ensure the Regional District can obtain information from the applicant to gain a sound understanding of the anticipated impact of the proposed activity or development on the community and to make a well-informed decision regarding such applications. Where deemed relevant, an applicant may be expected to provide information regarding:

- .1 The impact of the proposed development on surrounding land uses.
- .2 The consideration of public facilities such as schools, parkland, public spaces, and/or amenities.
- .3 The impact of the proposed development on groundwater quantity and quality, surface water generated by the proposed development, and the options for collection, storage, and dispersal of such drainage.
- .4 The impact of the proposed development on the natural environment such as adjacent aquatic areas, vegetation, soils and erosion, geotechnical characteristics, topographical features, ecosystems and biological diversity, fish and wildlife, fish and wildlife habitat, Environmentally Sensitive Development Permit Areas, Watercourse Development Permit Areas, and rare or endangered plant or animal species.
- .5 The ability of the proposed development to provide on-site water and septic disposal or to connect to community services, if available.

- .6 The impact of the proposed development on public infrastructure and community services such as water supply, sewage disposal, fire protection systems, solid waste management and recycling.
- .7 The aesthetic values of the proposed development such as visual character, integration with public areas and the natural environment, lighting, noise, and odour.
- .8 The impact of proposed development on traffic volumes and roads.
- .9 How the proposed development provides buffers for adjoining farming and rural areas to ensure no negative impact is caused.
- .10 The archaeological impact of a proposed development in areas identified to have high archaeological potential.
- .11 Fire hazard risk assessment in accordance with the *Community Wildfire Protection Plan*.



Figure 1: Area "F" lakeshore

2.0 WHAT IS AN OFFICIAL COMMUNITY PLAN?

2.1 Background

An Official Community Plan (OCP) is a planning document that provides policies on a broad range of topics including land-use, transportation, housing, parks and infrastructure. OCPs designate land for specific purposes, such as commercial/retail, residential, park, and industrial. OCPs are developed through public consultation and the objectives and policy statements within them reflect the collective desires of the people within the planning area.

Effectively, OCPs provide a blueprint and map for the community's future. They are created to guide decisions on planning and land use management by establishing a long-term vision, supporting goals and objectives, and policies to achieve them.

Municipalities in British Columbia are given the authority to adopt an OCP through the *Local Government Act* (LGA), which describes what must be included in the OCP, what may optionally be included, and what steps need to be followed for the OCP to be adopted. The required content of an OCP is defined in Section 473 of the *Local Government Act*.

Occasional updates also ensure the OCP remains consistent with other procedures, bylaws and government implementation tools.

2.2 Planning Process

This OCP was developed over a period of 15 months. Commencing in February 2017, development of the Plan included a substantial community outreach component, which included open houses, three surveys, project newsletters, a project webpage on the RDOS website, regular email updates, and meetings with community stakeholders and agencies throughout the process (e.g. South Okanagan Stewardship Committee, Penticton Indian Band). A volunteer, 23-member Advisory Group made up of residents and community stakeholders met four times over the course of the update project, supported community engagement and outreach, and provided input on the draft OCP.

Penticton Indian Band provided input and feedback on the draft OCP and its planning process through a concurrent initiative that was supported by the RDOS. The resulting report, *Penticton Indian Band land, water and tmix^w Planning document RDOS Electoral Area "F"* was used to help inform the final OCP. For reference, *tmix^w* is a Nsyilxcen word that most closely translates as "ecology." *tmix^w* includes the land, water, insects, people, animals, plants and medicines.

2.3 Amending the Plan

An OCP is not a static document. Rather, it is intended to be adaptable to new trends within society and responsive to changing circumstances within the community. As such, following careful consideration by the Regional District Board, policies and land use designations in this OCP may be revised by an amending bylaw pursuant to provisions outlined within the *Local Government Act*. A comprehensive review of the OCP should occur every seven to 10 years, with public open houses held to review all major development proposals prior to the formal public hearing process.



Figure 2: Greata Ranch

3.0 COMMUNITY PROFILE

3.1 Location and Geography

Covering 569 square kilometres, Electoral Area "F" is a semi-arid, mountain-to-valley landscape that includes some shoreline areas along Okanagan Lake.

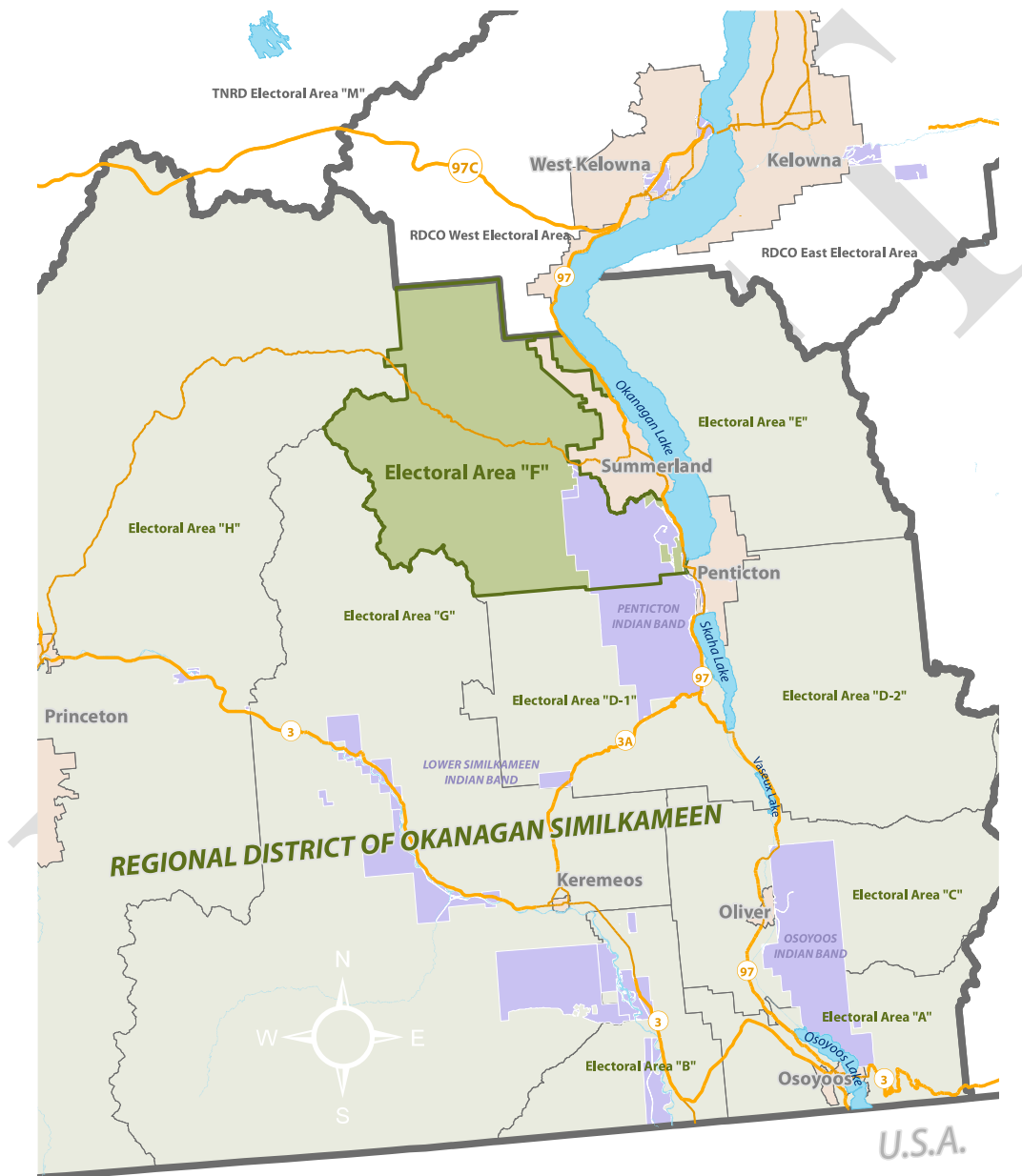


Figure 3: Plan Area Regional Context

The OCP area is bounded by the Regional District of Central Okanagan to the north; City of Penticton and Penticton Indian Reserve 1 to the south; Lake Okanagan and the District of Summerland to the east; and Electoral Area "H" to the west. The Penticton Indian Band reserve lands cover part of the south-eastern portion of the Area; these lands are administered by the Penticton Indian Band. The District of Summerland bisects Area "F", separating the north-eastern corner from the bulk of Area "F". As such, Area "F" is very much affected by planning decisions and changes that occur within Summerland.

Area "F" is mostly rural with a dispersed and relatively small population. There are two principal settlement areas – Greater West Bench and Faulder/Meadow Valley – which are briefly summarized in the next section. These residential areas are located close to Penticton and Summerland, respectively.

3.2 History

Indigenous people lived in the wider region for thousands of years prior to the arrival of Europeans. The original people of the Okanagan are known as the Syilx people – the "Okanagans" and according to their history have been in the area since the beginning of people on this land. The Okanagan (Syilx) people occupy an area that extended over approximately 69,000 square kilometres. The northern area of this territory stretched from the area of Mica Creek, just north of modern day Revelstoke, BC and east to Kootenay Lake. The southern boundary extended to the vicinity of Wilbur, Washington and the western border extended into the Nicola Valley.

The non-aboriginal historical records of the plan area date back to 1821 with the establishment of the Hudson's Bay Fur Brigade trail, a fur trading supply route through the Okanagan Valley north to Kamloops. Following the United States and Canada boundary settlement in 1847, alternative trails were developed from Kamloops through the Fraser Canyon to Fort Langley. The last brigade traveled the trail in 1847.

Non-aboriginal settlement in the plan area began in the 1890's, when several of the settlements known today were established (e.g., Okanagan Falls). Due to the absence of a public roadway system connecting the early settlements, stern-wheeler boats played an important role in transporting supplies to residents and agricultural products to trail heads at the three Okanagan Valley centres. In the plan area, Faulder was named after Evelyn Robert Faulder, an early settler who arrived to the area in 1891. Faulder was later established as a railway station, though the track has not been in use since 1989.

The West Bench area was settled in the 1950s through the *Veterans' Land Act*. The Act provided permanent housing, loans and grants for purchasing land, equipment for farming, appliances, and more for veterans and families of those killed in the Second World War. The West Bench community was built by veterans through these loans, which provided housing and agricultural income to returning veterans.

Sage Mesa was developed in the 1960s with some later added lots. This neighbourhood is located to the north of West Bench. Husula Highlands was developed in the 1970s and 1980s and contains the highest elevation properties in the forest interface to the west of West Bench. Westwood Properties was the last area to be developed and is located between Husula Highlands and West Bench. Together these areas are described in the Plan as the Greater West Bench.

3.3 Communities and Other Areas

The two primary settlement areas – Greater West Bench and Faulder/Meadow Valley – are briefly summarized in this section.

There are also smaller, rural residential agglomerations in the planning area, including North Beach Estates.

Greater West Bench

Greater West Bench is a collection of residential neighbourhoods located north-west of Penticton, including West Bench, Husula Highlands, Westwood Properties, and Sage Mesa. The area consists primarily of single detached homes on a variety of medium and small lots. The West Bench community was developed through grants from the *Veterans Land Act*, and retains an attachment to these roots. Sage Mesa, Husula Highlands and Westwood Properties were developed later. The Westwood properties residential development has mainly typical suburban sized parcels. There is an elementary school located in West Bench. Although some agricultural operations continue in West Bench, due to the area's proximity to services offered in Penticton and Summerland, it is primarily a residential community.

Faulder/Meadow Valley

Faulder/Meadow Valley is a rural, predominantly agricultural area located west of Summerland. Despite being much larger in area than the West Bench, the population is much smaller. Most of the Faulder area properties were developed through subdivision in the 1970s and 1980s. While these parcels, many of which are the size of a typical suburban parcel, now exist, growth of new properties over the past decades have been constrained through newer regional and local policies and regulations used to protect farm lands and directing new growth to areas where infrastructure services currently exist. Meadow Valley is primarily farmland, with much of the land in the Agricultural Land Reserve (ALR). There are no community water or sewer systems in the Meadow Valley. Other properties in the Faulder/Meadow Valley area include large Resource Area parcels with no or very little development.

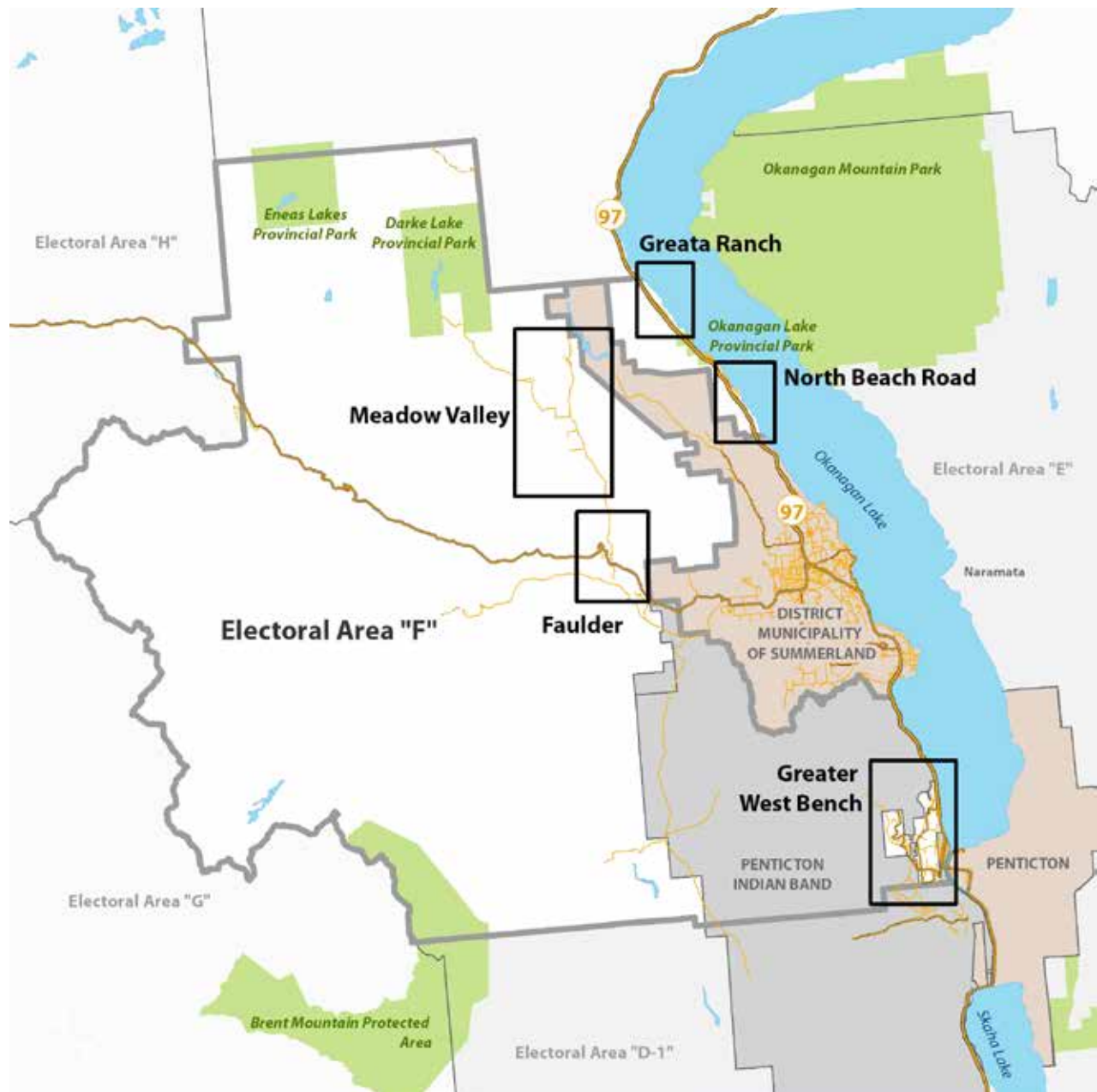


Figure 4: Plan Area Communities and Settlement Areas



Figure 5: Greater West Bench neighbourhoods

3.4 Penticton Indian Band

The Penticton Indian Band (PIB), who are based in a part of Syilx traditional territory known as snpink'tn, is one of the eight communities in the Okanagan Nation, along with the Upper Similkameen, Lower Similkameen, Osoyoos Indian Band, Westbank Indian Band, Okanagan Indian Band, Colville Confederated Tribes and Upper Nicola Indian Band.

PIB has three reserves, all of which are located within the RDOS. Penticton IR1 is located immediately west of Penticton. At 19,277 hectares (47,630 acres), Penticton IR1 is the largest reserve by land area in BC, and it is the main community for the Penticton Indian Band. Penticton IR2 is located within the City of Penticton and comprises an area of 13.1 hectares (32.4 acres). Penticton IR3A is located adjacent the northwest corner of IR1 and has an area of 146.5 hectares (362 acres).

PIB has 1,035 members, and the population has been growing at about 2% per year since 2007. Though half of PIB members live on reserve, there is a large housing waitlist indicating that more members would likely move back if more housing was available.

The PIB's government structure consists of a Chief and eight Council members who are elected every four years under a custom election system. The government of PIB and the RDOS have signed a protocol agreement to formalize and grow government-to-government relationships, and jointly work together on areas of mutual interest.

In recent years, PIB has established itself as an emerging economic force in the region. The Band's commercial interests are managed through the Penticton Indian Band Development Corporation (PIBDC). PIBDC is the "for profit" business investment and development division of the PIB. PIBDC manages several existing band-owned businesses including Coyote Cruises (river tubing), and Westhills Aggregates (sand and gravel services).

With support from RDOS, PIB completed a background document, *Penticton Indian Band land, water and tmix^w Planning document RDOS Electoral Area "F"*. For reference, *tmix^w* is a nsyilxcen word that most closely translates as *ecology*. *tmix^w* includes "land, water, insects, people, animals, plants and medicines."

The report is part of the ongoing relationship development processes between the PIB and the RDOS. It is important to note that PIB member input was limited and cannot be considered comprehensive. For PIB community members involved in the development of the document, the vision presented to RDOS was:

Limit urban expansion, development, and resource extraction outside of the four principle settlement areas which include West Bench, Sage Mesa, Faulder, and Meadow Valley. All living things, the lands, and our waters must be treated with respect and reciprocity. Any decisions effecting any lands or resources must directly involve PIB decision making processes. Areas that have been developed and/or impacted must be restored to balance rural and semi-rural human occupation and activities with our relatives tmix^w.

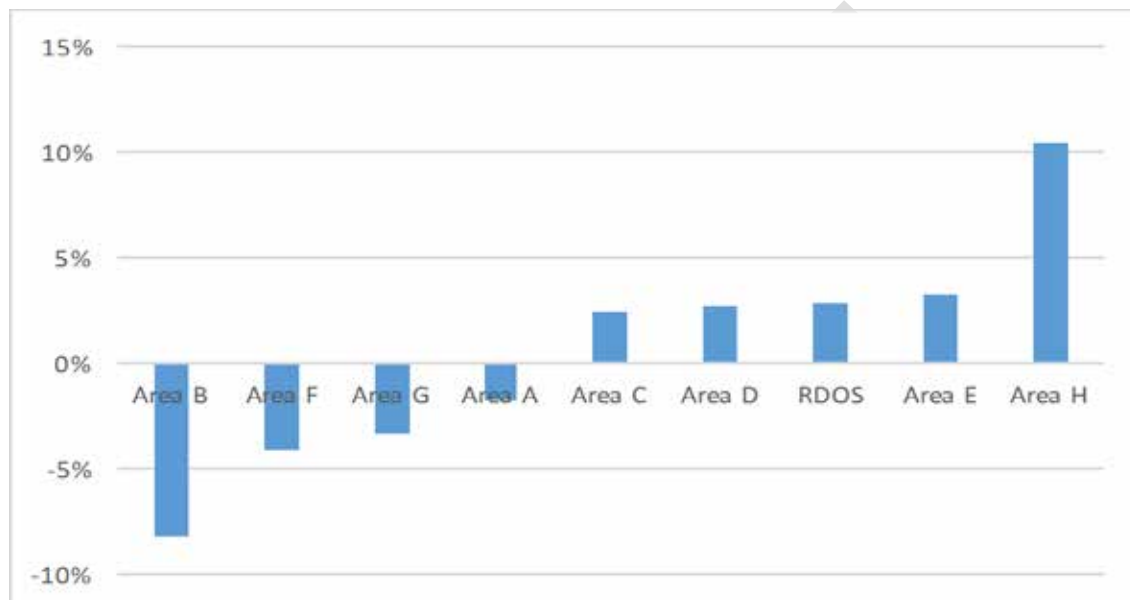
The report also presented the following broad goals that were developed by PIB for this OCP to consider and incorporate where possible. They are organized by priority according to feedback from PIB community members.

1. **Protection of Water.** *Protect our water relative in all its forms from over use and pollution. Water for tmix^w must be at optimal quality and quantity not at minimal thresholds required for survival. Water for people and industry must be carefully controlled, monitored and managed to ensure for the intactness of the natural water cycle. Incentives such as tiered water pricing and xeriscaping should be developed and implemented to encourage appropriate water use.*
2. **Culture.** *Improve and support cultural education programs to educate Area F users and residents with regards to Syilx culture, Syilx Territory, Syilx governance and Syilx relationship processes.*
3. **tmix^w.** *Syilx caretakership of our relatives tmix^w is critically important. PIB has a desire to work together to educate the RDOS and public regarding the caretakership of tmix^w. We need to work together to protect the area's natural features and systems, including sensitive and endangered ecosystems, fish and wildlife habitats, and culturally important plants and animals.*
4. **Recreation.** *Recreation is an important mechanism that allows people to connect with the land and living things. Recreation must be carefully controlled to prevent damage to lands, waters and tmix^w. PIB decision making must play an integral role regarding the development of recreational opportunities. Land protection regulations must be enforced to protect Syilx lands and resources.*
5. **Economic development.** *There are opportunities for economic development but any resource extraction, industrial and/or commercial opportunities can only be considered once water, land, culture and tmix^w protection and enhancement goals are met. Innovative resource use and development opportunities can be pursued which balance economic gain with environmental and cultural protection. PIB is interested in working with the RDOS to discuss partnerships and process associated with 'reserve' and Territorial economic development goals and objectives.*
6. **PIB Community Engagement.** *The Syilx Nation is a sovereign government. The RDOS must dramatically improve and expand communications, consultation and engagement with PIB recognizing its decision-making authorities. This engagement and relationship development must go beyond the scope of Crown consultation.*

3.5 Population and Demographics

The total population of Electoral Area “F” decreased slightly from 2,100 residents in 2011 to 2,014 residents in 2016. This decline in population is a reversal of the trend from the 10-year period from 2001 – 2011, which saw modest population growth in “F”. Overall, the population of the RDOS grew by 3% (see Figure 6).

Figure 6: Regional Growth Rate Comparisons 2011-2016



The age and gender distribution of Area “F” is illustrated in Figure 7. Overall, approximately 50% of the population is male, and 50% is female. In “F”, the “baby boomer” generation (ages 50-69) makes up the most significant proportion of the population, particularly in comparison to the number of residents aged 20-39. This data suggests that the population of Area “F” is aging, which is a consistent trend across the province (See Figure 7). However, the proportion of residents aged 20 – 39 is quite low relative to the provincial average.

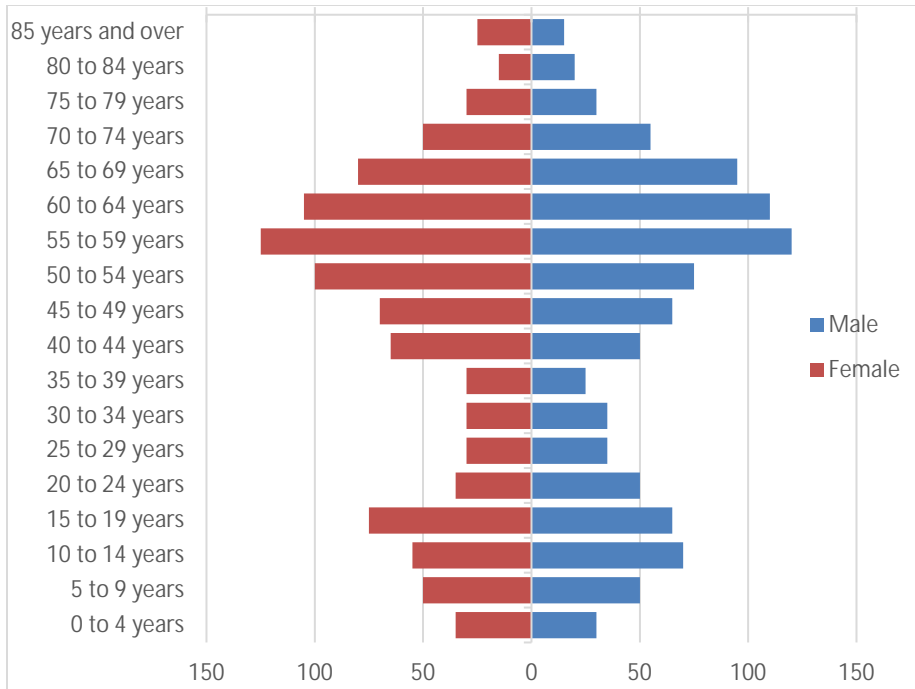


Figure 7: 2016 Population by Gender and Age Cohort

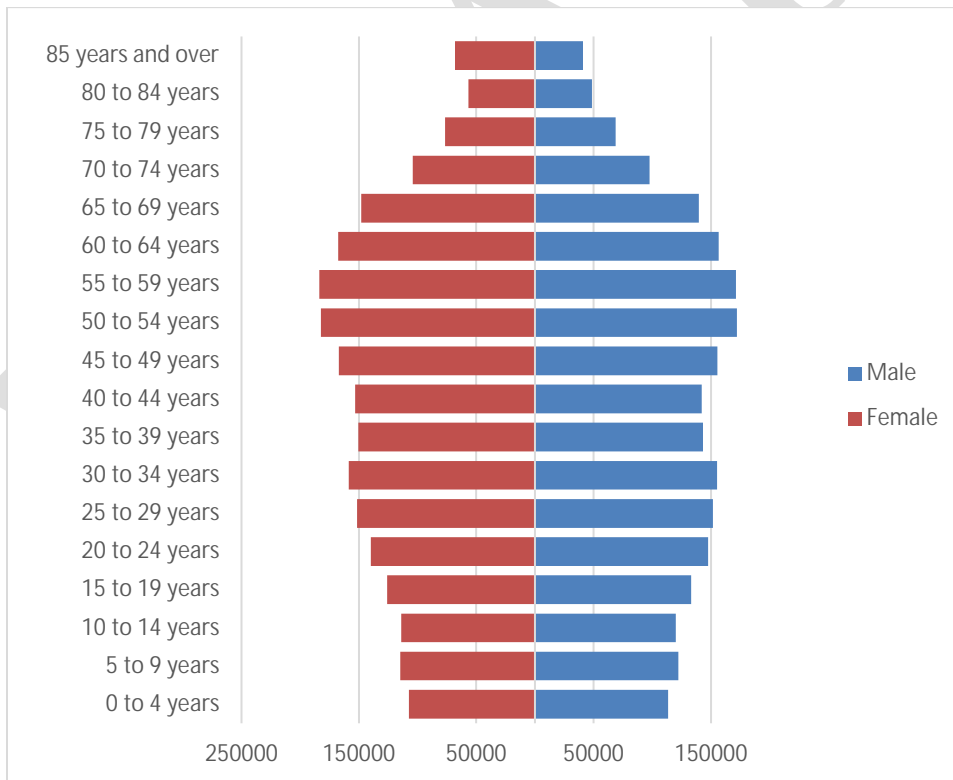


Figure 8: BC 2016 Population by Gender and Age Cohort

The 2016 average age in Area “F” was 45.7, while the provincial average age was 42.3. The average age for Area “F” is lower than that of the RDOS. In the RDOS as a whole, the average age is 49.9. Comparing these average ages, as well as age structure to the provincial average, reveals that Area “F” has a significantly higher percentage of residents aged 45-74 in proportion to youth and young adults.

Due to changes in the boundaries for Area “F”, long-term trends in population growth are difficult to discern. However, total population figures for 2001 – 2016 suggest a relatively stable population (Figure 7). The relatively stable population, as well as the reversal in the trend of modest population growth in 2016, make population predictions uncertain. However, if modest population growth or decline (-1% to 1.5%) were to continue for the next 20 – 30 years, the population would be between 1,935 – 2,138 by 2036.

It should be noted that the drop in population between the 2011 and 2016 Census years is due largely to the removal of PIB’s Red Wing development from Census calculations for the West Bench area.

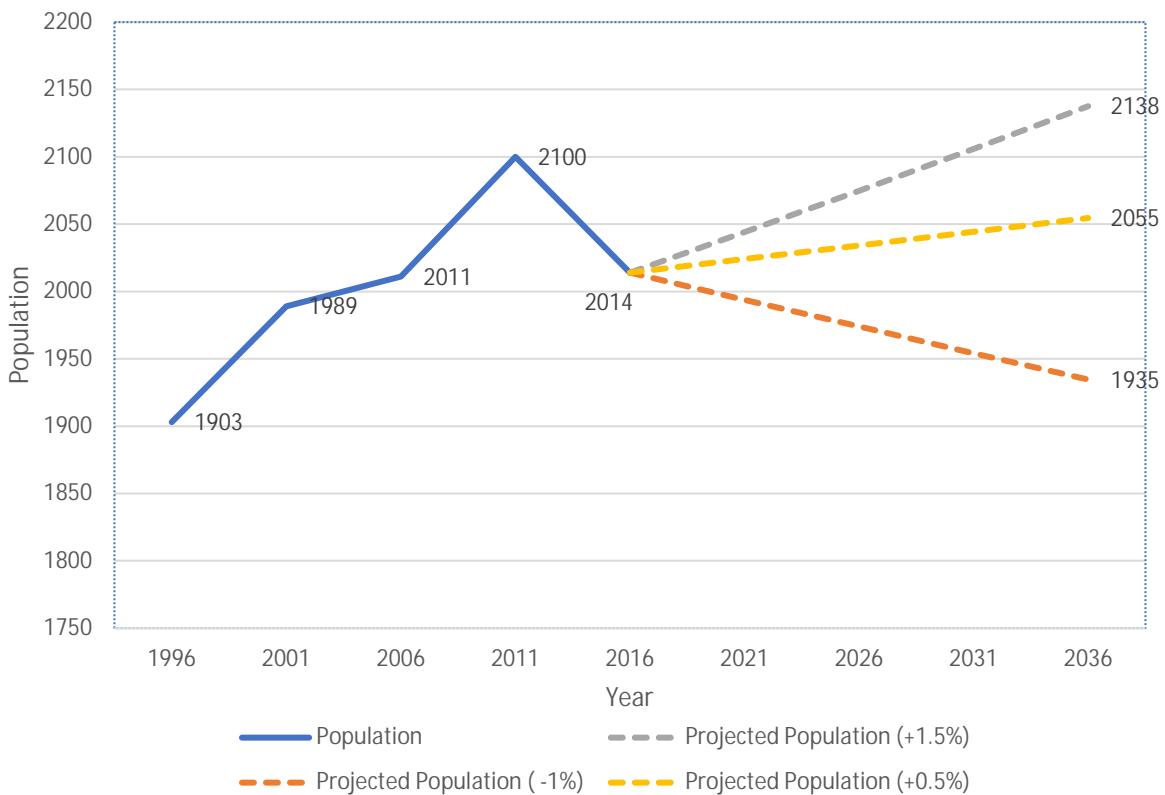


Figure 9: Area “F” Historical and Projected Population Growth (2001-2036)

3.6 Housing types

For the most part, housing in “F” consists of single-detached homes (Figure 10). There are some mobile homes and duplex/semi-detached housing. There are no apartment units in “F”. Generally, the housing in Area “F” is low-density and relatively dispersed.

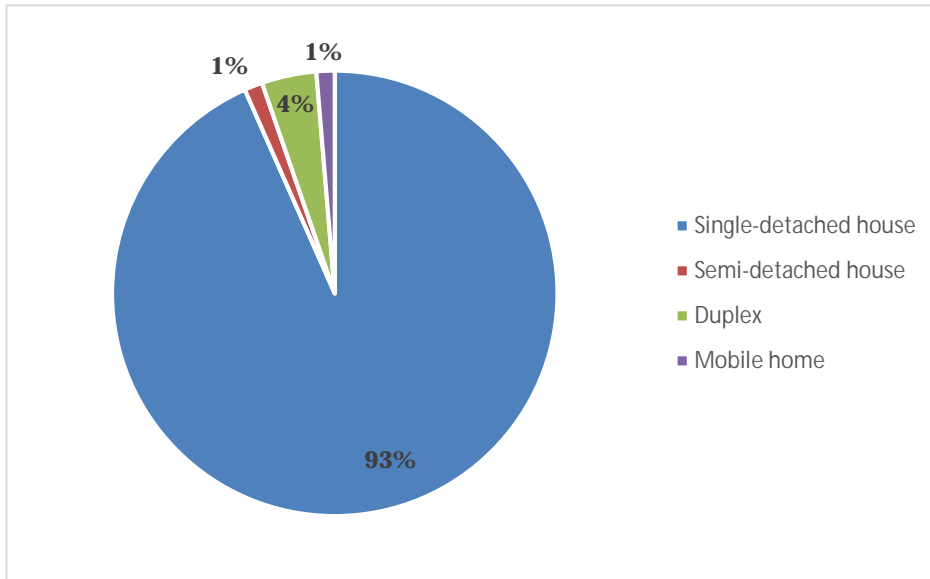


Figure 10: Housing by Dwelling Type in Area “F”, 2016

Most households (48%) in Area “F” are two person households (Figure 11). Together, one and two person households account for 61% of households. These smaller household sizes are consistent with the older population in the planning area.

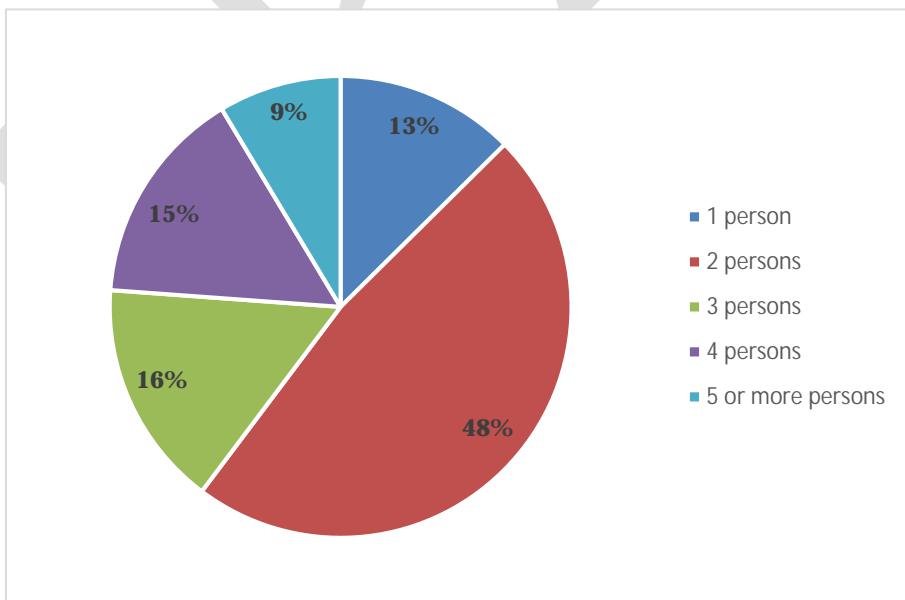


Figure 11: Area “F” Household Size, 2016

4.0 OFFICIAL COMMUNITY PLAN DESIGNATIONS

The future use and development of land within Electoral Area “F” must be consistent with the land use designations illustrated on Schedule ‘B’ (Official Community Plan Map). Inset maps are provided the Plan Area’s four community areas, Greater West Bench and Faulder, Meadow Valley, and Greata Ranch area.

Rural Designations

Resource Area	RA
Agriculture	AG
Large Holdings	LH
Small Holdings	SH

Residential Designations

Low Density Residential	LR
Medium Density Residential	MR

Commercial Designations

Commercial	C
Commercial Tourist	CT

Industrial Designation

Industrial	I
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Community Services and Administrative Designations

Administrative, Cultural and Institutional	AI
Parks, Recreation and Trails	P
Conservation Area	CA

The general types of uses encouraged in each land use designation are explained in subsequent sections of this Bylaw.

The Regional Board recognizes that some existing land uses do not conform to the designations shown on OCP maps. The intent of the Regional Board is not to change the uses of this land in the immediate future but to illustrate the preferred pattern of land use as redevelopment occurs while this Plan is in force.

5.0 VISION AND BROAD GOALS

5.1 Vision

The Plan Area's communities and settlement areas share a similar rural lifestyle and values. While each may face its own unique challenges, community consultation identified a set of common values and a shared vision for the Plan Area. The following vision statement describes a preferred future for the Plan Area.

Electoral Area "F" is a predominantly rural area made up of two principal settlement areas – the more residential Greater West Bench area, and the more rural, agricultural area of Faulder/Meadow Valley. Both areas value their rural and semi-rural characters, but will consider limited growth subject to it maintaining the character of the areas. Both areas support the preservation and stewardship of the Electoral Area's important agricultural areas, natural habitats, and recreation areas, and are committed to ensuring water resources are well-managed and protected for residential and agricultural uses and ecosystem health and wellbeing.

5.2 Broad Goals

The following broad goals reflect the input and priorities of Plan Area residents and are the guiding principles of this Official Community Plan. These goals will be used by the Regional District and senior government agencies to help guide future decisions on development proposals, environmental protection initiatives, and infrastructure development in the Plan Area. They are organized and prioritized according to feedback from Plan Area residents, which was provided through community engagement activities and events and three resident surveys.

- .1 **Residential development and housing.** Provide the opportunity for limited new growth and housing options for all age groups, while ensuring new housing development maintains the area's rural residential and agricultural character.
- .2 **Infrastructure and services.** Improve and support the development of new infrastructure, including water systems, where feasible and practical, and continue to explore feasibility of sewer and stormwater service for the Greater West Bench area.
- .3 **Water resources.** Protect and manage water resources, including both surface and groundwater, for residential and agricultural uses, and for ecosystem health and wellbeing.
- .4 **Natural environment.** Steward and protect the area's natural features and systems, including sensitive and endangered ecosystems, fish and wildlife habitats,

and wildlife corridors.

- .5 **Agriculture.** Maintain existing and encourage new, compatible agricultural activities in the Agricultural Land Reserve, while limiting subdivision of designated agricultural properties.
- .6 **Transportation.** Maintain a safe and efficient transportation system for all road users.
- .7 **Community health and wellbeing.** Promote community health and support the area's aging population.
- .8 **Economic development.** Work to strengthen and diversify a sustainable economic and employment base for the Plan Area, including recreation and agriculture.
- .9 **Penticton Indian Band engagement and collaboration.** Improve and expand communications, consultation and engagement with the Penticton Indian Band.



Figure 12: Selby Park, West Bench

6.0 GROWTH MANAGEMENT

6.1 Background

Growth Management is a critical aspect of planning for a community's future. It allows a community to forecast growth, based on trends and aspirations and to direct anticipated growth to areas that align with the community's vision and broad goals.

In 2010, the Regional District adopted a Regional Growth Strategy (RGS) for the South Okanagan. The RGS was updated through a minor update process in 2016. Under the *Local Government Act*, once an RGS has been adopted, OCP policies must be consistent with RGS policies. The goal of the RGS is to direct the substantial majority of future growth in the south Okanagan Valley area to designated Primary Growth Areas (Summerland, Penticton, Osoyoos, Okanagan Falls, and Oliver). The RGS envisions maintaining the rural character of the Plan Area by directing growth to designated Rural Growth Areas, which the RGS specifically identifies as areas with:

- Established rural settlement areas with a minimum of 200 lots and/or dwelling units;
- Community water or community sewer services in place;
- Existing commercial or industrial; or
- Where development has been pre-determined through zoning, but not yet developed.

Within Electoral Area "F", the South Okanagan RGS designates Greata Ranch as a Rural Growth Area. There are no Primary Growth Areas in Electoral Area "F".

The South Okanagan RGS recognizes that "some infill development may occur" in areas not designated as Rural Growth Areas as these other settlement areas evolve over time, if development "does not significantly increase the number of units or the established density and respects the character of the communities." Policy H3, "Protect the character of rural areas" of the South Okanagan RGS further stipulates that, "Proposed developments that do not closely adhere to OCP guidelines for the protection of rural and resource areas will not be supported."

Associated Environmental's *Area "F" OCP Update Technical Background Report* (September 2017) summarizes the various infrastructure and hazard-related constraints in the existing developed areas of Area "F", specifically that:

- Water supply and quality issues constrain growth in Faulder and Meadow Valley;
- Water system capacity, wastewater treatment, and geotechnical hazards all constrain growth in the West Bench and Sage Mesa areas.

The designated Rural Growth Areas were informed by these constraints and directs future development to areas known to have capacity to maximize community infrastructure efficiencies.

6.2 Rural Growth Areas and Capacity

Based on a projected population increase of up to 1.5% per year (see section 3.5), the Plan Area's population could increase by a modest 124 people by 2031. Based on 2.3 people per household (Census Canada figures), this indicates a potential need for the Plan Area to accommodate 54 new homes over the next 15 years.

	Annual projected growth rate of 1.5%
Additional population estimate (2031)	124
Persons per household	2.3
New dwellings	54

Figure 13 New Dwelling Unit Requirements Projections

There are very few undeveloped areas designated for residential uses (including residential and small and large holding designations) in the existing developed areas. The Greata Ranch Rural Growth Area includes several hectares of land designated for medium and low density residential uses. Even at low intensities, this would allow for 75 to 90 units, and the medium density designation allows for a total capacity of over 300 units.

6.3 Greata Ranch Rural Growth Area

The Regional District's South Okanagan Regional Growth Strategy Bylaw designated Greata Ranch as a Rural Growth Area. Greata Ranch currently contains a destination winery on a bluff overlooking Okanagan Lake, including a restaurant and other tourist amenities. Existing access is available from Highway 97. In addition to the existing commercial facility, the rural growth area includes Medium and Low Density Residential designations intended to accommodate compact residential development surrounded by vineyards in the ALR. While zoning is in place, residential development will be subject to addressing servicing and geotechnical constraints. On-site provision of water and sanitary sewage treatment will be required in accordance with applicable Provincial standards.

The Regional Board recognizes that to create a continuous boundary to contain growth, there are properties within the boundary that are protected from development by provincial legislation and Development Permit Area designations. It is not the intention of the Regional Board to encourage development of land within designated Agricultural areas or land identified as Parks/Recreation, Conservation Area, environmentally sensitive areas, watercourses, or steep slopes and terrain hazards within the defined growth boundary. Land with these designations or characteristics should continue to be protected from development.



Figure 14: Greata Ranch Rural Growth Area Containment Boundary

6.4 Objectives

- .1 Manage growth within the Plan Area by directing residential development to the designated Rural Growth Area subject to servicing (water and wastewater) requirements.
- .2 Accommodate anticipated growth while maintaining the rural character and conserving the natural environment of the Plan Area.
- .3 Consider limited new development in other existing settlement areas where appropriate and in keeping with this OCP's broad goals and policies.

6.5 Policies

The Regional Board:

- .1 Recognizes Greata Ranch as a designated Rural Growth Area and will direct growth to this area.
- .2 Recognizes the District of Summerland and City of Penticton as designated Primary Growth Areas that have the community infrastructure, community services, economic and employment opportunities to sustain higher densities and residential growth than the Plan Area.
- .3 Will ensure any new development in the designated Rural Growth Area provide community services pursuant to the Regional District's Subdivision Servicing Bylaw.
- .4 Directs development away from hazard lands, critical habitat areas, and watercourses.
- .5 Directs residential development away from designated Agricultural (AG) areas.
- .6 Requires that all new parcels of less than one hectare in size connect to a community sewer system.
- .7 Supports water metering and other residential water conservation measures.
- .8 Will review the suitability of Greata Ranch as a Rural Growth Area when the Regional Growth Strategy is reviewed or updated.

7.0 LOCAL AREA POLICIES

7.1 Background

The Electoral Area "F" planning area is bounded by the Regional District of Central Okanagan to the north; City of Penticton and Penticton Indian Band IR#1 to the south; Lake Okanagan and the District of Summerland to the east; and Electoral Area "H" to the west. Two primary and distinct areas comprise the settlement areas in Area "F": the Greater West Bench and Sage Mesa area and the Faulder / Meadow Valley area.

7.2 Greater West Bench

The Greater West Bench is a collection of residential neighbourhoods located north-west of Penticton and includes West Bench, Sage Mesa, Husula Highlands and Westwood properties. The area is primarily made up of single detached homes and includes some larger lots, particularly in the lower West Bench area. The West Bench community was first developed through grants from the *Veterans Land Act* for soldiers returning from World War II. Some original housing remains, along with orchards and fields, which give the area a more rural residential character. The Husula Highlands (including the Westwood Properties development) residential development sits above the West Bench area and was developed after the lower West Bench area.

Sage Mesa was developed during the 1960s in an area to the north of the general West Bench area in an area containing a number of silt bluffs. The residential lots were developed as generally smaller suburban type of parcels, all of which are on septic systems.

7.2.1 Policies

The Regional Board:

- .1 Supports an updated technical assessment of geotechnical hazards in the West Bench / Sage Mesa area using new technologies (e.g., LiDAR) that were not available when the area was last assessed.
- .2 Supports working with the City of Penticton to conduct a feasibility study for the extension of a sanitary sewer and stormwater from the City of Penticton to service part (e.g. Sage Mesa) or all the greater West Bench area.
- .3 Recognizes the need for sewer and storm water infrastructure in the Sage Mesa area given the smaller lot sizes and unstable ground conditions.
- .4 Subject to sewer and stormwater servicing, and community input, will explore designating the areas of potential 'pocket development' shown on Figure 15 within the greater West Bench area as a Rural Growth Area during the next

scheduled South Okanagan RGS review (2020).

- .5 Subject to an updated technical assessment of geotechnical hazards in the greater West Bench / Sage Mesa area, may consider permitting secondary suites or carriage houses.
- .6 Supports working with the owners and operators of gravel extraction and asphalt plants located on Lot 1, DL 4947 and 4948, ODYD, Plan KAP74432, and Lot A, DL 4947 and 4948, ODYD, Plan KAP73569, except Plan KAP74432; and DL4906, ODYD, Gravel Pit (PIB lands) to reduce impacts to nearby residents. Specifically, on operational issues including odour management and dust and air quality management.
- .7 Supports working with the owners and operators of gravel extraction and asphalt plants located on Lot 1, DL 4947 and 4984, ODYD, Plan KAP74432, and Lot A, DL 4947 and 4948, ODYD, Plan KAP73569, except Plan KAP74432 (gravel pit and asphalt plant) to help find a more appropriate location for their operation.
- .8 Supports working with Penticton Indian Band (PIB) to explore the development of an alternate truck route through PIB lands to access the gravel operation located on PIB lands should the operational lifespan of the operation be extended beyond five years.
- .9 Supports completion of the KVR Trail as an important linear connection between Summerland and the City of Penticton.
- .10 Supports working with the Ministry of Transportation and Infrastructure to improve bicycle and pedestrian safety in the Plan Area.
- .11 Supports ongoing collaboration with Penticton Indian Band regarding the management of wild horses in the area.
- .12 Supports home occupations throughout the area, but will not support home industries on parcels less than 2 ha (5 acres) in size.
- .13 Will investigate further prohibition of home industries in the greater West Bench area as part of the Zoning Bylaw update.
- .14 May consider residential development proposals with a range of densities (LR to MR) only on parcels shown in Figure 15 and with the following legal descriptions:: Lot A, District Lot 2497, ODYD, Plan KAP61585 (north Sage Mesa); Lot A, District Lots 702 and 5136, ODYD, Plan 40762 (known as Pine Hills Golf Course); Lot A, District Lot 4947 and 4948, ODYD, Plan KAP73569 Except Plan KAP74432 (gravel extraction/ asphalt plant); and Lot 1, District Lot 4947 and 4948, ODYD, Plan KAP74432 (gravel extraction/ asphalt plant). If development is proposed for these areas, it is predicated on full sewer, storm water and water community infrastructure services being in place, all geotechnical risks being addressed, and, consistency with the South Okanagan Regional Growth Strategy.



Figure 15: Potential areas for future densification

7.3 Faulder / Meadow Valley

Faulder/Meadow Valley is a rural area west of Summerland. The Faulder area is predominantly rural residential, while Meadow Valley is predominantly agricultural and largely in the ALR. Residents access services in nearby Summerland.

7.3.1 Policies

The Regional Board:

- .1 Supports continuing work with Interior Health Authority to ensure high quality drinking water in the Faulder area.
- .2 Supports the protection of source water in the Faulder/Meadow Valley and will consider the establishment of a development permit area to achieve this goal.
- .3 Discourages subdivision of properties in order to maintain the rural character of

the area.

- .4 Encourages FireSmart best practices on private land in Faulder and Meadow Valley to reduce wildfire hazards in the area.
- .5 Supports the development of local commercial uses in Faulder to meet community needs subject to appropriate services.
- .6 Supports maintaining and enhancing the farming lifestyle in Meadow Valley, and will only consider agricultural uses in the area.

7.4 Greata Ranch

The Greata Ranch is a Rural Growth Area overlooking Okanagan Lake north of Summerland. The focus of the development is a destination winery in an agricultural setting. The Plan makes provision for medium and low density residential development on land not within the ALR.

7.4.1 Policies

The Regional Board:

- .1 Supports compact residential development on the Greata Ranch site that compliments the existing Commercial Tourist uses and surrounding vineyards.
- .2 Recognizes that implementation of residential development will be subject to on-site development of water, sewage treatment and stormwater management services in accordance with Provincial requirements.
- .3 Will review the suitability of Greata Ranch as a Rural Growth Area when the Regional Growth Strategy is reviewed or updated.

8.0 RESOURCE AREA

8.1 Background

This designation encompasses lands used and valued for grazing or rangelands, forestry, natural resource extraction, recreation, environmental conservation opportunities, and large rural residential. The designated Resource Areas in Electoral Area “F” reinforce the rural character of the Plan Area and are a valued community resource.

The Resource Area designation is intended to guide development outside of existing settlement areas, and provide direction for responses to referrals from provincial agencies. Resource Areas are described as large parcels of land, and include both private and/or Crown land.

It is recognized that certain matters considered in this section are beyond the jurisdiction of the Regional District (e.g., Provincial Crown land); however, the objectives and policies relating to these are intended to serve as indicators of community preference and to assist senior levels of government in planning and decision making.

8.2 Objectives

- .1 Conserve scarce water resources and protect the quality and quantity of those resources for future generations.
- .2 Maintain the renewable natural resource land base and protect it from activities that may diminish the resource value and potential.
- .3 Plan for and protect wildlife corridors, habitat of threatened and endangered species and ecosystem connectivity.
- .4 Encourage and protect responsible outdoor recreation activities.

8.3 Policies

The Regional Board:

- .1 Supports the use of lands designated Resource Area (RA) identified in Schedule ‘B’ (Official Community Plan Map) for grazing or rangelands, forestry, natural resource extraction, recreation, environmental conservation, watershed protection and management opportunities, and limited rural residential uses.
- .2 Supports lands designated as Resource Area (RA) generally being maintained as large land parcels (i.e., as un-surveyed Crown land, or as District Lots).
- .3 Supports a 20 hectare minimum parcel size in recognition that these areas will remain as rural, with limited community services and infrastructure.

- .4 Supports responsible, low impact recreational uses which avoid critical habitats and minimize disturbance; and will work with the Province and others to ensure there are adequate staging areas with off-road parking.
- .5 Supports communication with and participation by Syilix/Okanagan communities in the management and development of provincial land in Resource areas.
- .6 Supports activities that improve range and forage conditions, including the continuation of the Noxious Weed Control Program to help control the invasion and spread of noxious weeds in the Plan Area.
- .7 Where there is forestry use, supports selective logging to maintain undiminished capacity of the land to absorb and retain water, prevent erosion, and permit groundwater recharge throughout the harvest cycle.
- .8 Supports the identification and establishment of a Watershed Resource Area (WRA) zone in the Zoning Bylaw for designated community watersheds (Trout, Shingle, Farleigh, Peachland) on Provincial Crown Land shown on Figure 16 under the *Forest and Range Practices Act* where:
 - a) one of the primary land management priorities is to maintain and manage local water quality and quantity;
 - b) the minimum parcel size is 120 ha with a limited range of uses permitted;
 - c) intensive recreation, subdivision and rezoning of lands within the zone are discouraged;
 - d) recreationalists are encouraged to minimize stream crossings and to stay on existing trails to prevent erosion; and
 - e) the Province is encouraged to permanently retain public ownership and to manage, for watershed protection purposes, all Crown land within designated community watersheds of existing major or minor domestic water sources.
- .9 The Province is encouraged to continue referrals of mineral exploration proposals involving surface disturbance to the Regional District as well as other regulatory agencies for review and comment.
- .10 Areas having aggregate resources are identified for information purposes on Figure 19 in this Bylaw.
- .11 The Province is encouraged to have due consideration for the impact of resource extraction activities on existing adjacent residential developments and infrastructure such as roads.
- .12 The Province is encouraged to not issue permits for mineral extraction and processing within 50 metres of Rural and Residential Designations.

- .13 The Regional Board encourages the Provincial agencies to refer license applications or permits for any development or activity within the Rural Planning Area to the RDOS.
- .14 The Regional Board encourages the Provincial Government to give adequate notice to the Regional District and the adjacent rural community about applications for the lease or sale of Crown land.



Figure 16: Plan Area – Designated Community Watersheds

9.0 AGRICULTURE

9.1 Background

The agricultural land base in the Plan Area is important but limited in area and location. Only 863 hectares or 1.6% of the total land base of the Plan Area is designated as Agriculture (AG). A large majority of the Agriculture designation is in Meadow Valley, with the remainder in Faulder and the Greata Ranch area. Some limited agriculture also occurs in West Bench which is outside the Agricultural Land Reserve (ALR). Most of the area's agricultural land consists of pastures, mainly for cattle and horses. Several small intensively managed areas are devoted to the production of tree fruits, grapes and vegetables. The intensively managed areas, generally at lower elevations, are irrigated.

Land used for agricultural purposes is generally located within the Agricultural Land Reserve (ALR) and is therefore regulated by the Agricultural Land Commission (ALC).

The Agriculture (AG) designation within the Plan Area applies to land used or intended to be used for an agricultural operation or activity generally including the production of livestock, poultry, farmed game, fur bearing animals, crops, fruit, grain, vegetables, milk, eggs, honey, mushrooms, wood and fibre crops, grapes, and horticultural and aquaculture products, as well as activities associated with the production and processing of these items.

9.2 Objectives

- .1 Protect the agricultural land base of the Plan Area including associated farming, orchards, vineyards, ranching, and associated value added activities.
- .2 Minimize conflicts between agricultural and non-agricultural uses.
- .3 Minimize the impacts of agriculture and ranching on sensitive environmental resources.

9.3 Policies

The Regional Board:

- .1 Supports the use of lands designated Agriculture (AG) identified on Schedule 'B' (Official Community Plan Map) for an agricultural operation or activity generally including the production of livestock, poultry, farmed game, fur bearing animals, crops, fruit, grain, vegetables, milk, eggs, honey, mushrooms, wood and fibre crops, grapes, and horticultural and aquaculture products, as well as activities associated with the production and processing of these items.

- .2 Recognizes agricultural land as necessary for agricultural businesses that provide regional economic stability and growth opportunities.
- .3 Encourages the preservation of environmental values in the Agriculture (AG) designation.
- .4 Encourages the consolidation of small parcels into larger farm units to increase efficiency and production.
- .5 Will not support the subdivision of land in the ALR that fragments farm, vineyard, or orchard units.
- .6 Will not support any application to exclude land from the ALR unless accompanied by an assessment from a qualified Professional Agrologist (P.Ag) stating the property is not suitable for agricultural use and that its exclusion would not adversely affect the agricultural capability of adjoining lands in the ALR.
- .7 Supports second dwellings within the ALR where they are used to support agricultural activities and purposes (e.g., workers' housing).
- .8 Encourages new development adjacent to agricultural areas to provide sufficient buffering in the form of setbacks, fencing and landscaping that is consistent with Ministry of Agriculture policy such as the Guide to Edge Planning Promoting Compatibility Along Agricultural – Urban Edges.
- .9 Encourages provincial ministries and utilities to minimize the impact of new roads and utility corridors through agricultural land by utilizing only those lands necessary, and by maximizing the capacity of existing corridors and roads.
- .10 Supports the agricultural sector by considering the establishment of economic strategies that promote agriculture, provide added value, and identify new farm markets.
- .11 Supports the agricultural and rural economy by encouraging secondary, value-added uses such as agritourism, secondary processing of products, and home occupations/industry provided they are compatible with surrounding land uses.
- .12 Supports measures to reduce agricultural/residential conflicts through education, aimed at helping residents better understand the requirements of farm operations, and helping farm operations use different methods that may create fewer conflicts.
- .13 Will work with stakeholders to support educational programs on the importance of agricultural enterprises and local food production that is resilient to outside stressors.
- .14 Recognizes climate change will impact the agricultural sector at the local scale and will work with stakeholders to undertake adaptive action.
- .15 Support the protection of normal farm practices within the ALR including the *Farm Practices Protection (Right to Farm) Act*.
- .16 Supports farmers' markets and community gardens on other land use designations provided land use impacts are addressed.

.17 May consider supporting applications to subdivide parcels smaller than 4 ha within the Agricultural Land Reserve, limited to the following cases:

- a) For a homesite severance under the ALC's homesite severance policy;
- b) Where the subdivision or boundary adjustment enhances agricultural viability; and
- c) To support a public use such as a public park or community facility.

Note: In these cases, the individual parcel sizes within the Agriculture designation are subject to approval by the Agricultural Land Commission, and must meet minimum parcel size required to satisfy the relevant Provincial regulations for septic disposal fields. The Agricultural Land Commission may not always support applications for these forms of subdivision.

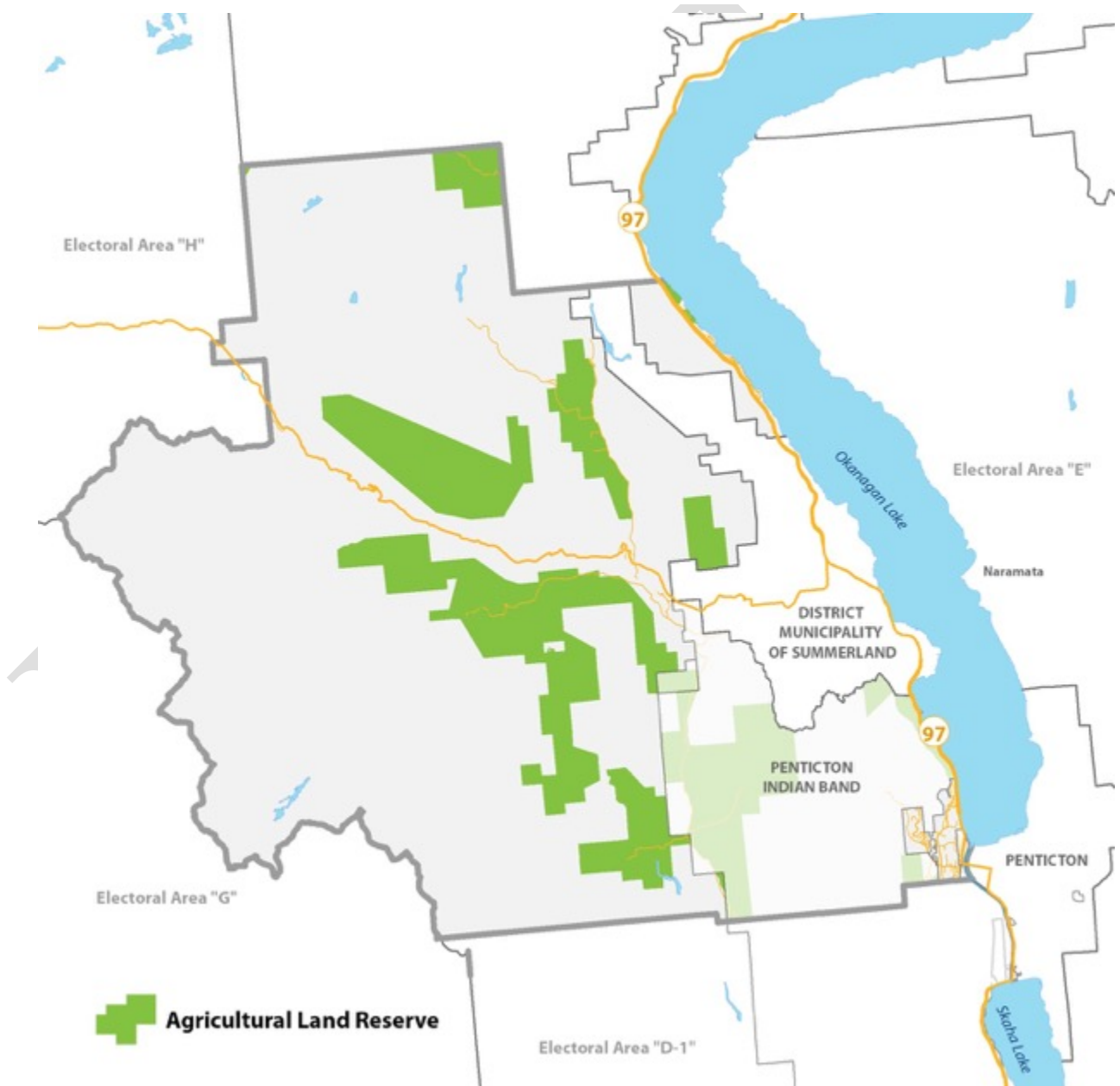


Figure 17: Agricultural Land Reserve Area "F"

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

The Large Holdings designation typically applies to 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 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 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 occupations on lands designated Small Holdings (SH) and Large Holdings (LH), provided the uses are compatible with the surrounding rural character.
- .2 Supports home industry uses (e.g., vehicle repair, machine shops) only on lands designated Large Holdings (LH) that are larger than 2 ha (5 acres) in size, provided the uses are compatible with the surrounding rural character.
- .3 Will evaluate new Rural Holdings developments against the implications and impacts on the agricultural uses in the area.

- .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 'H' (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.

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 ranching, grazing, 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 4 ha in size.

10.5 Policies – Small Holdings

The Regional Board:

- .1 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 from 0.2 ha to 2.0 ha, 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.

11.0 RESIDENTIAL

11.1 Background

Residential development in Area “F” has occurred in two primary locations: Greater West Bench and Faulder. The predominant type of housing in these areas is low density, the clear majority of which are single detached dwellings. Other forms of low-density residential housing include semi-detached homes and manufactured homes (a.k.a. mobile homes).

There are three residential land use designations recognized within this Plan. Rural Holdings (i.e., Large Holdings and Small Holdings) are not included as residential designations. The Medium Density Residential (MR) designation is currently limited to the Greata Ranch Rural Growth Area only.

- **Low Density Residential (LR):** includes single detached dwellings, mobile homes, duplexes, and complementary secondary uses such as daycares, preschools, and small parks which are integral to a low density residential neighbourhood.
- **Medium Density Residential (MR):** includes townhouses, duplexes, triplexes, fourplexes, and those complementary secondary uses such as daycares, preschools, and small parks, which are integral to a medium density area.
- **Comprehensive Development (CD):** includes legally non-conforming ‘shared lot’ residential use that have existing for several decades.

11.2 Objectives

- .1 Direct new residential development to existing serviced areas to protect the predominately rural character of the Plan Area.
- .2 Minimize impacts from new residential development on the natural environment and the Agricultural Land Reserve.
- .3 Accommodate a range of housing types and tenures to meet the socio-economic needs of the community.
- .4 Direct new residential development away from hazard lands, critical habitat areas, and watercourses.
- .5 Recognize the historical lawful non-conforming residential uses on the designated CD parcels without encouraging the expansion of those uses in the future.

11.3 Policies – General Residential

The Regional Board:

- .1 Directs the development of new housing to existing vacant lots (with servicing), or previously approved residential subdivisions, prior to considering more residential development.
- .2 Supports home-based businesses in Low Density Residential (LR) and Medium Density Residential (MR) designations.
- .3 Supports a range of residential densities and parcel sizes for the existing residential areas and resort communities in the Plan Area.
- .4 Supports housing for a range of income levels, lifestyles and ages including rental housing and secondary suites where appropriate and feasible.
- .5 Subject to an updated technical assessment of geotechnical hazards in the greater West Bench / Sage Mesa area, may consider permitting secondary suites or carriage houses in Small Holdings (SH) and Low Density Residential (LR).
- .6 Will assess proposed residential developments on the following development criteria:
 - a) capability of accommodating on-site domestic water and sewage disposal, or the availability of community water or sewer;
 - b) ability of community water or sewer systems to be extended to existing neighbouring subdivisions which are presently un-serviced;
 - c) proximity to Environmentally Sensitive Development Permit Areas;
 - d) proximity to Watercourse Development Permit Areas;
 - e) impact on adjacent land uses and character of the existing area;
 - f) proximity to existing roads and other community and essential services;
 - g) susceptibility to natural hazards including, but not limited to, flooding, soil instability, land slide, rockfall, moderate or higher forest fire;
 - h) parkland dedication; and
 - i) demonstration of housing need, and provision for a variety of housing types.
- .6 Will evaluate any new residential development on its implications and impacts on adjacent lands designated as Agriculture (AG).
- .7 Encourages new developments that abut agricultural land or livestock grazing land to provide perimeter fencing.
- .8 Encourages residential development that abuts land designated Agriculture (AG) to provide buffers pursuant to Ministry of Agriculture guidelines.
- .9 Requires that new parcels created that are less than approximately 1 hectare to connect to a community sanitary sewer system.

11.4 Policies –Low Density Residential

The Regional Board:

- .1 Supports the use of lands designated Low Density Residential (LR) identified in Schedule 'B' (Official Community Plan Map) for single family dwellings, secondary suites, manufactured homes, small parks, small religious buildings and facilities, institutional buildings, local convenience stores and other uses that fit with the low density residential character of the designation.
- .2 Considers the maximum density of lands designated Low Density Residential (LR) to be 15 to 20 dwelling units per gross hectare, subject to servicing requirements.
- .3 Encourages clustering of Low Density Residential (LR) development within designated Rural Growth Areas to achieve lower servicing costs and to minimize environmental impacts.
- .4 Supports home occupations and bed and breakfasts within a single-family dwelling provided the operation does not have an unacceptable negative impact on the surrounding homes and the quality of life of existing residents.
- .5 Subject to an updated technical assessment of geotechnical hazards in the greater West Bench / Sage Mesa area, may consider permitting secondary suites or carriage houses in Low Density Residential (LR).

11.5 Policies –Medium Density Residential

The Regional Board:

- .1 Supports the use of lands designated Medium Density Residential (MR) identified in Schedule 'B' *Official Community Plan Map* for multi-family developments, including duplexes, triplexes, fourplexes, and townhouses that fit with the residential intent of the designation.
- .2 Considers the maximum density of lands designated Medium Density Residential (MR) to be between 30 and 35 dwelling units per gross hectare for townhouse developments, subject to servicing requirements (sanitary sewer and stormwater).
- .3 Supports the following types of special housing in areas designated Medium Density Residential (MR):
 - a) community care housing; and
 - b) seniors and special needs housing.
- .4 If multiple family development is to be located near land designated as Agriculture (AG), then the following steps must be taken:
 - a) buffering should be constructed in accordance with Ministry of Agriculture guidelines;
 - b) the ground floor of the building should be set back far enough from the agricultural use to minimize conflicts; and

- c) the building should be designed to step back away from the Agriculture land as the building increases in height.

11.6 Policies – Comprehensive Development

The Regional Board:

- .1 Encourages the incorporation of buffers, site planning and building design to minimize the potential of conflict between adjacent land uses.
- .2 Encourages the preservation and rehabilitation of environmentally sensitive lands, as well as development that is sensitive to adjacent environmentally sensitive areas.
- .3 Directs that, where development or re-development is proposed, suitable mitigative measures, as recommended by a geotechnical engineer or geo-scientist, are undertaken to reduce the risks to and increase the safety of current and future occupants of the parcel. Such mitigative measures are not to increase risk to other development on the parcel.
- .4 Discourages any proposed subdivision of parcels.

11.7 Policies - Vacation Rentals

The Regional Board:

- .5 Supports the provision of paid accommodation for visitors through the short-term rental of residences provided that community and neighbourhood residential needs and other land use needs can be addressed.
- .6 Supports the use of a residence for short-term vacation rental where permitted by a Temporary Use Permit. 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; and
 - d) benefits that such accommodation may provide to the community.

12.0 COMMERCIAL

12.1 Background

There are designated Commercial (C) uses in the Plan Area.

Designated Commercial Tourist (CT) uses consist of the Greata Ranch winery and the lakeshore properties between the Greata Ranch and the Okanagan Lake Provincial Park. Designated Commercial Tourist (CT) uses also include two golf courses, Pine Hills Golf & Country Club and W.O.W. Golf Club. A third course, Sage Mesa Golf & Country Club, is located on Penticton Indian Band land between the two courses and is outside of the Plan Area.

12.2 Objectives

- .1 Maintain the current level of local commercial sites to serve the existing communities and tourists, and expand services as future growth may dictate.
- .2 Direct major commercial development to Primary Growth Areas.
- .3 Support existing and new recreation and resort commercial opportunities.

12.3 Policies – General Commercial

The Regional Board:

- .1 Supports the use of lands designated Commercial (C) identified in Schedule 'B' *Official Community Plan Map* for smaller-scale, neighbourhood-serving commercial activities.
- .2 Limits local commercial uses to those existing designated areas, or to areas where they may be considered in conjunction with future residential or commercial tourism developments.
- .3 Directs major office, service and general business commercial uses to Primary Growth Areas such as the City of Penticton or District of Summerland, which have the necessary infrastructure and support services.
- .4 Does not permit home based industries (e.g., vehicle repair, machine shops) on properties smaller than 2 ha (5 acres) in area.

12.4 Policies – Tourist Commercial

The Regional Board:

- .1 Supports the use of lands designated Commercial Tourist (CT) identified in Schedule

- 'B' *Official Community Plan Map* for commercial services and activities catering to visitors and tourists, including golf courses, campgrounds, resorts, RV parks, and agri-tourism businesses, including fruit stands.
- .2 Supports open space recreation and resort commercial opportunities subject to rezoning, such as guest ranches, trail rides, campgrounds, and/or wilderness guides in areas designated as Resource Area or Large Holdings provided they do not impact on abutting land uses and meet Watercourse Development and/or Environmentally Sensitive Development Permit Area requirements.
 - .3 May support proposed tourist and resort developments that:
 - a) are located outside the Agricultural Land Reserve;
 - b) can accommodate on-site domestic water and sewage disposal, or have community water or sewer available;
 - c) enhance adjacent land uses or the character of the existing area;
 - d) can be accessed safely from local highways or Highway 97;
 - e) can be adequately serviced by emergency services;
 - f) meet any Watercourse or Environmentally Sensitive Development Permit Area requirements;
 - g) are outside areas susceptible to natural hazards, including steep slopes, flooding, soil instability, or rock fall; and
 - h) indicate an adequate wildfire hazard interface area if located in or near an identified high-risk wildfire hazard area.

13.0 INDUSTRIAL

13.1 Background

There are currently no designated Industrial areas in the Plan Area; however, the principal industrial activity in the Plan Area is logging, which generally occurs on Crown lands that are subject to the Resource Area designation. Small-scale resource extraction also occurs within the Plan Area.

Limited and small-scale industrial home-occupations (e.g., small scale sawmilling) can occur in Resource Areas and Rural Holdings. Larger industrial activities, including light manufacturing and fabricating are encouraged to locate in designated, serviced industrial areas in Okanagan Falls, which are better suited to accommodate them.

Accordingly, at the time of adoption of this Plan, the Regional District is not designating any areas for proposed industrial uses. The Regional District may consider designating land for proposed industrial uses on a case-by-case basis if or when demand warrants.

13.2 Objectives

- .1 Support small-scale home industry and home occupation activities in Resource Area and Large Holdings designations within the Plan Area, where appropriate.
- .2 Direct large scale industrial uses requiring major services or with significant impacts to the City of Penticton or other suitable locations areas outside of the Plan Area.

13.3 Policies

The Regional Board:

- .1 Encourages larger-scale industrial and light manufacturing activities to locate in City of Penticton and other serviced and designated industrial areas in the Regional District.
- .2 May consider designating land Industrial, where appropriate, on a case-by-case basis.
- .3 May consider accommodating time limited industrial uses through Temporary Use Permits, if compatible with adjacent uses.
- .4 Requests that the Province give due consideration to the impact of resource extraction activities on existing adjacent residential developments and infrastructure, such as roads; and not to issue surface leases and permits for mineral extraction and processing within 50.0 metres of a Residential or Small Holdings designation.
- .5 Will not issue temporary use permits for aggregate or asphalt activities within

50.0 metres of a Residential Designation of Small Holdings designation.

- .6 Encourages the Province to ensure that mineral or aggregate resource extraction sites are reclaimed in a timely manner after depletion of the resource.
- .7 Supports timely reclamation of mineral or aggregate resource extraction sites on private land.
- .8 Encourages the relocation of the asphalt plant located on Lot 1, District Lot 4947 and 4948, ODYD, Plan KAP74432 (Peter Bros Construction); and Lot A, District Lot 4947 and 4948, ODYD, Plan KAP73569, except Plan KAP74432 (Inland Contracting/Siva Construction) from its non-conforming designation in the West Bench to a suitable non-residential location.



Figure 18: Meadow Valley

14.0 ADMINISTRATIVE, CULTURAL AND INSTITUTIONAL

14.1 Background

As a primarily rural area with a relatively small, dispersed population, the Plan Area contains limited administrative and community facilities and cultural resources.

The Administrative, Cultural and Institutional designation includes public, non-profit or utility uses such as schools, religious buildings, recreation facilities, community centres, public health facilities, community care facilities, fire halls, libraries, post offices, and local government and improvement or irrigation district buildings.

At the time of adoption of this Plan, the Regional District is not designating any additional areas for proposed institutional uses. The Regional District may consider designating land for proposed institutional uses on a case-by-case basis, as demand warrants.

14.2 Educational and Community Facilities

The school system within the Plan Area is operated by School District No. 67 (Okanagan Skaha). The Regional District has no mandate on education policies other than advocating to the School Districts on policy areas that impact the Regional District. Presently there is only one school in the Plan area. West Bench Elementary is located in West Bench.

14.2.1 Objective

- .1 Maintain existing facilities and provide new or expanded community facilities consistent with population growth.

14.2.2 Policies

The Regional Board:

- .1 Continues to liaise with School District No. 67 (Okanagan Skaha) to determine needs and issues.
- .2 Will continue to encourage the use of school buildings and grounds, after regular school hours, by community groups, clubs, sports teams and Plan Area residents.

14.3 Protective Services

The City of Penticton is contracted to provide fire protection to the Greater West Bench area.

Police services are provided by the RCMP, which has stations in the City of Penticton and the District of Summerland, as does the BC Ambulance Service.



Figure 19: Plan Area Fire Protection Service Areas

14.3.1 Objectives

- .1 Maintain existing protective services and facilities, and coordinate resources to establish new facilities and services.
- .2 Expand and enhance existing community policing programs as resources and population growth allow.

14.3.2 Policies

The Regional Board:

- .1 Will continue to work with senior governments to ensure adequate and visible provincial and federal services are maintained in the Plan Area.
- .2 Encourages new community water systems to be capable of fire suppression as required under the Regional District's Subdivision and Servicing Bylaw.
- .3 Will work with the RCMP and Regional District staff to review opportunities to expand community policing in the Plan Area where necessary.
- .4 Will support and facilitate effective and efficient bylaw enforcement in the Plan Area.
- .5 Supports fire protection service for all established communities within the Plan Area.
- .6 Supports, when public facilities such as a fire hall are required, selecting the sites in accordance with the following criteria:
 - a. suitability of location on a major network road;
 - b. proximity to any concentration of residential development;
 - c. adequacy of water supply; and
 - d. other siting requirements and physical attributes.

14.4 Heritage and Cultural Resources

The Regional District recognizes that heritage conservation is an important community value that contributes to the distinct identity of the region.

The Regional Heritage Strategic Plan features sites and places in Area "F" identified by the community as having heritage significance, such as historic buildings and landscapes, features such as the Brigade Trail and Summerland Bridge, and other significant heritage resources.

With Indigenous traditional use activities dating back millennia, the Plan Area is home to important cultural sites and landscapes of value to the Penticton Indian Band and other Okanagan Nation Alliance members.

Syilx place names are an integral part of Syilx culture. As part of PIB's input into this OCP the following place names were highlighted and approved for sharing with RDOS. The Syilx do not name places based on those who visit the area. Place names are rooted in cultural practices and, although much can be lost during translation, the place names shared here provide a cultural context for Area "F". The place names shared here carry Syilx knowledge that has been passed from generation to generation - they are the story maps that connect Indigenous people to place and which have guided Syilx people from place to place. Within each name is information regarding how to take care of the land and animals; not all names are able to be shared outside of specific families or

communities due to the sacredness of this knowledge. Here, it is important to recognize that there are numerous sacred spaces within the Area “F” region and, as such, many cannot be shared to ensure for their protection.

- **sq̄ap̄apina? k̄ł̄ ʔəsink**

This place name translates to “sandy bald hillside” and refers to the south face of what non-PIB members living in the region call the Bald Range. The entire mountain is called sq̄ap̄apina? k̄ł̄ ʔəsink and Bald Range Mountain can be called either sq̄ap̄apina? or k̄ł̄ ʔəsink. This place is known for its sacred forests, ungulate use and the presence of edible, material and medicinal tmix^w. In the 1980s this area was targeted for forest harvesting, which was of concern to PIB. As the effects of climate change become more prevalent efforts must be taken to ensure for the resiliency of ecosystems such as those found at sq̄ap̄apina? k̄ł̄ ʔəsink.

- **n?amtiws**

n?amtiws is the name of a mountain near the far end of what is now known as Meadow Valley. Its name roughly translates to “sits in the middle of.” This place was home to an important Syilx village; many Syilx people lived there when it was still a large shallow lake. There is an important chaptikwł̄ (Syilx oral history) about n?amtiws mountain that talks about a powerful light that shines from an unknown source when on this side of the mountain. This is an important place for the Syilx people. Over the years, agricultural and development activities have impacted the area.

- **nc̄alitkw**

nc̄alitkw can be translated as “trees standing in the water.” nc̄alitkw was the location of an important shallow lake that was drained by early European settlers. The lake provided important habitat for a wide variety of Syilx relatives, plants and animals, which were important components of the Syilx way of life in this region. After the lake was drained, it became a flat meadow and is a place now known commonly known as Meadow Valley. Many Syilx once lived and thrived in harmony with the land and all living things in this place. The lake was a unique part of the landscape upon which many activities centered. There used to be a very large tree there and its two outstretched branches made it look like “a large skeleton.” The tree, like much of the valley has been lost to agricultural activities in the area. Although it has been heavily altered, PIB would like to see portions of the area restored and agricultural activities, including cattle ranging, managed carefully to protect, enhance and restore tmix^w in this important area.

- **nx̄ł̄niwł̄t**

nx̄ł̄niwł̄t can be translated to mean “slab like laying up against the side” and is in reference to the steep side of the mountain just south of Darke Lake and stretching south towards nc̄alitkw. The mountain looks like a slab on the east side of what is now known as Fish Lake Road. This area represents an important travel and use

corridor for the Syilx people and tmix^w. Today, tmix^w are often excluded from the easier travel routes at the valley bottom by fences and roadways, but the area remains an important part of the landscape for many species. PIB would like to see a focus on restoring the safe movement of tmix^w and, possibly, Syilx -based habitat management practices used in the area.

- **cnxəlkip**

cnxəlkip can be translated to mean “half circular bay area” and has been a central place for the Syilx people for many thousands of years. During the time when reserve lands were defined and established, cnxəlkip became a part of the Penticton Indian Band IR#1. Shortly thereafter in 1929, and without due process, the area was expropriated by the federal government for use by the Dominion Experimental Farm. At the time, the federal government stated that “in the event that the Experimental Farm Lands are used for any other purpose or cease to be required for the purpose for which they were taken, the lands must be returned to the Band.” In due time, the lands were used for purpose other than the experimental farm lands and in 1988, an Order-in-Council transferred the lands from the federal government to the province for use as a public park. PIB is keen to apply a Syilx restoration and enhancement approach to restore its natural integrity and use.



Figure 20: Penticton Indian Band lands

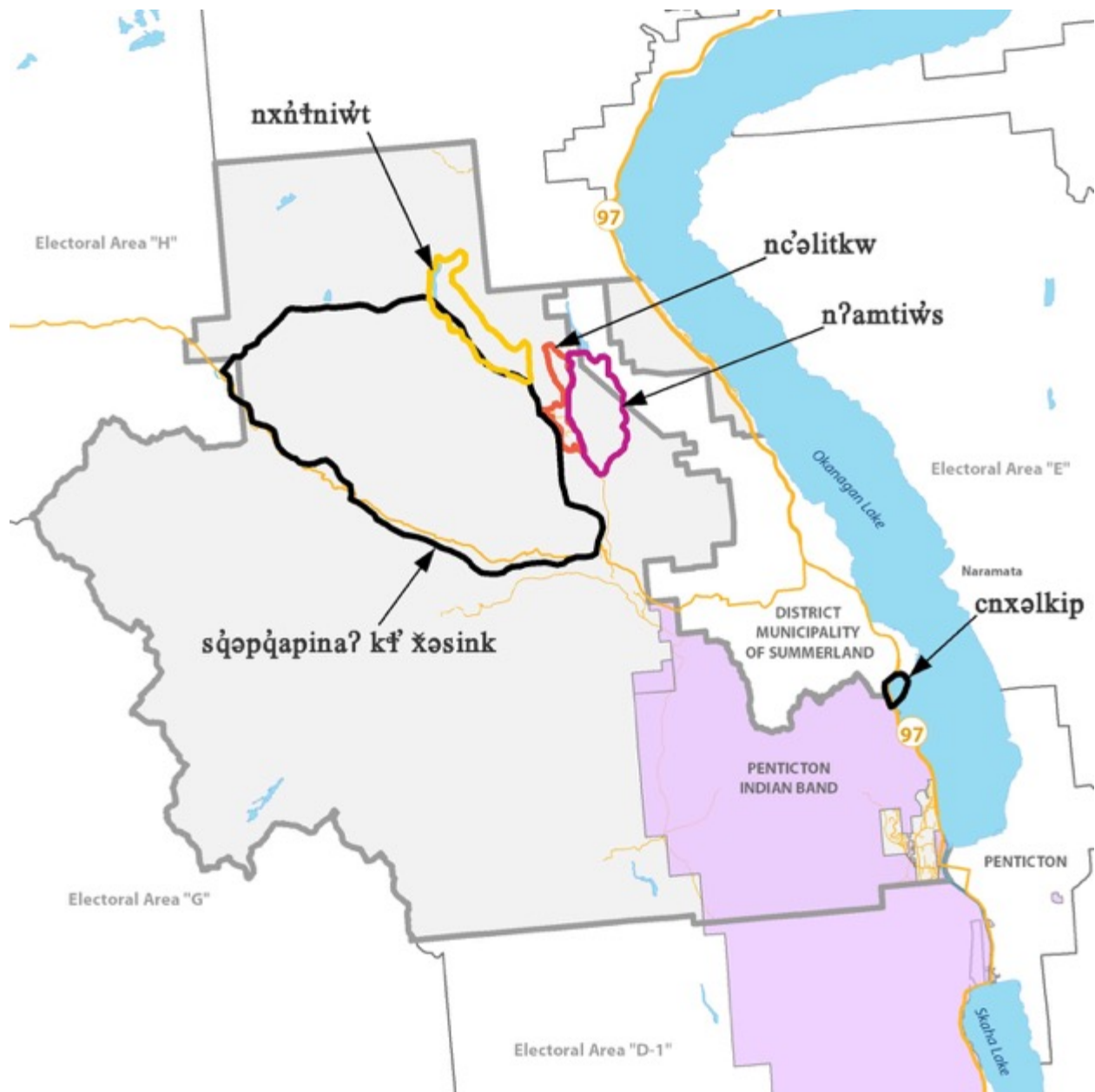


Figure 21: Syilx place names in Area "F"

14.4.1 Objectives

- .1 Promote the conservation of heritage resources in the Plan Area, as indicated by the Regional District's Regional Heritage Strategic Plan.
- .2 Celebrate the culture and heritage of the peoples and communities, including Indigenous communities, within the Plan Area to educate and inform visitors and residents alike.
- .3 Seek opportunities to work with Penticton Indian Band through the Protocol Agreement's Joint Council and other planning avenues, to recognize, protect and,

where appropriate and feasible, interpret important cultural sites and features in the Plan Area.

- .4 Seek opportunities to use Syilx place names where they have been approved by PIB members.
- .5 Support incorporation of Penticton Indian Band cultural and heritage resource objectives within the Regional District's Regional Heritage Strategic Plan where appropriate and practical.

14.4.2 Policies

The Regional Board:

- .1 May consider the inclusion of heritage conservation in all aspects of community and regional planning.
- .2 Supports the Province and other interest groups in identifying and protecting features and sites of Indigenous, paleontological, scenic, architectural, historical, archaeological and other sites of significance within the Plan Area.
- .3 Supports the management of heritage resources on a regional basis including the establishment of a Regional District community heritage commission and the creation of a community heritage register.
- .4 Should undertake the conservation and protection of heritage resources through the Regional Heritage Strategic Plan using appropriate heritage conservation tools.
- .5 Encourages developers to consider cultural and heritage resource opportunities in project planning and design.
- .6 Recognizes and celebrates the rich Syilx/Okanagan cultural and cultural features that exist in the Plan Area, including Syilx place names that have been approved by PIB members for use.
- .7 Should exchange information, identify issues of concern and coordinate efforts to address those issues with Penticton Indian Band and other members of the Okanagan Nation Alliance (ONA) through the Protocol Agreement's Joint Council and other appropriate planning avenues.

15.0 PARKS, RECREATION AND TRAILS

15.1 Background

Parks are generally publicly owned areas that provide an opportunity for individuals to pursue leisure and recreation activities. In the Plan Area, parkland includes provincial land, land owned by the Regional District, land zoned for park purposes and land designated as park on a subdivision plan. Parkland also includes land or general areas that the Regional District may have an interest in for park in the future.

Some of the types of park and recreation facilities under the Parks, Recreation and Trails (PR) designation in the Plan Area include:

- **Regional Parks:** Selby, Mariposa and Bonin Parks are operated and maintained by the Regional District.
- **Kettle Valley Railway (KVR) Trail:** The sections of the KVR Trail that are publicly owned and maintained by the Regional District are designated Parks, Recreation and Trails.
- **Provincial Recreation Areas:** Darke Lake Provincial Park, Enease Lakes Provincial Park, Kickininee Provincial Park, Okanagan Lake Park are provincially designated Recreation Areas.
- **Other Recreation Areas:** “Camp Boyle”, which is operated by The Boy Scouts of Canada.

The Plan Area also provides diverse recreation opportunities for a range of trail users. Local residents use the trail system for activities ranging from an evening stroll along the KVR Trail to commuting to work from one community to another, to active motorized and non-motorized trail-based recreation. Visitors also frequent the Plan Area’s trails to participate in a wide range of activities, from walking and backcountry hiking to cycle touring and off-road vehicle recreation.

Together, parks and trails provide a valued amenity for Plan Area residents and visitors and provide important environmental benefits. While the Plan Area includes three small regional parks, the need for additional community parks is moderated both by the area’s small population and the extensive opportunities available on provincial land, area lakes, and in provincial protected areas. It is also a challenge to provide community park services to areas with small, dispersed populations.

Provincial legislation authorizes the provision of land to the Regional District as parkland — equivalent in size to 5% of the parcel being subdivided. It is anticipated that acquisition of new land will be focused upon completion of the Kettle Valley Railroad (KVR) trail and improving Okanagan Lake access, although the Regional District will consider acquiring new parkland as opportunities arise.

In 2012, the Regional District adopted a *Regional Trails Master Plan* that defines future direction, policies, priorities, standards and actions for the Regional District and its partners with respect to existing and potential future linear parks and trails and support of a regional trail network. The plan provides the basic framework to define and guide regional trail development and management through to 2021.

15.2 Objectives

- .1 Provide a level of parks and recreational opportunities that can meet the needs of local residents, within their ability and resources to pay for such facilities.
- .2 Promote recreational opportunities that meet local needs and complement the natural environment and existing resources.
- .3 Improve and maintain public access to park and recreation resources.
- .4 Promote the development of an integrated trail and park system.
- .5 Identify and work to acquire parks and recreation sites to meet the present and future needs of residents.

15.3 Policies

The Regional Board:

- .1 Encourages all new trail projects to be designed and constructed using provincial best management practices to minimize the impact on the natural environment.
- .2 Seeks to mitigate existing and future conflicts between trail users, agricultural operators and rural landowners.
- .3 Encourages trails proposed on agricultural lands, including those located within the ALR, to be developed using Ministry of Agriculture guidelines.
- .4 Encourages tenure holders to preserve, steward and maintain trails to maintain the integrity of the larger trail system and the natural environments they traverse.
- .5 Encourages the Province to undertake a backcountry recreation planning process.
- .6 Encourages relevant provincial agencies and tenure holders to manage public access to the backcountry.
- .7 Seeks to work with regional partners and local environmental organizations to support wildlife education programs to minimize wildlife/human conflicts on trails.
- .8 Seeks to work with regional partners to ensure that trails within Plan Area boundaries include adequate parking, bear-proof garbage and recycling receptacles, and signage where feasible and appropriate.

- .9 Supports trail use guidelines that promote “leave no trace” trail use.
- .10 Encourages the School District to establish a joint use agreement to support the multiple use of the school and school grounds at the West Bench elementary school.
- .11 Supports the Kettle Valley Railway right-of-way being preserved and utilized as a linear park and recreation corridor.

15.4 Parkland Dedication Policies

The Regional Board:

- .1 For the purposes of Section 510(2) of the *Local Government Act*, designates the entirety of the Electoral Area covered by this OCP as having future park potential.
- .2 Recognises that the Plan Area is generally rural in nature, and that when land is acquired it should be focused upon lake accesses, greenways, and trails.
- .3 May determine, in accordance with Section 510 of the *Local Government Act*, at the time of a subdivision to which Section 510 applies, whether the owner of land being subdivided must:
 - a) provide without compensation, parkland in an amount that does not exceed 5% of the land being proposed for subdivision and in a location acceptable to the Regional District; or
 - b) pay to the Regional District an amount that equals the market value of the land up to 5% required for park purposes.
- .4 May consider, when determining a potential park land dedication under Section 510 of the *Local Government Act*, the following policies:
 - a) proximity to settlement areas, other parks & trails, and bodies of water;
 - b) distance from environmental hazard areas;
 - c) average slope should be 10% or less;
 - d) adequate accessibility:
 - i) vehicular ingress and egress should meet or exceed Ministry of Transportation standards;
 - ii) in the case of trails and pedestrian-access only parks, there should be various linkages to and from the trail or park, with at least one linkage wide enough to allow for maintenance vehicle access;
 - e) cultural or natural features of significance;
 - f) potential for additional dedication of parkland from subdivision applications of surrounding parcels; and
 - g) potential for recreation (active park), conservation (passive park) or enhancement of public access.

- .5 Considers that parkland proposals should provide a benefit to the community and those lands with no benefit to the community should not be accepted.
- .6 Strongly prefers that land being considered for parkland be maintained in its natural state and should not be cleared. Cleared and disturbed lands should only be accepted where the proposed parkland is to be used for recreational uses which require cleared lands, or can be reclaimed for park purposes.
- .7 Encourages developers to dedicate greater than 5% parkland in areas where parkland is desired.
- .8 Considers that if cash in-lieu is chosen at the time of subdivision for park acquisition and development in the Plan Area, the preference is that the benefits accrue to those communities from which the funds are received.
- .9 Where environmentally sensitive areas or critical habitat for species at risk have been identified, encourages developers to donate such lands to a land trust, conservation organisation or the Regional District in addition to the parkland or cash in-lieu required by the Act.

16.0 NATURAL ENVIRONMENT AND CONSERVATION

16.1 Background

The South Okanagan-Similkameen is recognized as a region that combines a wide range of natural habitat areas with several unique species, many of which are not found elsewhere in the province or in Canada. The area is also home to the largest number of endangered and threatened species of plants and animals in BC and Canada.

The variety of life (also called biodiversity) is very high in the South Okanagan-Similkameen, because of the region's milder climates and diversity of landscapes. Species at risk are linked to human settlement areas and land use. As the Plan Area contains significant developed areas and a variety of land uses including recreation, agriculture, forestry areas and the like, it also contains a high number of species at risk.

Under the *Local Government Act*, the Regional District has the authority to establish Development Permit (DP) Areas to protect the natural environment, its ecosystems and biological diversity.

In order to protect important sensitive ecosystems and biological diversity, including valuable habitat areas for wildlife and plant communities, the Regional District has implemented an Environmentally Sensitive Development Permit (ESDP) Area. These areas generally comprise privately held lands not in the Agricultural Land Reserve (ALR) that possess "high" and "very high" ecologically sensitive classifications as identified by the *Keeping Nature in our Future: A Biodiversity Conservation Strategy for the South Okanagan-Similkameen* (2012) prepared by South Okanagan Similkameen Conservation Program (SOSCP), and is described further in Section 23.2 of this Plan.

Other ecologically sensitive lands found on provincial land or privately held land in the ALR have not been formally designated as an ESDP Area but are equally sensitive and are shown on Schedule 'H' as an "Important Ecosystem Area" and is described further in Section 23.2 of this Plan.

As a local government listed under Section 3 of the *Riparian Area Regulation*, the Regional District has implemented a Watercourse Development Permit (WDP) Area designation to protect riparian areas; being lands within 30.0 metres of the high-water mark of streams and ravines including lakes, watercourses and wetlands, and as described further at Section 23.3 of this bylaw.

For maps of development permit areas and other environmentally sensitive areas in the Plan Area see Schedule 'H' (Environmentally Sensitive Development Permit Area and Other Important Ecosystem Area) and Schedule 'I' (Watercourse Development Permit Areas).

16.1.1 Objectives

- .1 Maintain and sustain a healthy environment by encouraging the enhancement of ecological systems and by protecting biodiversity.
- .2 Integrate measures to sustain environmental quality and consider impacts on the environment in future land use decisions.
- .3 Work with property owners and agents to inform and guide the design of development in a way that is sensitive to important landscape features such as watercourses, hillsides, and sensitive ecosystems of the Okanagan.
- .4 Support efforts to protect source water quality and quantity today and for future generations.

16.1.2 Policies - General

The Regional Board:

- .1 Recognizes the importance of containing and controlling noxious weeds through the continued endorsement of weed prevention and control initiatives.
- .2 Recognizes and encourages the educational and eco-tourism contribution toward protection of the community's natural environment made by environmental organizations, and supports accommodating these uses with the necessary changes to the land use designations so long as the general intent of policies in this Plan are met.
- .3 Requires that, where a proposed development affects land subject to an Environmentally Sensitive Development Permit Area, an Environmental Assessment (EA) be prepared by a Qualified Environmental Professional (QEP) in accordance with the policies outlined in Section 23.2, as well as relevant federal and provincial best management guidelines.
- .4 Requires that EA reports prepared by QEPs be undertaken in accordance with the Regional District's Development Procedures Bylaw.
- .5 Supports the incorporation of traditional ecological knowledge in the stewardship of important foreshore, riparian, and terrestrial ecosystems, and will seek to work with the Penticton Indian Band, Osoyoos Indian Band, Upper Similkameen Indian Band and Lower Similkameen Indian Band to incorporate it where feasible, practical and appropriate.

16.2 Riparian and Foreshore Areas

Riparian areas are places under the influence of water. They surround and contain wetlands, ponds, permanent and intermittent creeks, springs, wet meadows, etc. The Plan Area includes one large lake, Okanagan Lake, and several smaller lakes including

Darke Lake, Garnet Lake, and Eneas Lakes. The Plan Area also includes various streams including Trout Creek, and Eneas Creek among others.

The Plan Area is generally dry and riparian areas tend to be unusually productive and support a disproportionately high number of species. In addition, riparian and foreshores areas tend to have significant land use and development impacts. Most wetlands that once occurred in the Okanagan have been lost to infilling, development, roads, agriculture etc. Thus, the areas that remain are very important to retain. Many species and species at risk require riparian habitats for some part of their life cycle.

Activities in riparian areas have potential to impact water quality, affect erosion, damage fish habitat and impact habitat for species at risk.

Trees like Black Cottonwood that once were common in these areas have been removed and replaced with non-native trees or invasive trees like the Russian Olive and Siberian Elm. Some limited areas of willow, birch, red osier dogwood and other shrubs remain in foreshore areas, but much of the developed area has been replaced by lawns and landscaped yards. Road construction near, or within riparian areas is also common. Agriculture impacts are significant and range from infilling to cultivation and livestock use.

Because riparian and foreshore areas are so strongly connected to both habitats for species at risk and water quality through groundwater/surface water, it is vital that land use practices protect riparian areas by retaining and restoring native species, and ecosystems. Natural riparian areas provide significant ecosystem benefits that costly water treatment and recovery planning for species at risk cannot replace.

Generally, land above the high water mark (natural boundary) is privately held and land below the high water mark belongs to the Crown and forms part of the water resource in the province. Land within 30.0 metres of the high water mark or a stream or a ravine is identified as being within a Watercourse Development Permit Area and any development within this area may require a Development Permit (see Section 23.3). Other activities that are subject to regulation include dock construction and modification, mooring buoy installation, and shoreline modifications (including sand, soil, vegetation removal, disturbance, and addition).

16.2.1 Objectives

- .1 Foster community awareness of the importance and sensitivity of the riparian and foreshore environments in the Plan Area.
- .2 Protect aquatic habitat areas and associated environmentally sensitive areas from negative impacts of development as identified in Schedule 'H' (Environmentally Sensitive Development Permit Area and Other Important Ecosystem Area) and Schedule 'I' (Watercourse Development Permit Areas).
- .3 Improve and better manage waterfront public access along the Okanagan Lake shoreline, while limiting the overall number of public access points.

- .4 Minimize and avoid development in high hazard soil instability areas on the Okanagan Lake foreshore and riparian area.
- .5 Encourage high quality lakeshore development that maintains the natural character of all lakes and sustains the sensitive riparian and foreshore ecosystems.
- .6 Conserve, protect and enhance surface, ground and aquifer water sources in cooperation with provincial ministries, local water purveyors and landowners.
- .7 Identify, manage and protect significant watercourses to maintain their natural habitat and environmental quality.

16.2.2 Policies

The Regional Board:

- .1 Recognises riparian values and, in accordance with the provincial *Riparian Area Regulation*, has designated land within 30.0 metres of the high water mark of a stream or a ravine as a development permit area. Land designated as a Watercourse Development Permit Area shall be developed according to the guidelines outlined in Section 23.3 (Watercourse Development Permit Area) of this Plan, unless an exemption applies. The Watercourse Development Permit Area includes the lands within 30.0 metres of the high water mark of a stream or ravine identified on Schedule 'I'.
- .2 Encourages provincial and federal water and resource managers to protect and enhance water quality, base flows, natural drainage patterns, and continuous riparian corridors of sufficient width to accommodate the dynamic nature of the hydrologic system, to avoid and reduce flood damage, to avoid the need for channel stabilization, to avoid underground drainage systems, to avoid groundwater interruption, and to protect and sustain aquatic biota, important fish populations and habitats.
- .3 Supports efforts that maintain appropriate riparian buffers, determined by qualified professionals that take into account processes of natural erosion, deposition and movement of natural stream boundaries, floodplain provisions and sensitive terrestrial habitats
- .4 Continues to work with the Okanagan Basin Water Board (OBWB) to promote the shared water interests of Okanagan communities.
- .5 Encourages and supports the analysis of ground water hydrology in areas with identified aquifers, and requires environmental assessments in advance of considering zoning amendments for uses such as heavy industrial, mining, fuel storage and/or sewage or waste containment.
- .6 Discourages development that will have a negative environmental impact on lake riparian and foreshore areas.

- .7 Encourages the subdivision approving officer to ensure that public access to lakes is provided pursuant to Section 75 of the *Land Title Act*.
- .8 Supports the use of Section 86 of the *Land Title Act* and Section 56 of the *Community Charter* to regulate development in a floodplain and provide for the safe use of the land for the intended purpose.

16.3 Terrestrial Areas

Terrestrial areas are simply described as the areas upland or beyond water. They include areas with grassland and shrub-steppe, sparsely vegetated, broadleaf woodlands, coniferous woodlands and old forest ecosystems. Many at risk species are found in terrestrial ecosystems in the Plan Area.

Like foreshore and riparian areas, terrestrial areas also contain areas sensitive to development and land use. Of the various ecosystem types, the grassland and shrub-steppe ecosystems are particularly sensitive to disturbance and subject to habitat loss through development, agriculture conversion, impacts from invasive plants, and habitat loss resulting from recreation use.

Significant proportions of sensitive terrestrial habitat have been provincially recognized and protected in the Plan Area and include: Brent Mountain Protected Area, Eneas Lakes Provincial Park and Darke Lake Provincial Park. The Nature Trust of BC and other conservation organizations have also purchased properties for habitat and terrestrial ecosystem conservation purposes.

16.3.1 Objectives

- .1 Protect and steward sensitive and important terrestrial ecosystem areas as identified in Schedule 'H' (Environmentally Sensitive Development Permit Area and Other Important Ecosystem Areas).
- .2 Encourage provincial and federal governments, private organizations and private landowners to protect, enhance and manage critical habitat areas for species at risk in the Plan Area.
- .3 Work cooperatively with regional partners and support rehabilitation, restoration and enhancement of wildlife habitats and environmentally sensitive areas that have been subject to negative impacts in the past.
- .4 Encourage and facilitate linkages of protected habitat areas.

16.3.2 Policies

The Regional Board:

- .1 Recognizes the values of environmentally sensitive lands on Schedule 'H' and has:

- a) Designated these lands as an Environmentally Sensitive Development Permit Area pursuant to Section 488(1)(a) of the *Local Government Act*; or
 - b) Identified these lands as an “Important Ecosystem Area”.
- .2 Requires that land designated as an Environmentally Sensitive Development Permit Area shall be retained in a natural state and not developed prior to the issuance of an Environmentally Sensitive Development Permit (ESDP) in accordance with the guidelines outlined at Section 23.2 of this Plan, unless an exemption applies.
- .3 Considers that land identified as an “Important Ecosystem Area” should generally be retained in a natural state and, if a re-designation of the land under the OCP or a re-zoning of the land under the Zoning Bylaw is proposed, that these lands be considered for inclusion in the Environmentally Sensitive Development Permit Area in Schedule ‘H’.
- .4 Encourages the parcel sizes of land designated as an Environmentally Sensitive Development Permit Area or identified as an Important Ecosystem Area on Schedule ‘H’ to remain as large as possible to protect these habitat areas.
- .5 Will not support the re-designation of land under the OCP or the re-zoning of land under the Zoning Bylaw where it is determined that the proposed development is contrary to the ESDP Area Guidelines of this Plan and the impact cannot be mitigated to a level acceptable to the Regional Board.
- .6 Will strive for development that avoids impacting important native species, habitats, ecosystems or sensitive areas and to retain important ecosystem features and functions. Responsiveness to this policy will be a very important consideration in the approval of an application.
- .7 Encourage the protection, preservation, enhancement and management of sensitive ecosystems or land contiguous to sensitive ecosystems of private lands through the following methods:
- a) donation of areas to the Regional District or provincial government;
 - b) donation of areas to a land trust or conservation organization;
 - c) introduction of conservation area designation and zoning;
 - d) creation of conservation covenants in favour of municipal, provincial government, private conservation organizations;
 - e) establishment of statutory right of ways under the *Land Title Act* for affected areas;
 - f) establishment of long-term leases for sensitive areas;
 - g) land stewardship and participation in conservation initiatives by the private landowner; or
 - h) consideration of alternative development standards.

- .8 Supports conserving, enhancing and promoting the protection of wildlife corridors and ecosystem connectivity with interfacing Crown lands.
- .9 Encourages the use of native vegetation to restore disturbed sites.

16.4 Conservation Areas

For the purpose of protecting environmentally sensitive areas (ESAs), the Regional District may designate lands as Conservation Area (CA). The Conservation Area designation is applied to land that is preserved and protected for its unique natural value, land left in a natural or semi-natural state for the purpose of conserving plant life and providing habitat for wildlife or fish.

Conservation Area lands may include Crown land designated as an Ecological Reserve or Wildlife Management Areas, but is generally applied to private lands that have been acquired or donated for conservation purposes and which are held by an individual or an organisation, such as The Nature Trust of British Columbia or the Nature Conservancy of Canada.

There are currently no lands that have been designated for conservation purposes in the Plan Area.

16.4.1 Objectives

- .1 Protect and steward designated Conservation Areas in their natural or semi-natural state for the purpose of conserving plant life and providing habitat for wildlife or fish.
- .2 Work with agencies and partners, including local First Nations, to enhance, protect and interpret ecological systems and biodiversity in Conservation Areas.
- .3 Work with property owners and agents to inform and guide the design of development in a way that is sensitive to adjacent or abutting Conservation Areas.

16.4.2 Policies - General

The Regional Board:

- .1 Recognizes and encourages the educational and eco-tourism contributions toward protection of Conservation Areas made by environmental organizations, and supports accommodating these uses where they do not conflict with Conservation Area objectives.
- .2 Supports the incorporation of traditional ecological knowledge in the stewardship of Conservation Areas, and will work with local First Nations to incorporate it where feasible, practical and appropriate.

17.0 HAZARD LANDS

17.1 Background

Hazard lands include, but are not limited to areas the Regional District has reason to believe are subject to natural hazards including flooding, mud flows, debris torrents, erosion, rockfall, landslip, sink holes and wildfire.

The information available for the entire Regional District can be variable and may lack detail, so hazards often need to be investigated on a site-by-site basis. Recognizing this, site planning for proposed developments should consider the potential hazards on any given site. Some hazards can be evaluated and mitigated at the time of development. Other hazards, such as wildfire, can not only impact new developments, but also threaten existing structures.

In 2011, the Regional District prepared a *Community Wildfire Protection Plan* (CWPP) for those communities with a high probability and consequence of fire in the interface zone. The plan was developed in accordance with recommendations contained within the provincial government's *Firestorm 2003 Provincial Review*. The CWPP program was launched to improve fire prevention in the Wildfire-Urban Interface Zone and to improve community safety and reduce the risk of property damage.

As dynamic systems, forested ecosystems change over time along with the fuel hazards they pose. As the South Okanagan Valley contains ecosystems within which wildfire is a natural disturbance, and since wildfire cannot be eliminated from these ecosystems, the threat of wildfire will always be present. However, the risk wildfire poses to development can be managed through appropriate development policies and continual management efforts.

A hazard study for the West Bench/Sage Mesa area (Klohn Leonoff 1992) identifies landslide, sinkhole, and silt bluff hazards and delineates hazard areas for each of these risks. The potential hydrologic impacts of development (septic discharge, irrigation, impervious surfaces and concentration of runoff) on hazards in this area indicate the need for additional investigations prior to any further growth here. A 2006 update stated that the conclusions and recommendations of the 1992 report "appear to be valid today" as "the silt bluffs and West Bench/Sage Mesa are still subject to the risk of landslides and subsurface erosion." However, it is recognized that the accuracy of mapping technologies has changed significantly since 1992 and that re-mapping of the hazard areas could provide more accurate boundaries for the hazard zones.

A geological hazard analysis was completed in North Beach Estates area within RDOS (Golder 2009) as part of rezoning and permitting of the North Beach Estates lands and community when Highway 97 was being redesigned and reconstructed. The houses here were found to be within potential landslide runout zones, and it was recommended (Golder 2009) that: water discharges such as irrigation, and placement of fill, should not

occur on the benches above the steep slopes and the houses; natural vegetation should be maintained; and that risk reduction measures should be developed.

Terrain stability maps and reports were completed for the western (mainly provincial land) part of the Electoral Area, in the Shingle Creek, Trout Creek, and Farleigh Creek community watersheds, for forest development and erosion mitigation purposes (AGRA 1999; Maynard 2001; Dobson et al 2004). These reports show that these areas are not generally suitable for specific residential land development, that rockfall and rock slides and gully erosion are common in the upland hills and valleys, and that local flooding of the narrow valley bottoms is also common, especially during wet years such as 2017.

Changes in the amount and timing of precipitation due to climate change could also impact the nature and severity of geotechnical hazards. Earlier and higher peak freshet flows in spring, dryer summers, changes in local vegetation, and more freeze-thaw cycles can all cause increased risk of erosion, landslide, and wildfires. That being said, no major changes to stability conditions due to climate change are projected in the West Bench/Sage Mesa area (Associated Environmental, 2017).

The Plan Area and larger region has been recognized for radon issues. Radon gas is a recognized health hazard and the Province has established regulations in the BC Building Code for new construction to vent radon that may seep into homes.

See Schedule 'D' (Hazard Lands – Soil), Schedule 'E' (Hazard Lands – Steep Slopes), and Schedule 'F' (Hazard Lands – Wildfire) for maps of key hazard areas in the Plan Area.

17.2 Objectives

- .1 Prevent injury and loss of life and to prevent or minimize property damage because of natural hazards.
- .2 Ensure development does not occur in areas subject to known hazardous conditions, unless the hazard has been sufficiently addressed and mitigated.
- .3 Recognize that important habitat may also be found in natural areas that are considered hazardous, and that disruption of these areas should be minimized.
- .4 Reduce wildfire hazard threats to proposed new and existing development.
- .5 Encourage provincial approving officers to ensure that technical reports for hazard lands are prepared by appropriately qualified individuals and that any recommended conditions for safe use of the land area registered as s. 219 covenants.

17.3 Policies – General Hazard Lands

The Regional Board:

- .1 Encourages an updated technical assessment of geotechnical hazards in the West Bench / Sage Mesa area using procedures such as outlined by APEGBC (2010) and Wise et al (2004).
- .2 Encourages monitoring of surface and groundwater conditions at West Bench - Sage Mesa including potential water system leakage.
- .3 Will not support further development of swimming pools due to geotechnical hazard areas in the West Bench/Sage Mesa area until further study is provided on the risks and hazards can be adequately mitigated.
- .4 Will continue to educate home owners living on and near hazard lands regarding water use and drainage practices necessary to minimize triggering geological hazards, and the importance of immediate reporting to RDOS if erosion or land problems start to occur.
- .5 Encourages annual inspections, and as-needed inspections after large storms, runoff or flooding events, at the highest risk areas for impacts, such as steep slopes and major culverts outfalls.
- .6 Encourages a program to monitor the land surveys for roads, curbs and culverts to determine if any subsidence or lateral movement is occurring, which could identify sites where subsurface erosion is occurring due to misdirected water.
- .7 Will strive to prevent development on lands that may be susceptible to a potential natural hazard, or have been identified as hazardous by the Regional District or other agencies having jurisdiction, unless the applicant can prove the land can be safely used for the use intended.
- .8 Will direct development away from lands identified as being susceptible to soil instability and potentially hazardous geotechnical conditions.
- .9 Discourages development on slopes with grades in excess of 30% to avoid geotechnical hazards.
- .10 Requires new development areas with slopes greater than 30%, including those areas that may be regraded to be less than 30% after development, to be reviewed for soil instability, potentially hazardous conditions and environmental sensitivity. Development shall follow the recommendations of a geotechnical report.
- .11 Requires that where the Regional District or the Subdivision Approving Officer has requested a geotechnical report, a qualified professional registered by the Association of Professional Engineers and Geoscientists of British Columbia (APEGBC) shall prepare the report.
- .12 Discourages development of land susceptible to flooding and encourages those lands to be used for parks, open space, habitat conservation, recreation or agricultural uses.
- .13 Requires that where land subject to flooding is required for development and no alternative land is available, construction and siting of buildings and manufactured

homes to be used for habitation, business, industry, or the storage of goods damageable by floodwaters shall comply with Provincial Flood Hazard Area Land Use Management Guidelines and the recommendations of a geotechnical report prepared by a qualified professional, where applicable.

- .14 Encourages provincial and/or federal agencies to conduct further research on possible radon health risks in and around the Plan Area.
- .15 Encourages Plan Area residents to test their homes for radon exposure and to take appropriate mitigation measures where radon levels are found to be higher than recommended levels.
- .16 Supports providing information on radon and radon mitigation opportunities to Plan Area residents.
- .17 Encourages the development of a sanitary sewer and/or stormwater management system in Greater West Bench to alleviate the risk of geotechnical failure due to usage of existing onsite septic systems.

17.4 Fire Management

A *Community Wildfire Protection Plan* (CWPP) was completed for the Regional District in 2011. The plan assessed wildfire risk across the region and made recommendations to improve the community's risk profile through pre-planning and preparedness, policy, and fuel management.

As a predominantly rural area, the CWPP determined that development in the Plan Area generally consists of:

- low to moderately dense rural intermix areas (>1structure/ha) with more forested areas between structures and a less defined perimeter;
- a well-defined urban/interface complex where the interface perimeter is more clearly defined; and
- individual structures remotely scattered within the wildlands.

See Schedule 'F' (Hazard Lands – Wildfire) for a map of wildfire hazard areas in the Plan Area.

In the next few decades, climate change will likely have a significant change on fire hazard within Area "F" based on the decreases in precipitation and changes in forest fuel structure and composition (Associated Environmental, 2017).

17.4.1 Objectives

- .1 Minimize fire risk to people and property within the Plan Area.

17.4.2 Policies

The Regional Board:

- .1 In reviewing a rezoning application submitted to the Regional District for development in those areas identified in the *Community Wildfire Protection Plan* (CWPP) and shown on Schedule 'F' (Hazard Lands – Wildfire), the Regional District may require a fire hazard risk assessment by a qualified professional that is recommended to include, but is not limited to, the following:
 - a) incorporating fuel breaks adjacent to, or on, residential subdivisions;
 - b) establishing zones around potential structures and homes which are clear of debris, highly combustible material or trees;
 - c) utilizing fireproofing techniques and fireproof materials in building design;
 - d) designing roads that provide evacuation routes and facilitate movement of firefighting equipment;
 - e) ensuring all roads are named and signed;
 - f) ensuring availability of water supply facilities adequate for fire suppression;
 - g) ensuring the provision of access to local water sources, lakes and watercourses as part of access requirements; and
 - h) implementing setbacks, interface fire protection standards, and building material standards pursuant to Provincial guidelines, or their equivalent.
- .2 Using the FireSmart guide as a principal guidance document, strives to foster wildfire awareness and resiliency through public education materials, programs and events.
- .3 Strongly encourages that all new developments be designed to incorporate best practice interface forest fire mitigation techniques for buildings and landscaping.
- .4 Should review and update wildfire protection approaches as often as necessary based on changing community circumstances, climate change driven ecosystem conditions, and mitigation techniques.
- .5 Encourages property owners to adhere to the relevant Provincial guidelines to protect properties and communities from wildfire risk through such measures as reducing fuel loads. Such measures should be supportive of the natural environment and mimic the natural effects of localized ground fire such as thinning and spacing trees and vegetation, removal of debris and dead material from the ground, and removal of lower tree branches.
- .6 Supports pursuing provincial funding and resources to undertake wildfire risk reduction in the community/forest interface areas.
- .7 Supports the development of an inventory of accessible water sources that could be enhanced to support water extraction by firefighting equipment.

18.0 TRANSPORTATION

18.1 Background

The Province identifies Highway 97 as a primary highway (Okanagan Valley Corridor). The Province's projections forecast that Highway 97 in the Plan Area will see increased traffic volumes over the next 20 years. No development of new major road systems by the Province is anticipated within the Plan Area.

The road network indicated on Schedule 'G' (Transportation Network) shows:

- . Highways (Highway 97), allow for rapid, efficient movement of large volumes of through traffic to achieve regional continuity. To secure swift and safe traffic movement, direct access onto Controlled Access Highways will be limited, and more turning lanes and channelization may be required at major intersections;
- . Collector Roads (e.g., Princeton Summerland Road, Fish Lake Road) are mostly paved secondary roads linking rural communities. The Princeton Summerland Road is the only access to Princeton and Summerland for the communities of Meadow Valley and Faulder.
- . Local Roads (e.g., Meadow Valley Road) are generally gravel roads providing access to smaller, secondary communities.

In addition, Schedule 'C' (Parks, Recreation and Trails) shows existing trails within the Plan Area.

18.2 Objectives

- .1 Enable safe, efficient mobility of goods and people within the Plan Area.
- .2 Ensure safe and convenient movement of goods and people through Highway 97.
- .3 Provide for safe and convenient pedestrian and bicycle access to schools and parks throughout all Plan Area communities.
- .4 Minimize the impacts of traffic corridors on farmland, ESDP Areas and WDP Areas.
- .5 Support an expanded regional transit system that services communities throughout the Regional District.
- .6 Provide a multi-model transportation system and secure road and trail networks for all forms of transport, including pedestrians and bicycles.

18.3 Policies

The Regional Board:

- .1 Supports and encourages the provision of safe pedestrian and cycling opportunities along all Plan Area roads where feasible and appropriate as improvements are made to the roadways.
- .2 Encourages the Province to widen and pave shoulders on designated cycle routes and improve safety signage for cyclists and drivers.
- .3 Encourages the Province to require traffic impact studies as part of development proposals which may impact safety and mobility on network roadways and, to ensure that:
 - a) existing and future roads and alignments are designed with due consideration for watercourses and critical habitat areas;
 - b) safety is maintained through access management and control;
 - c) disruption to farming operations is minimized; and
 - d) projected traffic volumes do not reduce the present service levels for the existing roadway.
- .4 Supports the implementation of the Okanagan-Similkameen Transit Future Plan.
- .5 Although the Plan Area does not currently warrant public transit service, the Regional District will continue to monitor conditions and liaise with B.C. Transit regarding future ridership demand to such areas as the Greater West Bench.
- .6 Encourages the Province and the RCMP to improve traffic safety and enforcement on all Plan Area roads.
- .7 Supports road safety improvements for Bartlett Drive to minimize potential conflicts with industrial truck traffic.

19.0 INFRASTRUCTURE AND SERVICING

19.1 Background

Infrastructure and services within the jurisdiction of the Regional District include water distribution, solid waste management, and community sanitary sewer systems. Stormwater management is managed by the Province. As electrical, gas and communication utilities are also important to the community, the Regional District has an interest in helping guide the provision of these services.

19.2 Objectives

- .1 Implement a coordinated approach to infrastructure planning within the Plan Area.
- .2 Ensure that water and drainage systems support good health and safety, and meet recognized standards of service.
- .3 Maintain and foster relationships with provincial agencies, Improvement Districts and Irrigation Districts that influence the delivery and management of community infrastructure.
- .4 Discourage the development of private systems for the provision of water and sewer services.

19.3 Policies

The Regional Board:

- .1 May require that adequate infrastructure, including water, sewer, roads, and stormwater management be provided in new developments, at no cost to public agencies.
- .2 Requires that all new parcels of one hectare or less in size connect to a community sewer system.
- .3 Encourages the implementation of sustainable development principles through consideration of renewable and alternative technologies for community infrastructure.

19.4 Water Supply and Distribution

The major water supply systems in Area "F" include the Faulder, West Bench, Sage Mesa, and North Beach Water Systems. Additional water systems include three campsite water systems (Okanagan Lake Provincial Park Water System, Camp Boyle Water System, and Agur Lake Camp Water System). The Red Wing Water System is also

within the spatial extent of Area "F", although located on PIB lands, and is not discussed further in the Plan.

The Faulder system is at capacity, supplying 215 residents via 78 connections. This system was recently upgraded with a new well and uranium treatment. The new well was made operational in early 2017, bringing one of the two uranium removal canisters online. As of April 2017, the RDOS reported good initial results, with uranium levels remaining below the maximum allowable level. On July 31, 2017, the RDOS received approval from IHA to rescind the active Water Quality Advisory for Uranium, as well as the Water Quality Advisory in place for commissioning the new system (RDOS 2017a). The RDOS continues to monitor the system to ensure compliance with all regulations and water quality guidelines. Though it was not previously necessary, the 2016 *Water Sustainability Act* now requires the RDOS to apply for a water license for the system. The Meadow Valley aquifer supplies the Faulder water system and many private wells in that area.

As of 2015, the West Bench system purchases bulk water from the City of Penticton. To accommodate water from this new supply, the RDOS completed significant infrastructure upgrades to replace distribution pipelines throughout the West Bench system, as well as the installation of a supply main from the City of Penticton system. The new water system services approximately 1,100 residents. Since this area is limited by the need for on-site septic systems, no growth is anticipated and the water system is expected to adequately serve the population here into the future.

The Sage Mesa system is a privately-owned utility that is managed by the Province (Forests, Lands, Natural Resource Operations and Rural Development [FLNRO]). The RDOS is currently contracted to operate the system under an Operation and Maintenance Agreement. The system sources water via a shallow intake in Okanagan Lake and services approximately 265 connections, comprised of two main residential areas (i.e., the lower zone, and the upper zone). Three residential developments exist within the upper zone (i.e., Husula Highlands, Westwood Estates, and Westwood Properties), and two commercial golf courses in the lower zone (i.e., Pine Hills Golf Course and the WOW Golf and Driving Range) (RDOS 2013a). Raw lake water is chlorinated at the lake pump station before being pumped to a reservoir for the lower zone. A booster station then pumps, and re-chlorinates, water to the upper reservoir. It is expected that any future growth may be satisfied by integration to the West bench water system.

The North Beach water system is a small privately owned system that services eight lots. There is no expectation of expanding this system due to other development constraints in the area.

Groundwater is a critical resource for residential and, agricultural uses in all communities and rural settlement areas. The Regional District acknowledges that land use activities play a significant role in the quality and quantity of local groundwater resources. Managing these aquifers to ensure their long-term sustainability is essential. The Regional District will take into account the effects of climate change, the needs of

residential and agricultural water users, and the intrinsically regional character of groundwater resources when assessing future development.

Surface water is also a critical resource within the Plan Area. Protecting Okanagan Lake water quality is highlighted in multiple OCP policy sections.

With all Area "F" water systems, capacity can be increased through water conservation measures. The RDOS has actively encouraged water conservation and additional measures have been recommended, such as leak detection and water metering.

19.4.1 Objectives

- .1 Continue cooperation and coordination between water purveyors (private and irrigation districts) and the Province to ensure adequate water quantity and quality.
- .2 Manage development to ensure that surface water sources and aquifers are not depleted and their long-term sustainability is protected.
- .3 Manage and protect the Plan Area's groundwater resources on a sustainable basis and work to prevent irreversible or other adverse impacts to water resources.
- .4 Continue to work in conjunction with the Ministry of Environment, the Interior Health Authority, and residents to protect, manage and maintain high water quality and to ensure the sustainable use of the Plan Area's surface and groundwater resources.

19.4.2 Policies

The Regional Board:

- .1 Will seek to secure an approved groundwater licence for the RDOS to extract groundwater for the Faulder Water System by February 2019.
- .2 Will review water treatment procedures at all their water systems to ensure that provincial, regional, and local water treatment regulations are met, including the IHA drinking water objective.
- .3 Encourages all groundwater users within Area "F" to ensure that groundwater well infrastructure and maintenance is completed as required by the Groundwater Protection Regulation under the *Water Sustainability Act*, including the installation of sufficient surface seals.
- .4 May consider developing a groundwater bylaw for the Regional District to better protect, manage and steward groundwater resources in the Plan Area and other Electoral Areas.
- .5 Actively promotes, educates, coordinates and implements water conservation practices, and will work with water utilities to establish water conservation programs.

- .6 Should consider new development only if proven adequate water supply and appropriate water systems are in place. New community water systems should be designed and built to the satisfaction of the Regional District and in conjunction with the Interior Health Authority.
- .7 Encourages continued maintenance and upgrading of existing water systems.
- .8 May consider undertaking a study, or encourage water utilities to undertake a study, to examine the options for coordinating or amalgamating some of the various small water utilities in the Plan Area under Regional District management.
- .9 Encourages private water utilities to adopt the Regional District's Subdivision Servicing Bylaw regulations, requirements, standards and specifications.
- .10 Strongly discourages the creation of new private water utilities.
- .11 Strives to ensure that new developments do not restrict or limit the availability of water supply for existing users and agricultural irrigation.
- .12 Promotes management of demand through water conservation measures to reduce per capita consumption levels.
- .13 Supports working with Penticton Indian Band on regional water management initiatives to protect, revitalize and restore watersheds within the Plan Area.
- .14 Encourage community water systems to provide fire protection that meets Fire Underwriter Standards.
- .15 As a development information area, may request additional information for Great Ranch for aquifer protection containing the following:
 - a) a professionally prepared background analysis that includes the following known information on the site:
 - i) a description of the hydrological system and setting, including the type of aquifer, aquifer boundaries, local surficial and bedrock geology, physical hydrogeology, local surface water features, estimated recharge area and conditions and climate;
 - ii) a description of existing users within 1.0 km of the development site;
 - iii) a preliminary pre-development water budget;
 - iv) water quality, including characterization of natural groundwater quality, potability, as well as possibility of contamination; and
 - v) methodology and, if applicable, uncertainties and limitations of the report.
 - b) a description of the proposed work, detailing construction, cut and fill, blasting, road, driveway or utility line construction, vegetation clearing, water supply requirements, alteration to hydrological systems, septic field installation, landscaping, or other land alteration during or after the

development phase.

- c) conclusions and recommendations consisting of:
 - i) a summary of results and impact assessment;
 - ii) a statement that the proposed development will not adversely impact aquifer(s), existing wells, or surface water bodies in terms of water quality and quantity; or
 - iii) specific recommendations on well and aquifer protection measures and mitigation activities.
- d) any recommended monitoring requirements, identifying actions that will be taken to ensure all proposed activities are completed as described, including a monitoring schedule.

19.5 Wastewater and Sewage

The predominant sewage disposal method in the Plan Area is individual on-site septic systems. Individual septic systems are not viewed as a long-term sustainable method of sewage disposal unless parcels are over one hectare in size. This method of disposal also increases the probability of potable groundwater contamination and nutrient loading into watercourses and lakes, such as Okanagan Lake.

Stanley Associates (1994) developed a Wastewater Management Plan (WMP) for Electoral Areas "E" and "F" within the RDOS. The purpose of the WMP was to examine existing wastewater treatment and disposal techniques, and assess options for alternatives, within Electoral Areas "E" and "F" between 1994 and 2014 (i.e., 20 years). The WMP focused on areas of development: Naramata and West Bench, Sage Mesa, Husula Highlands and other small pockets of development within the RDOS. Of these areas, West Bench, Sage Mesa, and Husula Highlands are located within Area "F". The WMP identified West Bench / Sage Mesa to be areas of priority for alternate wastewater management options due to geological concerns. The geological concerns were originally noted by Klohn Leonoff (1992) (Section 3).

The WMP identified three potential alternatives for wastewater management in Area "F", including: (1) a regional sewerage system for Greater West Bench connected to the City of Penticton wastewater system; (2) a localized water treatment facility in West Bench to collect and treat wastewater from Greater West Bench; and (3) maintain existing treatment (i.e., local septic tanks and tile fields) and restrict future development in the Greater West Bench area due to geological concerns. At this time, the third option is in effect.

19.5.1 Objectives

- .1 Reduce levels of nutrients and effluent disposal into watercourses.
- .2 To maintain healthy aquatic and groundwater environments and protect human health from water contamination.
- .3 Establish long-term sustainable sewage collection and disposal methods.

19.5.2 Policies

The Regional Board:

- .1 Strives to work with the Province and local authorities to ensure any development complies with the BC Sewerage System Regulation governing sewage disposal.
- .2 Encourages the Province to educate residents about the requirements for properly maintaining a septic tank and tile fields.
- .3 In areas where there is no community sewer or water systems, requires all new and re-development to adhere to the best practices recommendations of the Regional District's Liquid Waste Management Plan as well as the Provincial Sewerage System Regulation administered by Interior Health Authority for on-site sewage disposal and private wells.
- .4 Strives to ensure that private septic tanks and ground disposal systems be sited to minimize pollution of surface and groundwater, and have appropriate setbacks from watercourses, lakes, and water wells.
- .5 Does not support the use of septic holding tanks for new developments.
- .6 Supports working with the City of Penticton to conduct a feasibility study for the extension of a sanitary sewer system (and stormwater) from the City of Penticton to service part or all the greater West Bench area

19.6 Stormwater Management

Effective stormwater management will help protect the water quality of the various lakes and other water bodies found within the Plan Area. Currently, stormwater drainage in the Plan Area is comprised of open ditches, natural drainage courses and absorption into the ground through dry wells. Okanagan Lake and other surface waters and aquifers, which are the area's sources for drinking water, are the ultimate destination for much of the stormwater in the Plan Area.

19.6.1 Objectives

- .1 To improve the management of stormwater quality and quantity within the Plan Area.
- .2 To develop responsible surface water drainage standards for development in the Plan Area.
- .3 Coordinate stormwater management with the Ministry of Transportation and Infrastructure.

19.6.2 Policies

The Regional Board:

- .1 Encourages the Province to require master storm drainage plans for new residential subdivisions.
- .2 Encourages the Approving Officer to require that each parcel of land within a proposed subdivision address stormwater runoff and that it protect aquatic ecosystems (lakes, wetlands, rivers, streams).
- .3 Encourages the use of permeable surfaces on driveways, parking lots and access roads, as well as other measures such as xeriscaping, infiltration basins, swales and other sustainable design features to reduce overland runoff.
- .4 Supports working with the City of Penticton to conduct a feasibility study for the extension of a stormwater system (and sanitary sewer) from the City of Penticton to service part or all the Greater West Bench area.

19.7 Solid Waste

The Regional District has established a Solid Waste Management Plan (SWMP) for the region. This has been in response to the Province, which has set goals to reduce waste delivered to landfills, through waste diversion initiatives. There are no landfills in the Plan area.

19.7.1 Objectives

- .1 Reduce the volume of solid waste requiring disposal in accordance with Provincial waste reduction targets.
- .2 Establish recycling and transfer stations in the Plan Area as necessary.

19.7.2 Policies

The Regional Board:

- .1 Encourages and supports efficient and environmentally acceptable solid waste disposal methods through an education process, especially reduction of waste, reuse of materials, recycling, and backyard composting.
- .2 Continues to implement the strategies of its Solid Waste Management Plan, as it is amended from time to time.

19.8 Other Utilities

Utility services, including electrical, gas, phone and Internet are vital services to a community. The Regional District is not the provider of these utility services; however, through the objectives and policies of this section, the community is encouraged to work with utility providers to ensure that Plan Area residents have access to the best possible services.

Being a predominately rural community, the Plan Area, particularly smaller settlement areas (e.g., Meadow Valley, Faulder) are not well serviced by high-speed Internet or cellular phone service. Residents support the improvement of communication services in the community.

19.8.1 Objectives

- .1 Encourage the operators of utilities to provide residents and businesses in the rural settlement areas with utility services.
- .2 Encourage cooperation and coordination of the provision of utilities to existing and future developments.

19.8.2 Policies

The Regional Board:

- .1 Should work with utility providers to deliver affordable and convenient utility services, including high-speed Internet and cellular service, throughout the Plan Area.
- .2 Encourages public utility companies and the Province to develop and maintain infrastructure corridors in a manner that will not negatively impact existing residents and the natural environment, or have a negative impact on existing Environmentally Sensitive Development Permit Areas and Watercourse Development Permit Areas.
- .3 Supports the establishment of renewable energy projects that use water, wind, sunlight, biomass or geothermal energy to generate electricity for sale into the electrical transmission and distribution infrastructure when those facilities:
 - a) have been properly evaluated and are shown to be technically sound, environmentally sensitive and socially responsible;
 - b) are located, designed, constructed and operated in a manner that is consistent with the overall vision for the region;
 - c) can be connected into the existing transmission and distribution infrastructure with minimal impact; and
 - d) provide tangible community benefits.

20.0 AGGREGATE AND MINERAL RESOURCES

20.1 Background

The Regional District has limited influence on the location of mineral and aggregate resource extraction. The objectives and policies of this section remain broad in nature to offer guidance to senior governments in their decision-making process. Figure 13 illustrates *potential* aggregate areas in the Plan Area and existing aggregate operations.

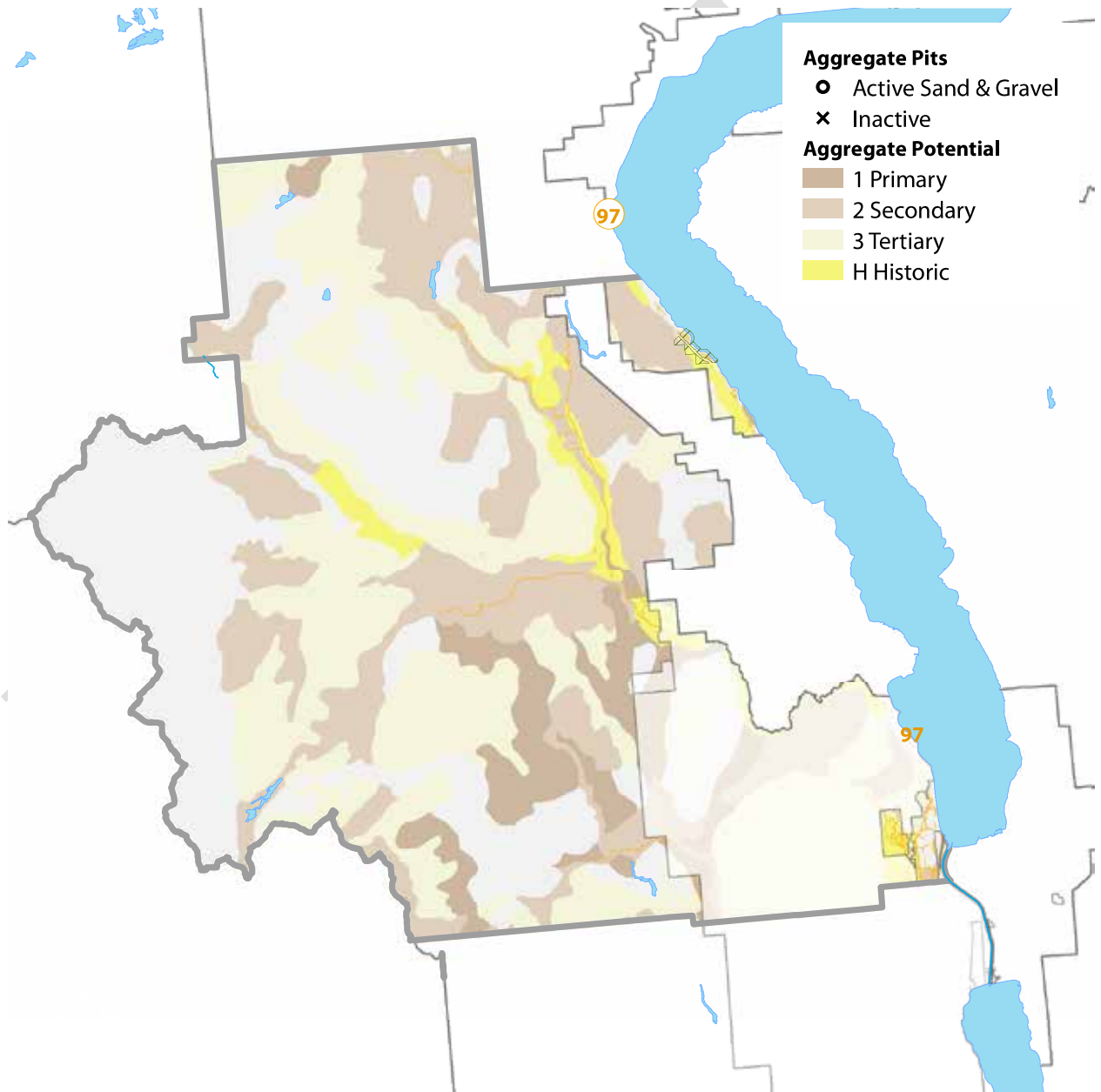


Figure 22: Resource Extraction Potential

20.2 Objectives

- .1 Protect sand and gravel aggregate supplies for anticipated future needs.
- .2 Protect non-agricultural lands having recoverable aggregate or mineral resources from development or adjacent uses that would limit or prohibit extraction.
- .3 Minimize conflicts between sand and gravel processing operations and adjacent land uses.
- .4 Support the Province to require rehabilitation and remediation of resource extraction sites.
- .5 Direct sand and gravel extraction proposals toward sites that have no adverse environmental impact or where the impact can be adequately mitigated.

20.3 Policies

The Regional Board:

- .1 Encourages the Province to continue referrals of mineral exploration proposals to the Regional District for comment and due consideration of the impact of resource extraction activities on surrounding land uses and development.
- .2 Encourages the Penticton Indian Band to minimize impacts (noise, dust, transportation of materials) of the gravel extraction operation located on DL4906, ODYD, Gravel Pit (Westhills Aggregates) on residential neighbourhoods in West Bench.
- .3 Encourages the Province and Ministry of Transportation and Infrastructure to minimize traffic safety concerns with the transportation of aggregates from the gravel extraction operation located on DL4906, ODYD, Gravel Pit (Westhills Aggregates).
- .4 Will consider the use of designated Resource Areas for sand and gravel extraction, where the uses will not cause a significant visual, environmental, or cultural resource disturbance.
- .5 Will consider rezoning applications for the processing of aggregate resources based on any or all the following criteria:
 - a) extent of visual screening, and other mitigation works proposed;
 - b) type of processing proposed;
 - c) prevailing wind direction, and the potential for noise and dust;
 - d) compatibility with adjacent land uses;
 - e) environmental sensitivity of the site, and lands adjacent to potential aggregate resource processing site;
 - f) accessibility; and

- g) characteristics of aggregate deposits and groundwater resources.
- .6 Encourages the Province not to issue new surface leases and permits for mineral processing within 1,000 metres of designated residential areas unless effective mitigation measures can be implemented to significantly reduce or nullify the effects of the proposed activity.
 - .7 Encourages the Province to include in their licensing, the rehabilitation of aggregate extraction and processing sites after extraction and processing are completed.
 - .8 May consider implementing conditions set by the ALC to mitigate the impact of aggregate extraction and processing sites on lands outside the ALR.
 - .9 Supports additional product end-use consideration for areas slated for gravel and sand extraction. Specifically: gravel or rock crushing sites characteristic of radon rich materials should be avoided for concrete mix, otherwise the concrete used in the foundation could import an indoor radon gas problem into the house for centuries. Likewise, material taken from sites high in crystalline silica or containing significant clay/silt fines used as winter road grit may cause an outdoor air dust problem, and associated air quality advisory, that could otherwise be avoided if equally or better quality road grit was used with a lesser capacity for airborne fines.
 - .10 Does not support the exploration and mining of uranium within the Plan Area.

21.0 CLIMATE CHANGE AND GREENHOUSE GAS REDUCTION

21.1 Background

The scientific community has reached consensus that the increasing emissions of human-caused greenhouse gases (GHGs) are rapidly changing the earth's climate. Greenhouse gases refer to any or all of carbon dioxide, methane, nitrous oxide, hydro fluorocarbons, perfluorocarbons, sulphur hexafluoride and any other substance prescribed by regulation.

Globally, the impacts of climate change will be significant, and are already evident in some areas. Locally, the potential impacts and vulnerabilities are less well documented; however, they are a growing concern.

As one of 182 local governments that are signatory to the B.C. Climate Action Charter, the Regional District is committed to reducing GHGs and has agreed to take actions to achieve certain goals. To address growing concerns regarding climate change, B.C.'s *Local Government Act* was amended in 2008 to require all Official Community Plans to set targets for the reduction of greenhouse gases, as well as policies and actions to achieve the targets set.

Under the *Greenhouse Gas Reduction Targets Act*, B.C.'s GHG emissions are to be reduced by at least 33% below 2007 levels by 2020. A further emission-reduction target of 80% below 2007 levels is required for the year 2050. The three areas where local government can play a role in reducing greenhouse gas emissions are in the transportation, waste management and building sectors.

21.2 Objectives

- .1 Understand the likely impacts and vulnerabilities of regional climate change within the Plan Area.
- .2 Reduce GHG emissions within the Plan Area as per the B.C. Climate Action Charter reduction targets.
- .3 Achieve carbon neutral local government operations.
- .4 Promote and provide community outreach and education related to climate change and reduction of GHG emissions.

21.3 Policies

The Regional Board:

- .1 Will work towards the target of reducing GHG emissions by 33% below 2007 levels by 2020.
- .2 Will work with other agencies, stakeholders and the community to achieve emission reduction targets and energy conservation goals by encouraging:
 - a) the construction of energy efficient buildings;
 - b) improvements to the energy efficiency of existing buildings;
 - c) the increased use of alternative energies;
 - d) energy efficient developments;
 - e) improvements to alternative transportation amenities;
 - f) the use of fuel-efficient vehicles;
 - g) reduction and diversion of waste from landfills;
 - h) maximizing value from agricultural wastes;
 - i) the development of more compact and complete communities;
 - j) the protection and restoration of natural areas and forest ecosystems; and
 - k) the protection of riparian areas and sensitive habitats.
- .3 Will work towards a corporate GHG reduction strategy to achieve carbon neutral operations.

22.0 TEMPORARY USE PERMITS

22.1 Background

Temporary Use Permits may be considered by the Regional Board to allow specific land uses to occur for a short period of time. The permit can contain detailed requirements such as indicating the buildings that can be used, the time frame of the permit, and other conditions.

Such permits are provided at the discretion of the Regional Board and are only in effect for a limited period of time. Temporary Use Permits are not a substitute for a rezoning.

22.2 Objectives

- .1 To avoid conflicts between different types of uses (i.e., residential, commercial, agricultural).
- .2 To provide for temporary approval of transitional uses, or uses where uncertainty exists respecting appropriateness or viability of the use, and where it is premature to decide rezoning and long term land use patterns.
- .3 To ensure that Temporary Use Permits are not considered a substitute for a rezoning application.
- .4 To allow on-going short-term vacation rental uses on properties designated Residential through the issuance of Temporary Use Permits.

22.3 Policies

The Regional Board's policies are as follows:

- .1 Land within all the Land Use Designations in this OCP is designated under Section 492 of the *Local Government Act* as an area in which Temporary Use Permits may be issued.
- .2 The holding of a public information meeting may occur prior to the issuance of a Temporary Use Permit.
- .3 Any proposed access to public roads must be reviewed and approved by the Ministry of Transportation and Infrastructure.
- .4 In evaluating a Temporary Use Permit application submitted to the Regional District, the Regional District may consider the following criteria:
 - a) the use must be clearly temporary or seasonal in nature;
 - b) compatibility of the proposal with adjacent uses;

- c) impact of the proposed use on the natural environment, including groundwater, wildlife, and all Environmentally Sensitive Development Permit and Watercourse Development Permit Areas;
 - d) intensity of the proposed use;
 - e) opportunity to conduct the proposed use on land elsewhere in the community; and
 - f) the remedial measures to be carried out to mitigate any damage to the natural environment because of the temporary use.
- .5 In issuing a Temporary Use Permit, the Regional District may specify conditions including, but not limited to:
- a) the buildings to be used;
 - b) the area of use;
 - c) the hours of use;
 - d) appearance;
 - e) environmental protection measures; and
 - f) groundwater protection.
- .6 In issuing a Temporary Use Permit for a short-term vacation rental, the Regional District may specify conditions, in addition to those listed under sub-section 22.3.5 of this Plan, including, but not limited to:
- a) the provision of screening or fencing to address potential impacts or to address neighbour privacy issues;
 - b) the provision of the manager or owner's contact information, as well as a copy of any issued Temporary Use Permit, to each neighbour whose property is located within 100 metres of the subject property;
 - c) the availability or accessibility by telephone of the manager or owner;
 - d) the posting of the following information:
 - i) the location of property lines by way of a map;
 - ii) any applicable Regional District noise bylaws;
 - iii) measures to address water conservation;
 - iv) fire safety regulations;
 - v) storage and management of garbage;
 - vi) septic system care; and
 - vii) control of pets (if pets are permitted) in accordance with the applicable Regional District bylaw.

- e) a maximum accommodation of ten persons, with an aggregate occupancy of two persons per bedroom within a dwelling unit when such dwelling unit is being occupied as a vacation rental;
 - f) the provision of one parking space for each bedroom available for vacation rental use;
 - g) the prohibition of the use of recreational vehicles or camping on the property or any use of accessory buildings for vacation rental occupancy;
 - h) confirmation from a qualified person that the building used for vacation rental meets a minimum standard for health and safety; and
 - i) other requirements that the Regional District Board may consider appropriate.
- .7 As a condition of issuing a Temporary Use Permit, the Regional District may require the posting of a bond or other applicable security to ensure compliance with the conditions of a permit.

23.0 DEVELOPMENT PERMIT AREAS

23.1 Background

Pursuant to the provisions of Section 488 of the *Local Government Act*, an Official Community Plan (OCP) may designate Development Permit Areas within the Plan Area. Unless otherwise specified, a Development Permit must be approved by the Regional Board prior to any disturbance, development or subdivision of land within a designated Development Permit Area.

For lands within a Development Permit Area, the OCP must describe the special conditions or objectives that justify the designation and specify guidelines respecting the manner by which the special conditions or objectives will be addresses.

There are two Development Permit Areas designated in the Electoral Area "F" OCP:

- Environmentally Sensitive Development Permit (ESDP) Area
- Watercourse Development Permit (WDP) Area

23.2 Environmentally Sensitive Development Permit (ESDP) Area

23.2.1 Category

The Environmentally Sensitive Development Permit (ESDP) Area is designated pursuant to Section 488(1)(a) of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity.

23.2.2 Area

The lands shown as Environmentally Sensitive Development Permit Area on Schedule 'H' are designated as an Environmentally Sensitive Development Permit Area.

23.2.3 Justification

To regulate development activities within environmentally sensitive areas in order to protect important sensitive ecosystems and biological diversity including valuable habitat for endangered species of native, rare vegetation or wild, and provide wildlife corridors and secondary habitat.

23.2.4 Background

The natural environment provides essential habitat and corridors for plants, fish, birds and other organisms. It also acts as a natural water storage, drainage and purifying system, which can help to protect private property from flooding or land loss due to watercourse erosion. Furthermore, as concerns over climate change grow, it should be

recognized that functioning ecosystems are more efficient at consuming carbon dioxide as well as carbon storage. Vegetation adjacent to watercourses needs to remain in a largely undisturbed state to maintain a healthy environment and clean water.

The south Okanagan-Similkameen area is considered one of the most ecologically diverse in British Columbia and Canada, and includes sensitive ecosystems which support several provincially Red and Blue-listed species (extirpated, endangered, threatened, and vulnerable) and federally listed Species at Risk. The ESDP Area is intended to protect habitat for endangered species of native, rare vegetation or wildlife, and provide wildlife corridors and secondary habitat within the Plan Area.

The ESDP Area is comprised of important habitat areas for wildlife and plant communities. Sensitive ecosystems in the area include grasslands, riparian areas, old forest, shrub-steppe, broadleaf woodland, coniferous woodland, wetlands, shallow soiled rock outcrops and ridges. It is the close proximity of these diverse habitats that contributes to a wide variety of species, both common and rare, that are found in this Electoral Area.

23.2.5 Development Requiring a Permit

- .1 A development permit is required, except where exempt under Section 23.2.8 (Exemptions), for development on lands within the ESDP area. Where not exempted, development requiring a development permit includes:
 - a) subdivision;
 - b) the construction of, addition to or alteration of a building or other structure; and
 - c) alteration of the land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services.

23.2.6 Guidelines

- .1 A Development Permit is required for development within an ESDP Area, and shall be in accordance with the following guidelines:
 - a) An Environmental Assessment (EA) Report, prepared in accordance with the requirements of the Regional District's Development Procedures Bylaw, must be submitted to the Regional District in respect of the proposed development by a qualified environmental professional (QEP) that is a Registered Professional Biologist in British Columbia (RPBio) or team that shall include a RPBio under contract to the development applicant, and shall include:
 - i) An Ecological Assessment Phase including:
 - .1 background information;
 - .2 an ecological assessment;

- .3 listing of rare and endangered species; and
 - .4 stratification and rating of Environmentally Sensitive Areas (ESAs).
- ii) An Impact Assessment and Mitigation Phase including:
- .1 description of proposed development;
 - .2 assessment of potential impacts;
 - .3 short and long term impacts;
 - .4 cumulative and residual impacts;
 - .5 avoidance of ESAs;
 - .6 mitigation and compensation;
 - .7 security requirements;
 - .8 monitoring reports;
 - .9 accountability; and
 - .10 monitoring plan.
- b) Development should be planned away from native trees and trees containing active nest sites or cavities. If removal of native trees cannot be avoided, mitigation should include restoration and replanting with equivalent native trees.
- c) Habitat connectivity and the retention of connectivity corridors between sensitive ecosystems should be preserved. Wildlife crossings should be designed to protect continuity of wildlife corridors where these are interrupted by roadways.
- d) Monitoring reports may be required to be submitted to the Regional District following the completion of a development to confirm the conditions of a development permit have been met.
- e) The Regional District may incorporate any areas or measures identified in an EA to protect sensitive ecosystems from the effect of development as terms and conditions of the development permit.
- .2 If an area of land is subject to additional Development Permit Area designations under Section 488(1)(a) of the *Local Government Act*, the Regional District requires that a single development permit application that combines the requirements of each Development Permit Area be submitted. The application will be assessed in accordance with the individual development permit guidelines for each applicable Development Permit Area under this bylaw and, if approved, issued under a combined development permit.

23.2.7 Expedited Development Permit

- .1 Despite sub-section 23.2.6.1 (a), the Regional District may issue a development permit on the basis of a Rapid Environmental Assessment (REA) Report for development where:
 - a) A REA, prepared in accordance with the Regional District's Development Procedures Bylaw, has been submitted to the Regional District in respect of the proposed development by a qualified environmental professional (QEP) that is a Registered Professional Biologist in British Columbia (RPBio) or team that includes a RPBio under contract to the development applicant, and includes:
 - i) a site plan documenting, if applicable, the location and extent of Environmentally Valuable Resources (EVRs) occurring within 100 metres of the proposed footprint of the development.
 - ii) a completed Rapid Environmental Assessment Checklist signed and sealed by the responsible QEP indicating:
 - .1 There is no known occurrence of an EVR on or within 100 metres of the proposed footprint of the development; or
 - .2 Known EVR occurrence(s) have been identified and:
 - a) measures have been prescribed to avoid impacts; or
 - b) acceptable restoration/mitigation have been prescribed.
 - iii) recommended avoidance or mitigation measures if known EVR occurrences have been identified.
 - b) If a QEP cannot certify the absence of EVRs or that impacts have been avoided or acceptably mitigated through a REA, to the satisfaction of the Regional District, an EA as outlined under sub-section 23.2.6(a) will be required.
 - c) The Regional District may incorporate any areas or measures identified in a REA to protect sensitive ecosystems from the effect of development as terms and conditions of the development permit.

23.2.8 Exemptions

A development permit is not required for development within land in the ESDP area for:

- .1 The construction, repair, maintenance or alteration of public utility works, including sanitary sewer, stormwater, water, natural gas, cable, hydro-electric or telecommunications works, but excluding communication towers and antenna systems;

- .2 The repair or maintenance of existing buildings and structures provided there are no additions or increases to the footprint of the building or structure;
- .3 Residential development where a completed Building Permit application has been accepted by the Regional District, the proposed development does not exceed 50.0 m² from the original footprint of the principal dwelling unit and the development comprises either:
 - a) an alteration or addition to the original footprint of an existing principal dwelling unit; or
 - b) the construction of an accessory building or structure, provided a majority of the footprint of the accessory building or structure is not situated beyond 10.0 metres of a principal dwelling unit.
- .4 Works conducted in accordance with the Provincial FireSmart Manual, provided that all landscaping is conducted within 10.0 metres of an existing structure or building (existing on-site native plants which meet the FireSmart Manual guidelines are encouraged to be maintained as part of the landscaping);
- .5 The construction, alteration, addition, repair, demolition and maintenance of buildings and structures to be used in relation to a farm use as defined in the *Agricultural Land Commission Act* on land located in the ALR and classified as "farm" under the *Assessment Act*;
- .6 Any farm use as defined in the *Agriculture Land Commission Act* on land located in the ALR;
- .7 Any farm use that is subject to an approved Environmental Farm Plan(EFP) through the Canada-British Columbia Environmental Farm Plan Program;
- .8 The repair of existing fences; and
- .9 Subdivisions that:
 - a) consolidate existing parcels, including the consolidation of parts of a closed road to an existing parcel; or
 - b) alter parcel lines between two or more parcels where no additional parcels are created upon completion of the alteration.

23.3 Watercourse Development Permit (WDP) Area

23.3.1 Category

The Watercourse Development Permit (WDP) Area is designated pursuant to Section 488(1)(a) of the *Local Government Act*, for the protection of the natural environment, its ecosystems and biological diversity.

23.3.2 WDP Area

The lands within 30 metres of a stream or ravine including lands within 30 metres of a stream or a ravine shown as Watercourse Development Permit Area on Schedule 'I' are designated as a "Watercourse Development Permit Area".

The definitions used in the *Local Government Act* and *Provincial Riparian Areas Regulation* (RAR) shall apply.

23.3.3 Justification

To regulate development activities within Riparian Assessment Areas (RAA) to protect aquatic habitat, enhance, conserve and restore watercourses and their riparian areas.

23.3.4 Guidelines

- .1 Where not exempt, development requiring a Development Permit includes any of the following associated with or resulting from residential, commercial or industrial activities or ancillary activities to the extent that they are subject to local government powers under Part 14 of the *Local Government Act*:
 - a) removal, alteration, disruption or destruction of vegetation;
 - b) disturbance of soils;
 - c) construction or erection of buildings and structures;
 - d) creation of non-structural impervious or semi-impervious surfaces;
 - e) flood protection works;
 - f) construction of roads, trails, docks, wharves and bridges;
 - g) provision and maintenance of sewer and water services;
 - h) development of drainage systems;
 - i) development of utility corridors;
 - j) subdivision as defined in the *Land Title Act*.
- .2 A Development Permit is required for development within the WDP Area, and shall be in accordance with the following guidelines:

- a) an Assessment Report must be submitted to the Regional District in respect of the proposed development by a QEP under contract to the development applicant, including:
 - i) certification that the professional is qualified to undertake the assessment and has used the appropriate assessment methods, all in accordance with the Provincial RAR;
 - ii) description and map of all pertinent aspects of the proposed development;
 - iii) confirmation of the boundaries of the RAA, and within that, the determined width of the Streamside Protection and Enhancement Area (SPEA);
 - iv) description of the natural features, functions and conditions in the riparian area that support fish life processes;
 - v) recommended measures necessary for conserving, restoring or enhancing the integrity of the riparian area; and
 - vi) professional opinion that either the development as proposed would not result in *serious harm to fish* as defined under the *Fisheries Act*.
- b) the Regional District may require a Section 219 covenant to ensure long term protection of vegetation along a natural watercourse, pond or lake so that it will be maintained to provide shade for the water surface, bank stability, and wildlife or waterfowl habitat sufficient for species which frequent the area; and
- c) the Regional District may incorporate the SPEA determined by the QEP assessment report and any measures identified in the QEP assessment report necessary to protect the integrity of that area from the effect of the development as terms and conditions of the Development Permit.

23.3.5 Security and Environmental Monitors

Development Permits may include requirements for environmental monitoring where riparian areas must be protected. Remediation must be completed or where construction requires environmental controls must include an Environmental Monitoring Report. Environmental monitoring reports, when required, must be prepared by the QEP.

The Regional District Board may require security in accordance with Section 488 of the *Local Government Act* and any applicable Regional District Policies to correct a situation where:

- a) a condition in a permit respecting landscaping has not been satisfied;
- b) an unsafe condition has resulted as a consequence of contravention of a condition of a permit; or

- c) damage to the natural environment has resulted as a consequence of a contravention of a condition in a permit.

Security shall be based on the estimated cost of any environmental controls, remediation works, landscape or other planting and monitoring as determined by a QEP and accepted by the Regional District.

23.3.6 Exemptions

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

- .1 The construction, repair, maintenance or alteration of any public structure, facility or land, including parkland, open space, roads or trails;
- .2 The construction, repair, maintenance or alteration of public utility works, including sanitary sewer, stormwater, water, natural gas, cable, hydro-electric or telecommunications works;
- .3 An area where the applicant can demonstrate that the conditions of the WDP Area have already been satisfied, or a Development Permit for the same area has already been issued in the past and the conditions in the Development Permit have all been met, or the conditions addressed in the previous Development Permit will not be affected;
- .4 Any type of development, provided a QEP has confirmed that there is no watercourse or riparian area as defined by the Riparian Areas Regulation on the parcel to be developed or subdivided.
- .5 The activity is limited to the environmentally sensitive removal of trees and shrubs designated as hazardous by a professional forester or professional biologist registered in British Columbia and certified by the Wildfire Danger Tree Committee for Danger Tree Assessment in Urban and Recreational Areas, in accordance with Provincial FireSmart standards or those trees and shrubs designated as host trees by the Sterile Insect Release Program as recommended in a report submitted to the Regional District.
- .6 Environmentally sensitive removal of infested, diseased, or hazardous trees in accordance with Best Management Practices for Tree Topping, Limbing and Removal in Riparian Areas (Provincial guidelines) as indicated in a report by a QEP or ISA certified Arborist with the provision of environmental monitoring to ensure the tree removal is carried out in accordance with the report recommendations.
- .7 Gardening and yard maintenance activities within an existing landscaped area, such as mowed lawns, minor pruning of trees and shrubs, planting vegetation and minor soil disturbance that does not alter the general contours of the land.
- .8 A subdivision where there is no increase in the number of lots.

23.3.7 Variance to Protect the SPEA

The Regional District encourages Development Variance Permit (DVP) applications for the relaxation of zoning (parcel line) setbacks on existing small lots to reduce impacts and preserve the SPEA.

23.3.8 Expedited Development Permit

In the following cases the Regional District may issue a Development Permit without the provision of an Assessment Report, and the Regional District may require security and environmental monitoring under Section 23.3.5:

- .1 Where the development applicant provides a sketch or plan prepared by a B.C. Land Surveyor or QEP indicating to the Regional District's satisfaction that no physical alteration of land is proposed within the Watercourse Development Permit Area or within any RAA within the Watercourse Development Permit Area, in which case the Development Permit must indicate by means of a sketch or plan the area of the land to which physical alterations are restricted;
- .2 Where the applicant proposes to reconstruct, repair, alter or add to an existing permanent building or other structure without increasing the footprint of the building or structure within any RAA or within a SPEA identified in a riparian area assessment previously provided to the Regional District, in which case the Development Permit must indicate by means of a sketch or plan the location and extent of the footprint;
- .3 Where the applicant proposes a subdivision of land that adjusts an interior lot line and each proposed lot provides, outside any RAA, a building envelope of sufficient area to permit the construction of a building of reasonable floor area complying with all building siting regulations applicable to the lot, in which case the Development Permit must indicate by means of sketch or plan the proposed lot configuration and the location of the building envelope;
- .4 Where the applicant proposes a subdivision of land in which each proposed lot complies with the applicable minimum parcel area and width regulations exclusive of any area within the Watercourse Development Permit Area and no land alteration is proposed within that area, in which case the Development Permit must indicate by means of a sketch or plan the proposed subdivision layout and the area of the land to which physical alterations are restricted;
- .5 Where the applicant proposes a subdivision of land in respect of which no land alteration is proposed within any RAA, in which case the Development Permit must indicate by means of a sketch or plan the area of the land to which the subdivision is restricted; and
- .6 Where the applicant proposes to restore the natural environment based upon a planting plan completed by a QEP and submitted to the Regional District for approval.

24.0 IMPLEMENTATION

24.1 Introduction

The OCP sets out broad objectives, polices and directions for the Plan Area, but does not provide the tools for implementing its policies. The Regional District has several tools and methods available for implementing the Plan. The purpose of this section is to set out specific steps the Regional District can take to implement this Plan. Some of the steps include refining the Plan; changing existing bylaws; adopting new bylaws; conducting studies to obtain more information and direction; and working closely with other jurisdictions and government agencies. Some of the specific steps are set out in the subsections below.

24.2 Refinements and Amendments

OCP amendments are usually triggered by site-specific rezoning proposals that are inconsistent with the OCP. Other changes to the OCP may be proposed by RDOS staff to keep the plan up-to-date and to meet the needs of a changing community.

The *Local Government Act* regulates the process for an application for an OCP amendment. The process requires public notification, public hearing, and opportunities for consideration of the application by the RDOS Board.

The Regional District may also consider refinements to this OCP. These refinements may include but are not limited to the following:

- .1 Periodic assessment of the Plan Area OCP to determine area revisions.
- .2 Coordination with changes to Provincial legislation (e.g. *Local Government Act*, *Community Charter*, *Agricultural Land Commission Act*, etc.)
- .3 Coordination with new or revised Provincial plans and policies that relate to land use and community issues in the Plan Area.
- .4 Coordination with new or revised regional plans and policies (e.g. South Okanagan Regional Growth Strategy).
- .5 Changes resulting from transportation planning (e.g. Okanagan-Similkameen Transit Future Plan) and capital improvements.
- .6 Changes to the known geographic extent of Environmentally Sensitive Development Permit Areas, as determined through the review of plans, reports and applications submitted by project proponents to the Regional District.
- .7 Changes suggested by the Joint Council (i.e., Regional District, Penticton Indian Band, Lower Similkameen, Osoyoos Indian Band).

Recognizing this Plan is a living document, it has been identified that the Plan should be reviewed and updated every seven to 10 years and that a comprehensive review and update should take place every 10 to 15 years.

Some future additions to the OCP have also been identified as follows:

OCP Policy	Action Required
6.5.10	Will review the suitability of Greata Ranch as a Rural Growth Area when the Regional Growth Strategy is reviewed or updated.

Figure 23: Potential Future OCP Additions

24.3 Zoning Bylaw

The Zoning Bylaw sets out the density of development on a parcel of land, as well as specifies the permitted uses allowed. It also contains specific regulations that control the size, siting and various other details of development on a parcel of land. The Zoning Bylaw will be updated to ensure consistency with the OCP and to implement portions of this Plan. Specific Zoning Bylaw updates recommended by this OCP’s policies are outlined in the following table.

OCP Policy	Action Required
8.3.8	Establish a Watershed Resource Area Zone for designated community watersheds
24.7	Replace LU-2-F and LU-1-F-74 with zoning consistent with Small Holdings (SH) designation

Figure 24: Zoning Bylaw Updates

24.4 Subdivision Servicing Bylaw

The Regional District’s Subdivision Servicing Bylaw sets out minimum standards for roads, sidewalks, curb and gutter, water systems, sewer systems, storm drainage, and street lighting. Subdivisions must meet these standards before they are approved. The Subdivision Servicing Bylaw will need to be reviewed and amended where necessary to ensure it works to implement various policies in the Plan, particularly with respect to servicing levels related to parcel sizes.

24.5 Other Agencies

The Regional District will take a leadership role in coordinating work with Provincial, Federal and other agencies to help implement and complement portions of the Plan.

24.6 Follow-up Studies and Initiatives

The following are studies and initiatives that have been identified in the OCP as actions that could implement portions of this Plan. The actions are organized into short-term (one to three years), medium-term (four to six years), and long-term (seven+ years) actions.

Recognizing the capacity issues (i.e., limited time, human resources, financial resources) faced by the RDOS and stakeholders who may be involved in implementing OCP actions, RDOS staff screened and prioritized the actions.

Short-term / ongoing (one to three years)	
Actions	Lead Responsibility
Updated hazard assessment West Bench / Sage Mesa	RDOS with support from Province
Explore groundwater bylaw for RDOS	RDOS with support from Okanagan Basin Water Board and Province
Sewer service and stormwater feasibility study – Greater West Bench	RDOS, City of Penticton with support from Province
Encourage the RDOS Board to reconsider Greata Ranch as a Rural Growth Area.	RDOS
Medium-term (four to six years)	
Explore the feasibility for coordinating and/or amalgamating water utilities in the Plan Area under Regional District management	Regional District in partnership with water utilities
Long-term (seven+ years)	
Expansion of sewer services to Greater West Bench should results of feasibility study warrant it	RDOS, City of Penticton with support from Province

Figure 25: Follow up Studies and Initiatives

24.7 Discharge of Land Use Contracts (LUCs)

Legislative changes adopted under the Section 547 of the *Local Government Act* will result in the termination of all LUCs by June 30, 2024. Local governments must adopt zoning that applies to land regulated by LUCs by June 30, 2022.

Land use designations in this Plan reflect the proposed land uses to be implemented through future zoning changes. The discharge of LUCs will not take effect until at least one year after a zoning bylaw has been adopted that applies to the lands currently regulated by LUCs. Voluntary discharges of a LUC can implement new zoning as soon as the bylaw is adopted.

There is one Land Use Contract within the Plan Area. LU-2-F (Forsyth) provided for 51 residential lots in 1977 with a minimum parcel size of 0.4 ha except for four parcels with a minimum parcel size of 0.2 ha. Required servicing consisted of piped water supply and

fire hydrants sufficient to meet applicable standards, septic tanks, surface drainage, street lighting and road construction in accordance with the *Local Services Act*. Subsequent amendments in 1990 and 2003 increased the number of approved lots to 57. This development was undertaken and is located along Forsyth Drive, Forsyth Place, Tyrone Place, Ryan Road and Ponderosa Place. The Plan designates these parcels Small Holdings (SH).

Land Use Contract	Land Use Designation
LU-2-F	Small Holdings (SH)
LU-1-F-74	Small Holdings (SH)

Figure 26: Land Use Contracts and Replacement Land Use Designations

24.8 Monitoring

The Regional District Board should monitor the OCP on an ongoing basis. The OCP should be revised when necessary to ensure it addresses current needs and aspirations of the community and reflects changing local and external conditions. In support of this initiative, the Regional District will monitor:

- .1 population and demographic changes;
- .2 groundwater supply, consumption and management issues;
- .3 land supply / demand;
- .4 changing housing requirements; and
- .5 economic, social, and environmental factors.

Based on the review of information collected from OCP monitoring, the Regional District may choose to refine or amend the Electoral Area "F" OCP accordingly as resources permit.

~ end of Schedule 'A' ~

RDOS

Electoral Area “F”

OCP Update



↑ Penticon bench by Stephen Rees, CC-by-nc-nd flickr.com ↓

PLANNING OUR FUTURE TOGETHER

COMMUNITY ENGAGEMENT REPORT

July 2018

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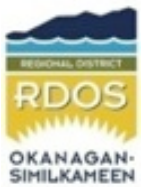
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Open House Reports



OCP WORKSHOP REPORT

June 22, 2017



ACKNOWLEDGEMENTS

The project team would like to thank and acknowledge:

- The members of the Citizens Advisory Group for all their work and support in getting the word out to the community, helping staff the two open houses.
- The many residents of Area “F” who came out to the open house and shared their knowledge, concerns and ideas.

Event Overview

On the evenings of June 13th and 14th, 2017, Area “F” residents were invited to discuss the recently initiated Area “F” Official Community Plan (OCP) update. Held at the West Bench Elementary School (June 13th) and the Camp Boyle Scout Camp Hall (June 14th), the events were attended by approximately 125 participants, with 100 attending the West Bench Open House and 25 attending the next night in Meadow Valley.

The evenings were organized around the following series of stations that gave participants the opportunity to learn about the OCP Update project, explore issues the OCP is considering and identify any that have been missed, learn about which issues are most important, and to provide input on their vision for the area’s future. The stations are summarized below.

1	PROJECT OVERVIEW	<i>This station provided an overview of the OCP update project.</i>
2	AREA “F” TODAY	<i>This station provided an overview of major issues and trends in “F” since the previous OCP was completed 1997.</i>
3	AREA “F” TOMORROW	<i>This station asked residents to imagine what Area “F” could be like in the next 10 or 20 years? Participants added notes and descriptions of their vision for the future of Area “F”.</i>
4	ISSUES AND OPPORTUNITIES	<p><i>This station asked participants to identify the issues in their neighbourhood that the OCP should consider. It also asked participants to identify the opportunities their neighbourhood that the OCP could build upon.</i></p> <p><i>The station included a community mapping component where participants could also note issues and opportunities spatially on a map.</i></p>

Information at the stations was supplemented by a short presentation on the OCP update project and a table where participants could fill out a paper version of the first survey.

PARTICIPANT FEEDBACK

June 13th, 2017. West Bench Elementary School

Two of the Open House stations were designed to elicit feedback from participants. A summary of key themes is provided below. A full transcript of comments is provided in the Appendix.

Station 3: Area “F” Tomorrow

This station asked residents to imagine what Area “F” could be like in the next 10 or 20 years? Participants added notes and descriptions of their vision for the future of Area “F”, writing their ideas in a few sentences on sticky notes.

West Bench

Some common vision themes that emerged at the West Bench Open House included:

- retaining the rural character of the area, particularly by retaining large lot sizes
- keeping the school open, and using it for community events
- improving transportation options and quiet, walkable streets
- protecting remaining agriculture uses and areas, as well as parks and ecologically sensitive areas
- permitting some careful, small commercial densification in certain areas
- sewer service

Many residents envisioned West Bench as the same type of community it is now in the future -- a beautiful, semi-rural, family-friendly community.

Faulder/ Meadow Valley

Some common vision themes that emerged at the Meadow Valley Open House included:

- retaining agricultural and crown land, for both sustainability and recreation
- maintaining and preserving the larger rural and agricultural properties
- improving transportation options and connections between communities
- addressing issues of soil and water quality

Several participants pointed to the 50-acre minimum lot size as an important way to maintain the area’s rural feel.

Station 4: Area “F” – Issues and Opportunities

This station asked participants to identify the issues in their neighbourhood that the OCP should consider. It also asked participants to identify the opportunities their neighbourhood that the OCP could build upon.

The station included a community mapping component where participants could also note issues and opportunities spatially on a map. Participants placed coloured dots (green for places that are valued or loved, red for areas of concern or places that could be improved) on

a map of the area. Participants were also asked to record any comments about the places they identified.

West Bench

Issues

- negative impacts from industry in the area (particularly relating to the gravel pit) and truck traffic, air quality, noise, and safety concerns in residential areas
- lack of sewers and aging septic fields
- mosquito control
- water concerns (availability, quality, rates and fire protection)
- limited transportation options
- availability of affordable housing, particularly for families

Opportunities

- conserving natural areas for wildlife
- utilizing the school for community events, public space and recreation
- maintaining the rural, quiet character of the area, with large lot sizes and restrictions on commercial uses
- protecting agricultural areas and uses
- keeping, improving and adding to public parks and trails
- creating stronger relationships and coordination with Penticton Indian Band
- providing adequate street lighting while avoiding light pollution

Faulder/ Meadow Valley

Issues

- water quality, conservation, quality and supply
- fire safety
- flooding
- conserving agricultural land
- protecting riparian areas
- air quality, particularly around wood burning
- access roads and road maintenance

Opportunities

- limited development and well- planned growth, particularly smaller parcels for families
- allowing suites and accessory dwellings
- increased irrigation
- fire preparedness
- well- managed ATV recreational use

APPENDIX: OPEN HOUSE COMMENTS

Some people indicated their support of/agreeing with noted visions, issues and opportunities by putting a sticky dot next to the statement. The number of "dot votes" a comment received is indicated by the number in parentheses next to some comments.

West Bench

Vision

- *please leave the lots at least 1/2 acre and as green as possible, i.e. "heaven on earth" (9)*
- *keep rural and agricultural land use a priority, no commercialization! (3)*
- *keep school open! (2)*
- *we like it as is! (1)*
- *very worried about clay/silt ground we're on. Issues with road, densifying = too many toilets flushing! (1)*
- *Since some people want more density and others don't, pick 1-2 areas for greater density (near major roads) even apartments (1)*
- *more family homes (1)*
- *protection of sensitive areas including gullies (1)*
- *no small lots! (1)*
- *love Mariposa (1)*
- *quiet is good! (1)*
- *quiet, rural, with school (1)*
- *largely still rural residential with focus on a relatively laid back, family-oriented and small town (1)*
- *"semi-rural", "peri-urban" the west bench has the potential to feed Penticton rural/residential (1)*
- *love it as is, rural and residential, no heavy trucks or industry (1)*
- *school used for community events and organization as well as school (1)*
- *save school - we need densification! (1)*
- *densification - save school! (1)*
- *regular public transportation at peak times of day (morning and afternoon) (1)*
- *no more dead-end streets, walking corridors in place (1)*
- *love it as is, no more trucks and 7 car garages*
- *better bridge over KVR*
- *keep west bench residential/urban with environmental safe guards*
- *more families, vibrant community*
- *please keep it as a family community*
- *Maintain culture, heritage, more ties with Penticton Indian Band*
- *Land is very valuable, older homes will be bought and torn down, replaced with huge ones*
- *elderly population need support to build/renovate homes. Support aging at home.*
- *when thinking about pocket development, consider type of housing - need housing for families, consider what could fit in neighbourhood, make sure not off-loading sewer costs for a few to develop*
- *affordable housing for families*
- *in-law suites, carriage houses, city sewer*

- sewer would allow families to build to accommodate aging parents
- Spartan Drive: no invasive street lighting without full discussion with homes affected
- large lots, we love it!
- keep the large lots and rural community
- rural/residential; lots at 1/2 acre; allow homes-based businesses; sewer needed sooner than later if any development allowed to happen on lots less than 1/2 acre
- sewer needed for smaller lots
- Selby and Mariposa, two excellent parks, well looked after
- use the parks
- recycling station
- put value on having rural living close to town
- rural and residential
- rural, agricultural, and residential
- rural agricultural, residential, maintain rural character
- pastoral, but well-connected (via transit and trails) to the city
- sewer, sewer, sewer. Did I say sewer?
- small scale commercial: highly regulated, no noise pollution, no sight pollution, proper screening, keep residential look, i.e. parking or storage of smaller trailers and vehicles
- Better snow removal (used to be better)
- reduce heavy truck traffic to gravel pits and asphalt plants
- less gravel trucks; no more gravel pits

Issues and Opportunities

Issues

- Sage Mesa needs good water (5)
- no more industrial garages, no logging trucks or semi-trucks (4)
- resolve sage mesa water issue (4)
- Verano place to be hooked up to proper water so our fire hydrants work! (4)
- mosquitos above max lake are terrible - can't something be done? (3)
- building violations not enforced (2)
- no densification - keep it rural, not like Penticton (1)
- dust on road not cleared up (1)
- road and dust due to gravel pit (1)
- no industry, e.g. big trucks, semi-trucks, etc. (1)
- Mosquitos breed in Max lake nature conservancy. Use antilarval environmentally friendly larvicide (1)
- maintaining rural land use - no commercialization (1)
- need sewer (1)
- issue: suburbanizing the west bench by adding sewer to allow more subdivision (1)
- please no more "monster" garages or workshops
- character of the neighbourhood
- we used to have community "fun" events, any chance!
- create community events
- mail out more info, lots of folks don't do internet

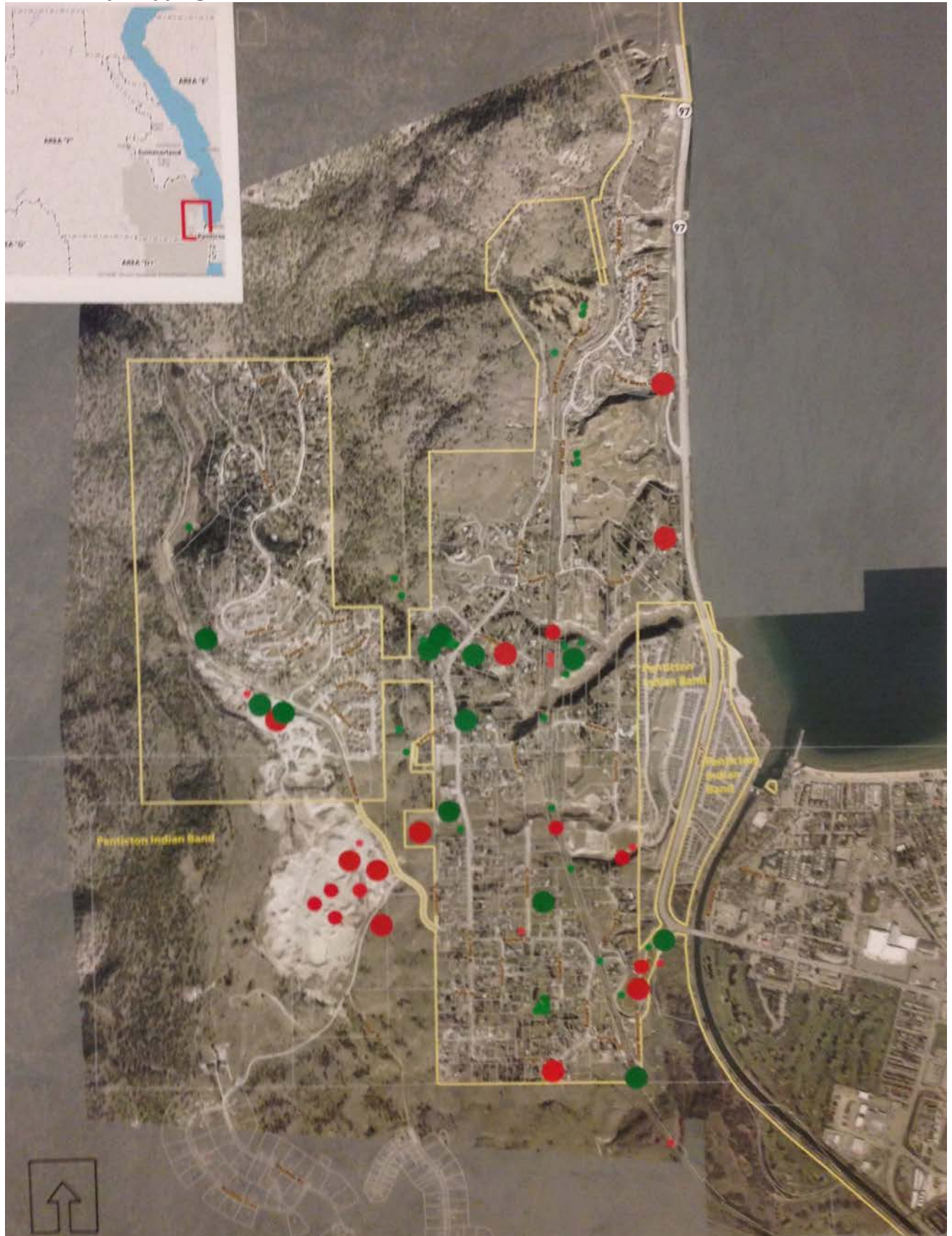
- *problems with densification: bottleneck - only one main way to get in/out; land prone to sinkholes so adding more water users makes it worse; leave infilling to the downtown where services are available*
- *not letting Sage Mesa golf course developed into housing*
- *official dog area would be nice*
- *need dust control*
- *dust and heavy oil smell is unhealthy and should be curtailed*
- *limit the dust from the gravel pits! And the increasing truck traffic to service it!*
- *need more young families*
- *demographic sustainability - need more affordable housing for young families*
- *air quality issues related to gravel pit and asphalt plant*
- *enforce existing bylaws; businesses in buildings, no extra noise, no extra traffic, no industrial, limited commercial home businesses*
- *no industrial/commercial businesses!*
- *problems with industry: roads, bridge already taking a beating with the gravel trucks; adding more industry and heavy equipment to roads is not good*
- *no industrial; get sewers; yes to more housing*
- *no industry/commercial businesses, not a good mix with equestrian*
- *no more heavy industry or trucks, etc.*
- *more street lights*
- *concerned about large lots getting turned into vineyards by absent landlords*
- *we all have large lots. We will now be paying higher metered rates for water, same rates as residential lots. We have agricultural size lots, maybe blended or reduced water rate*
- *school could share land with parks*
- *bring sewer up; protect KVR as a green space/recreation needs*
- *we need sewer*
- *financial aid program to upgrade aging septic fields*
- *traffic and safety for children, equestrians*
- *big bumps before bridges*
- *speed limit! People are speeding*
- *speed bumps at West Bench school and Selby park*
- *trucks going to Westhills*
- *gravel/trucks and residences and kids - not good*
- *transportation - more availability*
- *transit and handy dart*
- *increase walkability, community events*
- *gravel trucks on west bench road*
- *fire protection and safe drinking water for North Beach*

Opportunities

- *respect gullies and wildlife corridors - no filling of these for development (3)*
- *use the school for more community functions or a resource for meeting space (2)*
- *increase school/property, solidify the existence of the school which stabilizes area as a family community (2)*
- *keep west bench rural (2)*
- *keep the mix of rural residential, small business, don't allow encroachment of larger businesses (2)*
- *encourage agricultural use of this prime land; possibly connect young people wanting to farm with older KVO's with land but no time or energy to maintain it (1)*
- *maintain rural/agricultural zoning (1)*

- *infrastructure improvements i.e. road repairs (1)*
- *do not want street lights (light pollution) (1)*
- *low density (1)*
- *no commercial or parking or otherwise keep residential only (1)*
- *Residential properties store large pieces of equipment, semi-trucks - we need to enforce existing bylaws (1)*
- *local food/agriculture precinct (demonstration farm/educational centre); close to city but still rural/agricultural*
- *dog parks? Off leash*
- *increase green space; allow for vacation rentals or Airbnb's*
- *parks, KVR*
- *keep and add parks*
- *more community events with Penticton Indian Band*
- *what is happening with PIB land? Would like coordination*
- *recreation opportunities*
- *indoor tennis courts at school*
- *repair the KVR trails*
- *KVR - good walk but holes need repair*
- *upgrade KVR corridor for public use*
- *KVR could be part of trail, start dialogue with PIB*
- *some washouts in ditches above and below westhills*
- *keep spaces for wildlife, take care of the environment*
- *community pool*
- *want more street lighting*
- *support single family properties - water, sewer, etc. needed to densify in not feasible, and most properties are too large for empty nesters*
- *smaller lots, young families, no industry or commercial ventures*
- *love the mix of residential along with food farms on gardens, or hobby farms. Do not want small lots, sewer, or industrial. Home-based small business is great*
- *police patrols regularly to keep cul de sac parties to a minimum*
- *maintain rural flavour. Young people interested in local, market gardening, etc.*

Community Mapping – West Bench



Faulder/Meadow Valley

Vision

- *Meadow Valley is farm land*
- *This is an agriculture area never was supposed to be urban, no subdividing*
- *Rural urban interface problems*
- *Remains agricultural*
- *Agricultural, with permitted new development "a community"*
- *Agricultural*
- *Rural*
- *Agriculture must be supported and recognized for the future, the children*
- *Keep the access to our crown land as wonderful as it presently is*
- *No change- I support 50-acre min.*
- *Protect farmland- maintain 50-acre min.*
- *No development*
- *Our family uses our backyard "crown land" for a) mtn. biking, b) walks c) horses d) skiing e) quad and dirt biking f) getting firewood etc. We hope to continue :)*
- *Respect for all in community; no one group is superior to others. Meaning full discussion and open minds are critical*
- *Area F West Bench and Meadow valley- two very different areas- should be imp. consideration.*
- *Faulder Meadow young uranium in water and soil need to address after 40 years 1980-1981 Royal Bate Comm.*
- *KVR for all groups- walk, bike, motorized access to neighbours is critical link*
- *Access from and to Bathville from Summerland Princeton families if Bathville develops*
- *KVR trail is great*

Issues and Opportunities

Issues

- *Fire protection (1)*
- *Lack fire evacuation to the North of Camp Back (1)*
- *Protection of agricultural land*
- *ALR, riparian area issues*
- *Use of agricultural land- not permitting non- agricultural uses on farmland*
- *Look at land that is in ALR that is not farmable and remove*
- *Insuring that development if allowed is 'sustainable'. Which to me means not needing water systems to support or sustain it*
- *Growth management- shouldn't grow anymore*
- *Health and safety should be the focus*
- *Dark Lake Provincial Park- extreme fire hazard*
- *Maintained firebreaks surrounding all neighbourhoods*
- *Air quality- wood smoke is an issue*
- *No streetlights, dark sky*
- *No moto-cross track*
- *Access to Bathville Rd. from Summerland Princeton Rd.*
- *Road maintenance*
- *Faulder Flooding needs mitigation*

- *Protecting our aquifer which is the primary source of our potable water in the Faulder Deans Rd area.*
- *Our water in Faulder is currently great. This would be our top priority!*
- *Dark L Creek that runs through Faulder is our water supply- properties need to be cleaned up so water course is not contaminated- enforce riparian bylaws!*
- *Something needs to be done with the creek through Faulder*
- *Mitigation of Uranium concerning- need policies*
- *Faulder water supply- uranium, need to get water from Trout Creek*
- *Water use*
- *Water quality and supply*
- *Does Faulder really use a lot of water? What are the numbers?*

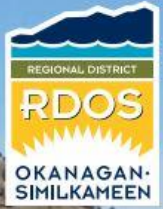
Opportunities

- *Opportunity to subdivide larger rural areas, not just 20 ha. Parcels*
- *ATV access that's well managed on the KVR/ TransCanada*
- *Being prepared, educated and able to deal with wild fire is important*
- *Allow larger accessory dwellings on large ag parcels; e.g. 750f2 >1000ft +/-*
- *Agricultural irrigation a possibility on community well in Faulder?*
- *Suites a possibility?*
- *Consider limited development on lower class farmland (residential)*
- *Family and neighbourly values will remain as long as families can have the opportunity to grow our area. Support well- planned growth.*
- *Smaller parcels for family subdivision on non- arable land. Would strengthen community*
- *Smaller land parcels in meadow valley (i.e. 25 acres) would be beneficial*

RDOS

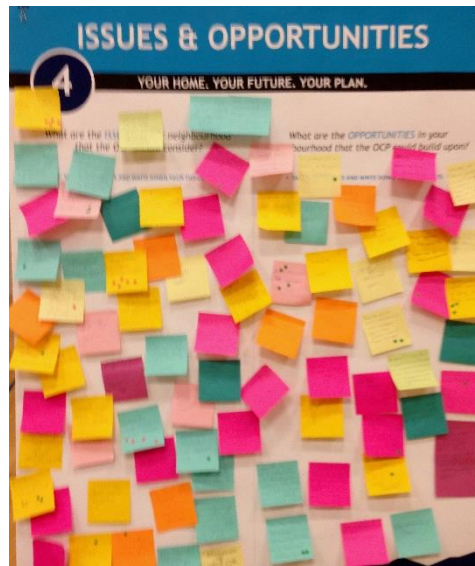
Electoral Area "F"

OCP Update



Penticton bench by Stephen Rees, CC-by-nc-nd flickr.com

PLANNING OUR FUTURE TOGETHER



OCP Workshop Report May 2018

Event Overview

On the evenings of Wednesday, May 23rd and Thursday, May 24th, 2018 residents of Area “F” were invited to discuss the Area “F” Official Community Plan (OCP) update. Held at West Bench Elementary (May 23rd) and Summerland Library (May 24th), the events were attended by approximately 80 number of people, with 45 attending the Open House held at West Bench Elementary and 35 attending the Open House held at the Summerland Library.

The evenings were organized around the following series of stations that gave participants the opportunity to learn about the OCP Update project, about the information gathered through previous community engagement and the highlights of the draft OCP. The stations are summarized below.

1 PROJECT OVERVIEW

An overview of the OCP update project.

2 OCP CONSIDERATIONS

What happened in Area “F” since the last OCP was completed in 2008? Learn about the major issues and trends our new OCP is addressing.

3 OCP VISION AND GOALS

Our OCP’s supporting vision and broad goals.

4 OCP HIGHLIGHTS

*What’s changed with the current OCP?
What new and revised policies are there?*

Information at the stations was supplemented by a short presentation on the OCP update project and a table where participants could fill out a paper survey.

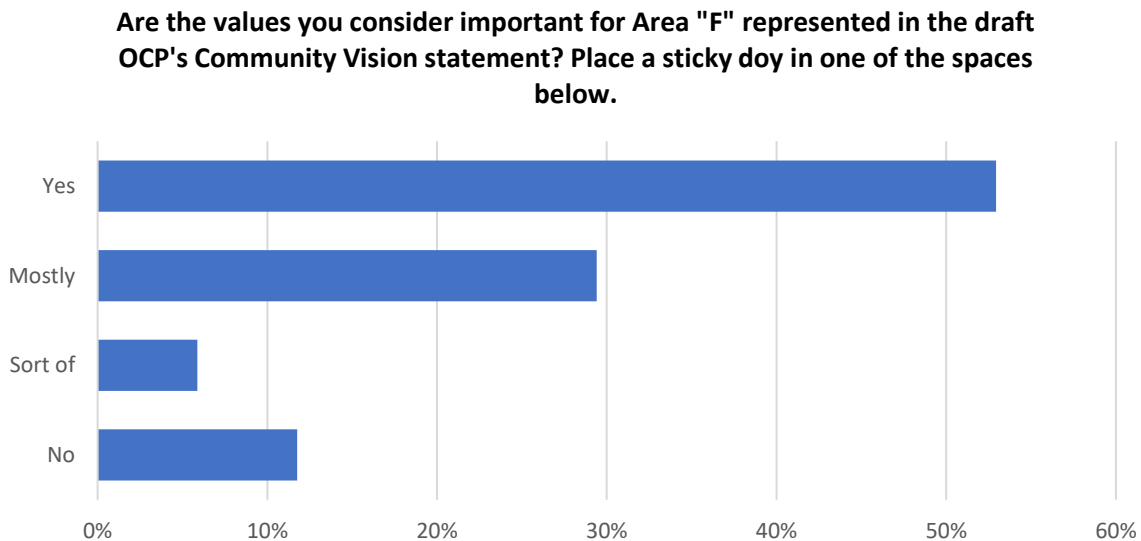
Participant Feedback

OCP Vision

The following vision was developed based on feedback from the first round of Open Houses and input from the three rounds of community surveys:

Electoral Area "F" is a predominantly rural area made up of two principal settlement areas – the more residential West Bench/Sage Mesa area, and the more rural, agricultural area of Faulder/Meadow Valley. Both areas value their rural and semi-rural characters, and support the preservation and stewardship of the Electoral Area's important agricultural areas, natural habitats, and recreation areas. Water resources are well-managed and protected for residential and agricultural uses and ecosystem health and wellbeing.

Community members were asked if the values they consider important for Area "F" are represented in the draft OCP's Community vision statement. The majority in attendance said yes, 53%, followed by those who said mostly, about 29%. 12% of attendees said "no" while 6% said sort of.

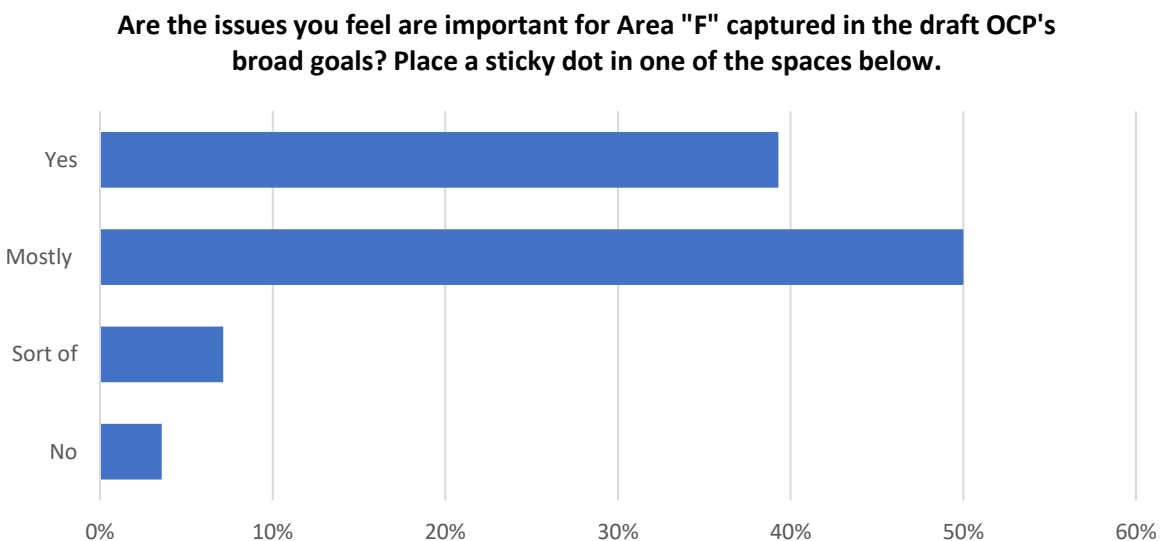


Community Goals

The following broad goals reflect the input and priorities of Plan Area residents and are the guiding principles of the OCP.

- **Residential development and housing.** Provide the opportunity for limited new growth and housing options for all age groups, while ensuring new housing development maintains the area’s rural residential and agricultural character.
- **Infrastructure and services.** Improve and support the development of new infrastructure, including water systems, where feasible and practical, and continue to explore feasibility of sewer and storm water service for the West Bench area.
- **Water resources.** Protect and manage water resources, including both surface and groundwater, for residential and agricultural uses, and for ecosystem health and wellbeing.
- **Natural environment.** Steward and protect the area’s natural features and systems, including sensitive and endangered ecosystems, fish and wildlife habitats, and wildlife corridors.
- **Agriculture.** Maintain existing and encourage new, compatible agricultural activities in the Agricultural Land Reserve, while limiting subdivision of designated agricultural properties.
- **Transportation.** Maintain a safe and efficient transportation system for all road users.
- **Community health and wellbeing.** Promote community health, active living and recreation, and support the area’s aging population.
- **Economic development.** Work to strengthen and diversify a sustainable economic and employment base for the Plan Area, including recreation, agriculture and sustainable resource industries.
- **Penticton Indian Band engagement and collaboration.** Improve and expand communications, consultation and engagement with the Penticton Indian Band.

Community members were asked if the issues they feel are important for Area “F” are captured in the draft OCP’s broad goals. Most participants, 50%, said mostly while 39% said yes. 7% said sort of and 4% said no.



Community members were then asked, “What’s missing? What would you change?” Below is the feedback received, along with comments left on other poster activities:

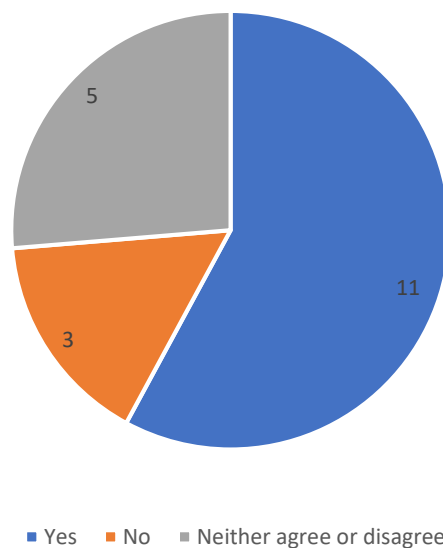
- Coordinate with PIB on KVR
- I see no problems with septic systems – a sewer system would be too expensive
- There seems to be a big disconnect between the goals and what the supposed plan for WB’s love
- Doesn’t seem appropriate for resort commercial
- Resort Commercial opportunities sounds like hotels – which I would not support
- No Commercial Resort – not needed here
- Densification on large residential lots should NOT be considered because developers will purchase multiple adjacent lots for this purpose
- Plan for Fire mitigation?
- 2 years now the large hole at the bottom of Sage Mesa needs to be the pipe fixed & hole filled in ASAP
- Are there plans to develop something like Skaha Hills on Westbench?
- No mention of bringing in drinking water to Westwood & Husula areas – replace Sage Mesa Water
- We do not support any higher density residential development in the west bench
- NO high density development on west bench
- I think pocket development would be beneficial to support school and bring sewer in
- Need limits on densification – prefer duplexes to condominiums
- Need to clean up the forest areas above and below Westwood properties area that burned last year an even greater fire hazard! Dead Trees! PIB land area, very high fire hazard. Mosquito control! Spray Max Lake. Every year.

Survey Results

In addition to the poster stations, Open House attendees were also invited to participate in a paper survey. The survey summarized the vision and key policy additions to the OCP and asked community members to comment. The survey can be found in Appendix B.

The survey asked, do you agree with the Vision Statement on the poster that was developed for Electoral Area F to describe a preferred future for the Plan Area? 11 Respondents said yes, while 3 said no and 5 said that they neither agree or disagree.

Do you agree with the Vision Statement on the poster that was developed for Electoral Area F to describe a preferred future for the Plan Area?



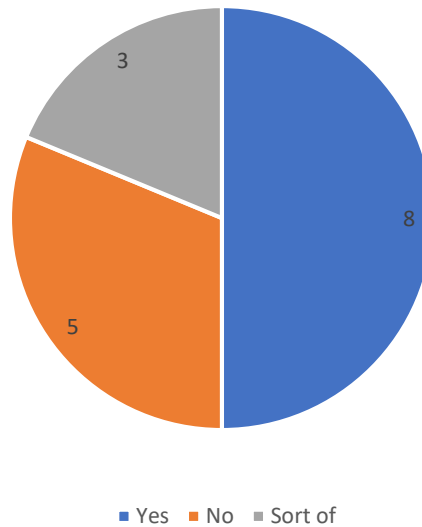
Respondents left the following comments regarding the vision:

- I love an environmental and conservation approach, being more rural is why I moved here
- Environment (sensitive areas and quality open areas) and social (semi-rural area with no equivalent elsewhere close to it)
- If sewer and water (storm drainage) can be upgraded I'm all for development
- No development in Sage Mesa
- Very ambiguous
- Tough decision but it's a good one! Controlled growth is important for a lot of reasons.
- It captures the current scenario. The draft OCP proposed to dramatically alter the current scenario.
- No high density housing- secondary suites ok. Do not want sewer infrastructure.
- I think that having different things for West Bench and Faulder makes it all confusing and maybe should not be together.
- Future growth - manage on a case by case basis, not broad zoning or planning designation.

- I can accept that limited pocked development may be permitted however, I would not want to see it be permitted to the extent that it would alter the character of the West Bench.

Respondents were then asked, do the policy additions work? 8 respondents said yes while 5 respondents said no. 3 respondents selected sort of.

So what do you think? Do the policy additions work?



Respondents left the following comments regarding OCP policy additions:

- Development means higher taxes, more traffic, noise, etc. Will destroy some rural character. Huge disconnect between what is prepared and the stated goals re environment and character of area. People move here for lower taxes and ambience then want to change it so they can subdivide.
- When the Hwy shuts down, which happens often, Sage Mesa and West Bench are the main routes in and out of Penticton. It was never built for semi-trucks or such dense traffic. The province needs to step up and put money into our roads.
- Looks good. Good luck
- Only Westwood is suburban
- 10.3.2. Why does the draft OCP then say in section 4.0 (p 195) that those outside the current zoning and draft OCP provision will not be changed?
- Regarding sewer, 7.2.1.2 assumes a solution prior to assessing the issue fully before assessing the options. Some areas would potentially be served well by city sewer (perhaps Sage Mesa). But when the other areas of the greater WB look @ options - this may not be so viable. City of Penticton should be deleted from this clause, and sewer issues be reviewed. As per 7.1.2, I do not support the WB being designated as a Rural Growth Area! These two clauses leave the WB vulnerable to a city boundary expansion, something I do not support.

- Much of the information presented is vague, inconsistent or even contradicting (reference to industrial uses being allowed/not allowed)
- We fully support the consideration of subdivision where properties are bisected by roads that are not in the ALR. We feel each application should be considered on an individual basis and properties assessed accordingly.
- No noisy or polluting businesses. No high density residential Westwood Properties. Residents were promised years ago when purchasing that asphalt operation was to be moved/closed shortly. Bridges need to be upgraded or replaced.
- Water supply and distribution - what happens if you don't get approved? Shouldn't that have been done when 1,00,000 plus was spent!
- Currently provincial ALR policies- I don't like this if it becomes industrial.
- Don't believe that West Bench supported home based industries even on >2 ha parcels. Home based businesses yes. I still expect to provide input on draft OCP and the opportunity should be provided.
- Happy to see language in regard to subdivision where properties divide by roads.
- Positive wording 7.2.2 (.4) consideration of subdivision where properties are bisected by roads.
- Either allow everybody to subdivide or nobody. You cannot differentiate between properties bisected by roads and large holdings not bisected. Allowing such subdivisions could result in development of small communities e.g., 8-12 homes. This will put a strain on the water supply. One rule for everyone. We do not have the amenities or infrastructure to support exclusive or multiple subdivisions.
- It makes sense to permit low impact businesses such as accounting or bakery or store. However, I would be opposed to more industrial types of businesses such as machine shops. So, I agree with 10.3. Turn off of Hwy 9 and West Bench Hill is unsafe. Traffic coming from North of 97 generally travelling too fast. Need better speed control!
- 1. I think there should be pocket development to add kids to school and provide funds for infrastructure. 2. Important to tighten up policy for home-based industry.

Appendix A: Open House Posters

RDOS
Electoral Area "F"
OCP Update

REGIONAL DISTRICT
RDOS
OKANAGAN-SIMILKAMEEN

PLANNING OUR FUTURE

WELCOME!

We are updating our the Official Community Plan (OCP) for Area "F". This is the second of two open houses that will be taking place during the project.

The goals of this open house are to:

- ▶ Review the work to date and present a draft OCP
- ▶ Show how what we heard from residents and others was incorporated in the draft OCP
- ▶ Get feedback on the draft OCP

This open house has **four stations**. We encourage you to visit them all!

- A** **Project Overview** *This station provides an overview of the OCP update.*
- B** **OCP Considerations** *What's happened in Area "F" since the last OCP was completed in 2008? Learn about the major issues and trends our new OCP is addressing.*
- C** **OCP Visions & Goals** *Our OCP's supporting vision and broad goals.*
- D** **OCP Highlights** *What's changed with the current OCP? What new and revised policies are there?*

PROJECT OVERVIEW

A

PLANNING OUR FUTURE

What's an OCP?

An Official Community Plan (OCP) is a legal policy document that provides policies on a broad range of topics including land-use, transportation, housing, parks and infrastructure. OCPs designate land within the town for specific purposes, like commercial/retail, residential, park, and industrial. Zoning changes and development proposals must be consistent with these land use designations.

Local governments like the RDOS use OCPs like a blueprint and map for a community's future. They are created to guide decisions on planning and land use management by establishing a long-term vision, supporting goals, and policies to achieve them.

Why are we doing it?

The existing OCP for Area "F" was developed in 2008. This was based largely on a Rural Land Use Plan that was adopted for Area "F" in 1988 and updated in 1997. The current OCP needs updating to better reflect current community issues and priorities.



PROJECT OVERVIEW

A

PLANNING OUR FUTURE

Who's been involved and how?

OCP updates are community-driven processes. We worked with residents, business owners, property owners and other stakeholders through the update process.

ENGAGEMENT INCLUDED:

OPEN HOUSES

- ▶ 4 Open Houses (including this one!)
- ▶ First two Open Houses in West Bench and Meadow Valley attended by over 125 people



NEWSLETTERS, COMMUNITY INFORMATION POSTERS, ON-LINE ENGAGEMENT

- ▶ OCP information portal at the RDOS page with all materials and reports available for download
- ▶ RDOS Facebook page
- ▶ Area Director's on-line project page
- ▶ 2 newsletters



COMMUNITY SURVEYS

- ▶ Three rounds of community surveys, with about 650 responses in total
- ▶ Round 1, Community Survey. The survey asked three, open ended key questions about what the OCP should consider and what residents vision for the future of Area F is.
- ▶ Round 2 and 3 survey asked questions on three possible future scenarios for the West Bench – Sage Mesa, but also included questions for the Faulder/Meadow Valley area. The three scenarios presented in the Round 2 and Round 3 were:



- **STATUS QUO:** The number and type of dwelling units will remain largely unchanged. As the population ages, residents wanting to downsize or needing additional support services will relocate. The existing tax structure and limited infrastructure will remain.
- **STABLE POPULATION - LIMITED IMPROVEMENTS:** The number and type of dwelling units will remain largely unchanged. Limited new infrastructure and services will be provided. Taxes will increase to cover these increased costs.
- **INCREASED POPULATION - MAJOR IMPROVEMENTS:** The number of dwelling units will increase and there will be increased housing diversity. Major new infrastructure will be provided (e.g., sanitary sewer) will be provided to enable growth. Taxes remain relatively stable as infrastructure is funded by new development and economies of scale are realized.

SURVEY HIGHLIGHTS (West Bench)



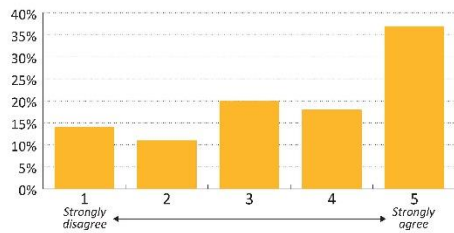
PLANNING OUR FUTURE

Scenarios:

The third scenario (*Increased Population - Major Improvements*) emerged as the most popular with about 55% respondents supporting it. Much of this support, however, was contingent on type of additional development. Much work remains to update hazard mapping for the area (i.e., to determine *where* new development could occur), and to carry out a feasibility study on providing sewer and storm water services to the West Bench (i.e., to determine *how* the infrastructure improvements could be funded and phased).

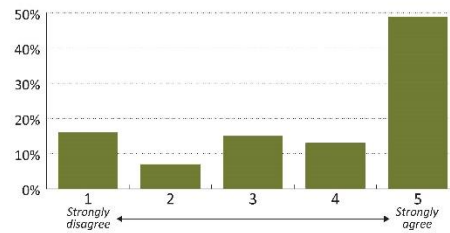
HOME INDUSTRIES

Home industries should only be permitted on properties greater than 2 ha (5 acres) in the West Bench area.



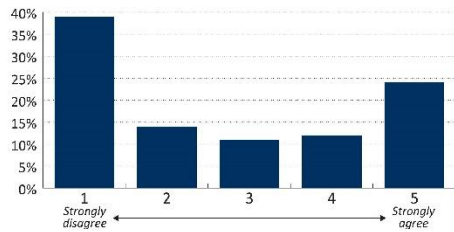
CARRIAGE HOUSES AND SECONDARY SUITES

Assuming community sewer and storm drainage is provided, carriage homes and secondary suites should be permitted throughout the West Bench where conditions allow.



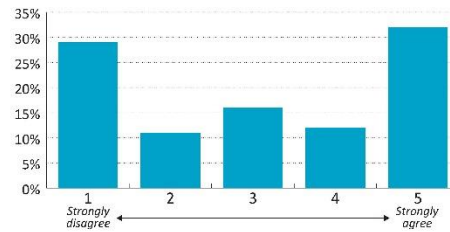
POCKET DENSIFICATION

Assuming community sewer and storm drainage is provided, higher density multi-family development (e.g., town homes, condominiums) should be permitted on larger parcels of land (e.g., gravel pit/asphalt plant, large residential lots) where conditions allow.



SUBDIVISION

Assuming community sewer and storm drainage is provided, subdivision of lots should be permitted throughout the West Bench where conditions allow.



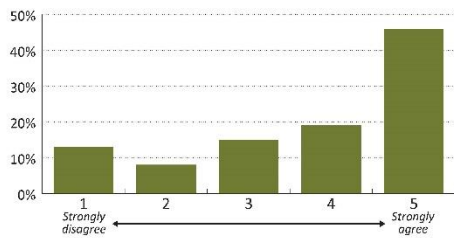
SURVEY HIGHLIGHTS (Faulder - Meadow Valley)



PLANNING OUR FUTURE

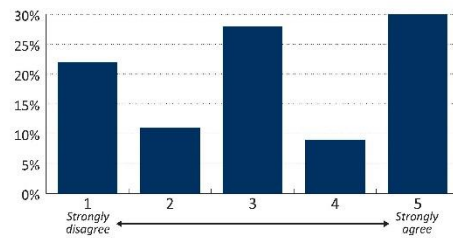
FARMING LIFESTYLE

To maintain and enhance the farming lifestyle, no other uses except agriculture should be permitted in Meadow Valley.



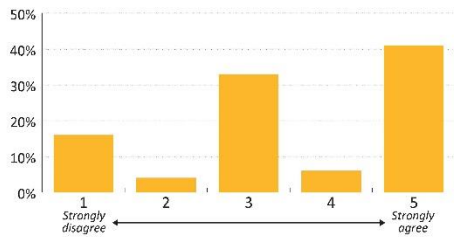
RURAL CHARACTER

To maintain the rural character of the area, no further subdivision should be permitted within Faulder and Meadow Valley.



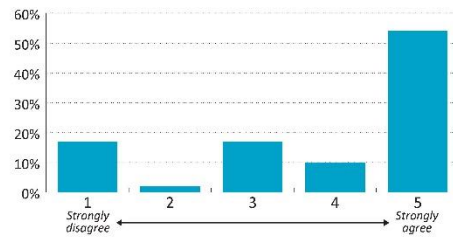
FIRE SAFETY

The RDOS should consider changes to its land use regulations to encourage FireSmart best practices on private land in Faulder and Meadow Valley.



WATER PROTECTION

The RDOS should have provisions to protect source water in Faulder - Meadow Valley and enforce these provisions.



OCP CONSIDERATIONS

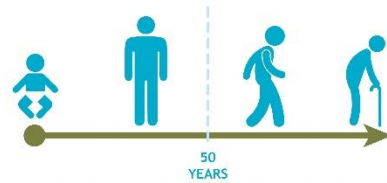
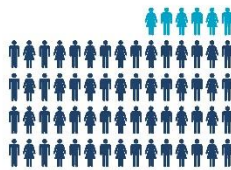
B

PLANNING OUR FUTURE

We studied demographic data and trends, land use and development trends, and talked to residents and stakeholders about what's going on in Area "F". Here are some key considerations that informed the development of the draft OCP.

Our population decreased, but long-term trends are not clear.

Between 2011 and 2016, the population shrank by about 4%. Due to changes in the boundaries for Area "F", long-term trends in population growth are difficult to discern. However, longer-term population figures for 2001 – 2016 suggest a relatively steady population.



Our population is getting older (and wiser, of course).

People over the age of 50 make up more than half (52%) of the population. This is high when compared to the entire Province (40% of BC residents are over the age of 50).



Jobs are either in our homes or in Penticton.

Most people work in nearby Penticton in health care and social assistance, public administration, and construction. Almost 19% of residents work from home, which is well above provincial averages.

Water supply remains an ongoing issue.

We live in a dry region that is affected by a changing climate. Water supply and capacity throughout Area "F" and the entire South Okanagan is a major issue for new residential development, agriculture and current residents.



You really need a car to get around.

Our population is aging and their need to access services in larger centres is growing. However, alternatives to driving are limited in Area "F", affecting our oldest and youngest residents most.



Our natural environment is rare and valuable.

Area "F" is part of a unique and threatened ecosystem, containing numerous red-listed species that are rare, endangered, and threatened. The dry grasslands and open pine forests of the South Okanagan are considered one of the four most endangered ecosystems in Canada.



Climate change will bring more extreme weather.

Drought-related forest fires and recent flooding highlight a changing climate and underscore our need to be prepared for more frequent extreme weather patterns. In Area "F", transportation and buildings are the two biggest contributors to greenhouse gas emissions.

OCP VISION



PLANNING OUR FUTURE

The following vision was developed based on feedback from the first round of Open Houses and input from the three rounds of community surveys.

Electoral Area "F" is a predominantly rural area made up of two principal settlement areas - the more residential West Bench/Sage Mesa area, and the more rural, agricultural area of Faulder/Meadow Valley. Both areas value their rural and semi-rural characters, and support the preservation and stewardship of the Electoral Area's important agricultural areas, natural habitats, and recreation areas. Water resources are well-managed and protected for residential and agricultural uses and ecosystem health and wellbeing.

QUESTION: Are the values you consider important for Area "F" represented in the draft OCP's Community Vision statement? Place a sticky dot in one of the spaces below.

NO

SORT OF

MOSTLY

YES



OCP GOALS



PLANNING OUR FUTURE

The following broad goals reflect the input and priorities of Plan Area residents and are the guiding principles of this Official Community Plan. These goals will be used by the Regional District and senior government agencies to help guide future decisions on development proposals, environmental protection initiatives, and infrastructure development in the Plan Area. They are organized and prioritized according to feedback from Plan Area residents, which was provided through community engagement activities and events and three resident surveys.



Residential development and housing. Provide the opportunity for limited new growth and housing options for all age groups, while ensuring new housing development maintains the area's rural residential and agricultural character.



Infrastructure and services. Improve and support the development of new infrastructure, including water systems, where feasible and practical, and continue to explore feasibility of sewer and storm water service for the West Bench area.



Water resources. Protect and manage water resources, including both surface and groundwater, for residential and agricultural uses, and for ecosystem health and wellbeing.



Natural environment. Steward and protect the area's natural features and systems, including sensitive and endangered ecosystems, fish and wildlife habitats, and wildlife corridors.



Agriculture. Maintain existing and encourage new, compatible agricultural activities in the Agricultural Land Reserve, while limiting subdivision of designated agricultural properties.



Transportation. Maintain a safe and efficient transportation system for all road users.



Community health and wellbeing. Promote community health, active living and recreation, and support the area's aging population.



Economic development. Work to strengthen and diversify a sustainable economic and employment base for the Plan Area, including recreation, agriculture and sustainable resource industries.



Penticton Indian Band engagement and collaboration. Improve and expand communications, consultation and engagement with the Penticton Indian Band.

QUESTION: Are the issues you feel are important for Area "F" captured in the draft OCP's broad goals? Place a sticky dot in one of the spaces below.

NO

SORT OF

MOSTLY

YES

QUESTION: What's missing? What would you change? Take a sticky note and tell us.



DRAFT OCP HIGHLIGHTS

D

PLANNING OUR FUTURE

The Draft OCP provides policy on a wide range of land use issues. Some key policy additions and changes are highlighted here. They are organized under the broad goals that were identified by Plan Area residents as priority concerns and are presented in order of importance to residents, as confirmed through community engagement activities and resident surveys.

RESIDENTIAL DEVELOPMENT AND HOUSING



Provide the opportunity for limited new growth and housing options for all age groups, while ensuring new housing development maintains the area's rural residential and agricultural character.

- ▶ **NEW** local area policies for housing for the West Bench – Sage Hills area
- ▶ **NEW** policies around environmentally sensitive development, and water smart development

INFRASTRUCTURE AND SERVICES



Improve and support the development of new infrastructure, including water systems, where feasible and practical, and continue to explore feasibility of sewer and storm water service for the West Bench area.

- ▶ **NEW** policies on exploring feasibility of sewer and storm water service for the West Bench area
- ▶ **NEW** water supply/sustainability policies and objectives across multiple OCP sections

WATER RESOURCES



Protect and manage water resources, including both surface and groundwater, for residential and agricultural uses, and for ecosystem health and wellbeing.

- ▶ **NEW AND EXPANDED** water efficiency, conservation and management policies throughout and in all land use designations
- ▶ **NEW** Watercourse Development Permit Area chapter

DRAFT OCP HIGHLIGHTS

D

PLANNING OUR FUTURE

The Draft OCP provides policy on a wide range of land use issues. Some key policy additions and changes are highlighted here. They are organized under the broad goals that were identified by Plan Area residents as priority concerns and are presented in order of importance to residents, as confirmed through community engagement activities and resident surveys.

NATURAL ENVIRONMENT



Steward and protect the area's natural features and systems, including sensitive and endangered ecosystems, fish and wildlife habitats, and wildlife corridors.

- ▶ **NEW** Natural Environment and Conservation chapter
- ▶ **NEW** revised and expanded Environmentally Sensitive Development Permit Area and Watercourse Development Permit Area chapters

AGRICULTURE



Maintain existing and encourage new, compatible agricultural activities in the Agricultural Land Reserve, while limiting subdivision of designated agricultural properties.

- ▶ **EXPANDED** focus on better protecting working agricultural lands in Meadow Valley
- ▶ **REVISED** policies brought in line with new provincial Agricultural Land Reserve Policies

TRANSPORTATION



Maintain a safe and efficient transportation system for all road users.

- ▶ **NEW** policies to support road and traffic safety improvements on local roads in West Bench and Faulder – Meadow Valley area
- ▶ **NEW** policies to support road safety improvements for cyclists and pedestrians in West Bench

DRAFT OCP HIGHLIGHTS

D

PLANNING OUR FUTURE

The Draft OCP provides policy on a wide range of land use issues. Some key policy additions and changes are highlighted here. They are organized under the broad goals that were identified by Plan Area residents as priority concerns and are presented in order of importance to residents, as confirmed through community engagement activities and resident surveys.

COMMUNITY HEALTH AND WELLBEING



Promote community health, active living and recreation, and support the area's aging population.

- ▶ **NEW** policies around community health and wellbeing, including radon and source water protection
- ▶ **NEW** policies around active transportation (walking, bicycling)

ECONOMIC DEVELOPMENT



Work to strengthen and diversify a sustainable economic and employment base for the Plan Area, including recreation, agriculture and sustainable resource industries.

- ▶ **NEW** policies around agricultural enterprises and local food production
- ▶ **NEW** policies around open space recreation and resort commercial opportunities

PENTICTON INDIAN BAND ENGAGEMENT AND COLLABORATION



Improve and expand communications, consultation and engagement with the Penticton Indian Band.

- ▶ **NEW AND EXPANDED** policies around coordinating with Penticton Indian Band around the protection of cultural sites and features, water resource management, Westhills Aggregates, and incorporating traditional ecological knowledge in natural resource management activities

Appendix B

Electoral Area “F” Open House - Survey



Electoral Area “F” Official Community Plan Update

Draft Policy Overview

Here’s what we heard

Based on three rounds of community surveys, the draft Official Community Plan (OCP) for Area “F” includes policy directions in three key areas for the West Bench area. This list is not extensive, as other specific policies and general policies with application to the greater West Bench area were included in the updated OCP.

1. Improved Services/Infrastructure and Growth

There is some interest in improving services and infrastructure (sewer, storm water) and in exploring the limited growth in the greater West Bench area (West Bench, Sage Mesa, Westwood Properties) that would be necessary component of any service improvements. Support was not universal, and most residents would like to see any potential future growth being strictly managed and controlled to maintain the area’s unique rural suburban character and to minimize other growth impacts (e.g., traffic). There was limited interest in the upper West Bench (Husula Highlands) are for either service improvements or additional development.

The draft Area “F” OCP includes the following policies to support future potential service improvements and growth.

7.2.1 Local Area Policies – West Bench/Sage Mesa

- .1 Supports an updated technical assessment of geotechnical hazards in the West Bench / Sage Mesa area using new technologies (e.g., LiDAR) that were not available when the area was last assessed.
- .2 Supports working with the City of Penticton to conduct a feasibility study for the extension of a sanitary sewer from the City of Penticton to service part or all the greater West Bench area.
- .3 Subject to sewer and stormwater servicing, and community input, will explore designating the greater West Bench area as a Rural Growth Area during the next scheduled South Okanagan RGS review (2020).

2. Home-based business/Home-based industry

The West Bench / Sage Mesa area has attracted different land uses including agriculture, rural residential, home based business (e.g. book keeper office, artist studio) and home based industries (e.g. vehicle repair, machine shops). A home industry is currently only permitted on properties greater than 2 ha (5 acres) in area, therefore, not permitted in most of the West Bench area.

Feel free to add additional comments on the back of the survey if you require more space!

Electoral Area “F” Open House - Survey

West Bench area residents were very supportive of current policy (in the Zoning Bylaw) that does not permit home based industries (e.g., vehicle repair, machine shops) on properties smaller than 2 ha (5 acres) in area. A policy in Section 12.0 Commercial affirms this policy direction.

12.3 Policies – General Commercial

- .4 Does not permit home based industries (e.g., vehicle repair, machine shops) on properties smaller than 2 ha (5 acres) in area.

3. Industrial Operations and Road Safety

With industrial operations located in the West Bench area, residents were concerned about traffic and road safety in the area. Associated with the traffic impacts, the industrial operations also generate other impacts in the area, including dust and noise. The draft Area “F” OCP includes the following policies to manage the impacts of industrial operations and improve road safety.

7.2.1 Local Area Policies – West Bench/Sage Mesa

- .4 Supports working with Peters Brothers Construction Ltd. and Westhills Aggregates to reduce impacts to nearby residents. Specifically, on operational issues including odour management and dust and air quality management.
- .5 Supports working with Peters Brothers Construction Ltd. to help find a more appropriate location for their operation.

18.3 Transportation Policies

- .6 Encourages the Province and the RCMP to improve traffic safety and enforcement on all Plan Area roads.
- .7 Supports road safety improvements for Bartlett Drive to minimize potential conflicts with industrial truck traffic.

So, what do you think? Do the policy additions work? Let us know what you think and if we are missing anything?

- Yes No Sort of
- Comments:

Feel free to add additional comments on the back of the survey if you require more space!

Community Survey Reports

RDOS

Electoral Area “F”

OCP Update



↑ Penticon bench by Stephen Rees, CC-by-nc-nd flickr.com ↓

PLANNING OUR FUTURE TOGETHER

ROUND 1 COMMUNITY SURVEY REPORT

August 4, 2017

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Project Overview

The Regional District of Okanagan Similkameen (RDOS) is updating the Official Community Plan (OCP) for Electoral Area “F” (West Bench, Sage Mesa, Faulder, Meadow Lake Valley). The existing OCP is based largely on a Rural Land Use Plan that was adopted for Area “F” in 1988 and updated in 1997. A minor revision was completed in 2008 to address new provincial climate change policies.

The current OCP requires updating to better reflect current community issues and priorities, and to be consistent with other RDOS OCPs. Work started on the Area “F” OCP update project in early 2017 and is expected to be complete by spring 2018.

Survey Overview

Community engagement has been a focus of early project work. This report summarizes the Round 1 Community Survey, which provided residents an opportunity to give feedback on perceived community issues and opportunities for Area “F”. Two additional rounds of surveying are anticipated.

The open-ended survey ran from June 11th to July 11th and received approximately 98 responses. Its launch was coordinated with two community open houses (one in West Bench and the other in Meadow Valley) which collectively attracted over 125 participants. Interactive stations asked the same open-ended questions as the survey, providing an opportunity to compare survey results and open house feedback for consistency.

The survey asked three key questions:

- 1. What are the issues in your neighbourhood that the OCP should consider?*
- 2. What are the opportunities in your neighbourhood that the OCP should consider?*
- 3. What is your vision for the future of Area “F”?*

Respondents had the opportunity to list up to four issues and four opportunities. They were also asked to explain why they considered the issues or opportunities they listed to be important to the OCP process. Where opportunities identified were better characterized as issues, they were tagged as issues and moved into the issues category.

Aside from questions gathering demographic data, survey questions were open-ended. This was done so that there were no limitations on respondents’ answers. Open-ended questions allowed respondents’ answers to clearly reflect their values, and the issues and opportunities that they feel strongly about.

Survey Results

Survey Analysis

Survey results were analyzed using the available qualitative tools from the survey platform system (Qualtrics), with additional analysis carried out using Excel. Comments were analyzed and tagged, which is a process of grouping common words and word patterns under categories. Clear patterns emerged from this first level of analysis with themes also matching feedback from Open Houses (which asked participants the same open ended questions). Issues and opportunities were organized into several general thematic categories based on tagged word and phrase occurrences.

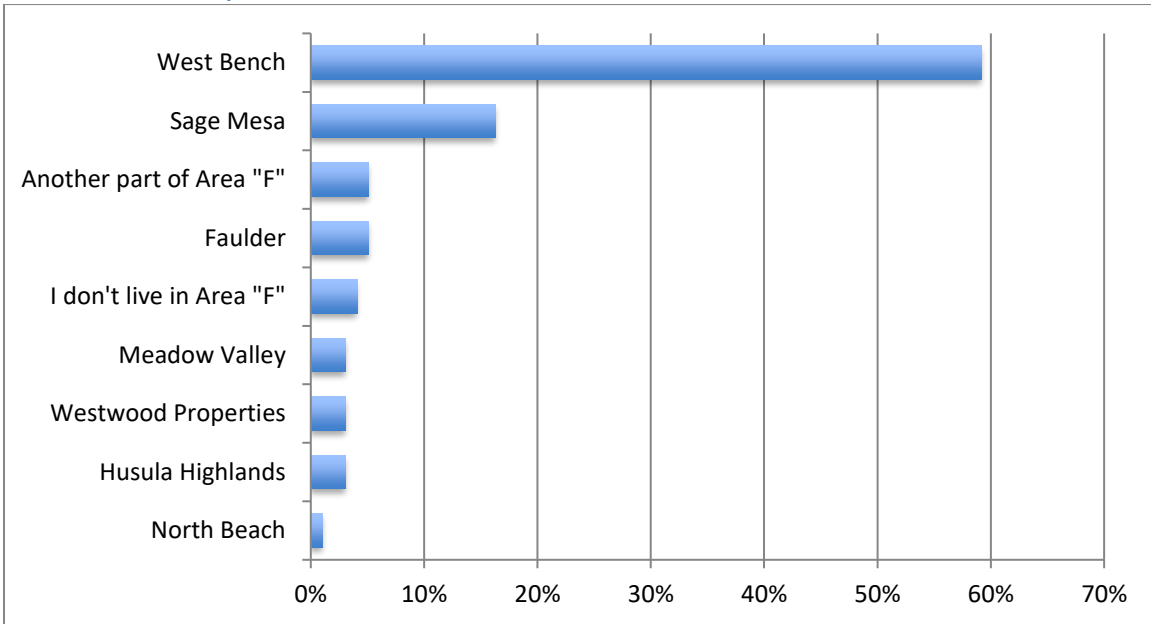
Issues and opportunities were also cross-tabulated with the area where respondents lived, and grouped into two larger geographic areas that represent the two principal population centres in Area “F” -- West Bench area (West Bench, Sage Mesa, Westwood Properties, Husula Highlands) and Faulder/Meadow Valley area (Faulder, Meadow Valley, North Beach). North Beach is included in the Faulder/Meadow Valley despite the fact it is not in the area. There was a single response from the North Beach area to survey.

Respondent Demographics

Most survey respondents were from the West Bench area (81%), which is also the main population centre in Area “F”. Approximately 14% of respondents lived in the Faulder/Meadow Valley area, which included individuals who indicated that they lived in another part of Area “F” (Darke Lake Valley, Meadow Valley north of Camp Boyle). There was a single respondent from North Beach.

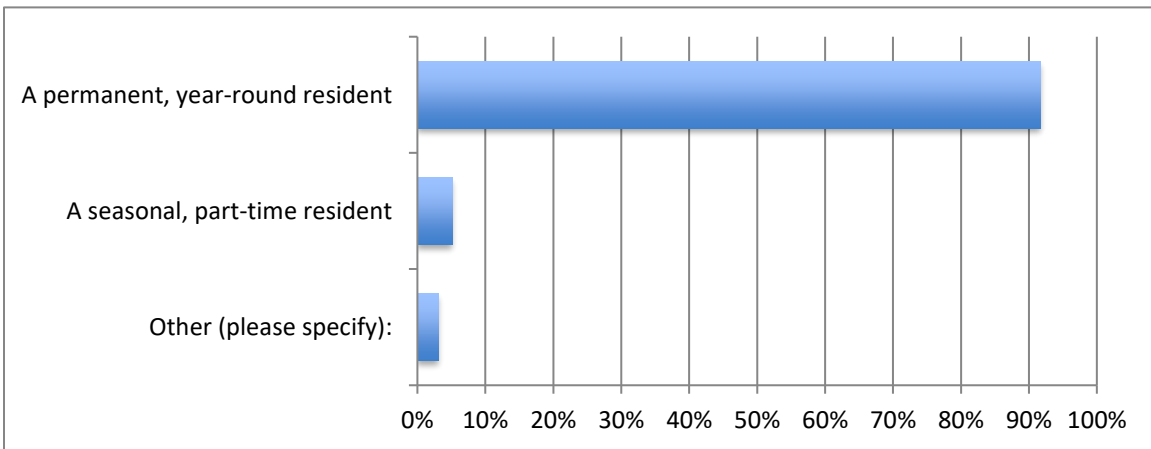
The 4% of respondents who reported not living in Area “F” included an individual who used to live in Area “F”, non-resident property owners, and an individual who lives close to Area “F”.

Table: Where do you live in Area "F"



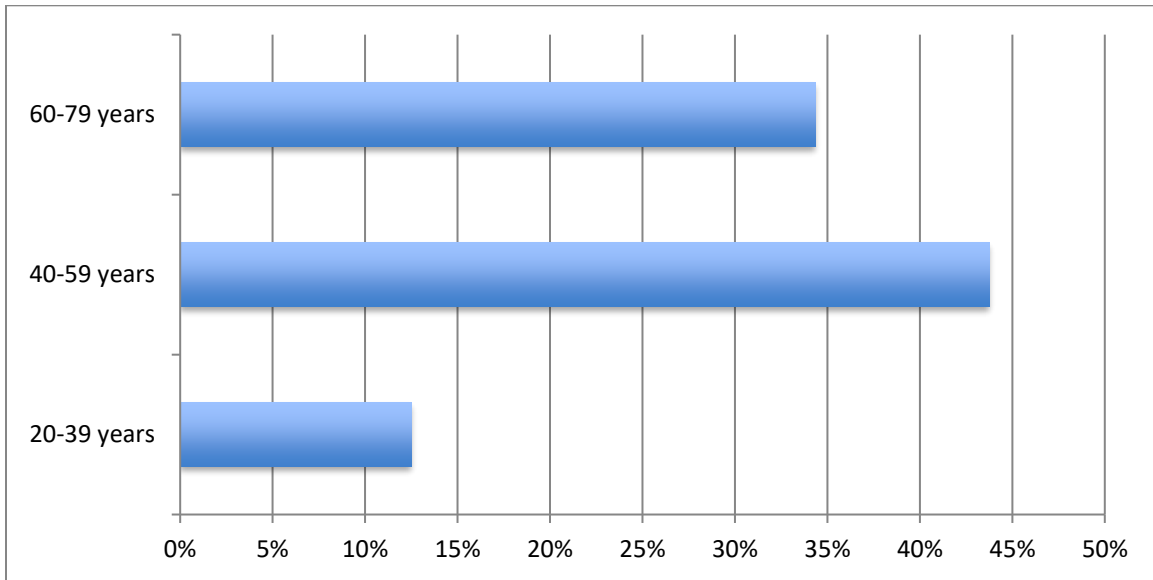
Most respondents (92%) were permanent, year-round residents.

Table: What type of resident are you?



The largest group of survey respondents fell between the ages of 40 and 59 years old (44%), followed by those between the ages of 60 and 79 years old (34%) and those between 20 and 39 years old (13%). There were no respondents below the age of 20, or above the age of 79.

Table: Age of survey respondents



Community Issues

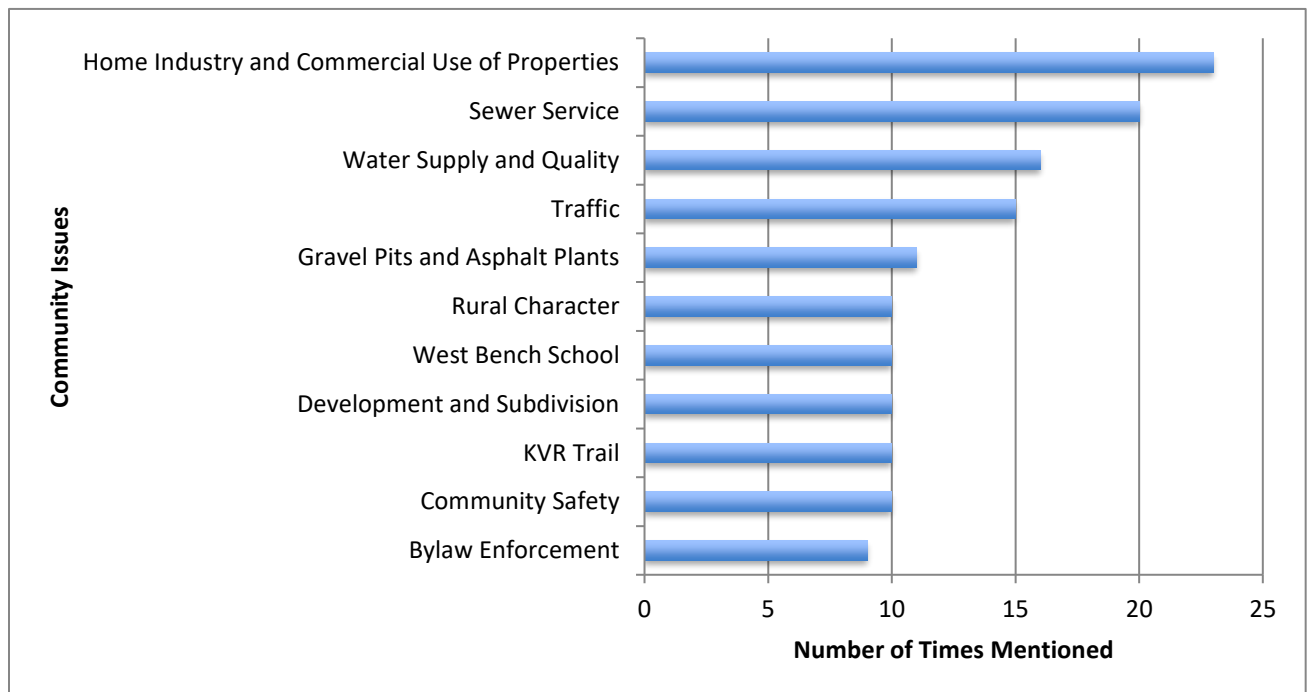
When asked what issues the OCP should consider, respondents mentioned the following 12 issues most frequently. They are organized in order of frequency the issue was identified, as illustrated in the next figure.

- **Home industry and commercial use of properties.** Respondents were concerned with the use of residential properties for home industry and commercial uses. Specifically, there were concerns regarding noise, pollution, land-use conflicts, traffic, non-compliance with the existing Zoning By-law (Area “F” Zoning Bylaw No. 2461, 2008) and the impact of home industry uses on what is widely perceived as a “rural” suburban area. Some comments specifically identified concerns over large garages or workshops. While home industry uses are permitted in some parts of Area “F” (LH, RA, SH2, AG2, AG3 zones), the West Bench area is not zoned for home industry uses.
- **Sewer service.** Sanitary sewer service in the West Bench area was frequently identified as an issue, but split between positive (i.e., those supporting potential sewer service) and negative responses (i.e., those not supporting potential sewer service). The largest proportion of respondents who identified the issue felt that introducing sewer service would encourage subdivision and development, which would diminish the area’s more rural character. Those who supported the potential expansion of sewer service to the West Bench area saw it as an opportunity to improve infrastructure, provide storm water service, and to address concerns around aging septic systems, which may need costly repairs. Eliminating septic fields would also increase the development potential of sites.

- **Water supply and quality.** Many respondents across Area “F” expressed concern regarding the quality of water in the area and the frequent boil water advisories. More rural survey respondents (i.e., Faulder/Meadow Valley) expressed concerns around water quality, including ongoing efforts to manage uranium in some areas. It should be noted that boil water advisories was limited to local water systems whose water supply is not provided by the City of Penticton.
- **Traffic.** Many West Bench area respondents were concerned with the industrial and vehicle traffic from Westhills Aggregates and Peters Brothers Construction, both in terms of general road/traffic safety and the impacts this traffic has on roads. The consequence of large truck traffic is damage to roads (e.g. potholes, noise and dust making driving less pleasant). Other respondents were concerned with general traffic speeds in the West Bench area, particularly through the school and park zones. Public transit comments were notably absent.
- **Gravel pits and asphalt plants.** Respondents from the West Bench area were concerned with dust, fumes and noise from Westhills Aggregates and Peters Brothers Construction. Westhills Aggregates is owned and operated by the Penticton Indian Band (PIB), and located on PIB reserve land immediately adjacent to West Bench.
- **Rural character.** Many West Bench area respondents expressed a desire to maintain the rural character of the area. The importance of the rural area is clearly of great importance for many residents. Concern that the rural character will be lost due to increased densification or incompatible activities was also frequently cited. While perhaps not a definitively rural area given its proximity to Penticton and predominantly suburban land uses and development patterns, the historic West Bench was a more agricultural area when first developed and does have a unique, more rural feel with its larger lots, vestiges of old orchards, and the residents who keep horses and other livestock. This issue has some cross-over with the first issue - *home industry and commercial use of properties* – as some residents closely associated rural character with home occupations, not home industry occupations. For others, rural character meant maintaining the declining agricultural uses in the area. This issue may require follow-up with the community as to what is specifically meant by “rural character”.
- **West Bench Elementary School.** Many West Bench respondents noted the West Bench Elementary School as an issue and indicated concern about its possible closure. Some expressed concern that young families would not be attracted to the area if the school were to be closed. Others cited the school as a reason for supporting more family oriented housing and avoiding school busing.

- Development and subdivision.** Many West Bench area respondents noted that they would not like to see infill housing or lot subdivision. For some, this issue was related to the issue of maintaining rural character. While some respondents were against development and subdivision, a smaller number of mostly West Bench area respondents expressed that they would like to be able to subdivide their lots, build carriage houses or in-law suites, and see greater density in the area. Along with this desire for greater development and subdivision, some respondents also qualified this with the desire to see appropriate densification, suitable to the area.
- KVR Trail.** Respondents suggested better maintenance of the KVR trail, better access, surface improvements, environmental stewardship of the area, and working with the Penticton Indian Band, the owner of that segment of the KVR Trail, to make improvements.
- Community safety.** Respondents expressed a desire to see safety improvements made in their communities. This included better wildfire protection, fire hazard and response preparedness, fire protection in one area where two fire hydrants are not operational, and neighbourhood watch programs. There were also concerns regarding a lack of community policing and break-and-enters. Several comments were made about landslide and sinkhole hazards in which water was cited as a contributing risk factor.
- Bylaw enforcement.** West Bench respondents expressed that they would like better bylaw enforcement on the part of the RDOS, including enforcement around noise, property maintenance and accessory buildings.

Table: Area "F" OCP Issues and Considerations

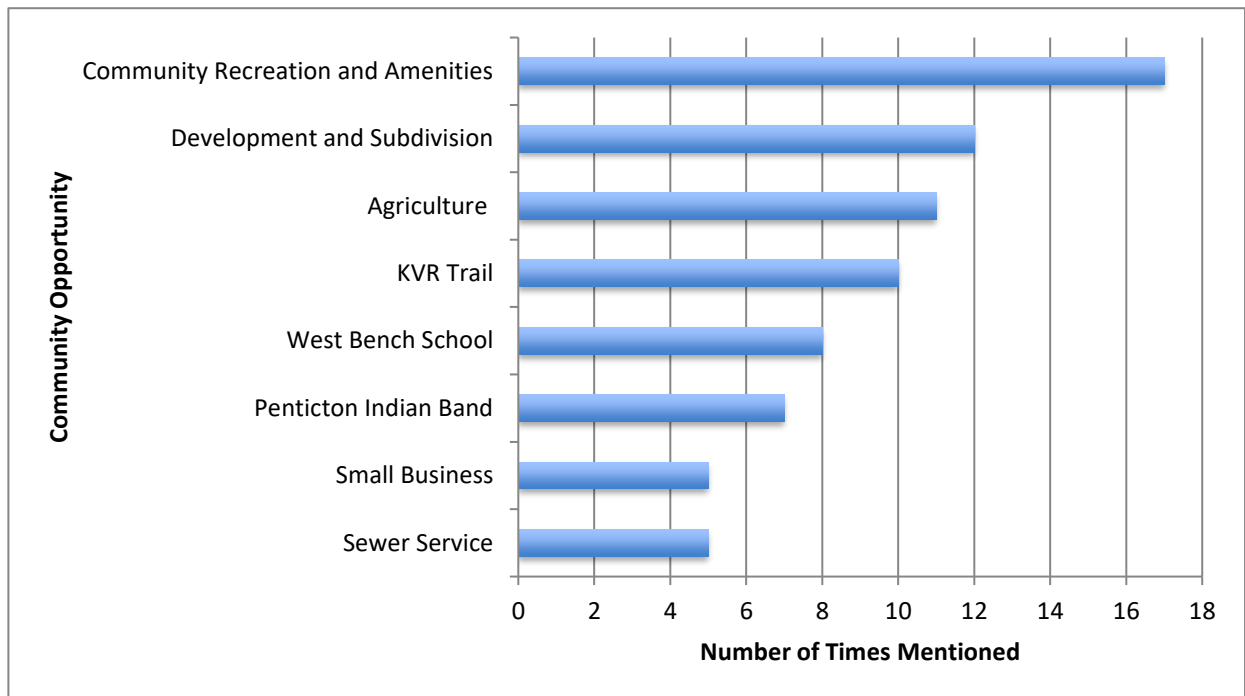


Community Opportunities

When asked what opportunities the OCP should consider, the following issues were mentioned most frequently:

- **Community recreation and amenities.** Many West Bench area respondents felt that there was an opportunity to improve community recreation and amenities in their area. There was a variety of suggestions, including the improvement and better maintenance of parks, expanded community use of West Bench School, and more local neighbourhood and community events.
- **Development and subdivision.** Many West Bench respondents saw an opportunity in allowing subdivision and increasing density in their neighbourhood. This included allowing carriage houses and secondary suites. Some also felt that subdivision and smaller properties would make property maintenance easier for older residents, while also encouraging more young families in the area.
- **Agriculture.** Many West Bench respondents felt that agriculture should be encouraged in their area, including organic and hobby farming, small orchards and horse ranches. Respondents also noted the importance of protecting farmland for the future, and for food security. It should be noted here that the West Bench is not in the Agricultural Land Reserve.
- **KVR Trail.** Respondents saw improvements and better maintenance of the KVR Trail as an opportunity to build on an existing community asset.
- **West Bench School.** Many West Bench respondents felt strongly that it is important to keep the West Bench School and expand community uses of school outside of school hours.
- **Penticton Indian Band.** Some respondents noted the opportunity (and need) to build better relationships with the Penticton Indian Band to support collaboration on improving the KVR Trail, wildfire mitigation, and best practices for gravel pit and asphalt operations.
- **Small business.** Some West Bench respondents noted that small businesses (home based, home occupations) as are an important opportunity for the area. Some also noted that though small businesses (home businesses) are an opportunity, they are against home occupations, or so called “industrial uses” in the neighbourhood.
- **Sewer service.** Some respondents noted that adding sewer service to the West Bench was an opportunity for West Bench.

Table: Area "F" OCP opportunities



Key Issues and Opportunities – Faulder/Meadow Valley/North Beach

Most survey respondents (81%) were from the West Bench Area (West Bench, Husula Highlands, Sage Mesa, Westwood Properties). When these communities were isolated from the Faulder/Meadow Valley area, key issues did not change from those already noted.

In the Faulder/Meadow Valley Area, the most frequently mentioned issues included the following:

- **Water.** Respondents noted that they would like to see the improved water protection (quality and quantity), including addressing the presence of uranium in groundwater aquifers and Okanagan Lake. The ongoing uranium mitigation and filtering project is also an area of concern and interest.
- **Development and subdivision.** There were concerns over development and subdivision. These concerns related to protecting the area's water (supply and quality), as well as maintaining large parcel areas to protect the area's productive agricultural lands and valued rural character. Some apprehension over the lack of economic opportunities was also expressed.

- **Fire protection.** This included protecting homes from fire and an upgraded water system to include fire hydrants in some areas in Faulder.
- **Radon.** Respondents from the Darke Lake area reported radon gas mitigation as an issue for current and future development in the region.

Key opportunities for the Faulder/Meadow Valley area include:

- **KVR trail.** The KVR trail is a valued recreational amenity and transportation corridor for area residents. Opportunities for improved maintenance and improved trail signage (trail etiquette for different users) was noted.
- **Garbage collection.** The provision of garbage and recycling collection was seen an opportunity for the Faulder/Meadow Valley area.

Community Vision

Finally, survey respondents were asked the following question to help determine a community vision for the area: *How should this community be in 20 years? What's changed? What has stayed the same?*

The following ideas were the most commonly vision components identified by survey respondents.

- *A healthy community*
- *A sustainable community (environment, water, agriculture)*
- *A family community*
- *A clean, safe neighbourhood*
- *An agricultural area and farming community*
- *Recreational opportunities*
- *A quiet and tranquil community*
- *A community with a public school and community services and amenities*
- *Less truck traffic and industrial uses in the area*
- *A community with small business*
- *Reliable drinking water*
- *A vibrant and beautiful community*
- *Large lots*
- *Improved services, including a sewer system*

Open House Comparison

In addition to the Community Survey, two community open houses were held in West Bench and Meadow Valley on the evenings of June 13th and 14th. The two open houses attracted over 125 residents were structured to ask the same open ended questions as the survey (which was officially launched at the two open house events). In general, the OCP issues and opportunities identified by open house participants aligned very closely with community survey issues and opportunities.

Appendix A: Survey Comments

Where do you live in Area "F"? Another part of Area F:

- Darke Lake Valley
- Darke Lake
- Darke Lake Valley/North of Meadow Valley
- Meadow Valley but north of Camp Boyle

Where do you live in Area "F"? I don't live in Area F:

- Used to live in West Bench, Now a resident in Penticton
- My primary residence is in Penticton but I own properties on the West Bench
██
- Area c Willowbrook

How did you hear about the Area "F" OCP Update project?

- Word of mouth
- friend sent me this link
- Heard from Newsletter/Press release PLUS an Advisory Group member - survey should allow multiple answers
- from a friend
- media, An Advisory Group member, Newsletter
- Word of mouth
- Director Brydon
- friend
- Director Brydon informed me of the OCP Update Project.
- I was informed by Director Brydon of the OCP Update project
- Neighbor
- Area F resident
- Other resident of Sage Mesa
- open house
- Slab board by westbench bridge
- At an RDOS meeting.
- poster and sandwich board at mailbox - day of meeting - very poor notification timing
- The sign placed at Fish Lake Rd the day of the meeting. Please put up the sign earlier in the week.
- Attended first introduction meeting at RDOS
- neighbour
- Word of mouth
- RDOS Staff
- RDOS Staff
- Community Newsletter #1, May 2017

- A neighbour, had no prior info
- neighbour
- Facebook
- Facebook
- Facebook
- Facebook

What are the issues in your neighbourhood that the OCP should consider? Issue 1:

- Fire Hazard and Response Preparedness
- Environment
- agriculture
- Water, gas and sink holes
- Sewer hookup
- Water supply
- Proper water drainage
- Industrial uses of residential properties
- keeping it a rural area.
- Increasing sink holes and small silt slides
- development/motor cross tracks on land that is on the ALR
- my area is residential, please ensure it stays that way
- Water
- Keep as a rural area
- Rural neighbourhood
- Gravel Pits
- The dust from the gravel pits and fumes from Asphalt plant
- land use conflicts with businesses on residential properties
- Industrial/commercial businesses are becoming an increasing concern. This is a rural/agricultural area, zoned for single family dwellings. Semi-trucks which belong in the industrial area, are parked on residential properties. Many industrial/commercial businesses, which are obviously in contravention of existing by-laws, continue to operate.
- Industrial/commercial businesses which are non-compliant to our zoning.
- Bring in Sewer!
- save west bench school
- Semi-trucks, logging trucks, large diamond drilling commercial trucks, 40' and 50' flatdeck trailers related to a commercial transport hauling business operating 24/7 are stored/parked in what was formerly a green, horse pasture.
- Industrial/commercial businesses are being operated in a single family, residential zone. Semi-trucks, logging trucks, diamond drilling commercial trucks, 50' flatdeck trailers related to a commercial transport hauling business parked in what was formerly a green, horse pasture. To be awakened at 4:00 a.m. by the noise of a sem-truck starting up, along with the smell of diesel, is not

what I signed up for. Large industrial garages have been built which are not in character of a rural agricultural area, and are obviously not being used for agricultural purposes.

- Resistance to sub divide none ALR land into smaller parcels from the 50 acre minimum
- more streets up to the bridge
- Smoke and dust from asphalt and gravel pits
- Population density/ lot sign
- Improve sewer and drainage.
- Sewer instead of septic
- Sanitary sewer
- densification in some areas without eliminating the rural character.
- Upgrade water supply by linking into the Penticton system
- Densification
- Changing our water system to the city of Penticton water system
- relationship with native neighbours
- water supply
- roads being ripped up and noise of brakes by the gravel trucks
- Drainage of the KVR trail
- Private businesses
- Saving West Bench school.
- wildfire risk
- Settle issue of in-fill housing, whether to allow smaller lots or not.
- Rural character
- I would like to see it zoned for rental suites or carriage houses
- Rural land use
- Our water source running through Faulder unprotected.
- Sustainability of infrastructure
- Water
- In-Law suites
- Would like to see sewer hookups. Would like to subdivide. No light industry. Should retain rural atmosphere
- Meth shacks
- Unsightly properties
- Responsible dust control at Westhills Aggregates (WA) would greatly improve air quality on WB.
- walkability, maintaining rural character of neighbourhood, welcoming young families
- Gravel Pit Operations
- Protection of water quantity and quality.
- Monster garages, industrial use, multiple wrecks on one property and heavy duty equipment parked in the residential area

- water and sewer for all areas
- Illegal suites and buildings
- As places sell new neighbours are building monster garages and altering the ambiance of the neighbourhood
- Increased industrialization of the area.
- Water- having to boil every Summer
- Industrial truck traffic
- Traffic and Large truck traffic in general-gravel trucks overtaking once quiet neighbourhood
- Sustainable Rural Development
- Land use
- Industrial Business
- Rural living
- Increased heavy duty commercial vehicle traffic
- allowing businesses to be run on land

Tell us why this is important to you

- whole area is surrounded by decadent forests wanting to burn
- need on-going interface mgt. for protection of communities, prescribed burns
- provincial parks need firebreaks + road maintenance ~ extreme fire dancer because forests are never managed
- It is important to maintain our environmental health for future generations. For our rare and unique species. And always look for ways to improve our practices on the land.
- urban/small holding encroachment
- destruction of ag. land e.g. buildings on good land the water because of the most time its on boil alert
- getting a gas line to have alternative heating source
- there has been some sink holes that have happened and there needs to be a solution before it gets worse
- it is a constant concern using a septic tank and septic field.
- Boil water advisory for most areas is only a one time thing. for west bench it happens all the time. a solution should be found so this does not happen every year.
- when the snow melts and when it rains hard the water is draining into the gully. It has made a huge sinkhole. also the road it being washed away at the corner and mail boxes because there is no curb. Most of the water from this whole area drain into this large culvert that pours into the gully. need pipe all the way down to the highway.
- I would like to reside in the west bench area however I am very concerned to invest in a residence because of the degree of industrial and commercial business operations. this leads to unsightly out buildings, heavy equipment, noise and dust not compatible in residential areas.

- It would be nice to have a community that still has a rural way of thinking. Having city minded people moving here trying to instill their city ways upon us. Complaining about every little thing (eg. a dog barking for a minute or two, or orchardist spraying early in the morning etc) These are normal things and sounds for this area. With the amount of theft taking place (and very little RCMP presence) a dog letting out a bark or two can help everyone in the area from becoming a victim.
- More traffic, especially PIB and Peter Brothers heavy vehicles, as well as new residents removing/undercutting natural slopes or failing to maintain underground irrigation systems contribute to this problem. Extreme weather including thunderstorms/heavy rain also have an impact (climate change).
- Sink holes make the KVR line difficult to walk/bike, the main road into the West Bench has been compromised more than once and downslope residential properties can be seriously damaged by water leaks/breaks and slides or sink holes. Most new residents are uninformed about RDOS bylaws and guidelines and there does not appear to be a requirement for realtors/buyers to acknowledge RDOS bylaws at time of purchase.
- development should remain minimal to preserve the ALR and enable farming communities to continue to function to their best ability and continue to produce goods/products accordingly eg meat. hay.
- A motor cross track in a community and in a designated farm area is inappropriate and detracts from the preserved usage of that land .
- Development should remain limited but would be appropriate on land that can not be used for farming eg a small house could be built on hillside that can not support hay, crops or cows for example. A small cluster of houses build on one piece of land would Not be appropriate."
- I have heard that some want the area to be for commercial use also, I am not in favour.
- We pay about \$900/year for water but can't drink it. Extend the intake further and deeper into the lake to get the contact time required for safe drinking. Or join the W. Bench
- Have lived on West Bench 55 years as a child and then raised our family here. We love the West bench area and do not want to EVER lose the rural feel of our area. If people want smaller lots , sewer etc there are plenty of houses available for sale in the City. When you made a decision to live in a rural area not move here to change it.
- The heavy trucks continually going to the gravel pit using the wooden bridge which has to be repaired most years. Quite a few properties are being changed from small holdings with vegetation to huge ugly garages with concrete parking areas with huge trucks & buses parked.
- West Bench is a rural residential neighbourhood and is prized as such. The ability to live in the country while having such close access to the city is fantastic. It's an amazing area to raise a family. Having space to explore and play outdoors

is so important, not to mention grow food or raise chickens. On our street alone (Sunglo) we've seen several young families move in where seniors have chosen to downsize. It's a natural rhythm.

- Health and safety issues
- Air pollution causing health issues.
- People using the area for businesses instead of obtaining appropriately located commercial or industrial land are creating a huge number of problems because there is no understanding that there are any restrictions to this kind of activities. Unsightly buildings - industrial style shops that are too large and too high for the properties are one issue. Noise is another - although the existing bylaws indicate that businesses are to be within the buildings, this isn't happening - in one case, a craft studio is targeting children as its market and are not being kept inside, so there are noisy children frequently disturbing others so it's really more of a daycare but it's not observing the daycare limits. Lots of traffic and parking issues, often crowding the roads and creating dangerous situations due lack of visibility as well as people in and out of cars crossing the road - created by both employees of the business and clients. Several cases exist where heavy equipment is being stored on properties and are not within shops; these are also unsightly and potentially have noxious contaminants. These are all changing the characteristic of the neighbourhood although this isn't supposed to happen, and it seems to be happening in a manner that's completely unrestrained.
- there is little, if any, understanding in the general public that there are limits and constraints on home businesses and unsightly premises.
- This was an agricultural/rural residential area, long before new residents decided to move in. Residents did not move here and invest hundreds of thousands of dollars into their property, only to have it devalued by those who do not want to lease land to park their large equipment and vehicles. It is asking a lot of your neighbors to ruin the enjoyment of their property.
- My wife and I reside on the property which has been in her family for 60 years. Our son, daughter-in-law and children (currently living in Vancouver) are planning to take over our property within the next few years. Their children will attend West Bench Elementary (if it is still open). My concern is that we are currently designing extensive renovations to our home. After considerable financial expenditures, will our neighborhood be taken over by large industrial operations? Not a good blend to mix a beautiful property next to an unsightly industrial/commercial operation, creating noise, dust, unsightly properties which are not in keeping with a quiet, rural community.
- To increase Population on the west bench through subdivision and development
- kids need the school
- To be awakened at 4:00 a.m. by the smell of diesel and the noise of a semi-truck starting up, is not what I signed up for when living in a rural/agricultural area, zoned for single family dwelling. I reside on the property which my father (an original veteran) purchased in 1956 and on which I grew up. My husband and I

purchased the property from my parents in 2004. While I was growing up on the West Bench, I was always proud to be living in such a beautiful area. Over the years, I have seen a dramatic decline in the upkeep of many properties. Some property owners do not mow their weeds and have little or no respect for the view their unsightly property presents to fellow neighbors.

- Commercial/industrial businesses are operating against the current by-laws. I am passionate about this beautiful area but I am saddened to see the inability of the RDOS to enforce the existing by-laws. I feel any loosening of the current by-laws to allow for industrialization of the West Bench will decrease our property values. My 94 yr. old father was at our home last week. Looking out of our front room, picture window onto the neighbors' property, he said, in a disgusting tone, the RDOS never used to allow this sort of thing. He is in disbelief when we drive him to his old neighborhood.
- I reside on the property which my father (an original veteran) purchased in 1956 and on which I grew up. My husband and I purchased the property from my parents in 2004. While growing up on the West Bench, I was always proud to be living on the West Bench. Over the years, I have seen a dramatic decline in the upkeep of properties. Some property owners do not mow their weeds and have little or no respect for the view their unsightly property presents to their fellow neighbors. I am passionate about the beautiful area in which we reside but am saddened to see the inability of the RDOS to enforce the existing by-laws. I feel any loosening of the current by-laws to allow for industrialization of the West Bench will decrease our property values.
- We have a 38 acre parcel of non ALR land that is naturally subdivided by a gazetted road that would be ideal for a family wishing a rural lifestyle. Our home is on 31 acres and 7 acres is across the gazetted road. Our property does not meet the 50 acre minimum requirement to subdivide. We have hydro power, telephone, are on a school bus route and road maintenance from Argo. We would provide a well for water. We currently have 2 parties interested in purchasing the 7 acres.
- this is an important concern because of its being very unhealthy and unpleasant, especially early in the morning when the heavy asphalt smell drifts down from the plant. we would think interior health could monitor the smoke and insist that it be filtered. the dust is a constant issue and varies from bad to not quite so bad....
- the many very large trucks are hard on our roads, main bridge and are scary for when we walk along Barlett drive even though there is now a good sidewalk.
- We have acreage property that we purchased several years ago as retirement. wanted the spatial separation rather than a city lot, we like the rural farm like setting of the west bench, we would like it to remain so.
- I own property in area F and I want to see improvement to the infrastructure, including storm drains and sanitary sewer. This will protect the land better by dealing with issues of aging septic fields.

- I'm worried that my house has a septic field. We have been told that the clay banks are not safe and could collapse if there is too much moisture in the soil. My house may be difficult to sell because of this. I think that is why houses take so long to sell on Sage Mesa. Sewer would minimize the moisture in the soil
- Sage Mesa has been designated a red zone area, but all properties are still on septic systems. A sanitary sewer system is needed to address the obvious problem (liability?) of having septic fields in a designated red zone area. I would prefer to see this paid for by further development of the area, with developers and/or new home owners paying the taxes necessary to cover the cost of installing a sanitary sewer system. There is plenty of undeveloped land on and around Sage Mesa. The road system can support many more homes. The constricting factor is the lot size needed for homes on septic systems.
- densification will help younger families locate here and help maintain a vibrant rural community adjacent to Penticton.
- The current water system to Husula is reliable but due to the tightening of the regulations, we get short term boil water notices every spring for the last few years. It is my understanding that there is already a signed agreement with the city of Penticton to supply water to Sandbridge and Hsuala, so why not proceed?
- I am concerned about increasing density and want to maintain the rural feel in West Bench
- We are currently on a boil water advisory. I also want to upgrade to a better filtration system. Currently I believe there is only 1 level of treatment. Our system appears to require an upgrade to meet minimum Government guidelines. It is better long term to attach to a system that will keep up to standards the BC Government suggests.
- Throughout history white people have abused and mistreated indigenous peoples. this is still a concern within the region. Racism is high towards indigenous peoples. is there a way we can address this on a regional scale.
- Our water supply is on a boil water alert every spring and it will get to be a longer period of time as climate change gets worse. We are in the Westwood properties area and I think our infrastructure is new enough to easily connect to the west bench city water system. It would be safer to have a chlorinated and filtered water system.
- our cars are being wrecked by the potholes in the road. Also the noise of engine brakes and brakes that need repair are hugely noisy along Bartlett Dr.
- Users of the KVR trail will notice that the existing rail bed is eroding away to the point where its future as a safe walkable/ridable trail is in jeopardy; however, there is the possible longer-term de-stabilization of the surrounding land. Due to the complicated ownership/jurisdiction of the KVR, solutions may take longer time-frames that are appropriate for an OCP.
- The drainage has always been an issue, but the increased erosion over the past 3-4 years has been significant to the point where there are three points that have only a few feet of rail bed is left to travel upon.

- Notably at the first bridge (at Russett Dr), there is a catch basin that drains directly onto the KVR below. While this catch basin has always been there, the recent road widening project has significantly increased flows onto the KVR from this point. This spring, there was significant undermining of the road leading up from Hwy 97/Eckhardt Ave - the main access road for Westbench/Husula - with evidence of water piping directly up-slope and down-slope of the undermined section(s); moreover, there was sloughing of the up-slope cliff last month.
- All this evidence appears to point to water drainage issues that may be coming from the KVR trail. This issue is important because the immediate future of the KVR as a usable trail is in jeopardy, and the longer-term stability of the surrounding land may be threatened as well.
- I'm not opposed to business in homes but there should be better regulations and bylaws which are enforced. We have a home based business that we have lived by for 25 years and it has gone from very small scale to a commercial bakery and they continue to do whatever they want with absolutely no respect for their neighbors and community. From parking issues to burning their garbage in their fireplace in the summer to noise factors to delivery trucks blocking the street they basically do what they wish.
- If West Bench school is shut down by the school board, young children will have to bused into Penticton [likely to Carmi school] and this will be very unfair to young children and their parents.
- obvious
- Not important to me personally but the issue of sewer and whether to allow subdivision of 2 acre lots seems to be a simmering topic. The Regional Growth Strategy suggests creating greater density rather than extending services and building new developments further away. Some areas within Area F could be zoned for greater density while others stay the same.
- WestBench (and most of Area F) is primarily rural - it has a rural character, supports productive agriculture, and represents a great opportunity for sustainable agriculture, close to the major Penticton market.
- I understand it is not zoned for rental suites right now and I think that would be a good income option for Faulder residents
- Westbench is an amazing community where families can utilize properties to promote local agriculture. Small orchards and farms with poultry should be permitted and encouraged.
- There are by-laws in the RDOS that could at least be enforced ie/ the unsightly by-law, that would at least help the water course not flow through toxic substances. This is our drinking water and it needs to be protected.
- I am concerned about our roads and trails. The washout on West Bench Hill Road has not been properly fixed. The bridges are not designed to handle the vehicles that are using them. Stormwater keeps collecting at the bottom of Upper Bartlett. The stormwater at the bottom of Lower Bartlett has been inappropriately routed onto the KVR. I don't think the KVR will be passable for

much longer unless someone takes responsibility for maintaining it. Again, the problem is stormwater drainage.

- Sage Mesa Water system is old and badly in need of either a new system or major upgrading. I realize the water license is in private hands who seem not prepared to relinquish control, but in the mean time residents dependent on water. This is a major issue.
- This is an issue of great importance for the following reason.
- Subdivision is not allowed and believe that should remain the same.
- West Bench is .5 acre and up and that is what people like about the rural area.
- The strata subdivisions should never have been allowed between West Bench and Hysula.
- Since subdivision is not allowed on these large lots and parcels, nor in-law suites/carriage houses, the land value is decreased. Not only is the land value decreased but people wishing to move in their aging parents or keep their children in the area with affordable housing are not able to do so. It is a rarity to find a municipality anywhere that does not allow in-law suites or carriage houses.
- Drugs are bad
- It devalues the rest of our properties
- There are times when there appears to be a dust storm or fire smoke above WA; this dust settles outside and inside homes and we are breathing it. Best mining practices would control dust with water to keep it from being airborne. Owners and managers at WA appear to be resistant to take responsibility.
- While change is inevitable, we must ensure it's change for the better. Do we need densification? If yes, we need to keep rural character. That is, not all areas can be densified. Developments must only be allowed if they don't unduly disrupt the neighbourhood. What happens to traffic flow patterns? What happens to wildlife corridors and high risk ecosystems?
- Who pays for the sewer? And, who pays if there is a collapse in a red zone (in Penticton, it has been the taxpayers on the hook)?
- Let's not use the school as an excuse to allow densification at any cost. Let's create a place where families want to be... that means keeping up parks, improving walkability, and creating
- affordable places to live. In my mind, this doesn't necessarily mean more houses, closer together, but may mean a bylaw that allows for suites based on occupancy load or number of toilets.
- There's no reason a single elderly person in a large home can't rent a suite. The total number of people could well be less than a family home next door."
- Violates noise bylaw, causes air quality issues, very heavy traffic on the road, roads covered in sand and gravel from hauling. We phoned the ministry office in Penticton and they said they had no control. Grand Chief Stewart Phillip is protesting in Vancouver on environmental issues, but his band is causing pollution here for West Bench and the residents of PIB lands.

- The Regional District and the City of Penticton purchase gravel and asphalt from the PIB and Peters Bros. Paving. Pressure to follow ""Best Practices"" in this operation should be applied and lots of communication needs to happen to resolve this issue. With these things implemented, the operation could continue to provide a very valuable service and product and jobs for the PIB community and others.
- Overdevelopment, and thus overpopulation, of our area will significantly compromise our precious water resource. This must be prevented!
- All these issues ruin the neighborhood. Also, some thing should be done about those dam gravel trucks that use their jake brakes in our neighborhood with no consequences
- I live in Sage Mesa and have for 28 years. The geographic zone needs control of all water going in and out.
- Fairness. If we can't subdivide or build a carriage house because of the soil reports, why are the extra suites and buildings that are popping up everywhere not being dealt with through the existing bylaw? So for those who contravene the bylaw, there are no consequences.
- As a long term residence I am seeing new owners come in and feel that they have the right ,as building codes are lax, to make any changes that they feel suite 'THEIR' agenda. One person wanted an auto detailing business there after selling his business downtown. Built huge garage, altered the property, broke variance and there was no way that myself that I could bring concerns to the RDOS to intervene. The current business zoning rules stopped him for openly running his business; however there is a steady stream of vehicles coming and going that are obviously being serviced. He has a vehicle painting operation which often sends fumes thru the neighbourhood with the industrial sized exhaust fan he uses for ventilation. He states this is his hobby.
- Self explanatory
- noise
- We have kids and find the large trucks travel too fast and that the volume of trucks seems inordinant for the neighbourhood- traffic calming measures in general would be fantastic- vehicles seem to speed in general up Bartlett and on west bench towards the school. Very little curb for safe walking/biking - the large volume of truck traffic feels unsafe and out of place
- Our area experienced a lot of subdivision in the 80's and 90's. Lots and homes were created on the premise that there was a sustainable level of water in the aquifer that underlies the area. The aquifer was not able to support the level of development that occurred and a public water system had to be built to supply water to the residents. This created a costly situation for the residents on the water system who had to pay for it themselves. The changes in drinking water standards has already necessitated a costly upgrade to the system and it is only reasonable to assume that as time goes by requirements will continue to change. In my mind this is a good example of unsustainable growth in a rural area.

- My home feels like it's situated on the edge of an industrial dockyard right now. I have neighbours with shipping containers, heavy equipment storage, huge industrial garages. One neighbour runs several chemical businesses (hydroseeding and pesticide spraying) and mixes things in his yard, the other cut a huge embankment out of the gently sloping land to provide a massive flat gravel pile to build his house on and squish in as many shipping containers of previously unknown size in.
- I have a neighbour with a small flower business, a neighbour with a kiln who teaches classes, a neighbour with enough land to still have an orchard...these kind of small businesses are different and could provide part of the unique character of this semi rural area.
- Industrial businesses are destroying the peaceful rural area we sought when we moved from Vancouver. These industrial businesses kick up dust, increase commercial truck traffic and trailer traffic in the area (safety and aesthetic issue, noise issue) and devalue our land.
- The West Bench is a gem of rural living, minutes from downtown Penticton.
- For many people the peace and serenity of this area is not to be exploited and chopped up into Redlands sized lots, but an oasis to cherish and preserve for future generations of people who appreciate rural living and the green belt aspect of this unique area.
- I feel new people are moving to the West Bench with an agenda to capitalize on exploiting it. People who truly wish smaller lots could simply look to other areas of Penticton for their small -space needs!
- Subdividing our rural lots, then moving on.... leaving a lesser place for the future, for instant gratification of mere pocket lining, is criminal. Once you cut the pant leg off, there's no going back. "
- The reason we moved here is this area felt like a quiet rural neighbourhood now it is beginning to feel like an industrial area with all the large commercial trucks. I was almost run off the road while on my bike due to a tandem dump truck coming so close to me while driving by. They have truly affected the peace, quiet and safety of the neighbourhood.
- will change the landscape of the west bench. we want to maintain our quiet neighbourhood.

What are the issues in your neighbourhood that the OCP should consider? Issue 2:

- Presence of uranium on whole west side of Okanagan Lake
- Water
- young uranium in the ALR soils
- water upgrade
- Transportation
- Sewer Hookup
- unsightly properties: invasive plants, junk yards
- sewer system

- Noisy, polluting and unsightly heavy equipment
- KVR
- Better Info on your meetings
- Soil/sinkholes
- Possible school closure
- School closure
- Noise in general
- Large out buildings/garages stick out like a sore thumb and are not in character of the West Bench.
- greater densification
- As a young child, we roamed in pristine gullies. Now yard waste and food waste is dumped into the gullies.
- As I young child, we roamed in pristine gullies. Now yard waste and food waste is dumped into the gullies, causing fire hazards as well as attracting bears and rats.
- Our area is an extreme Fire Hazard.
- NO subdividing
- Water
- traffic issues and industrialization
- Creeping increase in industrial activity needs to stop.
- Repaving of Bartlet/Forsyth
- Lack of sewer
- Sewer
- Stability of west bench hill roads
- Sewer connections
- white bridge on Bartlett needs widened. PLEASE!!!!!!
- Increasing Industrialization of the Area
- Maintaining the kvr somehow, perhaps working with PIB
- Unsightly large lots full of weeds.
- boil water
- Solving issues with Penticton Indian Band: asphalt plant and KVR.
- Few young families & low school enrollment
- upgrade water system to include fire hydrant protection
- School
- Care needs to be taken with range cattle in our fragile land.
- Affordability for families
- Environmental stewardship such as protection of wildlife corridors and working with the Penticton Indian Band to control motorized traffic on the KVR
- Commercial Operations
- Shelby park should have new playground equipment
- No activities on the West Bench
- Do not allow 'monster' garages and workshops
- maintaining rural character

- Sewer
- Lot density
- clearly defining residential areas from any commercial or industrial zones
- Air Quality and Noise Related to the Gravel Pits and Asphalt Plants
- Horses on property
- Maintaining the elementary school.
- Empty lot nearby is Messy and is Crown Land
- KVR trail falling into disrepair
- Maintaining the rural agricultural nature of our area
- Enforcement of bylaws
- RDOS Bylaw enforcement
- Sewer
- Speed

Tell us why this is important to you:

- need proper protection of health for population - safe homes, safe drinking water, safe crops, etc.
- on-going monitoring + mitigation for uranium must be included in OCP and bylaws
- We should work to find new ways to conserve our waterways and their species health for the future. Look to do away with seeding larvasid in our wetlands.
- The young uranium in the Meadow Valley, Faulder-Smld is within 1/ 1.5m. of surface soils easily disturbed during excavation.
- it doesn't seem healthy to be on a boil water advisory every year.
- a few years ago a survey was take to see weather or not a bus service was needed. aging population needs a bus. mobility is limited.
- it is always a concern with a septic tank. a sewer hookup would make more sense environmentally.
- there are a number of unsightly properties along west bench drive/Barletl Drive. Road Side weeds are a) a fire hazard b) unsightly c) potentially invasive. a number of these properties have an "unreasonable" accumulation of "junk" ie RV's, dilapidated vehicles etc.
- To allow some growth in our community.
- Dump trucks, logging trucks, fork lifts, backhoes, pesticide trucks, etc. Heavy equipment is left idling and spilt fuel and pesticides is a common occurrence (contributing to pollution) and non-functioning equipment is left to rust in fields of weeds (reducing neighbouring property values and contributing to invasive weeds). Some of the properties with heavy equipment have sought permission to build large storage buildings for this equipment but these super-sized storage buildings are not used for the stated purpose and equipment is stored in open areas or parked on road allowances. Walking or biking residential streets becomes difficult or unsafe, residents pay twice (to keep spreading invasive weeds under control on their own properties as well as paying for public RDOS

weed maintenance), property values are reduced, and residents' enjoyment of their own properties is reduced.

- Residents that keep one or two business vehicles in their garage or are working on a vehicle on their own property are not included in this comment. This comment applies to egregious cases (3 or more pesticide vehicles, large heavy-duty vehicles, rusting inoperable/longterm unused equipment)."
- Block ALL motorized traffic. Motor bikes and vehicles race past our house on the KVR creating dust storms. Nice for patio dining! Support the PIB in installing a gate at the Pine Hills Road and Post signs.
- Not everyone uses the internet, posters on mailboxes help but not the day before. Please some proper advertising and notice so that ALL residents can participate in this.
- It is changing our beautiful rural country like West bench into a industrial like area and needs to be stopped. The idea of this area years ago was for it to be a homesteading area for families where children could walk or ride their bikes to school.
- With the various sinkholes, hill sloughing and road dips it would seem this isn't soil that would stand up to densification. Keep lot sizes larger and spread the load. Apartment buildings and suchlike are appropriate for town but stick to single family dwelling in this rural area.
- Property values will go down if no school.
- Kids can not be bused"
- This would be harmful for the community as it is the only public building and the kids would have to take long bus rides. This could affect property values.
- There doesn't seem to be any public understanding of what's acceptable for noise, and bylaw is perceived to be doing nothing. Parties with live rock bands are not a concern to bylaw - this does disturb others and makes it impossible for neighbours to use their own properties. Then other neighbours think there is no noise limit, so then they blast loud, obnoxious music whenever they wish because they think its ok to do so. There are abusive family and neighbourhood fights that are noisy, and although the RCMP have attended in some cases, there just seems to be no comprehension that noise is a consideration. But hey, if it's ok to have a rock band, then what's the issue with a bit of yelling and swearing?
- Again, there is no understanding that there are bylaws that address this and no education or enforcement.
- If this is allowed to continue, more and more people will follow this example and the character of this area will be lost.
- more family required on west bench to save our school
- I feel that the gullies are a special environmental area and should not be used a dumping grounds. Not only is the waste unsightly, it creates a fire hazard and encourages bears and rats to our neighborhood.

- I feel that the gullies are a special environmental area and should not be used as a dumping ground, creating a fire hazard and encouraging bears and rats to our neighborhood.
- Approx. 39 permanent residents north of Camp Boyle and potential campers at the lake do not have a northerly escape route to above Darke Lake Provincial park due to a couple of extremely hazardous road crossings. The Ministry of Parks has no funding available at present to upgrade this road.
- the yards in the west bench are large for a reason. if an older or younger couple or family does not want a large yard then they can find a yard that better suits them. We have amazing views and quiet settings that should not be disrupted.
- the cost of water will slowly diminish the rural/green feel from what the west bench as always been known for. to us it is important to keep the green of this area as a legacy for the present and future generations. it continues to be important for young people to grow up with gardens, trees and space around them. and it could not be possible if the lots continue to be no smaller than 1/2 acre
- access is over two wooden bridges, this is a problem, dump trucks going to and from the expanded gravel pit operation don't mix with children and residential use.
- first there was one asphalt plant then there was 2, large truck parking. Having to maintain the bridges and roads into the westbench without appropriate level of tax support from those causing the damage.
- For several years there has been multiple potholes and spot repairs to the main access to the Husla area. It is time to do a proper repaving repair.
- We are currently on a septic system. Sewer would be awesome!
- 1. need to maintain clay hills so they do not collapse
2. make west bench bridge wider.
- Our lot sizes are not legal now for a septic system to be installed.
- Increasing concerns regarding the industrialization of the Westbench area speaks to the approaching limits of acceptable use in the area. Residential character of the area must be maintained, with allowance for home-based businesses - however that definition (or industrial use) is decided to be.
- This is a special greenspace with historical value
- Some people are just not taking care of their property as well as they did in the old days. Perhaps they are too tired after work. Anyway, the aesthetic beauty of the West Bench is being compromised.
- It's inconvenient but nothing we can do about it
- Peter Brothers operations have a big qualitative impact on some residential areas in Area F. Is this an issue that can be addressed by zoning? Is there anything PIB wants in exchange for their designation of industrial and non-industrial areas?

- KVR as recreational corridor: not sure if ownership is PIB or not but can RDOS contribute to upkeep so that it can be used as a recreational corridor? It has dangerous sink holes now.
- As a young family, we are privileged to be able to afford to live in this neighbourhood - but most aren't. More types of housing need to be made possible/available/affordable to enable more families to live here, so that the local school can continue to be supported. A healthy community needs all ages to thrive, and we need more young families.
- safety, lower insurance costs
- Our local school should be supported and kept open. Partnership with the RDOS to encourage faculty use to keep our school open should remain a priority.
- Yes, there is fencing to keep the cattle out of the riparian area down at the creek, but the fences are not maintained and cattle are in the creek. The night of the meeting, as we drove home, there were cattle in the creek between the cattle guards.
- A neighborhood needs families to stay vibrant. As it stands now, many families cannot afford the properties and the school is in danger of closure.
- Protecting wildlife corridors is one of the goals of the South Okanagan Regional Growth Strategy and I think it is important that this be recognized in the OCP by incorporating strategic ways of achieving this.
- West Bench and area F as a whole is traditionally agricultural/light commercial. Traditionally people maintained orchards, which is not feasible in today's market. 20% of people in area F work from home yet are extremely restricted. Commercial and business opportunities should be expanded as the current bylaws are grossly outdated. People have large lots and are unable to utilize them in many ways. If the RDOS actually enforced these bylaws there would be literally hundreds of people not in compliance and extremely upset with outdated and ridiculous bylaws which are affecting a very rural area. Some people have been operating under a false understanding for 3 decades or more. I know this as I have spoken with some and speaking with more on a daily basis.
- Because it is important to be active so it would be nice to have a community centre or access to the school gym for sports and activities. Also important to keep the youth busy
- Home based industrial businesses are not compatible with our rural residential neighbourhoods. These structures are better located in the Industrial area of Penticton, not WB.
- We need to appreciate the unique area we have... we are minutes to town, and yet people can have horses. That is a definite draw. Agricultural land (while maybe not for cherries) will increase in value. It is being sought after by young families moving from the coast, who have an interest in all things local.
- Given the Klohn Leonoff soil study information, it is important to install a sewer collection system. Grants could be applied for and a joint project with either the City of Penticton or the PIB could make it affordable for all. If sewer came to the

area, subdivision could occur which should bring more families to the area to support the school and community.

- Smaller lots mean more people living closer together. We moved here in 1999 to avoid city type living conditions.
- Don't want to see these interests mixed and areas mixed willy nilly
- We have zero control over anything that is happening on the PIB lands related to air quality and noise. We have never seen so much dust and it was evident last summer that PIB does not care about West side residents and their own people with the amount of dust and the start up of the large asphalt plant directly south of Bartlett Drive. They are projected to have a 50 year life span and should have to follow some basic best practices for gravel pit operations.
- This issue directly affects property values and health and wellness.
- As a horse owner I have sufficient room for our horses. Other neighbours have felt that they can have any number of horses depending on THEIR desires or ambitions. I feel that the 1/2 rule is appropriate.
- It is full of weeds and a big old messy tree near the power lines
- Love walking and biking the trail- would love to see it maintained
- The other issue in this area is that there is a large amount of agricultural land especially in the Meadow Valley area. This land has been used for over a century for agricultural purposes., and a great deal of it is in the ALR. Meadow Valley has been under a great deal of pressure to accommodate things like home site severances and higher density development surrounding the area. In a Province like ours with a shortage of viable agricultural land it is important to insure that the 50 acre minimum lot size be maintained and that higher density development around the periphery not be allowed as it inevitably creates conflict with those who are involved in agricultural activities. The Regional Growth Strategy speaks to this issue and should be adhered to.
- As mentioned, my neighbour cut down into the earth about 20 ft right next to my property leaving an exposed clay drop off. I don't know if he received permission, but I had to ensure his screaming and yelling at me for months because I insisted he abide by the bylaws to protect the stability of the soil and prevent any potential damage to my driveway/utilities. Why did I have to fight this, this should have been caught from the start by vigorous bylaws and their enforcement.
- Also, if we create a bylaw and don't enforce it, all bylaws become meaningless. They are there for a reason. I don't want huge parties with amps at 2:00 in my neighbourhood, I don't want cats running around eating all the song birds, I don't want dogs barking all night long, I don't want people building things that completely disregard their neighbours, I don't want my neighbour out there shooting quails in his yard with his gun, I don't want bare earth bonfires on my neighbours yard next to my wood fence, I don't want 100 chickens next door...there should be a limit.... These things all have bylaws...enforce them.

- The RDOS administration is not enforcing the current bylaws against industrial businesses and more are popping up since there's no enforcement and its only making a bad situation worse.
- Bringing in sewer would add to the escalating costs of living on the West Bench, for families who have lived here for generations. And even returned here to bring up their families!
- Frankly, Interior Health has too much power, which power indirectly caused the demise of our old water system, and brought about the expensive metering of our water.
- Now the same type of power potentially will go to people who want to bring in density housing to our lovely rural space, and facilitate their exploitation by bringing expensive costs of sewer to our community. More roads dug up! More pockets lined!"
- Numerous vehicles speed through all areas of the community. Commercial and residential vehicles should be more aware that they are driving through a residential neighbourhood. Seems to be no consequence as this area is not patrolled by police.

**What are the issues in your neighbourhood that the OCP should consider? Issue 3:
Maintenance of 50 acre minimum for farmland in OCP**

- Agriculture
- water limited for ag. land and radon
- Neighbourhood watch
- water upgrade
- speeding vehicles through school and park zones
- Noxious weeds
- Agriculture vs Industrialization
- RDOS bylaw enforcement
- No Bylaw Enforcement by RDOS
- potential take over by the City
- Unsightly properties with noxious weeds and other weeds growing over 4'.
- grow the west bench
- Several large, industrial garages have been built which are obviously not being used for agricultural purposes.
- Many residents use excessive speed when driving through Selby Park and the school zone.
- Lack of ongoing Road Maintenance.
- public transit
- KVR trail
- pedestrian use and industrial storage of same on private residential property
- potential for Pentiction to try to annex the west bench .to expand their tax base
- Provide signage and monitoring of the area along Max Lake Road
- Potential school closure

- Water Supply
- B&E's have skyrocketed in the last year.
- 'Wild West ' mentality
- Wood bridges.
- Invasive plants
- Appropriate Density - that fits in a rural setting
- increased public use with camping and dirt bike/quad
- Continued community involvement in protecting our homes from fire.
- Heavy industrial use
- Motorized traffic on the KVR.
- Take control of the mosquitos every year it gets worse
- The gravel pit
- Aging septic tanks and fields need to be upgraded before they fail.
- Industry
- Lack of Community Policing
- under consideration
- Sage Mesa Water Ownership Resolution
- Truck traffic and bridge infrastructure
- Overdevelopment
- Traffic is really my main concern
- Sustainable Community
- School
- Sewer

Tell us why this issue is important to you:

- Young children should be able to walk or ride their bikes to school or cross the street to Selby Park without the risk of being run over by speeding vehicles.
- would rather have sewer services contracted to Penticton than annexation.
- when I am visiting the west bench I frequently note speeding vehicles. sometimes I would estimate speeds up to 80km/hr past Selby park. Not compatible with children and equestrian activities.
- West Bench is traditionally an agricultural area. Things change, but the roads are not built for heavy industrial traffic, and heavy industrial use is not compatible with established norms in the lower West Bench.
- We are in an unprotected area....we need to continue to work together.
- Very rare to see police patrolling for speed or in general
- Uranium water 1980 - 81 BC Royal Comm. (Bates inquiry) and export high uranium (radon) in Darke Creek, Faulder and Meadow Valley wells. Really big issue 40 years. Time its mentioned in OCP.
- too much wasted land underutilized, the Okanagan needs more land to develop its population base

- This is primarily a residential area. There is little sense in devaluing a neighbourhood by adding industry. Look at the area behind Summerland near Glenfir that has a mish-mash of residential zoning and industry. It is degraded, unpleasant, and home values have gone down as a result.
- This area was designated for agriculture. Somehow gravel pits and endless dump trucks entered the mix, and that's about as much industrialization we think WB hill and bridge should take! There are industrial areas for industry. WB isn't one of them. Think veg gardens, orchards, smaller home based businesses instead.
- this area should be reserved for single family residential only with minimum lot/acreage signs for generous spatial separation. need more green spaces
- These monster garages are out of character for a rural/agricultural area. I have a friend who resides on the property beside one of those industrial garages. When it comes time to sell, who will want to buy property next door to this unsightly garage and yard?
- These bridges are constantly being repaired. Can they be replaced with land bridges? If the Newton Drive bridge was severely damaged, people from lower Newton Drive and Spartan Drive would be totally cut off.
- There have been discussions that the City wants to expand its boundaries to take over the greater West Bench area. I would be opposed to that - the City seems to think it would line their coffers, but the net result might just be that a sprawling area like this is expensive to maintain to City standards, and it would cost the city more, and drive our taxes up unnecessarily. The City's lack of financial planning and its infrastructure deficit are its own mistakes and we shouldn't have to pay for that, or be party to its other decisions based on values that I don't share, as a rural resident.
- There are several known drug houses on the West Bench that have not been addressed even though many have reported them to the police.
- Speeding cars and motorcycles (Harleys) have been reported multiple times and we have asked for more police presence but have not seen anything. The speeding continues and someone or someones child is going to be injured or killed, or a senior.
- The West Bench school was a driving factor for us to move to the area; closing it down would create an unnecessary hardship on children and their parents.
- The vast number of trucks going to fill up with gravel at the Westhills site, crossing the KVR wood bridge is an accident waiting to happen. Debris is often thrown from tucks and it is dangerous for cyclist.
- the KVR trail is well used. it needs attention now for the safety of all walkers, bikers and people riding horses. there are several large holes that have become worse with the spring rains and runoff.
- several beakins
- Real deterioration of plants along roadways--now serious infestation of invasive weeds on public and private property.

- RDOS has a noxious weed bylaw and provides the acknowledged local expertise on indentifying and eliminating invasive weeds. However, these policy, education and employee efforts are negated by unsightly properties that are not required to control noxious weeds and the margins of industrial operations in Area F which are a major contributor to the increase in noxious weeds. The biggest problem are areas of stored/rusting equipment and (a new twist) a new resident who was permitted to import tons/tons of large boulders which trap soil and invasive weed seeds (maintenance occurred after the weeds went to seed).
- Perhaps a financial aid programme could be initiated by RDOS to provide long term loans at a low rate. This would help prevent failure of septic systems.
- People should not be allowed to pile up personal items which are on right of way, they just continue to take over more space that is not their own. We had a neighbor actually pour a new concrete pad and move the canada post mailboxes so he could make his yard bigger!
- Our area used to be a crime free area, but lately there have been a huge number of break-ins to cars and houses.
- Our next door neighbor was broken into while she was at home!!!!
- Leave the door open for more to push the limits.
- It is valuable to all of us to support local and sustainable food production. Maintain ALR land for Ag. production only.
- It creates animosity between neighbours
- In order to enable more housing types/choices, more density needs to be permitted. However, density does not have to occur in a subdivision format - cluster development (that preserves large amounts of agricultural land surrounding housing / community clusters) should be explored. Servicing will play a big role in this - explore more options for on-site wastewater treatment (green machines, etc)- as I worry that servicing with sewer would increase inappropriate development pressure.
- If people can't afford to live in the community or there aren't services provided it fails to be a community.
- I realize the KVR is within the Penticton Indian Band purview but I would hope that the RDOS would work to have a relationship with the PIB to address this issue.
- I know of many people that live in Sage Mesa and Westwood. The ownership of the Sage Mesa water system needs to be resolved in order for RDOS to apply for grants to tie them into the City of Penticton water system through West Bench. The health risks for these folks is high. The province seized this system from the private owner back in the 1990's and needs to be accountable and resolve all issues so those people can have access to a better system that isn't on a Boil Water Notice.
- I am very unimpressed with our water supply, we need better water. But so do many indigenous people throughout Canada. Water is necessary for a good quality of life.

- Huge increase in use of crown lands for camping and dirt bike/quad use. Would be nice to see some infrastructure provided for them - outhouse, camping spots. Nice to encourage use of the outdoors but needs to be somehow controlled and monitored - especially during fire season.
- having to be on a boil water alert each year does not seem very healthy.
- Ever year there seems to be an increase in irresponsible use of Max Lake Road for access for joy riding, bush fires and partying. This increases "greatly" the possibility of a wildfire that would quickly affect the residents of the Husula area.
- Curious to know if sewer hook up would be eventually an option for owners to consider down the road. This better for environment and property values.
- Creates a lot of noise, traffic and dust to surrounding neighbors
- As well as unsightly, once the weeds dry out, more fuel is created for fires. Weeds should be mowed.
- As taxpayers, we feel our area does not receive the road maintenance upkeep that is required on a yearly basis. We find ourselves having to phone to inform Argo Road Maintenance of issues in our area. ie: The lack of culverts being upgraded as there are a few collapsed culverts that have been marked with an orange bag, have been that way for some time now.
- The lack of roadside mowing--we seem to be on a bi-annual basis. At times the weeds can get quite high which impedes visibility.
- The inconsistency with snow plowing--at times the plowing stops at Camp Boyle, other times it may continue to Osborne Road and at other times, they plow to the park boundary.
- Cattleguards appear to be full and need to be reset.
- Grading of the gravel road is done at best 3-4 times per year--leaving times when there are lots of pot holes for our vehicles to navigate thru.
- 6 The lack of proper ditching in the Faulder area left the water crossing the road (approx. 6" deep) in 2 spots this past spring for over a month
- great concern for the constant chipping away at ALR land + farmland everywhere
- stiffen the RDOS response to infractions + variances

What are the issues in your neighbourhood that the OCP should consider? Issue 4:

- Employment and housing now and in the future
- Development
- Fire
- Proper drainage on roadways/ road repair
- no summer vacation rentals
- Reclamation of gravel pit north of the elementary school
- Home business are not a problem in Area F. Home businesses that do not impact neighbours are not a problem.
- Septic/transit
- Sewer
- Sewer

- Vehicles using excessive speed through the school zone and Selby Park. Perhaps speed bumps are required in some areas.
- Cattle/Horses ranging in a Rural Residential area.
- Keep horses where they belong
- septic, why was city water put in place and not city sewer
- over use of the alternative approval process by the RDOS.
- KVR trail access and surface improvements are needed
- Fire Department
- Noise bylaws!
- Old Septic fields
- Yard waste
- Keep west bench school open. If the school closes our area will definitely be limited to potential buyers & new young families
- Monitor and stabilize the silt cliffs above West Bench Hill
- Walkability
- Bylaw Enforcement - Not Happening
- under consideration
- School Must Stay
- Mariposa Park openings
- PIB Relationship
- Sewer
- New builds or substantial renovations

Tell us why this issue is important to you:

- Tell us why this issue is important to you (optional):
- planning is required to ensure that our young people will receive a fair income for worthwhile, rewarding careers
- Need fair priced, well-built, health homes (rentals + purchased)
- Development should be carefully looked at in the any case. ALR land should not be considered for non Ag. development, such as a dirtbike track on ALR land in Meadow Valley.
- lack of harvesting yellow pine since the early 1990s has created major fire hazards near and up to local doors.
- Community works hard to respond and do great job but without help we're losing the battle."
- there are several area that have sunk and are only fixed by putting patches on top of the holes.
- increase in traffic. some renters don't respect neighbours in terms of noise.
- the gravel pit located north of west bench school appears to be completely excavated. Typically the Ministry of Mines requires a gravel pit to be reclaimed after excavation has been completed. this should be explored further as the pit is unsightly and possibly unsafe in its current condition.

- It is my observation that home businesses that do their bookkeeping, appointments and business planning from their home, store supplies safely in their standard garages, park one business vehicle in their driveway/garage, do not idle their equipment during winter months, do not create noise, do not store increasing volumes of unused/unmaintained equipment in their yard, do not spill fuel/pesticides and do not use residential road allowances for their business - these home businesses are not problem for Area F. Home businesses that impact neighbours (unsightly properties, noxious/unmaintained weeds, stored unmaintained equipment, spilt fuel/pesticides, noise, use of residential streets for parking/business, unsafe/visible storage of business supplies, huge storage buildings not used for the licensed purpose, etc.) are a problem for Area F. To maintain property values and to continue to attract young residents the Area must cease serving as an 'unofficial' industrial area.
- Septic vs sewer: we are fine with septic.
- Transit: we bike when possible but recognize that living in this area means requiring a car much of the time. That's ok. We make eco friendly car choices. If we want or need to rely on public transit we accept that we will have to move to town.
- To protect the environment and resolve soil sinkhole issues
- Would allow for people to subdivide and bring more people to the area which would help to keep the school open.
- Young children should be able to bike or walk to school, or cross the road, without the risk of being run over by speeding vehicles.
- We have been designated Rural Residential and often find cattle and/or horses ranging in our area, especially in the fall. These cattle/horses are not supposed to be between the 2 cattleguards north of Camp Boyle. We find the range holders are non compliant with the rules set out by Forestry.
- Please keep the horses where they belong. we hope that they will never again roam on the roads or on private property. it is unsafe, unhealthy and unfair to the residents who take good care of their gardens and small orchards. the piles of horse apples along the roads were talked about by non-residents who referred to the west bench as a stockyard. Hardly what we deserve.
- if most of the bench is in geological hazard area for sink holes and landslides why are septic fields not being upgraded/ pushed out and replaced with city sewer?
- convenient way to avoid confrontation and eliminate the need to talk to taxpayers. Adding a permanent potentially increasing conservation levy (tax) without a referendum.
- we only have 1 small "Volunteer" fire department
- It is 6:30 am on a Sunday and I am listening to a weed trimmer!
- Septic effluent is entering the water table and contaminating the water basin. We need to hook up with Penticton's sewer plant.
- Some dumping in gullies. Very expensive to have it hauled out in small bags. Could we have local yard waste disposal areas that are serviced twice a month at

several central yard waste depots rather than curbside pick-up? Everyone could drop off materials.

- As we plan for the future, and if that means development, walkability must be factored in. This neighbourhood was originally designed for cars not pedestrians, and it's been a big cost to upgrade for walkability, with much more to do on that front.
- If there are rules that only some of us follow it is not fair. If RDOS is not going to enforce existing bylaws what is the point of having them?
- On our street there is a tourist info building that was placed on the property and it has now been turned into a suite and people are apparently living in it. There are multiple illegal suites and several carriage houses. There are commercial businesses operating in residential neighbourhoods. This needs to change. It affects property values and overall wellness.
- We had an 18 wheeler parked in our cul de sac that ran all night in the winter months when the driver was working so the truck was warm when it left at 3 a.m.
- I feel that the school is a huge part of the community and if it is closed, it will affect property values and the sense of community that currently exists. (Perfect example was the kick off meeting for the OCP review - held at the school) We also have a very important relationship with the PIB children and their parents that lasts a lifetime through the school. This will be lost if the school is closed. More partnerships with RDOS for use of school grounds should be reviewed and may help with budget issues.
- This area has a history of low enrollment and then super high enrollment. Most people that grow up on the west bench eventually come back to raise their own children. Why should our kids have to be bused everywhere. The school needs to be deemed a rural school and kept open. "
- Time restriction and amenities at Mariposa Park make it a late night drinking/smoking spot for partiers. Have dealt with campfires, bong stashes and rowdy behavior because the lighting and washroom facilities open late make it ideal for partiers to gather. The isolated nature of the park makes it difficult for police/ bylaw to deal with situation. As well, I am very worried that transient population will discover this park and turn it into a hobo camp similar to the ones on hwy 97 and along channel.
- We have a really unique area we live in with an opportunity to learn/connect with the First Nations who live nearby. We used to connect with them a bit via the school, but that is happening much less now. I'd sure like to see us organize some things to support each other.
- On the other hand we do share a border and there are many different rules that apply and that we have to respect. For example: horses and gravel pit. I'm not even going to discuss the horses, but the gravel pit seems to be allowed to emit massive clouds of dust with no impunity. I don't much know if there are things

that could be done to mitigate this, but I'd support working together to see if there are options.

- The biggest issue though is they are allowed to permit Peter Bros to construct a massive asphalt plants that rains toxic fumes down right into my backyard with huge rumbling equipments and ridiculous traffic. This is so disrespectful, unhealthy and frustrating."
- It's only a matter of time until we go on sewer - let's get on with it already and bring waste water management to the 21st century already.
- Ensuring that people are following the proper process and that RDOS is enforcing their policies.

What are the opportunities in your neighbourhood that the OCP could build upon?

Opportunity 1:

- To acknowledge and respond to presence of uranium
- Education
- Agriculture
- Park for the kids
- use of KVR trail
- use of KVR trail
- Continued collaboration with PIB
- encourage more agriculture on larger properties.
- Moderate densification
- garbage collection
- Improvements & Usage of Parks
- There could be a tennis bubble next to the school
- Neighbourhood hub
- PIB relations
- Provide clear rules for all to follow
- maintaining our school
- develop the land to house more people
- subdivision
- The playing field north of the school does not appear to be used by the school. While the cost may be prohibitive, the idea of a running track, or perhaps a flooded ice-rink for skating would be a positive addition to our community.
- Limited to Non Existant
- KVR trail
- Keep the West bench green with small orchard, gardens and or horse ranches
- organic and hobby farming
- Pedestrianize Old railway line
- Further development (as per my earlier comment)
- Older residents unable to deal with large properties, providing opportunities to subdivide into smaller properties more attractive to small younger families.

- Ranch life style
- The West Bench Forum has been inspirational.
- Making KVR trail a park
- Maintaining mariposa park
- Subdivision of large under maintained land.
- Make the FireSmart program permanent including more signage and annual mail information packages
- Very pleasant area to live
- Agricultural character, opportunities for local food production
- outdoor recreation use
- Alternative school use
- To use powers available already to enforce compliance in regards to keeping our water clean.
- Densification
- There seems to be little interest in the OCP among many - if not most - of Sage Mesa residents. We are a disparate group of citizens with no focal point such as agriculture in Meadow Valley or the the school in West Bench were all public meetings/events take place. Opportunites will have to be made and, at the moment, I don't know what they might be.
- More liquor stores
- Lights on the walking path
- Continue the excellent care and maintenance of Selby and Mariposa Parks
- To maintain our rural character
- Utilize Lot 4907 West of the School for Retirement Facility
- protect the lifestyle we currently enjoy
- I don't understand the question?
- KVR recreational trail
- More Farming and Agriculture
- Maintain lot sizes
- The KVR trail and other natural resources
- Small businesses
- Enforce Bylaws
- The history of the West Bench as outlined by displays and theme of Shelby Park
- Sidewalks or designated walking area on road sides

Tell us why this opportunity is important to you (optional):

- Using our existing infrastructure to educate our community on important issues. i.e. environment, development
- Most important sector in the world. We must mitigate loss of ALR and Ag. lands and promote opp for new farms because we may save the land. but average farmer in the area 56 years ag. Many properties.
- Play ground for the kids and place where youth adults can play different sports

- biking walking and hiking are available right out our doors. it would be nice to make sure vehicles stay off this trail and that it is maintained for the enjoyment of outdoor enthusiasts.
- it is easily accessible for this area. would be nice to not have not motorized vehicles on it so hikers and bikers can enjoy the trail.
- a good example has been realized with the roaming horse issue. I think the approach taken should be maintained to reach long term horse management. other opportunities might be available to lessen impacts associated with intensive trucking opportunities and or visual impacts of west hills gravel pit.
- whether it's an orchard, ground crops or animals it's better than having large unused areas covered in weeds
- Where soil stability permits- allow subdivision to 1/4 acre lots or allow basement suites and garage lofts.
- More usage of Parks. ie. community picnics, yard sale in Parks, to keep residents involved and together as a community.
- For all who tennis players who don't go south in the winter also the school kids can learn to play.
- WB school and grounds is a perfect neighbourhood gathering spot. We'd love to see it used for community events or sports outside of school hours.
- We are neighbours, kids go to school together and we share the same road system.
- Some are abusing the current regulations.
- There are volumes written about this from last year's announcement to close it. Thanks for the work being done and keep working on it! It provides a public space for this community, which is separate and distinct from Penticton.
- increase land value
- like to sub 2 1/4 acre lots
- More out-door activities for all ages, but especially our youth, is always important. The more we encourage our youth to play outside, the healthier they will be. When I first lived on the West Bench (1957) we did not have cable TV and the reception of the few channels we received was so poor, that we seldom played inside. We played outside, year-round.
- With the exception of the newly developed Cherry Tree Farm, we see very limited opportunities in Meadow Valley and surrounding area.
- some how find a way to maintain the trail with the PIB
- eliminate poisons from being dumped/washed into our land and drinking water support local sourced foods and produce and expand production of locally grown food for growing population.
- Create a safe place to ride, run and walk and prohibit landowners along the line from using it as an alternative access and dumping place for old vehicles.
- Further development will provide the tax base needed to pay for infrastructure improvements. Besides sanitary sewer, it would be nice to have street lights

- being able to subdivide in appropriate areas of the bench will be more attractive to younger families.
- less development of large lots, maintain ranch life style feel
- We get so much news and info from this facebook page. When crime is targeting a particular area, we hear about it right away.
- If someone needs help it gets posted and there is always someone there to give answers or help. "
- Officially designating the KVR under its current un-official use as a multi-use trail will help protect its use as it is currently under threat of washing-out in a few places in Area F.
- These large lots are quite unsightly and allowing subdivision would look much better. The roads could be ungraded at the same time.
- It will remind residents of wildfire hazards and encourage improved fire prevention education.
- Like the Naramata bench, the Area F has large potential as a food producing area, close to the major centre of Penticton, if underutilized lands could be brought into production. Our food system is increasingly at risk - much of the power and money is concentrated in a few multinational corporations, and dollars spent on food leave our communities at the close of business each day. Moreover, the Okanagan has some of the best agricultural lands in BC, with real potential to become much more self-reliant. A bioregional approach to agriculture should be taken, that includes a survey of underutilized lands in Area F, and a study of their potential to contribute to a more localized food system. Local agriculturalists (farmers, backyard gardeners) should continue to be encouraged to pursue these activities, and the area could choose to "brand" itself as an agricultural precinct (much the way the Naramata Bench has branded itself as a viticultural one).
- KVR bike trails - could be better advertised to tourist
- as previously stated lots more outdoor recreation users - need to accommodate them
- Offering classes, clubs and meeting space at the school could make it less of a target for future closure. The school could double as a community center for groups to offer sports, clubs, courses, etc.
- If we brought storm sewer and sewer to the West Bench, we could densify, which would attract families to the area and help ease the housing crunch and keep the school open.
- It would be interesting to know how many Sage Mesa residents came to the open house at the school. Those people might possibly form a group from which to start.
- It would be nice to have lights all along the walking path so it felt safe to use at night.
- Some people will tell you that small scale agriculture, hobby farming and horse ownership is all but gone in the neighbourhood. They need to get out of their

cars, or see the community with fresh eyes to see this isn't the case. Neighbours moved in on our street because they could have horses.

- Lot 4907 - west of West Bench School (4.5 acres) could be used for a retirement facility or housing for residents that are having a problem keeping up their large lots but wish to stay in the area.
- Local and tourist use
- The properties are large and ideal for growing. Whether people do it themselves or lease it to others, growing food should be rewarded (through a better rate on water) and encouraged to make good use of land that for now cannot be subdivided.
- The ambiance of the area is it's greatest gift. Allowing for densification would alter the reason we chose to live here.
- Think Salt Spring Island with lots of small cheese making, art producing, and small businesses. It's important people can support the, larger properties we I've on and I don't want to see us subdivide. Sure people wants to subdivide for their own reasons but if they wanted small land parcels they should not have bought a property in the Westbench, and then try to change the rules to make a profit.
- The OCP could mandate the RDOS administration to enforce bylaws on industrial business (currently the RDOS just sends a bylaw officer, says yup - their in contravention but we aren't going to do anything, since....insert future reasoning here...???). Important since it is the only way to achieve compliance from those who choose to break the bylaws.
- Promote the theme of the West Bench! Keep to the forefront the history, and what this area stands for, and was built upon, at the forefront of decisions which at the end of the day, give certain people the ability to profit from them.
- Designated walking paths allow for residents to walk safely in their neighbourhood. Families with small children require this for strollers and bikes.

What are the opportunities in your neighbourhood that the OCP could build upon?

Opportunity 2:

- Local Employment - Fire Mitigation
- Indigenous culture PIB
- small convenience store
- Residential Area only
- Golf courses
- Improved sense of community
- Public transit
- Evening classes in the school
- Rural residential
- ability to have sewer
- Recreation opportunities
- create subdivision potential

- I have heard complaints of large acreage and not being allowed to subdivide. Would residents be interested in leasing a portion of the property for vineyards?
- For the RDOS/OCP to relax stringent restrictions on property development on non ARL land
- water
- Keep the lot sizes at least 1/2 acre or larger
- maintain the rural character of the westbench yet close proximity to Penticton
- Farm Day
- Unused land at West Bench school.
- Agriculture
- Continually improve the care and maintenance in all seasons of the excellent walking trail
- KVR - Partner with PIB to Upgrade
- s.a.a.
- Sports fields at West Bench school
- Allow Carriage Houses
- Water/sewage situation
- Alternate Sewage treatment options to support slight increase in density
- New Gov, no opportunity
- Large lots

Tell us why this opportunity is important to you:

- interfaces of all our communities
- stringent by-laws to mitigate fire hazard within 100 metres of homes in Area F
- work with PIB who have been doing controlled burns forever in these mountains
- Keep this area as residential - Not business
- Keep golf courses as opposed to developing the land with houses.
- I see this opportunity realized by prompt and effective bylaw enforcement so neighbors aren't "pitted" against each other. Proactive information bulletins distributed to realtors to describe land use restrictions.
- PIB residents, teenagers, workers on regular schedules and seniors especially would benefit from public transit. Reduced parking costs, travel to PIB and Peter Brothers work sites and to work sites at WB school, WB school recreation activities, residential work activities and volunteer activities.
- It would be a form of income for the school district
- As noted earlier, this is a fabulous rural residential area and we would love to see it stay as such.
- Carriage houses
- Healthy, Active communities are the way of the future. Kudos for the sidewalk, now we need some permeability to the area - walkways to connect dead end streets to other areas to encourage walking - with loops and connectivity it would be an even better place to live.

- save our school!
- I feel it is important to keep the rural/agricultural character of the West Bench. It would be a shame to lose many large lots where it is not possible to have horses or agriculture.
- It is important as there are properties that are not in the ALR that would benefit from being subdivided. We feel that each property should be evaluated on an individual basis. At present all residential services exist in our area--hydro power, telephone, paved roads, serviced by school bus, year round road maintenance and water.
- It would increase the tax base and provide job opportunities for local trades people.
- is it possible to share to reduce the water costs with Sage Mesa and Hizzula?
- Rural, agricultural/small business mix is attractive as a community. Need to review the approved uses for each zoning designation and revise for clarity and easier enforcement.
- "West bench Farm Day" get neighbors together to have a BBQ and games together. Unite community.
- The unused land at the school could be developed into low cost rental housing for low income single parents. This would help save West Bench school.
- West Bench is a wonderful place for small scale agriculture. Would love to see more people growing food and raising animals (not sure how realistic this is, though!)
- It appears to be getting increasing use by all ages. Additional night lighting farther up the hill would be a good idea.
- If we could work with the PIB on upgrading and maintaining the KVR trail with a First Nations theme it would benefit the entire region.
- For local children and area sports teams
- If carriage houses were allowed, many of the seniors could stay on their properties and allow for the next generation to move in and raise their families.
- (It appears to be happening regardless of the existing bylaws so why not make it legal?)
- Establish a water system that deals with increasing run off and is being geared to sewer service as the age of the system is becoming a liability.
- I googled sustainable sewage treatment. I'm sure someone would know better than I if there's a way to slight increase density (tiny house, carriage house) without subdividing and putting a sewer in.
- Potentially able to work with the Dips on not axing West Bench school.
- Promote farming on a small scale! Facilitate farm tax and encourage people to take advantage of the larger lot sizes!
- Wineries are saturating the naramata area, and are a tourist destination for the ojanagan. How about promoting the small holding! Tours and produce for sale could be a sustainable way to keep the West Bench as a rural and desirable place to live!"

What are the opportunities in your neighbourhood that the OCP could build upon?

Opportunity 3:

- Establish relations with PIB
- Children are our future
- Keep Golf courses - no to additional housing
- Collaboration with school board
- Sewage or new septic systems
- Food security
- Kept the community school
- Strive to keep the west side areas rural and residential
- Allow Carriage houses
- s.a.a.
- Work with PIB on Best Practices for the Gravel Pit and Asphalt Operation
- Maintaining school in area
- Support small agriculture with business solutions

Tell us why this opportunity is important to you:

- PIB should be part of any discussions that border their lands - our lands were their lands a short time ago (all aspects, i.e. water, fire, etc. ,etc., land management)
- we would benefit greatly with their expert advice, based on living on these lands for thousands of years
- we have 7 children and 13 grandchildren. 5 + 11 living in area f they needs opps. f integration with communtiy e.g. knowing place and how to remain in place and prosper.
- Traffic
- no sewer systems available
- explore opportunities/grants to better utilize the vacant field north or WB school. help to make the importance of the school prevalent in the community. perhaps some low cost recreation infrastructure could result from collaboration with school district and other levels of government.
- Unchecked water problems (usually underground irrigation), inappropriate or too much hardscaping (or tons of boulders) and broken water lines cause probems in Area F.
- Septic system problems are less common and when they occur they cause immediate problems for the resident therefore they are repaired or replaced. where new septic systems and sewer, if an affordable option, are in place there should be an option for 1/2 or 1/4 acre subdivision. [large lots]"
- We should be encouraging more growing opportunities on our properties - this area was an orcharding area and can provide much more food than it does.
- use it for voting, meetings, field games etc., it presently is an anchor for the whole west side. thank you

- This would allow for seniors to stay in the area and could bring more young families here that would help us to keep the school.
- Air Quality regulations need to be followed and good communication with the PIB and Federal government for grant funding to make this happen would improve the relationship.
- Maintain a stable school population by encouraging sd67 to possibly bring in a special program for the school along an environmental focus.
- Food security, access to fresh produce, etc. Loan out extra land to people who want to use it for agricultural purposes if you can't. Create community initiatives to work together to support older people or others who can't look after their properties but could or already have contributed to the community insignificant ways. Maybe there a subsidies to this,kind,of environmentally friendly, sustainable community action initiatives.

What are the opportunities in your neighbourhood that the OCP could build upon?

Opportunity 4:

- To really protect farmlands for the future
- Carbon sequester globe change.
- No seasonal rentals
- Fire safe
- West Bench school
- Included small businesses
- Promote Home Businesses but Not industrial Use
- s.a.a.
- Sewer
- KVR trail upgrade/maintenance
- Social connectedness

Tell us why this opportunity is important to you:

- Increase in noise
- increase in crime
- increase in traffic
- lack of respect to residents "
- I note several properties with large accumulations of saw dust piles and old stumps etc. landscaping can play an important role in a fire safe community.
- After school care, preschool, daycare, recreational activities, community events - all in addition to the existing school. There are a growing number of young families in the region that need the school for its K - 6 (or 7) education program.
- Businesses that do not use machinery and make noise. have more artisan or home business.
- Many people now work from their homes. There could be rules around how many vehicles etc. but small businesses are usually not harmful to the community.

- We are against large industrial businesses working out of their residential lots.
- We do not want a composting facility in our area.
- "Review the costs to tie into the City of Penticton's Waste Water Treatment facility or work with the PIB on a joint facility.
- If sewer were to come to the west bench area, the risk in the red zones for soil instability would decrease and those who may wish to subdivide would have the opportunity to do so.
- Densification would provide more properties to pay for services and lessen the risk of losing the school. If this were to happen, improvements would need to happen to the 3 bridges over the KVR. "
- I know this is a PIB situation; however this trail is a golden ticket. At present it is being degraded by motorized vehicles.
- It's kind of like herding cats trying to communicate with people in the Westbench. Everyone has strong opinions and is suspicious if not feeling fully informed and seeing open governance. We need to at least try to connect people through, available electronic means to each other for support, communication, problem-solving, etc but of course with strict guidelines of respect.

The Area "F" OCP will include a guiding community vision for the area that describes what the area will be like in 2037 (20 years from now). We need your help writing it. How should this community be in 20 years? What's changed? What has stayed the same? Write your vision, or two or three words that capture your vision the future of Area "F" below.

- healthy communities - water, safe food, fire, uranium
- -safe communities- fire, water uranium30 - 60 frost free days - no till
- Better practices where environment and water is concerned. To maintain our unique ecosystems and species.
- Careful consideration where development is considered.
- Conservation of ALR land.
- Hope to see this place stay a family place but not have MONSTER houses with lots of basement sites where it becomes too crowded with cars.
- Rural - continue to keep this area without overdevelopment
- Better maintenance of roads - summer and winter "
- Keep the area rural, without over development, no street lights so we can enjoy the stars. updating the drainage systems on the roads and keeping the roads well maintained for example fixing pot holes properly.
- A rare gem in the Okanagan - Large rural residential area with ongoing agriculture ventures
- the community is characterized as a safe neighbourhood that enjoys integrated recreational opportunities such as horse back riding, walking trails and cycling

- a great area to raise a family and leave legacies to future generations who remember the sacrifices made by our veterans and the community these ""pioneers"" helped build.
- still a rural residential area with some noninvasive home based businesses.
- Collaborative/cooperative/neighbourly
- Quiet
- Well maintained large-lot residential
- Sustainable (working on low-water use, aware of and eliminating noxious weeds, no visible industrial activity while a thriving but relatively invisible home-based business environment is supported)
- Excellent public elementary school with community services
- tranquil farming community
- Should the area ever have sewage then I think we can reduce the residential lot sizes but if not, then I am in favour of keeping them as they are.
- Keep the Area Rural!!
- Nothing less than 1/2 acre lots.
- cleaner school area (I realise this is the School Dist problem to fix) but playground on right side and area on the Bank area a mess and an eyesore when residents take such good care of their properties. "
- Same as it was before the heavy trucks and industrial type businesses in properties started about 3 years ago. and please, no second gravel pit. One is already causing too much pollution, noise, and heavy traffic.
- Rural residential has stayed the same.
- Growing our own food has blossomed.
- Community spirit and involvement has grown.
- Bicycles abound. Dump trucks not so much.
- Yards are filled with native plants; less lawn."
- A united West side community with carriage houses and no dump trucks hauling through the community. Manage through better practices the dust that the whole west side has to eat.
- Semi rural, relaxed, but well kept. School and more of a community centre located near the school. Sewer - include a community pool . Penticton water for Sage Mesa, Westwood and Husula and PIB if requested. Less dust and asphalt plant fumes.
- Rural, peaceful, healthy living.
- Rural/agricultural.
- I would like to see more families, more homes, a vibrant area to raise children a school, stores, as we have located close to Penticton it should be more densified, rural lands should be much farther from the city of Penticton.
- Vibrant Attractive
- Maintain rural/agricultural character. Do not change to industrial/commercial zoning.

- Our vision for the future would be to see young families carrying on the traditions of farming and ranching in Area "F" and being able to enjoy a rural lifestyle.
- It should really stay mostly the same.
- Our wish and our vision of the west bench in 2017 is that it will still be a green and rural area on the west side of the city of Penticton. it is a community with its local school anchoring the area. it is healthy, smoke and dust free area that continues to have good roads and safe walkways. heavy truck traffic will be curtailed or have their own route not using our main bridge or Bartlett Drive. No heavy industry will be allowed. small home businesses will be prevalent. if a sewer line is installed, the minimum lot size will be no smaller than 1/2 acre so that the space and healthy environment that makes the west bench such a desirable living area will not be destroyed.
- Recreation(hiking and biking)
- hobby farms
- organic food production
- Clean, safe and beautiful.
- Well-maintained and functioning
- Community
- Visually appealing
- a small vibrant community centered around a community school with a mix of large and small
- lots and a variety of small businesses and agricultural based enterprises. The asphalt plant is gone and there is an alternate route for the gravel trucks to use."
- Area F is large and consists of multiple communities.
- The Husula area is a mature distinct community that is mostly built out. In 20 years I see it much the same as now, only with reliable drinking water, good road access and fire free. It is a great place to live within the RDOS.
- It would make sense that Westbench, Sandstome and Hsula become part of the city of Penticton, but it is not a priority for me as the current government structure is working well.
- Should stay rural.
- We would be hopefully at that time, be hooked into the city of Penticton in a more apparent way, speaking specifically to water & sewer infrastructure. In our area our fire hydrants are already in place, and our area would not require unrealistic upgrading to meet city of Penticton needs to hook into their systems. (I'm no expert...it just appears that way from what I see).
- may be profitable to join Penticton. ,may be more very large houses, older homes and large lot development.
- Our area should stay rural and keep the larger lot size.
- rural. family friendly. more senior's needs being met. Our population is ageing and we will need more things like day care for both the old and the young.

- small corner store that actually stocks things at a reasonable price that seniors need.
- Continuing rural-residential character
- Rural but respectful
- A vibrant, attractive community with efficient roadways for cars, bikes and walkers. A large enough population to provide West Bench school with children which will ensure its survival.
- Vibrant and Attractive ! Save the School !
- Overall I believe Husula is very well served by RDOS. My wish would be that it would remain the same 20 years from now. I suspect that is unrealistic since change is the only certainty in life but we can hope
- Would have 20% more homes with a subdivision (or redesigned section of existing sub-division) containing smaller, affordable lots and homes. This would result in an increased school population.
- Walking, hiking and biking trails would link residential areas with downtown Penticton and other local recreational corridors.
- A twice daily bus would connect to Penticton and include PIB West Hills area (if rideship was high enough).
- Residents would be aware of practices encouraging water savings, wildfire safety, and natural habitat protection.
- agricultural, pastoral, complete community, services, transit, affordable, ecologically-rich
- rural country living
- encouraging young families to move into the area
- destination recreation area for bike riders and motorized riders
- In 20 years I hope my community continues to support local agriculture. I hope to see West Bench Elementary School, Shelby park and Mariposa Park well maintained facilities for our community members to utilize and enjoy.
- A community that continues to enjoy all that is available like mountain biking, horse back riding, hiking, and freedom to move.
- A vibrant community that combines large lots containing small scale agriculture operations, hobby farms and gardens with pockets of denser housing that is affordable for families. Well maintained parks, roads and paths. Sewer and storm sewer where needed to ease pressure on our soils. A few community services such as school and small store.
- As with West Bench, more people are moving into Sage Mesa - although in not nearly as many numbers, largely because the land base of Sage Mesa is limited and much smaller consisting of lots which are not sub-dividable. Nor does it have an agricultural component as is the case in West Bench. Twenty years from now I would hope that it would be a more community-oriented place with a commitment to sustainability of land and water resources and an environmental ethic toward public spaces and wildlife.
- Keep the rural atmosphere but allow some subdivision keeping with 1/4 acre lots

- No roafs. Only one paths
- A cohesive rural community
- The west side communities will be rural and residential; the people who want a mini Penticton, will live in Penticton.
- Rural living, close to town: The community should be forward thinking in managing its sensitive eco-systems, it should respect the culture and history of West Bench, it should develop community programming and recreational opportunities. It should explore how to attract young families by amending bylaws for suites in homes that currently have low occupancy rate, and it should respect its rural character.
- It should not think that bigger and denser is always better.
- The West Bench Community should work alongside the school board to create programming that is attractive, and highlights uniqueness of area -- that is outdoor education, hiking, proximity to PIB. It should work with the Board to show that it's not just about numbers of students that should keep a school open. Reconfiguration of grade levels, allowing other opportunities and community education can all keep the school a vibrant part of the community.
- What is currently detracting from the neighbourhood is the sheer volume of dumptrucks, dust and cooking of tar in early mornings. These trucks degrade the roads quickly. We value the traffic calming and heritage aspect of our wooden bridges. The decks need to more frequently replaced because of the heavy trucks. We shouldn't go to culverts that will increase speeds and reduce walkability on KVR simply because its better for trucking.
- Rural, hobby farms mixed with residential, school, sewer, carriage houses, upgraded bridges over KVR , Partnerships with PIB for the KVR and air quality improvements.
- In 2037 Faulder and area will have the quiet, rural lifestyle that existed in the year 2000. The area will continue to have a dependable water supply and the community will not be overdeveloped.
- Why does a rural area have to change? Theres no shortage of buyers when a property is listed for sale.
- Bedroom community
- Rural feel with great relationship with PIB.
- An expanded trail system along the KVR (owned by PIB)
- Sewer
- School
- Expanded community center with pool at school site (along with the school)
- Lots of tree fruit, hobby farms, vineyards
- Less dust and air quality issues related to the asphalt plant
- The ability to add carriage houses for family to be able to care for their parents and keep them in the community
- Rural flavor with amenities that have the hallmarks of an urban setting.
- Quiet, neat, residential only- no overt businesses

- sewer service and quarter acre lots
- Sustainable
- Community
- Healthy
- Peaceful, rural, not-an-industrial-wasteland
- Sustainable
- Rural
- A quiet rural feeling area just minutes from town.

RDOS

Electoral Area “F”

OCP Update



↑ Penticon bench by Stephen Rees, CC-by-nc-nd flickr.com ↓

PLANNING OUR FUTURE TOGETHER

ROUND 2 COMMUNITY SURVEY REPORT

December 2017

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Project Overview

The Regional District of Okanagan Similkameen (RDOS) is updating the Official Community Plan (OCP) for Electoral Area “F” (West Bench, Sage Mesa, Faulder, Meadow Lake Valley). The existing OCP is based largely on a Rural Land Use Plan that was adopted for Area “F” in 1988 and updated in 1997. A minor revision was completed in 2008 to address new provincial climate change policies.

The current OCP requires updating to better reflect current community issues and priorities, and to be consistent with other RDOS OCPs. Work started on the Area “F” OCP update project in early 2017 and is expected to be complete by spring 2018.

Survey Overview

Community engagement has been a focus of early project work. Community engagement has been a focus of the Area “F” OCP update project. In the early summer, we launched our first, Round 1, Community Survey. The survey asked three, open ended key questions:

- *What are the issues in your neighbourhood that the OCP should consider?*
- *What are the opportunities in your neighbourhood that the OCP should consider?*
- *What is your vision for the future of Area “F”?*

A second, Round 2 survey asked questions on three possible future scenarios for the Electoral Area’s primary settlement area, West Bench – Sage Mesa. The survey ran from November 1st to November 27th and received approximately 148 responses.

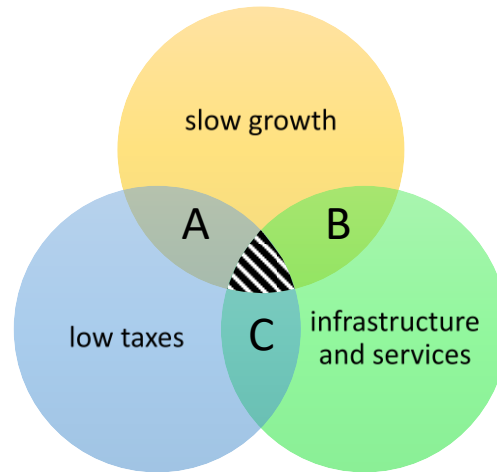
The Round 2 survey asked Area “F” residents about their preferred direction for community growth and development. It presented three community development scenarios for West Bench that were informed by community input from the Round 1 survey, which asked people to identify community issues and opportunities in Area “F”.

- **Slow growth.** Many residents mentioned “rural” and “low density” as desirable features of their neighborhood to maintain in the future.
- **Enhanced Infrastructure and services:** Many residents expressed a desire for better infrastructure (e.g., sewer, treated water, trails) and expanded services (e.g. better bylaw enforcement, recreation programs).
- **Low taxes:** While it was not a major feature of Round 1 survey responses, for this exercise it is assumed that residents prefer lower costs, in the form of property taxes and service fees.

The problem with the three directions is that it is impossible to achieve all three at the same time -- you cannot have a low population neighborhood with extensive infrastructure and services and low taxes. There must be compromise and trade-offs on each direction.

A **trade-off** is a situation that involves losing one quality, aspect or amount of something in return for gaining another quality, aspect or amount.

One way to illustrate the trade-off between these directions is shown below. Each circle represents the achievement of a direction. The overlapping regions represent the simultaneous achievement of two directions for community development.



The Round 2 Survey presented the following three scenarios.

SCENARIO A: STATUS QUO

The number and type of dwelling units will remain largely unchanged. As the population ages, residents wanting to downsize or needing additional support services will relocate. The existing tax structure and limited infrastructure will remain.

The following highlights the likely consequences of Scenario A:

- Existing minimum parcel sizes will remain unchanged
- Existing restrictions on development will remain
- Infrastructure will remain limited
- Amenities will remain limited
- No change to traffic on local roads
- Existing relatively low tax structure will remain (compared to City of Penticton)

SCENARIO B: STABLE POPULATION - LIMITED IMPROVEMENTS

The number and type of dwelling units will remain largely unchanged. Limited new infrastructure and services will be provided. Taxes will increase to cover these increased costs.

The following highlights the likely consequences of Scenario B:

- Existing minimum parcel sizes will remain unchanged
- Existing restrictions on development will remain
- Although there may be the possibility of partial grant funding, new infrastructure will remain limited, while higher cost projects like sewer and enclosed storm drainage are not feasible in this scenario.
- No change to traffic on local roads
- Investment in infrastructure improvements and new amenities driven by demand from the community

- Taxes and service fees will increase to pay for enhanced services

SCENARIO C: INCREASED POPULATION - MAJOR IMPROVEMENTS

The number of dwelling units will increase and there will be increased housing diversity. Major new infrastructure will be provided (e.g., sanitary sewer) will be provided to enable growth. Taxes remain relatively stable as infrastructure is funded by new development and economies of scale are realized.

The following highlights the likely consequences of Scenario C:

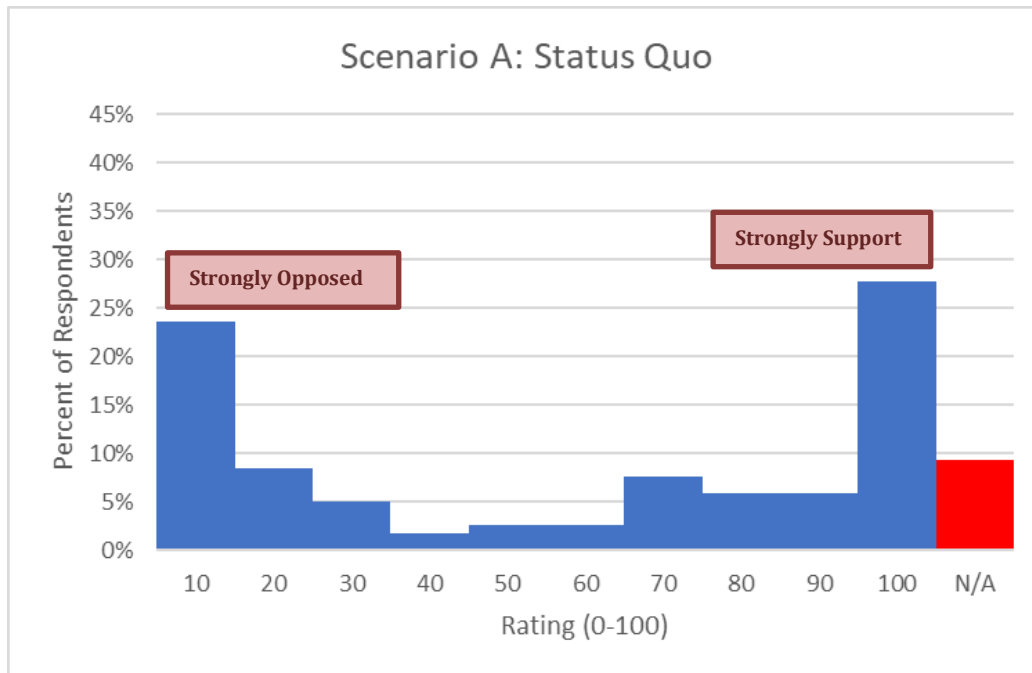
- Increased development and greater housing diversity through subdivision of larger parcels
- More ability to retain existing and attract new amenities
- Major new infrastructure and improvements
- Enhanced infrastructure and services and services
- Traffic on local roads will increase but non-vehicular transportation opportunities will also increase

Survey Results

Survey results were analyzed using the available qualitative tools from the survey platform system (Qualtrics), with additional analysis carried out using Excel.

Scenario A: Status Quo

This graphic illustrates the distribution of ratings (on a scale of 0 to 100) for Scenario A, provided by respondents in the Round 2 Community Survey. This scenario received 137 rankings from survey respondents. As illustrated, there was a fairly equal amount of support between supporting the scenario and not supporting the scenario. N/A represents the number of people who chose not rank the scenario.



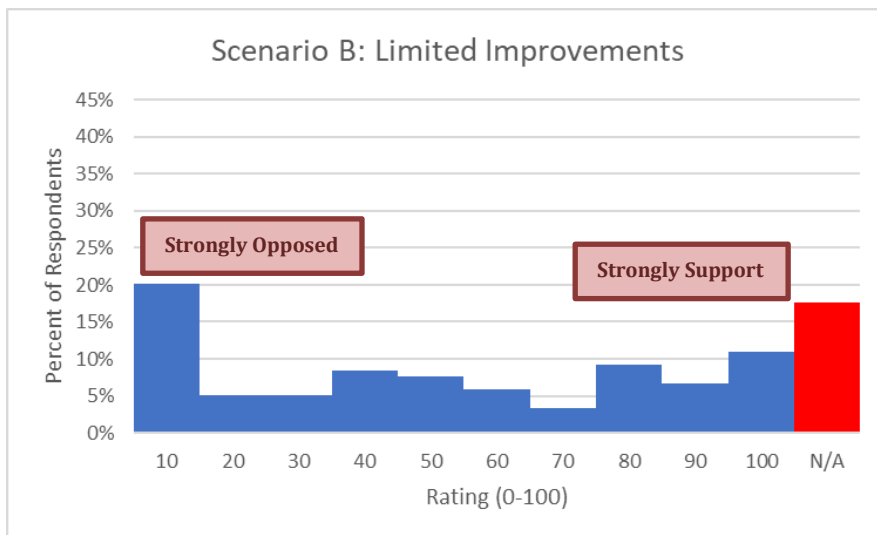
Representative Comments from Residents:

Scenario A: Status Quo	
In support of scenario	Against scenario
<ul style="list-style-type: none"> • I moved to the area for the rural character and don't want it to change • I don't want more development and I'm worried about increased traffic • It's important to keeping the area rural for agricultural uses • I don't want streetlights and sidewalks and bike lanes • Keep taxes low, I'm worried I can't afford it 	<ul style="list-style-type: none"> • I'm concerned about losing the school; growth is needed to keep the school and support the community and its changing demographics • There is a need for infrastructure improvements e.g. water, storm drainage, sanitary and sewer • We need street lights and sidewalks close to the school, but not everywhere • Infrastructure improvements are needed in the face of increasing uncertainty due to climate change • It's normal for things to change and evolve/change in a positive manner and to avoid stagnation

Scenario B: Stable Population – Limited Improvements

The graphic below illustrates the distribution of ratings (on a scale of 0 to 100) for Scenario B, provided by respondents in the Round 2 Community Survey. This scenario received 129 rankings from survey respondents. Looking to the top three categories in “strongly oppose” (i.e., scoring the scenario between 0 and 30) and “strongly support” (i.e., scoring the scenario between 80 and 100), there was fairly equal support between supporting the scenario and not supporting the scenario, with a slim majority not supporting it (38% versus 35%).

Representative Comments from Residents: 131w@ter

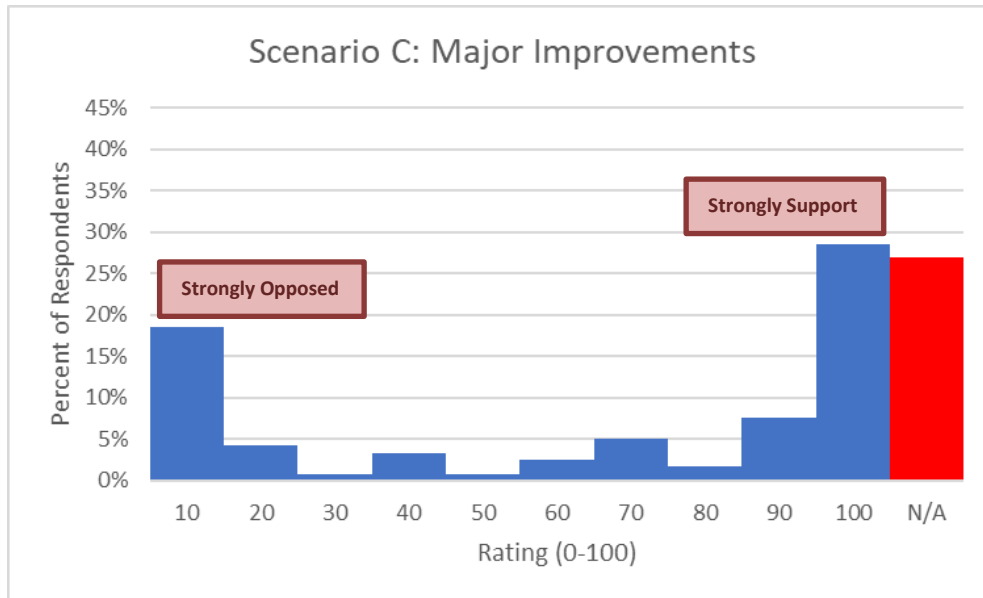


Representative Comments from Residents:

Scenario B: Limited Improvements	
In support of scenario	Against scenario
<ul style="list-style-type: none"> • I'm in favour of bike lanes, street lights, sidewalks, water improvements and other smaller improvements • Any additional development that improvements support need to fit the character of the area • Limited development will provide more options for both young families and seniors • This option could potentially help to support the school 	<ul style="list-style-type: none"> • I think that existing services are adequate • I moved to the area for its semi-rural character and do not want to see it changed • I do not support sub-division or increased density • I'm concerned about industrial uses and activities in rural, residential areas • I'm interest in more significant improvements than this scenario offers, like sewer service

Scenario C: Increased Population – Major Improvements

The graphic illustrates the distribution of ratings (on a scale of 0 to 100) for Scenario C, provided by respondents in the Round 2 Community Survey. This scenario received 119 rankings from survey respondents. As illustrated, the majority of respondents supported this scenario.



Representative Comments from Residents:

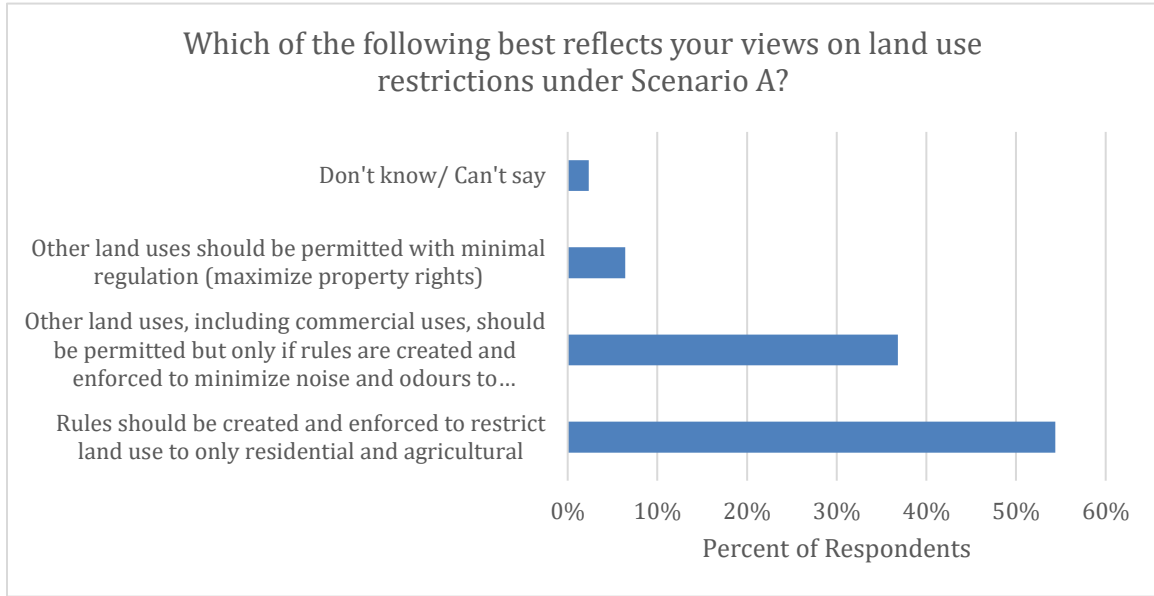
Scenario C: Major Improvements	
In support of scenario	Against scenario
<ul style="list-style-type: none"> • I like this scenario if it is done "right" and development suits the area • I support this scenario if growth is controlled and it doesn't result in sprawl 	<ul style="list-style-type: none"> • I love the rural feel of the area and don't want it to change • I'm worried we will lose the sense of community if we make big changes

<ul style="list-style-type: none">• <i>Improvements like sewer and stormwater are required to permit additional development</i>• <i>We need to accept change to support a healthy community in the future</i>	<ul style="list-style-type: none">• <i>I'm concerned about the cost of improvements - I can't afford them or I don't want to pay for them</i>• <i>If we do make improvements, costs should be shouldered by the ones who benefit from them</i>
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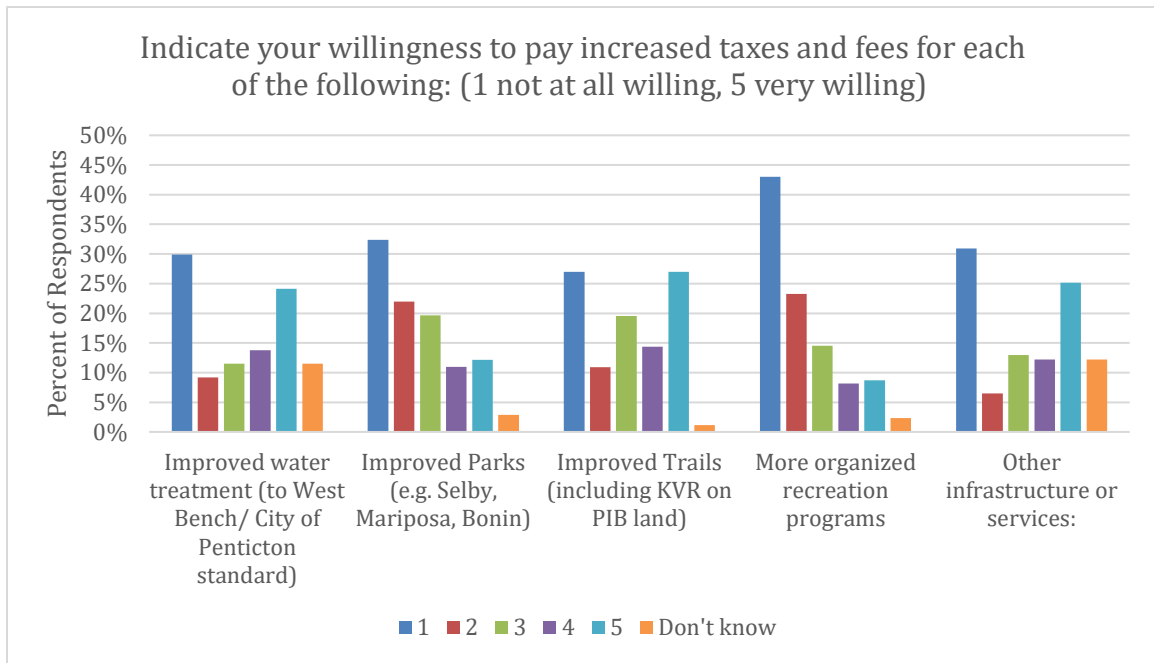
Survey Questions

The Round 2 survey also included specific policy questions related to each of the scenarios.

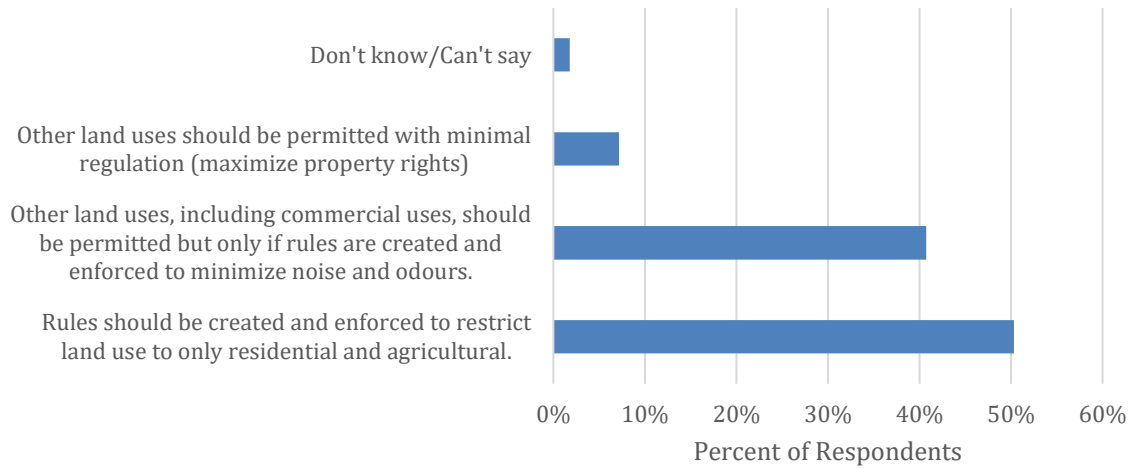
Scenario A: Status Quo



Scenario C: Stable Population – Limited Improvements

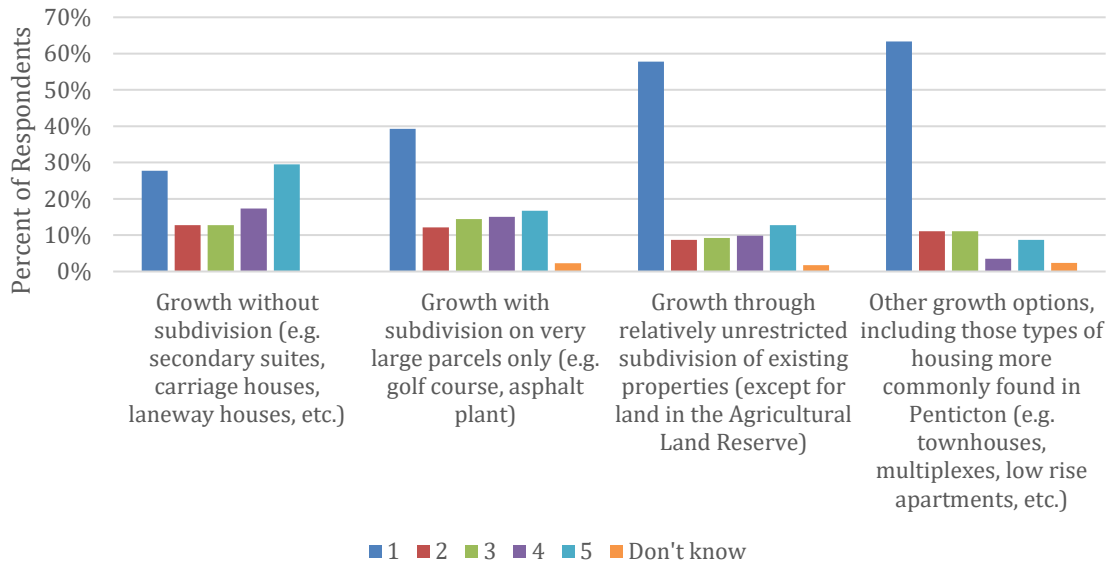


Which of the following best reflects your views on land use restrictions under Scenario B:

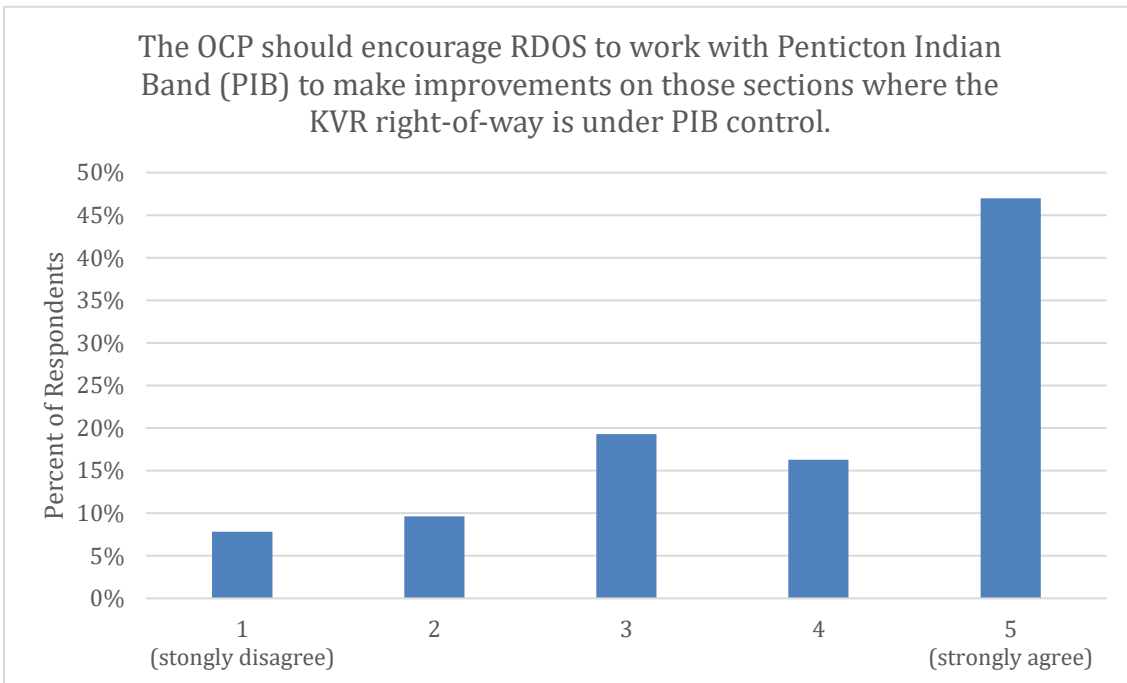
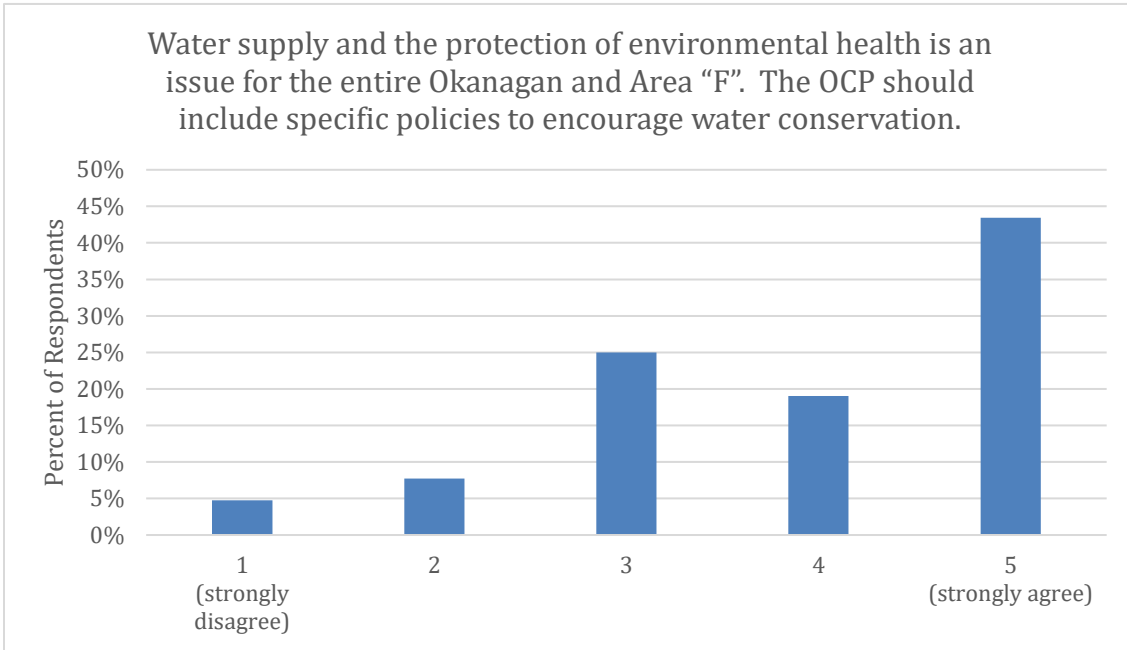


Scenario C: Increased Population – Major Improvements

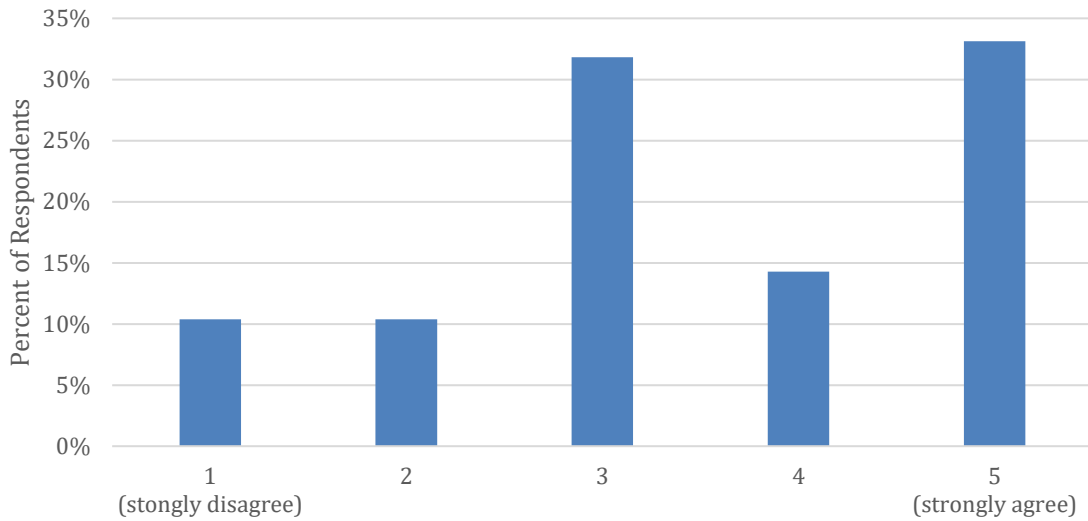
Indicate the attractiveness of each type of growth for your community: (1 strongly opposed, 5 strongly in favour)



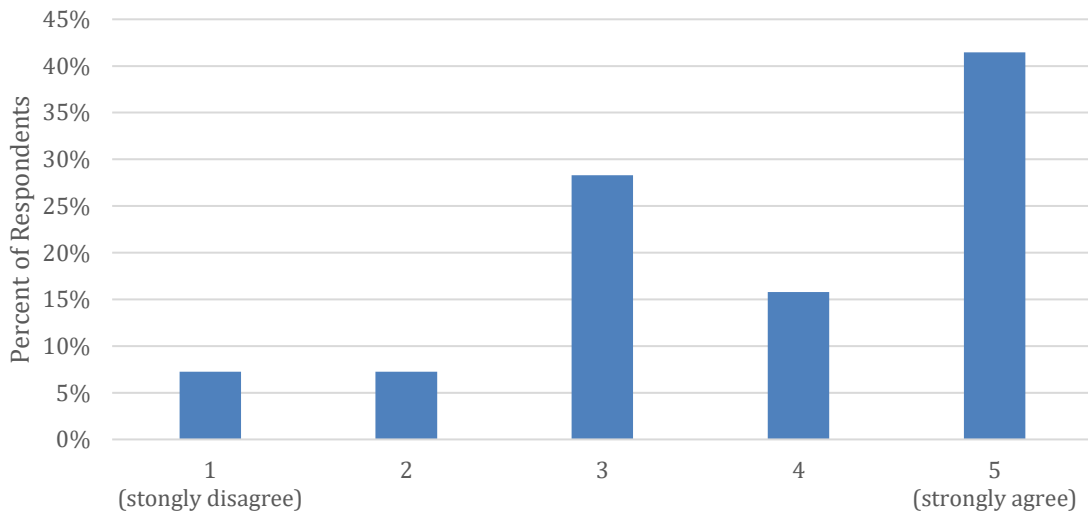
The following are questions related to issues from the Community Survey Round 1. Respondents were asked to rank their level of agreement or disagreement with the statements on a scale of 1 to 5.



There are pockets of rural properties in Area "F" that were subdivided in the 1970s and 1980s that have relatively small parcel areas. However, most properties are larger (greater than 4 ha in area), rural or agriculture in nature. To maintain the rural



To maintain the rural lifestyle, no other uses except rural residential (e.g., Faulder area) and agriculture (e.g. Meadow Valley area) should be permitted.



Appendix: Survey Comments

Scenario A: Status Quo comments:

<p>With the cost of water rising, the days of unrestricted irrigation over, many of the properties have large gardens that are no longer kept as tidy as they were in the past. It is visually becoming clear that owners are doing less maintenance increasing the fire risk on their properties.</p>
<p>While maintaining the status quo is appealing to a number of people, including me, I realize that it is not necessarily in the best interests of the community as a whole. Families with young children replacing an aging population contribute to the viability, diversity and sustainability of the area. It doesn't necessarily follow that young families must have improved infrastructure - however, there is a current societal expectation that some level of enhanced infrastructure and amenities will be available for all ages. This option falls short of that expectation.</p>
<p>When we built here instead of in the city it was because of the rural appeal. If people want the more "urban" life, go somewhere else and leave us alone! We like it the way it is.</p>
<p>West Bench has something that is unique and thus valuable: large view lots close to a city. If kept in good shape, the West Bench could be a very attractive place to live and see an increase in property values.</p>
<p>We're a rural/semi rural area in Husula and we like it that way.</p>
<p>We need improved water supply.</p>
<p>We moved to the West Bench to have a rural setting. To have the peacefulness and privacy of our own yard.</p>
<p>We moved to the West Bench for the rural atmosphere - no sidewalks, few street lights, agriculture properties relatively intact. It would be okay with me if this were to remain.</p>
<p>We live in a changing society therefore I believe things should change in a controlled progressive but positive manner.</p>
<p>We like West Bench just the way it is. We do not believe things like bike paths and trails are necessary, it's not like traffic is intense. The KVR serves for trail-seekers. We already have good parks which do not see heavy use. What is needed is control over creeping use of lots for running businesses like gravel trucks, backhoes etc.</p>
<p>We like the rural quality of the West Bench. Good quality agricultural land should be held undeveloped for future generations who will need it.</p>
<p>We like the lifestyle the bench provides, but it would be nice to have the bylaw amended to include inlaw or secondary suites so that aging parents can live with their adult children. it is important to keep the school open.</p>
<p>We like it the way it is</p>
<p>We do need a rethink of secondary suites in the West Bench, and capacity. If family houses are being used by families, then we would have a stable population.</p> <p>Single or double occupancy of family dwellings means that there is more capacity in that home, and on that sewer system. A way to allow secondary suites, within these limits, would allow seniors to physically stay in their homes, afford to stay in their homes, and/or make these homes a more affordable option for families to be able to live in the West Bench.</p>
<p>We don't need major changes, which could destroy the current rural feel that many residents enjoy, thereby devaluing rather than enhancing the value of the neighbourhood. We need to rethink the</p>

secondary suite issue. This means exploring ways to allow secondary suites within an allowable maximum occupancy or allowable total number in the area. This needs much more exploration.
We cannot sustain no change in our current population growth and our aging population
We are very satisfied with the area and definitely do not want any further development.
Traffic is already loud and busy enough speeding up Bartlett Hill not to warrant more of the same. Crossing on crosswalk on Bartlett can be like taking ones life in ones hand. Cars speed round bend and don't like to stop for pedestrians. Rural communities are to be treasured and protected from urban sprawl. In my area of the West Bench neighbours know one another and watch out for each other. It would be nice for this kind of community spirit to continue. Any major change in this beautiful rural community will have my husband and myself looking to move elsewhere.
This pertains only to the West Bench where I live; I have no views on the future of Sage Mesa or Faulder. West Bench is a semi-rural area and personally I live here because it doesn't have all the urban 'amenities'; if I wanted them I'd live in Penticton! Sidewalks and more street lighting is environmentally detrimental (concrete and light pollution) and as now have the new bike/walking/riding path up Barrett and Forsyth, that would seem to be quite adequate trail improvement - unless of course the RDOS and PIB can agree jointly to make the KVR trail safer and less ATV/dirt bike friendly. It has been shown that well-managed septic systems are environmentally better than elaborate sewer systems - and cheaper too. Just because we are close to urban centres doesn't mean we have to be like them. Semi-rural areas such as WB and SM allow people to live this lifestyle without spreading out into the wild lands; bad for wildlife and for humans when the inevitable fires come.
This is the reason we moved to a rural area. We want space, without houses built on top of each other, subdivisions, etc.
This is not appealing leaving things status quo. RDOS needs to get with the times and upgrade our roads, sewer and consider growth of secondary suites and carriage homes
This area need development .
These things are what drew us to the West Bench and the status quo keeps us happily here.
There are too many unsightly lots which just grow weeds.
The status quo will invite commercial use due to large lot being to expensive for new and existing home owners.
The semi-rural character of the original West Bench area is unique and as such is its attraction. With time, as other areas densify, this semi-rural character will becoming increasingly unique and will increasingly set the area apart from all other residential developments in the Penticton area. Uniqueness and character, together with relatively lower taxes, will become the hallmarks of the West Bench resulting in stable real estate values of our highly desirable properties.
The rural ambience of this community is it's heart. Rather than amenities, people create their own enjoyment.
The desirability of the neighbourhood (west bench) is primarily based on the current situation and the rural character yet proximity to Penticton's services, which makes it unique.
Status quo means higher possibility we will loose the school. As aging residents can no longer maintain 1 - 1.5 acre lots in parts of the west bench they will re-locate. The demographic that will buy those properties is not likely to be young families with school age children.

Status Quo is too restrictive and non progressive with regards to changing with the requirements of the times by i.e. price of housing, lack of available small acreage properties, restrictions on secondary suites and carriage houses etc.
Status Quo is always the easiest option, and works ok for now, but is not appropriate as we see the population aging, and housing prices increasing and becoming unaffordable for younger home buyers.
Status Quo by all means We chose the West Bench because of its peaceful rural feel
Some improvements are needed because the ages of the population have started to change there are more young children in the community.
Small changes made by parks board have added more than adequate improvements. Rural flavor is extremely unique and precious Bylaws re height & building use could be improved to stop large buildings
Sanitary and storm sewer is needed for Sage Mesa area to address existing geotechnical issues. Maintaining the status Quo will not address existing geotechnical issues.
Rural ambience is very important to me and I do not want to see subdivision, increased traffic, more infrastructure, etc. I think that elderly people who need a different living arrangement should be closer to town. I moved to this area because of the qualities of the status quo.
Rural ambience appeals to me. This is the reason we choose to live here.
Remaining the same will keep the population limited and will not have the opportunity to increase the tax base to help pay for necessary maintenance/upgrades. The infrastructure will remain limited and will continue to age and will not keep up with our neighboring communities. The West Bench will be looked at as a least desirable location to live in.
Remaining the same does not enhance the area, make it attractive for young families or grow in a positive way. There are areas where older homes will require updating. If the area does not support this addition in housing costs, it will not happen and therefore property values will not increase as they do in other areas.
Reason for moving to the West Bench was the rural character of the neighbourhood. I understand the benefits to more urban development but chose not to live in a high-amenity neighbourhood, as I prefer a rural lifestyle.
Preferred scenario of the three offered. Don't feel our family preferences are reflected fully in this scenario, but the others are much less like what we want. We wonder how you got these scenarios, and surveyed the neighbourhood, yet we did not have any awareness of the first survey. Further, we note that none of the scenarios address environmental implications. Further, scenario descriptions conveys a bias in that the language suggests that nothing will be gained or benefited by retaining the status quo, while some or significant benefits result from the other proposals. Need some balance. Also, good research that people cannot tell on a scale of 0-100 what they like or don't like. Smaller scales such as 1-3 or 1-5 are more accurate.
Prefer the quiet neighbourhood with no street lights.
please remove smart meters and hotspots in residential areas they are dangerous
Penticton is expanding, growing and changing. To keep and increase our property values and to keep this one of the most desirable places to live, we need room for improvements and keeping our school.
Our neighborhood needs improvements.
Number 1 preference but recognize need for limited improvements as described in option 2
Most residents value the "rural nature" of the area as it presently exists.
Monster garage trend needs to be halted

Major concern is affordability for families. Many of the homes for sale in West Bench are in need of substantial renovations yet are still starting around \$450plus asking price. While the size of the home and property would be attractive to families - the cost is prohibitive to many. Attracting young families to the area is what will give us lasting vitality and will keep our school open. We saw how important the school is to the community when it was under threat a year ago.
Lived here for 25+ years and would hate to see any change
Like the current situation but would welcome some additional services like natural gas
Large lot with expansive landscaping and low density makes it more expensive per person to shoulder the burdens of utilities etc as the sheer cost to supply services increases. And without future considerations of sewer, means aging septic systems and chances for seepage and contamination of soils. The West Bench and surrounding area, while idyllically rural, could use more densification - that could bolster service costs without adding to perceived traffic concerns. Transit would be more profitable with a higher density. It has been shown that younger folks do not have the money (or desire) to acquire large lots and big older homes - which may force the area to reconfigure growth.
Keep taxes low and we don't want streetlights and sidewalks.
keep it rural, the soil on the bench is the important resource for growing your own food or for small scale farming, don't cover the soil with more houses
Itâ€™s not broken, so don't fix it!
It's time to move on and some changes and progress is alright it's only how you implement them. I'm still working but after my retirement I'm planing to stay not relocating. I don't maid to pay more taxes and I know there are trade- offs and I'm ready for it. I'm also have seen in the last 20 years living heir, that the farmers can't make living with the farmland, all of them are working some ware else to cover the cost of living. Scenario A is not not an options.
It's time for some change.
It's not broken, so don't fix it!
It seems that the services the West Bench is getting at the moment are adequate and most people appear to like larger lots affording a certain amount of privacy, as well as large green spaces.
It doesn't work for future of the area.
I'm an old person- was attracted to rural nature of area, - as attractive for raising kids-and don't wish to see that destroyed. Cried when neighbour across the road cut down cherry trees (though since replaced with newer, smaller trees.) However, don't want to see neighbourhood full of "starter palaces" either, which is what seems to be happening as property costs increase. Use of properties as "hobby farms"/ranches, difficult due to changes with dual breadwinner situation making "farming" difficult, but like the idea of retaining "farmland". Maybe work out rental situations for young farmers on existing properties? Would like to see rural, family oriented character maintained. Improving KVR would be really helpful- making bike/walk to town easier Really miss West Bench store! It was a community asset, not supported as such. Too bad! Would support increased density in terms of secondary suites/carriage houses- in keeping with rural/family character, but not creating "subdivisions". Could encourage greater density/ mix of residents without huge change in housing "footprint"
I would like to see west bench remain mostly as it is. This is a special area in Penticton with a rural feel to it while still being close to town. The diversity of orchard, larger properties and small farms is inviting and should be valued, not turned into sub-divisions and city lots. I do not see the need for side

walks and and street lights everywhere. There may be area's closer to the school where they would be advantageous for small children but other than that we have a wonderful community. It is a wonderful area to raise my children. The parks, KVR and rural feel is very special.
I would like to see some upgrades
I want infrastructure upgrades. And we are a very small community here. I see expansion as positive.
I support an option that combines Scenario A plus just a limited number of the improvements in Scenario B. By offering grouping the improvements in these three scenarios you will not be able to identify the specific improvements desired by residents.
I moved to this area because it was a rural area, and I was fully aware that it meant less services, and I am fine with that. It's what I wanted.
I live in the Sage Mesa area. The gulley next to my home is eroding from storm water off the road emptying into it with each rain, and I may be facing a huge repair bill for a septic repair. Storm drainage and sewer should have been installed in this area YEARS AGO!
i like the way the area is density wise
I like rural ambience, no change to traffic and existing restrictions on development. As a young family, we moved to West Bench because of the rural ambience, peacefulness, no big developments
I like the West Bench the way it is - rural and peaceful. I see no need to change the plan at all except to stop the building of monster garages which may be used as garages now but what will happen when the person sells and the new purchaser wants to use it for other purposes.
I have lived on the West Bench for 54 years and love it just the way it is!
I enjoy the community as is, it's what attracted me in the first place. I feel we're close enough to Penticton to use their amenities. Also am not in favour of higher taxes.
I don't feel a loss in not having enclosed storm drains and sidewalks. I know this scenario means we will likely lose the school which is a concern but I'm not sure the other scenario is will prevent this.
I do not want to see West Bench stagnate.
I do not want to see this place turned into a place like Kelowna
I bought my lot in Husula because of its rural and low development nature. Had I wanted more amenities, I would have located in Penticton or Summerland.
I believe the West Bench should continue as a rural development, that is why people move here - the charm of a country setting yet close to Penticton and town facilities. The large lot sizes guarantee privacy and the ability to pull down old houses and build million dollar homes. Your investment is protected
I believe sewer and storm water systems are essential to address the geotechnical hazards associated with the silt/kettle outwash composition of Sage Mesa and West Bench (as per the Klohn Leonoff report). As our climate changes we can expect the unexpected, including high precipitation events; the potential for property damage (or worse) worries me. I would like to see major infrastructure improvements as soon as possible.
I believe our new lights (street) and sidewalk on Bartlet are enough to keep us happy for a long time, and recent upgrades to Selby
I am not fond of the 0-100 ranking. I prefer Scenario A, because we moved to this area for its rural appeal. We knew we didn't have sewer when we chose to live here. It's unfortunate that there are so many people who move to rural areas and then try to urbanize it.
I am not a big fan of the status quo in anything. Life and circumstances change/evolve. That said, I can not see high level densification and such urban amenities as sidewalks, sewers, etc.
Husula has always been our choice as a rural low density low improvement area.

<p>Hi Been here 25 yrs great place to live Do not want city moving to country if rural lifestyle not for you don't try to change others to it Stay in the city, Population growth is not improvement</p>
<p>Have lived on the West Bench for 58 years and built our home here because we like the area as it is Growth is needed to keep school.</p>
<p>Even maintaining the Status Quo will result in increased costs for residents to upgrade aging infrastructure either on a community basis, such as water system upgrades, or on an individual basis such as septic field repair/replacement. Also, in the case of septic repair/replacement, there is, of course, no assistance from government grants nor the ability to defer cost over several years. This option will not resolve the major issues of septic disposal of sewage, nor storm drainage for an area deemed to have geotechnical hazards.</p>
<p>Don't always assume that people are not willing to pay taxes for services. You have included this as a third pillar in your discussion even though you admit it is an assumption.</p>
<p>Could lose the school, older people will have to leave as lots become too much to handle with age, busy families won't move here without a school nor do they want 2 acres of work. Can't even have a renter or family stay in a new building on your property to help subsidize income. Industry will move in as land prices stay low. Okanagan is starting to boom, should we be totally left out? Properties with stable land should be able to at least subdivide into semi rural sizes to encourage families to move here. Property prices need to go up some to keep light industry out or the whole bench may as well be given back to the PIB to become one big gravel pit and asphalt plant... new dump maybe? Their trucks rule the roads here already. How much infrastructure do they pay for? Can they not drive thru PIB lands to green road?</p>
<p>Comments limited to Husula: do not need sidewalks or bike lanes in this area</p>
<p>Change is inevitable, seize the opportunity. Upgrade the infrastructure (water).</p>
<p>Very much enjoy the status quo, however, infrastructure improvements would be beneficial</p>
<p>Rural ambience appeals to me with restrictions on subdivision.</p>
<p>Scenario A is not suitable to increased demand of housing and population, and not compatible with local developing progress and request. It has to be changed!</p>

Scenario B: Stable Population – Limited Improvements comments:

<p>Only difference appears to be bike lanes Parks developments very adequate Trails already in place with super high usage Street lights adequate. Could use less power if light across from Selby park stayed off during the day Bylaw upgrades</p>
<p>I support increased taxes for sanitary sewers and street lights. I do not support increased development. I do not support large truck businesses being operated in the West Bench area in a residential back yard. No commercial use!!</p>
<p>This is attractive to me although a sewer system would be a great improvement or addition</p>
<p>Again as stated moved to the Bench for the rural setting and privacy.</p>
<p>We need to have continual improvements on West Bench to attract families and maintain a viable community.</p>

<p>I believe that the community should remain as rural, the prospect of allowing carriage houses on properties could be managed through land lot sizes and building to land ratios. I do understand septic is an issue but with improved septic engineering adding more density can be controlled. as it stands now the illegal suites that are in place most likely don't comply and will most certainly cause an issue in the near future</p> <p>if we don't improve our infrastructure with slow growth then we are left with either a declining neighbourhood, but if we allow full development we end up with a select few benefitting without the considerations of the existing neighbourhood and community. who wants a new subdivision where every house looks the same and overall prices increase. we already have a housing issue in our area with most younger and middle class families being pushed to the limits, so by offering a community that has lesser amenities lower taxes give the penticton area some diverity the matain middle a middle class without offering large chucks of land to the already wealthy!</p>
<p>I am happy to pay higher taxes for increased services as described in this scenario. This is my preferred scenario of the three.</p>
<p>Should remove restrictions on secondary suites and limited carriage house development and reduce industrial use of domestic lots.</p>
<p>No need for these improvements.</p>
<p>I would be in favor of limited improvements and limited tax increases to cover them. I am not in favor of increasing the housing density mix in any form.</p>
<p>No improvements are desirable.</p>
<p>We like the rural nature of our property and don't want to see it changed.</p>
<p>Comments limited to Husula: there is no need for sidewalks or bike lanes - additional/better lighting would be an asset - a park is not required in this area and trails would require encroachment on private property - area is surrounded by the PIR</p>
<p>This will likely be the more popular option, but it will likely deliver limited results.</p>
<p>Again would appreciate additional services</p>
<p>There's not much that we need improving on. In fact, nothing I can think of.</p>
<p>I would be happy to pay more for sidewalks along West Bench Drive and Forsyth (as was done along lower Bartlet.) Would also agree with hooking Hsuala to Penticton water as is already agreed to.</p>
<p>Re my above comments</p>
<p>Cannot afford to pay more taxes or improvement costs</p>
<p>Not everyone here are retired doctors and lawyers and we don't need more taxes and regulations imposed on us</p>
<p>I support limited improvements and the opportunity for larger properties to have "a" carriage house or rental suite. This is allowed in Penticton based on the property size. A lot of west bench residents are hosting illegal rentals and suites now, so I feel this should be allowed so that it is done properly within the parameters of bylaws.</p>
<p>We do not need to increase traffic with subdividing or encouraging more commercial/industrial/semi-trucks in a quiet rural/residential neighborhood.</p>
<p>As far as new recreational facilities, our parks (Selby for sure) has been upgraded with a new bathroom. Not sure if Mariposa needs anything. No development of subdivisions!!</p>
<p>We have to keep going to match the whole country development.</p>
<p>More service has to be match with development. Otherwise, it is not practical.</p>
<p>Suites should be allowed on all properties where parking and services such as septic are adequate. Carriage houses should be allowed on parcels in excess of 1 acre where again, parking, roads and services can be properly expanded on the property.</p>

<p>I am against subdivisions like the one across from Westhills. I am also against 4 and 8 plex type structures</p>
<p>We feel we are in this stage now. There are improvements being done on the Bench like pathways, lighting, water system upgrades, renovations (some new homes), recreation programming, park upgrades, utility upgrades.</p> <p>Water metering and restrictions could be considered an improvement. While it was undertaken to adhere to obligations set forth in the RDOS/City of Penticton bulk water agreement, it is still a form of improvement in that it regulates an approved and appropriate level of use for the community. Whether you agree or not, the community has a standard for which it must adhere and it moves the community beyond the status quo</p> <p>This could also be done with tougher regulatory bylaw controls, enforcement or more restrictive land-use designations that limit what inevitably results in neighbor disputes and diminished community pride.</p> <p>There are very good examples of urban and rural mix communities that thrive with limited improvements. Careful and considerate dialogue with the community should continue to determine what this looks like going forward.</p>
<p>On the West Bench, we already have street lights, walking paths, bicycle lanes, park and trail development and the RDOS has just hired a new recreational coordinator to include West Bench.</p>
<p>Our population in the valley is growing. I was born in Kelowna in 1955 and have seen these changes. We live in a society where it is becoming more difficult for our children to afford the rising cost of affordable housing ie my son moved to Calgary for employment and now, due to rising house costs will not be able to afford to come back to the valley. Possibly with some controlled development it would open up options for younger generations. Hi</p>
<p>Expecting the existing residents to fund the entire cost of storm drainage and sewer, that is necessary in the Sage Mesa area, is unrealistic!</p>
<p>I think moderate tax increases to pay for limited community service improvements would be a good idea. However, they need to be very limited and should be done through a community-wide consultation process. If we cannot get strong buy in from a healthy majority, the status quo should remain.</p>
<p>Sanitary and storm sewer is needed for Sage Mesa area to address existing geotechnical issues. Scenerio B will not address existing geotechnical issues.</p>
<p>Same comment as Scenario A. Not sure we need to do minor up grades on infrastructure. I'm fine with the existing.</p>
<p>This option will not resolve the major issues of septic disposal of sewage, nor storm drainage for an area deemed to have geotechnical hazards.</p>
<p>As above</p>
<p>Do not want lifestyle to change on the Bench. include inlaw or secondary suites</p>
<p>see comments under option 1</p>
<p>There does seem to be a lot more options between a and b, see comments below for c. But c seems too much.</p>
<p>I support an option that combines Scenario A in addition to just a small number of the improvements in Scenario B. The three improvements I would like to see are: bike lanes; working with the PIB on KVR maintenance; and some recreational programming to assist West Bench school sustainability.</p> <p>I'm opposed to street lights (disturbs sleep, little scientific evidence of reduced crime). For many months of the year the new pavement 'sidewalks' are routinely covered by snow from road</p>

<p>snowplows, parked cars and horse dung therefore I do not support further sidewalks. The existing level of park development is adequate but I would like to see cooperation with the PIB on KVR trail maintenance. I don't support other other recreation facilities. Enclosed storm drainage should not be needed if building bylaws limit hardscapes appropriately.</p>
<p>It is unclear to me why secondary suites are not possible on the West Bench if the residents using household water and septic system don't exceed a specified number. (Many households have only 2 residents and the addition of a secondary suite for 1 or 2 - would result in a normal number of house residents.)</p>
<p>as a cyclist commuter to work the bike lanes are appealing, but still keep it rural</p>
<p>K</p>
<p>A few amenities and improvements are ok, and I'm aware that they may be taxed / costed by apportioning amongst residents. But I would also think that they would be limited; again, that's fine by me.</p>
<p>No "improvements" are needed. For those who don't like what they already have, move. Keep taxes low by maintaining existing infrastructure and amenities at current levels. I'd rather have a starry, dark night sky than streetlights and seldom-used-by-locals hiking trails!</p>
<p>Keep taxes low by maintaining existing infrastructure and amenities at current levels. I'd rather have a starry, dark night sky than streetlights and hiking trails (or worse, sidewalks)!</p>
<p>Little will change from scenario 'A'. It is likely the school would be closed a big loss to the community.</p>
<p>Maintain rural setting and current population base in Faulder and surrounding areas but offer additional services like garbage/recycle collection, fire hydrant access</p>
<p>The rural feel of the Westbench is what has drawn us here. The lot size and peacefulness.</p>
<p>This scenario offers nothing much over A. No reason this scenario doesn't allow light development with secondary suites and carriage homes etc. Minimum lot sizes at 1/2 or full acre. today's septic systems are far advanced over the ones most homes on west bench have currently which are getting old 50-60 yrs old many of them. Very few farms left on the bench, many of the fruit tree crops coming to end of their life. This scenario could be popular if development allowed but not too densely. Allows for infill housing which keeps school open, collect more taxes, some improvements made i.e. Sidewalk on west bench west side of road, some street lighting etc. farm status would go away as properties developed, which means even more increased taxes to collect, win-win. My rating on scenario B would go wayyyy up if it was changed to reflect above points.</p>
<p>Some road improvements would be beneficial, possibly more sidewalks, especially to and from the school.</p>
<p>Not necessary</p>
<p>Some controlled subdivision and allowance of secondary suites would increase the population enough to make improvements and keep the school. An expanded tax base would ease things for everyone.</p>
<p>These improvements we feel are unnecessary and will increase taxes.</p>
<p>Some small infrastructure improvements may be nice but come at a cost, which will diminish the area's attractiveness.</p>
<p>please remove smart meters and hotspots in residential areas they are dangerous</p>
<p>With minimum change to existing population, this does not offer any increase in the tax base so the burden of maintenance and upgrades will fall on the existing home owners. It is my opinion that many of the existing homeowners are retired or set to retire. This current tax base will be expected to cover the costs of the area, and may be a burden on the residents.</p>

<p>I'm for the trade-off in the Scenario B, some progress have to be made and regardless for that we need stronger and clear bylaws to deal with modern times as more people are moving to this area because they can't afford rent or bay in town or the other side the one with money buying property and they think that they can do what they wont.</p> <p>THE MOST IMPORTANT IS TO APPLY THE LOW AND PENALTY NOT JUST GIVE THEM SLAP ON THE HAND. This is needed regardless of what scenario we end in.</p>
<p>I see this as a nicer status quo. It will cost residents more money, but could lead to a significant increase in property values.</p>
<p>Once again this is too limiting with regards to housing and parcel size improvements.</p>
<p>- funded (taxes and grants) infrastructure improvements to the status quo is the best option - some reservations on the improvements that would be proposed; I wish to see KVR Trail drainage addressed</p>
<p>Would like to see the asphalt plant closed and site cleaned up. Eventually high density housing should go in there</p>
<p>Take the best of all three. I am not against growth without suites or subdivisions. If I have a choice this is it. But more wiggle room within this scenario would be good.</p>
<p>There are too many unsightly lots which just grow weeds.</p>
<p>There is room to provide some additional infrastructure and development. Bike lanes on the roads as this is a cycling heavy community. Higher taxes are not necessarily bad of the value for it is apparent.</p>
<p>No growth opportunities not much difference than scenario A</p>
<p>I feel this plan is opening the stable door and could lead to bigger changes down the road. Yes sewerage would be nice but the cost would be prohibitive. I also feel we don't need any more public amenities - the parks we have are very nice but greatly underused - I am usually there by myself and see no-one. It would be nice to keep the school but I doubt whether it would be feasible in the long run since a large part of the population is retirees.</p>
<p>As above.</p> <p>Enhanced recreational opportunities would help build a sense of community, which is important, however I think the bigger infrastructure issues need to be addressed first.</p>
<p>If limited service improvements included city water I would be in favor.</p>
<p>The infrastructure up here that requires attention is more than trails and lights. We want water that doesn't require boiling and Imagine SEWER. Wouldn't life be great if we had sewer!</p>
<p>Would depend on costs.</p>
<p>We are fortunate to have the rare advantage of rural living, close to town. Others places, especially in Europe, while more pressed for land use space, make it a priority to retain this living.</p> <p>We should not feel that we need to give up a positive such as this to keep a stable population. We simply need to think more creatively. For example, we can look at ways to allow secondary suites, without moving to sewer systems. A total house occupancy of a family of 5 has more sewer load than a single occupancy house with a suite with two people living in it.</p> <p>We should be exploring ways to make it achievable to have suites, while having a maximum sewer load to occupancy level. I have heard it argued that this couldn't be monitored. I feel that this needs to be investigated further. People already have secondary suites. Let's find a way to make this achievable.</p>
<p>I also feel that a lack of transportation is an issue. We don't need tremendous growth. The school has capacity for about another 30 children, if that is being used as a marker for needed growth.</p>

Transportation would also allow seniors to remain on the Bench.
Having more bike infrastructure would be great and would be willing to pay for this.
A scenario some where between 2 & 3 needs to be explored. It shouldn't be all or nothing as it seems between scenario 2 and scenario 3.
Heading in the right direction
No interested in street lights
seems neither "fish nor fowl"
See above. It would have been nice in the past to have had a commercial area set aside on the WB for a small store, perhaps gas station, etc, but as we are well past the point of that working out - given the Riverside mall area - the only services that might be of use would be a small recreation/community centre in conjunction with the school.
Homes are already expensive, as are the repairs needed by many. Property taxes increase each year as do our utilities. Investing in limited improvements without increase the population to help cover that investment is going to be too difficult for many of our neighbours.
This, to me, is the most desirable option for West Bench et al for community growth and development; that is, primarily because minimal parcels lots will remain the same as will existing restrictions on development with some improvement of infrastructure and amenities to address the needs of a more diversified population. I personally have no desire for street lights which contribute to light pollution, but accept them as part of the trade-off. More importantly, this option limits land fragmentation and trends toward urbanization. An increase in tax and service fees is acceptable under the circumstances providing it does not sky rocket.
These proposed "improvements" are not things our family sees as desirable. It isn't a money issue for us; rather, this scenario is not offering the neighbourhood changes that we would support. We would like more formalized protection of greenspace/purchase of lands not being developed to add to park land, through conservation fund. Would like better traffic planning for merging onto Highway 97. Would like opportunity to connect to the gas line.
Any idea how much taxes would increase with scenario. Also is there any way to re-route the heavy equipment trucks using our road and bridge to another route. These vehicles are very problematic. They are not compatible with Scenario C.
i realize there haas to be some growth and improvements
Scenario B is palatable, and bears further investigation
Some of the rural nature appeals to me, but the lack of allowing secondary suites, carriage houses and the like (such as White Rock has allowed) makes this an unviable option to me.
We like the small community but also understand improvements need to be made.
Limited improvements such as streetlights and parks developement, may enhance safety and quality of life for residents. Though this scenario will likely result in a higher level, of taxation I could support it. The basic "rural nature" of the area would be unchanged.

Scenario C: Increased Population – Major Improvements comments:

The changed flavor of the Bench, the cost of living here, would be a deal breaker
No greater housing diversity, keep large lots as is.
No increased traffic on local roads
No bike lanes. Leave parks and trails as is

No commercial use. I support a sanitary sewer being installed. This is the only highlight that appeals to me.
I would be willing to explore this option as long as the feel of the community didn't change and limiting commercial and especially industrial development
We do not have enough household income to pay for improvements such as sewers
Definitely do NOT want to see increased population.
Our substrate for septic fields is not ideal and the time is running out. Sewerage should be the prime focus of Westbench's future. If increasing density and population is required, then so be it.
West Bench needs sewer!
We are fortunate to live in such a beautiful area and love the rural feeling the West Bench allows us.. The development that has taken place in Penticton has done nothing for the City, other than to cause problems for the future. Parking is and will continue to be a terrible issue as the City allows developers to continue to build multi-family units without giving enough parking considerations. Children are brought up without the necessary back yards and space to be active. No one needs to have a neighbour 10 feet away from them...
I do not want to see that much development in West Bench. It's too costly for a small number of taxpayers.
I find not attraction to this scenario.
Highly suspicious of this option. Too open ended and gives Carte Blanche to untrammelled development. Highly likely that services, e.g. sewer will benefit a few but will be paid for by all.
Definitely not. This would entirely change the area to a much more urban feel.
Not interested in this option at all. We moved up here because of how quiet this area is.
No densification or urbanization is desirable in our area.
We don't want to see an increase in the density of the population. One of the reasons we purchased here was because of the rural environment.
I am in favour of more accessible housing, BUT not over - crowded housing. Most of us, I believe have 1 - 2 acres, I am not opposed to optional 1/2 acre subdivisions. Our roads are disgraceful and have never been upgraded since we moved here in 2009 (Husula Highlands area). I am in favour of sidewalks from Husula Highlands to meet up with the existing sidewalks by West Hills Gravel Site.
We moved to Husula to enjoy the large lots, view and privacy.
Higher density is supportable if it is done right - with compatible scales of development and good urban design. New forms of housing can be denser (e.g., duplexes, carriage houses, cluster housing, row housing), but does not need to exceed the scale (height) of single family houses (25'). Density should be accompanied by proper street design - narrow automobile travel lanes to moderate speed, bike lanes, barrier (not roll-over) curbs with minimal curb cuts for driveways, boulevards separating the sidewalks from the roadway, and street trees where possible. Build proper traffic calming around the school and parks. Integrate a walking trail network throughout the neighbourhoods. Also, consider geographically where it makes sense to densify - closer to amenities (like the school and parks), and in areas which already have a denser character, like the southern end of West Bench near the south bridge and west up the hill from there. These denser areas are the appropriate place for a limited amount of commercial development, like a convenience store, but don't expect a massive demand for commercial space; the economics likely won't work out for more than a small

store.
There are many examples in the region of bad design in new neighbourhoods - Wiltse area, Heritage Hills. Look for examples of good neighbourhood design standards if densification is the way forward.
Believe this allows the area the most to gain with development with regards to property values as well as amenities.
I we wanted Penticton level amenities, that's where we'd be living. Don't see a problem with rental suites or carriage houses adding a degree of density as long as it is permitted construction and doesn't impose on neighbors.
I think as long as a reasonable (?) lot size is maintained that some subdivision of the larger parcels and/or carriage houses would be reasonable.
No comment
When we moved here from my parents place to our home our cost per year for water was \$75. Pensioners do not get raises just because people move here and want it to be more like city life. There are lots of homes for sale in Penticton if people don't want rural life
We have a school - there is lots of convenience stores at the bottom of the hill as ours failed due to no business. There is no need for more trails, parks and bike paths as the majority of users come from town and only use facilities and leave. I like it the way it is and see no reason to change
I do not want to see large scale expansion and sub-divisions. However, as in my above statement I would support carriage houses and suites on larger properties. I know personally this would enhance family as my mother gets older and the opportunity to have her with us would benefit us.
I am concerned that this scenario will encourage industry which is not conducive to a quiet rural/agricultural atmosphere.
If people want development, move! This is not what the West Bench has EVER represented and I don't want to lose the "country feel" in close proximity to Penticton.
This is the only way to say we are care the the environment . There is no need Septictank any more .
Best plan to match the future of "F"
We feel comfortable is saying we prefer this option. That said, there needs to be a thoughtful community deliberation on where are how major improvements are undertaken.
Pocket growth is a very good option for the West Bench. We feel that a community sewer system is inevitable and likely very appropriate from an environmental perspective. It should not however be a foothold for urban sprawl.
Redevelopment of the gravel pit should be a focus for low to medium density residential use. Developing the West Bench Elementary School into a community facility that incorporates options for multi-use activities would be a positive improvement and ultimately support growth.
The vacant school field and gravel pit to the north could be developed into an age-friendly high-density development to support age-in place living.
The current golf course sites and other larger holdings may be appropriate for higher-density development so long as road infrastructure is adequate.
Planned carefully, pocket development could be the catalyst and financial foundation for sewer infrastructure for the entire bench and potentially the PIB. A sewer system does necessarily need to be connected into the City of Penticton, nor should it be a reason for annexation. We do not support

<p>annexation from Penticton.</p> <p>We do support legalization of secondary suites with appropriate standards and regulations in place, including appropriate off-street parking.</p> <p>We do support the carriage house concept with appropriate standards, regulations, site lines, setbacks and design guidelines in place.</p>
<p>West Bench is rural. Always has been, always should be!</p>
<p>As noted in my previous comments under status quo I would not like to see the West Bench lose its peaceful ambiance. Increased population and road traffic would be a negative to say the least.</p>
<p>I am in favour of controlled growth. We own a property in area F that is divided by Fish lake road, it is a large parcel, with I believe 18 acres on one side and 20 acres on the other. This property could be divided to provide enjoyment to two families rather than one as the road already forms a division. I am saddened by the uncontrolled growth, in my opinion, of Kelowna. However I recognize that as I mentioned earlier our population is growing and the need to provide housing and infrastructure is necessary. It is important as well for balance to respect and regard nature which is something I cherish for generations to come.</p>
<p>Although not a fan of high density development, sufficient development to make necessary improvements is the only viable scenario.</p>
<p>The worst option. This will encourage those who really don't respect the historic nature of the West Bench to subdivide and maximize their development opportunity. Once we have sewer connections, the argument will be strengthened for those who want to turn the area into just another suburb. The ONLY way I would support this would be to have extremely controlled and highly planned development with strong design parameters focusing on supportable vision such as ENVIRONMENTAL SUSTAINABILITY. That would be the only way to densify and increase services without ruining what is there. If you want development opportunities, drive down the hill and do so in Penticton - that is what I plan to do someday!</p>
<p>Sanitary and storm sewers are needed for Sage Mesa area. The density of the existing Sage Mesa residential area cannot really be increased, therefore I would not oppose development of remaining large parcels of vacant land if this scenario addresses the existing geotechnical issues by providing sanitary and storm sewers.</p>
<p>We have been living in the West Bench for 21yrs. We will be ready to retire in approximately 10 years. We want to live in our home till we die. We love the rural feel and close knit community in knowing who your neighbours are. Greater diversity through rezoning is appealing to us. Our society needs to change the way it treats our elderly. We recently lost our elderly parents (91yrs). The cost of caring for them in facility care was in the range of \$3500.00 /month. If we could have built an addition on to our home and cared for them our selves or brought care to them, both our quality of life and theirs would have been better. Therefore we support carriage homes or additions that could provide family friendly accommodation or rental incomes after retirement. But we are also concerned that this could open up the potential for massive housing developments.</p> <p>We know that our septic field will need to be replaced in the next 10 years or sooner if we considered doing a addition to our home. Sewer would be a welcome addition. We would rather put the money for a new septic field towards our share of the cost to bring sewer into West Bench.</p> <p>Having been born and raised in Kelowna / Westbank, I have seen first hand the negative change of allowing massive housing projects to occur, leading to the destruction of green spaces, over crowding</p>

<p>and poor road infrastructure to support that expansive growth. This is exactly what I don't want here.</p> <p>We prefer the rural benefits of living in West Bench. We don't want more lights that produce light pollution. We do like the sidewalks that were put in along West Bench drive for cyclists and pedestrians. Sewer systems that would promote carriage homes and home based business would be a great idea. However we don't want massive housing developments crammed into small acreages either.</p>
<p>Our best option to keep it residential and bring in new blood. If rezoning is handled properly it could result in very nice residential area. Demographics are changing, so why not prepare for it.</p>
<p>This is the only option that addresses the major issues of sewage disposal and storm drainage, and is the only option that is sustainable for the long term.</p>
<p>This area needs to grow with the rest of the Okanogan.</p>
<p>I would be 100% in favour of paying whatever it took to get access to sewer but NOT I'd I think means subdividing and really increasing density everywhere. If we could have pockets of densification only..guaranteed then that would be a great compromise. Until I heard more about the effects of development, I won't support a sewer.</p>
<p>Do not want the Bench to become a busy place.</p>
<p>not an option</p>
<p>I feel we cannot support this much change as it will simply become too expensive. We already are still paying for our water infrastructure which i am happy to do so. We don't need street lights everywhere, that is part of living up here. We do not need a convenience store, it has been here in the past and did not work. We should be able to develop our properties to have carriage houses or secondary suites so we can have choices to stay and live here's longer. It is allowed in the city. It is already happening up here, but people are calling it different things, so make it legal. We don't need big developments live townhouses but some housing and subdivision should be allowed. Our farming and rural days are a thing of the past in westbench. More green space and trails would be paramount. There seems there should be a option somewhere between B and C.</p>
<p>I'm strongly opposed to multi-unit housing on the West Bench. I also do not support major new infrastructure (eg. enclosed storm drainage, street lights, and recreation facilities.</p>
<p>the pressure is on for land for housing, but not on this farmland please</p>
<p>I am opposed to increased development as I have witnessed industrial businesses move into the neighborhood which definitely clashes with the rural aspect of the community. It is difficult to watch those riding horses competing with businesses that store semi-trucks and drive commercial trailers on small roadways. Certain commercial industries are currently operating which definitely clash with our quiet rural community.</p>
<p>Not really that attractive to me. Why would we want that in a rural area?</p>
<p>Like to see improvements to the infrastructure. Scenario B does not seem quite enough. Scenario C seems too much. Like to see moderate increase in housing. Allow some secondary suites and/or carriage houses. Keep large lots and no subdivisions. Do not want sewer as that will be far too costly.</p>
<p>"Improvements" is a highly subjective term. Those who don't like or no longer appreciate the lifestyle status quo of Area F are always free to relocate to urban settings, of which there is increasingly certainly no shortage. Besides, it is ridiculously misguided and flies in the face of all evidence to equate "Increased Population" with "major improvements" in lifestyle. If such were true, places like India and Asia would be places to immigrate to instead emigrating away from, and our large</p>

<p>population centres (cities) wouldn't be prohibitively expensive, problem prone (societally) and dangerous places to live in. "More" most definitely does NOT equal "better"!</p>
<p>Controlled development, installation of a sewer system, sub division of some parcels of land should lead to a greater diversification of residents with a greater likelihood of maintaining the school, with an increase number of residents sharing the increase in taxes.</p>
<p>Would like to see the opportunity for secondary suites, and carriage houses, and maybe limited subdivision of larger properties. Would not be interested in high density, or multi family development. Small business operations would be good but regulated as to visibility and noise.</p>
<p>Many existing properties are too large. Anything over 2 acres should be allowed to subdivide so that the owners can build and stay in the area.</p>
<p>We've moved to the Bench to have the rural lifestyle as it is. Not to be reduced to living on a small lot where your privacy is lost to having neighbors right next door.</p>
<p>Penticton it appears has lost its way, too much densification. Some streets now are over crowded with duplexes and not enough parking.</p>
<p>Just make sure big developers pay for infrastructure if they are the ones to mainly profit. That means sewer, road repair, etc. the last semi rural place we lived in (Anmore) the council didn't do this so that once developers were done, the village tax payers were footing the bill for slides, bad roads, road repairs for increased traffic etc.</p>
<p>Increased population would mean a lot more traffic and pollution. Not a desirable thing at all.</p>
<p>I hope this will never happen</p>
<p>Improvements and subdivision within reason. There should be a way to increase the population slightly, make improvements and still have the feel of privacy and country living. Penticton is growing and expanding. Being so close to the city, we need to keep up. We need to keep this a desirable place to live and be. The KVR trail needs work - it's dangerous with all those sink holes. A school is a great asset. Being able to maintain the parks, trails and roads is important. A larger tax base can help pay off the water improvements and help with future improvements. Planning for the future and the changes that will come is important. There is a shortage of housing - some increase is warranted. There are a few larger properties that can be split, there are some properties that could have secondary suites without giving up the feel of the country and without wall to wall townhomes.</p>
<p>Owners who don't want to or can't subdivide will have to pay for sewer with no benefit to them. We are worried the neighbourhood will lose its rural feel and sense of safe community.</p>
<p>prefer country ambience do not want more cellphones, more smart meters, more hotspots</p>
<p>Enhancing infrastructure, making improvements and greater housing diversity will all help in the ability to retain or attract (limited) new amenities. It will also enhance the area and the improvements may increase property values and make the West Bench a desirable area to live in. Housing diversity through secondary suites or carriage houses (if done within regulations) may be an opportunity or necessity for residents who may be caring for family members or in need of supplementing their income.</p> <p>Maintaining a school on the West Bench will keep it an attractive, viable neighborhood for families, but not if they can not afford to cost of large properties in the area, so smaller single family lots will be necessary</p>
<p>Eventually everything will grow and pressure will grow with the time as old residents will move out the retired one will move in, don't forget we don't have a lots of young people in general we will have</p>

the retired one from all over coming and wanting to live on peace property they can enjoy and maybe doing some farming, and this is coming in the next 10 years.
Some densification is desirable and likely inevitable. It has to be managed so that West Bench retains its rural character. Secondary suites would make living on the bench more affordable.
We believe there is a need for smaller parcels of land, secondary suites &/or carriage houses as an affordable option for younger families
The urban sprawl from this scenario will be only to the benefit of the business man filling his pockets with more dollars. I can see very little benefit for the residences of the West Bench with the increase of more traffic and building - the ambience of the Bench will degenerate into nothing more than an extension of the town below. Any pleasure we get from seeing nature in its natural state will vanish forever.
- a shift to growth in the area would fundamentally change its overall character; sewer (sanitary and storm) would be nice, but it would lead to densification like a Penticton neighbourhood (perhaps like Wiltse).
- regarding the keeping of our school, it
Sewer is the next big step for WB area the need grows as septic systems age
I think we need to move forward with some smaller lots. No multi unit housing no street lights. We need sewer.
NO THANKS!!
You have taken Scenario A and flipped it 100% I don't like either Scenarios.
Taxes are just a small fraction of what residents in the city of Penticton pay. The West Bench area can be a vibrant attractive community which everyone could take pride in but only if it goes through a major redevelopment.
The rural ambience is central to the community, and many that have moved to this area have done so specifically to avoid denser living areas.
We need to be forward thinking and develop our area! Improve the roads, sewer, lights. Support secondary suites and carriage homes. Develop our school. Plan for our future and not be stuck with no options for growth!!! Please consider this
We are not in agreement that they need to be done now and to not take away the country atmosphere .We live here because it's a rare country area. Family dynamics have changed over the last decade and families are coping as best as they can with high cost of living and housing . Generations are living together where grandparents are taking care of grandkids so both parents can work and children are able to take care of aging parents , in the same home environment . This is the trend of the future and the RDOS should address it.
Zero interest in this. If this was what we wanted we would have bought elsewhere.
A nightmare for those of us who enjoy the charm of rural living
As above. I assume government grants are available for large infrastructure projects such as sewer and storm water systems. I also assume that these grants would not cover the total cost. For this reason I support new development - contributions from developers and/or new homeowners would help to minimize tax increases for existing homeowners.
I think this option would not be a plus for this area.
I know this will have resistance, however, we are a small community with room to grow. Sewer and water issues here require a more diverse community. Bring the families on! Change with 'road

improvements' running parallel ...please. That way we can get out of our different areas. Bartlet at the bottom of the hill really needs attention.
Absolutely no way!
<p>reasons for supporting this scenario</p> <ul style="list-style-type: none"> - general population aging - myself included - the need for more rentals to be available to younger families - or smaller parcels of land they can afford to buy -increased infrastructure to improve standard of living - especially things like public transport and recreation opportunities (trails)
<p>Having secondary suites/carriage house options may be of importance for some in caring for aging/infirm parents/relatives or supplementing income for existing residents who have large properties.</p> <p>Maintaining a school on the West Bench will keep it a viable neighbourhood and attract young vibrant families.</p> <p>Street lights, sidewalks, parks etc are all value added items that will keep or increase property values and make the West Bench a desirable area to live in. This will also add to and enhance the beauty of the area, which in not being right in the city.</p>
<p>I am not in favour of this option. West Bench is unique rural living, close to town and can remain so.</p> <p>I am not in favour of pocket development, which will require all residents to pay for sewer to the financial benefit of a few. Especially when these developments most likely serve to degrade surrounding land values and the ambience of the neighbourhood.</p> <p>The gravel pit and accompanying trucks are a major disruption to the neighbourhood as it is, with many consequences on the overall value of the area... right down to the boards on the wooden bridges having to be replaced more frequently because of them. Will this be used as an excuse to move to culverts, which will negatively walking and historic value of neighbourhood.</p>
<p>Moved from a major urban centre with good planning (Vancouver), but don't have a lot of faith that urban development on the West Bench would be undertaken in a smart growth manner in the area (i.e. clustered development to retain open space while also raising densities). Fear that hillside subdivisions like Sendero Canyon in Penticton are more likely due to the development climate here. Would like to retain the rural character. Would however support secondary suites to allow aging in place and young families to find additional housing. Understand that these may require additional services that would not be economically supported by a small tax base.</p>
<p>Some infill is necessary to increase the population base preferably with a younger age bracket. In order to do that some infrastructure such as sanitary servers is needed in order to reduce the minimum lot size outside high hazard areas. We would benefit from some more amenities but not everything. Some reasonable increase in taxes should be expected.</p>
<p>Cautious development with an increased tax base by way of population uptick and increase in tax rates is the way to go.</p>
<p>Not interested in this scenario at all</p>
<p>Would like to see good mix of families with kids/seniors, but keeping rural character as stated above. Do not want to see "Westhills" type development- too urban</p> <p>Would like to see school become more of "community centre", but would require some organizing body to manage, plan events, etc.</p>

<p>There is room for compromise between Scenario B and C. i.e. infill and carriage houses but no major subdivisions. Or is this not allowed under existing septic requirements?</p>
<p>I think it is better to develop more housing near Penticton than to spread out development to other rural areas.</p>
<p>Scenario C doesn't state whether all residents will have to convert to sewer or only new subdivisions. This will be a big question for people who don't want significant new costs.</p>
<p>I 100% agree with and support this scenario. We have the space in the West Bench to definitely allow secondary suites for one, and also carriage houses if that is something that people want to do on their properties. In Penticton and Vancouver, carriage houses are allowed on FAR smaller properties than what we have in the West Bench. Now, I am not talking about supporting a high rise or anything, but we definitely have the space to increase our housing density and still maintain our rural feel.</p>
<p>I have no interest in seeing these 'improvements' to the Bench; might as well live in Penticton.</p>
<p>When we look at the future of our area, it is important to visualize who will live here in 20, 30 years, how and what will they be doing for work and what they will value as a community member. We know seniors are downsizing so we need to make the area attractive to the next generation of families. While some properties have horses and small-scale farming - many do not and can not as it isn't feasible. We can't expect to keep up the roads, add infrastructure, keep our school and manage affordability to attract new residents if we are not open to change. The neighbourhood will crumble if it tries to hold on to what worked in the past. What worked 40 years ago does not work as well today. Some of the most interesting and successful neighbourhoods in the country thrive in change and openness while having an overall directive via bylaws and permits. It doesn't mean it has to be a free-for-all in development but a carriage house or secondary suit - why not? Bring in more young families to fill our school. If someone has a few acres and wants to sell half for a new single dwelling - great, might just be another affordable home in an amazing neighbourhood for another child to grow up in. Want to keep your acreage because you value privacy and affordability - excellent - do that. Change doesn't have to be scary but we all have to be flexible and open to new ideas. More people paying taxes will lighten the load for everyone while we enjoy added amenities like community activities, perhaps a convenience store, small library, city transit.... benefits that will improve the lives of all of our neighbours and perhaps extend the stay of some of our more senior residents. Surely there are examples of success that we can look at and learn from throughout North America. This wouldn't be reinventing the wheel, this would be keeping up with the times and preparing for the future.</p>
<p>This scenario is, for me, unacceptable. One of the major attractions of this area is its close proximity to open spaces and the natural environment, much of which is unencumbered by infrastructure such as housing and amenities. It is precisely this rural/open space environment which is so desirable to many of us. Scenario C will negate all - if not most - of what is so attractive in this area making it, over time, an adjunct to Penticton.</p>
<p>As an owner of property on Fish Lake Rd, I want the ability to subdivide my 38.5 acre property- but only as the road divides it. It is a very restrictive practice to not allow submission. I do not want unlimited growth- but housing is a big issue for many in our society- carriage houses, secondary suites, and even laneway units would be helpful to provide affordable housing to many, that are challenged financially.</p>
<p>If this change was enacted, we would move. It would change the character of the place and remove what we value. We are the aging demographic referenced in this scenario, but the planned</p>

neighbourhood changes would ruin our quiet, slow paced neighbourhood. We would rather leave this neighbourhood for another family down the road; we don't need our neighbourhood to be "fixed" so that we can age within it. We can find ways to meet our needs as we age and are willing to move other existing urban areas.
This would be ideal for future of the WestBench, but not worth the increase in taxes if the trucks are not re-routed. As it is now it is very unpleasant walking, biking or getting over the bridge with all the big trucks hauling asphalt, gravel etc. Increased traffic by increased population would not be the issue.
Do not want to see the rural areas urbanized
People who chose Scenario C should move into Penticton. I realize many of them want to subdivide the property which they likely inherited; however, it would be a shame to densify this beautiful area.
This is my choice. Variable housing types and functions are the best option (as is stated). Seniors housing - allows those already in the area to remain so, in more modified housing options. This plan also considers a wider diversity of age - insuring the school remains viable, and that transit will continue to operate. Parkland and trails should be augmented and will be better utilized. It encourages a community vibrancy. Most important will be the need for careful and mindful planning. Density doesn't have to mean large rooflines and removal of trees and vegetation. LEED and Low Impact Development principles should be incorporated. Paying for increased services is now spread over a wider base, and can be assisted by applicable DCC charges and permits.
Not interested in major improvements. We will lose the small community atmosphere and will have to pay high taxes.
I do not support this approach. To be cost effective we need to promote growth in the more developed urban centres. Growth in more rural areas inevitably leads to calls for ever greater levels of services, which the areas themselves do not have the ability or the willingness to pay for thru taxation. This approach would radically alter the "rural nature" of the area.

Indicate your willingness to pay increased taxes and fees for each of the following.

Other infrastructure and services:

Sewer
Sewer
Sewer
Maintain walkway along Bartlett and West Bench Hill
Fire protection
add sidewalks & streetlights
Recreational programming at the school
NaturAL gas in husula
interface fire mitigation
sidewalks along the 2 major routes
Natural Gas
Sewer
cannot afford an increase/already have these services
not needed
sewer/storm drain system
Sewer

Sewer system
street lighting
Road maintenance
storm drainage and sewer
community "meeting place" instead of the school
Sanitary sewer
sewer
sanitary sewer
Sewer storm drain
Lighting
Bike lanes only
sewerage
More trails/KVR access
Bus service
fire hadrants
sewer
Water services to other areas in Area F
stormwater drainage along KVR
sewer
no street lights
Maintain lighting & pavement
Bike lanes/wider roads
Improve school
sewer
sewer
fire protection - public transportation
cycling and pedestrian infrastructure, public spaces
Sanitary sewer
None
sewer
improved safety at highway 97 for entry/exit; strategies to slow traffic speed in neighbourhoods
road maintenance
sewer
Streetlights
Sidewalks and sewer
sidewalks on Forsyth, etc
Fire halls
roads
Sewer
replace bridges

Water supply and the protection of environmental health is an issue for the entire Okanagan and Area “F”. The OCP should include specific policies to encourage water conservation. Tell us why you made the selection you did:

A planet for our future generations Fraser Valley disappearing under development. Keep rules in place to discourage this in the Okanagan and specifically RDOS. There is a reason people want to settle here!
Water supply and protection of environmental health is needed for future generations and sustainability of future infrastructure
Water conservation is not only good environmentally but also reduces costs for treatment if use is reduced
Water conservation should be a priority for everyone. It will become an increasingly important issue.
Climate change will likely lead to more extreme conditions including drought
Water conservation a priority
We practise water conservation now. Shortfall in water are a result of new water users to the entire area not from established residents.
We all have a right to a clean/healthy water supply.
Meets the vision as stated in the OBWB strategic log-term plan.
Professionally involved in water issues
It's the ethical thing to do !
We must conserve our precious water supply as the population increases and the climate changes.
It doesn't matter what the policy is as there is no enforcement for current policies so non compliance will defeat any policy in this scenario.
Water quantity is limited and will become even more so with global warming and population influx to the Okanagan.
We feel there are already good existing measures in place.
Water supply and quality will become the major issue with coming hydroclimatic change.
we need our water supply protected for our health and health of the environment
Notwithstanding the lake water is a finite resource
Ensure amount and safety of water supply for fire protection and hygiene.
Water is a limited resource and we living a semi-arid climate.
Water conservation in general is important for the sustainability of everyone. Overuse needs to be restricted.
Two key elements contributing to health and wellbeing. Balance is important and preserving nature is key. I am pleased that the PIB surrounds our communities as they have a perspective that contributes to balance.
Don't we have restrictions already -- every other day and time of day?
It is where I come from - for my health and that of future generations.
Okanagan lake has been water source for decades it is not running dry. To be put on water restrictions during a year of flooding is insane we should have been encouraged to water more during spring not less
The Lake looks as if it could supply water for everyone for ever but it will eventually run out
Water is very important in all senarios
Already done by forcing residents to hook up to city water and meters to raise what we pay
We all know we need to water more efficiently. We don't need rules to tell us. We have fair guidelines now.

we have excess water
By severely curtailing the use of water would only return this area back to its original state. We need a good supply of water to keep the crops growing and the air clean and healthy. A green area helps the whole world ward off desertification and rising temperatures.
Okanagan is one of the highest users of water in BC we need to be conscious of it's use and the effects this and our foot print have on this environment.
We need to learn how to better conserve our water supply. It is a valuable resource which is likely wasted by not educating the public - household and yard
The recent upgrades and meters should address over consumption
I have horses that I rely on grass to feed them for most of summer/spring/fall. Restricting too much would make my grass burn. We pay enough already for water.
I feel OCP already has policies to encourage H2O conservation
No more polute our lake. Need new system no Septictank
Want healthier drinking water, in the same time, using water relatively conservative. Can not afford strict water conservation economically.
the water level for drinking/living should be separated with agricultural water
Environment
This is difficult because if you have the money and wish to pay for water then do so. There should almost be a two level system. Basic amount with usage charges. If usage extends past the allowable amount then usage charges above and beyond apply.
I support incentives in water use not restrictive policies which could penalize users in punitive ways. I believe education and co-operation is ideal.
Faulder Water System - small system, unknown amount available, increased population and industry will put strain on water supply. We do not seem to be able to police ourselves so specific policies are needed - with strong guidelines and consequences for ignoring.
The RDOS already has policies in place for water conservation and have installed meters to charge residents for usage.
Our climate is changing . Water is a precious resource that is not only for our use and enjoyment but for our survival.
Water is a limited commodity and as a community we need to learn how to conserve. Live in SageMesa and always have a boil water notice every summer.
Water conservation is a no brainer.
Okanagan residents have the least amount of rainfall and the highest water use (especially in the summer) of anywhere in Canada. We live in a desert and the only green space should be agricultural land or "community" green spaces such as parks, golf courses, school grounds, etc.
Water is an expensive and limited resource
We live in a desert. Water is precious. We need to save Okanagan lake.
Do not want to worry about health issues from services. will help property value
To much irrigation of properties wasting valuable water, especially larger lots. Would reduce soil stability concerns also.
There is no reason why we all try to conserve water .
I've planted xeriscaping and try to limit water use because it's valuable and shouldn't be thrown on grass. I do have a pool, so that does use water but I accomplished more than just being green grass.

Recent upgrades
environment and water are very important and everyone should do their part
we don't need 1/4 acre lawns
Water is an important resource everyone relies on. Further waste increases costs for everyone. Environmental protection keeps the local area more natural but also prevents erosion damage.
I have lived here for 25 years and continue to witness the lack of abiding by water restrictions.
Consistent policies to encourage water conservation should apply to the whole RDOS. Water, air and the natural environment are among our most valuable resources. However, water policies should be rational and should not be developed exclusively by engineers.
water conservation is vital
Subdividing will increase the demand on our water supply. Protecting the environment is an important issue, especially when our gullies which were once pristine, are now using as a dumping ground for yard waste, etc. creating a fire hazard. I have knowledge of neighbors dumping food waste into gullies, attracting bears, rats and other wildlife.
Yes this is important, but we have rural lots and that many of us grow food on them (non-commercially) should be recognized in the water regulations. We are not on Pentiction, Naramata or even Ok Falls townsite lots.
Water and environmental health are essential to living well for anyone, so we need to protect them. We live in a desert and need to conserve water to protect this beautiful area we live in. I see people dumping garbage and prunings over the banks. This needs to stop as it is environmentally bad and also is a fire hazard.
Water is far too critical a resource to be squandered, disrespected or treated in cavalier fashion as if it were an "entitlement" to do whatever we want with. Ditto goes for the natural environment's "health"! These are the stuff of life itself, and any degradation hurts not only us as humans, but every living creature native to the region. This is a "no brainer", and any individual who thinks otherwise indeed has no brains.
Water is far too critical a resource to be squandered, disrespected or treated in cavalier fashion as if it were an "entitlement" to do whatever we want with. Ditto goes for the natural environment's "health"! These are the stuff of life itself, and any degradation hurts not only us as humans, but every living creature native to the region. This is a "no brainer", and any individual who thinks otherwise indeed has no brains.
As the Okanagan valley continues to be developed better use of our water supply becomes a necessity. The water supply to the valley is bound by the watershed and therefore can only sustain a certain number.
Health, safety, property values
Encourage yes, sure.
It appears that despite encouraging water conservation during the summer months, there are still people disregarding the every other day rule, as well as not having irrigation running during daytime hours
Great in favour of water conservation and like to see everyone following the same rules and doing their part to help.
The trend is for hotter summers in the future. We need to be on top of that for our part in water conservation.
I believe strongly in water conservation. We are in a semi-arid climate and we need to live sustainably within our water budget.

Because we already know that irrigation water is used extensively, to the detriment of our limited water supply.
Water use is controlled by the users
We need to preserve water and be more aware of conservation, encouraged residents to do zero landscape only grow grass on very small area.
Already have meters and water restrictions
Individual property owners can best administer their own water use and conservation.
I understand that you already have recommendations for the preservation of water. We are all aware in the summer that we need to be careful with water - more houses etc will require more water !!
Water is often in short supply so we all need to learn how to conserve and protect it.
The longer-view perspective on water supply and environmental health points to the need to protect it.
Need to discourage lawns and educate on alternatives. Yard watering is the biggest waste
We already pay or have paid a huge bill for water. We now have water meters and I think that is enough.
We need to conserve and use water wisely - which should include being allowed to water for wildfire prevention.
Speaks for itself
With the installation of water meters, I believe water consumption is fairly low already.
I think it depends on the property size and requirement of water to be used. If we can all work together to conserve water and have a mind set that wants to protect our water then we are all helping each other. So I am in the middle with my answer to this question because if there is a larger property that needs water for agriculture or animals then they should not be totally restricted in that usage.
Water is precious.
Some restrictions but not crazy restrictions as we pay for the water use
Agree with water restrictions
To maintain a healthy lake level.
Air quality is an issue resulting from the gravel operations to the west.
We have decent water now in West Bench. On the issue of conservation, the recent meeting at the RDOS did little to convince me that those working on the "plan" that proposed stricter water restrictions had sufficient data, and the proposal was very premature. Trying to have a one-size-fits-all policy when you have vastly different water systems does not work.
Water supply is limited and I see so much unnecessary watering..even during the heat of the day in summer
Our climate is semi-arid and although we have large lakes nearby, we have limited upland water sources. There are 3 issues associated with water coming primarily from Okanagan lake: cost (all water must be moved uphill), quality (lake water is vulnerable to contaminants/pollutants and must be treated), capacity of the water system (infrastructure must be able to provide sufficient water for home owners, and sufficient water for fire protection). As our population increases and the climate warms, water conservation will be increasingly important in addressing these 3 issues.
We should have clean water to drink and we should be conserving what water we do have.
Why aren't you monitoring the sprinkler systems up here? Everyone seems to do whatever they want. We do exactly what the rules ask. There is no benefit to the Okanagan water supply when

sprinklers are on in the sun ... in the summer. In the morning...in the evening. I admit to being shocked at 'the no enforcement of the rules'.
Those that waste water affect all of us. Some people can afford huge water bills and don't care and water all the time. Water Savers are rewarded by lower bills.
because I can,
It's hard to conserve water when the lots are so large.
In a semi-arid climate, water conservation is an obvious must. We don't do nearly enough to conserve water. This also contributes to ground saturation -- when septic fields could have more capacity.
Water is critical to the future and needs protection. Likewise for the ecology - they go hand-in-hand.
Water conservation is a no brainer but it has to apply to all users residential and agricultural. The background information indicated that universal metering and a user pay system has been completed in the west bench. This is not quite the case I believe. Meters yes but true user pay is not.
At what cost? Implementation of upgraded infrastructure creates protections and efficiencies. Consider the damage and waste when the current water feeding system inevitably fails.
Conserving water is already being done by watering every other day unless you are agricultural then they water whenever and water the roads!
Encourage water wise planting but restricting planting only encourages people to allow property to become very tinder and dry and make fires a greater risk.
environment
Water conservation is becoming more important with climate change. There is a lot of water waste in Area F to keep lawns green.
Water is life
I support water conservation but with the understanding that people have large properties and I would rather see them green than brown.
We live in a dry, unique, fragile, and seriously threatened natural region and with climate change, water will become an ever-more scarce commodity whether human population grows much or not. Decreasing human use of water will leave more for other species and the land. We already take much more than our fair share.
Without clean water supplies... there is no Area F.
I think the OCP should include specific policies to encourage water conservation because self regulation is, for the most part, ineffective. There appears to be the notion among many citizens that because of the proximity of Lake Okanagan, for example, there is an ample supply of water. Wasteful uses of water on lawns and other landscaping are pervasive- The general public doesn't seem to get the message that water is a scare commodity in this region,
Because there are practices (free range cattle) that continually pollute Darke Creek, as one resident has a practice in the winter to feed his cattle along Fish Lake Rd. In the spring it thaws and creates a urine/feces creek which flows into Darke Creek.
Understand that there is a cost to bringing water up hill; understand that excessive water use is also creating issues with residence time in the reservoir (when exposed to treatment). Water conservation could improve this.
Since the water is now metered each resident should conserve and use only what they need.
water conservation is important if we want water in the future
There is limited water, and we are in drought conditions frequently. Agriculture users should be required to implement conservation practices, much like some of those practiced in areas of the North Okanagan.

I agree with the statement. We live in a semi-arid very eco sensitive area, and are responsible for stewarding it
It is important for all homeowners to conserve water so we don't end up with a shortage.
There is a finite amount of water to meet peoples needs. Whether the source is from surface water systems as in Westbench, Sage Mesa, North Beach, or from aquifers in Faulder and Meadow Valley the need to protect the quality of our water sources and ensure there is an adequate supply to meet the future needs of residents should be the primary concern in our area
I tend to support green initiatives. At the moment however, I see water conservation in the area as a feel good initiative without major benefits. It seemed silly to me at the height of the early summer flooding to restrict water use in our area.
We need a stable water supply system. Being on a boil water notice all summer was unacceptable.
Disagree with over watering on such large parcels of land. We live in a semi desert area and should adapt our properties to meet the environment. I also believe the agricultural lands in the area should be monitored as I know over watering occurs every day at the property below me on veteran drive. Conservation is the best solution to our changing environment.
I have a well and I should be able to use my water as I see fit.
Most residents take water for granted, and I believe that many don't understand the complex issues involved with it's management and provision. It seems to be a no brainer that we should encourage conservation and protection of environmental health.
We are a drought prone area everyone should try and do their part. I do have some reservations about agricultural watering as there is no system in place to use 'less' expensive water to properties which are more agriculturally based. The payment for additional acreage can not be calculated as all water is drawn from the same source. It is very difficult to attain and keep farm status.
To protect all surface and ground water for future generations.
It is a big concern now and in the future.
If you are not going to allow carriage homes on plots over 2 acres but the government says that they now deem that size too small to have a farm? You need to water your larger lot so as to make it consistent in looking nice with your neighbors
It is important but a lot of work has already been done on this and West Benchers are quite responsible in this regard.
You can't restrict water supply with agriculture and golf courses depending on it, and you can't raise rates for these businesses as it will make them non-viable. Encourage conservation for homeowners yes, but that is simply a matter of education
Most of th conservation we implemented by ourselves.
As the population in the Okanagan grows and with our longer, hotter summers, water is becoming a major concern and water conservation a necessity.
water conservation is extremely important. education is more important than policies. education rather than policies minimizes the policing costs associated with policies and is far more likely to be communicated effectively.
The need for water conservation rather than wasting water.

If you agree, what specific measures do you recommend to the RDOS?

Literature on CORRECT use of septic tanks Nature walk by school PIB and the swallowing up of the hills and plains via quarries is very sad
--

The simplest is alternating watering for residential landscape and limiting to light commercial which wont use water as part of their processes.
Charge water hogs accordingly.
water conservation including incentives to remove lawns, etc.
better enforcement of water restrictions
water restrictions should be maintained in the rdos between May to September.
Constant reminders to conserve as is being done well now. People watering in daytime, on a hot windy day require a personal reminder.
Continue on as we are doing. Metering, public education, enforcement of watering guidelines.
Education for homeowners. Direct action re advice on planning and installing irrigation systems.
There is so much more that the individual could be doing to conserve water, including use of grey water as in Australia for years.
Keep up a very strong public information program encouraging water conservation and encouraging people to take part. The Friends of the Summerland gardens are doing so much in this regard.
Enforcement of current water restrictions
Continue with metering and water rate structure which encourages conservation.
Gradually increasing costs to those using larger quantities of water.
control use of pesticides and other harmful products getting in the water which people use. Water testing
Can't say - sprinkling restrictions are already in place
Hook us up to the Pentiction system, and enforce water conservation regulations.
Incentives for grey water recapture for irrigation. Refinement of water metering rate system.
Continued use of water metres and the use of conservation officers patrolling the area to ensure overwatering does not continue.
Plans for subdivisions should also include plans for conservation. The RDOS needs to establish bylaws and processes that do not side with the development greed that is present so often with developers whose motivation is to make as much money as possible often leaving the environment destroyed and in disarray. The bench has unique characteristics. I do not wish to look like Pentiction.
Signage.
Sewer first before anything
grants and benefits for land owners that zero-scape or landscape with drought resistant foliage. Strict water days for people with lawn.
continue using alternate watering days. Protect our environment by imposing fines on those who use our gullies as a dumping ground
Continue with meters. Convert septic to sewer to control ground water - the ground is considered unstable in West Bench sewer and storm drain system would help with the sink holes on the bench
Let larger parcels with animals water one our longer ever odd/even day
Hook up to pentiction treatment station
Continue with current approach
Not sure.
Tap into city water supply for Same as West Bench did.

Water meters to control usage. Sewer to ensure no sewage in lake.
STRONGLY encourage: 1) alternatives to grass/lawn; 2) communal or agricultural leases (to encourage farming and - hopefully - increase efficiencies; 3) incentives to xeriscape all residential property not productive (eg. vineyards, fruit trees, small farms, horses ALL okay with me).
Water meters
Water metering is great. Encouraging Cisterns
water at night
Water meters
Education programs for residents and help enacting them.
I think the current system is working.
Continue with meters to discourage over consumption. Convert septic to sewer and storm drain system
maintain water restriction and incurage organic farming
see how the current metering system works out
More aggressive enforcement of bylaws and land use
Possibly more bylaw enforcement. Higher water rates for people with pools or orchards or vineyards. I make all attempts to use minimal water while my neighbors run their sprinklers at night every night even when it rains, or leave big sprinklers on all day .
-Make it possible for the West Bench asphalt plant to close by allowing housing development on that location. The asphalt plant is damaging air quality (and heavy vehicles damage roads). -Seek grants to provide educational workshops on water conserving
water meters are a good start and on site inspection would help each landowner
Continue to have restricted watering days. If possible, impose fines on those using our gullies (West Bench) as dumping grounds.
Existing water regs are not bad, but need to adequately address the realities here. One area of weakness in the regs are regarding those of us who don't have automatic systems. It would be nice to have more hours in the evening, and later, for watering when there is less evapotranspiration and we aren't competing with high domestic demand around dinner hour.
Prohibit domestic landscaping practices which are water intensive. (ie; large green lawns and cedar trees. Really?) Meter (and charge per cubic metre used) all homes served by civic water delivery infrastructure on a two tier system - Tier 1; low price for conservative/basic usage needs. Tier 2; price water to "make it hurt" for those who use excessive water because they can "afford to".
Also, both light and noise pollution have become serious problems which nobody is addressing. These are significantly diminishing our quality of life and undermining what made this entire region so attractive years ago. This needs to change with appropriate preemptive development approval regulatory rules, and, beefier bylaws and adequate enforcement against infractions. It's the proverbial "wild west" out there when it come to making noise and putting up any old light you want on the outside of your building or on your property.
Continue with education on zero scape landcape and look into whether grants could be given to allow residents to afford converting their properties to use less wasteful irrigation systems
Standardize watering days for all areas.
The normal encouragements... plant less lawn, plant drought resistant plants, low flow toilets, rain barrels, grey water for plants...

Sporadic checking on non-adherence to water conservation in summer.
Monitor water usage
Encouraging xeroscape and desert landscaping. Encouragement of drip lines to irrigate gardens. Perhaps incentives. Warnings and information to those who are ignoring water restrictions - there are properties that do!
Limited watering times. Discourage large green lawns Encourage drought-tolerant and native plants. Encourage rainwater harvesting systems, either into tanks or retention basins Education and subsidy for grey water reuse systems. (As is the case in California and Arizona) Do not install a storm water drainage system, instead use the local soils as a sponge to catch all hard surface runoff and infiltrate it in. Teach people the basics of water efficiency in their landscape: increase organic matter in the soil, use mulch to prevent runoff, erosion, and evaporation, Permaculture Education outreach to the public.
To achieve this we would provide incentives for xeriscaping and rainwater harvesting to efficiently use the 200 mm of rain that accumulates throughout the year.
True user pay per use. The more you use, the more you pay. Homeowners will be self regulating and responsible for their water use choices.
Install water meters.
Metering water use, implementing restrictions to watering of lawns.
policy mandating installation of water meters and setting water rates based on usage - increased public outreach, e.g., distribution of educational info/programs on water conservation techniques - discourage small-scale wastewater effluent re-use/recycling - further co-ordination with Okanagan Basin water Board
Find or develop grants and programs to convert yards to xeriscaping or other low water uses
education of need for water conservation and sensible guidelines for wildfire protection strategies.
Watering restrictions being enforced.
Increase cost of water consumption is required.
I am not sure what the choices or options would be therefore I cant completely answer this questions.
Lawn watering restrictions.
Metering water use
More water conservation. More agreements with the gravel operations owners for air quality, traffic and rock on road.
Leave watering restrictions for West Bench where they are. User pay is adequate for control.
Education and courtesy calls on people wasting water
Education is critical - if consumers recognize that water is a finite resource that must be protected & managed, conservation will (hopefully!) follow; Water meters (pay for what you use); Explore re-use options for the future (capture & re-use or capture & re-treatment) as per studies being done by Dr. Rehan Sadiq at UBC-O.

I think we should be encouraging more zeroscaping of our yards to conserve more water.
Please warn then follow through on water measures that are meant for conservation. We need to look after our water, and people aren't considering its value when they use it negligently.
Stricter enforcement is possible.
Continued water metering, and higher rates for non-agricultural watering over a certain amount of use.
Encourage rainwater capture; adopt stormwater management guidelines (if there aren't currently any); allow appropriate greywater re-use (for irrigation and non-potable uses, for eg.); encourage mulching and retention of soil moisture;
Add specific language in the Ocp that indicates that the current subsidized water rates for agricultural users will end if the user doesn't move to the most efficient watering practices over a reasonable period of time.
Have high users of water (residential & agricultural) pay a proportionate share of the fixed water costs as well since they use more of the commodity that generates those fixed costs.
Upgrading the water system for all of westbench. Development stipulations that require native vegetation or water saving techniques.
water rates based on consumption
assistance with conservation measures (education, free compost/mulch, etc)
Incentives to install low-water landscapes. Higher rates for high-water use properties (non-agricultural).
The ones you have proposed
Strong enforcement of water restriction stages. Promotion of a 'golden lawn' culture for summer, incentives for people to use xeriscape gardening techniques on existing or for new landscapes, promotion of micro-sprinkler irrigation systems for food gardens as well as ornamental ones.
Meters, encouraging/rewarding xeriscaping.
Year-round water usage meters would help - the more you use, the more you pay. During hot, drought seasons, initiate some form of water monitoring when water restrictions are issued. I think some areas have/do have programs in which summer students or other personnel are hired to monitor water usage during these times. While there is a cost, water conservation is such an important issue in this region that the cost of such a program is warranted.
Not allowing practices like above to be allowed.
See above.
no idea
Continued education on water management, rebates for rehabilitation of cultured landscapes to more natural scapes on private lands, riparian or habitat conservation restoration, more connectivity trails. Higher per cubic meter costs for water in tiered manner
Start fining people who are over watering or watering on days they shouldn't be. 1st infraction give them a warning - after that a fine.
Identifying through evidentiary data collection the viability of water sources and the real and anticipated costs of maintaining these supplies prior to sanctioning growth in an area
Connect to Penticton water system.
Not sure I can help with specifics (I am not an engineer) but the RDOS should take a proactive stance in regard to water conservation and environmental health/
Metering works to a degree however greater enforcement on water days could help. Use of a timer system is so easy yet many people over water or choose to over water sections.

Water meters in all areas, enough staff to enforce water restrictions in all areas. Reward those who use less and for those who use more, increase their charges for anything over the average. New development must be xeroscaped and provide incentives to discourage the planting of regular lawns.
Enforce watering regulations.
Rainwater harvesting workshops, grey water etc.
I believe the current watering restrictions are good, encourage water-wise practices, rain barrels, grey water recycling.
Agriculture needs to amend its watering policies. Too much wasted water in this area.

**The OCP should encourage RDOS to work with Penticton Indian Band (PIB) to make improvements on those sections where the KVR right-of-way is under PIB control.
Tell us why you made the selection you did:**

the KVR is a wonderful resource. Currently a dangerous one. Could be a tourist destination/attraction for more outdoor enthusiasts/people with environmental respect and enjoyment. A plus for Penticton
Indigenous land rights!
Better communication between the communities benefits all
The KVR is an important recreational resource for everyone and maintaining it would be beneficial for the community.
Fantastic recreational corridor falling into disrepair. At some point, someone will get hurt falling into one of the many sinkholes developing on the rail bed. A lawsuit would probably spell the end of access.
The KVR trail is a great asset to West Bench, but it needs major improvements.
promotes physical activity and attracts interest from tourists
Our favouring this option would depend on costing.
Not too sure if it our place to dictate what the PIB does with their lands.
Right now the West Bench section of KVR is no mans land with zero maintainance, chewed up by bush bikes, dog shit left on the trail, sink hole hazards...
I fear that someone is going to get seriously injured on KVR, lots of sink hole no control over motorized vechiles using trails and just overall public safety on current trail.
There is some major erosion (piping and surface rills) happening on the trail through the West Bench that will increasingly pose a safety risk to persons and properties along the KVR trail. Also the surface material that still exists is not bicycle friendly. Note that there is also a need to work with Highways on proper run-off control under the bridges on the West Bench where considerable erosion is creating hazardous conditions on the trail surface (particularly under bridge at the T-intersection West Bench Hill and Bartlett)
The KVR right of way is rapidly deteriorating- the longer it is neglected, the greater the engineering feat required to repair it.
Because the KVR trail is a community asset that should be cared for !
Partnerships with the PIB are very important to build strong, respectful working relationships on matters of mutual importance. The KVR right of way is an obvious example.
Not a priority for me.

It is important to respect the rights of PIB. I hope they will allow public access onto certain of their lands if there is no conflict with their needs and no degradation of that land.
We don't use it and see very few people using it.
Improvement may not be that necessary, but we should be clear that the area is being used properly, and with Band consent.
if the KVR trail is on the right of way under PIB they should be involved 50/50 with RDOS in making improvements etc.
utilization of the R/W is a desirable amenity but at what cost?
It is fine the way it is. Also it is PIB's land and not our business.
The KVR ROW is an incredibly valuable and unique resource. RDOS should partner with the PIB, Penticton and Summerland to create a non-motorized recreational corridor on the ROW. Consider a long-term lease of the land from the PIB and fund upgrades jointly, hopefully with financial support from the senior governments.
As long as the PIB is willing to allow the general population access to the entire KVR, I feel with the RDOS should work with the PIB to ensure that the trail continues to be safe and enjoyable for all users.
Success might be limited but important to partner with PIB. We are not in a position to demand Improvements unless we want to pay for them. I do not want to pay for them.
It's important to be good neighbors. Whether they know they are or not, people will continue to trespass on Rez land for recreational purposes (KVR, trails area above Husula). The KVR trail doesn't need 'improvement' -- just repair of a few slumping sections.
A most valuable asset that has deteriorated greatly over the last dozen years, while waiting for the return of the trail to the PIB from the CPR. If the surface is upgraded it could become a major asset to the region for hiking, walking and biking. I used to bike from the bridge over Westbench Hill Road to Summerland and return but gave it up a few years back fur to the constant deterioration and rough sections.
The pic has demonstrated for decades no willingness to cooperate it has been futile and tried many times to coordinate with 5hem and answer has always been the same
You have to
Indian band land belongs to the Indian band
They will make the improvements they feel are necessary for them
If it is their let them deal with it
The path is well used by walkers (many with dogs), horseback riders and cyclists. It should be maintained for everyone's safety
We use the KVR a lot and it has now become a extremely unsafe for all who use it with the sink holes and erosion. I have seen cyclist and children fall into holes and if we leave this wonderful trail without any maintenance for much longer it will become a HUGE endeavour and very costly to repair. (probably already is)
Limited improvements (sink holes for example) for safety purposes
So people can enjoy it
If they were so willing to have the land back the way it is now, they should fill in the sink holes. Owning it may be ransom for future sewers (which I don't want)
PIB could make those improvements on their land
For public interests, everyone has responsibilities to maintain and improve the condition of KVR
The band was given the land and now we again are paying for something we don't own. Why doesn't the PIB take care of the land as the RDOS takes care of their land?

I support working "with" PIB however I do not support RDOS making and solely funding improvements while PIB considers control to be their prerogative.
It is an extremely important connection for the overall KVR corridor, promotes active living, active transportation, non-motorized commuting and tourism.
The PIB/RDOS may wish to consider working with the Kettle Valley Steam Train Society to bring the current train south to Penticton. There are unused tracks from Summerland to Faulder that could be re-installed from the Summerland trestle south. Imagine the tourism and economic development potential having a steam train run through PIB along such an amazing corridor. There is plenty of room to maintain the KVR trail in the same right of way.
KVR is a great outdoor recreation opportunity for locals and tourists and should be improved to its potential for accessibility, safety and attractiveness for all.
This is PIB's land. If enough residents are concerned with sink holes, they should approach PIB on their own to offer solutions, or do this through Area "F" Parks Commission.
Not sure how the KVR runs how much is on PIB control. I do see the maintenance and improvements of the KVR a huge asset for recreational use. So jointly would be valuable to work together.
Live on the KVR and presently no control over how the trail is used. Has been a huge increase in motorized vehicles like dirt bikes, atvs and even trucks which destroy the grade for non motorized recreation like bikes. Have had people claiming to be from the PIB telling me I shouldn't be riding my bike on the KVR as it's not land that I should have access to. Frustrating not knowing who claims where.
RDOS should not spend tax payers money improving PIB land without assurance of continued use of improvements!
I only walked the KVR once this year but there is a partially washed out section and the trail is a GREAT asset that is underused and under appreciated. A joint effort to improve it (eg. how about a signage program telling the PIB story, similar to Penticton's historical walk) would be worth trying.
Encourage but not spend my tax dollars on PIB land
Promote non-motorized recreational use.
The trail is a great amenity for all. Lets keep it that way.
If possible. Improvements not to be funded by rdos tax payers.
The Klr should be consistent.
We should work and cooperate with PIB on any activities we can developing joint goals...but I don't actually think we need to do a lot of work on the KVR because the fact it's falling apart in places is starting to keep motorized traffic off of it.
Enjoyment for all
the KVR is a great recreational venue and it should be maintained
The KVR is becoming more popular every year.It has the potential to become a key tourist attraction int he future if linked with Summerland.
This is highly used greenspace which is slowly eroding over the years, and there are dangerous areas. We should preserve this peice of history and have these places out our back door. It improves our quality of life.
Sink holes, invasive plants and inappropriate uses (motorized vehicles) are taking over the KVR right-of-way. The RDOS should be working with the PIB to identify the cause of KVR sink holes assist with remediation. The RDOS should also involve the West Bench neighbours in the PIB restoration and maintenance of indigenou plants along the KVR trail (and to remove invasive weeds).

KVR trail is sooo important , I use it cycling/running etc, It needs maintenance and we could all pitch in and help
I wonder if making too many improvements to the KVR right-of-way will increase traffic on the KVR and encourage those riding dirt bikes to frequent the area more than they do now.
Yes, it's a recreation corridor important to many in the area, but we need to respect the PIB interests first. Aside from a policy statement in this regard, I'm not sure its a big deal for the OCP. I suspect the use of motorized vehicles may be an issue and I would want that discouraged, partly for security reasons.
The KVR is such a wonderful place to walk, let's work with the Band to preserve the KVR for everyone to enjoy.
It is and always has been the PIB's land. Let the PIB do what they feel is best for it according to their best interests. We (non-PIB members) have everything else and we certainly do what we want with "ours" (at our own expense!).
There has to be a consensus and to achieve that all parties need to be involved with proposed improvements.
Access, stewardship and relationship building-good neighbor practice
I don't know enough about working with the Indians. Don't see why the OCP needs to be involved. Indians should just step up, not that they will... see how friendly they are to the environment with the lovely smelly asphalt plant.... any one remember the horses?
Parts of the trail suffers from wash-outs as well as deep grooves
I use the trail and would like that to continue
The KVR trails is dangerous - major sink holes. Weeds are encroaching on either side. The KVR is a strong tourist pull for the area and our side is sadly lacking compared to the Naramata side. Many West Bench residents cycle, jog and walk to KVR and it is one of the reasons they choose to live here - it is a major, major plus to the community and must be maintained and improved soon!!!! The sink hole directly behind our property is very close to completely severing the trail!
The KVR is a valuable recreation asset. Some sections of it are looking fairly rough these days.
This would improve transportation and recreation accessibility.
I walk the KVR and it needs attention before it is to the point that it will not be safe to usep
Cost sharing with PIB if the area is under their control.
We all have to work together only this way we can something achieve.
The PIB should share the land as we are doing with them.
Sink holes on the KVR trail are a hazard to people who are not aware of them. But on the other hand they are a deterrent to motorized vehicles as they are. Motorized vehicles on the trail take away from the pleasure of others using it for non motorized pleasure.
The improvements will benefit both communities.
- the KVR is a regional amenity today that links us to its past; any efforts to retain and preserve it is a benefit to the area
The trail is deteriorating badly. Something needs to happen to restore it
I feel the RDOS should concentrate on the tax payers in the area and there needs.
Everyone uses the KVR corridor now and the PIB are our neighbours. We need to realize the value of this access and the lifestyle enjoyment people receive upon using the corridor.
collaboration is important
Some culverts are blocked and water flow is causing sink holes on the trail.

<p>Yes, I very much agree with this question. The quality of the KVR is in some parts atrocious. There is one sink whole closer to the south end of the trail that just started within this last year and it is getting worse every month. It is extremely dangerous to people, kids and animals on the trail. It is one of our most beautiful parts of our city that is enjoyed by many but there are several sink holes that are very dangerous and have never been tended to.</p>
<p>Engagement, consultation, and coordination with the PIB is integral to maintaining the entire community so that we may all live harmoniously.</p>
<p>Yes working together and respecting the land is important but the respect needs to go both ways.</p>
<p>We all live here</p>
<p>Well used by all residents and can be a major fire hazard in warmer months. Sink holes are developing in several places and are a safety concern.</p>
<p>What does "work with" mean? RDOS tax money? What type of improvements?</p>
<p>For the good of all KVR users not just people in Area F. It is a great tourist attraction</p>
<p>If the PIB "buys-in" to the project and sees KVR improvement as a common goal they will be more likely to support its continued use by the public.</p>
<p>I think it would help people to commute to and from Summerland and open it up for more tourism.</p>
<p>ugh!!! the section that is not maintained is dangerous. It's a wonderful thing. We need to make it safe.</p>
<p>The PIB is a growing community and is just starting to expand its vision of growth. Everything we do collectively makes it better for all of us.</p>
<p>PIB states they are keepers of the land, bull shit look around, give me, give me, give me.</p>
<p>Parts of the trail have become overgrown and unstable.</p>
<p>This trail needs improvement before major structural failure. Ways to work in positive partnership with the PIB is also important.</p>
<p>The KVR is a huge amenity with great potential. Could be a much better off-highway cycling option between Summerland and Penticton if well-maintained. Recreation potential could be increased with better maintenance/trail improvements.</p>
<p>Agree! so long as it is not like the skaha beach situation where they'll allow access if Penticton did the work and paid for it. There are many areas of the KVR trails that need work where the road bed has eroded significantly. It would make sense they would want to limit their liability and non PIB should share reasonably in the costs to repair and maintain the trail.</p>
<p>Of course! If we can't get buyin it is a futile consideration</p>
<p>There is no map to show what areas are being referred to or what the expectations would be</p>
<p>Huge asset</p>
<p>The KVR has great potential as a recreational corridor and would be used by the general public so RDOS funds or grants should be sought and allocated to PIB for trail improvement.</p>
<p>co-operation is necessary</p>
<p>I often use the KVR trail, and it is becoming almost dangerous in some places (sink holes etc). I would love to see it maintained for safety.</p>
<p>The KVR is a wonderful community trail system which could be used for tourism as well as local recreation and which could provide financial benefits to the PIB. I would have problem wtih paying taxes or a small annual fee to use the trail and I know of others here who feel the same; however, the surface needs to be redone (as it has been south of Penticton) and motorized access provented.</p>
<p>The stronger the connection between neighbours, the better the area is for everyone. Each has their own priorities and if our priority is trail improvement and PIB's priority is different - then let's lead in partnership.</p>

While this may be a difficult endeavor, public use of the KVR right-of-way is deeply engrained among the non Indigenous community. There has to be something in this for the PIB - but it is only through working with them that we can hope an agreement of some sort can be negotiated.
Because working together with all groups is necessary.
The trails are fine as is. Currently reflects a rural area. Don't need surfacing or wi fi. Increasing use is already increasing crime and squatting. The resources to address this don't currently exist and don't have faith these will be addressed in the long term. Also concerned about habitat impacts to wildlife which currently persist in areas around trails because they are not intensively used.
Use of the KVR is very beneficial for recreation without leaving the Westbench, it also provides another way to get from point A to B without going over the bridge.
think PIB should be responsible. if that's even realistic
the KVR is a true gem and many residents as well as visitors benefit in so many ways from the trail. Working with the PIB fosters partnership and a sense of community pride.
It is important to work on relationships with our indigenous neighbours, however, respecting their idea of improvements may differ from ours
Fences along the borders are in need of repair and should be one of the main focus points. Feral horses are still an issue. There needs to be an agreement between the RDOS & PIB to deal with this issue.
Trails are an asset for recreation for local residents. It has been shown over and over again in studies that when properly developed and managed they can be an economic driver to local economies
KVR trail is important to recreational users
I have followed this issue for years and believe the section of the KVR through West Bench is still not in the hands of the PIB. I have watched the trail deteriorate year by year (some wash outs; lots of surface degradation.) Once the KVR is under PIB control, I would support spending effort and dollars on including the KVR into the regional trail system if possible. At the moment it is a major missing link in the TCT.
The PIB trails are in bad shape. The west side KVR trails need to be upgraded to the same level as east side trail.
Difficult to answer why but being a longtime resident here we have seen 2 blockades from the PIB
Everyone should always try to work together.
Cooperation with our PIB neighbours is important to building a better and more trusting relationship between us. The KVR right of way is an awesome resource for those of us living in West Bench, Husula, Sage Mesa and on reserve lands. Looking after this resource and improving it would accomplish the goal of improved relationships and a better and safer trail. It would be wonderful if the improvements would include historical info about early inhabitants in the area.
Depends on the use. As a bike/walk corridor this is great; however I am seeing the rise in atv/ motor bike usage increase greatly. Maybe even extend the rail line with the KVR as a project to tie in the scenery of the area with an Aboriginal based interpretive center, similar to the Osoyoos Band project presenting the history and stewardship the original people used in the area.
Because it is the right thing to do and since the KVR runs through the West Bench area, it is of great importance to work together on the future of the trail.
I use the KVR regularly. Each year its conditions deteriorates. We need to preserve this resource. It is currently uncontrolled with both motorized and non-motorized vehicles. It would be a great asset to the community. It currently has pretty high usage.
Because they now have land that they don't use or up keep

The trail is well used and in danger of collapse in some places. Also runoff poses a threat to ground stability.
The KVR is a tourism draw, but this section is not. A new off-road cycle route from Penticton will be very popular and will be in support of Penticton's billing itself as a cycling destination
I use these regularly and would love to see them maintained and safe for children.
The KVR/ Trans Canada trail is utilized in these areas primarily by non residents. It is not fair the RDOS Residents or the PIB to be required to pay for others use with minimal benefit to out Area "F" communities. We often have near confrontations with non resident trail users in our daily use telling us we do not belong.
Upkeep seems reasonable but any improvements should be federally or provincially funded not local.
It's their land. How would we feel if the PIB "encouraged" us to make changes to our land.

There are pockets of rural properties in Area “F” that were subdivided in the 1970s and 1980s that have relatively small parcel areas, for example in Faulder and Meadow Valley. However, most properties are larger (greater than 4 ha in area), rural or agriculture in nature. To maintain the rural character of the area, the updated OCP should keep the current land pattern. Tell us why you made the selection you did:

This is an area with a rural flavor. It comes with roosters, tractors and horses. There is a large segment of society who clearly enjoy the lifestyle. There are plenty of high density (Sendaro Canyon/Skaha) for people who want semi-high density.
No development, maintain rural character of the area
I am neutral
It's important to maintain some rural areas in the community.
Don't know enough about this issue to comment.
Not sure
Most residents live in this area because it is rural.
Unsure of these areas.
No further subdivision in Faulder/Meadow Valley because of the limited availability of water.
See my comments on the first section of the survey
Maintaining larger properties is the only way of maintaining the rural character.
We picked this area because of the current land pattern.
The rural character of Area F is very important to me.
We don't want industry or multi family buildings here.
Don't know much about this area.
I have no opinion
Not familiar with parcels mentioned.
Not applicable for Husula
Agricultural land, even smaller lots, should be protected for farming uses.
I personally like the current level of densification in the rural setting
WE do not have the infrastructure to support and I do not want to be crowded and be part of Penticton.
"to maintain the rural character of the area"

Not my area so do not feel I should be commenting. Saying that, I do still bike along Darke Lake Road as it is a beautiful valley and the traffic is light enough to allow enjoyable biking.
Not interested what happens in Summerland Should not be lumped together in RDOS
up to those residents. We live on Westbench
I don't care what other areas do
Yes, maintaining the rural character of the area is healthy and beneficial for the whole community
It is part of the rural feel to west bench.
I am not sure I understand the statement well
We need to maintain large parcels for future generations. The rural character is what appeals to residents - otherwise they would chose to live elsewhere
Don't really know, we don't live there
Keep the land as it is now. It's what most land owners now know. If land owners want higher density, move.
I think some subdividing of larger parcels less than 20 acres would be acceptable
should change
What was done in the past has been done. What is in place regarding land and parcel size should remain the same. Allowing subdivision will destroy the rural aspect we currently have. Allowing parcels to be "joined" will create the potential for subdivisions and mega developments which will also destroy the rural aspect.
Individual sections of area F should be considered on there own not lumping a very large area into one plan. Some areas may warrant changes, if so they should be variances to the overall plan.
Follow the RGS
some of the larger parcels could be subdivided and still keep a rural nature. Not sure what the minimum could be but it could be smaller than the 4 ha.
I can only comment on West Bench where minimum parcel size is 1/2 acre. I don't know Faulder and Meadow Valley.
Due to the fact the road, Fish lake road divides our property, I feel the current land pattern could change. To allow properties already divided by the road to be considered two parcels. However if condering dividing of larger parcels without a separation of roads. Then size should be regulated to maintain the rural nature. Example 5 to 10 acres in size.
Don't know
I live in the West Bench. The only place there should be density is adjacent to the West Bench School. That property should become the centre of the community with a coffee, regional library outlet, and cluster housing for young people who want to move into the community who cannot afford a large property or or older people who already live there and want to stay but who don't want to (or cannot) take care of a large property.
Don't know
Preserve farm land where ever possible.
Each areas residents should have the say in their area.
The blended use of small residential acreages mixed with large agricultural is well suited to the small valley.

Not a resident nor familiar with Faulder/Meadow Valley
These areas are mostly residential already and would benefit from more homes by more taxpayers and probably more services coming to the areas such as fire protection,community centre,natural gas,better water service,better electricity etc.
Don't really know the area
inlaw suites should be included
No opinion on this
We should be able to divide large parcels of land for possible development within limits
I strongly agree with the rural character of Area F but would support more dense housing in the West Bench asphalt plant location (but only if the asphalt plant is removed entirely).
rural flavour is so important
It would be wise to maintain large properties for future generations. Once subdivision occurs, there is no turning back.
I am in favour of keeping agricultural land for agriculture and even on parcels that are predominantly residential, it provides us the opportunity to produce food at a subsistence level.
Some people like a larger property farther from town
I live in Meadow Valley. I looked and waited for years to get the rural lifestyle I desired and continue to prize above almost everything else in life. The last thing I want is to see this area more heavily populated or converted into a rural slum and hobby farms for pet horse owners (like Faulder)! If (when?) that happens, I'll move out of the region to escape such herd mentality and leave it for Robin Agur and his ilk to rape my beautiful Okanagan property too.
Residents who live in these rural areas moved there for a certain type of life style. Change should not be forced on them.
Preserve current land use and lot sizes. Very few rural areas offer choice of smaller and larger land holdings depending on homeowner needs.
The residents of each area should decide.
When there is a lot of subdivision it alters the character of the area
I like parcel size I'm my neighbourhood but cannot comment on Faulet or Meadow Valley
The larger properties can easily be subdivided with minimal change to the area. Even if they had to keep to 1 acre properties, it would give room for increase but still be country living.
Not too familiar with Faulder and Meadow Valley, so I will leave that to those who live there.
This seems consistent with the character of the area
In some areas, smaller lots are more desirable and more affordable. If the property is not used in an agricultural way, smaller sized properties should be allowed.
Almost 90% of the farmers in Meadow Valley can't live from farming anymore, at list one of the family member works some ware ales to pay for living expenses. The is only hay production. Subdividing to smaller but not more then 10 Acres will make possible for younger generation of farmers to come and to make some living.
smart growth only
Larger agricultural parcels should be maintained for agricultural use only. Larger non-agricultural parcels should have the option to subdivide to create opportunities for young families to experience affordable rural living.
I am not familiar with these areas and therefore don't feel I have a say in their outcome.
We own a farm in Meadow Valley and we purchased it because of its rural nature. We don't want to see it change.

- those smaller parcels were created with the intention as recreational properties; as their actual use today is more as a regular single-family dwelling, the infrastructure may not be able to support such density. Either the OCP should keep the current
I think that the lots should be maintained at large lots say 1/3 of an acre.
It is the Flavour of the West Bench. And it is what draws people here. To make drastic changes will only desecrate what the Bench is all about and lower its appeal to the residents who continue to reside here.
Some parcels that are not farmed could become smaller parcels for more residential use only.
I don't have enough knowledge to feel strongly about this issue.
I enjoy the Rural feel of the area we live in but also being so close to town. I enjoy the quiet and peaceful nature of our area.
Should be open to discussion for change
Every property is unique cannot make same rules for everywhere
Not familiar with the area.
Allowing 2 ha parcels would not likely have a big impact on the character; water would likely be a bigger concern.
Maintain the rural character
I don't live in this area and feel it is up to residents of these areas to decide this, not me.
Don't know that area.
People want to live here. Staying in rhythms that are comfortable, are not necessarily the right choice. Common sense plus more interactions with the community, will streamline the changes for the best possible outcomes. 'Roads too please'. Don't be Kelowna.
This is the reason we moved here--to have larger properties without having to live in an urban area.
People should be able to subdivide or build legal carriage homes. Progress is inevitable. How do we progress in a measured fashion? I would love to see a store, more population, but not commercial properties. The hustle and bustle of a residential community is attractive, but I do not want the area to attract commercial business to operate out of the west bench.
Support the rural character of the area - chose to live there for that reason.
It shouldn't be an all or nothing choice. Make reasonable changes where it makes sense. If it's in the ALR don't take it out. If there are larger lots but not big enough to maintain a viable orchard then allow some subdivision to smaller lots. It seems that many smaller orchard operations are less and less viable so accept that and allow reasonable sized smaller lots.
Cautious well planned development is key. Costs increase, infrastructure ages, it all needs to be paid for, need increased taxbase
To keep the character for the areas make for small farming and family communities
Up to the people of this area to decide, not West Bench or other subdivision areas.
I believe there is an opportunity for reasonable development that would still maintain our rural character.
Maintaining rural areas close to urban centres is very important for humans who live there and while not as good as wild lands, do provide habitat for wildlife. They also prevent sprawl into ever more remote areas with all the attendant problems that entails.
I am not familiar enough w Faulder and Meadow Valley to comment.
I find this comment a little confusing because "should keep the current land pattern" does not necessarily forestall further fragmentation. This phrase suggests that subdividing would be allowed

provided it adhered to the current pattern. I would rather see a more rigorous stance against subdividing larger agricultural/rural areas, regardless of land pattern.
Because I am an co-owner of a property on Fish Lake Rd, (27 years) which is divided by Fish Lake Rd. It makes good sense to divide a property which is divided by a road. This would create 2 parcels over 15 acres, which is a decent size.
We support a limit to future subdivision and no multi family development in rural areas. i.e. maintain area's rural character.
Not familiar with that area.
these land parcel sizes are still quite large for the average single family which is the largest demographic for people wanting to move there. lot sizes even half this size will not change the character or look of the area
Residential subdivisions exist within municipal boundaries for those who wish to live on small lots and don't mind neighbours all around. Those who chose to live on larger properties do so to have privacy, enjoy nature and the peace that comes with not having your neighbours on top of you. At night, stars can be viewed well from rural properties, while in the city, light pollution abounds. It is my understanding that most residents in our rural area do not want to see smaller parcel areas, only a few wishing to 'cash out' see a benefit to being able to subdivide.
Use of land should consider the health of the environment and long range sustainability of resources like water - rather than the 'human' wants or needs.
I'm not familiar with this area enough and can't comment.
In the developed Faulder area the current water system is taxed to supply the residents needs. The cost of maintaining the system and growing it if substantial growth was to be allowed would be very expensive. How large would the growth have to be to hit the "sweet spot" of sustainability for the foreseeable future. Also due to the geographic confines of the valley and the fact that the currently built up area is ovetop of a portion of the aquifer the community and area rely on for drinking water, how do you go about ensuring the aquifer does not become contaminated by septic systems and animal wastes?
Allow population to grow and support itself
Most of these properties, from my perspective. are being used as "hobby" farms with limited full time farming opportunities. There should be some flexibility for subdivision and modest growth.
No comment.
Beautiful area and leaving the stays quo seems like the right thing to do. That area is prone to wild fires and bringing more development will increase the chances of wildfires
If some parcels of land can not be farmed and have Ada quite water supply, then they should be able to be rural residential.
No strong feelings on this. The 4ha size is certainly large enough that some subdivision would not significantly reduce the rural character.
Do not really have a knowledge of the area; however this area always seemed to be an agricultural area in my eye and needs the larger properties.
Not familiar with local politics.
Most residents live in these areas because they are rural and that is what drew them to the area in the first place
Keep it the same.
Not necessarily. A lot of yards are not being used efficiently.
Some of the large parcels that have not yet been subdivided lend themselves to smaller lots, with the DCCs helping to pay for infrastructure for the entire area F

Further will lead to higher density.
The subdivision that took place in Area F in the 1970 and 1980s should not have been permitted I would not want to see any further pockets of small parcel areas allowed and would prefer the rural agricultural character maintained. I would hate to see city sized lots, townhouses and apartment buildings in this area. I purchased in this area to get away from the high-density being forced upon the residents by the City of Penticton
We have a large amount of highly motivated/ valuable people wanting to join our community. Through responsible development of Non-Airable lands we could add people eg. greater tax base and make our community more vibrant and have the funds for community projects ie. volunteer fire hall.
As you said, maintains the area's character.

To maintain the rural lifestyle, no other uses except rural residential (e.g., Faulder area) and agriculture (e.g. Meadow Valley area) should be permitted. To maintain the rural character of the area, the updated OCP should continue the current land use pattern. Tell us why you made the selection you did:

As above. There are areas of higher development around the RDOS. Lets keep the unique flavor of what little is left! David Suzuki laments the loss of pockets like we have. DO NOT DESTROY THEM
Maintain rural character of the area
I am neutral
If they are quiet and have a business car, that's okay
See above.
Don't know enough about this issue to comment.
could be exceptions on a case by case basis with specific rules
Business brings mess, noise, traffic which are contrary to the majority's lifestyle.
Unsure of these areas.
See above
See my comments on the first section of the survey
Rural is rural, if someone doesn't want rural they should move.
As above.
I don't want to live in an area with increased population density or industry.
Same as previous.
Same as above.
As above.
I have no opinion
There may be other uses e.g. home-based business that might be allowed without disturbing the present lifestyle of the areas.
Farmland is sacrosanct.
Agree in general but have no problem with the existing gravel plant and asphalt plant south of Husula.
Not my area so do not feel I should be commenting
Same as answer above
up to those residents. We live on Westbench
do not need or want changes

Allowing more truck traffic, large buildings and noisy or polluting industries would only destroy the West Bench. Small "home based" businesses such as artisans or home art/music studios, health-care givers, computer businesses etc. would not disturb the rural taste of the area
same statement as above
Industry should stay in an industrial area; we need rural/agricultural areas to provide land for those not wishing to live in the city. Also to allow for preservation of agricultural land
same as above
I don't live in either of these areas and can't comment on how people (landowners) in those communities feel.
I think industrial uses should be kept to areas already zoned for them
need to move forward and make change
Years ago when people made a living at agriculture I would agree. This is 2017 and I think you would be hard pressed to find a family living "off the land". Growing apples is a thing of the distant past. Unfortunately not everyone is a bookkeeper or counsellor. A huge percentage of people in area F are self employed. These are mostly tradesmen and working class operations. Unfortunately none of these people are represented on the board which was created by the RDOS. Under current regulations you must either work in Penticton or have a small home office with a laptop. This is simply not possible for most people who work from home or have a home based business.
The question is far to broad to be a 1 to 5 agree - disagree. 9
Follow the RGS
Faulder is a dog patch of homes along Fish Lake road, so simply keeping something rural residential does not ensure a "rural character" - some of the homes keep a mess in their front yards and it is more in line with the unfortunate reputation Faulder has of rednecks and hillbillies!!
I do agree we do have the opportunity to maintain agriculture property's. If we get to carried away with developing farm land. What will we eat in future. Even hay fields are important.
Don't know
I am not sure how to answer this question - sorry!
Don't know
Preserve farm land where possible.
As per item 7 comment
Allowing some development by carriage home or 5 acre minimum subdivision would be ok.
Dito
As above some changes can be made in lot sizes without hurting the lifestyle but rather enhance it by improving services.
As above
inlaw suites should be included
Not sure what the specific issues with these areas are
I don't live in this area so i can't really comment
In 'Part 2 - Scenario Questions' you used the wording 'commercial uses'. You did not define 'commercial uses' therefore I rejected that option in all cases. I might have answered differently if you had provided a definition. I do support: -home businesses that involve a normal garage, are not noisy or smelly, operate during daytime weekday hours, have one standard business car/van/pickup truck, and have off-road parking. I do NOT support convenience stores, automotive/vehicle shops, manufacturing operations, extensive

equipment storage, etc. I'm opposed to any business that includes dump trucks, logging trucks, fleets of vehicles, ongoing noise or smell, and extended working hours. (Obviously this comment does not apply to trucks or equipment in use for a short period for building, renovation or landscaping purposes.)
save this great soil
Although I do not reside in these areas, I do believe that residents who have chosen to reside there, did so because they wanted to live in a rural residential and agricultural region. To change it would not be fair the those not wanting to reside in an urban centre.
I'm not sure how this differs from question 7. It's splitting hairs. I value the rural character of Area F.
We do not want all sorts of businesses setting up on the properties. This always means more traffic, increased noise, and often pollution.
See afore written. A motocross track for a nouveau-riche millionaire Albertan's spoiled brat wannabe-a-pro-racer kid's entertainment? Really? You have to ask?
Residents who live in these rural areas moved there for a certain type of life style. Change should not be forced on them.
Would suggest most if not all current residents chose area because it offered a variety of lot sizes in a rural setting but close to a town. Parcels in the 2+ acre size are rare.
Are you being specific of those areas only... West Bench included? This is Not clear. Each areas residents should decide, not an open forum for those not living there.
Most people who choose to live in Faulder or the Meadow Valley want the rural lifestyle
It's why I choose to live here
The larger properties can easily be subdivided with minimal change to the area. Even if they had to keep to 1 acre properties, it would give room for increase but still be country living.
See above.
Agricultural land is at a premium.
Small controlled commercial - home based business, and the like are acceptable. However some commercial businesses ie: a trucking company is not consistent with the way the area should grow.
Yes I'm strongly believe to preserve the agriculture land and to reserve for agriculture only the is not much left of agriculture land out there.
A motor cross track built on flat prime hay/cattle land is an obvious example of what not to allow for a land use pattern. This site should be returned to its former condition.
If this is what the majority of people want there, then I would agree with them
neutral on this issue
I enjoy the feel of country
As above
Commercial businesses should not be in residential areas. I did not move to West Bench to live next to a commercial business.
Not sure.
IF there can be something that maintains that Rural feel but developed to encourage a bit of growth to our area I would be in favor of that.
That is why the people live so far out to maintain a rural setting
Everyone should have the right to have clean home based businesses
Not familiar with the area.
There's too many junkyards out there already. Allowing industrial use leads to collecting car bodies and other assorted flotsam and jetsam.

Maintain the rural character
As above.
Don't know that area.
It's not my community. Perhaps my opinions are naïve. Growth does not have to be negative. There must be room for growth there.
We don't want carriage houses, duplexes, vacation rentals by the week etc. The area is family oriented and should stay that way.
I am open to densification but am not wanting condo developments. The pendulum should move slowly. To go from rural to apartment buildings seems like uncontrolled transition.
Some small commercial (eg. home based businesses, small convenience stores etc.) would diversity the fabric of the community but still be in keeping with the rural character.
If industrial use is permitted there won't be enough controls to manage it and most are not consistent with the mostly rural character that we are trying to maintain.
Consider westbench where golf courses, residential neighbours and gravel pits are able to coexist.
Would prefer residents of this area to decide.
As above; urban sprawl into these areas is environmentally and socially undesirable as well as increasing the costs of services for everyone in the area. Fire season is only one obvious reason to limit sprawl and maintenance of wildlife habitat another extremely important one.
Again, not familiar enough w area.
Not allowing other uses than rural residential in Faulder and agriculture in Meadow Valley/Darke Lake, I believe, maintains the integrity of these areas, both in land use types and in the current life style of its residents. I don't live there but from what I've observed people chose to live there for these factors - allowing other uses has the potential of bringing about unintended consequence, A precautionary approach I admit, but I don't see any compelling reason why the door should be open to other uses.
The land I own is not Agricultural land- so why would it be restricted?
We would not be against home based businesses, in our neighbourhood if they did not require clients visiting in large numbers, but otherwise support maintaining rural character of area.
Again not familiar with that area
if allowed other uses e.g.. industrial will definitely change the area
same as the question above? There really is nothing worse than seeing a trailer park or standard lot subdivision in a rural area. Who choses to drive out of town to be crowded in with their neighbours?
again, the need to consider the carrying capacity of the land and resources should dictate what can be achieved
I enjoy living in this small rural community. If it's made larger we might as well join the COP.
In home or at home business can be accomadated thru properly constructed and enforced bylaws.
A local convenience store would be ok but no industrial use
As a non resident of the area, I do not fully understand the issues and should not be a major voice on the direction of land use in the area.
No comment.
Above statement
I don't want to see farm land used for a subdivision, but I think sometimes there are other uses that could be addressed (camp grounds, golf course, amusement parks,pubs) all of these need a lot of room to operate.

Unreasonable restrictions on use reduce property values. Some owners are likely relying on their property values remaining stable to fund their retirement.
As stated above
Not familiar with area.
It IS rural
There are businesses like the bakery and pottery studio that add to the character without detracting.
Rural residential/agricultural yes, no multi-family or commercial
See above
This is a pretty area and people purchased here likely because of the rural residential and agricultural ambience. There should be tracts of land protected from urban sprawl in order to maintain the character of the Valley. Just because so many people want to live here is no reason why we need to develop every square inch to accommodate them.
We need an increased population to continue to make our rural living viable and will pave the way to enhancements and additional infrastructure. Responsible development in areas where we are not removing Agricultural land and there is services to sustain it.
as above.

Where do you live in Area “F”? Another part of Area “F” (please specify):

Meadow Valley/Darke Lake area. Between Boy Scout Camp and Darke Lake
Sandstone / Westwood

I don’t live in Area “F”:

Meadow I am a co owner of a property on Fish Lake Road. With a plan of moving there in the new year

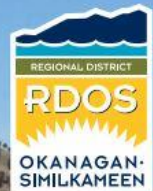
What type of property do you own or rent in Area “F” (if any)? This answer is based on the predominant use of the land. Other;

My brother in law currently lives there
Residential, with the entire property developed into a diverse and productive micro farm.
Small parcel
Part owner of rental house, part owner of large parcel of land.
residential/ Industrial/ agricultural / and Recreational

RDOS

Electoral Area “F”

OCP Update



↑ Penticton bench by Stephen Rees, CC-by-nc-nd flickr.com ↓

PLANNING OUR FUTURE TOGETHER

ROUND 3 COMMUNITY SURVEY REPORT

April 2018

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Project Overview

The Regional District of Okanagan Similkameen (RDOS) is updating the Official Community Plan (OCP) for Electoral Area “F” (West Bench, Sage Mesa, Faulder, Meadow Lake Valley). The existing OCP is based largely on a Rural Land Use Plan that was adopted for Area “F” in 1988 and updated in 1997. A minor revision was completed in 2008 to address new provincial climate change policies.

The current OCP requires updating to better reflect current community issues and priorities, and to be consistent with other RDOS OCPs. Work started on the Area “F” OCP update project in early 2017 and is expected to be complete by spring 2018.

Survey Overview

Community engagement has been a focus of the Area “F” OCP update project. In the early summer, we launched our first, Round 1, Community Survey. The survey asked three, open ended key questions:

- *What are the issues in your neighbourhood that the OCP should consider?*
- *What are the opportunities in your neighbourhood that the OCP should consider?*
- *What is your vision for the future of Area “F”?*

A second, Round 2 survey asked questions on three possible future scenarios for the Electoral Area’s primary settlement area, West Bench – Sage Mesa. These three community development scenarios were informed by community input from the Round 1 survey.

The Round 3 survey was a direct follow-up to the Round 2 survey, which included two surveys – one for the West Bench – Sage Mesa area and one for the Faulder and Meadow Valley area. For the West Bench- Sage Mesa area, it presented a summary of the results of Round 2 on each of the scenarios and asked the same questions to confirm Round 2 directions.

The Faulder / Meadow Valley survey also presented a summary of what was heard in Round 2 pertaining to Faulder and Meadow Valley and asked residents four questions.

The three scenarios presented in the Round 2 and Round 3 survey are summarized below.

SCENARIO A: STATUS QUO

The number and type of dwelling units will remain largely unchanged. As the population ages, residents wanting to downsize or needing additional support services will relocate. The existing tax structure and limited infrastructure will remain.

The following highlights the likely consequences of Scenario A:

- Existing minimum parcel sizes will remain unchanged
- Existing restrictions on development will remain
- Infrastructure will remain limited
- Amenities will remain limited

- No change to traffic on local roads
- Existing relatively low tax structure will remain (compared to City of Penticton)

SCENARIO B: STABLE POPULATION - LIMITED IMPROVEMENTS

The number and type of dwelling units will remain largely unchanged. Limited new infrastructure and services will be provided. Taxes will increase to cover these increased costs.

The following highlights the likely consequences of Scenario B:

- Existing minimum parcel sizes will remain unchanged
- Existing restrictions on development will remain
- Although there may be the possibility of partial grant funding, new infrastructure will remain limited, while higher cost projects like sewer and enclosed storm drainage are not feasible in this scenario.
- No change to traffic on local roads
- Investment in infrastructure improvements and new amenities driven by demand from the community
- Taxes and service fees will increase to pay for enhanced services

SCENARIO C: INCREASED POPULATION - MAJOR IMPROVEMENTS

The number of dwelling units will increase and there will be increased housing diversity. Major new infrastructure will be provided (e.g., sanitary sewer) will be provided to enable growth. Taxes remain relatively stable as infrastructure is funded by new development and economies of scale are realized.

The following highlights the likely consequences of Scenario C:

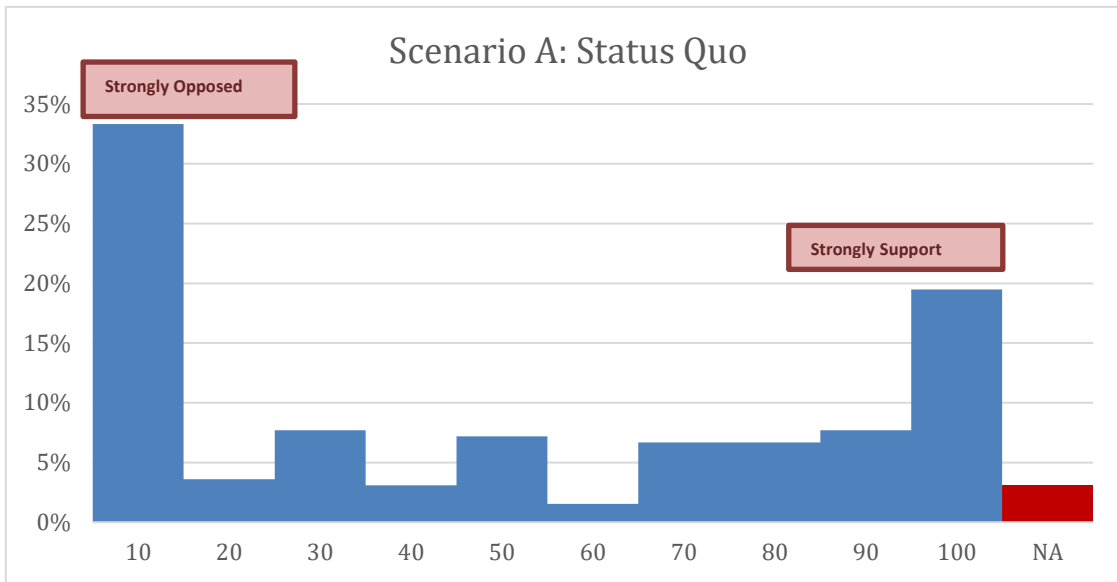
- Increased development and greater housing diversity through subdivision of larger parcels
- More ability to retain existing and attract new amenities
- Major new infrastructure and improvements
- Enhanced infrastructure and services and services
- Traffic on local roads will increase but non-vehicular transportation opportunities will also increase

Survey Results

Survey results were analyzed using the available qualitative tools from the survey platform system (Qualtrics), with additional analysis carried out using Excel. All survey comments can be found in Appendix A.

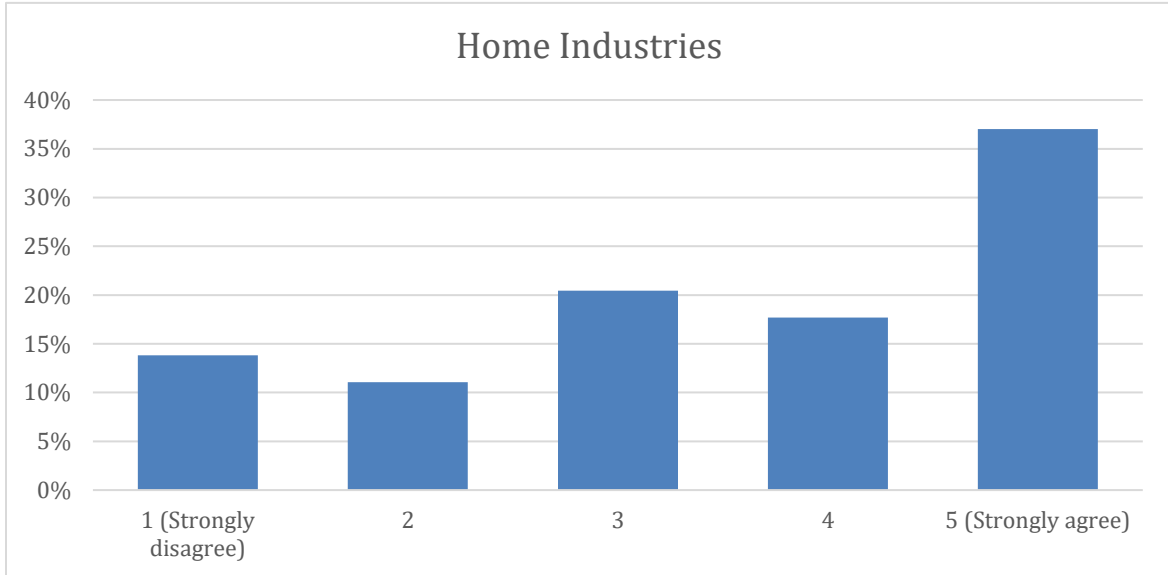
Scenario A: Status Quo

This graphic illustrates the distribution of ratings (on a scale of 0 to 100) for Scenario A, provided by respondents in the Round 3 Community Survey. This scenario received 195 responses from survey respondents. Looking to the top three categories in “strongly oppose” (i.e., scoring the scenario between 0 and 30) and “strongly support” (i.e., scoring the scenario between 70 and 100), more respondents (about 45%) did not support the scenario compared to those who supported the scenario (about 34%).



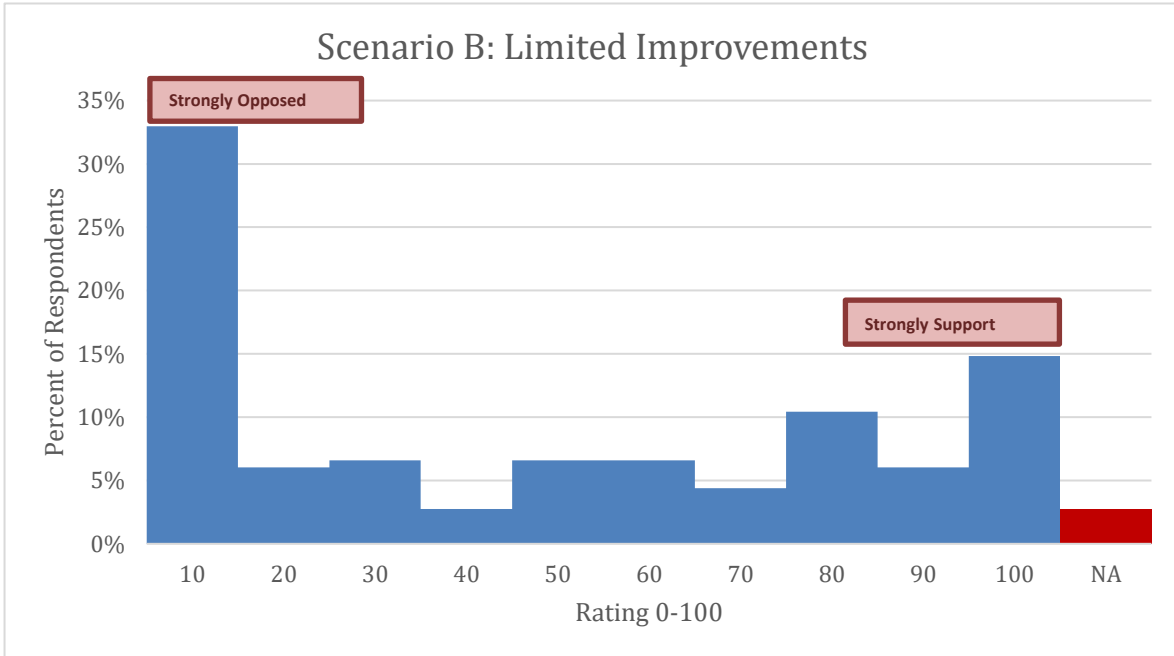
Home Industries

Survey respondents were asked to rate their level of agreement, on a scale of one through five, with the statement, ***“Home industry is currently only permitted on properties greater than 2 ha (5 acres) in area, therefore, not permitted in most of the West Bench area.”***



Scenario B: Stable Population – Limited Improvements

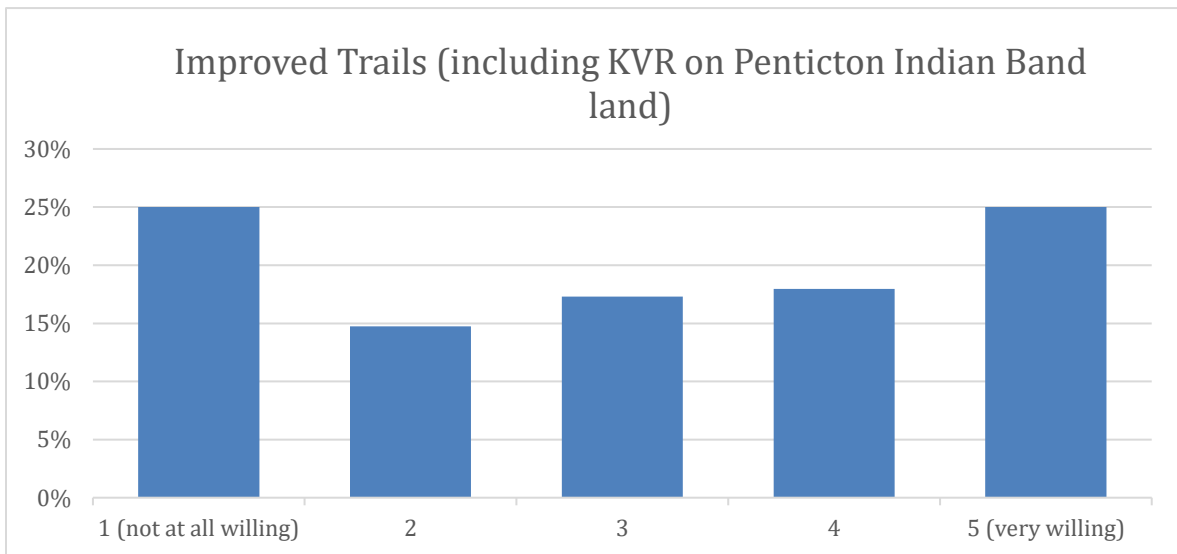
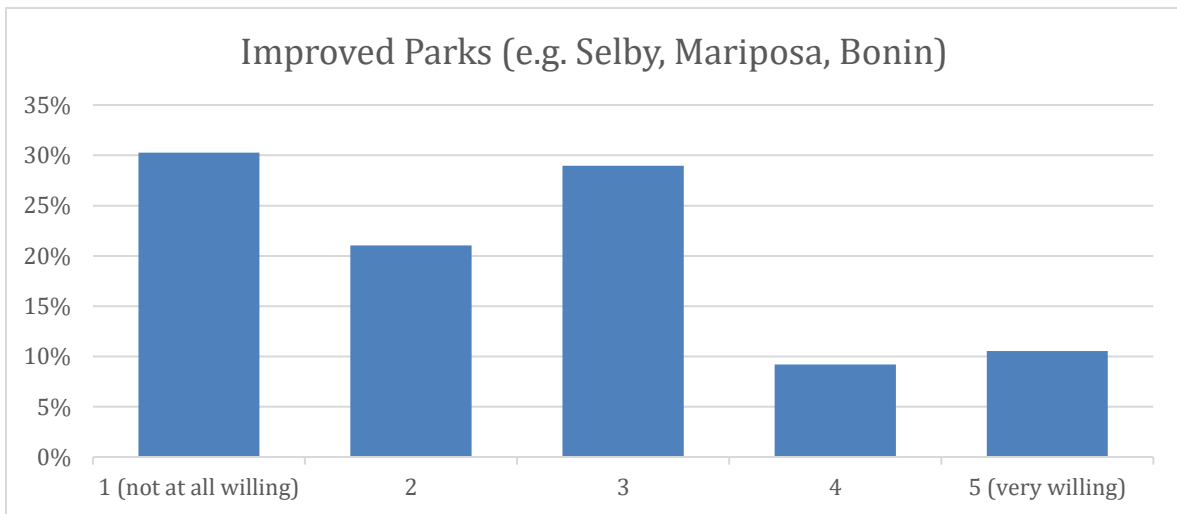
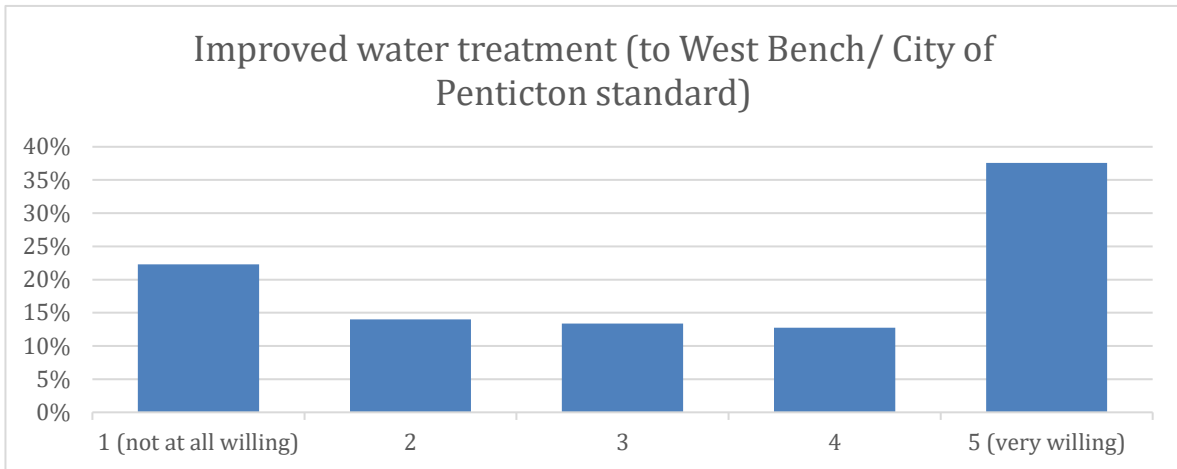
This graphic illustrates the distribution of ratings (on a scale of 0 to 100) for Scenario B, provided by respondents in the Round 3 Community Survey. This scenario received 182 responses from survey respondents. Looking to the top three categories in “strongly oppose” (i.e., scoring the scenario between 0 and 30) and “strongly support” (i.e., scoring the scenario between 70 and 100), more respondents (about 46%) did not support the scenario compared to those who supported the scenario (about 31%).

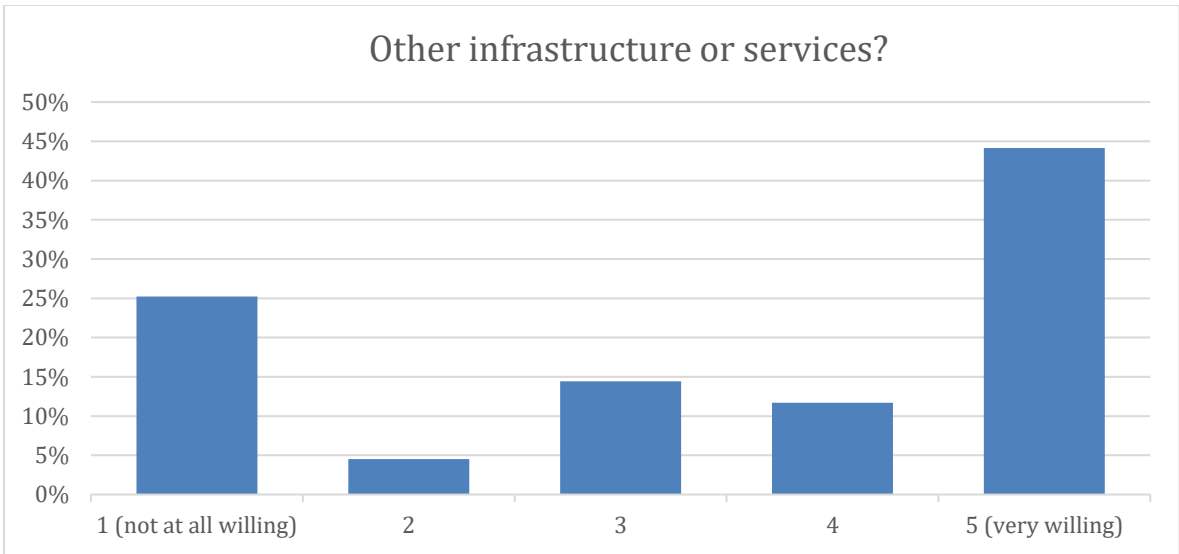
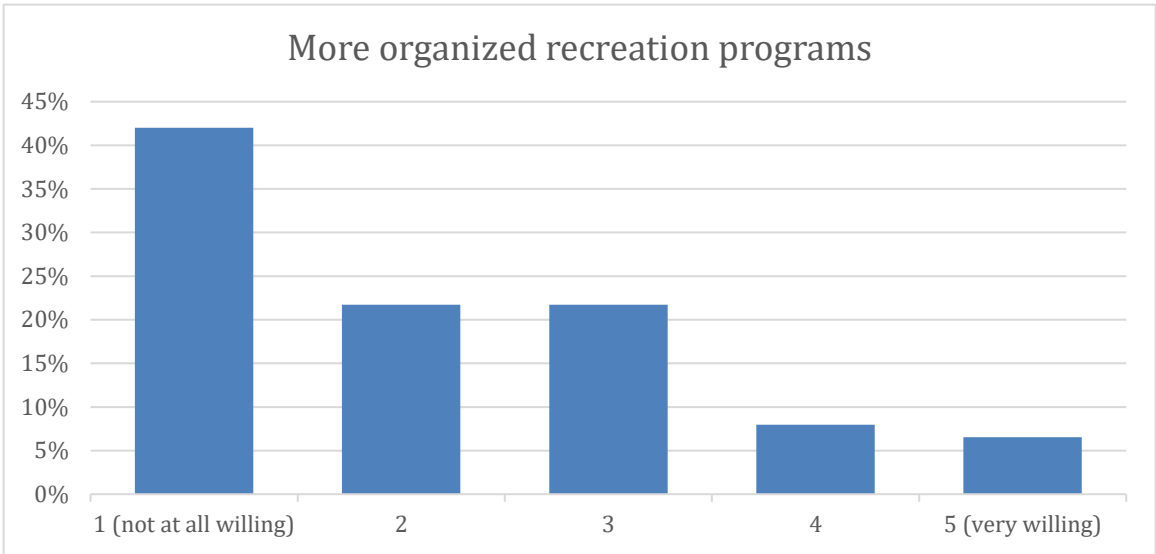


Funding Small-scale Improvements

Survey respondents were asked to indicate their willingness to pay increased taxes and fees for each of the following statements on a scale of 1 through 5 (with 1 being not at all willing and 5 being very willing):

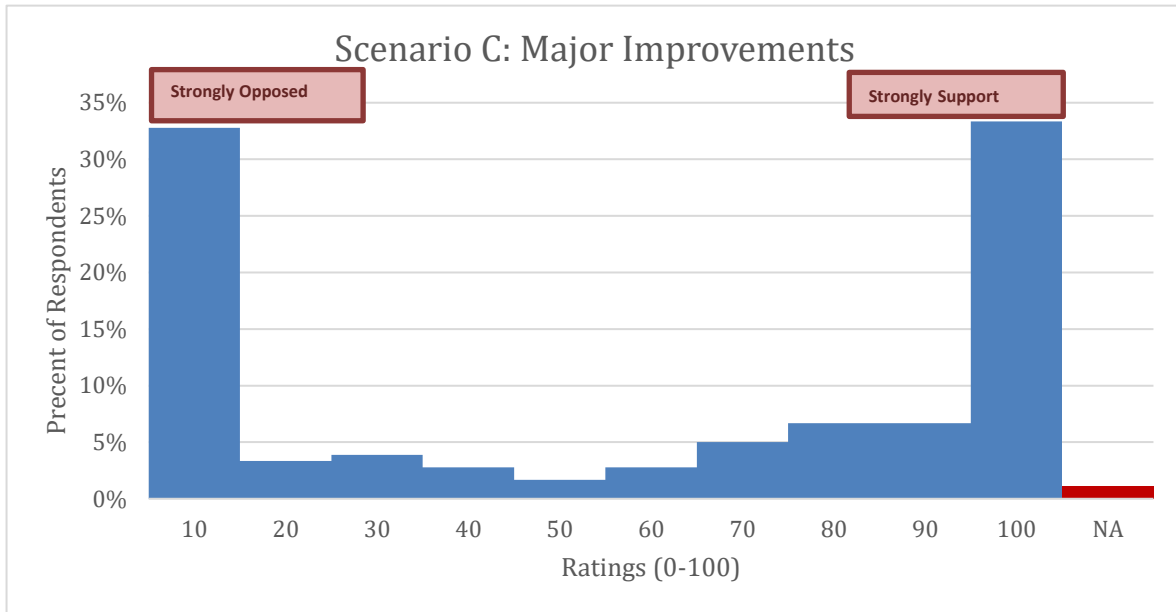
- Improved water treatment (to West Bench/City of Penticton standard)
- Improved Parks (e.g. Selby, Mariposa, Bonin)
- Improved Trails (including KVR on Penticton Indian Band land)
- More organized recreation programs
- Other infrastructure or services





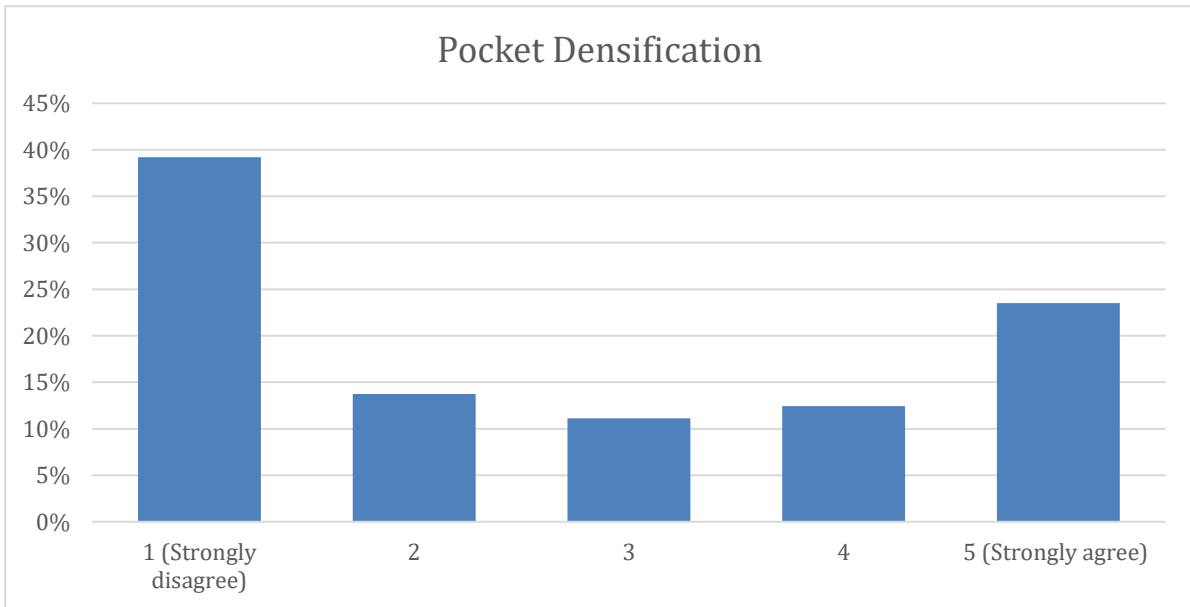
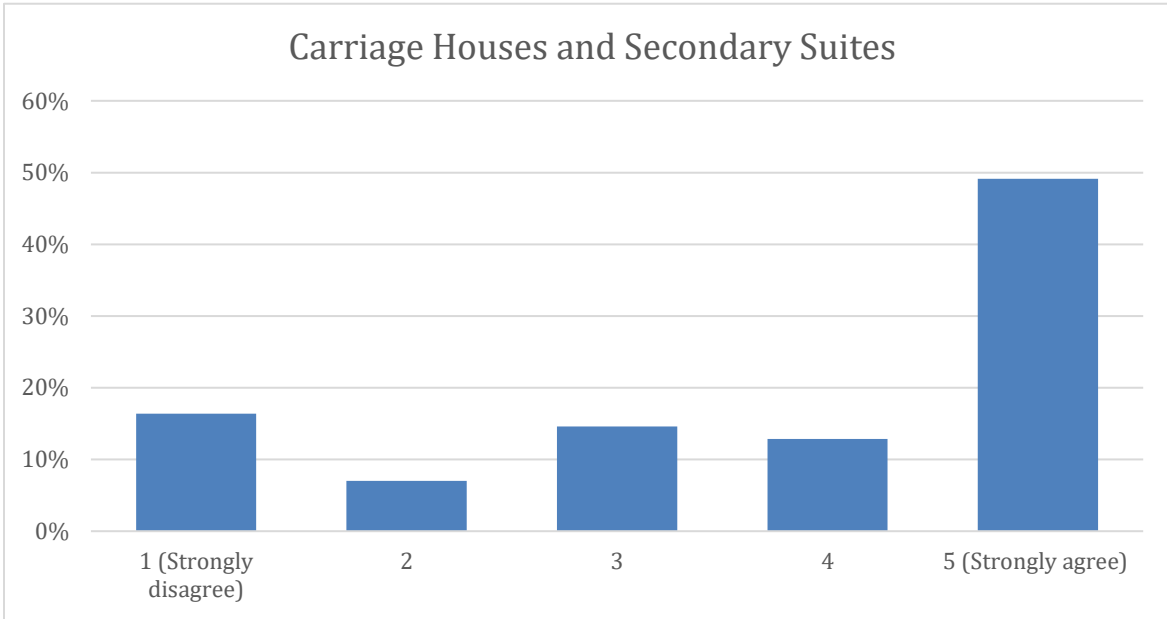
Scenario C: Major Improvements

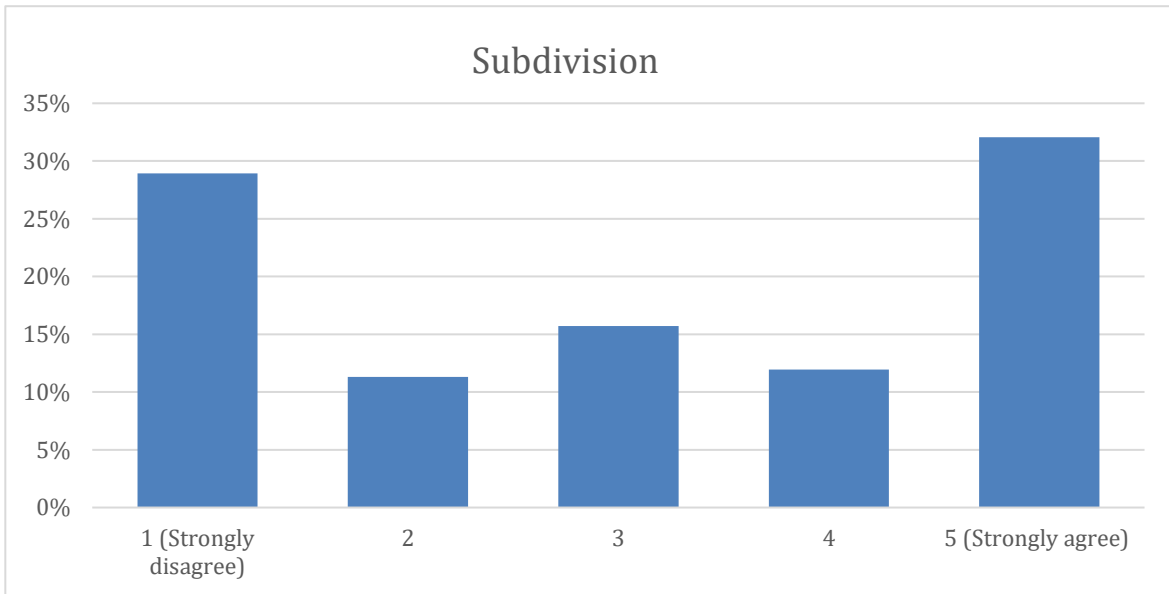
This graphic illustrates the distribution of ratings (on a scale of 0 to 100) for Scenario C, provided by respondents in the Round 3 Community Survey. This scenario received 180 responses from survey respondents. Looking to the top three categories in “strongly oppose” (i.e., scoring the scenario between 0 and 30) and “strongly support” (i.e., scoring the scenario between 70 and 100), more respondents (about 47%) supported the scenario compared to those who did not support the scenario (about 40%).



Respondents were asked to rate their level of agreement on a scale of 1 to 5, with the following statements:

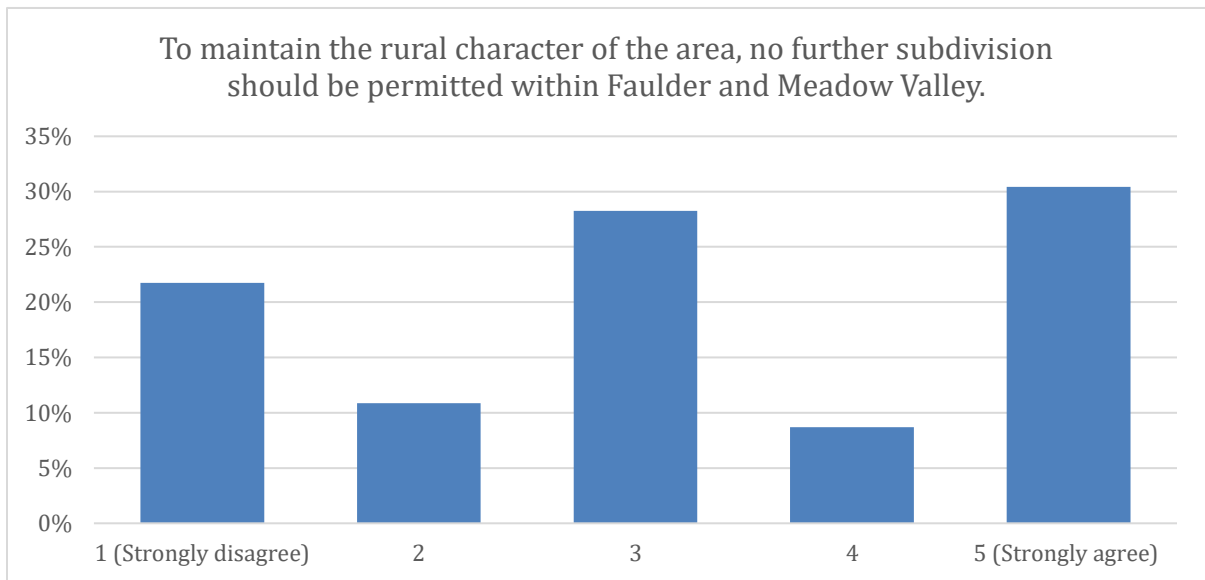
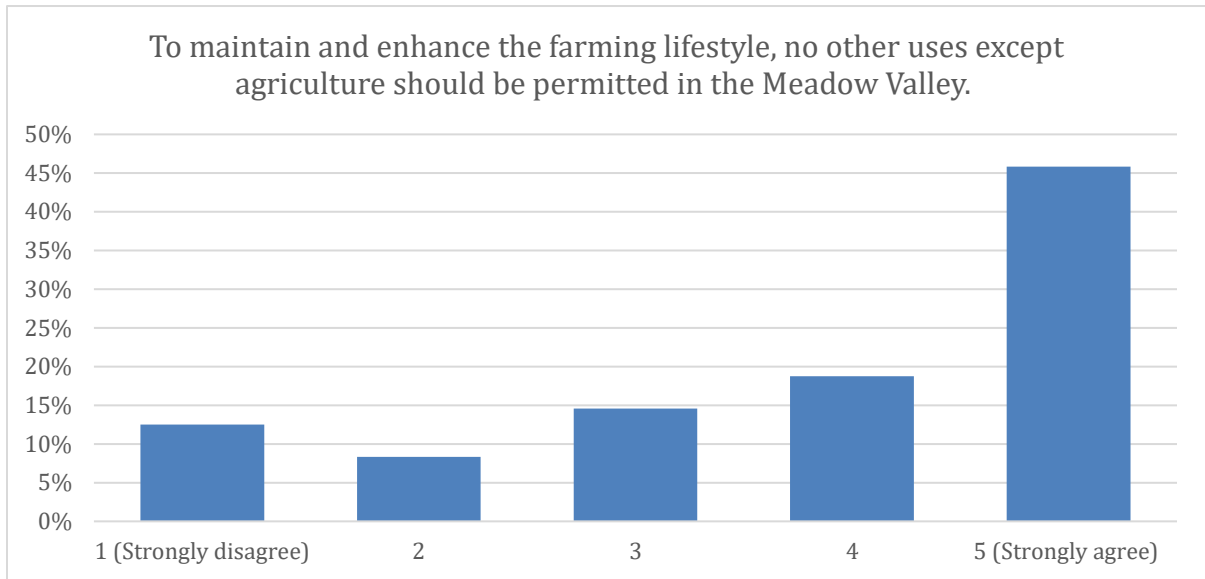
- **Carriage Houses and Secondary Suites:** Assuming community sewer and storm drainage is provided, carriage homes and secondary suites should be permitted throughout the West Bench where conditions allow.
- **Pocket Densification:** Assuming community sewer and storm drainage is provided, higher density multi-family development (e.g., town homes, condominiums) should be permitted on larger parcels of land (e.g., gravel pit/asphalt plant, golf courses, large residential lots) where conditions allow.
- **Subdivision:** Assuming community sewer and storm drainage is provided; subdivision of lots should be permitted throughout the West Bench where conditions allow.



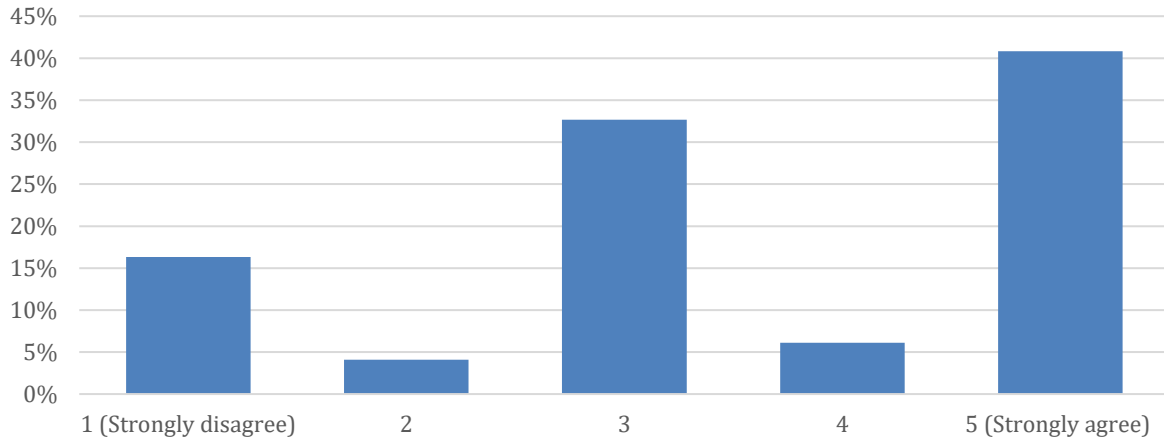


Faulder and Meadow Valley Survey Questions

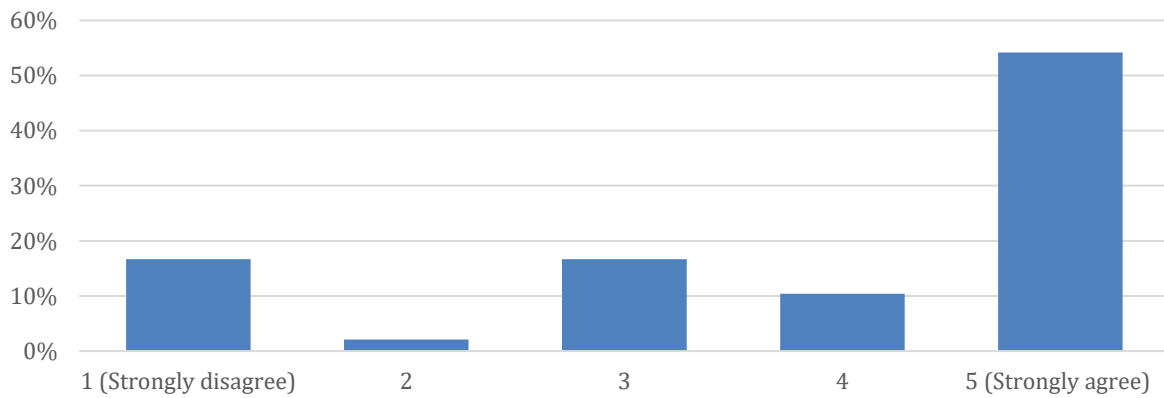
Those residents who indicated that they were from the neighbourhoods of either Faulder or Meadow Valley were directed to only four questions. They were asked to rate their level of agreement on a scale of 1 through 5.



The RDOS should consider changes to its land use regulations to encourage FireSmart best practices on private land in Faulder and Meadow Valley.



The RDOS should have provisions to protect the source water in Meadow Valley/Faulder and enforce these provisions.



Appendix A

Scenario A: Status Quo

I like the rural character and don't think sidewalks are necessary or storm drainage and sanitary sewer except in certain hazard areas - regular watching of natural watercourses must be ongoing as people want to "fill" in. I like streetlights for safety and think we need a few more. Walking paths are great. Dial-a-bus is more suitable than empty buses. Make maintenance of septic systems mandatory and we don't need a sewer system to dump effluent into our lakes!
Agriculture is non-existent anyways, encourage bike and walking lanes. Densify existing properties
I agree with all the comments above supporting scenario A. I oppose sewer in Sage Mesa as many houses here would have to pump up hill and the costs to fill existing septic tanks and connect to new systems is expensive
We like our rural setting. We don't want added traffic, street lights, and added noise. Any changes to increased population in Sage Mesa will also mean major road improvements, etc., all increasing our taxes.
I agree that we do need infrastructure improvements but not to the point where it changes our community drastically.
Infrastructure is a necessity as long as it is not a free for all and rules and regulations are put into effect to eliminate things from slipping through the cracks and then there is president.
we would love to have sanitary service, but love the West Bench as is.
Improvements needed
Like how things are but know that some growth is necessary just not too much and very controlled.
Sewer service should have been a high priority years ago. The status quo won't resolve the need to repair septic fields, on limited land, that is prone to problems!
No longer sustainable
I'm concerned about losing the school; growth is needed to keep the school and support the community and its changing demographics There is a need for infrastructure improvements e.g. water, storm drainage, sanitary and sewer We need street lights and sidewalks close to the school but not everywhere
I think the rural feel, parcel size, and reasonable taxes are important. However, it is important to keep the school and perhaps keep up with infrastructure upgrades and requirements. Moderate lighting would not hurt, 2 lane bridge would be nice....
Scenario is not practical due to it's out of time
There is need for storm drains and sewer, but not sidewalks in the sage Mesa area. This will keep the rural aspect and costs low.
We need sewer
We need our area to be attractive to young families - that is what will keep the neighbourhood dynamic and our school open. If there is room to subdivide a property or add

a carriage house, that is a positive for new neighbours and existing. We would love to add a carriage house for my ageing parents to move into.
It sounds like this option doesn't solve current issues of septic fields and runoff.
want more residents so the improvements to the infrastructure can be supported and realized.
Housing needs in the Okanagan area are significant - our area has the space to accommodate a moderate number of new residences. I believe that keeping West Bench properties affordable will require extra income from rental sources.
Love the area, space between neighbours, undeveloped areas to walk, wildlife and light traffic. Alarmed by the extreme fire hazard we had all through summer last year, exacerbated by uncut tinder dry brush along the road allowances. Would like to be on city water.
I would like to see water and sewage services consistently introduced into the area.
I would like a comprehensive fire mitigation.
I have had major issues with drainage and infrastructure this is a must for sage Mesa as Naramata was installed the same time as sage Mesa (roads) but I see Naramata has undergone an upgrade obviously for the wineries and tourists but how about the people that live and work here.
Not looking for big changes, but in home suites and carriage houses would be desirable.
Ditches, storm drains, culverts needed in sage Mesa ...city sewer needed
We need sewer and storm drains
We need more families to keep school open! Agriculture is no longer feasible at this scale, and water is too expensive now that it has to be treated,
We like the rural character, know your long term neighbors.
I rate this 70 (but sliding scale is too big for my screen and I can't get the slider far enough along). I love the rural ambiance. Definitely want to be able to keep chickens! But I understand that some densification is desirable and perhaps necessary. I particularly like and approve of carriage houses, tiny homes and the like which don't disturb the soil and water like full scale subdivisions can.
Even though Westwood is high density, I like coming home through low density neighbourhood and having the benefits in our area
I am in favour of the status quo but if residents want change it should be for a complete change.
We need to minimize water run off and flow in the pink and red zones. We need proper ditches, and drainage pipes installed leading to a culvert that diverts water to lake We need to eliminate septic systems as the red and pink zones are eventually eroding away, water in water out, it has to dissipate somewhere which causes damage to backyards, and also houses that are below other houses. Power poles are getting old and all the lines are unsightly, would be nice to see them put underground. Would like to see: city sewer, water, gas lines, and underground power lines. New house developments at the end of sage Mesa are welcomed, and in the general area. Wouldn't like to see commercial buildings in this area, just residential.
I like the rural feel of the West Bench but would like to see the school stay open and have sewer available and would be willing to pay for those.

Nice, but not sustainable going forward
Covered AND SECONDED BY ME, above, in the "in support" scenario
bringing in sewer and all its implications is a DEFINITE DEAL-BREAKER.
we want taxes to remain low
I like our Sage Mesa exactly the way it is: no street lights, no sidewalks, no added subdivisions (so no added traffic).
This is a test from Mayne island
A combination of managed growth with maintaining the rural character of the area.
We need safe, raised sidewalks for children to get to school and bus stops (the whole way down Sage Mesa Dr). We need proper snow removal and road maintenance for our families and seniors as well. We also need a reliable water delivery system for healthy, safe year round drinking water. Young families don't have the time or energy to boil water 6 months out of the year. Safe water should be a basic right, especially in Canada
We just moved here from the City of Penticton for the rural neighbourhood. When we moved here, we accepted the fact that we are on septic and that the school may not be supported enough to stay open much longer. I really feel that if people want the amenities of a city, they should relocate 5 minutes east into the city limits.
Growth is important. I'd like to one day subdivide and see my kids build on the property.
The Sage Mesa area needs a sewer system - septic fields are failing and with the small sizes of the lots some residents do not have enough area left to build a new field. Storm drainage is also needed to prevent sink holes from developing during run-off and heavy rains. It would be very expensive for residents pay for these systems, even with government grants; therefore I believe there needs to be some development which will help pay for it.
The status quo is not adhering to current land-use changes i.e., light industry, business etc. We are definitely not in favour of this type of growth. Stronger regulations on home based businesses, shops, warehouses, etc. are needed. The 2 1/2 story 40'x60' shops that are showing up are ridiculous.
Status quo is not acceptable for Sage Mesa. Sewer is needed. The RDOS raised the minimum lot size for septic systems to 1 hectare, making our .3 acre lot non-conforming! It is the RDOS's responsibility to rectify this situation that they created. Also, they know full well they are in contravention of the Klohn Leonoff report that recommended over 25 years ago that Sage Mesa sanitary sewer be installed. The RDOS is fortunate that so far nothing has happened for which they could be held liable.
Houses on Sage Mesa are all in landslide, sinkhole and/or silt bluff hazard areas (as illustrated on RDOS's website, parcel view) and all have non-conforming septic fields (minimal lot size required since 2010 is 1 hectare whereas all lots are approximately .25 acre). This area needs sanitary and storm sewer systems to address these issues. Allowing development would help to alleviate the costs to current home-owners of bringing in this infrastructure.
I think it's important to a vibrant community to allow young families to live here too. For that reason we need to change to support some affordable housing options: slow, controlled growth. I completely detest the concept of industrialization of the Westbench. This isn't the kind of change I want to see happen. Small home based businesses maybe but no big trucks, gravel mounds, industrial garages, etc.
I would like to see a child/ family friendly neighbourhood and ensure the school remains.
I agree with people who are supporting growth.

The rural character is important but there is a need for sewer and clean water improvements
While I understand all three scenarios can't be simultaneously achieved, retaining a level of rural or semi-rural feel is very important to me.
We love West Bench the way it is but slight improvements would be ok. #1 improvement desperately needed is the replacement of the main bridge on West Bench drive. With the amount of gravel truck traffic, it is just a matter of time until a tragic accident happens there. Some of the pavement was never designed for the heavy truck traffic, so needs upgrading. We are 100% opposed to subdivision and densification of west bench.
We need change.
Time for change.
We are not interested in Street lights or increasing the population of the area. The storm water run off is the issues!
time for a change to much stagnant land
no sidewalks or streetlights
This area, close to city of Penticton, has high demand of residential development, needs for infrastructure improvements, specially sewer connection
Times are changing and I feel we have to look at change also
I do want change every thing to modern .
I'm for infrastructure and upgrades, but I want to see long awaited for Fire hydrants on the top of the list. Verano place is still running on the old 2" original water line which is insufficient for a fire truck to hook up to. This is a tangled web. It's been going on forever. I would like to see this issue taken care of. it's only a matter of time before Sage mesa burns down. We've been very lucky so far.
I am wanting change in our infrastructure, one of my biggest concerns is getting a working fire hydrant on Verano place. I have lived here for 12 years and brought this to the attention of the Director and Fire chief. Rural or not this should be mandatory.
While certain development would be good the fear is that the type of development pursued could be industrial type with mechanical shops, large storage facilities and others that would industrialize the area versus development to build residential and infrastructure.
In support of staying rural.
I moved here because of the quiet setting and larger parcels of land. I did not want to live in the city because of the noise and crowding. I would not be fair to take away the setting that attracted me to this area.
The only reason I didn't rank this higher is that I realize sooner or later we are going to need sewer. A lot of the old septic systems probably aren't working well and need replacing and this is bad for the pocketbook and environment. I'd be completely willing to pay higher taxes for sewer BUT I wouldn't want to see this lead to uncontrolled subdividing of properties. This would drastically change the character of the Westbench and I like it the way it is. I don't need sidewalk, bike lanes etc either BUT I think the existing ones up the hill and Bartlett were important for safety.
We need to have some change so things do not stagnate and when we do need changes in the future it could be a higher cost. Ie look at costs of water infrastructure. There should be a way to have some growth, especially things like housing and additions to include further

development to allow family members and elderly to reside on current properties giving current lack of affordable housing.
We moved to this area because of the low density/rural setting.
Support comments in favour above stronger than those that oppose. Prefer limited infrastructure changes like sewer only and limited growth. If limited growth and infrastructure is not possible then leave as status quo.
We live 10 minutes away from a city with all the aspects those who oppose the status quo seek; those people have the option to move to an area that has the features they seek without disturbing the underlying aspects of the region that others desire.
Like my neighbours, I would rather pay something toward sewer than pay to fix my septic system. Septic systems are not appropriate on the clay. Drainage from roads is also causing sinking and erosion without proper piping. The Status Quo scenario isn't working.
I was born and raised in Penticton. I moved back to the Okanagan and onto the West Bench 15 years ago because it is a haven for the rural lifestyle and what the Okanagan used to feel like. I believe that those who have moved into the area that want increased services (especially a sanitary sewer system) because they see a future where they can subdivide their property. This would undoubtedly turn the West Bench into yet another conventional (crowded, dull, uninspired) subdivision like Sendero Canyon. This would be the worst possible outcome for the West Bench.
I strongly favour the way things are currently, but with stronger bylaw enforcement of unsightly properties and storage of industrial equipment related to commercial operations. A residential property should not be subject to the noise and disturbance of equipment such as excavators and the changing of buckets and attachments, skid steers, dump trucks, industrial trailers, etc. I would like the West Bench to maintain a quiet, residential/rural atmosphere,
Maintain rural character of the neighbourhood. Enhance amenities like trails and walking paths, school facilities and transit.
Calling this the status quo implies a negative connotation - this is the situation that lured us all to the West Bench in the first place! Better to call it "current comfortable situation".
I find numerous logical fallacies within these scenarios, such that my vision for West Bench is not represented. Wanting to maintain a rural feel does not presuppose that we can't have sidewalks, nor does it necessarily mean that seniors would have to leave the West Bench. There may be other solutions to these issues that do not have to do with densification. There are other ways to calm traffic, and to pay for sidewalks. Cooperative transportation and many other ideas are out there.
There must always be some change, that is life, but feel it is important to retain rural feeling on the Bench. Cherry tree? (across from school) shows good ag use of property, and lease of properties, or parts of properties for farming could make this more viable. Also Ok for small, home based business, workshops, etc. School could be used as "community centre", with after hours programs-(for seniors/adults/kids) to help subsidize
I moved to the area for the rural character and don't want it to change
I'd prefer to see the rural character of the West Bench maintained including existing lot sizes, little increase in existing traffic, low taxes and strong/effective limits on development. I'm rating this Status Quo option at 70 because I support some limited improvements (part of Scenario B)
Growth must be tempered. We need some services, yes--but not at the risk of increasing traffic (particularly truck traffic). Truck traffic down Bartlett from the pit & PIB is already a concern.

<p>We need improvements so need to change. The KVR trail needs help and the RDOS will likely be paying unless there is a government grant, our school is important, the roads are full of potholes, etc. Can have controlled change - don't need to look like Wilse area. Can still have acreages and country feel along with some growth and improvements.</p>
<p>The OCP should consider the needs of the neighbourhoods in Area "F" individually, not West Bench as a whole. At the beginning of each survey you ask us to indicate which neighbourhood we are from. I would like to see the stats (maybe I missed them in the Phase 2 report?) for each neighbourhood. I suspect that the farther you get from Penticton city limits, the less likely people are to favour scenario 3, and I think that should not be discounted. Those in neighbourhoods who do not want sewer and large development should not be required to subsidize those who do. That is what service areas are for and again, I would suspect that if you broke this out by neighbourhood you would see a clear delineation between development and non-development. I am for the school, I will pay for the school, there are children in my neighbourhood and I appreciate having a community gathering place. I do not think that it should be associated as a benefit if we develop. It seems to me, this is what is portrayed - if we go with scenario three, the school will remain.</p>
<p>some change is inevitable. Do want to keep the rural flavor. Local school is not a necessity as many children regularly bus to school. keeping a school open for so few children is a burden on the taxpayer.</p>
<p>I believe this is the approach for West Bench. We do not want multi family dwellings (4 plexes, town houses and such). What we do want however is legal in-law suites. Currently there are more suites on the West Bench than you can shake a stick at. People are going to keep installing suites and upgrading current ones. There is absolutely zero chance of the RDOS enforcing a "no suite" policy. Suites should be allowed, inspected and monitored. That way you have an accurate calculation of people in your area and know that any construction was done safely and to code.</p>
<p>It is highly improbable that the area can completely remain pretty the same for ever. The definition of rural will no doubt change over time. The trick. Is to maintain a more "rural character"</p>
<p>I think growth is needed or we will lose the school and taxes will have to go up to pay for infrastructure.</p>
<p>As I have said many times before, the West Bench is a semi-rural area close to Penticton. As such it allows people who wish to live in such an area to do so without having to move a significant distance from an urban area with all the attendant environmental and personal issues the latter entails. If people wish to live in an urban area, live in one then; don't move to a rural or semi-rural area and then demand that they get the same services as in the former. It reminds me of people who move to the country then object to wildlife having the temerity to be there or farmers to farm near them!</p> <p>Of course, we all know why people come to the WB and then ask for development, commercial uses, etc.; they want to take advantage of the lower taxes, which of course would go up if the requested changes were made.</p>
<p>Moving to West Bench is a conscious decision to live in semi-rural low service area. If people require more lights, more infrastructure, perhaps they need to relocate.</p>
<p>we need more densification and sewer</p>
<p>We need to update our 3rd world water system. A boil water notice is totally unacceptable for 2018.</p>

Appreciate that others in the neighbourhood may feel differently. We are long time residents and we don't support growth.
The appeal of the West Bench is the rural setting.
I favour keeping the quality of life and the ambiance of the area. The school discussion is mute as SD67 allows for transfers within district. By West Bench Elem establishing a brand of taking outdoor education further I believe more parents will elect to transfer their children to this unique school setting.
Change happens and is necessary, in a controlled manner.
There is just so much about the Bench the way it is. The rural way of life, houses aren't built right on top of each other. There is space, and we can breathe. Can't imagine living in the city now.
I think there is time for change making smaller lots 1/4 acre to boost population for better infrastructure more street lights but reduce the number coming up the hill off the highway way to many half the amount would be plenty move them up around the corner. as for agriculture. most are small just hobby farms don't think they should get as much tax break also get rid of burning they are small enough they can mulch or haul to dump. No more SMOKE
Leave it as a rural setting that's why we moved here.
We are 5 minutes away from downtown services and amenities. It makes sense for our area to grow rather than establish new subdivisions in outlying areas. Let's contribute to smart growth.

Home Industries

The West Bench / Sage Mesa area has attracted different land uses including agriculture, rural residential, home based business (e.g. book keeper office, artist studio) and home based industries (e.g. vehicle repair, machine shops). A home industry is currently only permitted on properties greater than 2 ha (5 acres) in area, therefore, not permitted in most of the West Bench area.

The problems on our own block of 19 homes has been in appropriate home industry e.g. towing service, sawmill in the garage, selling wood and piling lumber, guest house and weekend noisy guests, rental of ATVs, rental of boats, bring transport trucks home for maintenance and washing, having transport and trailer on public land/roads allowance all require action by RDOS which took a very long time/months. We need improved enforcement of the rules that allows us to live together in harmony.
Most properties are on 1/2 - 1 acre lots, plenty of room
Restrict home based businesses with proper traffic increase
Living in Sage Mesa, home industries should not be allowed at all. We have had some illegal ones and they have no parking and disrupted traffic flow as do vacation rentals
I don't want the West Bench turning into an industrial area
not wanting increase in traffic
This is not a home industry area.
It allows entrepreneurs the ability to have a home based business to help with the growing costs of taxes with having write offs
SOME SMALL HOME BASED BUSINESS THAT DO NOT EFFECT YOUR NEIGHBOURS IN ANY WAY

Those already living there purchased based on current use and don't want to live in an industrial area or junk yard.
Most of the properties are of a reasonable size that a small business should be allowed. I don't feel that it detracts from the rural feeling. In fact I'm sure that it was very common in the recent past for rural properties to have some of these types of businesses.
West Bench is foremost residential so any industry that is overly noisy or causes pollution or is unsightly would not be desirable in a residential area!
Any home based business that bothers neighbors shouldn't be allowed. Even ones that create too much traffic
This is a residential area and should stay that way
Quiet, in home businesses are fine but no commercial signage and absolutely NO home industry/ shops with potential for noise and eyesores (cluttered yards...).
I think home based business should be allowed on any size lot.
I think low impact business such as book keeper etc. are not harmful and are barely noticeable. Machine shops and vehicle repair etc. are something that this Neighborhood just doesn't need. This leads to noise issues and inevitable junk yard collections.
any industry should be kept away from residential place except the zone changed
I don't have a strong opinion on this, but I work from a home office.
There are many home based businesses that do not require any additional land in order to operate. There are also people who currently do much of their "work" at home, which they later take to different locations. Unless they interfere with the quiet enjoyment of the neighborhood I don't see that as a problem.
The area is residential. By allowing commercial on smaller lots it will increase traffic (and cars parking everywhere), trucks, reduce green space and increase pollution. Any commercial vehicles should be parked on owners property with hedges or green space between vehicles and the road.
This is a residential area!
I would be concerned with the noise/pollution created from a machine shop. Would not want to see an increase in industrial vehicles - they are too dangerous/noisy/polluting for a community who is trying to attract more young families.
I don't want industry in our residential area
In-home businesses generally defined as quieter and less disruptive by noise or traffic should be reviewed and reclassified as opposed to being lumped in with exterior work .
want West Bench/Sage Mesa to stay a residential area, not a business/industrial area!
If the goal is to maintain the status quo, allowing for home industries - even on 5 acres- compromises that goal. Larger than five perhaps, but that should be carefully investigated considering how many properties would qualify, and where they are located within the configuration of existing lands. And should that be the case, an effort should be made to have such enterprises within fairly close proximity to each other rather than scattered throughout the community. Something akin to an industrial park type of development.
I love the idea of home based businesses but I am afraid of the eyesores that can appear when outdoor businesses are approved. Equipment strewn all over the property, vehicles constantly parked on public roads etc.
I feel an "industry" should be confined to areas zoned or more amenable to those uses e.g. an "industrial park". Allowing residential and industrial in the same area is an invitation to

<p>conflict down the road e.g. the gravel pit(s) presently in the area (although I understand the history of the pits).</p>
<p>Really do not want to see extensive industrial development up here. Traffic is fine the way it is and I would not want to see more dump trucks and industrial buildings. This is a perfect area for small professional or artisanal home businesses.</p> <p>If we had more industrial development I have no faith that bylaw infractions would be adequately monitored or policed. This is based on multiple early morning (before 6:00 am) start-ups of the asphalt plant in the summer and wholly ineffective response from bylaw enforcement.</p>
<p>Home based industry is difficult to monitor or control, it can have huge negative impact on neighboring, properties and their value, traffic, noise, pollution etc. And adds little to the area as a whole.</p>
<p>I do not agree with businesses that increase noise, pollution, heavy truck traffic. Home businesses that are conducted on-line are fine. Also small daycares to serves the needs of young families are acceptable.</p>
<p>A home industry would tend to have a lot of machinery out of the shop and sitting in the yard. I believe on a smaller property it would start to make the neighbourhood look trashy</p>
<p>the larger properties are conducive to home business and industry, with obvious restrictions to noise, aesthetics and traffic.</p>
<p>This is a residential area, not industrial!</p>
<p>We don't want industry, this is a residential area!</p>
<p>Rural does not mean noise and increase of traffic to us .It is more a way of living in a peaceful and quiet neighborhood .</p>
<p>Industry should remain on larger properties to avoid disrupting neighbours. And the type of industry needs to be considered so that neighbourhood disturbing noises and odours are avoided.</p>
<p>No manufacturing enterprises that entails noise/air/visual pollution would be permitted but, artisan studios, service businesses, would be permitted.</p>
<p>Too much commercial use in a residential area is not good.</p>
<p>WE have an industrial park in Penticton and the Penticton Indian band surrounds us and has the opportunity to use their land and do use their land for industrial use.</p> <p>I find the character of the neighbourhood , traffic, septic issues, smells, sounds to be just right as it is .</p>
<p>The West Bench is no place for noisy or smelly industry</p>
<p>I'm not opposed to home based business if:</p> <ul style="list-style-type: none"> • Designated land supplies their own parking, so the streets are not obstructed....and parking areas are hidden behind cedar trees or greenery so that the esthetics aren't ruined. This is how the city makes certain businesses in Summerland operate in trout creek, ie: even dealership is surround by trees, so houses don't look at vehicles. If zoning is allowed for legal suites, then property must have adequate space to house the additional vehicles. No overnight street parking. 1 permit perhaps issued per household for one vehicle. • No businesses that are going to cause light pollution, noise pollution, or smell pollution. • No gravel pits that are going to create air quality conditions.
<p>5 acres is too large, maybe it can be permitted with 2 acres</p>

or maybe the shop for the industry needs to be a certain distance from the neighbors house for noise reasons
I think this size property tends to look less cluttered and then also has the potential to support parking, customers etc.
Impacts on neighbors, not why we moved here
I selected strongly agree as I think this is the only way to ensure that a small business that wishes to start up in our area would be scrutinized and held accountable for traffic, noise and esthetic concerns. Those who would run a small business like bookkeeping would not normally come to anyone's attention and would never be subject of a complaint and would impact no one.
If the INDUSTRY was to be set up discretely on a large property, by this I mean with Cedar trees or privacy fences for the immediate neighbours benefit, it would cause me to be 100% in favour. But there needs to be visual 'rules' in place to maintain the 'flavour' of the West Bench for me to give it a higher score, as I showed in the sliding scale above
With the job market in the area it is important to provide other opportunities including home businesses
I agree with having strong regulations pertaining to home industries in a rural/residential area. I do feel that there should be some leeway on the allowance of "greater than 5 acres". Depending on the home industry application, some businesses would be so unobtrusive to neighbours that there should be allowances made for those types of businesses, especially those that do not create a parking or noise issues or esthetically unbecoming.
Helps in keeping the rural character of the area.
Is this a question or statement of fact? It is unclear. Home based business is reasonable. I do not want home based industries due to traffic and regulating factors.
Home based industries can cause noise pollution that is better suited on larger properties where neighbours won't be as affected.
This isn't even a question? Am I supposed to agree/disagree with the statement?
Noise, more traffic to area, added crime potential,
I'm not sure if I understand what the question is here. If you're asking do I agree that home industry should not be allowed on the West Bench/Sage Mesa area, than yes I strongly agree. If I've misunderstood the question, please ignore my response.
Again, we are not in favour of this type of use. Unless, there are very specific regulations that highly limit the home industry.
I fully support home businesses that are quiet and aren't unsightly. I am in complete disagreement with home industries that are generally noisy and unsightly. They should not be lumped together into one question.
I chose 3 because there was no option for "don't know". I have no idea what question you are trying to ask here. It sounds like you are simply giving information.
There's no huge issue with book keeping, florists, artisanal businesses on a smaller parcels as long as parking is contained on their own property for their business and it doesn't product noxious smells or sprays, irritating noise or light, fire or chemical hazards and occurs during daytime hours. There should be NO large industrial uses...this should remain primarily residential, agricultural. No heavy trucks, machinery, autobody, recycling, pot grow ups, year round green houses, vehicle rentals, metal fabrication, long distance trucking, pesticide/herbicide and chemical spray businesses, etc. even on larger properties.

Does not make sense in today society where internet allows people to work in remote areas.
Home Industrial use can be noisy, unattractive and sometimes toxic. Enforcement of by-laws is often inadequate.
I won't residence to have choice in what they are using there property for. (Any small home based business). What not??
Any type of industry changes the entire nature of "rural"
I like that home based businesses are allowed and vineyard/wine shops even an orchard pizza restaurant like Joie or a pub like Naramata or arts and crafts made and sold in the area but heavy duty industry that could make a lot of noise or pollution should not be in a residential area. I would like to see the full definition of home industry to be able to better understand if it should be allowed or not as I would not want to rule out some industry that could make West Bench more of a community a destination instead of an just an extension of Penticton.
Not applicable to my particular situation and don't feel strongly about it in any event.
Traffic coming and going destroys the peace and quiet of West Bench.
More growth, more needs.
More density could bring the need for more small businesses.
The area is for families not for big business. The area does not need industrial businesses. Selling eggs, chickens, arts and flowers or bookkeeping or other home businesses does not increase the traffic.
Industry will attract more traffic and as far as I understand, the land itself may not be stable for it.
This should be a residential area not industry area
do not want it to turn into an industrial park
Could allow a few more home industries.
no business where noise would be an issue
this area has to be maintained environmental friendly and peaceful residential zone
Although I agree not to have large commercial development again I feel times are changing and we should look at each request on its own
It is the best way to find industry area.
We want to be able to have a business on small properties too
In my opinion if you live in a rural area , and have small lot sizes you don't want to have unsightly vehicles or buildings that people have to look at. As some of us take pride in their homes.
Space needs to accommodate any business. Having large garages etc on smaller parcels of land (ie .5 acre) leads to encroachment on neighbouring properties.
Do what you want on your own property
There would be increased noise and traffic.
I don't think the determining factor should be the size of the property but rather the type of business. I don't have an issue with artisanal businesses (pottery, painting, crafts), bookkeeping, flowers shops, small child care, etc. on smaller parcels. Small agricultural ventures such as chickens(eggs), sheep, beekeeping as long as the number and size is kept small and controlled by bylaw and enforced. No slaughtering of animals. All parking should be made available on the owners property though, no just on the roads.

<p>Small tourist related business such as small vans for running tours, cheese making, lavender production, limo rental, etc. would be fine.</p> <p>I have a HUGE issue with industrial use on ANY size property. Neighbours should not have to deal with noxious sprays, chemicals or smells from someone's painting, home auto body shop, spraying or grow-op business. There should not be any heavy industrial use including heavy equipment use or large truck rental, use or large storage facilities of any kind. This includes massive outbuildings.</p>
<p>Smaller business could be allowed with low noise and low traffic flow. I live near a bakery in west bench that generates much traffic on our street, delivery trucks blocking the road every Thursday, cars parking all over the street, u turns in the middle of the street due to lack of signage on property and insufficient parking. Once these businesses are set it doesn't seem as there is much checking on them to see if they are complying.</p>
<p>Need more clarity on Home "INDUSTRY" to make an informed decision.</p>
<p>I feel a home based INDUSTRY may create a noise issue or an unsightliness issue (e.g. a property that looks industrial instead of a home) and needs to be restricted to a larger property but home based businesses are not a concern.</p>
<p>Not willingly to pay for further infrastructure changes to support other industries. Like having to upgrade roads to support further weight and increased volumes.</p>
<p>No home industry should be permitted that is around residential areas as they disturb the covenant of quiet enjoyment of a residence.</p>
<p>I thought I lived in a residential area</p>
<p>There have been some monstrous and ugly buildings built in the area that are likely for industrial purposes and they have no place on the West Bench. Home-based businesses should be allowed but should be limited to those that have no impact on the neighbourhood or those that are related to agricultural (food and wine) or the arts (fine arts, crafts and artisans).</p>
<p>Vehicle repair business, machine shops, (and the stucco business on the corner of Bartlett and West Bench Drive should definitely not be permitted. I do not think it is fair for residents to be subject to these types of businesses. I am concerned about the future of the West Bench being ruined by the industrial businesses being carried on.</p>
<p>I have a home based business. It does not detract from the rural character of the neighborhood. Home based industries do not fit my vision of the West Bench. We have industrial parks, this is where industrial activities belong. I have no interest in having my street turn into a parking lot for dump trucks, welding units, storage containers and bits of industrial detritus that these operators seem to accumulate.</p>
<p>This is not a question, how can I select an answer? Home industry is a good thing.</p>
<p>Industry is not compatible with the current predominant land uses in the West Bench - residential and agricultural. Traffic, noise, pollution are all concerns. Also the infrastructure is not sufficient to support industry as there is no wastewater service and the roads are already overtaxed with the traffic from the gravel pit and asphalt plant.</p>
<p>Businesses that infringe on the quality of life in a residential neighbourhood should not be permitted. However, what constitutes an infringement should be quite strict -- that is it must present a real burden to quality of life. I would argue that businesses which create excessive traffic, noise or air pollution would fall into that category.</p>
<p>As above- feel this could help make area affordable, but not change rural feel if done properly- no "factories", heavy truck traffic on residential streets</p>

I want to keep the area rural and protect the multi million dollar homes from unnecessary noise and pollution
I'm completely opposed to home industries on the West Bench. Noisy, smelly, brightly night-lit industries such as auto/heavy equipment repair, machine shops, pesticide shops, metal fabrication) plus I'm parking for fleets of business vehicles and very large vehicles (logging trucks, cranes, dump trucks and other large heavy equipment) as well as outside disused equipment storage. I'm also opposed to mega-sized work/storage buildings.
I DO support home-based businesses (artists studios, bookkeeping, painting business scheduling and supplies storage in a standard-sized garage, graphic design, music instruction) with parking provided on the residential lot. I also support one or two business vehicles parked on the residential lot (but excluding extra-large vehicles such as logging trucks, cranes, dump trucks, etc.)
Industrial garages which were allowed on a new home on Bartlett Drive; and the Sea Cans that litter this property and others are not a good fit in a residential neighbourhood. Likewise, existing companies which house large trucks/sea cans etc. on residential 1/2 to 3/4 acre properties should not be "grandfathered" and not monitored. What is the RDOS doing about those properties?
Can't see any harm in someone running a home based business - that should be encouraged. More disruptive businesses that will cause a lot of traffic, noise or pollution should have guidelines but bookkeeping needing 5 acres??
I live near a home based business that has been grandfathered in as it has been here for many years, it has continued to outgrow the space it is in. The property is not 5 acres, much less, and traffic and parking flow over to our quiet street, properties and neighbourhood. A larger property would alleviate this.
I don't know how to answer this question. You state that a home industry is currently only permitted on properties greater than 2 ha in the area, therefore not permitted in most of the West Bench area. You then ask if I strongly agree or disagree. I would disagree with the actual occurrences (there are many more than that), but I would agree that it should be limited to properties of a larger size. 2 ha is ok.
home industry related to agriculture needs should be allowed
Home industries have the greatest potential to affect other residents. Even on 2 ha and greater parcels there should be additional restrictions on specific industrial activities like machine shops, logging operations garages, large scale greenhouses that have high impacts.
Yes, the West Bench was traditionally agricultural. This of course is many years past and not current with the times. I know many self employed people on the West Bench and for them to remain employed they have their work vehicles and what have you. I live close to a driller and they bring their drilling truck home. They are simply parking their necessary work vehicle at the end of the day. They are not performing their trade, drilling into the ground, during the day. They start their truck and head to work. I have another neighbor who's son works shift work and drive by their "race car" around 2:30am. This car is roughly 4 or five times louder than the large diesel drilling truck. People need to work and they should not be restricted from earning an income and supporting their family.
Home based business or industry must insure that they do not impact on adjacent properties with noise, odors, runoff, or unsightly properties. There is merit in allowing home based enterprise but it must be remembered that this is not an industrial or commercial area and neighbors have a right to live in peace.

<p>There could be limits on the number of "trucks and equipment" ie one per household but machine shops and heavy equipment storage does not belong in the neighborhood unless they can be parked inside a proper garage/shop and noise bylaws would need to be enforced.</p>
<p>See my reply to the previous question. I also do not agree with industries on the WB on any size property that would require significant increases in traffic, especially of large vehicles such as trucks, trailers, etc. The nature of the area (semi-rural, primarily residential). and certainly the West Bench Hill and Sage Mesa/Hyslop bridges are not appropriate for such industries. The designated industrial area in Penticton is.</p>
<p>the size of the permitted acreage should be minimum 2acres not 2 ha.</p>
<p>Agree with home based businesses but not home based industries involving large shops and industry resulting in increased noise.</p>
<p>Unfortunately, there are already vehicle repairs and shops on far less than 2 ha. It is one thing to say it's not permitted, it's another to have an enforcement method and enforce it. Home based businesses are fine, not home based industries.</p>
<p>small business ok on less then 5 acres</p>
<p>See this as a residential and farming neighbourhood. We don't want to see it become more industrial. There are sensitive ecosystems in the area and species at risk, so I don't think this is an appropriate location for industrial use, regardless of property size and certainly not on small properties, where parking is limited, and adjacent properties are more likely to be affected.</p>
<p>'Quiet' home businesses, especially those that see few customers on-site, should not be required to have a minimum 5 acres. E.g. bookkeeper, artists should be able to operate in any sized property. Home based industries should not be operating in residential areas, period. If needed, an industrial area should be designated within the area of the existing gravel pit, which has already ruined portions of West Bench as a desirable place to live. Better to have industrial businesses in Penticton, in the existing industrial areas. Agricultural use on West Bench I fully support, so long as it doesn't result in acres of greenhouses. Other businesses (office buildings, retail, restaurants, grocery, etc.) should be allowed - this is lacking currently on West Bench and would be much more desirable than the existing home based industries and gravel pit. Such new other businesses should be contained in one or two areas rezoned for the purpose - small strip malls with a tasteful cohesive design code (craftsman ideally).</p>
<p>The West Bench should remain a rural residential area, vehicle repair, machine shops and similar industries should only be permitted on properties greater than 5 acres. Fumes and noise from such activities are not what residence want in our back yards.</p>
<p>Even though it is a rural area and houses can be spaced fairly far apart, the impact of an industry (on a property) on neighboring properties could be significant.</p>
<p>I do not want to see industries coming to the area and feel very strongly about this. the wording of the question is a little hard too follow, I am strongly opposed to industry and home based businesses which encroach on the enjoyment and quality of life in a neighbourhood.</p> <p>I have a neighbour who is currently trying to circumnavigate RDOS rules with his auto detailing business. I have had to endure auto paint spray fumes drifting over my property and a rotation of vehicles in and out of the property. This is not my vision of what a rural neighbourhood should be.</p>
<p>Home based businesses are totally acceptable as long as they do not have a major impact on neighbours - i.e. tons of traffic (clients), noise (machinery) or unsightly storage. The size of the</p>

lot should not be a major factor for most home-based business (artist studio, book-keeping, B&B, etc.)
This is supposed to be a residential area. My neighbor stores trailers, earth moving equipment, storage containers, boats. Looks like a business over at [REDACTED]
The most important reason we moved to the Bench is for country living. Agriculture is wonderful, but noisy and messy businesses (such as machine shops and motor repair places) do not fit the ambience of the area.
Residential agricultural area should be maintained!
I don't think there should be a restriction on size for home business like book keeping artist studio but repair shops etc. should be 2 ha plus and restricted to regular hrs. 8am to 5pm
This question could use some clarification: I'm not sure whether you are asking that we agree with the current status, or agree with more home industry.
While some home industries may be disruptive to the community and the character of the neighborhood (think mechanic with dilapidated cars in the front yard), some home industries that don't rely on land space should be permissible (hinge hair salon, massage therapist, physical therapist, counselor, etc.)
Do not want increased traffic I also do not want to look at a business that say has a bunch of dumpy cars on the lot or RVs, etc., etc. I don't want the increased noise that traffic would bring or outside business welding or building and banging.
It depends on the business. A winery and tasting area/restaurant is different than a consultant working from home with few visitors
Recommend case by case basis. Some light industry (green houses) may not require 2 ha.

Scenario B Comments

I don't see the need for sidewalks if people keep the right of way clear. The walking path is great and a bit more street lighting is supported- I do not support a sewer system if maintenance of septic systems is mandatory, I would pay for more enforcement of our regulations!
Increase density to minimize tax increases
Sage Mesa with it's small lots allows little room for any bike lanes, sidewalks, etc. Street lights would be intrusive
THE ONLY THING I WOULD WANT IS SEWER SERVICE
Sanitary needed. Sidewalks aren't
We need to make improvements and allow for growth
We are stuck between 2 lakes in Penticton. I think growth thru density is the only way we can grow.
Would like to see a sewer system on West Bench and small controlled areas of pocket development (not overdone though, like Trout Creek they ruined it!)- So more or less keeping with the same guidelines for Lot size as we have now even with the addition of sewer and allowing carriage houses on existing properties (one per property max with size restrictions)
If the pipes in your house were leaking, would you ignore them and spend money on fresh paint and new lighting?
I don't want to pay for improvements that don't solve the existing problems; septic systems that aren't working correctly/leaking, and sinking roads and dangerous sink holes caused by uncontained drainage

Love the improvements of lighting, walkway, rec program and would love to see more of these types of improvements continuing.
I'm interested in more significant improvements than this scenario offers, like sewer service impossible in future
I support different improvements. Storm and sewer are more important than sidewalks. Let's look after our land and keep as much green as we can and reduce our current impact created by building. Sidewalks and wider roads will only increase run off and make run off issues worse.
We need sewer, and government funding should contribute!
I think we need to be more creative. What has worked for this neighbourhood in the past doesn't mean it will work for the future.
It sounds like this scenario also will not resolve issues of septic and runoff.
We need to have sewer connections and elimination of "boil water advisories" i.e. get some system/way of sewage disposal and maybe buy water from Penticton like West Bench does. It would be nice to have street lighting and sidewalks where needed. Am willing to pay more taxes to support these improvements.
The area would benefit from more young families. It's a great space for kids to grow up with room for adventure, biking, nature projects and it is safe. Loss of the school would be a huge setback.
I see nothing wrong with carriage houses on larger lots as there is a dearth of rental housing in Penticton and old folk can make some income to stay in their homes and pay for upkeep of the property. At the moment there are a lot of seniors living up here, hanging on to the homes they love but increasingly unable to cope with the work and cost involved in upkeep. I would love to see a healthy multi-generational population on the West Bench.
I would not like to see condos or apartment blocks here with associated density. That would spoil the area and strain the infrastructure.
One very important improvement i would like to see relates to the summer fire hazard. The response to the three brush fires here in 2017 was outstanding in the speed and effectiveness of the emergency services. It would have been a much less stressful summer if RDOS had cut back the brush along the road allowances. We spent the summer with our important papers, photo albums, back-up drives and suitcases by the front door so we could pack the car and be out in under five minutes. I would certainly pay more in taxes so we could develop an effective fire risk mitigation program in the community.
I appreciate that changes may need to be made in the years ahead, this choice could allow for slow, controlled changes if clear choices are offered on individual changes.
Water improvements and fire mitigation are a must for the Westwood Area
This scenario does not seem to offer anything of interest. Only looking for the ability to have in-law, suites and carriage houses. This would be based on number of people living on property and using septic field not how many structures.
We need sewer system
We need to fix current problems first
We need to address existing issues like keeping the school open, and lack of infrastructure first. These are more important than bike lanes, street lights etc.

we like where we live and get all services we need and want.
I rate this 100 but once again I can't get the slider to go further than it has! This seems a good compromise and I'm ok with paying for services as we need them.
If I required more services, I would move to an area that provides those kind of amenities.
Our population supported the school before so why would we need to increase the population now ?
We need to minimize water run off and flow in the pink and red zones. We need proper ditches, and drainage pipes installed leading to a culvert that diverts water to lake We need to eliminate septic systems as the red and pink zones are eventually eroding away, water in water out, it has to dissipate somewhere which causes damage to backyards, and also houses that are below other houses. Power poles are getting old and all the lines are unsightly, would be nice to see them put underground. Would like to see: city sewer, water, gas lines, and underground power lines. New house developments at the end of sage Mesa are welcomed, and in the general area. Wouldn't like to see commercial buildings in this area, just residential.
We will do this if we have to
The wording of this option is set up like a trick question ?????? IN THE AGAINST CATEGORY: Bullet point #3 neutralizes the other 3 bullet points!!!! I am interested in the other 3 bullet points but NOT bullet point #3 (which suggests sewer service, that I am very much against. NO SEWER PLEASE IN THE 'SUPPORT CATEGORY' I am against the 'water improvements' category mentioned above has, in my mind, all ready been addressed by the recent 'twinning' with the City of Penticton, for our water. This 'improvement' has doubled the cost of my water bill. I want no more 'improvements' with some hidden agenda which will raise my cost of living (like many on the west bench I am retired and on a fixed income) THE WEST BENCH IS PERFECT HOW IT IS. AS REGARDS THE SCHOOL'S FUTURE, IT IS BEING ADDRESSED BY MULTI-USE, WITH TAX PAYERS MONEY SUPPORTING STAFF BEING HIRED TO FACILITATE THIS MULTI-USE OPTION, FOR OUR ONLY COMMUNITY BUILDING Both categories have negative connotations, the way they are worded, for me, as stated above. I can only hope that by voting 100% against this scenario, IT BY NO MEANS GIVES ANY APPROVAL BY ME TO HAVING SEWER ON THE WEST BENCH
no improvements needed
I like our semi-rural area the way it is... no street lights, no sidewalks. It's what we bought into when coming here. We like the low taxes, and very satisfied with the way things are now.
NIMBY is an inappropriate attitude - some growth and improved services are necessary.
We need raised sidewalks, and proper road maintenance. Most importantly, we need access to safe reliable drinking water year round - we live in Canada! We moved here for the community style and views, we do not need housing developments or changes to lot sizes.
These types of improvements might be nice to have but are secondary to the major infrastructure upgrades that are needed (improved water system, storm drainage, and sewer system).

We would happily pay more via taxes for improved services, but not via incorporation with Penticton.
Limited improvements is not acceptable for Sage Mesa. Sewer is needed. The RDOS raised the minimum lot size for septic systems to 1 hectare, making our .3 acre lot non-conforming! It is the RDOS's responsibility to rectify this situation that they created. Also, they know full well they are in contravention of the Klohn Leonoff report that recommended over 25 years ago that Sage Mesa sanitary sewer be installed. The RDOS is fortunate that so far nothing has happened for which they could be held liable.
Although some amenity upgrades might also be nice, the Sage Mesa area needs major infrastructure improvements (I've copied my comment from question 1 below).
Houses on Sage Mesa are all in landslide, sinkhole and/or silt bluff hazard areas (as illustrated on RDOS's website, parcel view) and all have non-conforming septic fields (minimal lot size required since 2010 is 1 hectare whereas all lots are approximately .25 acre). This area needs sanitary and storm sewer systems to address these issues. Allowing development would help to alleviate the costs to current home-owners of bringing in this infrastructure.
interested in larger improvements such as sewer
I would like to see a child/family friendly neighbourhood and ensure the school remains.
The existing services are not adequate. There is definitely a need for a sewer system and a water system that does not include boil water advisory each year.
I've just moved in from another semi rural area. Street lighting, sidewalks, and other similar amenities were NOT a priority whereas city water and, to a lesser extent, sanitary sewers were - and I'd be happy to see that sort of approach taken in Sage Mesa though I'd prefer to see storm sewers ahead of sanitary sewers given the nature of the area.
In favour of limited improvements. West Bench school must stay, which is a provincial financial responsibility not a local one. We pay school taxes.
Change is good.
Time for change.
Do not want Street lights or sidewalks
Infrastructure improvements are a necessity for safety (e.g. Lighting, drinking water)
time for a change to much stagnant land
because nothing can stop change, we should go ahead for improvement
I'm against any large developments but feel individual properties should be allowed to increase infrastructure to existing buildings on their property
Again, fix the old problems first. We've been here 30 years without a fire hydrant. after you fix the old problems go for it.
I am in favour of some improvements. We need change.
This specific type of development would be welcome and make the community more desirable to live in (Specifically Sage Mesa and West bench). The increase in taxes to cover these types of improvements would be money well spent
Keep the way it is
I would only support minor improvements like bike lanes and a better water system. I would be willing to pay higher taxes to cover these costs. I do not want to see increased housing densities/smaller parcels or industry. Westhills and Peter Brothers have a large negative impact to our area (traffic accidents, poor air quality, noise pollution and a major eye sore).

<p>Again, I don't know how to rank this because I'm not opposed to paying taxes for small needed improvements. The approach, however, doesn't accomplish the need for sewer or really address the issue of lower cost housing to encourage young families so I'm not sure its the best option. I'd really like this option if it included SOME densification in the form of carriage houses, in law suites, perhaps a small condo development near the school and sewer but prevented rampant subdivision and growth that would occur with scenario 3. I would like Scenario 2.5!</p>
<p>Iâ€™m not sure bike lanes and more lightning is necessary. The current upgrade sidewalk is amazing. Not sure we need more. Everyone drives up here. Not sure about sewer upgrade as we are still paying for our water.</p>
<p>This is our preferred option. We moved to the area because of the rural setting and do not want any major changes that will require density increases. We are in favour of any upgrades that are available within reasonable and limited tax increases.</p>
<p>I can't understand why a higher cost project like sewer with storm drainage cannot be done within this category. I'm willing to pay outright for sewer service considering the fact I live in a red zone. Water improvements have already been done to my satisfaction. Further work should only be maintenance and saving for future replacement. Sidewalks not required.</p>
<p>The school doesn't necessarily require infrastructure improvements to happen in the area to maintain its open status; anything reasonable to improve the safety of the school area would be beneficial (i.e. improved lighting and/or signage).</p>
<p>We have major septic and drainage issues to deal with in Sage Mesa. A scenario with limited improvements isn't going to deal with these issues. I would rather have a sewer to hook up to than a new sidewalk!</p>
<p>This would be my preferred option. I think that some increase in taxes are reasonable given that the properties in the area quite large and if you can afford to live on the West Bench, you should be able to afford some tax increases. However, I think there is an opportunity to do some densification and some more development. In particular, we should work with SD67 and discuss a small "town centre" adjacent to the elementary school that could include a small amount of neighbourhood retail (e.g. food or convenience store, coffee shop) or commercial (e.g. doctor's office) and some dense, small residential units to allow some "aging in place" to occur.</p>
<p>I think this survey is biased in terms of presenting stable population as something that will result in increased taxes.....and is therefore something to be feared. I don't fear this at all.</p>
<p>How could anyone be against improvements? They are generally against fees and taxes.</p>
<p>I don't see sufficient value in most of the improvements that would be offered under this scenario. If we are going to improve infrastructure, the clearest need is for sewer and storm drainage. If we aren't going to tackle that, I would prefer status quo to cosmetic improvements. I don't want additional street lights.</p>
<p>I am in favour of keeping minimum lot sizes. Limited development is not defined, and so can not be commented on. I like the idea of no sewer, and of community-driven improvements.</p>
<p>Don't feel many improvements are needed - area is rural. Do not object to higher taxes to pay for needed improvements- as with water system</p>
<p>I moved to the area for its semi-rural character and do not want to see it changed I think that existing services are adequate</p>
<p>I support a stable West Bench population with limited improvements. I selected 80 for this option because it would retain the rural character of the West Bench, have limited impact on traffic and would restrict development. I rated this below 100 because of concern over the</p>

<p>process for determining 'appropriate improvements'. I support low-light streetlights on the through streets (West Bench Hill Road/Bartlett Drive but request NO streetlights on residential feeder streets. I would support removal of the existing blindingly bright residential street streetlights (or their replacement with low-light stands. I also support sidewalks and bike lanes on the main through streets (West Bench Hill Road/Barlett Drive) but do not support sidewalks on residential feeder streets. Water improvements have already been made on the West Bench therefore I don't understand the inclusion of that question (a question for Sage Mesa residents?).</p>
<p>There has to be some trade offs here. If you encourage limited growth, we will get some additional services for sure. However--what will be the cost? Additional truck traffic? Additional water usage? Will the entire character of the neighbourhood change--and to what end?</p>
<p>There is room for more homes without changing the quiet, country atmosphere. Do not want more taxes but do want improvement.</p>
<p>Again, this is where a breakdown by neighbourhood should be considered and a Local Area Service concept used. I am in favour of bike lanes and sidewalks for all; and for street lights (by local area service only) and I wouldn't be opposed to development which fits the current character; however, I do not believe that our existing roads can support additional traffic. Road maintenance is delivered by the Province, and I don't see them upping their current standard (which is terrible) just because there is a significant increase in traffic. There is a disconnect there between local government and provincial government - and it will fluctuate and change with each contract/election etc. so consistency just can't be expected. I really don't like the use of the school as a bargaining chip in this.</p>
<p>street lights are not needed and will only add to the light pollution. I would like to see the one in my street removed</p>
<p>There is nothing more a rural community needs. I would like to see sidewalks or barriers for the kids at the school but that would be it.</p>
<p>Limited change is ok but not to the extent allowed in built up urban centres</p>
<p>If grant funding was available, sewer would be very important. West Bench could work with PIB on this. Bike and walking lanes and community activities are beneficial to locals.</p>
<p>I do not see the need for sidewalks or more lighting (light pollution) on the Bench per se though appreciate both these improvements on West Bench Hill and up Barrett because of the high amount of traffic there and previous lack of space to walk safely. The lack of lighting except at intersections allows for wildlife in the area to behave naturally (light pollution seriously disrupts their lives and behaviour) and for humans to enjoy the night sky.</p>
<p>Existing services adequate. Would like the ability to build a Carriage House.</p>
<p>Again, residents here knew what they were buying in to. West Bench is West Bench, not Penticton.</p>
<p>I favour more improvements including sewer street lights bike lanes save school not afraid of higher taxes</p>
<p>Fully support water system improvements. Also need to replace all lighting in our area with something that doesn't blast into our homes.</p>
<p>Agree with the comment that existing services are adequate, but there may be options that are reasonable or necessary as time proceeds. Water treatment would be our top priority.</p>

I am not in favour of a large increase in population, but am in favour of improvements in areas such as street lights, bike paths and some infrastructure if it imperative. I am comfortable with paying more taxes to offset these expenses...
We definitely need improvements to the water supply as we have poor quality for half the year.
Improvements which fit the character of the neighbourhood should be permitted.
Seems like the correct balance to me - some change/improvement but keeping the current ambiance.
There is no reason to have sewers other than to try and add more houses to the West Bench. The Klone Leonoff report said that there is no leaching of the waste going into the lakes. Pretty hard to have the sewage travelling that far through silt. I find it ironic about the new pathway in front of my home. People still walk down the opposite side where there is no pathway.
It would be nice to think that we would have some improvements, limited growth and no tax increases, but that is the world of never-never land. We do need improvements. They will have to be paid by increases in taxes, but by limiting growth, we will be able to keep our rural way of life.
If it is not broken why would you fix it!!
We need to make smaller parcels to get higher tax base and try and get Sage Mesa and area hooked up to water to help with cost of new pump house
We are fine with the current level of services.
In order to stay a viable and diverse community, active rejuvenation and improvements to the community will be necessary. Improvements such as bike lanes and sidewalks, street lights, and road upgrades.
Like I've said I love it the way it is. We don't need sidewalks or street lamps. I don't want to pay extra taxes.
If this scenario looks at secondary suites and infill - added transit opportunities, I like it
From a regional smart-growth perspectives, it makes sense for the West Bench to grow since it is so close to Penticton amenities and services. It saves infrastructure costs to infill rather than build a subdivision in a new area. Makes more sense for GHG emissions as well.

Funding Small-scale Improvements

In Scenario B: Limited Improvements, the improvements are funded by residents in order to respond to local demands. Indicate your willingness to pay increased taxes and fees for each of the following. Other:

1. Mandatory maintenance of septic systems. Education first and then inspection program. 2. Enforcement of regulations and someone to care about the right of way by someone owners. 3. Public transportation encouraged - dial a bus subsidized seniors taxi/ children. Discourage traffic.
I live in Husula have not benefited from parks, sidewalks
Sewer, street drainage, better road maintenance
leave water system separate from Penticton
The parks are great THANK you
More lighting
Sewer systems

Sewer
sewer
Sewer, storm drains
Underground powerlines
Sewer
secondary house or carriage house
Natural Gas
Proper drainage of roadways and roadway signage for no roadside parking.
Sewer
sewer
sewer
sewer
sewers are costly but for some badly required. I would be willing to pay for the community as a whole although that is not a problem for me at this time
sidewalks, streetlights for safety
bus service
Coffee shop, Community centre.
Fire mitigation
sewer system
Sewer system
Sewer
Infrastructure
City sewer
sewer
sewer, storm drainage
City sewer, gas line connection, city water, underground power lines, storm sewer and property culverts and drainage for ditches
sewer
sewer
Sewer and storm drain system
gas
Connection to waste treatment facilities.
Natural gas
Raised sidewalks and proper road maintenance and clearing
I thought west bench water has already been upgraded. That's what I'm already paying for.
Underground utilities
Sidewalks & lighting
sewer
Community garden at West Bench School and fenced dog park maybe Bonin park could be more dog friendly
Roads
Sewer

Sewer needed.
Sewer
Lighting
carriage or 2nd house in big lot
Storm sewer system
Functioning fire hydrants
upgrade fire hydrants
sewer connection
sewer
Road upgrades better snow removal/sanding
sewer
Improved winter road maintenance
1. Remove or replace (with low-light) the few extremely bright streetlights on residential feeder streets. 2. Weed control education and assistance to residents. 3. Investigate transit options.
traffic calming at parks/schools
school sidewalks
none I can think of
sewer
Lighting changes
sewer
sewer
street lights all the way up Westbench drive
sidewalks near school; street lights
Bylaw enforcement
Sidewalks, sewer
sewer
Bike lanes, particularly up Bartlett Dr.
Sewer
sewer
transit

Scenario C Comments

The character of the Bench will change if infilling/ increased subdivision is allowed - will only benefit those in the hazard area who have wanted to subdivide for years. Our street is already filled out at 1/2 area density.
Providing developers and homeowners subdividing carry the costs

I lived here for 43 years. If I wanted to be in a city setting I'd live in Penticton. The only people that really want change are developers, the road system, Sage Mesa hill can barely handle the traffic NOW
Major improvements needed, but not necessarily increased population. Undeveloped lots could be developed for single use housing if services added. Sewage is a must. Sidewalks, wide roads and lighting is not. No condo or townhomes or multi use buildings needed.
Do not want drastic changes only areas of pocket development and not packed in one house on top of the other. Do not want more traffic on side quiet roads but some increase on main roads okay! Would like plans for additional parks for all to use in the areas of pocket development. It must be done right or West Bench will be ruined -error on the side of less first with the potential for maybe more 10-20-30+ years down the road.
We need sewer. If the West Bench doesn't want it, we still need it! Please don't let Sage Mesa's needs be decided by West Bench's wants.
Major issues require major improvements. No sewer or storm drains in an area designated as a geotechnical hazard is a major issue.
Pocket density is preference with specific areas being developed with high density developments so we can still keep that rural feeling through the majority of the West Bench area.
I don't want to see multi family development on the west bench, I believe lot sizes should have a minimum of 0.5 acres.
properly increase population is important for improvement of living condition because of funding/TAX support
I support storm and sewer. Lot size, density, building proximity to edge of lot, %of lot covered by buildings (including garages, sheds and outbuildings) and height of buildings should be included I revised code to limit buildings and keep the rural atmosphere and green space. Again, sidewalks and lighting (except possibly near the school and over bridges) is not required. Lighting should be solar sourced.
We need a sewer system in sage Mesa.
We need major improvements! Sage Mesa is a priority area for sewer due to geotechnical concern!
The larger parcels that were attractive 40 years ago are difficult to maintain by today's families. If we can divide some larger plots of land and welcome more families and community services - I think that would be great. I think done 'right' - this would be fantastic for the area. I agree that time is running out on existing septic systems. It is time to look at alternatives.
This sounds like the only scenario that addresses the issues we have on Sage Mesa of septic fields and runoff.
We need a bigger tax base (more houses) in order to support the infrastructures we need. I do agree that we should grow cautiously...with thought and planning, not a "free for all" for greedy developers.
Main improvements fly in the face of maintain the status quo- limited improvements and only moderate tax increases perhaps - but no major improvements. One of the areas most desirable characteristics is that it offers a counter balance to urban related social, environmental, traffic, etc. problems.
Major population increase in density is not desirable but the status quo is not attractive either. Current demographics are heavily skewed towards the elderly like myself and we love living here but this is a great place for youngsters to grow up. Carriage house development

<p>and more space for young families is needed. There is lots of opportunity up here for teenagers to earn some summer funds helping with yard maintenance, painting etc. and in the process getting to know their neighbours and building a real community.</p>
<p>I would also like us to collaborate more with our neighbours in the PIB. We all have an interest in how the West Bench develops as a community and our space has been carved out of their traditional lands. The benefits of development should be felt by all of us who live here.</p>
<p>I would dearly like to see the City water supply expanded further up the hill so we no longer have months of bottled water after the spring melt</p>
<p>If this plan is adopted we will no longer have the rural community we currently enjoy, we could perhaps have a desirable sewer system but we could also have all the traffic, noise, increased crime that comes with development. Once development begins it is difficult control and every decision thereafter would have the loud and influential voice of developers.</p>
<p>Increased pressures on housing in this area will require better use of available land. This will help reduce costs of housing. A controlled increase in residential density will allow the community to provide essential services- water, sewage, fire mitigation, schools. Seniors will be able to move to smaller properties within the area or build coach houses on their current land and rent out the main house providing them with income. It will allow them to stay in the area they have settled over many years. I would like to see a balanced multi-generational community.</p> <p>This option should not include the development of noisy, polluting industries but a local coffee shop would be great. I do not want any industries added that require further bylaws as current bylaws are never enforced or if fines are applied they are so insignificant they do not act as a deterrent.</p>
<p>In definite need of upgrades to water system, and would like to see sewer. Would be willing to pay higher taxes to have these services. However, we love the rural feel and quiet in the neighbourhood and would not want to see increased traffic/construction or "cookie cutter" developments popping up everywhere to achieve this. How will this be regulated?</p>
<p>Please upgrade sage Mesa infrastructure</p>
<p>We need ditch drainage to avoid sink holes, city sewer would be good.</p>
<p>It looks like this is the only scenario that will fix current problems.</p>
<p>This is the only scenario that resolves the current issues of keeping the school open, gets rid of septic fields, and deals with storm water causing erosion and sink holes. Plus, there would be more people to share the cost of "pretty" improvements like bike lanes, park improvements, street lights, and side walks</p>
<p>we like the rural feel and don't want an increase of housing projects and don't want to allow subdivisions.</p>
<p>I don't want a sewer system here. I'm worried about increased traffic and the hazards, wear and tear traffic creates. I like the idea of infill via carriage houses, tiny homes, etc. but not subdivision into small lots.</p>
<p>This scenario is dependent on sewer system development and I don't see a sewer system ever coming up to Husula any time soon.</p>
<p>Not infavour</p>

I can only support this option if, A/ there are no increases to taxes or other charges, B/ it benefits the whole population equally. C/ it is done with proper consultation with the community
We need to minimize water run off and flow in the pink and red zones. We need proper ditches, and drainage pipes installed leading to a culvert that diverts water to lake We need to eliminate septic systems as the red and pink zones are eventually eroding away, water in water out, it has to dissipate somewhere which causes damage to backyards, and also houses that are below other houses. Power poles are getting old and all the lines are unsightly, would be nice to see them put underground. Would like to see: city sewer, water, gas lines, and underground power lines. New house developments at the end of sage Mesa are welcomed, and in the general area. Wouldn't like to see commercial buildings in this area, just residential. Would like to see all ditches and culverts have proper concrete pipes installed leading to a run off. Existing ditches do not provide safe run of which is resulting in sink holes to various properties as well as roads...especially where municipal bus picks up children on sage Mesa. There have been several sink holes repaired...this makes is scary to think that children commute in that area which poses a risk
Has to be done in a thoughtful manner so it can be a balance of rural and increased population. Like the rural feel of the West Bench but improvements, if done well would benefit our community
Has to be done right
Love the wording in the 'against' scenario HIGHLY SUSPICIOUS is a very correct feeling I get from this open-ended scenario
We JUST put in a new septic system costing us \$22,000 as well did some of our neighbours but I do see the future that a better system should go in. As well, our water system with the "boil water" advisory every spring and summer is not acceptable and that will have to change. At this time we cannot handle increased population just based on water usage.
Again, a balanced approach to development and growth is my preference.
Absolutely am not willing to pay taxes to make it easier for others to move their development projects forward. We moved to this community for the feel and look of it. I do not want increased density, and am willing to keep septic to ensure it. Traffic is unsafe as it is, for the school kids, we don't need more.
Development is essential to afford the major infrastructure that is needed (sewer, storm drainage). It needs to be managed properly, though, so that the community feel is maintained.
This type of growth will need to be done with further consultation with the community. Pocket growth works, not sprawl.
This is the only acceptable solution for Sage Mesa's need for sewer.
interested in major improvements such as sewer and water
Would like to see development carefully controlled and managed.
Do not want to see increased population or development
I would like to see sanitary sewer on West Bench and I would like the developers that would benefit the most to pay the bulk of this cost. I would like to see some pocket development in undeveloped areas such as the area around Pine Hills golf course (as long as access to this

<p>area would be by way of the existing roads such as sage mesa hill and the road going past Wow golf course) and up around Westwood properties. I would like the gravel pit moved as the flow of dump trucks is not conducive to a rural community and this area could be developed with 1/2 acre lots and a mix of townhomes for those who want to downsize and stay in this area. I would also like the areas that may be allowed to develop to have to maintain the character of their surrounding areas, minimum 1/2 acre lots. I would not like it to look like Sondaro Canyon? where it's cookie cutter one house on top of the other. That being said I do think Sage Mesa and as mentioned above, could support a mix of townhomes (which would appeal to some of our older population) and houses. I would not support a carte Blanche statement that allows anyone with a larger parcel of land or a certain size of lot to be able to develop it. I would definitely support allowing carriage houses/in law suites to generate extra income for families to help with the rising cost of real estate and to aid families with aging parents.</p>
<p>Neutral as it's hard to foresee impacts on densification - which is the last thing I'd want to see.</p>
<p>We are 100% opposed to densification, more traffic</p>
<p>Let's get on with it!</p>
<p>Time we tried to catch up with the 90s at least!</p>
<p>This will take away from what the Veterans planned for the area. Keep the area with less houses</p>
<p>time for a change to much stagnant land</p>
<p>properly increase population is essential way to keep/develop our school, update service and help residents in this area to bear increase living cost</p>
<p>I'm against any large development on the West Bench</p>
<p>I like new idea</p>
<p>In favour of change and willing to pay for some of it.</p>
<p>I don't feel this type of development would be closely monitored or controlled. Given the existing problems with bylaw enforcement there would be too many opportunities for individual developers to take advantage of the situation and not conform t development plans or models. His density housing would likely lead to a Vancouver hill type of development scenario</p>
<p>Keep the way it is</p>
<p>I moved here as I did not want to live in a suburb. I am strongly against this option.</p>
<p>I only oppose this because of the scale of development it could permit. I saw what happened when the Veteran's starting subdividing on the Westbench in the 70-80's and it really changed the area. If we do that again, it will be on an even larger scale as we now have more properties.</p>
<p>I'm not convinced about the upgrade of infrastructure but would like to see changes regarding housing zoning and bylaws to allow more development, but controlling as well, such a small no apartments townhouses etc., but allowing carriage houses , additions such as in law suites.</p>
<p>This is too wide of a swing from Status Quo. The change allows for uncontrolled development which totally changes the characteristics of the West Bench area. We need to come to a compromise between Status Quo and Scenario 3.</p>
<p>We moved here for the rural density and live across from a farm. A nightmare scenario would be our now quiet street having a major subdivision running all on one side of it. It would take</p>

<p>a very long time before the advantages of a larger tax base MIGHT begin to show any benefits for those of us currently living here and it is not clear that those possible benefits would outweigh the definite negatives.</p>
<p>As a westbench resident, I prefer limited growth on lots (only those over an acre) without affecting the main overall characteristics of the neighbourhood. A sewer project is one I am willing to pay for in a very limited growth scenario. As noted in comments, I am very leery of property developers and planners in general and suspicious of your open ended concepts. They represent greed by the players and not the neighbourhood concept.</p>
<p>I love the rural feel of the area and don't want it to change.</p>
<p>Not interested in this option at all. We moved up here because of how quiet this area is.</p>
<p>I feel we have no choice. The need for sewer and runoff piping shouldn't be ignored any longer. If more density is needed to help pay, that could be difficult on Sage Mesa due to small lot size. Development of vacant land ok if controlled and it helps pay. The government should also help pay!</p>
<p>This option - especially the addition of a sanitary sewer system - will result in the transformation of the West Bench to a rural community to a subdivision. It strongly believe that it is driven by those who see a future that allows them to subdivide their property and capitalize on the densification that this would facilitate. The absolute worst option possible.</p> <p>I am being far more strident in my opinions during this survey given that there is a fairly large portion of the population that supports this option. Given the amount of absolutely awful, ugly and insensitive development that has happened in the past 5 years, it is clear to me that no change is better than this change.</p>
<p>I agree with previous comments such as the reason we moved to the West Bench was because of the quiet, rural atmosphere and we don't want it to change, with the exception of the commercial/industrial businesses popping up. We have neighbours who are ruining our retirement because of the noise of the excavating business operating next door to us, 7 days a week. I definitely do not want to see increased population. Like many residents, we moved to the West Bench because of how quiet the area was.</p>
<p>Again this is highly biased. If areas with the greatest development have lower taxes, why are taxes higher in Kelowna than in Penticton? Development brings additional costs, higher maintenance costs of larger infrastructure, greater demands for services by a larger population. This is fallacy that development leads to lower taxes....in fact the reason our taxes are lower on the West Bench than in Penticton is because of less development.</p>
<p>This option is based on a false correlation. All jurisdictions with more development and more population have higher taxes. Think of Vancouver, or even Penticton. This is simply a Trojan horse, leading our community toward paying for a sewer system, so a small minority can develop their properties.</p>
<p>I guardedly support this scenario. I would like to see the rural character retained in some parts of West Bench and some appropriate pocket density in other parts. Community consultation would be key. I don't think we can maintain the quality of life in our community without some increase in density.</p>
<p>I don't want/need sewer and am not interested in paying for it. It is a fallacy to believe that developers will shoulder these costs. We need to put value on rural living close to town -- it is a precious commodity. Trout Creek should serve as an example of how easy it is to ruin the</p>

<p>feel of a community, and how difficult it is to enforce development. This will not be an improvement.</p>
<p>As stated in negative comments above. This is a rural area. Folks who want "city living" have plenty of other options!</p>
<p>Definitely do NOT want to see increased population.</p>
<p>I opposed to Scenario C because I value the quiet and rural character of the West Bench. I'm also opposed to a major increase in traffic, the likelihood that only a subset of properties will benefit from sewers and the long-term potential for land shifting/sink holes. (The RDOS has good information about recent properties with extensive fill - but poor information about extensive fill used in the early days of the West Bench - therefore there is real potential for land shifts/sink holes if there is a large increase in population and major infrastructure.)</p>
<p>I rated this 10 (instead of 0) because I believe some aspects of Scenario C could be implemented within Scenario B. For example secondary suites could be permitted based on the number of residents using the septic system. Many homes have septic systems built for and used by families of 4 - 8 people but currently have only 2 or 3 people in the house.</p>
<p>I didn't want to live in an urban setting. Guess we will sell and move if this goes through. Way too many dollars for us to connect to sewer, way too much traffic which is already bad enough. No controls on how the "sprawl" will effect the neighbourhood. Leave it well enough alone!</p>
<p>Strongly support but in a controlled way to maintain the acreage, country feel.</p>
<p>this would be devastating to many residents of neighbourhoods in West Bench. The costs will be prohibitive - many can not afford to pay for the infrastructure and development costs, nor did we move to this area to be surrounded by condos, townhouses etc. I fear that those who are pushing for sewer and other large scale improvements just want off the hill. They want to subdivide, sell out and retire in a condo downtown. I would also suspect that those who support this scenario are those most closely located to Penticton city limits. I urge you to look at the neighbourhoods, consider services in certain areas only. If people grouped in obvious 'neighbourhoods' want scenario three, by all means they should have it, but they alone should pay the cost, not drag those who wish to remain rural into it, so as to subsidize the costs. West Bench can not be looked at as a whole.</p>
<p>moved here for the rural atmosphere. not sure where to put this comment but in the preamble to the survey there was a height restriction reduction to secondary buildings, down to 4.5 meters. am concerned that this would be to low for a garage or roof to provide protection to motor home type RVs</p>
<p>We share concerns about unbridled development. There needs to be a measured approach. A more diverse, increased population to support some increases in infrastructure is needed. Smaller lot size possibilities in some areas would allow more diversity in housing options. Unless you could offer sewer to all residents it would be hard to tax all residents to benefit a few.</p>
<p>This is not what west bench is. Allowing subdivisions to come in would be a disaster. Once the door is open to this it will be a free for all with developers.</p>
<p>Moving forward in this way is to my mind in sustainable long term. The higher the population becomes the greater the need for more infrastructure. It is better to encourage greater density within the confines of Penticton</p>
<p>We need growth to keep the school and make the eventual implementation of a sewer and drainage more affordable. Improved roads must be part of any big changes.</p>

<p>For all the reasons outlined in previous questions. Again, if people want to live in a high-density, high-service, high-traffic, high-tax area (as that's what they will get with this scenario), move to one of the municipalities and don't wreck the semi-rural areas for those who appreciate them.</p>
<p>Support scenario if growth is controlled. Building height restrictions, concern regarding obstructing present lake views.</p>
<p>Maybe people underestimate what a sewer system would cost, especially in the geography of West Bench. We came here for what it is now. One might also consider that some respondents are hoping that they can "cash out" their property if more density is permitted. If significant changes to density and expensive infrastructure is added, we'd likely just move.</p>
<p>I support sewer and water improvements but do worry about the high cost to homeowners.</p>
<p>Agree with all the comments from round 2 that gave rationale against the option.</p>
<p>I am in favour of tasteful development and improved infrastructure (sewer, storm drains, improved roads, etc.) but the rural feel needs to be kept. I.E. no high rises or high-density unless in pockets at the west side of the area, against the hills where existing homes won't have their views of the lakes impacted. Small developments would be ideal - single family homes in gated communities perhaps, duplexes, a few townhomes. Key to community acceptance would be a design code for all new developments, to enforce rural styles instead of modernistic architecture (think Whistler, Okanagan-Mission etc.) In fact, this is so important that I think it should be part of the OCP proposal, as people will be more likely to vote for Scenario C if they can envision what new buildings/developments will look like. This design guideline is what I have in mind, as craftsman is considered visually pleasing to most people, fits with a rural character, and would make West Bench more desirable: (City of Kelowna Kirschner Mountain) www.kirschnermountain.com/sites/default/files/13-10-31-Guidelines.pdf</p>
<p>Sidewalks are not needed throughout West Bench, just near the school and in any new higher density developments.</p>
<p>Single family homes should be allowed to have carriage homes/legal suites (many residents want this) which will require sewer.</p>
<p>The only thing that gives me pause is apartments and townhouses. Sub-dividing large lots to provide more houses is what I would wish for.</p>
<p>Why is there such a need for increased population. This area is perfect the way it is. Just down the hill in Penticton, you are starting to see overcrowded streets with multi family units, poor parking availability and no back yards for our children to play in. This is not what we need on the Bench.</p>
<p>Increased houses is ok but not in favor of town house or apartment development.</p>
<p>I believe that lot sizing is a key to the quality of life in the area. I do agree with 'carriage houses' which compliment the area, but am opposed to second 'house size' additions to properties. Have witnessed this already with massive 'garages' being built in my area.</p>
<p>Whoever mentioned this about the septic fields, has no idea what they are talking about. Who came to this conclusion? Increase development and increase the amount of water being poured onto the silt all summer. Then everyone can be surprised when the sink holes start appearing. Ask my neighbor about sink holes if you haven't given this any thought. If development is needed, why not let Chapman develop the land above the railroad tracks</p>

where there is a considerable amount of bedrock. Those who want to subdivide care about one thing only, the almighty dollar and have no concern for anyone else.
We are here for a reason, and that is to live a rural lifestyle. If we jam up houses and businesses and pay lots more taxes, then we should be living in a high density area in the city.
Would like to see more residents but lots sizes stay around 1/4-1/2 acre every property cut in half to start as long as they are over 1/2 acre
Highly suspicious of this option. Too open ended and gives carte blanche to untrammelled development. Highly likely that services, e.g. sewer, will benefit a few but will be paid for by all.
Moderated population growth. Moderate development, without "cookie cutter" housing. Maintain minimum parcel sizes.
Hate it.
Big developments including Indian band should pay 65% of sewer upgrade and if ran on the KVR would not need costly re surfacing and could use gravity as the majority of homes are above it. Possible environmental grant to help as all the water now runs into the lake
I support increased taxes for clean water year round and for sewer only.
If well designed and controlled - this is a good option. This area lacks some of the services that make it a 'community'.
We could support small affordable condos, carriage houses, smaller seniors homes, and other needed low-cost housing. How about a tiny-house village? I don't want to see more Sandpoint type development.

Carriage houses and secondary suites: Assuming community sewer and storm drainage is provided, carriage homes and secondary suites should be permitted throughout the West Bench where conditions allow. Tell us why you selected the answer you did:

Out of 19 homes on our block street, there are 4 grocery suites - only one is legal as a duplex size lots 3/4 acre - two are currently rented illegally paying no extra money in taxation or services. Secondary streets should be inspected for safety and registered.
For me it would eliminate or lessen houses being used for vacation rentals. Hoping smaller scale of number of people being jammed in some of these vacation rentals. I have lived across from an out of town owner.
The few suites and vacation rentals in Sage Mesa have created huge traffic parking and noise problems and the District has done better to police this problem
Secondary suites and carriage homes are not an eye sore, industrial buildings would be
Not sure why a secondary suite in an existing house would necessarily require sewer. Septic systems are based on the number of bedrooms. If an existing property is converted so that the number of bedrooms does not change then the existing septic system should suffice.
Don't overdevelop.
I think having carriage houses is essential to our area. Allow for secondary suites like the city of Penticton. Allow aging parents to live in secondary suites. Allow for some growth!!!
Densification is important.
Allows extra income for those who may want or need it and also with aging parents it lets families provide some independence!

<p>This question refers to West Bench. If this question means am I in favour of carriage houses and suites in Sage Mesa, I don't know if carriage houses will fit, maybe on some of the larger lots. I'm ok with suites, there are already several.</p>
<p>Whatever it takes to solve major issues with sewer and storm drains, at minimal cost each homeowner. And when is additional affordable housing a bad idea?</p>
<p>Lots of room to develop without creating that urban sprawl feel, good income for homeowners. But, would not support if there weren't specific design/ architectural guidelines. A recently developed home and shop on Bartlett is an embarrassment to our community.</p>
<p>I think this should only be allowed in certain setting where the conditions of the property allow it without creating a major eyesore and a parking headache.</p>
<p>I also believe in-law suites should be permitted and some mechanism be put in place to ensure that the suites are being used as such. In law suites are becoming more and more common and solve a problem for many families. However, mass scale rental suites and carriage homes can destroy the characteristics of a Neighborhood.</p>
<p>I strongly support a healthy community in the future via economic use of the big land</p>
<p>We need more rental inventory in the area.</p>
<p>As building in Sage Mesa is limited it would be good, if the space were available to house family and friends in a separate space. There are already B&Bs up in Sage Mesa as well as rental properties shared by homeowners and tenants. A</p>
<p>We need to keep rural atmosphere. Buy elsewhere or subdivide if you want to build more.</p>
<p>No. Do not want more traffic. The rural feel is why people move here let's leave it in this condition for people to enjoy. You will never get this back and there are few spots like this. Don't ruin it.</p>
<p>There probably isn't room for carriage homes on smaller Sage Mesa lots, but there are already secondary suites. The RDOS will have to shut down suites (which would decrease affordable housing), or the RDOS will have to provide sewer. Another reason why Sage Mesa is a priority area for sewer.</p>
<p>Yes please. We are raising kids who face unprecedented challenges in housing costs and we would like to help them. We are also caring for ageing parents and having them closer would be a huge benefit.</p>
<p>We need affordable housing for renters.</p>
<p>IF sewers etc. were brought in , and secondary suites or carriage houses are applied for then only good design, reflecting the character of an existing home or appropriate drawings to show an eventual completed design and build within a 2 year time frame should be adopted.</p>
<p>Would like to retain the single family dwelling designation, where you know your neighbour and not be subjected to different strangers constantly in the neighbourhood (e.g. Airbnb)and revolving renters in carriage homes and secondary suites.</p>
<p>If we want to keep West Bench school we need a higher population of growing families. Currently, properties in the Bench are too expensive for young families. Secondary suites can help bring affordable accommodation to our area.</p>
<p>Fraught with problems e.g. the current controversy surrounding RV parking and "tourist" activity on agricultural land + the cost of enforcement.</p>
<p>We need a more age-diverse population to form a healthy community. There is a dearth of rental suites for families in Penticton and this represents a rare coincidence of needs. Bring in</p>

more youngsters to enjoy growing up on the Bench. Help seniors stay in their homes longer and maintain them better by supplementing their income and social interaction.
Have to be properly controlled taking into consideration parking or your neighbors.
Housing is so expensive today. To invite younger people to be able to afford to live in our neighbourhood they are going to need help paying the mortgages.
If there is room, sure why not.
There are already quite a few secondary suites, with septic fields ... on clay. We need affordable housing! Elderly could stay in homes longer with help on site
Not in favor , we want a friendly and safe neighborhood and not traffic all summer.
Is there no way to have these without community sewer?
If they are tasteful and controlled it would be fine
A house is a house and increased population is a detriment.
Only if the property can provide parking on their own property. Do not want excess cars and trailers being stored on roadways.
why do we have to assume community storm and sewage. Why cant we build a suite or carriage home and upgrade our septic system to meet the new demand.
I don't want sewage and storm because we need more population to pay for it, and I don't want more population
Too many occupants of one property can sometimes cause issues such as parking, noise etc so bylaws and enforcement would be needed
Mortgage helpers
the phrase "where conditions allow" is a too wishy-washy a statement for me. Some concrete 'conditions' attached to this would give the ability to answer more positively. Perhaps counting 'per head' of people living in the residence could be monitored.....i.e. Many people have had children leave home, so one extra person using the septic tank should not be a problem. I strongly believe there should be information packages available and set in place: i.e. Advertising HOW to use septic tank products, 'what to do/not to do when you move into a home with a septic tank' should be foremost on the RDOS site (to extend the ability for septic tank systems on the WB to be successful, to minimize impact on the soil stability). A frightening number of people simply have no clue how to BASE LIFE HABITS around a septic tank. Responsible real estate transactions must disclose information regarding the lower tax rate IS BECAUSE THIS IS WHAT IS EXPECTED if you 'buy into' life with a septic tank
This is an opportunity for the aging population to remain close to family members. Also, the Penticton area needs more affordable rentals
West Bench with their larger properties probably would not have a problem with carriage houses or secondary suites, but Sage Mesa would have a problem. There is already an issue with very limited parking for many residents, so I strongly agree that Sage Mesa not be allowed to have carriage houses and secondary suites. It would cause an added parking dilemma on our narrow streets. And let's not forget our "boil water" usage issue in Sage Mesa every spring/summer.
Helps with housing problems.
Increased traffic, noise, street parking.

There is a housing crisis in Penticton. Let's make the existing suite legal.
Carriage houses on Larger properties do not deprecating the area. I believe they increase the value of ones property
I assume Sage Mesa lots are too small to accommodate carriage homes or secondary suites but if not I agree that they should be permitted.
Already happening. Regulate it, make it safe, tax accordingly and carry on.
This is preferable to multi-family development
allows opportunity and economic security for home owners while benefiting from better services to the area
If it is carefully controlled it does not impact negatively and can help residents financially as well as offer more affordable housing for potential renters.
This may be a way for aging residents to stay in their own home
Absolutely! This is the minimum that should be allowed with the addition of sewer and storm drainage. The cost of living, especially housing, is getting atrocious and we need to support young working families to help pay for these huge mortgages. We also need to support those families with aging parents who still want to maintain some independence while having close family support. With the changing needs of our society we as a community also need to change or West Bench will become an area where only the rich can afford to live. This type of community does not support the young families that West Bench was built on nor does it support Penticton as many of these "wealthier" individuals often live here seasonally and the ramifications of this to everyone who lives here could be huge.
Came from a semi rural area where this was allowed and there were no apparent major negative impacts - though clear limits were placed on the number of inhabitants permitted in the secondary living areas.
It is growth.
More places to live means more people with places to live including renters having trouble elsewhere.
It is a family area not for single family dwellings. Not duplexes or second houses on the property.
Sage Mesa lots are too small to facilitate carriage houses or secondary suites eg. Parking
We all have lots of land that can not support farming. Lets move and give people a chance to make some money to support the land.
The parcel size is still half acre which is fairly large for a family home.
many properties in this area are waste land and get out of controls in wild weeds and water usage, even exist risk from wild fire, poison herb or animals due to poor management. Rational development with proper schedule is the fundamental way to improve the living condition and beneficial whole society!
As family demographics change and the cost of living and purchasing property and houses increases I strongly feel we need to look at Secondary suites for grandparents to remain on their property and allowing family members to move in with them . Doing this would allow grandparents to give child care to grandchildren and adult children to give care and support to aging parents. It would also allow family property to remain in the family through inheritance.
The land is very important to us . We should use ever inch land
We all need help with mortgage payments. we need more housing, rentals available.
As long as this is managed properly.

Very dependent on what "Condition allow" is defined as and enforced
That's the modern way people have to live now because of expenses
I do not want increased density.
It would permit lower cost housing and encourage a healthy diverse community where we could support seniors and young families.
I'm in a situation with elderly parents and could potentially add onto my house for them to live and help look after them, currently I can not do that. This is wrong. With lack of funding and long term care beds currently elderly sometimes have to move to other communities to live in facilities . This is wrong. We need to be able to look after our families and elderly. Or as well how are young people able to afford the current price of housing. My children who have lived in westbench their entire lives are not able to afford here
The words "conditions allow" leaves me to be neutral.
This would be our preferred option for increasing density without changing the semi-rural feel too much.
Conditions should be very limited.
Carriage homes and secondary suites allows for more non-owners and renters in the area. Often renters or non-owners don't always respect the area as much as long time owners. Family suites may be reasonable, but the situation is impossible to predict. This can increase the amount of crime and undesirable individuals in the area (e.g. low income renters with drug abuse history committing theft).
Elderly could stay, and there is a need for rental units. But in order to reduce issues, ONLY if homeowner lives on property!!
This question is framed as if it requires sewer and storm drainage which is NOT correct. I think if a property has a septic system that can accommodate (or could be modified or expanded to accommodate) a carriage house or a secondary suite, then it should be allowed but only IF the building form and character can be reviewed through a Development Permit process.
This would enable families to care for elderly family members.
Well of course. Once you put in sewer, you can have all the development you want including carriage houses and multi-residential units, small lots, trailer parks, condos you name it.
Carriage homes and secondary suites can be permitted on septic. Again, this question is highly misleading and based on a false premise.
Not in my Husula!
Given the lack of affordable housing in Penticton, I think those who want to have rental housing on their property should be allowed if there is sufficient infrastructure.
I disagree with the idea that we need sewer to have some secondary suites on the West Bench. One senior living in a family home is not using the septic system to capacity. We need more creative thinking about how to provide secondary suites. We could enact bylaws such as restricting the number of occupants allowed in one dwelling, if that dwelling has a secondary suite.
presupposes sewers
we need to help old parents who need support, retirees with grandchildren, etc.
As already indicated - secondary suites could be permitted based on the number of residents using the septic system. Many homes have septic systems built for and used by families of 4 - 8 people but currently have only 2 or 3 people in the house. As a result secondary suites could be permitted in Scenario B.

Absolutely not. Look at the growing pains--what controls will be in effect, more traffic, etc.
Housing is in short supply and this can help make living up here affordable for more families as well as help supply a need.
Increased residences mean increased traffic. Why would we add a bunch of additional cars when we have absolutely no control over the roads.
as population ages some may be needed providing there is enough land to support septic needs
More variety of housing options will attract a more diverse population.
Multiple generations can live on one property; rental units can support mortgages and household income; enables gentle densification that maintains neighbourhood character.
Anyone who wants a secondary suite has already built one. There are over 10 on my street alone that I know of. There would be no impact on current services because the suits are already there. Allowing them would simply allow some building control in relation to codes and what not. Carriage houses would be a different story as they are designed to house a complete family in a secondary structure. I agree with the possible need for sewer if we allow implementation of this.
His alone would not sustain the cost of installing and maintaining the water and sewer system resulting in increased pressure for more growth
This allows retirees to downsize but remain in the area and provides growth needed to keep taxes lower.
Since I disagree with the sort of development necessary to support this move, of course I disagree with the question. I can see certain properties under current conditions where secondary suites could be allowed without major problems, but it would need to be carefully regulated.
Enable elderly parents to stay with family and remain functional on their property. Mortgage helper.
Provided they are taxed accordingly.
densification required to save the school
Do really support rental suites in our area.
I think that development and increasing density in this neighbourhood would be a terrible mistake. If you did this, then we would move away, however, if the decision is made to add density, this would be better than apartments or townhouses. We wouldn't particularly object to carriage houses or suites now, although we understand that the pressure on septic systems makes this inappropriate.
It will help residents offset the higher property taxes necessary for sewer and storm drainage, by renting the carriage house/secondary suite. It will be helpful in allowing families to live together, especially aging parents to live with family while being independent.
The majority of the people on the West Bench have chosen to move here for the reason that is it rural and space is of a true value to us..
AS long as they do not impact neighbors standard of living (i.e. overly large carriage houses)
With the provision that these additions compliment the property. No building of massive second 'homes' on the property.
A big question, I support the idea in principal, but do not see sewers coming to most of area F. I see good examples of carriage house in Penticton, but also a few that seem totally over-powering (out of place).

Not so much a problem if it is defined ahead of time "WHERE CONDITIONS ALLOW". Also need to define the how high, how big questions before we go this route. Just ask Surrey how the carriage house idea worked for them. Again, if you want high density, move to the city.
Sewers are a pipe dream without major development and \$\$\$ which we oppose!
If properties are not made smaller than i agree but if properties aren't than I don't agree
Housing affordability is becoming more and more challenging in the Okanagan. If we want to maintain a healthy and active community, we may need to allow for families to supplement income through additional sources, such as secondary suites within their primary residence. However, carriage houses may detract from the rural community charm and overall aesthetic of the neighborhood and should not be permitted. Plus people that can afford to build carriage houses probably don't need the supplemental income.
No will increase traffic. More noise. We like the quiet there is already enough traffic.
It is clean and does not interfere with others. We need affordable housing in Penticton
This would allow for additional densification and broader tax base to fund improvements
Many existing homes are large enough to support secondary suites. They should be allowed now, even without sewer. A maximum # of people per property could be stipulated. Seven people once lived in the house I own, whereas only two seniors are here now. I'm sure many properties on the West Bench have a similar scenario. A secondary suite doesn't necessarily strain a septic system.

Pocket Densification: Assuming community sewer and storm drainage is provided, higher density multi-family development (e.g., town homes, condominiums) should be permitted on larger parcels of land (e.g., gravel pit/asphalt plant, golf courses, large residential lots) where conditions allow. Tell us why you selected the answer you did:

The operative words are where contradictions allow - high hazard land even with sewer are still inappropriate - gulying is an ongoing process. Even with geo-tech reports supporting with conditions political will often challenges good sense. The gravel pit area is perfect for own homes + condos but not the golf courses.
condos not needed in our area. If that was permitted then height restrictions
Developers carry the costs to upgrade water and sewer/roads
Sage Mesa golf course development was soundly turned down before and will be again. I will not pay for a sewage system that profits one family in Sage Mesa at the expense of the rest
Why do I get the feeling that this item is the raisin d'etre for the whole exercise? It would be helpful if you were more upfront about the development pressures that are being exerted here.
In special use areas only. Houses strong a golf course is lovely, turning a gravel pit into a condo development isn't. Development needs to be in keeping with current existing home types.
Growth and development are great
There would have to be major improvements to road ways to support this. 2 narrow wooden bridges are bad enough. I'm not sure that our taxes would be able to carry the costs without major increases.
Maybe some townhomes for those wanting to downsize mixed in with single family homes and green space but NOT condos on the West Bench it doesn't suit the area and definitely neither on large residential lots- that is where the addition of a carriage house comes in!!
Whatever makes fixing the pipes affordable!

Whatever it takes to solve major issues with sewer and storm drains, at minimal cost to each homeowner.
Allows for population growth while keeping our rural feel and not having the urban sprawl.
I think the west bench community fell will be destroyed with multi unit developments. Keep them in town.
Okay but pollution industry such as asphalt plant
The views are spectacular up here - bigger building may detract from that. Also I would be concerned about the stability of the soil just from the building process.
As long as this were to be done tastefully and not built to block the views of those persons up the mountainside.
Live elsewhere if you want this.
As above. Completely opposed to this.
More dwellings = less cost per dwelling for major improvements
There need to be community guidelines but yes, I think we need to be realistic in what families/retirees can afford in order to keep the vitality of the neighbourhood.
Maximize the larger parcels to minimize cost of major improvements for all.
There is a lot of land elsewhere around the area that could be used first. Clean up the crappy parts of the areas . You know the ones, and finish as needed to enhance further pride and growth in those areas. ALL areas of the city and the RDOS
not wild about the idea as it would create too much traffic to the West Bench/Sage Mesa area(generate way more vehicle traffic than single family dwellings) We can allow larger parcels of land to be subdivided for single family dwellings but not for high density multi-family developments.
It start with densification but than expands. Make sure there are well thought out guidelines and well documented to stop it from spreading.
If we want to keep West Bench school we need a higher population of growing families. Currently, properties in the Bench are too expensive for young families.
The last thing I would like to see is this area becoming another Westbank (West Kelowna).
Too much density does not fit the semi-rural nature of the Bench. I came here consciously trying to avoid suburbia and I love the space and views up here. I could live happily with a significant increase in the population through carriage houses or rental suites but dense condo development would be anathema.
Densification should be carefully monitored. I would like to see single family homes on half acre lots but not large condo buildings that will block views.
I like how open the area is. Squishing more house in the west bench takes away all the attractions of living in the area.
No! This totally goes against rural setting and living
Keep west bench rural. That is why we live here
Please do
No thanks. This would change the neighbourhood community feeling
More dwellings would help pay for necessary infrastructure so costs lower for all residents.
the character of West Bench will be destroyed .
I am interested in a community setting that is multi such as a rancher style neighbourhood and assisted living and care options as the population ages .

I don't believe high density homes will be suitable to the west bench, this should be kept closer to city. There is not sufficient parking...do not want roadways blocked or used as parking lot. That creates an unsightly looking neighbourhood.
I am not in favor of this at all. The entire population will be paying for the cost just to develop the multi-family areas.
I think these can be done well and provide a different option for people wanting to live on the West Bench who don't want large parcels of land
Need some of this
There is no mention of CONDITIONS BEING PUT IN PLACE regarding the impact on the surrounding wilderness, developing the above noted parcels of landwhich these possible high density developments WILL have. Again, a suspiciously open-ended scenario, which will contribute to the WB becoming a busy suburb of Penticton. Homes sell quickly on the WB, and the financial advantages of being taxed on the basis of septic must attract the purchaser. Again, to be responsible to the West Bench's clay base, much data should be 'out there' regarding embracing life with septic tank use, and the offset being the charming quiet rural flavour of our wonderful West Bench.
All the above-noted higher density development would take away our quiet rural setting. Speaking as a Sage Mesa resident, our roads cannot handle multi-family development traffic, and if more housing allowed, the whole rural setting of our subdivision will be changed.
Same as above - helps with current housing challenges.
Absolutely not. This is the only community without high density housing and larger lots. In ten-15 years this community will have a much higher value because of it, that is already fact in the few lower mainland communities that have held out. As long as we have a safe year round water supply and raised sidewalks for the kids on all walking and bus routes it is enough progress. Septic is easy and used frequently across Canada.
We moved here to get away from this type of housing/neighbourhood
I'm open to this option if they are high quality and attractive developments. I do not want ugly fourplexes turning up. If that happens, I'll tear my house down and build the highest density buildings possible and move out of the west bench.
Penticton needs more multi-family homes
I think pocket densification is a good idea however does it necessarily need to be multi-family dwellings? I think the survey should indicate more choices; for example single-family pocket development option, as well as multi-family (town homes and condos) option. The former may be more palatable to existing residents than the latter.
Development will help to offset the cost to existing residents for sewer installation.
Penticton and surrounding area is to become a growth area due to demographics/retirement of baby-boomers.
Is development is of high quality and location and access is carefully considered it would help to pay for upgrades.
Town homes and condominiums do not provide the rural living that currently exists.
Willing in MOST of the above mentioned areas such as Pine Hills golf course (NOT WOW), the gravel pit and north side of Westwood area, keeping in mind to minimize any changes to traffic flow and volume. I DO NOT agree that large residential lots should be allowed to develop as I think carriage houses would be more appropriate in these areas and would help to maintain the rural feel of West Bench. I do not agree with condominiums in the possible areas of development but agree with townhouses interspersed with houses as long as there is

green space or some land around them and they are not packed in one after the other, maybe allowing a cluster of 4-6 townhomes per 3/4 to 1 acre and 1/2 or 1 acre home lots. I would like to see different proposals presented by the developers and then a vote on what residents feel is most appropriate for the area.
Too much density - would take away the semi rural feel of the area.
We need the help.
Good use of land most of which is idle. Even Indian Bands have started to figure that one out.
Not interested in changing residential homes to townhouses or multiple duplexes
Would require significant improvement to road structure e.g. widened, sidewalks, etc. to support increases traffic
would love to see the asphalt plant go. do the golf courses make money now? large lots are a just sitting there. bring in some more families will help other services bloom
Only on selective areas and where it makes sense.
agree with proper control
I am not in favour of this
City need every thing
I'd like to see condos and townhouses. I don't want to see gravel pits or asphalt plants. We have enough golf courses.
I don't this this area supports Condominiums.
Would agree but large residential lots would need to be defined clearly (i.e. greater than 2 acres?)
Keep rural
I am not interested in seeing this occur.
I would be ok with this this if there were just 1 or 2 developments that were, for example, limited to say 20 units. but once you open up this possibility there's no tapping the brakes or stopping size or number. I expect the people who want to do this will want to maximize their profits and push any boundaries constantly and that sounds extremely hard to manage.
I don't think high density needs to be allowed. I don't want to pay for infrastructure so someone can develop apartments etc. to make profit.
Town homes and Condominiums change the whole demographics of the West Bench which I oppose of.
As long as the parcel is very large (15+acres)and the new housing only takes a smaller portion of it leaving a larger amount of land to maintain the semi-rural feel this might be a viable option but would depend on each specific parcel and how the neighbourhood around it would be impacted.
Require more information to make an informed decision about an ambiguous hypothetical question about future predictions.
I would rather see the government pay it's share and maybe high traffic can be avoided.
As per the question above, this question is framed as if it requires sewer and storm drainage which is NOT correct. There are many examples of larger and denser projects that do NOT require a sanitary system and definitely not a storm system. Nonetheless, I support some densification but ONLY if it is in the "right" location. I definitely do NOT support this just because someone has a large property, especially if the larger holdings are on the outer edges

of the community which is almost ALWAYS the case and is the reason for the phenomenon know as sprawl.
Perhaps a good idea, but I am still undecided if pocket densification is a good idea.
Higher density pocket development can be supplied with packaged septic systems, at any scale. This is again a highly misleading, and irresponsible way to frame this discussion.
Enough traffic for the bridges now. Condos, townhouses, apartments, have no place here.
Tastefully developed town homes should be permitted in appropriate locations. I do not want to see condo developments on the West Bench as I do not think they are in keeping with the character of the area.
In theory this sounds like a good idea. But, on what basis do you disallow homeowners to subdivide just because they live on a 1 acre lot, when they have helped pay for a sewer system and storm drainage. Seems like you will be creating some contentious inequity.
want rural, not suburban
I strongly oppose pocket densification if it is permitted "on large residential lots". Developers will purchase 2 - 3 lots on stable land and build high density/multi-family buildings in the midst of large rural lots. This will completely destroy the rural character of the West Bench.
I support pocket densification if it limited to the gravel pit / asphalt plant are and golf course. If the asphalt plant simply relocates to PIB land and poisons our PIB neighbours and continues to poison us - then I oppose that pocket densification. Asphalt plant pocket densification will only work if the asphalt plant agrees to permanently vacate the whole area.
They would have to be strictly controlled. You build a condo/townhouse--who's previously unobstructed view is gone? How are the roads going to handle the additional traffic? Policing? Bylaw enforcement?
If it was a planned community with no impact to the neighbourhood, and would "fit in" to the neighbourhood, it might be one thing, but if they allow rentals/vacation homes/etc., not many controls are in place for those in existing homes close to the development.
People choose to live here for the quiet, the privacy, acreage living - let's keep that.
Where conditional allow? That's vague. If lower West Bench wants to load up on multi-family developments, go for it, but do so with a specified service area. I am not willing to subsidize someone's vision to develop.
Not willing to fund community sewer so a large development could be built (eg; on a golf course). The cost should all be on the developer
only on a case by case basis.
Increased tax base to support new infrastructure and services, but needs to be done carefully with consideration of impacts on character, traffic flows, etc. Clear criteria for sites suitable for intensification should be communicated and discussed.
I do not trust that the RDOS would restrict developers to these areas. If there were pre selected parcels and areas, which would never change and the list would never be added to, I would be for it.
not sustainable with out an ever increasing level of densification
Yes as long as roads are improved.
Ditto as above since I disagree with any major development such as sewer or storm drainage of the type envisaged above..
Like the rural life style
Again, this is making West Bench into what is has never been.

its time to get on with development such is occurring in the rest of the Okanagan
As long as we keep the area as single family homes. No low income housing. We have low crime rate and want it to remain.
Thin edge of the wedge. We start somewhere and it spreads from there. This is not downtown...if you want high density, put it somewhere suitable that is already urban.
These developments will help pay for the new infrastructure. However I think you need to sell this idea with a specific design code as I outlined earlier. www.kirschnermountain.com/sites/default/files/13-10-31-Guidelines.pdf
Pocket densification is not what I want to see on this beautiful Bench. As it is now Pentictonites are been forced into this type of densification and it is not appealing whatsoever.
I am not confident that Bartlett and Westbench drive can adequately handle the extra traffic volume, nor would I want higher volume. I assume that the dump trucks would still be operating from the PIB area, which would only add to volume and wear and tear on the already dilapidated roads
Not in this area
Complicated. I totally support high density housing, if done correctly and located well. Hard to picture in most of Area F.
If the developers pay for the cost to install sewers to each home and a new silt/clay report is done for each development I would agree to this kind of change. Has everyone conveniently forgotten about the RED zones on the bench. I would want a paid geologist to represent the homeowners to interpret the findings. I think the cost for a storm drain would be huge, let alone a sewage plant.
Banks Crescent in Summerland says it all. There is lots of land in the city for that type of housing. We live here for a reason.
Keep Kelowna in Kelowna!!!!
No residential only
It will detract from the rural open community atmosphere. If you want densification, live in town.
YUCK! No way do we want or need condos up here.
To keep. It rural all land plots should be no less than 1/2 acre except on red zone land where it should not be allowed at all.
There would be congestion on roads, and walkways like the KVR, more noise, wear and tear on the already poorly paved roads and building on unstable land. I know you say where conditions allow, but I do not trust that
has to be very well designed and moderate - no big high-rises. A development oversight committee - like the City would be appropriate to allow for community input on the look and design of the multi unit
Makes sense from a smart growth perspective to have West Bench - Husula Highlands area grow.

Subdivision: Assuming community sewer and storm drainage is provided, subdivision of lots should be permitted throughout the West Bench where conditions allow. Tell us why you selected the answer you did:

<p>Other than the larger acreages in the below the bridge area, the 1/2 acre minimum lot size on most of West Bench is quite suitable for semi-rural flavour. Sage mesa appears already over populated with ongoing gullying a fact. Upper Red Wing already found they cannot stop people from watering lawns - the same is true for non PIB land. The alluvial silt cliffs must be considered for the future. Human nature and broken piping from time to time are to be expected to create hazards. Again the operative words are where conditions allow. I am not comfortable that political will will not trump good sense in the end- remembering well voiced complaints about other geotechnical reports not being believed. The recent Summerland controversy over the land near the fish hatchery confirms how close eagerness to increase a tax base can influence political will. I have seen slides where their cover on rocky areas moved because the water course was changed by a homeowners landscaping. Who is watching out?</p>
<p>subdivision builds community</p>
<p>As long as they pay for improvements, we in Sage Mesa don't have the luxury of subdividing. gold course development should be allowed providing all costs are born by these to be included in lot/home pricing. The KVR corridor should be blocked from motorized traffic and maintained as a non-motorized recreation corridor i.e.-bikes, pedestrian and horses</p>
<p>Same reasons as given on previous page and road system cannot handle present traffic. Example Sage Mesa Drive and Sage Mesa hill - these roads cannot be changed due to the terrain and present homes in Sage Mesa</p>
<p>I would not be opposed to townhomes or condos - just limited number of them. Wouldn't want to see them everywhere on West Bench</p>
<p>too many large lots which are poorly maintained</p>
<p>Large lots should be subdivided if room permits.</p>
<p>As long as there is proper planning I don't think it's the worst scenario.</p>
<p>Again only minimally and with guidelines such as minimum 1 acre or so and not if it ruins the look of an area or impacts the surrounding homes and roads/increases traffic too much. If LARGE Lots are permitted to subdivide then there needs to be a formula used so that someone with 15 acres can't subdivide the same number of lots as someone with less acres; so say someone with 2 acres could subdivide into 2 lots I wouldn't want to allow the 15 acre lot to subdivide into 15 lots where there has only ever been 1 house on that property to date. If there is growth it needs to go slow, to be done in stages so we can clearly see how things are changing so people don't say what did they do to West Bench they ruined it!</p>
<p>Again, this question refers to West Bench. Sage Mesa lots seem too small to subdivide. But to those in the West Bench that may fear having the same lot size as Sage Mesa, fear not. We enjoy our community!</p>
<p>Whatever it takes to solve major issues with sewer and storm drains, at minimal cost to each homeowner. Old style agriculture /irrigation is wasting valuable water; those that wish to split properties instead should be allowed to.</p>
<p>Don't want splitting of lots. Too much potential for urban sprawl.</p>
<p>With minimum 0.5 acres lots</p>
<p>I think west bench should stay minimum .5 acre lots to avoid losing all character. There are very few of any areas in town still where bigger lots are still available.</p>
<p>to meet housing trend and improving our living condition</p>
<p>How can you have growth if you don't change anything.</p>
<p>This does not affect me as I am in Sage Mesa</p>

If you want to increase population in an area this is more acceptable. It keeps more green space if reasonable limits are put on lots. Depends on minimum lot size.
Same
Again, more dwellings = less cost per dwelling for major improvements
If a family is no longer using their property/acreage as it was intended 40 years ago - why not let another family enjoy the benefits of living in West Bench by allowing a subdivision? It is interesting in WB because every lot is so unique. There are 3.5 acres beside homes that are less than one acre. There isn't really a standard anyway so allowing for some flexibility to properties that have conditions that allow for subdivision seems logical.
Agriculture is no longer feasible, so owners should be allowed to subdivide.
more single family homes to make up a larger tax base.
prefer to see it contained in certain areas
Same reason as previous question.
Half acre lots would be the densest option I could support. Anything more and the the Bench loses much of its appeal to me.
For single family dwellings and coach houses only
For people sitting on large plots of land this makes complete sense. they should be able to subdivide to a certain size. It would get rid of some over grown orchards.
Too many people and traffic
Please do
Growth is good
I chose 3 because it neither agrees or disagrees with subdivision. I live on Sage Mesa so this question about West Bench does not apply to me. If "West Bench" means including Sage Mesa, it still wouldn't apply as most of our lots on Sage Mesa are too small to subdivide. If this refers to subdivision of large vacant parcels on Sage Mesa, then I would chose 5/strongly agree so that those new lots could help pay for needed improvements
chopping up the lots and building whatever will be permitted will not help the community to preserve the landscape and quality of living.
Yes, as long as each property can allow parking and storage for their RVs. The sandstone area is terrible as there is multi use homes with suites and no parking. The roadways are polluted with vehicles parking, it looks unsightly. If a home can provide additional parking for tenants on property, then yes I'm for this.
why do we have to assume community storm and sewage. Maybe allow subdivision of the land to a minimum of .5 acres and upgrade the septic system to meet the new demand.
I don't want sewage and storm because we need more population to pay for it, and I don't want more population
As long as there was a reasonable lot size limit so it didn't look too crowded.
Kills rural feel
Watching the speed at which the people going toward Husula; particularly the subdivision below Husula - these residents drive very fast toward their home areas of higher density, compared to the rest of the West Bench with its more rural lots. THIS IS a pretty good indicator of how things will look in the future, by encouraging high density housing of any description.
Please leave things as they are to keep our quiet rural flavour

There is a wide range of lot sizes in the West Bench area, for those that want to subdivide I think they should be given the option as long as the infrastructure is in place
All the above-noted higher density development would take away our quiet rural setting. Speaking as a Sage Mesa resident, our roads cannot handle multi-family development traffic, and if more housing allowed, the whole rural setting of our subdivision will be changed.
Will be needed to facilitate managed growth.
No to lot development and density. If we want more families at the school, the school board can shift catchment areas.
The needs of the community are changing. Old cherry trees seem like a waste of usable land to support the housing needs.
Penticton needs more new subdivisions and newer homes.
I don't live on the West Bench so don't have an opinion on this question.
Some general comments about the survey: 1. There should be a general comments section (for comments like this). 2. The survey should not automatically complete without the option to review it first - perhaps a "Send Survey" button at the end? I didn't finish filling it out the first time because I went ahead to check what questions were next (so I wouldn't duplicate my comments) and suddenly my half-completed survey was sent... 3. Estimated infrastructure costs would have been very helpful - people are being asked to make big decisions without knowing what the cost implications might be. 4. Thanks for all the time and effort you've put into this process.
This will not go well. Will result in unplanned growth, sprawl, fence line/site coverage issues, view/site line issues.
You should specify a minimum lot size in this question. I would agree with subdivision if the minimum lot size would be .25 acre
Many of the lots are so large that even after sub-dividing they would still be spacious. I would prefer sub-divided lots for single family dwellings as opposed to higher density such as condos and town houses.
Far too much development!
The key here would be who decides where the conditions allow and what those conditions are! I think stipulating the size of the parcels would be the most important thing. I would only agree if these larger residential lots had a minimum lot size of 1 acre and had to consider the surrounding homes and the impact on their views! Again I feel carriage houses would be more appropriate.
Too wide open a question - and not sure what "where conditions allows" means.
It is the future, move to the forest while you can if that is what you want.
Why not.
Not interested in changing residential homes to townhouses or multiple duplexes
Need very strict rules dictating subdivision so that urban sprawl does not happen because of greedy land owners capitalizing on opportunity for personal short sighted monetary gain.
again the large lots are not being used now. so lets develop and bring people in.
There are too many large lots which are not being taken care of properly as the land owner doesn't have the time or energy to properly maintain them.

Subdivision in a big lot is natural selection and will benefit to the whole society, revenue, and residents in the area, and environment friendly
Strongly appose
I do not want wast land
As long as they don't just open up and say yes to any and everything proposed.lets not ruin our area
We need more tax base.
This may lead to patchwork lots and houses far too large for the lot. Would there be a restriction on the % of lot being allowed to be built upon?
Some lots here and there but not huge subdivisions
I do not want to live in a suburb.
Larger properties could subdivide and not need sewer, properties would still be large enough for septic systems. 1/2 acre minimum.
A minimum lots size needs to be established. Subdivisions have been the downfall of communities because contractors buy up the land and over develop with small lots. I do not want this to happen on the West Bench.
We moved here for the rural feel. This would completely destroy the community. Any growth and development needs to be very carefully planned and thought out in order to maintain the unique beauty of this neighbourhood.
Again not in favour of property developers.
Smaller lots are available in Penticton; the West Bench's appeal is the large parcels of land and opportunities for agriculture and quiet rural enjoyment. Smaller lots destroy the peace and quiet when densification and increased traffic and accompanying infrastructure are in place.
I don't live on West Bench, but I be see nothing wrong with smaller lots like on Sage Mesa
As per the question above, this question is framed as if it requires sewer and storm drainage which is NOT correct.
I would support limited subdivision of very large properties. However, only if there were some limits such as a sliding scale that would allow someone to "split" a property only (eg. one could split a 10-acre parcel into 2, 5-acre parcels but not 5, 2-acre parcels) with a minimum of 1 or perhaps 2 acre lot size.
West Bench would then be more "city-like" rather than rural.
I would rather not answer a series of complex questions that insert sewer as the precondition for every eventuality. This is not based on science.
We bought here for what it is. Not for development and "carriage" houses, or should I say mortgage helpers to happen next door.
I would like to see subdivision permitted in some areas, but not carte blanche through the entire West Bench as it would be good to retain agricultural character in some places.
Absolutely not. The West Bench does not need a hodgepodge of more development. Views and property values, neighbourhood characteristic and traffic flow/numbers could be significantly impacted. It will also create a sense of unease about knowing what's coming next on your street. For example, punching a road through on Moorpark to Newton will have significant impact on traffic flow, and people wishing to cut off drive past the school. Is that desirable for residents, or just for a couple property owners wanting to develop/
as above

This will mean the end of our rural neighbourhood.
Controlled increase of the population will help the tax base, allow more people to live up here and not substantially change the atmosphere.
Again, I don't know what those conditions look like.
retain rural flavor
where appropriate considering slope stability concerns, ease of access to sewer, traffic increase.
Large lot sizes are what makes the area rural. If we start subdividing I may as well move into town because there will be no difference and I can eliminate the 6 minute commute.
Not sustainable with out an ever increasing densification
Needed growth would help to pay for services.
Remain minimum of present 1/2 acre lots
Too vague. Subdivision of what, one acre into ten lots? Two acres into 7 lots?
the higher densification will improve tax revenues and cover infrastructure costs
Don't think the roads are sufficient for current traffic. Fully understand the challenges with road upgrades and the lack of control the regional district has over this given that Ministry of Transportation does roads authorization. I noted what happened recently in Summerland over a similar subdivision of undeveloped natural areas. I don't want to see that model in my neighbourhood. I remain concerned about sink hole risks and note that sewer and septic does not prevent potential issues associated with erodible soils. Even with more infrastructure, failure is possible; this is not the place for denser development.
There needs to be a larger minimum lot size than in Penticton. I'd say 1 acre minimum to keep the rural character.
Subdivision-no way. Why is it that our solitude, space and enjoyment of a rural lifestyle has to be tampered with. Subdividing would do nothing but take away what has drawn us to living here.
not in this area
If someone owns 2 acres of land they should be able to subdivide (lots of grass to cut). We need more housing in (WB) Penticton. If one cannot subdivide then I really don't see the point of spot densification & extra traffic. Developers make a bunch of \$ & we get sewers. Why don't we explore putting in our own sewer system without pocket densification ?If we cannot subdivide I would rather leave things as they are, rural charm will increase our property values!
Read the above and I don't want infilling of new houses
Again, the division of lot size is fine - as long as the current minimum of a half acre is kept. But I oppose the division of lots into smaller sizes. Again, my mantra: if you want smaller lots - MOVE!!!!!!
as long as properties stay 1/4 -1/2 acre in size
No for reasons already stated. Do not want more population up here which brings more traffic.
Needs to keep the rural feel, so no house behind a house subdivision which would stop neighbors losing there view which is probably part reason of there choice to spend lots of money on their home.
This would be very individual scenarios and nothing this obscure

some large lots would benefit from subdivision - some would not. Aesthetics and building restrictions that would reduce the likelihood of ugly subdivisions and allow for a broad spectrum of housing options - attainable housing to luxury housing
Lots of 1 and 2 acre properties that could be subdivided. Smarter to infill rather than have new housing developments up on Campbell Mountain..

To maintain and enhance the farming lifestyle, no other uses except agriculture should be permitted in the Meadow Valley. Tell us why you selected the answer you did:

We presently own a piece of agricultural land across Fish Lake Rd from a piece of land that was turned into a motocross track. I strongly disagree with this type of use for prime agricultural land. As well as destroying the look of the land, it also creates a lot of dust etc. for neighboring farms
Some land should be kept as agriculture but non-arable land could be used other ways, this making a more diverse community
To each their own!
There is ample non arable land in the area to facilitate growing the population moderately to diversity and increase the tax base
An agricultural study should be done to determine the future direction of agriculture in the valley. Most of the area is hobby ranches now. Only a couple of true farms existing. Farming is supposed to be a business not a lifestyle.
Each property is individual and should be treated accordingly
Depends. As long it is non-disruptive to neighbours small businesses (Home based).
We must preserve good bottomland for crops and grazing. On the steep side hills it would be OK for hobby farms, etc.
lots of opportunities
Farming and high density lots or subdivisions do not mix
Keep rural lifestyle
we value peace and quiet. We at concerned about increased road traffic. We already deal with unlicensed motorcycles and ATV's using the public road
There is no Fire protection in Meadow Valley and only one access road.
If it isn't broken, don't fix it! Further developing the land could have greater consequence than that of agricultural influence.
"no other" is too restrictive. However, the lack of almost all infrastructure should preclude MOST other more intensive uses.
Because it will put additional pressure on the water supply and some properties are ;not suitable for agriculture.
All land parcels when an owner is choosing to possibly change or rezone should be assessed on a parcel to parcel basis - the no change option is narrowed minded and not forward thinking itâ€™s also not in the best interest of tax payers if other possible feasible changes to a property may see increased tax in the kitty of the RDOS. This is forward and positive thinking
I'm on a well with 2 gallons a minute. I truck 350 gallons of water in every day in the spring and summer so that I can have a small garden. I feel water in my area would greatly increase my efforts for farming as right now I wouldn't even dream of building a green house or having

<p>animals as we barely have enough water from our well to wash a load of laundry a load of dishes and God forbid we try to have a bath or even water my garden.</p> <p>I'd love to have water so I can have agricultural land use like everyone around me. I have a cherry plantation next door 25,000 cherry trees planted. And I have to truck water in to water my fruit trees. Absolute BS.</p>
<p>As a co-owner of a property nearer to Darke Lake and passing through Meadow Valley, I believe the enhancement of Farming lifestyle should be maintained and encouraged. It has been proposed to put a motocross course on an acreage near our property. I strongly oppose this as I feel it a pollution in every sense, noise and environmentally. Possibly a woodworking or ? Nursery business would be better choices. Land that is in the ALR is for farming and agriculture whether raising livestock growing Feed crops or other related uses.</p>
<p>that why we live here</p>
<p>We are one of the currently residential properties in Meadow Valley, don't want to be forced to farm to remain. Don't object to some large parcels (5 - 10 acres) in the surrounding hills on non-ALR land becoming residential. but NO hi density</p>
<p>keep it as it is -</p>
<p>We do not have an adequate water system to support development</p>
<p>In some cases, particularly in the case of cattle grazing, agriculture can be harmful to the sensitive ecosystems of this valley. It is important to consider this when limiting the type of activity in a certain area. Single dwellings, in some scenarios, have less impact to the environment than certain agricultural practices.</p>
<p>Agriculture is extremely detrimental to the environment</p>
<p>We 100% support the continued utilization of agriculture and would like to see prime farm land maintained for a variety of farm/agriculture uses such as hay land, cattle production, and vegetable/orchard production. We feel strongly that we should be able to provide for our families in a time when less land is available for total food production.</p>
<p>I like using the land for agriculture, but we also like to enjoy other uses on the land other than farming. I think the property at the bend building a dirt bike track is a great use of the land without permanently destroying the land quality for future farming. Bringing tourism out this way is good for everyone who lives here. If farming is the only use then winery and with a retail wine shop for a family farm isnt allowed.. Id like to have a few things to do our here like buy eggs from the local farm market of a coffee shop for locals out here to meet up and gather..</p>
<p>Existing residents chose to live there because of the farming atmosphere. Allowing non farm activities is disruptive and can significantly change the well being of residents.</p>
<p>Simply to conserve water for current users bearing in mind we have fairly severe restrictions each year as it is .</p>
<p>the water system is already at capacity new development would compromise it.</p>
<p>I feel this area has been, and should continue to be used primarily for agriculture use.</p>
<p>We support Agritourism, as long as it doesn't take away from the land.. We do not support commercial ventures that are non agriculture</p>
<p>I believe if it is within the ALR it should be kept as ALR. When these properties are purchased they are purchased for agricultural reasons and it is a well known fact that these properties are next to impossible to subdivide. And anyone who is farming on these properties and meet the criteria are given a lot of tax write off incentives. And now with the real estate prices the way they are now I can't blame someone for wanting to subdivide some parcels off their</p>

property to generate some income, however this is ALR and we have to protect our ever declining farm lands. I do believe if the land is not within the ALR and is deemed virtually un-farmable the property owner should have the right to subdivide with restrictions.
Meadow Valley is a beautiful fertile valley that has been farmed productively for 100 years. Non farm-able land for rural residential properties will face a water security issue.
Strictly Agricultural uses (Haylands) incurs massive use of water ..
Maintain the best uses in the existing RA zone .
We should preserve as much agricultural land that we can before it is all gone, as well, we do not want land contaminated with anything.
I believe there should be opportunity for people who choose to live rural but do not rely on agriculture as their main means of income. Currently in meadow valley very few residents that rely on agriculture as their main source of income. acreages between 10-40 acres in size do not pose a threat to the current agriculture practices that are NOT within the ALR, should be allowed to subdivide. I agree that each application should be considered carefully with respect to adjoining properties. People who want a rural lifestyle, own a horse or two, enjoy the quiet nature of rural living and live close enough to Summerland and/or Hwy 97 for a quick commute to work is what lacks in the our area.
A large part of Meadow Valley is within the ALR. Allowing higher density development around the periphery and in pockets within the main valley creates conflict with primarily agricultural usages. It can also put pressure on the available water resources to support not only agriculture but residential uses. This also is at odds with the Regional Growth Strategy which tries to discourage hard to service growth pockets in isolated and agricultural areas
the is two side to it: 1, To protect the agriculture land because is despairing very fast and 2, People still like rural living to enjoying the peace, harmony and the beauty of it and the is a lot of jug familiars they like small farming and hobby farming.
I believe that agricultural land is important , and subsequently should be used as intended. As an owner farther past Meadow Valley, I have proven that resource area that also can be used agriculturally. We have witnessed someone in the Meadow Valley area trying to use ALR land for a racetrack- which changes the character of the area. This for example, should not be allowed, in my view.
The area is already successfully farmed and it would be a huge loss to change the zoning to residential. The price to upgrade roads and services would e very costly.
If a person owns ALR land that is actually not productive and farmable they should be allowed other uses that are within an country life theme - like B&B, home based businesses that do not interfere with a farming community lifestyle, tourism type businesses.

To maintain the rural character of the area, no further subdivision should be permitted within Faulder and Meadow Valley. Tell us why you selected the answer you did:

There are some properties outside of the ALR in Meadow Valley that could be made better use of if they were subdivideable. Example along Meadow Valley Rd and Upper Fish lake rd.
Allowing smaller lot sizes also allows for a larger community to support community initiatives, such as a store, volunteer firefighters, etc.
To each their own!

If we can increase the population we can support more community based initiatives like a local store or volunteer fire dept.
Lot line adjustments should be allowed. Meadow Valley has 50 acre parcel size subdivision now, it should be the same.
I'm not fully opposed to new subdivisions but it must fit in with the lifestyle of Faulder, outdoors, quadding, dirt biking, agriculture, rural living. Adding development is a fine line between losing the feel of Faulder and the reasons We moved there
Some larger parcels could be subdivided to 1 hectare parcels to conform with the rest of the neighbourhood.
I think parcels 2 acres and above should have the option to subdivide. What about carriage houses at least?
Now the 2 ha minimum is in place and are few spots where there are any lots suitable to subdivide I disagree cutting them off. I have 16 acres Off Mountain Views Rd but I have not subdivided it off my Fish Lake parcel yet.
why not
Minimize loss from wild fire, protect and preserve water supply
Faulder has major water problems. This acts as a prime example of what should not happen in Meadow Valley
Keep rural life style Allow to split 5 ac parcels to 2.5 ac
We live past boy scout camp. We favor acreages over 20 acres to be allowed limited subdivision but not the small Faulder/Meadow Valley acreages.
The current water system is not designed for more development or expansion.
I moved here to get away from street lamps and cookie-cutter homes.
what if a person wanted to will their property to several children? That should be allowed.
Allowed depending on suitability of property and supply of water.
Why should we completely shut down an owner potentially subdividing to maybe have Family build a Second home and or create additional space for another home, if there is water and sewer for that home again it should be on a base to base for land to land or parcel to parcel decision, not everyone is connected to the Faulder water system and in that case why should those properties be told they cannot be subdivided if they fall within the subdividing or re-zoning bylaws of an area. This area should also really look at and consider allowing carriage homes on properties they are forward thinking revenue producing Ways for families to live get ahead and create more tax dollars for the regional district.
I agree as I don't have enough water for my 10 acres allowing others to build and apply for water is BS. I don't have water but a cherry plantation can be planted next door and water taken from natural springs and sources causing my underground well to run out on a WEEKLY bases during the summer and for days at a time.
As a co-owner of a property that is approximately 38 acres and divided by Fish lake Rd. I feel that subdivision should be permitted. Also in the Block of 4 properties I refer to one of the properties was subdivided a number of years ago. These are large parcels. I understand it would not be holding to the rural feel by subdividing into small lots and am not promoting that. But within reasonable size of property. Not uncontrolled development.
that why we live were

We are one of the currently residential properties in Meadow Valley, don't want to be forced to farm to remain. Don't object to some large parcels (5 - 10 acres) in the surrounding hills on non-ALR land becoming residential. but NO hi density
the aquifer level changes from year to year depending on snow load and usage - also most Faulder drivers try to beat their last time in seconds to town - don't need any more idiot drivers in the area -
We do not have an adequate water system to support development
No more expansion or development, this area needs to be protected because of the needs of wildlife, and water protection issues.
We feel that each application for sub division should be considered on an individual basis, with a site visit from an RDOS representative as there are properties within the Meadow/Darke Lake area that are not ALR land but are very rural with no opportunity to farm. They are properties that could be starter properties for a young family or for families interested in rural living. In particular, District Lot 4239, 3 km north of Camp Boyle has 3 properties, Lot 2,3 and 4 that are interested in sub dividing their properties as to allow for development in a small area that otherwise has no further development opportunities as it is surrounded by Crown Land. Lot 1 has previously been subdivided naturally by the road. Area E, Twin Lakes, formerly had a clause in their bylaws that stated that properties that were naturally subdivided by roads, railways etc. could be subdivided no matter the size of the property. We feel this type of clause could be beneficial in the current OCP rewrite.
I think there is no more room for a subdivision. We own a 5 acre plot near the corner of Fish Lake and Summerland Princeton road and we'd like to one day make a shop to fix cars and build toys in.. gather here for locals to have a beer and watch the kids play in the trees.. skate on a man made ice rink in winter and maybe a roller skating rink in summer. Grow a big garden and maybe even have a small tiny local farmers market out her just for locals and truckers passing through.. Its good to get to know those who use this area. What better use that a local store like the old days..
Preventing further subdivision is not only important to maintain the rural feel but it also helps ensure that precious water resources do not become over subscribed.
As above
due to the water and sewer systems limitations
I am not against subdivision, however, I feel all aspects should be taken into consideration, and most importantly, WATER .
There must be adequate water supply for any subdivision approval. Faulder area has minimum water supply as it is and feel it can not support any additional subdivision. Meadow Valley however does have excellent water source that could support "Non Agriculture" subdivision i.e.: .. land that is not in the ALR
Ties in with my answer on question #1. ALR absolutely not. Outside of ALR yes with restrictions, especially on non-farmable land.
There may be a case by case basis that would allow for additional rural residential property to be developed on non ALR lands.
Absolute positions prevent common sense changes , like lot line adjustments and other sensible land uses.

We like the rural lifestyle, which is why we moved our you g family here from the coast, but we understand why larger parcels need to be broken up (preferable into single family dwellings).
I disagree for the reasons I listed above. I believe well thought out strategies and careful consideration to each specific application can allow moderate growth without having a negative impact on current rural properties and lifestyles. I don't believe that Meadow Valley should be chopped up into 2ac parcels but the 50ac minimum is too high and bias towards properties large enough. 10-40 ac minimums should be considered to allow slow, moderate growth.
Any subdivision that would be allowed should not be allowed if it would substantially increase the population density in either areas. As has been found with higher density development in the built up area of Faulder, the aquifer in places has a very limited ability to support larger scale development. The aquifer has large unpredictable long term fluctuations in its recharge rates. The cost of expanding the current Faulder water system would in my opinion not be a viable financial option for current or future residents.
The is a lot of jug families with children like to do small farming but they can't effort to bay big property, so is OK to subdivide the big one but set limit like no less then 10-15 or 20 acre. I live in Meadow Valley for 20 years and I don't know one farm that make and live from the land 100% at list one of the spouses work in town to make for the balance. The other ones; the small holdings do only hobby farming or just enjoying it. The property are to small for big farming and to big and to expensive for the jug families....and the big farming and small holding don't mix anyway. Times are changing and to create small farm is better and keeping in the agriculture land, then selling it eventually to a developer and then the farmland is gone... gone forever and no one can enjoyed any more. We can't stop the progress and have to face the reality but do it smart, slow and wise. A lot of us planning to stay in Meadow Valley past the retirement and I will love to see jug ones to come and to enjoy and work that land.
Because I own a parcel in the Fish Lake area that is divided by the road. Approximately 20 acres on one side, and less than 20 acres on the other side. The road has subdivided the land already. It is not reasonable to prevent these scenarios from subdivision, however, I am against subdivision into little parcels, where this kind of circumstance does not exist. The parcel that I own is in a quarter section of what was originally 4 -40 acre parcels, and one of the 4 was subdivided at some time in the past, and guess what- is divided by the road.
Nobody knows how much water is available for new housing.
some larger blocks of non-arable land could be subdivided to smaller lots to accommodate for small farms or country living.

The RDOS should consider changes to its land use regulations to encourage FireSmart best practices on private land in Faulder and Meadow Valley. Tell us why you selected the answer you did:

As a property owner in Meadow Valley, we all look after each other. Most of us have water pumps excavating equipment and in event of fire, forestry is readily available
Supporting FireSmart and encourage FireSmart but not making anything mandatory.
To each their own!

RDOS and FireSmart should help facilitate fire smart community and change regulations on a case by case basis with community protection and benefit in mind
Imposing regulations on private land when most of the fires start in the back country seems unfair. Controlled back burning should be encouraged and supported. Banning off road vehicles during high fire season should be implemented.
It just makes sense do to recent wildfires.
(NOTE: no number noted on paper copy- used 3 as neutral) We are already practicing Fire Smart and it would depend on "changes to regulations' before I could agree or disagree.
Very strongly disagree. Private land is private land. Encourage FireSmart but no land use changes or bylaws
Most of my neighbors have taken fire smart practices to protect their private land with water trucks, water pumps, with a fire list of phone numbers in case of emergency to for a fire suppression crew as recommended by Forestry (works well)
Definitely need fire protection and prepare for it more
We attended the FireSmart meeting and there are things homeowners should do to but legislation isn't necessary.
To reduce the risk of losing your home and out buildings or promoting fire spread.
I don't know enough on the subject, but obviously, fire protection is important since we don't have the fire department at our disposal.
While being fire smart is a good idea, I was at the meeting in Camp Boyle, and it seemed to be more focused on getting a pretty sign for the community instead of more concrete measures like obtaining fire protection equipment, or establishing a VFD.
If we don't protect ourselves no one will and a massive fire could destroy the area.
I would need to read more information on what this would entail fire smart is always the best way for all of us to be however it takes a army to upkeep large parcels of land with preventative burning So if I could read more information on this I could make a much more detailed reply
I don't have water to help fight fires we trucked it in or borrowed the neighbours when fighting the fire last year.
I agree that fire smart practices even on private property should be in place. However not sure what that looks like? Bylaws? and who monitors this? I believe it is in the property owners best interest to be proactive as Fires are a reality in our climate. Proper forest management on private as well as crown land I feel extremely important.
fire emergency procedures are in place. residents of this area take great care and responsibility them selves
Not sure the details or implications
last years person caused forest fire should answer that - still see butts thrown out the window
People need to be able to take care of what is theirs. If it is through burning yard clippings or whatever that is ok
We are presently on the FireSmart Board and the recent Finlay Creek Fire has become a reality check for all residents in these areas, so we definitely wish to encourage FireSmart best practices on private land.
We need fire protection out here.. As it is now because most of us heat with wood, and there is no fire station nearby who will come out incase of a fire, our monthly insurance is \$500 a

month. Its unacceptable.. Summerland fire hall should come out here.. the taxes will go up yes but at least were not paying \$6000 a year!
"Encouraging" wildfire fuel cleanup on private land is clearly a good idea. Changing land use regs sounds reasonable as long as this results in establishing participation voluntarily. If done wrong such new regs could also result in yet another influence of government on property owners.
Encouraging is fine saying what must be done is not .
I feel land owners should be responsible for taking steps to prevent fire hazards on their property, and guide lines and regulations put in place to do so.
Not enough detail about this particular topic. All for encouraging FireSmart practices, but NOT making or enforcing the property owner to abide by this.
Having just endured the 2017 fire. Our northern cherry orchard provided a buffer to the rest of Meadow Valley. When we developed the orchard we went to considerable effort and expense to successfully FireSmart the area of our structures. We also allowed access to our water storage lagoon through the fire, allowing the fire line to be maintained. These types of efforts should be more common n Meadow Valley.
don't know what fire smart means ? and what costs and extra regulations will be incurred .
Last summer!
I believe this past season demonstrated the need for a fire smart program in meadow valley and Faulder to encourage people to keep their properties safe.
If local residents do not actively engage in an active program of insuring their property they are not only endangering their own properties but those of their neighbours as well. As well as the onus being on individual property owners, the RDOS has a responsibility to insure that the public land is actively managed in an ongoing way that will help to stop the spread of fire between private parcels of land.
????? How.... farmland use hay which is flammable, could you regulate I think you need to be more specific
Because I am unsure what those changes would be.
I am not familiar with Fire Smart.
private or public, we all need to be FireSmart and if changes to land use regulations encourages it on private land, that seems prudent.

RDOS should have provisions to protect the source water in Meadow Valley/Faulder and enforce these provisions. Tell us why you selected the answer you did:

All residences in Meadow Valley have wells for domestic water use, agricultural land is supplied by the Meadow Valley irrigation district under the control of the water management branch.
RDOS should have a role in protecting water but there is already an existing governing body and enforcement process
To each their own!
RDOS should have provisions to protect source water in the area. The Ministry of environment should still be the governing body. RDOS should not become the enforcement. This body is too locally influenced in a biased manner against any growth on committee

<p>the meadow valley irrigation district has a provincial water license for irrigation. The province is doing water well licensing now for ground water as well as bring in regulations for stream protection. The province has authority. Only 12% of Darke Creek contributes to Faulder recharge. 88% from Trout Creek. See attached report</p>
<p>Water is of ultimate importance.</p>
<p>(NOTE: no number noted on paper copy - used 3 as neutral) What kind of provisions?</p>
<p>We should not let it run all away in the spring!</p>
<p>Our source of drinking water comes from wells and our irrigation water comes from dams. It is managed by Water Management. I see no reason for RDOS to be involved.</p>
<p>Allow water use for farming and fire protection</p>
<p>We live past the Boy Scout camp and are not on the Faulder/Meadow Valley water system so this question doesn't apply to us</p>
<p>As the over seers of the water system they (RDOS) should have some enforcement strength over miss use or over development.</p>
<p>A)I would be very upset to find out my water was contaminated in any way. It was one of our reservations for moving here. B)It would be a nightmare to be without water for any period of time.</p>
<p>What does source water protection mean? Activities polluting groundwater should be stopped, but any attempt to regulate my private well use will be met with strong resistance.</p>
<p>Water is precious and fragile so we need to have and enforce rules to protect it.</p>
<p>Any and all areas that have water systems should be having provisions to protect the sources for the residence of these areas including the Faulder water system</p>
<p>Allow those who have less and truck water in have water rights.</p>
<p>Water being one of our most valuable resources should definitely be protected. I believe my husband answered this by pointing out a neighbouring property feeding animals near Darke creek and allowing cattle access to the Lake as well in the Park, as they are range cattle. The result being urine and feces running into the water supply from the Lake which supplies lower properties. I would wonder about E.coli contamination?</p>
<p>water resources are privately owned and protected, and financed</p>
<p>Not sure the details or implications</p>
<p>do not increase usage</p>
<p>I personally have witnessed poor practices in terms of water quality and conservation from users of the Meadow Valley irrigation district. I would like to see water use monitored. I would also think fencing off Darke Creek from cattle access is a good step to maintain water quality for downstream users.</p>
<p>Yes water needs to be protected...with expansion and development booming it causes more devastation to the forests of BC</p>
<p>The protection of water sources should be a high priority in both these areas.</p>
<p>We should be allowed to have a carriage house on the property for multi-generational families. My husband and I own this house, we are sharing this house with renting family members with disabilities. Both need a space of their own to regain some dignity. Were using the same amount of water per person here whether we live all in one house or build a carriage house with another shower bathroom kitchen. This doesn't mean we will get another family to live with us to get rent.</p>

If the local water supply becomes compromised the community goes into crisis. Water quantity and quality monitoring and enforcement is very important.
Of course we should protect the water source, that's why there are summertime restrictions
Water is very important, and I feel the RDOS should take all necessary provisions to protect this very valuable resource. Also, to protect the Faulder Meadow Valley Aquifer.
The water from Dark Lake and Munroe water shed is licensed and belongs to the Meadow Valley Irrigation District. This water supply is for Agriculture purposes and was never intended to be a source of water for a subdivision down stream... i.e. for Faulder.
How can you enforce this?? Installing water meters on private wells especially on ALR land would be absolutely absurd, just guessing this probably has been discussed. Has there been any close calls in the past with the aquifer running dry? Not to familiar with the Faulder water system is there any other sources tied in with it? Well next to Trout creek or ability to pump out of creek in emergency situations. Or have the residencies who are on this systems on a water meter. All in all I would have to say the RDOS should only have provisions to protect the water source from the 80 households who are the direct users of the Meadow valley aquifer and not from the properties who are on private wells.
The new BC Water Sustainability Act will help protect these resources into the future. The problems that exist now are severe in nature. The Meadow Valley Irrigation District operates in a vacuum. The MVID is non compliant in its management of the Darke Lake reservoir, it does not maintain its Lapsey-Findley diversion and it does not follow any rules as to who is on the irrigation roll and if they follow rules. i.e., property such as the motocross track has irrigation rights, several properties have not used their irrigation for more than 3 years, this forfeits those properties historical water rights. We have applied for water from the MVID as rightful members since 1964 and have not even received a reply from the MVID. Its time the RDOS takes over the MVID and corrects the water source issues.
Small community out there .. Who will pick the winners and losers
We need to protect our water resources at all costs, because no one else will!
Meadow valley needs to have stronger water use restrictions for Darke Creek. There needs to be a stronger emphasis on "what happens" to the water after it flows through farm land like meadow valley. Water consumption is currently too high and not monitored enough.
This is only self evident. The higher density built up area in Faulder is a good case in point where higher densities with septic systems, animal barns and pastures, abandoned vehicles, and poor roadside drainage all pose an extremely high risk potential entry point for pollutants into the aquifer system upon which a large number of local residents in the whole area rely on for their drinking water.
Haw you will regulate and/or protect when you have farmland ??? ...and if ...then we are talking about water lines & meters and sewage... is this affordably ??
Because I am aware of practices occurring close to Darke Lake, where a rancher/free ranger feeds his animals on a road in the winter. The cattle defecate and urinate there. It freezes. Then in the spring, it melts, forms a small creek of urine, feces, and melted water, and flows into Darke Creek.
Water is too important not to be protected.
Even new agricultural use of land in the Meadow Valley ALR could affect our water source - like the big new cherry farm that is being developed on Savana Road - they are going to use lots of water which could affect our water system in Faulder.

The RDOS should make it a priority to study the Meadow Valley/Faulder watershed and aquifer in order to develop a water management plan. Tell us why you selected the answer you did:

Need to study our water and learn how much we actually have and can use
If the system is not managed, the entire system could become useless, destroying property values and loss of fire protection.
Water is essential to survival, and we should have very clear knowledge of where and how much water we have access to, so that we can all have equal access.
Of course we should have a plan, again recognizing the rights of individuals. I feel that Faulder (more "suburban" than rural) should get their water from a system that can easily supply it (ie: Summerland) rather than forcing the rural folks (Meadow valley) to sacrifice what supply and ownership they already have.
I would think they already have one so am unsure how to answer this.
I think they need to look at this but they don't need to waste money on this we all know that the aquifer lost its charge due to the fact that the Thirsk dam was emptied in order to build up the damn wall that dam is only 40 minutes away from the well that most its volume it has since never lost its volume and so can one conclude that when District Of Summerland did the drain to Thirsk to do the work to the dam that is also what caused or potentially caused the Faulder well to run at such a low level
I'd love to be able to have a garden and farm on my 10 acres and not have to drive water in to water gardens animals plants etc.
Water being the valued resource it is could in future become scarce without a management plan. Farm usage, logging practices affecting so should be a priority yes, for future generations.
where is no need for a study. meadow valley aquifer is not tied to Faulder's watershed. the people in meadow valley manage the water for years
If growth is kept contained, is the additional cost of a study warranted?
there's been study's done for years by people who know very little about aquifers - the know very little about them - ask the people who monster their wells for the last 25 years - they can tell U a lot more about it
Yes ensure innovative and environment friendly techniques are utilized.
Water management should be a high priority in these areas, so we support a study to develop a plan.
We don't use Faulder water. We have a well but we pay for water regardless. Many of us don't drink the Faulder water, we only irrigate with it. We'd like to drill another well on our property to offer our future shop its own water supply.
Having a clear understanding of the local water resources is important. The work involved is also expensive and I wonder if local water studies completed in recent years would provide enough information for a water management plan.
For reasons already given
I feel this is the most important issue in our area and absolutely is a priority.
The RDOS has no governance over the Meadow Valley water shed or license holders. This is a license agreement between the province and members of the Meadow Valley Irrigation District. It has never been intended for residential purposes. i.e. for Faulder

Especially if there will be more residences in the foreseeable future.
The BC water allocation office is well aware of the issues that exist. The existing studies on water shed and aquifer are now properly being addressed. It is the existing operational structure that is not working and needs intervention by the RDOS. The District of Summerland has future plans to breach the Eneas Lake dam. This will further affect the yearly available water supply into the Darke creek drainage and reduce our water availability. The RDOS should take over the MVID and come to an agreement with Summerland on the maintenance of the dam at Eneas Lake before it is breached. The RDOS would then control the water resource on behalf of the Meadow Valley/Faulder residence and ensure sustainable development when it occurs.
To protect our water as we don't want to lose what we have, as well as to make sure that we always have it, and have enough for everyone.
Definitely! We are entering in to times of climate change and our demands on water are only going to increase.
Again this is only self evident. How can the RDOS arrive at a sustainable long term development policy for any rural area until it has invested enough resources and time to insure the true productivity/reliability of the water source. (aquifer) ?
Because we can't have frames or residents with out water and water is as much precis as the land but we need keep the balance.
Because the water supply is finite. I have witnessed the growth going on through the world with no apparent concern for the quantity available.
only seems prudent for the future of our community water system. Seems we should understand the sources of water for the watershed and aquifer so we can plan for the future.

Community Letter

July 17, 2018

Name

Address1

Address 2

Address 3 (postal code)

Dear Resident of Electoral Area "F",

I hope everyone is having a wonderful summer so far and enjoying being with family and friends. I have prepared the following letter to provide you with a summary of the Electoral Area "F" Official Community Plan (OCP) process. As you are hopefully aware, the RDOS is wrapping up an 18-month review of the Area F OCP. The OCP review is important: it will have a tangible impact on your future quality of life, property value, and tax burden. Moreover, some neighbourhoods in Area F have undergone gradual but significant changes since their establishment. The OCP review provides an opportunity to reexamine the core principles and assumptions on which these neighbourhoods are built.

From priorities to policy

The primary source of information for the OCP review process was a series of surveys intended to provide a snapshot of the objectives and priorities of residents. The surveys asked participants in the Greater West Bench (West Bench, Sage Mesa, Husula Highlands, and Westwood Properties) to make tradeoffs between three outcomes identified early on as desirable: rural ambiance, infrastructure/amenities, and low taxes. The survey results have been summarized and discussed elsewhere. The most important finding is that residents are highly polarized about the future of their neighbourhoods. Some want change; others want things to stay the same. The draft OCP is the result of our efforts to strike a balance between conflicting visions.

At this point, we are seeking feedback on the draft OCP prior to sending it to the RDOS Board for adoption. Obviously, given the polarization apparent during the 18-month consultation and information-gathering process, we know that not everyone is going to be happy with all aspects of the plan. Now is not the time to re-fight past battles. Instead, we are looking for some indication that the compromises and tradeoffs in the plan are *reasonable*, that they follow in logical way from the diverse priorities and preferences that emerged in the surveys. In addition, we know that not everyone wants to read and review a formal planning document. What follows is my own informal summary of the most significant changes resulting from the OCP review process (primarily Section 11 of the OCP). I have tried to highlight the various compromises and provide some rationale for the inevitable give-and-take. I provide some commentary on implementation at the end of the document.

Summary of Changes for the Greater West Bench

The traditional West Bench: reaffirm rural residential

The draft OCP seeks to maintain the "traditional" West Bench as it is now. Specifically, the OCP does not support subdivision of existing properties within the boundaries of the original VLA development.

We saw significant support in the surveys for *non-subdivision* densification in the form of secondary suites and carriage houses. In our view, this would not significantly degrade the rural ambiance on the West Bench. However, secondary suites are currently not allowed anywhere in the Greater West Bench due to concerns

about soil stability. We will re-examine this prohibition as part of an updated geotechnical study, but I would be surprised if anything changes without the installation of storm and sanitary sewer.

So what about sewer? The OCP's stance on subdivision within the traditional West Bench remains the same, *even if* sewer is installed. This might strike some as inconsistent with the survey results, in which many people expressed a desire to subdivide their large lots. However, as we have seen in prior waves of willy-nilly subdivision on the West Bench, carving up large lots leads to a decline in rural ambiance, which is what so many residents value above all else.

Finally, the OCP does not support an expansion of industrial uses ("home industry") on the traditional West Bench. As many of you know, the RDOS suspended bylaw enforcement around industrial uses during the OCP process just in case there was strong support for liberalization of land use rules. However, we have received a strong message from residents in favor of rural and agricultural uses only. We will therefore resume bylaw enforcement.

Potential development on the West Bench fringe

Many residents—indeed, a slim majority—expressed support for densification on the condition that new development provides funds and critical mass for infrastructure improvements. This should come as no surprise: many residents face sustained boil water advisories, inadequate fire flows, serious drainage problems, failing septic systems, and the perennial risk of school closure. The bottom line is that the Greater West Bench, like almost all rural areas, is not self-sufficient when it comes to critical infrastructure. We rely on an unreliable trickle of grants (actually: other taxpayers' money) to make our chosen way of life affordable. This is unsustainable. So how do we evolve into a sustainable community if the West Bench is going to stay pretty much as it is?

The draft OCP encourages pocket densification in the handful of undeveloped areas outside of the traditional West Bench—basically: Peter Brothers asphalt plant, the golf course, and the area north of Sage Mesa (see Figure 1 below). This is not a new policy direction for the Greater West Bench: every neighbourhood added since the original Veteran's Land Act project has been carved into progressively smaller lots. Indeed, a property down the street from my home is earmarked for a firehall as part of the multi-phase Westwood Properties development. The firehall property remains vacant because development in the rural areas of the RDOS came to a dead stop in the last decade as the result of economic conditions and the adoption of 1-hectare rule. The new reality is that rural development requires sewer. But sewer requires sufficient scale to make the numbers work. Add in the inadequacy of our existing water systems and unstable soil and the minimum economic scale for development goes even higher. But as we have seen in Sendaro Canyon and Skaha Hills, the barriers to fully-serviced rural development are not necessarily insurmountable. Much depends on the kind of development and the market demand for what is being offered.



Figure 1: Areas of the West Bench fringe that may be suitable

Inviting pocket densification on the West Bench fringe is clearly a series of tradeoffs. Developers will be responsible for funding and building the water and sewer infrastructure that enables their projects. In return, other neighbourhoods will have the option to connect into that infrastructure. The asphalt plant and the associated truck traffic may be relocated, but we accept multi-story condominiums and automobile traffic in their place. We must give up something to grow our way out of our infrastructure deficit.

Summary of Changes in Rural Summerland

Status Quo in Faulder and North Beach

There is little support in Faulder for change. The small community has undergone a difficult upgrade of its water system and now the focus appears to be on incremental community improvements, such as better fire prevention and aquifer protection. Accordingly, the OCP envisions little change to land use in Faluder.

Challenges in Meadow Valley

Meadow Valley is a more difficult case because, like the West Bench, the core assumption underlying the community (intensive agriculture) is being challenged. This is seen in the survey results, in which residents showed a strong preference for agriculture over other land uses but then were more polarized when it came to subdivision. Many support subdivision while other oppose it.

As we have seen over the decades throughout the RDOS, subdivision threatens agriculture. This occurs most obviously when one economically viable parcel is fragmented into two parcels that are too small to make agriculture worthwhile. But it occurs even when non-farmable sections of lands are split off. The addition of non-farmers to farming communities waters down and, in some cases, drowns out the democratic voice of farmers. On top of that, we have the ongoing, taxpayer-borne costs of allowing people to live in remote areas for no other reason than they want to: fire evacuation, flood evacuation, disaster assistance, and so on.

Implementation

It is important to note that an OCP bylaw is an aspirational document—it does not really do anything directly. It is different from a zoning bylaw, which sets out specific rights and restrictions (e.g., density, setbacks), or a service establishment bylaw, which authorizes taxation and/or fees for a new service (e.g., sewer). Such implementation bylaws are required to be consistent with the OCP, but the OCP does not, by itself, grant rights or create services. The OCP is merely—as its name implies—a high-level plan. Indeed, any implementation bylaw that involves a change in taxation, such as service establishment or borrowing, triggers its own full-scale democratic assent process. So the bottom line is this: Just because something is in the OCP does not mean it is going to happen. The community must explicitly consent to specific projects *if and when* they come forward.

A notable exception to this is zoning. Zoning changes never trigger a formal public assent process because the power to rezone is assigned to the RDOS board. In addition, rezoning proposals that are consistent with the OCP do not, under the Local Government Act, require a public hearing. This is because the OCP is taken to be the public consultation for land use matters. If a land use is supported in the OCP, it is, by definition, the will of the people¹. This is not merely a shortcut: it is a critical enabler of investment. The permitted land use attached to each parcel provides developers some assurance that their projects will not be tied up in endless public debate, controversy, and NIMBY-ism. In short, the OCP is a ‘gentleman’s’ agreement with developers: we ask them to invest time, effort, and money in fleshing-out a development proposal and in return promise to give their proposal fair consideration with respect to the broad aspirations outlined in the OCP.

¹ In practice, the RDOS never waives public hearings except for the most trivial changes to zoning (e.g., correcting typos in the bylaw). Indeed, for any major zoning change, we typically require both a public information session to address issues raised in Section 1.4 of the OCP (developer-led, informal) *and* a public hearing (RDOS-led, formal). Still, the point remains: the bar for rezoning is lower for amendments that are consistent with the OCP.

Of course, there is the other side of it. What about proposals that are not envisioned in, or supported by, the OCP? Everyone has the right to make an application to the RDOS—regardless of the current rules or plan—and have their proposal judged on its own merits. But proposals that conflict with the OCP require an OCP amendment, which is a more onerous process with more opportunities for public input and opposition. Onerous, but not impossible. The RDOS, like all local governments, makes OCP amendments routinely. I personally would prefer a more disciplined adherence to our plans, but much depends on the perceived legitimacy of the OCP. Also, it is very hard to stand up in front of a family and say no to their dream project because their dream project incrementally undermines a long-term theoretical plan. It is easier to say yes, which is apparent to anyone who drives through rural British Columbia.

So bottom line on implementation: The OCP may lead to some significant changes in a handful of areas (notably, the West Bench fringe). On the other hand, change is driven by the decisions of others, not the RDOS. The RDOS merely responds to proposals.

Other Implications

The point above about decision making is important. Regional districts in British Columbia have very limited powers compared to municipalities. Two examples:

1. Regional districts do not control roads or drainage within their boundaries. Roads and associated infrastructure belong either to municipalities (if within city limits) or the province (if outside city limits). This severely limits the ability of a regional government to control the destiny of its rural areas. This is especially true for the West Bench and Sage Mesa, where soil stability and drainage are critical concerns. We are obliged to beg and cajole the province (in competition with other areas) to solve some of our most pressing problems. Anyone who has complained to the RDOS about potholes, ploughing, or washouts is familiar with the buck-passing inherent in this system of divided responsibilities.
2. Legislation effectively prevents regional districts from undertaking “build it and they will come” projects. Every service is paid for by the specific residents who benefit. There is no room in this funding formula for forward-looking speculation.

The implication is that, if the Greater West Bench is to modernize, densify, and add infrastructure, being an electoral area within the regional district may not be the best form of governance. Other parts of the RDOS, notably Okanagan Falls, face a similar governance dilemma.

Another issue is the willingness of the City of Penticton to partner. We work very closely with Penticton to provide critical infrastructure and services, such as water filtration for the West Bench water system and fire protection for the Greater West Bench. In addition, the City of Penticton has concluded through its own research that Area F residents make significant use of money-losing public facilities that we do not help subsidize (e.g., the South Okanagan Events Centre) or inadequately help subsidize (e.g., the Penticton Community Centre). Many Penticton residents—rightly or wrongly—see this as a form of “cherry picking”. This perception will almost certainly emerge as an issue when we approach Penticton in the future for water system expansion or sewer treatment services. They can simply refuse.

So all this raises the possibility of boundary expansion: the inclusion of the Greater West Bench within the municipal boundaries of the City of Penticton. Not a single West Bench resident has ever indicated to me that boundary expansion is something they want. However, the simple fact is this: If we want to achieve the vision identified in the OCP review process—which entails modern, financially-sustainable infrastructure—boundary expansion may be the only practical means of achieving it. So again, a tradeoff.

Some people claim that joining the City of Penticton will result in a huge tax increase. I have looked at this and I am not so sure. Remember that we all pay a “rural tax” to the province in addition to our RDOS property tax. The rural tax contributes to the cost of maintaining rural roads, drainage, and so on. Between the elimination of

the rural tax and economies of scale in water and fire protection, I think the difference between City of Penticton taxes and our net taxes is smaller than some people think. Either way, it is all theoretical at this point. Like all implementation activities, a separate public assent process with much better information would be required before anything happens. The point here is merely to get people thinking ahead a bit about longer-term implications.

The Future

So what happens if all this magically comes together? Imagine the best-case scenario: We attract several capable, well-financed developers to build very attractive luxury townhomes tucked away in discrete corners of the West Bench. And these developers, because their financial upside is so large, can make an adequate return on their investment even after providing the water, sanitary sewer, and storm sewer backbone for most of the Greater West Bench. The completeness of this vision attracts the City of Penticton and the Province of British Columbia kicks in significant grants to move the whole thing along. Residents of the Greater West Bench, including the original VLA lands, recognize a good deal when they see it and approve storm and sanitary sewer for their neighbourhoods in a referendum. This enables many residents to operate legal secondary suites and make back their cost of connecting to the sewer within a short time frame. The market value of every house increases as retiring Vancouverites, wary of septic fields and unreliable water systems, show increased interest in our unique combination of rural ambiance, proximity to the city, and capable infrastructure.

What then? Can the traditional West Bench retain its rural ambiance, or will there be inexorable pressure to bulldoze and densify? That is a question for the next OCP review in 2028 or 2038. Or, in the case of a boundary expansion, that is part of the negotiation with the City of Penticton as it incorporates the Greater West Bench into its own OCP. There is nothing we can do at this point to tie the hands of future residents and decision makers *except* provide a clear statement of what we want now. That is the purpose of the OCP.

Of course, developing a clear statement is challenging, because what we want depends critically on who you talk to! My hope is that we have accurately captured the priorities and preferences of residents and have pulled together a compromise that protects what makes our neighbourhoods special but, at the same time, recognizes the need for significant change and modernization. Please let us know if you have any questions, concerns. We have every intention of getting the new OCP bylaw adopted before the election season in the fall.

Sources of Additional Information

As you are hopefully aware, we have two web-based outlets for information on the Area F OCP review process:

1. **The main RDOS site** (www.rdos.bc.ca): A more formal site with links to all documents, including the latest draft of the OCP. A link to the Area F OCP page is in the menu on the right.
2. **The Area F Director's website** (areaf.rdos.bc.ca): A less formal site, which includes blog entries, and comments from residents. Again, the menu on the right has links to OCP topics.

Both sites appear at the top of the list if you type "**RDOS Area F OCP**" into any web-based search tool, such as Google.

Yours very sincerely,

Michael Brydon

Michael Brydon
Director, Electoral Area "F"

Community Feedback Forms



Feedback Form

OKANAGAN-SIMILKAMEEN

Regional District of Okanagan Similkameen

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

TO: Regional District of Okanagan Similkameen FILE NO.: OCP Bylaw No. 2790, 2018

FROM: Name:

Street Address:

Tel/Email:

RE: Electoral Area "F" Official Community Plan, draft Bylaw, May 28, 2018

My comments / concerns on the below sections, objectives, or policies are:

Section Number, or Page Number:

IN ADDITION TO CONCERNS PREVIOUSLY SUBMITTED

5.1 I GENERALLY AGREE WITH THE DRAFT 'VISION STATEMENT'

7.2.3 I AM COMPLETELY OPPOSED TO MAKING THE WEST BENCH AREA A 'RURAL GROWTH AREA'.

IT IS HIGHLY UNLIKELY THE ASPHALT PLANT WILL MOVE + IF IT DOES MOVE IT WILL GO TO PIB LAND. THIS WILL SERVE NO ONE - IT WILL CAUSE GREATER PROBLEMS FOR OUR PIB NEIGHBOURS + NO IMPROVEMENT FOR US.

Feedback Forms must be completed and returned to the Regional District no later than Friday June 1, 2018

RECEIVED
Regional District

JUN 11 2018

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.



OKANAGAN-SIMILKAMEEN

Feedback Form

Regional District of Okanagan Similkameen

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

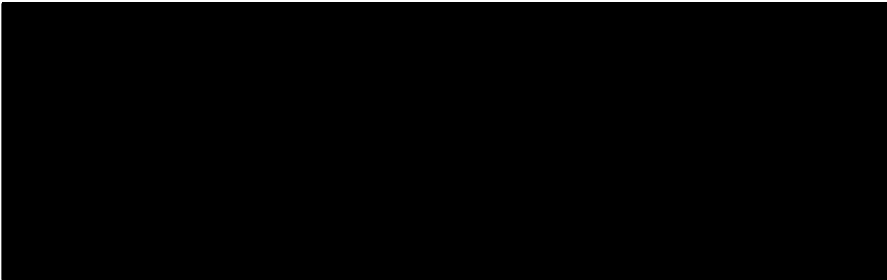
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Street Address:

Tel/Email:



RE: Electoral Area "F" Official Community Plan, draft Bylaw, May 28, 2018

My comments / concerns on the below sections, objectives, or policies are:



Section Number, or Page Number:

4.2.3. We do not agree with making West bench area a Rural Growth Area.

RECEIVED

Feedback Forms must be completed and returned to the Regional District no later than Friday June 1, 2018

June 16

2018

101 Martin Street
Penticton BC V2A 5J9

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OKANAGAN-SIMILKAMEEN

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Street Address:

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My comments / concerns on the below sections, objectives, or policies are:

Section Number, or Page Number:

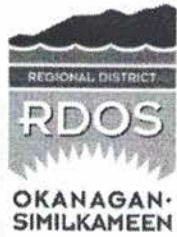
7.2.3 STRONGLY OPPOSED TO MAKING THE WEST BENCH A "RURAL GROWTH AREA" I PURCHASED ON THE WEST BENCH EXACTLY FOR A RURAL ENVIRONMENT. FURTHER MORE ~~STUD~~ GEO-TECHNICAL STUDIES IN THE LAST 20 YEARS HAVE ALSO INDICATED DENSIFICATION IS EXTREMELY DANGEROUS IN THIS AREA, TO THE POINT THAT UP UNTIL NOW ANY FURTHER SUBDIVISIONS WERE STOPPED BY THE RDOS, FURTHERMORE I HAVE HAD NO CORRESPONDENCE BY MAIL FOR ANY OF THIS NEW PLANNING. I HAVE NOT PREVIOUSLY COMPLETED ANY SURVEYS ON THIS PLAN.

Feedback Forms must be completed and returned to the Regional District no later than Friday June 1, 2018

JUN 10
RECEIVED
Regional District

JUN 17 2018

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Feedback Form

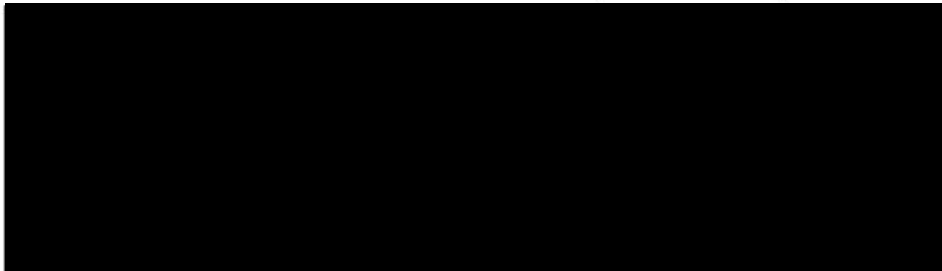
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Street Address:

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RE: Electoral Area "F" Official Community Plan, draft Bylaw, May 28, 2018

My comments / concerns on the below sections, objectives, or policies are:

The OCP committee has not been asked to provide much input. The OCP meetings involved hearing survey results reported. Surveys are great tools but they do not replace a detailed look at maps, evaluating where growth might occur and where current problems are identified. OCP members would have benefitted from adequate time and encouragement to comment on the Draft OCP.

In some cases the Open House posters of May 28th are not a good representation of the Round 2 and 3 surveys.

- In Round 2 about the same percentage strongly opposed and supported the choice of status quo versus major improvements. Round 3 survey results and the Open House poster states that there will be an **increase in taxes with Scenario 2 but not with Scenario 3**. This is a supposition given as a fact that may have encouraged people to shy away from Scenario 2 and choose Scenario 3. I think it is disingenuous to forecast that Scenario 3 has no tax implications. About 55% ended up supported Scenario 3 which is not a rousing endorsement.
- There is low support for pocket densification and sub-divisions in the surveys. The Open House poster graphs do not reflect this, in fact, they grossly misrepresent the surveys. 53 % strongly or somewhat disagree with Pocket densification in Round 3, whereas the poster shows only 40% somewhat or strongly disagreeing. I think the two survey results (subdivisions and densification) may have been mixed up, so neither are valid on the posters.
- Pocket densification, carriage houses and secondary suites were always shown as options only "assuming community sewer and storm drainage can be provided". I worry that we are being pushed towards accepting sewer for the whole West Bench when other options may be feasible such as partial hookup in certain areas (Sage Mesa), and septic and sewage options provided by developers (as seen in recent Naramata developments). We don't need a "one size sewer fits all" solution for a large area that is projected to see very limited growth.

Comments on Open House Survey

2.3 Will explore West Bench as a Rural Growth Area in 2020. This should have been part of the OCP discussion. We've heard that Penticton asked the BC government to have the West Bench added to its boundaries. This should have been discussed and publically vetted during the OCP process.

3. Home-based business/industry. Rather than "moving in this direction," suggest "restrict home industries". This was the number one issue identified in the first Open House. People do not want hone-based industry.

Comments on Draft OCP: (have not had much time to review)

13.3 Industrial

Considering that non-conforming home industries was the #1 issue in Survey 1, the statements "Encourages larger-scale industrial and light manufacturing activities to locate in City of Penticton and other serviced and designated industrial areas in the Regional District, and .2 May consider designating land Industrial, where appropriate, on a case-by-case basis." Seems rather mild--people indicated they want bylaws enforced in regard to home industrial activity stopped. This could be stated strongly.

Schedule C – I maps: hard to evaluate maps since it is impossible to read at the scale given. Enlarge maps 1-4 for all, as shown in Schedule B.

Feedback Forms must be completed and returned to the Regional District no later than Friday June 1, 2018

Other Community Feedback

Submitted by email
02/01/2016 ✓

Regional District of Okanagan Similkameen
To whom it may concern,

Re: Update of Environmentally Sensitive Development Permit (ESDP) Areas

Having been lucky enough to live in Area F the majority of my life, I am appreciative of the beautiful environment that we residents of the south Okanagan are blessed with. That beautiful environment is the reason many people desire to move here, resulting in demand for land development. As a potential land developer, I see the foolishness of ruining the environment that creates that demand, and would prefer to collaborate with the RDOS and other agencies to minimize the impact on, and preferably enhance, the environment.

However, I feel this needs to be a cooperative effort, with professional expertise and on-site study, taking precedent. The landowner, the RDOS, or any other agency, should not be able to veto a qualified professional's recommendations designed to mitigate environmental impact of a development. Nor should the EDSP Area designation be able to veto landowners developing their land.

Specifically, as an RDOS constituent and taxpayer, I support the proposed changes, subject to the comments/conditions listed below:

Removal or alteration of proposed wording in the OCP (13.3.2 policy #5), ESDP (guideline # 2), etc., such that the developer, RDOS, nor other agency, can veto or contravene site-specific Environmental Assessment reports from Qualified Environmental Professionals.

Thank you for your consideration.



Sent: February-18-18 3:54 PM
To: Evelyn Riechert <eriechert@rdos.bc.ca>
Subject: Area "F" OCP comments

Hi Evelyn,

I filled out my comments form on line, but missed the prompt that notified me that it would be winding up. I submitted my answers before I reviewed them or entered any comments. I thought I would send them in by email after the fact, and hope it isn't a problem to do so.

While I'm not sure that my comments were specific to any one of the pages, I can sum them up as follows.

I felt that going to any of the development scenarios included the installation of sewer. I'm not in favour of that for a few reasons: costs, plus the associated development that would ensue.

First regarding the cost, I am not prepared to pay that cost – in the original WBID area, we've recently sorted our water system out and are still trying to find the financial equilibrium / steady state from the capital costs plus the addition of metered water charges. In particular, the metered rates are still not well established so not well integrated into our household budgets. While in our case we paid the capital costs up front, others are still paying that cost on their taxes for the next 18 years. That's a significant cost.

In our household, we are on electric heat with no financially viable way to switch to lower cost natural gas. While RDOS is valiantly lobbying on behalf of its constituents to abolish the two-tiered billing rates system (and I am truly grateful), rumours I've heard is that rates may be converted to a single, but much higher rate across the board, the result of which will not be a cost savings to our pocket book. Power rates are increasing in the Fortis area, and are generally 20% higher than BC Hydro.

To add the cost of a sewer system onto recently acquired water costs, plus for some of us, the increased costs of heating our homes, just seems premature to me and a lot to bear.

Having said that, I am aware that there are existing pockets in the greater West Bench area where inadequate sewer is an issue. Rather than resolving that through a "one size fits all" approach, I am wondering if it is possible to address those through community septic systems, similar to what West Wood properties has. Alternatively, Red Wing has City sewer and I'm wondering for some of those properties could be hooked into that system. If that were the case, the rest of us would not have to bear the cost of that infrastructure, yet the inadequate sewer treatment could be addressed.

There is another concern I have with bringing in sewer to the WB area, which I assume that everyone knows, and that is that a major barrier to further development through subdivision is sewer, as per the Klohn Leonoff report of the early 90s. I am not in favour of further development in this area either, so in addition to the cost, I am not interested in the additional development that a sewer system would bring.

And getting back to the costs of sewer, there seems to be this concept that increasing the number of people on the sewer system will decrease costs overall. In a purest dollars and cents analysis, this may be so, but the reality is usually not that clear cut.

There are costs to higher density development that go beyond a spreadsheet outlining sewer costs. Density doesn't result in lower costs, otherwise the City of Penticton and more notably, the City of Vancouver would have much lower taxes and servicing costs than the greater West Bench does. It isn't rocket science - both have higher taxes than we do. So that argument doesn't really hold water.

As for the "industrialization" of the WB, it seems to me that the Zoning Bylaw addresses this already. My understanding is that the intent is that home businesses and home industries are ok providing they are small and somewhat unobtrusive, and don't detract from the residential, semi-rural character of the area; the mechanisms that restrict the commercial / industrial uses are more or less in keeping with that view.

I would think that if these businesses are becoming large enough to impact residential / rural uses, they need to be directed into City of Penticton commercial and industrial areas. The key to making the restrictions in the bylaw work as intended is education of the residents so they know what they are allowed to do, and then enforcement when that doesn't work. There are already problems with some home businesses disturbing others, but they can't be dealt with while the enforcement is suspended.

I realize I live in a neighbourhood in transition. We have had a fairly stable population base turn over rapidly in the past 3-4 years. It seems that many are seeing the area as a place to take an end run around the costs of doing business by using these large lots for business / industrial uses, rather than going into commercial or industrial areas in Penticton. All of this makes the OCP exercise challenging

As for the general attempt in the OCP to determine the level of services desired, I am ok with one-off service improvements that are of benefit to the community (the walking path comes to mind), but felt the questions posed didn't allow much increased service delivery without adding in sewer, subsequently triggering further development and / or higher costs, neither of which I am interested in both for cost and life-style implications.

I hope you can add this to your pile of comments and apologies for missing my opportunity to do it properly in the online questionnaire.

Best of luck with finalizing the OCP.

May 23 2018

Evelyn Riechert

Planner RDOS

Dear Evelyn,

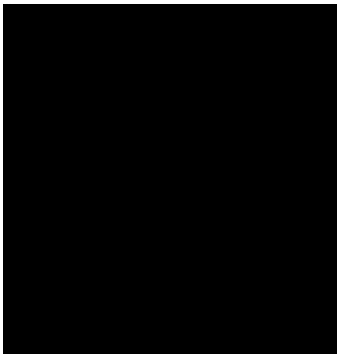
I am a long term resident of Meadow Valley. I have lived there and farmed a forty acre property for the past 35 years. I am a strong supporter of the fifty acre minimum parcel size as it currently applies to development applications in the Meadow Valley area. After reading the Draft Community Plan Document as it pertains to my area I have a concern regarding the proposed draft

Policies

7.3.1.3 Supports limiting of subdivision of properties to maintain the rural character of the area and will only consider subdivision where properties are bisected by roads.

My concern is the potential for subdivision of the lot into multiple small parcels which would not support the rural character of the area, and if done a number of times due to precedent could have a potential detrimental impact on agricultural activities.

Sincerely



Sent: June-08-18 7:51 PM

To: Michael Brydon <mbrydon@rdos.bc.ca>; Brad Dollevoet <bdollevoet@rdos.bc.ca>

Cc: Evelyn Riechert <eriechert@rdos.bc.ca>

Subject: Concerns with Draft Area F OCP

Importance: High

To:

Michael Brydon, RDOS Director Area F

Brad Dollevoet, Development Services Manager

Evelyn Riechert, Planner

From: Area 'F' resident

Re: Draft Area F Official Community Plan

I'm an Area F resident and asked a number of questions about the Area F OCP posters at the latest West Bench area Open House. Brad Dollevoet encouraged me to send my comments directly to him and the planning department and of course to the Area F Director. I also asked about the deadline for comments and although Brad indicated this could change if the draft OCP does not go to the June 21st RDOS Board meeting – he recommended responses by next week.

After reading the draft OCP in detail I have a number of questions and growing concerns about the draft. I'll comment on the major questions and concerns first and finish with some comments on misleading wording that should be revised.

Home Industries

As Director Brydon pointed out, the West Bench area community is split on many issues addressed by the OCP. However the community is not split on the issue of 'home industry'. In Survey 3 there was strong support for "*Home industry is currently only permitted on properties greater than 2 ha (5 acres) in area, therefore, not permitted in most of the West Bench*". There were also many comments clarifying that community members agree with quiet home-based businesses and very strongly oppose home industries.

Given the opposition to home industries it is misleading to word the proposed policy in the positive. The community "Supports home industry uses (e.g., vehicle repair, machine shops) on lands designated Large Holdings (LH) that are larger than 2 ha (5 acres) in size, provided the uses are compatible with the surrounding rural character." 10.3.2 Rural Holdings Policies General. [See page 35) *Accurate wording would say* "Supports home industry uses (e.g., vehicle repair, machine shops) only on lands designated Large Holdings (LH) that are larger than 2 ha (5 acres) in size and provided the uses are compatible with the surrounding rural character."

Even more concerning is the wording in 4.0 Official Community Plan Designations. This wording says "The Regional Board recognizes that some existing land uses do not conform

to the designations shown on OCP maps. The intent of the Regional Board is not to change the uses of this land in the immediate future but to illustrate the preferred pattern of land use as redevelopment occurs while this Plan is in force." I interpret this wording to mean existing home industries will be grandfathered and remain in place. I attended all the open houses and read all the documentation and this information was not provided at any time. I believe other members of the community would be equally upset to hear that existing home industries will remain. [See page 19] Will the OCP eliminate existing home industries as the community requests?

Rural Growth Area

7.2.3 Local Area Policies states "Subject to sewer and stormwater servicing, and community input, will explore designating the greater West Bench area as a Rural Growth Area during the next scheduled South Okanagan RGS review (2020)." However the West Bench/Sage Mesa proposed policies are silent on limiting the consolidation/amalgamation of properties to ensure the area's rural character is maintained. Without OCP wording that limits consolidation/amalgamation of properties all parts of greater West Bench are open to pocket densification. In his presentations Director Brydon identified the asphalt plant and golf courses as the location for pocket densification and these locations were repeated in the surveys. The community was not asked to consider pocket densification that could occur in any location within greater West Bench. In fact the community members were almost split on densification by subdivision. *Wording prohibiting consolidation/amalgamation of properties must be added to the OCP.* [See page 26] Added wording should clearly state consolidation/amalgamation of existing properties that would lead to Low Density Residential or Medium Density Residential designations within Small Holdings areas is prohibited. This is to protect the predominately rural character of the Plan Area.

10.2 Rural Holdings Objectives. Residents cannot assess or comment on the intent because there are no definitions for Small Holdings "Rural residential densities". (See page 35) Residents get no further help from 10.5.2 Policies Small Holdings which "will establish a range of densities and parcel sizes for lands designated Small Holdings in the Plan Area through the Zoning Bylaw". (See page 37) This is not a transparent process for determining densities and parcel sizes.

Proposed City of Penticton Boundary Expansion

I was utterly dismayed to hear that in 2016 the City of Penticton has submitted a request, to the Provincial government, for a study of a potential boundary expansion to include West Bench/Sage Mesa. Director Brydon and RDOS CAO are named as attendees at the meeting submitting the written request.

Absolutely no information about this City of Penticton (CoP) request was provided during the OCP process although the boundary expansion proposes assessing the feasibility of extending City sewers to the greater West Bench. If this boundary expansion were to occur property taxes would increase substantially.

This CoP proposal is critical information. It is information needed by the greater West Bench community. Failing to provide this information completely compromises the OCP consultation process.

Missing from OCP

Protection of West Bench area natural gullies. 17.1 Hazard Lands Background. This section states “placement of fill, should not occur on the benches above the steep slopes and the houses; natural vegetation should be maintained ...” but applies this to the North Beach area only. (See page 64-65) There is no similar statement for the greater West Bench. This is despite the stated importance of native habitat in the OCP 16.1 Natural Environment and Conservation Background (See page 57) and in the Area F Technical Background Report. (See page 14) Most natural environment in greater West Bench is in the gullies that provide wildlife corridors, underground water courses and protective, stabilizing natural vegetation. The OCP should include restrictions on gully in-filling to meet the objectives of 16 Natural Environment and Conservation and the recommendations of the Technical Background Report.

Misleading wording

The draft OCP includes misleading wording in some sections. It is understandable that wording provided by outside consultants might not be completely accurate and the draft wording should be corrected to fix these problems. Failure to fix this wording will result in media reports that quote from inaccurate, misleading OCP wording.

3.2 History

... “The West Bench area was settled in the 1950s through the Veterans’ Land Act. The Act provided permanent housing, loans and grants for purchasing land, equipment for farming appliances, and more for veterans and families of those killed in the Second World War. The West Bench community was built by veterans through these loans, which provided housing and agricultural income to returning veterans.”

Accurate wording would add: On the north side of West Bench, Sage Mesa was developed in the 1960s. Husula Highlands and Westwood Properties/Estates were developed in subsequent decades on higher land west of West Bench. Together these areas are described in the Plan as the West Bench area or greater West Bench.

3.3 Communities and other areas

West Bench/Sage Mesa

“West Bench/Sage Mesa is a residential area located northwest of Penticton. The area consists primarily of single detached homes relatively close together. The community was developed through grants from the Veterans Land Act, and retains an attachment to these roots. The Husula Highlands residential development is in the West Bench area. There is an elementary school located in the West Bench.; however, due to the area’s proximity to services offered in Penticton, it is primarily a residential community with some larger lots, but also a large number of typical suburban sized properties.” (See page 12)

This is wording is wrong. Accurate wording would be:

West Bench/Sage Mesa is a residential area located northwest of Penticton. The area consists primarily of single detached homes on a variety of medium and small rural lots. The West Bench community was developed through grants from the Veterans Land Act, and retains an attachment to these roots. Sage Mesa and Westwood Properties/Estates were developed later with small rural lots. The Husula Highlands residential development is

in the West Bench area but has mainly typical suburban sized properties. There is an elementary school located in West Bench. Although some agricultural operations continue in West Bench, due to the area's proximity to services offered in Penticton and Summerland, it is primarily a residential community.

3.5 Population and Demographics

"The total population of Electoral Area "F" decreased slightly from 2,100 residents in 2011 to 2,014 residents in 2016. This decline in population is a reversal of the trend from the 10-year period from 2001 – 2011, which saw modest population growth in "F". Of the eight electoral areas that comprise the RDOS, half saw growth between 2011 and 2016 while the other half declined. Area "F" experienced the second greatest decline in population."

This statement is irrelevant because the change is caused by a census reconfiguration (Red Wing Estates population removed from West Bench figures.). Accurate wording would be:

The total population of Electoral Area "F" decreased slightly from 2,100 residents in 2011 to 2,014 residents in 2016. This decline in population is a reversal of the trend from the 10-year period from 2001 – 2011, which saw modest population growth in "F". ~~Of the eight electoral areas that comprise the RDOS, half saw growth between 2011 and 2016 while the other half declined. Area "F" experienced the second greatest decline in population.~~ The population drop was primarily the result of a census change that removed the Penticton Indian Band's Red Wing development population figures from the West Bench figures and the area appears to have a relatively stable population. (See page 15)

9.1 Agriculture Background

This section states "A large majority of the Agriculture designation in in the Meadow Valley with the remainder in Faulder and the Greata Ranch area."

This incorrect. Accurate wording would be:

A large majority of the Agriculture designation in in the Meadow Valley with the remainder in Faulder and the Greata Ranch area. Some limited agriculture also occurs in West Bench which is outside the ALR designation.

Schedule D Hazard Lands

The colours legend is missing from this map. This colour legend is needed to understand the greater West Bench map within Schedule D.

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Sent: June-10-18 3:57 PM

To: Michael Brydon <mbrydon@rdos.bc.ca>; Evelyn Riechert <eriechert@rdos.bc.ca>

Subject: comments on May Open House survey and draft OCP

Mr. Brydon,

Wasn't sure how to submit comments by June 10 so am sending them to you by email. I think some survey results from Round 3 were incorrect in their presentation in the Open House posters, leading to support for Pocket Densification to be overstated. Perhaps I misread this but when I went back to look at the Stage 3 survey results, some charts and results seem mixed up in their final reporting. Would be good to know number of respondents for each survey as well.

Also aren't we still in the "Draft plan" stage rather than "Referral, review and adoption"?

I am submitting my feedback on the Official Community Plan.

A few things for consideration:

Process: I found the surveys frustrating, and because of their structure was unable to express my concerns or vision for Area 'F' in any meaningful way. I agreed with some parts of each scenario, but not with other parts of the scenario. I also didn't agree with suppositions made in each scenario. So, how do you use a sliding scale for a multi-layered question? I think it would have been much more valuable to avoid complex questions. Ask individual questions, and build from there.

Also, I found that without addressing costs of sewer, and whether all of West Bench would be connected made the feedback regarding the issue fairly meaningless. Do people have an idea of how much it will cost? Do they know if all areas will be eligible for sewer? Could they be on the hook to subsidize the sewer costs for their neighbour's development, and not be able to develop their own lot? Do they know that developers do not absorb all costs, and that more infrastructure means more costs for taxpayers? Do they know that annexation of West Bench has been discussed by the City?

In the draft OCP: I don't find that the variety of areas within Area 'F' are adequately described. For example, Lower West Bench has small scale agriculture, which is still viable for supplemental income and/or supplemental household consumption. I also found that issues to each particular area are not equally weighted. For example, relocating the gravel pit is specifically addressed in detail. What about concerns for horse owners or other small scale agricultural uses, if densification occurs. That is, just as with the pre-existing gravel pit, the new neighbours may not like the existing horses/agriculture, and want it moved.

Page 10:

The last paragraph on the history of the West Bench needs clarification. A majority of agricultural lands on larger lots were not designed or intended to be full-scale commercial productions, or sole income generating for the Veteran's families. In fact, these holdings were often for supplemental income, with one person in the household having a job outside of this small-scale agricultural production.

After these lands were subdivided in the subsequent decades, the tradition of supplemental small-scale agriculture – whether for home consumption or direct-to-market sales -- continued. For example, in the 80s on Veteran Drive, many homes were occupied by professionals, who supplemented their income through orcharding and market gardening. This tradition continues today, with a similar number of professionals still supplementing their income with small-lot agriculture, or by supplementing their home food consumption – through market gardens, orchards, nut trees, vines, chickens etc.

This historical connection to supplemental small-lot agriculture is important to note in order to understand the continued importance of this small-lot production, and the unique nature of Lower West Bench.

Small lot production continues to grow in popularity amongst younger families, and is in fact, what is attracting many young families to the West Bench. They are successful in either "growing their own", supplementing their own consumption, or by direct sales, by attending the farmer's market, or by selling commercially. This way of farming – started in the 50s in the

West Bench – is also a key to the future. Having semi-rural, close to town – will be an attractor to a growing number of people interested in sustainability and food security.

On page 12: This descriptor of West Bench/Sage Mesa doesn't reflect the variety in the areas. Page 26 is closer. Westwood is a smaller lot residential area, with suburban character, with no rural enterprise. It is governed by its own strata rules. Husula is a suburban area with larger lots and forest interface. Soils and topography do not lend it to great amounts of market or small-lot gardening.

Lower West Bench is semi-rural living, with many small-lot gardens and orchards. Some of these are small scale commercial, small scale direct-to-market and others a small scale home consumption. These are important and valuable functions to those who choose to live in lower West Bench, and also an attractor to a generation of young families who are more in-tune and interested in "local" and home production. Sage Mesa is also semi-rural with the soils to have orchards/market gardening.

The public riding ring is within easy access for both lower West Bench and Sage Mesa residents who keep horses.

Page 26: Calling orchards, gardens "remnant" lots places a value judgment on small lot holdings. This implies that the value/importance of this food production is declining. Many would argue that it is not.

Some of my comments are repeated for each of the pages, but gives a general idea of parts missing in the OCP descriptions. Thanks for the opportunity to comment.

Sent: Sunday, June 10, 2018 9:14 PM

Subject: feedback on OCP

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“growing their own”, supplementing their own consumption, or by direct sales, by attending the farmer’s market, or by selling commercially. This way of farming – started in the 50s in the West Bench – is also a key to the future. Having semi-rural, close to town – will be an attractor to a growing number of people interested in sustainability and food security.

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Sent: June-10-18 3:57 PM

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Also aren't we still in the "Draft plan" stage rather than "Referral, review and adoption"?

Regards

Comments on Draft Report to RDOS Board Re Area 'F' OCP with particular reference to West Bench

June 10, 2018

** I am replying in this manner as it was impossible to fill out the survey form online, which was a PDF. If I had printed it out, I would have been late submitting it, besides the form being ridiculously short on space for substantive comments.

General Comments

- I filled in all the surveys from RDOS on the OCP in the past year plus and attended all the open houses, but one, the date of the latter having been changed without any reasonable notification of residents, a fact of which I informed Director Brydon at the time. I thought I had a good idea of what was being proposed and while I was not happy with many parts of it, felt that at least those who cared to in our community had been given a reasonable chance to state their views and have them answered. Now I find that this is VERY far from the case and in fact the most important aspects of the proposed OCP were never mentioned in the surveys, never brought out at the open houses, and now are not in the draft report to the Board. This being the case, I feel strongly that the public consultation process has been a travesty and largely a waste of our time since we were commenting without the most important aspects of the situation kept from us.
- The central such aspect is the matter of having sewers on the West Bench. Nothing was ever mentioned of the City of Penticton's submission to the then Minister Fassbender at the 2016 UBCM meetings to look at having the West Bench amalgamated with the City. The installation of a sewer system on the WB would obviously make amalgamation quite easy and the likely next step, as would the suggested designation of the WB as a 'Rural Growth Area'. This complete change in the character of the area is being proposed under the table, with no public discussion or even, largely knowledge. The almost certain result of such an amalgamation and change in designation would be an estimated tripling of taxes here as well as a complete change in the character of the area. All of this without public discussion. This is, to put it mildly, completely unacceptable. The rural character of the area is the main reason most people live here – though clearly not those who want development and appear to be driving the OCP process. .
- The sewer is implicitly assumed to be coming, but as there were at least as many people replying who were against this opening up of the WB to subdivision and other development/destruction, this appears to be taking the side of those who want the latter and ignoring those who don't; in general that appeared to be the approach during the open house and the presentation on the results of the surveys. **The report should have a statement saying that the question of the sewer and ALL its implications for the future of the area will be explored with broad and open public discussion.**

Specific Comments on the Draft Report to the RDOS Board

p. 12. The comment about the WB being largely 'single detached homes **relatively close together**' is misleading and vague. What does 'relatively' mean?! It should read 'on a variety of sized lots in a rural setting'.

p. 15. Population and Demographics:

- The noted drop in population in Area ‘F’ from 2011-2016 is a false one as the PIB population was removed from those of the Area
- A similar note on a drop in population is irrelevant coming as it did from the removal of the numbers in Red Wing from those on the West Bench.

p. 19 Official Community Plan Designations

- The issue of non-conforming ‘home industries’ is contradictory as stated in the draft report which indicates that they would be grandfathered even though they have been violating the zoning for the properties on which they are being conducted for a greater or lesser length of time. Director Michael Brydon noted early on in the OCP process that such non-conforming uses would only be allowed until the OCP was completed and then only if they then conformed. A specific example of the above is his comment on an individual case on a property near me where such a violation has been going on for over two years without action from the RDOS in spite of complaints from neighbours. Director Brydon’s emailed me that no action would be taken until after the new OCP was passed, a statement which implies either that there is an expectation in the RDOS that such violations will become legal – rather a large assumption – or that they will be stopped only sometime in the future. Neither is at all satisfactory as the first second-guesses the result of the process and the second is not fair to neighbours and other WB residents who are putting up with the additional vehicle (mostly truck) traffic, noise, and dust.

p. 22 & 26 Local Area Policies

7.2.1 Policies

6.1 p. 22 states that, in line with the Regional Growth Strategy, the rural character of the WB would be kept with the exception of the asphalt plant and golf course lands (RGS envisions maintaining the rural character of the Plan Area by directing growth to designated Rural Growth Areas); however, on p. 26, 7.2.1, it states that ‘subject to sewer and stormwater servicing, and community input’, the whole of the WB is expected to be designated a ‘Rural Growth Area’. This would allow for amalgamation/consolidation and subdivision of properties throughout the area rather than simply on the asphalt plant lands, golf course, and parts of Husula Highlands Strategy which are already designated Low Density Residential.

Referring to my earlier remarks on the sewer and the complete lack of information on the City’s UBCM submission and other critical implications of having a sewer, the above statement “subject to sewer...’Rural Growth Area’, should be removed. Replacing it should be a statement making clear that all but the three areas noted at the end of my last paragraph would be excluded from the Rural Growth Area and that all consolidation or amalgamation of Rural Small Holdings would be prohibited in order to prevent higher density development on them and destruction of the rural character of the WB (as well as Sage Mesa).

Finally, the OCP should include a statement forbidding filling in of gullies, which are important wildlife habitat and corridors as well as places for water runoff. (Though not part of the OCP, the RDOS should also start enforcing what I understand are existing regulations to prevent people dumping yard waste and garbage into the gullies, creating a fire hazard as well as being an attractant for rodents and most unattractive.)

Conclusion

Numerous statements in the draft report, if not just contradicting others, seem to indicate that the direction of the OCP and the future of the WB/Sage Mesa areas have already been decided and that the public process is largely for show. As one of the 50+% who object strenuously to the urbanization and industrialization of the WB, I feel this to be a cynical and crass betrayal of public trust. I have heard from the person to whom it was said that Director Tom Siddon told him the OCP process in all the Areas was being drive by developers, so I am hardly surprised, just disgusted.

I also have felt throughout the process that there was insufficient effort by RDOS to engage residents in the OCP process from the start and to make it clear to them how very important it is for the future of the area and possibly their own property values. Putting surveys and notices on the website and an occasional sandwich-board notice at intervals and often with little lead time is simply not adequate. As well, the survey questions were overly simplified and gave little detail on the ramifications of different options. Ditto at the open houses I attended where I felt the aim was to push an agenda rather than genuinely listen to people's concerns and even provide viewpoints and implications that they, as laypeople in planning, very likely would not have thought of. Instead, we were fed a line leading directly to massive change on the WB. This is not public consultation or discussion; it's bureaucratic window dressing.

Sent: June-11-18 11:47 AM

To: Evelyn Riechert <eriechert@rdos.bc.ca>

Subject: Fw: Area F OCP

I was unable to attend the last open houses on this plan, but have been hearing from neighbours who did attend, and have looked at info available on the RDOS website.

I do have some questions/concerns.

RDOS repeatedly states that it wants to "maintain the rural character" of the area, yet seems to be moving toward labelling the West Bench a "growth area". This seems incompatible to me. My concern is that, there are many parts of Penticton where one can find suburban areas with all the amenities- this is a unique area, and once we make it "suburban" there will be no going back, and we will have destroyed what makes the area attractive in the first place. There are possibilities for maintaining "ruralness" while improving cash flow, through rural land leasing for instance. (There are young farmers looking at leasing, since farmland is too expensive to purchase outright).

We did once have a lovely general store- complete with hitching rail- kids stopped on the way home from school, folks could drop in for coffee and catch up on local gossip- but it died with the advent of the "big box" stores in town. Locals decided spending less on their milk was more important.

I am also troubled that the OCP makes it appear that growth will make it possible to have amenities with no increase in taxes. My understanding is that sewer will be very expensive, and that would require a huge amount of growth! Also, many of us have completed expensive renos of their septic systems, and are already paying for water upgrades- would we be required to hook up to any new system? There are no costs attached to any of these scenarios, and I remember what a complicated process the water system change was, and how important the issue of cost was to everyone.

Lastly, under acceptable uses. What will happen with "non-compliant" users. Hopefully they will not be grandfathered like Peter's Brothers. I hope, but it is not stated, that they will also be assisted to "move elsewhere".

Let's keep working to "sustain the rural character". That, to me, seems incompatible with being labelled a "growth area".

Sent: June-13-18 9:34 AM

To: Evelyn Riechert <eriechert@rdos.bc.ca>

Cc: Brad Dollevoet <bdollevoet@rdos.bc.ca>; Michael Brydon <mbrydon@rdos.bc.ca>

Subject: Official Community Plan

Since the open house held on May 23, 2018, several West Bench residents have approached me with questions and concerns they have regarding the proposed OCP. I suggested that they call you, as I don't want to give out incorrect information.

For your information, residents still have questions/concerns about the wording of the new OCP, such as:

Section 4, OCP Designations Page 19:

The Regional Board recognizes that some existing land uses do not conform to the designations shown on OCP maps. The intent of the Regional Board is not to change the uses of this land in the immediate future but to illustrate the preferred pattern of land use as redevelopment occurs while this Plan is in force.

Question: Does Section 4 (above) mean that existing home-based businesses or industries in residential areas will be grandfathered and allowed to continue operate, even though they are in contravention of existing RDOS by-laws? The concern is heavy industrial uses are not compatible with residential neighbourhoods and there is desire to see these industries to be removed.

Section 7.2.3

Subject to sewer and stormwater servicing, and community input, will explore designating the

greater West Bench area as a Rural Growth Area during the next scheduled South Okanagan RGS review (2020)

&

Section 7.2 .12

Will consider home industries on lands designated Large Holdings (LH) that are larger than 2 ha (5 acres) in size, provided the uses are compatible with the surrounding rural character.

Question: Rural Growth Area

Will residential properties be allowed to consolidate to become a large holding thus allowing densification?

Section 10 (RURAL HOLDINGS)

The general concern as I understand, is that the draft wording in the OCP is not specific in regards to identifying the number of houses on small holdings.

Question: Small Holdings : What is the permitted density permitted on small holdings, ie., number of dwellings in the proposed OCP?

Other general comments are that it is unfair for existing home businesses/industries which are currently in contravention of existing by-laws, be allowed to remain on residential properties. This is certainly unfair for residents residing in what used to be a quiet neighborhood, to be subject to the noise, disturbance, visual unsightliness, as well as possible devaluation of their property. The results of Survey 3 indicated that a majority of residents are against this and yet it appears those businesses will be allowed to remain.

Yours truly,

Sent: June-13-18 9:17 AM

To: Michael Brydon <mbrydon@rdos.bc.ca>

Cc: Brad Dollevoet <bdollevoet@rdos.bc.ca>; Evelyn Riechert <eriechert@rdos.bc.ca>

Subject: West Bench draft OCP comments

We appreciate the opportunity to comment on this document which will have such a far reaching impact on the future of the West Bench. The open houses were appreciated well run and informative albeit at a very high level.

1. Due to it's far reaching and lasting impact we feel the comment process has been rushed. Less than three weeks to read and fully understand the entire document. For example the survey 3 responses to "pocket densification" showed approx. 40 % disagreed and approx 25% agreed. Whereas in the May 23rd open house the graph was reversed showing approx. 29% disagreed and approx. 32 % agreed. Which is correct? as the premise of the revised OCP is based on "pocket densification".
An extension would facilitate perhaps more informed feedback rather than reactionary comments.

2. Weak support (including ours) for the development scenario was based on the notion that development would take place in the areas described in the open houses West hills, Wow golf & Greata Ranch. There is no clear restrictive direction in the OCP for future boards to keep this in mind and take a go slow approach to adding additional areas.

3. The OCP doesn't have clear direction for future boards that restricts future consolidation of parcels which can lead to changes in zoning and bring with it different densities and height restrictions. We could have a densification pocket in the midst of small holdings parcels in the lower west bench with condos that ruin the view and rural character.

4. We don't support grandfathering existing non conforming uses (p.19). Many residents have complained about the logging trucks, junkyard and gravel pit. We understood that there was support for home based business but not industrial activity (home based. Or otherwise)for the future. Grandfathering provides even less incentive to move in the case of the gravel pit. If it doesn't comply there should be a phase out period and then it must comply.

5. In section 10.5.3 on p. 37 this looks like a new section. The minimum parcel size now in the small holdings zone is 0.5 ha.

We appreciate your patience in sifting through all the comments including ours and welcome a chance to discuss further before this is voted on by the RDOS board.

Respectfully,

Sent: June-13-18 1:00 PM

To: Michael Brydon <mbrydon@rdos.bc.ca>

Cc: Evelyn Riechert <eriechert@rdos.bc.ca>

Subject: re: Area 'F' OCP concerns

Hello Michael,

I thought I would touch base with you on my concerns stemming from the OCP process. I attended open houses, filled out the surveys, and anticipated a low key wind-up when attending the third meeting. But at that last meeting, I became concerned that the OCP as is currently being drafted, does not support the stated vision statement.

My apprehension partly stems from the meeting with the City of Penticton, RDOS, and Minister Fassbender at the September 2016 UBCM conference where an investigation was requested for a City boundary expansion. This request was justified on the assumption that it would be cost-effective for the City if it were to provide water and sewer to the greater West Bench area. I was aware that this meeting had taken place, yet was surprised that it had not been given any public profile in an open, transparent discussion in the West Bench. This was, and still is, of significant interest to West Bench residents. However, I then heard through your advisory committee grapevine that the City wanted to keep it quiet for the time being, that nothing was imminent, and that it would be addressed during the upcoming OCP review. Because of that, I did not pursue further.

At the first OCP meeting, I spoke with the principal consultant and asked him if the City boundary expansion was being considered as part of the OCP review and was told very clearly that there was no appetite for the greater West Bench to be taken in by the City. I took it to mean that West Bench residents were not interested, and accepted at face value that this was not going to be a direction coming out of the OCP.

Fast forward to the final OCP meeting, where the discussion seemed to be around various things other than this issue. The vision statement noted that the greater West Bench and Faulder areas "value their rural and semi-rural characters". I assumed that the OCP would then support this vision into the future. As with any well crafted strategy, the pursuant policies and initiatives should support the vision statement. However, in looking at the details, I was alarmed that they do not consistently do so.

This stemmed from the questionnaire at the last meeting, which I casually took home for further consideration. When I read it the next day, I was startled. It laid out new ideas and clauses being considered for the OCP, including:

- The area being described as rural suburban
- Working only with the City of Penticton as the only option for sanitary and storm sewer extension
- Proposing the West Bench as a Rural Growth Area for the 2020 Regional Growth Strategy review

These policies do not support the vision statement, but instead position the greater West Bench for growth and expansion: this does not support its rural and semi-rural character, but proposes many options for development and provides a blueprint to justify a City boundary expansion.

As I am sure you are aware, the Minister can grant a boundary expansion without a vote of affected residents, if he or she determines that there is little or no opposition. The passing of the OCP with these

new, additional clauses, would have the appearance that the area residents have already considered and agreed to being 'suburban', wanting City sewer services, and being a growth area. Unless the greater West Bench residents understand that this re-worded OCP could change the governance of the area, it would be unfair to include this new wording.

Addressing the new wording, starting with my first point, the only truly suburban area in Area F is Westwood, an anomaly in a semi-rural / rural area. The suburban descriptor does not fit with the vision as stated.

In addressing the second point re: draft clause 7.7.1.2, I do understand that there are concerns by some residents about septic systems versus sewer, and the issue has been generally discussed amongst a host of other concerns during the OCP process.

Stating that connection to the City of Penticton sewer system as the only and final solution is very premature. There has yet to be a full assessment of the extent of the septic issues, what all the options are to resolve those issue, and what the implications are if we proceed with each.

I am aware that there are some areas that are in more desperate need for resolving septic issues, for example Sage Mesa, which might readily be connected to the City sewer in Red Wing. It may - or may not - be a cost-effective solution, even if undertaken at the same time as a water system upgrade. However, a community septic could be considered, as could the cost effectiveness of individuals upgrading their own septic system.

Many of us have fully functional septic systems that will not need replacing for many years. Others have recently upgraded septic systems because no sanitary sewer was available in our rural area and upgrades were needed. I have a strong hunch that those people would have no desire to bear any costs associated with sanitary sewer installation. For those who are still considering the best option for upgrading septic systems, they need to know not just what the direct implications of installing sewer is, but the long term, big picture implications of asking for sewer instead of taking on individual septic system upgrades.

My fear is the larger picture repercussions that might follow from sewer hookup. These are not just the cost, but subdivision potential throughout the greater West Bench rather than specified nodes, increased density, residential traffic congestion, increased noise and other land use conflicts, in addition to potential governance implications, all of which will erode the OCP's stated vision of our rural and semi-rural [character](#), rather than supporting and protecting that vision into the future.

As a suggestion, deleting the reference to the City of Penticton as a preferred option for resolving the septic issues would still allow for assessment and feasibility studies, without prejudicing an outcome. I am hoping you would have the consultants reword that clause, deleting reference to the City of Penticton as the one and only option for a solution to sewer issues.

It was noted in the posters during round 2 of the OCP process that infrastructure services could be increased with no increase in taxes **if** the greater West Bench densified. I have never seen that happen. Infrastructure costs must be covered, and I wonder what other services might be reduced to keep taxes at the same level. If increased density decreases taxes, then the cities of Penticton and, indeed Vancouver, would have lower taxes than our rural area – and we all know that isn't the case. As for the area becoming part of the City, a quick review has shown that similar sized and serviced parcels within

the City boundaries have taxes 30%-50% higher than we currently pay, another reason to not want to be annexed into the City.

Finally, adding the area as a Rural Growth Area in the Regional Growth Strategy also undermines the stated future vision of supporting our rural and semi-rural character.

In short, the additional wording and clauses make the passing of the OCP a watershed document that would serve as a vision for development, as well as a framework to facilitate a City of Penticton boundary expansion. Rather than preserving our semi-rural and rural character, it will pave the way for development and forever change the character and quality of life in this neighbourhood. From the results from the first and second surveys, the area is quite polarized on development versus no development, so it isn't clear to me why this is being proposed.

Given that the boundary expansion was not discussed openly, and that this most recent questionnaire was only available at the open house and not available online, I would suggest that it in no way be used to position the greater West Bench as a development area, and / or a target area for City boundary expansion.

To summarize, I suggest the following:

- That reference to the City of Penticton be deleted from draft clause 7.7.1.2, while still allowing the assessment and feasibility studies for resolving septic system issues
- That the September, 2016 discussion with the Minister be openly discussed prior to the OCP going to the RDOS Board for a vote
- That an additional clause be added to the OCP committing RDOS to advocate on behalf of Area F residents to ensure the Province requires a vote prior to any consideration of boundary expansion
- And finally, that the survey results be summarized, including the number of surveys submitted, and made widely available to the residents. (Just to ensure we are clear that it was the last survey, I have attached a copy for your reference.)

Thank you for your consideration of these suggestions. I look forward to your response.

Proposed Amendments to the draft Area "F" OCP - Jun 14, 2018

Please consider making the following alterations to the 2018 draft OCP:

Throughout the OCP, replace "West Bench" and "greater West Bench area" with "West Bench / Sage Mesa" to make it clear that Sage Mesa is included in what is being discussed.

We noted the following sections, there may be others:

7.2.1.2

7.2.1.3

7.2.1.4

19.5 (3rd paragraph)

19.5.2.6

19.6.2.4

24.6 (under "Actions" in rows 1, 3 and 6)

11.2.4 ?

Amend the wording of this section to be the same as 6.5.4: "Direct new residential development away from hazard lands, critical habitat areas, and watercourses."

The purpose of the ESDP areas, as we understand, is to regulate development on environmentally sensitive lands, not prevent development of said lands. Current Section 11.2.4 wording also doesn't make sense in the context of Section 23.2 which provides policy and guidelines for a development permit process. Why would there be a permit process if development is to be directed away from these lands?

This amended wording aligns 11.2.4 with 6.5.4, 16.1.1.3, 16.1.2.3 and with the intent of the ESDP designation.

11.3.10

Correct Pine Hills legal lot description to "Lot A, Plan KAP40762, District Lot 702 ODYD and District Lot 5136 ODYD.

Add Lot A KAP 61585 District Lot 2497 ODYD (North Sage Mesa) to the list of parcels that will be considered.

Suggest amending the last sentence to read: "If development is proposed for these properties at a minimum parcel size less than 1Ha, it is predicated on sanitary sewer, storm sewer and community water infrastructure being in place, all geotechnical risks being addressed, and being consistent with the South Okanagan Regional Growth Strategy".

19.2.1

Suggest expanding on the objective so that it reads "Implement a coordinated approach to infrastructure planning within the Plan Area and, when possible, coordinate installation of different types of infrastructure (sewer, water, storm drainage, natural gas, etc) to minimize costs and disruption of services."

19.6.2.1

Suggest rewording this policy to say "Encourages the Province to require master storm drainage plans for new residential subdivisions and to participate in implementation of these plans to address current storm drainage deficiencies within existing residential areas"

24.6

Consider making "Sewer service and stormwater feasibility study" and "Expansion of sewer services to West Bench/Sage Mesa" more of a priority and move them up in the Actions list. Seven plus years, or even four to six years, is a long time to wait to address immediate concerns, especially in the existing Sage Mesa residential area.

Schedule B, Map Inset 4

Alter RA (Resource Area) designation to Medium Density Residential (MR) designation for Pine Hills property, Lot A Plan 40762 District Lot 702 ODYD and District Lot 5136 ODYD.

Alter RA (Resource Area) designation to Medium Density Residential (MR) designation for North Sage Mesa property, Lot A KAP 61585 DL 2497 ODYD, to the west of the Safe Building Line shown on the attached Fletcher Engineering Report and Plan dated July 10, 1998 (attached).

Being the only developable properties in the Sage Mesa area, and with the uncertain amount of densification of the West Bench, we anticipate these pockets of density will be necessary to accommodate Scenario C as supported in the Residents Survey (greater housing diversity and installation of necessary infrastructure).

For Pine Hills we envision primarily single family detached homes, with pockets of higher density town homes and/or condos adjacent to the access road in the back of the property.

For North Sage Mesa we propose a no-build covenant for a majority of the property as per Fletcher Safe Building and covenant plan (attached). For the rest we envision duplexes or town homes between the access road and the old railway, with a buffer zone of single family detached homes next to the existing residences.

Schedule D

Amend the Hazard Lands map regarding North Sage Mesa property, Lot A KAP 61585 DL 2497 ODYD, as per the attached Fletcher Engineering reports. The November 12, 1999 Fletcher report confirms incorrect soil classification in the 1992 Klohn Leonoff Report, and the July 10, 1998 Fletcher report delineates a Safe Building Line that incorporates both site-specific recommendations from on-site inspection of the property, and recommendations from previous geotechnical reports.

Schedule H

Consider amending the Environmentally Sensitive Development Permit Area to acknowledge the areas of Pine Hills and North Sage Mesa properties that were disturbed from their natural state prior to RDOS adoption of the ESDP Regulations, and now contain various Rights of Way/infrastructure/roads etc. Specifically;

Pine Hills – Fortis gas line, Sage Mesa Water Utility water line, paved access road to golf course and parking lots, unpaved road from West Bench drive into back of property to access proposed development. Historical (2004) Google Earth imagery shows most detail.

North Sage Mesa – the majority of the property to the west of the Fletcher Safe Build Line has been disturbed and contains the Fortis gas line and as built subdivision including Fortis power line/water and storm drainage infrastructure/paved road/driveways/building sites. Other than the Sage Mesa Water Utility's main water line from the lake and Ministry of Transportation storm drain, the remaining portion of the property proposed as no-build covenant remains undisturbed and should remain in ESDP area.

Thank you for your consideration.

Sent: June-25-18 11:12 AM

To: Evelyn Riechert <eriechert@rdos.bc.ca>; Michael Brydon <mbrydon@rdos.bc.ca>

Subject: Correction to greater West Bench area historical wording in draft Area F OCP

Hello Evelyn

In my June 8th email to you and the Area 'F' Director Michael Brydon I included some suggested draft OCP rewording to better reflect the history of the greater West Bench area. I've double checked those suggestions using the local Archives [J. E. Falkenberg Ltd. Fonds]. Please accept this alternative wording as those records reminded me that Husula Highlands was the third area of lot development in the greater West Bench area and it includes only rural lots. The final area of housing in the greater West Bench area was what is now known as Westwood. Please correct my June 8th email suggested rewording to:

3.2 History

... "The West Bench area was settled in the 1950s through the Veterans' Land Act. The Act provided permanent housing, loans and grants for purchasing land, equipment for farming appliances, and more for veterans and families of those killed in the Second World War. The West Bench community was built by veterans through these loans, which provided housing and agricultural income to returning veterans."

Add: On the north side of West Bench, Sage Mesa was developed in the 1960s and Husula Highlands on higher land to the west of West Bench in the late 1970s and early 1980s. Westwood Estates and Properties were developed in subsequent decades ~~on higher land west of West Bench~~ on land between West Bench and Husula Highlands. Together these areas are described in the Plan as the West Bench area or greater West Bench.

3.3 Communities and other areas

West Bench/Sage Mesa is a residential area located northwest of Penticton. The area consists primarily of single detached homes relatively close together. The community was developed through grants from the Veterans Land Act, and retains an attachment to these roots. The Husula Highlands residential development is in the West Bench area. There is an elementary school located in West Bench; however, due to the area's proximity to services offered in Penticton, it is primarily a residential community with some larger lots, but also a large number of typical suburban sized properties." (See page 12)

This is wording is wrong. Accurate wording would be:

West Bench/Sage Mesa is a residential area located northwest of Penticton. The area consists primarily of single detached homes on a variety of medium and small rural lots. The West Bench community was developed through grants from the Veterans Land Act, and retains an attachment to these roots. Sage Mesa, Husula Highlands and Westwood Estates were developed later with small rural lots. The Westwood Properties residential

development is also in the West Bench area but has mainly typical suburban sized properties. There is an elementary school located in West Bench. Although some agricultural operations continue in West Bench, due to the area's proximity to services offered in Penticton and Summerland, it is primarily a residential community.

I'm also providing this as an attachment with highlighting for your convenience.

Thank you.

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Meeting between a group of West Bench residents and Director Brydon on the draft Area F (Greater West Bench) OCP

July 4 th , 2018 RDOS Board Room

Summary of what was heard with respect to the following actions being sought:

- A postponement of Board approval and an extension of the Area 'F' OCP process

Director Brydon agreed to an extension of the OCP process. The length of the extension is not yet determined but will take the process beyond the summer and may be post- fall elections. If the delay is this long there are risks involved for the group of residents presenting. The draft will not go to a summer RDOS Board meeting for 1 st and 2 nd reading.

While Director Brydon agreed to this, he did comment that staff might resist it.

- A mail-out to greater West Bench area residents listing the draft 'policies' from OCP 7.2 and seeking comments from residents, including but not limited to those noted in the final questionnaire from the May 23 Open House.

Director Brydon agreed to an added mail out to greater West Bench residents. This added OCP mail out will be written in plain language. The mail out will probably be 2-3 pages in length. Director Brydon also agreed that tightening/clarifying the language in the draft OCP was required. We interpreted his desire to "tighten up" the language to mean corrections, plain language rewording and identification of gaps

that need filling. He agreed with the comment that this is a significant OCP and stated that "we need to

get it right".

There was a specific request from the group related to better definition of the term 'Greater West Bench' in the document and the need for more consistent use of neighbourhood terms like West Bench, Sage Mesa, Husula Highlands, Westwood Estates and Westwood Properties in the revised draft.

- Disclosure of relevant documents:

- o Detailed results of the community surveys. Response: These would be summarized in spreadsheet format and made available.

- o Resident's comments and letters relating to the draft OCP; Response: Director Brydon would check with staff and try to make these available in a suitable format on the OCP website.

- o The City of Penticton request for Ministry support for a City boundary expansion incorporating the West Bench/Sage Mesa area; Response: Director Brydon indicated that we would have to pursue this with the City of Penticton if we wished more information.
- o An indication of how the draft OCP policies may support the City initiative and the implications of the boundary expansion; Response: Director Brydon agreed that this would be part of the message in the added mail-out summary.
- o Correction of May 23/24 Open House Posters. Response: Staff would do this if not done already.

Some Key Additional Comments Heard from Director Brydon:

- The intent of the OCP was to have the West Bench remain relatively unchanged in keeping with its current semi-rural character.
- There is limited appetite for sub-division in West Bench, but some people would like to have Carriage Houses and suites which would only be permitted on lots with sewer.
- Higher density housing will be encouraged only in locations with large lots, outside of the West Bench Area. (Asphalt plant/Kampe holdings, Pine Hills area and WOW). This will be controlled by zoning by-laws.
- Home industries will only be allowed on large lots >5 acres which Director Brydon states there are none of on the West Bench, but this needs checking.
- The no cost for services comment in the last round of the survey was modified during the discussion with clarification that the costs of major pipe laying to new development areas would be borne by developers, but subsequent hookup costs to existing neighbourhoods would be borne by the householder.
- The OCP attempts to find compromise between very contrasting resident visions for the future.

Submitted by:

The OCP is a legal document. To quote from the draft OCP it “contains objectives, policies, and land use designations adopted by the Regional District of Okanagan-Similkameen (RDOS) Board of Directors. The purpose of these objectives, policies and designations is to provide direction for land use and development consistent with the community values of the Electoral Area.” It is used to “provide a basis for” such actions as “the adoption or amendment of land use regulations, such as the Zoning Bylaw” and “the guidance of elected officials, and others who have statutory approval authority, in the evaluation of proposals, referrals, and amendment of bylaws.” Such a significant legal document needs to be clear and understandable to residents and have followed due process for community review.

We’ve summarized the comments of a group of residents (above) into a single list of recommendations and questions because we know a single list is easier to work with. We’re aware that some of these issues have also been raised by other residents when commenting on the draft OCP.

Correct neighbourhood terms used throughout the document

The OCP needs to correctly identify neighbourhoods and apply a standard term for the whole of the greater West Bench area. Currently the draft uses both ‘West Bench/Sage Mesa’ and “Greater West Bench” This leaves readers unclear if the term “West Bench/Sage Mesa” refers only to the two neighbourhoods (West Bench and Sage Mesa) or to all four neighbourhoods in the greater West Bench (including Husula Highlands, Westwood Properties, Sage Mesa, West Bench). Clarification of neighbourhood areas should start in the Table of Contents and continue throughout the document if all readers and users of the OCP are to correctly understand and analyze greater West Bench issues.

3.0 Community Profile

History should be provided for each greater West Bench neighbourhood in section 3.2. In section 3.3 include a summary of lot sizes with the information obtained from the RDOS GIS system. The same section should include an overview of current water and septic servicing for each neighbourhood. This baseline information would be useful for all residents, elected officials and RDOS staff.

3.2 History

Draft OCP wording: “The West Bench area was settled in the 1950s through the Veterans’ Land Act. The Act provided permanent housing, loans and grants for purchasing land, equipment for farming, appliances, and more for veterans and families of those killed in the Second World War. The West Bench community was built by veterans through these loans, which provided housing and agricultural income to returning veterans.”

Correction: This section is devoted to the whole of the greater West Bench area but describes the West Bench neighbourhood only. The other neighbourhoods should be identified and some history provided for each.

The other four neighbourhoods in the greater West Bench were private developments.

Sage Mesa was developed in the 1960s with some later added lots.

Husula Highlands was developed in the 1970s and 1980s

Westwood Properties was the last area to be developed

Potential alternative wording: The entire West Bench area was investigated as veteran's settlement land after World War I but only the West Bench became a Veterans' Land Act (VLA) development. VLA provided permanent housing loans and grants for purchasing land and equipment for farming for veterans and families of those killed in the Second World War. The West Bench community was built in the 1950s by veterans through these loans, which provided housing and agricultural income. The other neighbourhoods were developed privately. Sage Mesa was developed in the 1960s with some later added lots. This neighbourhood is located to the north of West Bench. Husula Highlands was developed in the 1970s and 1980s and contains the highest elevation properties in the forest interface to the west of West Bench. Westwood Properties was the last area to be developed and is located between Husula Highlands and West Bench.

3.3 Communities and other areas

Include an overview of existing lot sizes and existing water and septic servicing for each neighbourhood in this section.

West Bench/Sage Mesa

Draft OCP wording “West Bench/Sage Mesa is a residential area located northwest of Penticton. The area consists primarily of single detached homes relatively close together. The community was developed through grants from the Veterans Land Act, and retains an attachment to these roots. The Husula Highlands residential development is in the West Bench area. There is an elementary school located in the West Bench.; however, due to the area's proximity to services offered in Penticton, it is primarily a residential community with some larger lots, but also a large number of typical suburban sized properties.” (See page 12)

Correction: This is a poorly written paragraph which should be completely revised. Properties in Husula Highlands, West Bench and Sage Mesa are **not** suburban. All three areas have rural and semi-rural lot sizes. Most of upper Westwood Properties also has semi-rural lot sizes. The lower portion of Westwood Properties has suburban-sized lots. It is not correct to say there are “a large number of typical suburban sized properties”. There are a small number of typical suburban sized properties in the greater West Bench area, all of them located in the neighbourhood called Westwood Properties.

Model for revised wording: The greater West Bench is a residential area located northwest of Penticton. In the West Bench 80% of 351 lots (~280) are 0.5 to 0.75 acres, while the remaining 20% are larger, with at least four properties over 5 acres. The West Bench uses its water licenses to purchase treated water from the City of Penticton. All the remaining neighbourhoods are on the privately-owned Sage Mesa water system: Westwood Properties, Husula Highlands and Sage

Mesa. Sage Mesa contains --- lots of --- to --- acres. Husula Highlands has --- lots of --- to --- acres..... Westwood Properties.... All of greater West Bench except Westwood Properties is on individual septic systems. Westwood Properties is on a community septic system as per its Bare Land Strata arrangement. There is an elementary school and two parks located in the West Bench but because of proximity to Penticton there are no other services in the greater West Bench area.

3.5 Population and Demographics

Draft OCP wording: “The total population of Electoral Area “F” decreased slightly from 2,100 residents in 2011 to 2,014 residents in 2016. This decline in population is a reversal of the trend from the 10-year period from 2001 – 2011, which saw modest population growth in “F”. Of the eight electoral areas that comprise the RDOS, half saw growth between 2011 and 2016 while the other half declined. Area “F” experienced the second greatest decline in population.”

Correction:

This implies a significant drop in population in Area F and particularly the greater West Bench area. However the population drop was the result of a census boundary change that removed the Penticton Indian Band’s (PIB) “Red Wing” housing development population figures from the West Bench figures and reassigned those numbers to the PIB. In reality the area population seems to be stable and 2016 census figures are not yet available for Area F. The misleading paragraph should be removed from the draft OCP.

4.0 Official Community Plan Designations

Greater West Bench area Local Area Policy 7.2.1.11 “supports home occupations throughout the area, but will not support home industries on parcels less than 2 ha (5 acres) in size.”

We support this policy. However, despite this 7.2.1.11 policy Section 4 appears to provide a grandfathering clause that permits existing home industries to remain on smaller parcels. The final paragraph of **Section 4** says “the Regional Board recognizes that some existing land uses do not conform to the designations shown on OCP maps. The intent of the Regional Board is not to change the uses of this land in the immediate future but to illustrate the preferred pattern of land use as redevelopment occurs while this Plan is in force.”

Question: Several residents have sought clarification on this paragraph. The answer Evelyn Reichert provided on June 18th said an “OCP may designate land differently than what is currently zoned based on future desires. For example, if during the OCP process an area suitable for future residential is identified but is currently zoned as commercial, any future land use proposal to residential would only require a zoning amendment.” While it is helpful to know the paragraph explains the discrepancies between OCP designations and current zoning and/or land use it does not answer the question. We would appreciate a ‘yes or no’ answer from a planner indicating if this paragraph could be used to grandfather existing home industries on properties of less than 5 acres (7.2.1.11).

Perhaps the paragraph also needs some wording improvements and/or an accompanying plain language clause to ensure it is understood by all readers.

5.0 Vision and Broad Goals

5.2 Broad Goals

5.2.2 Infrastructure and services

The draft OCP wording: “Improve and support the development of new infrastructure, including water systems, where feasible and practical, and continue to explore feasibility of sewer and storm water service for the West Bench area.”

Comment: Indicate if this applies to the whole of the greater West Bench or Sage Mesa / Westwood Properties only.

5.2.5 Agriculture.

The draft OCP wording: “Maintain existing and encourage new, compatible agricultural activities in the Agricultural Land Reserve, while limiting subdivision of designated agricultural properties.”

Comment: Compatible agricultural activities should be supported both inside and outside the Agricultural Land Reserve.

7. Local Area Policies

7.2 West Bench/Sage Mesa

The draft OCP wording: “West Bench/Sage Mesa is a residential area located north-west of Penticton. The area is primarily made up of single detached homes and includes some larger lots, particularly in the lower West Bench area. The West Bench community was first developed through grants from the Veterans Land Act for soldiers returning from World War II. Some original housing remains, along with remnant orchards and fields, which give the area a more rural residential character. The Husula Highlands (including the Westwood Properties development) residential development sits above the West Bench area and was developed after the lower West Bench area.”

Correction:

The majority of greater West Bench is made up of semi-rural and rural lots. A small number of commercial orchards, a vineyard, a commercial orchard/market garden and a horse riding-ring operate in the West Bench neighbourhood and there are also household subsistence agricultural uses, properties that support horses and family orchard u-picks. Much original housing remains either in its original form or incorporated into renovated houses.

Husula Highlands does not include Westwood Properties. Westwood Properties is a separate neighbourhood. Husula Highlands is also made up of large lots and is located at the highest, forest interface western boundary of the area. (See 3.2 above)

7.2.1 Local Area Policies (greater West Bench)

7.2.1.2

The draft OCP wording: “Supports working with the City of Penticton to conduct a feasibility study for the extension of a sanitary sewer and storm water from the City of Penticton to service part or all the greater West Bench area.”

Comment: Whether intentional or not this policy appears to predetermine support for the City of Penticton to expand its boundaries. The policy wording should be modified by including mention of updating RDOS sewer studies and ensuring all options are examined.

Potential alternative wording: Assess the septic and sewer issues in the greater West Bench to determine current state and propose various options for issues arising from the assessment: upgrade of individual septic systems, community septic systems, or servicing provided by the City of Penticton, all on a neighbourhood basis. The RDOS will consider the outcome of the City of Penticton’s feasibility study as it is made available and, comparing it to existing RDOS information, will consider the implications for all portions of the greater West Bench including costs and governance.

7.2.1.3

The draft OCP wording: “Subject to sewer and stormwater servicing, and community input, will explore designating the greater West Bench area as a Rural Growth Area during the next scheduled South Okanagan RGS review (2020).”

Comments: Based on resident surveys there is Sage Mesa and Westwood Properties neighbourhood support for infrastructure improvements. There is much less support in the West Bench and Husula Highlands neighbourhoods. The Rural Growth Area designation wording needs to be clarified or the wording tightened to allow growth in specific areas instead of the whole of greater West Bench. Provide a map of ‘Future growth areas’.

In his July 11th letter Area F Director Brydon indicates the intent is to use pocket densification to allow the West Bench neighbourhood to remain relatively unchanged, in keeping with its current rural character. The Husula Highlands neighbourhood would also remain rural. This intent is not reflected in the draft OCP. The Plan does not restrict consolidation/amalgamation/amassing of properties for the purposes of pocket densification. The Plan also does not restrict the lot size for pocket densification. With the current wording designating the whole of greater West Bench as a Rural Growth Area and without any wording on growth restriction the Plan appears to permit pocket densification in *all* parts of greater West Bench. While 7.2.1.6 directs densification to specified large parcels, it would provide clarity to have a statement that states that “infill subdivision and parcel amalgamation will not be allowed on parcels of 1 acre or more, unless specifically designated for pocket densification.”

7.2.1.12

The draft OCP wording: “Will consider home industries on lands designated Large Holdings (LH) that are larger than 2 ha (5 acres) in size, provided the uses are compatible with the surrounding rural character. “

Comment: The community surveys showed considerable opposition to home industries. There are at least four properties larger than 2 hectares in the greater West Bench. The policy should prohibit home industries on any property size in the greater West Bench area. Examples of properties larger than 2 ha.: 1400 Spartan 11.987 acres; 3014 West Bench Drive 28.56 acres; 2818 West Bench Drive 8.401 acres; 2802 West Bench Drive 7.27 Acres. The RDOS should query its GIS system to determine all lots that can utilize this policy, and allow the surrounding neighbours and all residents to consider the potential impact of home industries on these lots.

8.0 Resource Areas

8.3.10 Policies

The draft OCP wording: “Areas having aggregate resources are identified for information purposes on Figure 19 in this Bylaw.” Figure number needs correcting to Figure 20. [Figure 19 is related to Syilx place names]

9.1 Agriculture Background

Draft OCP wording: This section states “A large majority of the Agriculture designation in in the Meadow Valley with the remainder in Faulder and the Greata Ranch area.”

Correction:

Some agriculture also occurs on the West Bench neighbourhood and this includes both commercial and household agriculture.

10.1 Rural Holdings – Background

Comment: The size of large holdings is defined (no less than 4 hectares). The size of small holding is not defined anywhere within the draft OCP.

Correction: Add small holdings size (.2 to 4 hectares) to 10.1.

19.0 Infrastructure and servicing

19.4 Water Supply and Distribution

Comment: Correct neighbourhood naming. West Bench continues to have rights to its water and has transferred the water licenses for the duration of the bulk water purchase from the City of Penticton.

24.0 Land Use Contracts

24.7 Discharge of Land Use Contracts

LU-2-F (Forsyth) should also be identified by neighbourhood name for clarity.

Schedule D Hazard Lands

Draft OCP: The colour legend is missing from this map.

Correction: A colour legend is needed to understand the greater West Bench map within Schedule D.

Missing from draft OCP

Natural environment:

Protection of greater West Bench natural areas including gullies. 17.1 Hazard Lands Background. This section states “placement of fill, should not occur on the benches above the steep slopes and the houses; natural vegetation should be maintained ...” but applies this to the North Beach area only. There is no similar statement for the greater West Bench. This is despite the stated importance of native habitat in the OCP 16.1 Natural Environment and Conservation Background (See page 57) and in the Area F Technical Background Report. (See page 14) Most natural environment in greater West Bench is in the gullies that provide wildlife corridors, underground water courses and protective, stabilizing natural vegetation. The OCP should

include restrictions on gully in-filling to meet the objectives of Section 16 Natural Environment and Conservation and the recommendations of the Technical Background Report.

Forest fire interface zone:

There should also be a clause regarding Fire Smart for the upper areas of the greater West Bench similar to the wording for Faulder / Meadow Valley. For example, encourage FireSmart best practices on private land and public land in Faulder and Meadow Valley as well as in Husula Highlands and Westwood Properties (greater West Bench), to reduce wildfire hazards in the area.

Sent: Monday, July 9, 2018 11:52 AM
To: Michael Brydon
Subject: Meeting thank you and "what we heard" - July 4 meeting

Hello Michael

Thank you for the opportunity to meet with you last Wednesday. We appreciate having our concerns heard. I believe we also heard and understood your concerns.

We combined our collective notes and memories to record "what we heard" at the meeting and I'm attaching our summary here.

We committed to sending you a list of the gaps and errors we see in the existing draft OCP. We're working on that list now and hope to have it to you as soon as possible.

Sent: Tuesday, July 10, 2018 8:09 PM

To: Michael Brydon

Subject: Re: Meeting thank you and "what we heard" - July 4 meeting

Hello Michael

Thank you for your reply and letter.

I will definitely pass your email and draft letter to the group that met with you on July 4th. The group has designated me as the 'contact' but we collectively summarized our process concerns (and are working on a compiled list of the draft OCP problems.)

Your letter is a useful summary of your comments at our July 4th meeting. Thank you for asking if it addresses our concerns. I'll pass your question to the group and we'll get back to you. I believe the overriding concern will be that, with current wording, the draft OCP does not match your summary.

On Friday we sent you a record of 'what we heard' at our meeting. Our focus was process changes. Could you confirm those process changes? (e.g. extension of the OCP process; a mail out to residents with details on the OCP and seeking comment/input; access to documents current not available on the website) Thanks.

Sent: Friday, July 13, 2018 9:24 AM
To: Michael Brydon
Cc: Evelyn Riechert
Subject: Re: Meeting thank you and "what we heard" - July 4 meeting

Hello Michael

Yes, as you requested we're working on a list of errors, inconsistencies, contradictions and gaps in the draft OCP. We'll send you that list as early as possible on Tuesday morning (July 17).

A two week delay is inadequate for residents to receive mail-out information on the policies in the draft OCP and to provide comments. At our meeting we discussed timelines that would take the process beyond the busy summer period. We ask you, once again, to extend the process beyond the summer.

On July 4th you agreed to a mail-out on the draft OCP policies as well as actively seeking and sharing the comments of residents related to the OCP. Residents need factual information about the draft so including a link to the document and a deadline for comments would be ideal. You reassured us that comments, corrections and changes in the draft OCP wording would be welcomed. It was our understanding that you were equally interested that resident concerns be heard and addressed and that "we need to get it right" (your words).

Sent: July-16-18 10:51 PM

To: Michael Brydon <mbrydon@rdos.bc.ca>

Cc: Evelyn Riechert <eriechert@rdos.bc.ca>; Bill Newell <bnewell@rdos.bc.ca>

Subject: Comments on draft Area F OCP

Hello Michael

When we met with you on Wednesday July 4th we asked for an extension that would take the OCP process beyond the busy summer period. At that meeting we understood an extension was possible. You emailed on Wednesday July 11th to let us know the process would continue to take place during the summer. Since that date we've been working on OCP comments. Six days seems a short time to us! A number of us have summer travel, house guest and fruit picking commitments that can't be changed – summer is always so busy.

The participants that met with you have read the 111 page draft and the comments follow the same sequence as the OCP. For your convenience we've put all our comments into a single list. There are a wide range of comments and many are issues that we consider substantive and important.

Thank you for reassuring us, when we met with you, that comments, corrections and changes in the draft OCP wording would be welcomed. And thank you for copying these emails to Bill Newell. We'll include Bill Newell and Evelyn Reichert in our emails.

On July 11th you sent a letter that is a draft mail-out to Area F residents. That letter summarizes, by neighbourhood, some key issues for the residents who participated in Community Survey 3. The letter tells residents there will be a cost involved in connecting to infrastructure and that one of the implications of infrastructure and densification may be City of Penticton boundary expansion. If it continues to indicate there will be individual household costs involved in connecting to infrastructure and the implications for City boundary expansion your letter would be a useful information mail-out to residents. We suggest that the letter provide a link to the Draft OCP and residents be invited to review both sections 7 and 11 in the draft OCP and have the opportunity provide comment before the first presentation to the RDOS Board. Our other comment on the letter is that the Community Survey 3 results show a minority of West Bench and Husula Highlands neighbourhood residents in support of pocket densification.

Our combined comments on the draft Area F OCP are attached.

Note: We're happy to provide a list of the documents we consulted if you need it.

Sent: July-26-18 1:10 PM

To: Evelyn Riechert <eriechert@rdos.bc.ca>

Subject: Comments missing from community engagement process report Re: Electoral Area "F" OCP Bylaw update

Hello Evelyn

Thanks for listening to some of my questions and concerns about the draft Area F OCP.

I've just scanned the "compiled all of the responses from all rounds of the community engagement process, including all comments received". Is it possible that some of the comments on the draft OCP have been omitted? I've talked to several residents who sent comments on the draft OCP and these resident comments are OMITTED. Most of these comments were sent by email. Is it possible the email comments were accidentally omitted? I'm sending this concern to you first instead of replying to all as this may have been an accidentally omission by the consultant. I'll look again later in the day to see if these have been added.

Could you tell me who received this email notification from you? Few residents I ask have received your email.

Thank you.

Sent: July-25-18 12:53 PM
To: Evelyn Riechert <eriechert@rdos.bc.ca>
Cc: Brad Dollevoet <bdollevoet@rdos.bc.ca>;
Subject: Fw: Pine Hills property & OCP

Hi Evelyn,

I assume you had another crazy week last week, with the Board meeting and finalizing the OCP (among several other projects I'm sure).

I am responding to Brad's request to direct any further concerns to yourself while he is away. As mentioned in my voicemails to you last week, Sue and I are hoping that we might have a brief chat with you about some concerns that arose from a shareholder's discussion regarding the draft OCP, Brad's June 29th reply, and recent phone calls with Brad and yourself. We are hoping for a quick meeting in person as a couple of questions involve the OCP maps, and it is usually simpler to review visually rather than verbally. In anticipation of meeting, I thought it best to email you the concerns.

First, we would all like to recognize the progress that has been made towards resolving some of the issues facing the Greater West Bench area. For anyone who owns a home on silt soils, septic sewage disposal and storm drainage are, or should be, of concern. These concerns are greater in the Sage Mesa area with its proximity to the silt bluffs and existing small lot size, which may explain the almost 2 to 1 support for Scenario C in the Sage Mesa results of the OCP Residents Survey. We, and other long-term residents, have been waiting more than 25 years since the Klohn Leonoff report recommended sanitary and storm sewer service, for these services to be installed to address ongoing concerns. It is encouraging to see that the RDOS has included Section 7.2.1.13 and Figure 15 in the Area F draft OCP. Those who were involved in adding the possibility of sanitary and storm sewer into the OCP should be applauded.

We are also glad to see Brad's comment in his June 29th letter that implementation of sewer and stormwater servicing is more pressing for Sage Mesa. With its proximity to the silt bluffs and existing small lot size, Sage Mesa is a higher priority for sanitary and storm sewers than other areas in the Greater West Bench. However, the draft OCP does not acknowledge this higher priority. Nor does the draft OCP provide alternative solutions for Sage Mesa should sanitary and storm sewer servicing for the Greater West Bench not proceed.

There are, of course, hurdles that must be overcome to implement such servicing. Last time there was a sewer study for the Greater West Bench, it was deemed economically infeasible. When we approached the City of Penticton to connect Sage Mesa to services independently they appeared receptive, but the RDOS was not supportive. This time the City may not be receptive, servicing may be deemed economically infeasible again, or the project may simply not achieve public assent. Having waited for 25 years for these recommended services, we certainly hope this does not happen. But having experienced that outcome twice before, we would be remiss if we didn't attempt to address this possibility within the OCP. If sanitary and storm sewer servicing for the Greater West Bench does not proceed where does that leave area residents? Especially those in Sage Mesa? As the possibility of sanitary storm sewer will likely be determined in the next few years, and the OCP states "Policies are often implemented on a long-term basis, generally over a seven to 10-year period...", we believe the OCP should allow for alternate development proposals that could provide sanitary and storm sewer, or at least storm sewer, to Sage Mesa in the event area-wide service does not take place.

Some alternate proposals that we, as developers, could assist with are:

1) Sanitary sewer for Sage Mesa only. This would fit with the higher approval of Scenario C by Sage Mesa residents vs West Bench residents and would address Sage Mesa's more urgent need for sanitary sewer. We believe the draft OCP should include some acknowledgement of the higher priority for Sage Mesa and provide written support for Sage Mesa only sanitary sewer servicing, in the unfortunate event area-wide service does not proceed.

2) Storm sewer for Sage Mesa. In spite of recommendations in the Klohn Leonoff report over 25 years ago, portions of the storm sewer in Sage Mesa remain in need of upgrading, or are still lacking altogether. For some Sage Mesa residents this is an equally, if not more, urgent issue than sanitary sewer service. (I have attached an electronic copy of the photograph we previously provided). Although existing storm drainage is a Ministry of Transportation and Infrastructure responsibility, improvements to storm sewer are elusive. As storm sewer improvements are a requirement of new development, designating some type of low density residential on Pine Hills would provide the opportunity, or more accurately, the obligation, to address storm drainage. Some type of low density designation would, in fact, encourage us as developers to commit time and resources to acquiring downstream land and rights necessary for future storm sewer improvements. Also, given that the purpose of the OCP is "... to provide direction for land use and development consistent with the community values ...", and given that the public input process has indicated support for residential development with infrastructure improvements, doesn't it make sense to apply at least some kind of low density residential designation to Pine Hills? The upcoming OCP public hearing stage would then be an opportunity to confirm that support. Low density designation for Pine Hills would become a moot point should sanitary sewer prove feasible, yet would allow low density development to address the existing storm drainage issue for Sage Mesa in the unfortunate event sanitary sewer does not proceed.

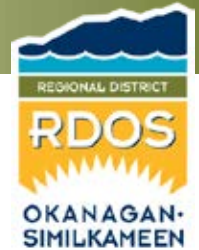
As previously mentioned, Section 7.2.1.13 is a big step towards sewer feasibility, but we are still concerned about the wording of this section. The second sentence could be interpreted to mean that no development will be considered without sanitary sewer, not even low density development. Was this the intent, to preclude all development, including even 1ha parcels on septic? If so, this would be unfortunate, as this would impede our goal for the past 40 years of some residential development at Pine Hills. Development that would assist in resolving existing storm drainage issues in Sage Mesa. If this was not the intent, a simple fix would be to reword the second sentence, e.g. "If development with a range of densities is proposed for these areas, it is predicated on sewer, storm water, and community water ..."

Our last question has to do with the mapping. Is Schedule B that is currently on the RDOS website the final version that will be going to the Board? If so, it appears that Sections 11.3.5 and 11.4.5 would contradict each other. With Sage Mesa designated SH, secondary suites or carriage houses would be permitted under Section 11.3.5, but not under Section 11.4.5.

Sorry to create more work. I'm sure you would like to see this OCP wrapped up and get on with other projects, but the above items could have quite an effect on us and on other residents in the area. Please let me know when you can meet.

Thank you for your time and consideration.

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: August 16, 2018
RE: Zoning Bylaw Amendment – Electoral Area “F”

Administrative Recommendation:

THAT Bylaw No. 2461.11, 2018, Electoral Area “F” Zoning Amendment Bylaw be read a third time and adopted.

Purpose: To rezone a property to facilitate a two-lot subdivision.

Owner: Erik Iikka Vaisanen Applicant: True Consulting Folio: F-06932.400

Civic: 15 Deans Road, Summerland Legal: Lot 8, DL 2888, ODYD, Plan 647 Except Parcel D (Plan A67)

Zoning: Small Holdings Two (SH2) Proposed Zoning: Small Holdings Two Site Specific (SH2s)

Proposed Development:

This application proposes a site specific amendment in order to facilitate a two-lot subdivision that would result in parcels approximately 1.47 ha (Lot B) and 1.75 ha (Lot A) in area.

An amendment to the bylaw is being pursued due to road dedication requirements by the Ministry of Transportation and Infrastructure (MoTI) at the time of subdivision reducing the available land area for the new parcels from 4.0 ha to 3.22 ha.

Site Context:

The subject property is approximately 4.2 ha in area and situated at the south-east corner of the intersection of Deans Road and Kereluk Road. The property adjoins the SnPink'tn (Penticton Indian Band) reserve along its eastern boundary.

Background:

A Public Information Meeting was held on July 5, 2018, and was attended by two (2) members of the public (applicant and agent).

At its meeting of July 5, 2018, the Electoral Area “F” Advisory Planning Commission (APC) failed to achieve quorum.

At its meeting of July 19, 2018, 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 August 16, 2018.

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

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

Analysis:

In considering this proposal, Administration notes that the Electoral Area "F" OCP Bylaw Section 7.0 (Rural Holdings) policies discourage the following subdivision patterns:

- i) Strip development along major roads;
- ii) Lots which straddle watercourses or which require creek crossing to gain access to building sites;
- iii) Large subdivisions without road access; and
- iv) Lot patterns and shapes which do not respect the rural and natural conditions of the area.

The first three policies do not pertain to this subdivision as it is not a strip development along a major road, no watercourses are located on the property, and both proposed lots would have road access.

In considering the fourth policy, the rural and natural conditions of the property will be maintained through the recommendations of a Qualified Environmental Professional, which form part of the Environmentally Sensitive Development Permit issued for the property.

Further policies in Section 7.0 call for residential development to be assessed on criteria including the "the impact on adjacent land use designations, and the character of the existing area".

The land use designation for the property will remain Small Holdings, which is consistent with the designation of neighbouring properties. The creation of parcels less than 2.0 ha in area is not anticipated to have a negative affect on the rural character of the neighbourhood. A number of SH2 zoned parcels are located south of the subject property, the majority of which are just over 2.0 ha but also range down to 1.48 ha in size.

Conversely, it is recognised that parcels situated to the north of the subject property are generally greater than 2.0 ha in area and that the applicant's proposal is not consistent with these.

Alternative:

THAT first and second reading of Bylaw No. 2461.11, 2018, Electoral Area "F" Zoning Amendment Bylaw be rescinded and the Bylaw be abandoned.

Respectfully submitted

ERiechert
E. Riechert, Planner

Endorsed by:

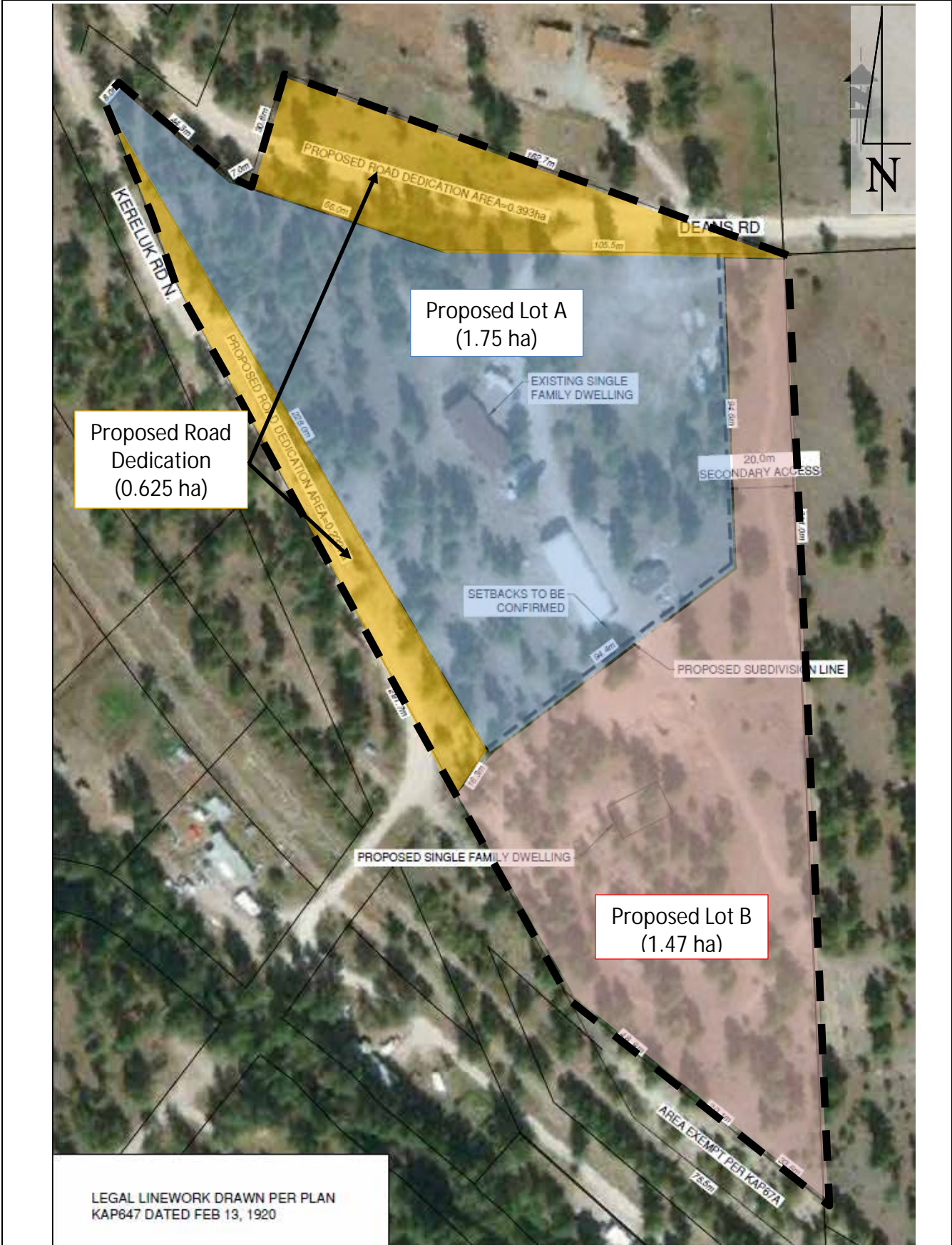

C. Garrish, Planning Supervisor

Endorsed by:


B. Dollevoet, Dev. Services Manager

Attachments: No. 1 – Applicant's Proposed Subdivision Plan

Attachment No. 1 – Proposed Subdivision Plan



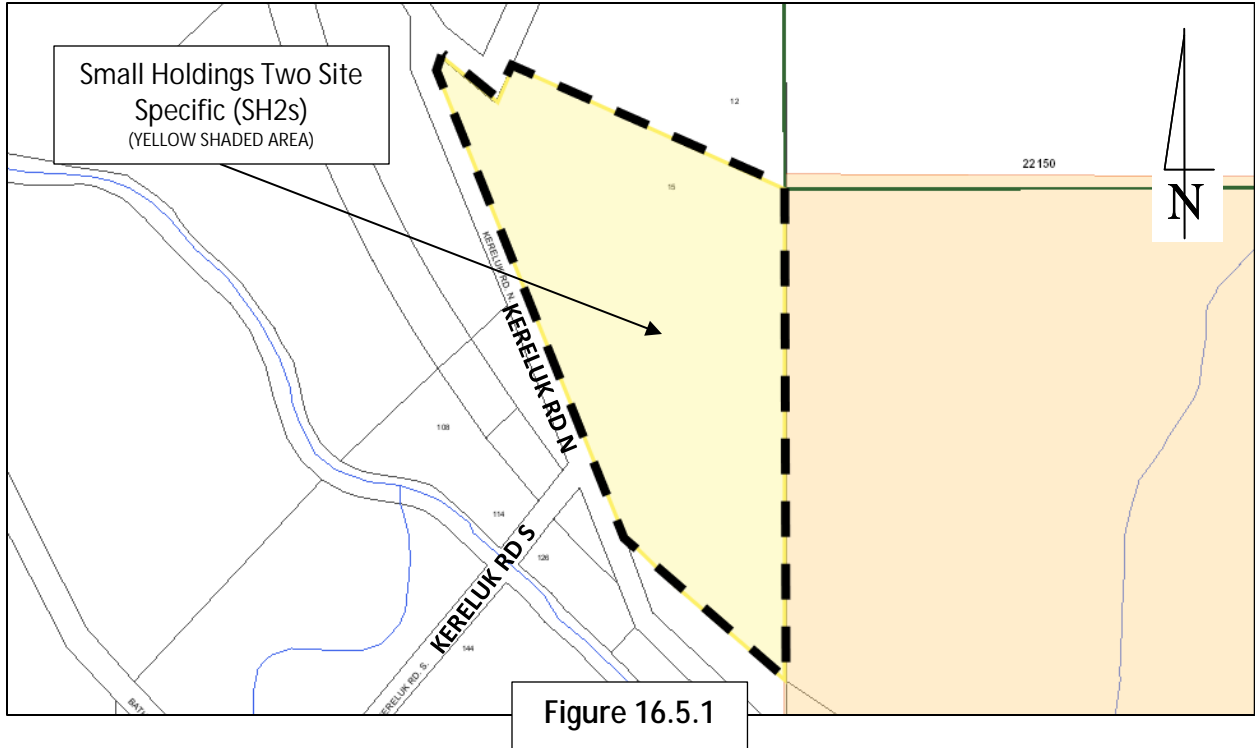
REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2461.11, 2018

A Bylaw to amend the Electoral Area "F" Zoning Bylaw No. 2461, 2008

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

1. This Bylaw may be cited for all purposes as the "Electoral Area "F" Zoning Amendment Bylaw No. 2461.11, 2018."
2. The Zoning Bylaw Map, being Schedule '2' of the Electoral Area "F" Zoning Bylaw No. 2461, 2008, is amended by changing the land use designation on the land described as Lot 8, Plan 647, District Lot 2888, ODYD, Except Parcel D Plan (A67), and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Two Site Specific (SH2s).
3. The Electoral Area "F" Zoning Bylaw No. 2461, 2008, is amended by:
 - i) replacing Section 16.5.1 (Site Specific Small Holdings Two (SH2s) Provisions under Section 16.0 (Site Specific Designations) with the following:
 1. in the case of land described as Lot 8, Plan KAP647, District Lot 2888, ODYD, Except Plan A67 (15 Deans Road), and shown shaded yellow on Figure 16.5.1:
 - a) despite Section 10.5.3, the minimum parcel size shall be 1.47 ha.



READ A FIRST AND SECOND TIME this 19th day of July, 2018.

PUBLIC HEARING held on this 16th day of August, 2018.

READ A THIRD TIME this ___ day of ___, 2018.

AND ADOPTED this ___ day of ___, 2018.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

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

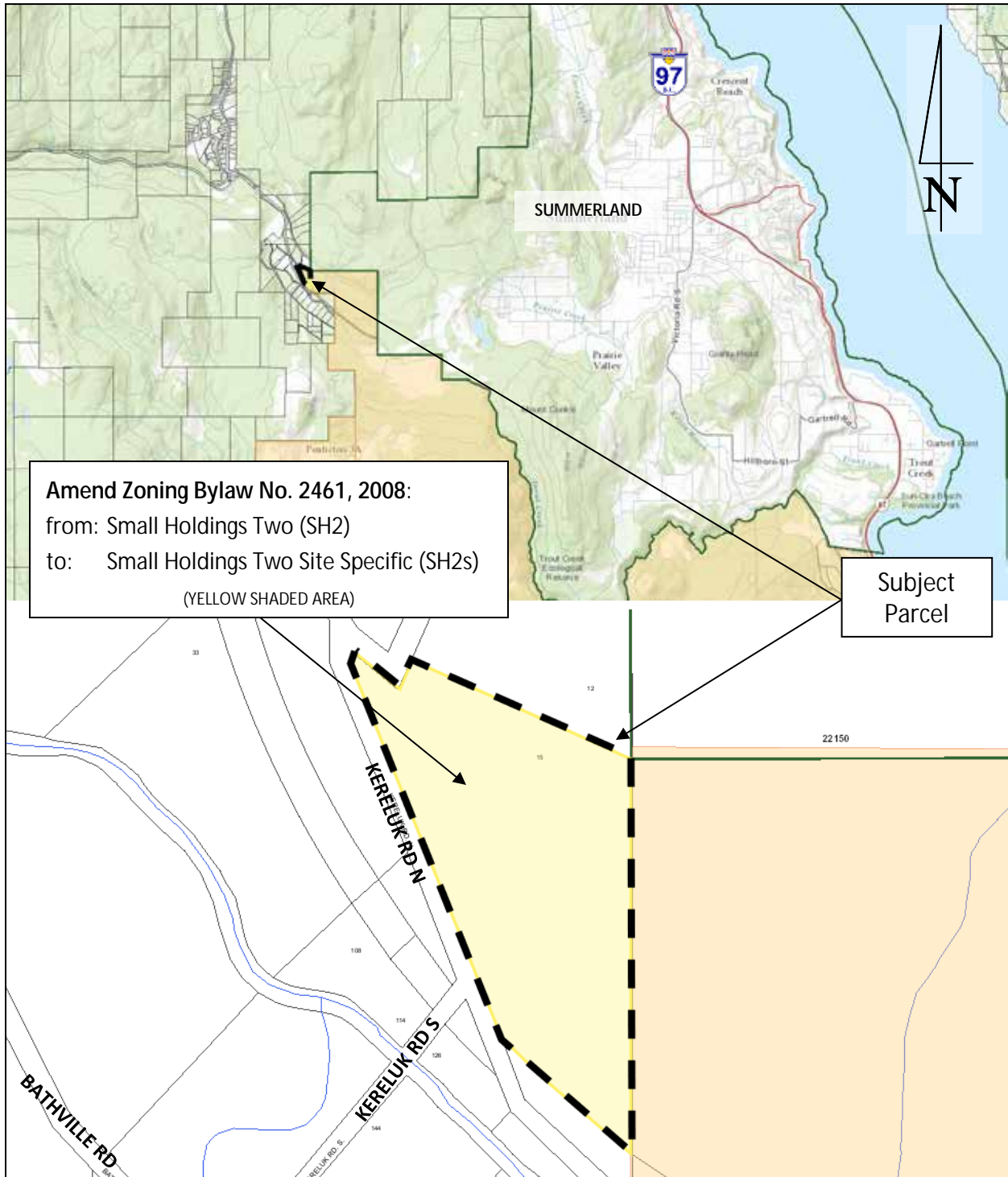
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2461.11, 2018

File No. F2018.083-ZONE

Schedule 'A'



Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: July 11, 2018 10:29 AM
To: Planning
Subject: Response - Fortis

With respect to the above noted file,

There are no FortisBC Inc (Electric) ("FBC(E)") affected by this application. As such FBC(E) has no concerns with this circulation.

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

Best Regards,

*Steven Danielson,
Contract Land Agent for:*

**Nicholas Mirsky, B.Comm., AACI, SR/WA
Supervisor | Property Services | FortisBC Inc.**

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



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

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Interior Health

Every person matters

June 26, 2018

Lauri Feindell
Regional District of Okanagan-Similkameen
101 Martin St
Penticton, BC V2A 5J9
<mailto:lfeindell@rdos.bc.ca>

Dear Lauri Feindell:

**RE: File #: F2018.083-ZONE - Bylaw Referral (Vaisanen)
Our interests are unaffected**

The IH Healthy Built Environment (HBE) Team has received the above captioned referral from your agency. Typically we provide comments regarding potential health impacts of a proposal. More information about our program can be found at [Healthy Built Environment](#).

An initial review has been completed and no health impacts associated with this proposal have been identified. As such, our interests are unaffected by this proposal.

However, should you have further concerns, please return the referral to hbe@interiorhealth.ca with a note explaining your new request, or you are welcome to contact me directly at 1-855-744-6328 then choose HBE option.

Sincerely,

Mike Adams, CPHI(C)
Team Leader, Healthy Communities
Interior Health Authority



June 27, 2018

File: 58000-20/2018072
Your File: F2018.083-ZONE

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

Attention: Lauri Feindell

Re: Zoning Amendment for Lot 8, DL 2888, ODYD, Plan 647 Except Parcel D (Plan A67) known as 15 Deans Road

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

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

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

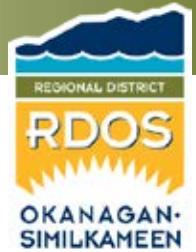
If you have any other questions or require further information please feel free to contact me.

Yours truly,

Lora Nield
Ecosystems Section Head

LN/cl

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: August 16, 2018
RE: OCP & Zoning Bylaw Amendment – Electoral Area “D”

Administrative Recommendation:

THAT Bylaw No. 2683.01, 2018, Electoral Area “D” Official Community Plan Amendment Bylaw and Bylaw No. 2457.16, 2018, Electoral Area “D” Zoning Amendment Bylaw be read a first and second time and proceed to a public hearing;

AND THAT the Board considers the process, as outlined in the report from the Chief Administrative Officer dated August 16, 2018, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*;

AND THAT, in accordance with Section 477 of the *Local Government Act*, the Board has considered Amendment Bylaw No. 2683.01, 2018, in conjunction with its Financial and applicable Waste Management Plans;

AND THAT the holding of a public hearing be scheduled for the Regional District Board meeting of September 20, 2018;

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

Purpose: To formalise the existence of a 4-plex on the subject property and to allow its use for short-term tourist accommodation purposes.

Owner: Warren & Jeannine Cressman Agent: N/A Folio: D-02793.152

Legal: Lot 1, Plan KAS2465, DL 395S, SDYD Civic: 133 Whitetail Road, Apex

OCP: Low Density Residential (LR) Proposed: Residential Mixed Use (RMU)

Zoning: Residential Apex Alpine Site Specific (RS4s) Proposed: Mixed Use Apex Alpine Site Specific (RMUs)

Proposed Development:

This proposal is seeking to amend the current Official Community Plan (OCP) designation and zoning on the subject property in order to formalise the existence of a “multi-unit residential” building (i.e. 4-plex) and to allow for each of the units to be used for vacation rental purposes.

The applicant has indicated, amongst other things, that the tourist accommodation they provide is Tourism BC approved; that they maintain a quiet time between 11pm and 7am; that they vet all guests personally; that the units they provide is meeting a demand at Apex as the number of other property owners renting their dwellings on a short-term basis is decreasing (due to vandalism) and

that they live on the adjacent side of Whitetail Road and maintain an on-site office (making them available to respond to issues quickly).

Site Context:

The subject property is approximately 2,094 m² in area and is situated on the east side of Whitetail Road, Apex, and includes a structure comprising of approximately 4 dwelling units with vehicle parking provided along the boundary with Whitetail Road. The applicant has indicated that they are currently serviced by community water but that wastewater is dealt with through two on-site septic systems.

The surrounding pattern of development is generally characterised by single detached dwellings and other duplexes on similarly sized parcels.

Background:

The subject property was created by a subdivision plan deposited in the Kamloops Land Title Office on March 11, 1981.

At its meeting of July 21, 1994, the Regional District Board approved Amendment Bylaw No. 1487, 1994, which amended the zoning of the subject property from Resort Cottage (RC1) to Residential Duplex (RD) with a Building Permit (BP) for a “duplex” subsequently issued on September 13, 1994.

At its meeting of November 7, 2002, the Regional District Board approved the strata conversion of the building and a strata plan of subdivision (creating a 2 unit strata building) was subsequently deposited in the Kamloops Land Title Office on December 3, 2002. At some subsequent point, the structure was converted from a duplex to a 4-plex without zoning or building permit approvals.

Under the South Okanagan Sub-Regional Growth Strategy (RGS) Bylaw No. 2421, 2007, Apex is a designated Rural Growth Area with the potential to support a larger, year round population.

Under the current Electoral Area “D-1” Zoning Bylaw No. 2457, 2008, the property is zoned Residential Apex Alpine Site Specific (RS4s), which allows for duplexes and vacation rentals as permitted principal uses. Section 7.28 (Vacation Rentals) of the zoning bylaw limits the number of vacation rental uses on a single parcel to no more than one (1).

Referrals:

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

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

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

Public Process:

At its meeting of November 15, 2016, the Electoral Area "D" Advisory Planning Commission (APC) resolved to recommend to the Regional District Board that the subject development application be approved.

A Public Information Meeting was held ahead of the APC meeting on November 15, 2016, and was attended by approximately 10 members of the public.

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

Agency comments have been received from the Fortis BC, Interior Health Authority, Ministry of Forests, Lands and Natural Resources, Archaeology Branch, and Penticton Indian Band and these are included as a separate item on the Board Agenda.

Analysis:

Medium Density Residential

Regarding the request to formalise the fourplex, Administration notes that both the RGS & OCP Bylaws recognise Apex as a Rural Growth Area and speak to directing growth to this community. The OCP further supports a range of residential densities for "resort communities" (i.e. Apex). Accordingly, the formalisation of a residential fourplex at the subject property is consistent with these broad objectives.

At the neighbourhood level, the OCP provides a number of assessment criteria to be used when considering new medium density residential designations and zones. This includes, amongst other things, susceptibility to natural hazards, environmental sensitivity, impact on the character of an area and the availability of local services (i.e. water and sewer) and amenities.

In this instance, available mapping indicates no known environmental values or natural hazards (i.e. geo-technical, flooding or wildfire). With regard to impact on the character of Whitetail Road (considered to be built-form and streetscape), this is seen to be inconsequential given the existing structure has been in-place for over 20 years and no new development is contemplated by this proposal.

On the matter of water and sewer services, while the property is seen to be connected to a community water system, wastewater is disposed of via two separate septic systems comprised within common strata property at the rear of the structure.

A Compliance Inspection completed by a Registered Onsite Wastewater Practitioner (ROWP), that concluded that this system is "undersized for the proposed 4-plex and would be unable to service the proposed changes" and has recommended the following upgrades be undertaken:

A minimum sized tank of 800 lgal would have to be added in series with the existing septic tanks for each side and a new, Type 2 seepage bed would have to be installed for each side. Based on a loading rate of 65L/day/m² (1.34 gal/day/ft²) the dispersal beds would be ~ 37ft x 12 ft in size.

The property owner has committed to undertake the necessary upgrades recommended by the ROWP as part of the building permit process required to bring the building into compliance with Code

requirements for a 4-plex and that this would commence this year should the amendment bylaw be supported.

An inspection of the structure was also undertaken by a Regional District building inspector to ensure BC Building Code compliance and determined that a 45 minute fire resistance rating will be required to separate the 2 new suites from existing suites; and various health and safety requirements such as egress, smoke alarms, electrical and gas permits required from Technical BC. These will also be dealt with as part of the building permit process referenced above.

Vacation Rentals

With regard to the proposed vacation rental component of this rezoning (i.e. to allow 4 vacation rental uses on the property when the zoning bylaw otherwise limits this to 1), Administration notes that the OCP Bylaw speaks to encouraging "small scale tourist accommodation services", and that the Regional District Board previously adopted amendments to the Zoning Bylaw permitting vacation rental uses in all residential zones at Apex. In this context, the formalisation of the use of the units for vacation rental purposes is consistent with these broad objectives.

Conversely, Administration recognizes that this use will be occurring within a residential neighbourhood of Apex that is predominantly comprised of single detached dwellings and a limited number of duplexes. To the extent that other properties on Whitetail Road may already be utilized for vacation rental purposes, it is assumed that they are of a much smaller scale.

For these reasons, Administration favours limiting the use to no more than 32 patrons at any given time on the parcel.

Alternatives:

- .1 THAT Bylaw No. 2683.01, 2017, Electoral Area "D" Official Community Plan Amendment Bylaw and Bylaw No. 2457.16, 2017, Electoral Area "D" Zoning Amendment Bylaw be read a first and second time and proceed to public hearing;

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

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

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

- .2 THAT Bylaw No. 2683.01, 2017, Electoral Area "D" Official Community Plan Amendment Bylaw and Bylaw No. 2457.16, 2017, Electoral Area "D" Zoning Amendment Bylaw be denied.

Respectfully submitted:



C. Garrish, Planning Supervisor

Endorsed by:



B. Dollevoet, Development Services Manager

Attachments: No. 1 – Agency Referral List
No. 2 – Site Photos

Attachment No. 1 – Agency Referral List

Referrals to be sent to the following agencies as highlighted with a **p**, prior to the Board considering first reading of Amendment Bylaw No. 2683.01, 2017.

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

Attachment No. 2 – Site Photos (parking areas)



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2457.16, 2018

A Bylaw to amend the Electoral Area "D" Zoning Bylaw No. 2457, 2008

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

1. This Bylaw may be cited for all purposes as the "Electoral Area "D" Zoning Amendment Bylaw No. 2457.16, 2018."
2. The Electoral Area "D" Zoning Bylaw No. 2457, 2008, is amended by:
 - i) replacing Section 16.14.1 under Section 16.14 (Site Specific Residential Multiple Family Three (RM3s) Provisions) with the following:
 - .1 in the case of land described as Lots 1 & 2, Plan KAS2465, District Lot 395S, SDYD (133 Whitetail Road, Apex), and shown shaded yellow on Figure 16.14.1:
 - a) the following principal uses and no others shall be permitted on the land:
 - i) multi-unit residential; and
 - ii) vacation rental, subject to Section 7.28.
 - b) the following accessory uses and no others shall be permitted on the land:
 - i) home occupation, subject to Section 7.17; and
 - ii) accessory buildings and structures, subject to Section 7.13.
 - c) despite Section 7.28.1, no more than four (4) vacation rental uses are permitted parcel.
 - d) despite Section 7.28.4, no more than 32 patrons, with an aggregate occupancy of eight (8) patrons per dwelling unit shall be accommodated.

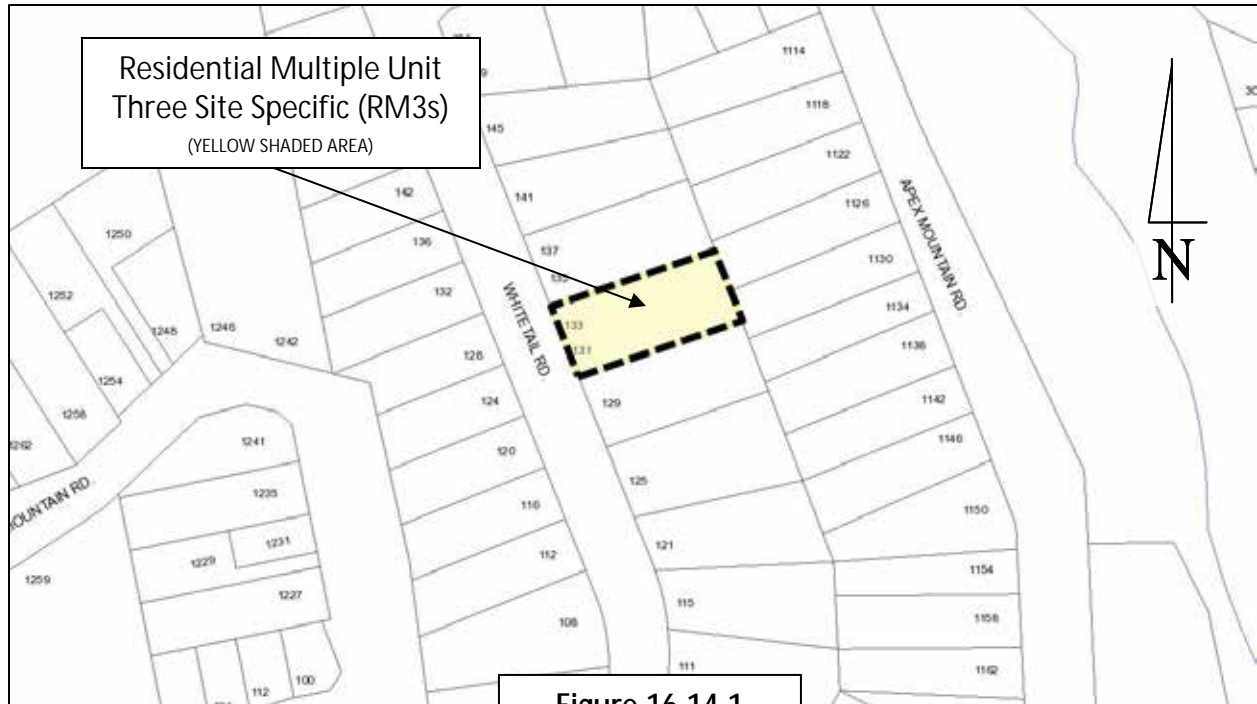


Figure 16.14.1

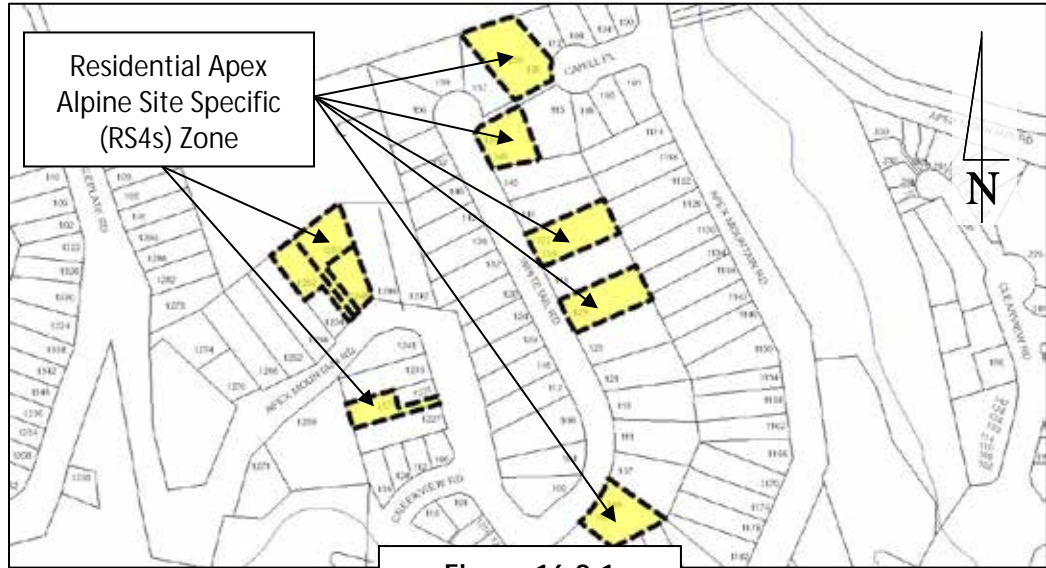
ii) replacing Section 16.9.1 under Section 16.0 (Site Specific Designations) with the following:

- .1 in the case of land described as:
 - . Lot 1 & 2, Plan KAS1451, District Lot 395S, SDYD;
 - . Lots 1 & 2, Plan KAS3001, District Lot 395S, SDYD;
 - . Lots 1 & 2, Plan KAS1315, District Lot 395S, SDYD;
 - . Lot 29, Plan 31695, District Lot 395S, SDYD;
 - . Lots 1 & 2, Plan KAS2532, District Lot 395S, SDYD;
 - . Lot 1, Plan KAP71728, District Lot 4064S, SDYD;
 - . Lot 1, Plan KAP77547, District Lot 4064S, SDYD;
 - . Lots 1 & 2, Plan KAS3747, District Lot 4064S, SDYD; and
 - . Lot 3, Plan KAP77547, District Lot 4064S, SDYD.

and shown shaded yellow on Figure 16.9.1:

- i) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 11.3.1:
 - 1. “duplex”.
- ii) despite Section 11.3.3, the minimum parcel size shall be 500 m² for the purpose of subdivision of duplexes under the *Strata Property Act*, subject to servicing requirements.

iii) despite Section 11. 3.5, the maximum number of dwellings permitted per parcel shall be two (2) dwelling units, provided that both dwellings are located in one (1) residential building.



3. The Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2457, 2008, is amended by changing the land use designation on the land described as Lots 1 & 2, Plan KAS2465, District Lot 395S, SDYD, and shown shaded yellow on Schedule 'Y', which forms part of this Bylaw, from Residential Apex Alpine Site Specific (RS4s) to Residential Multiple Family Three Site Specific (RM3s).

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

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

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

ADOPTED this ___ day of _____, 2018.

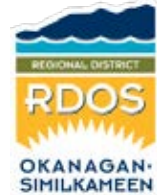
Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

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

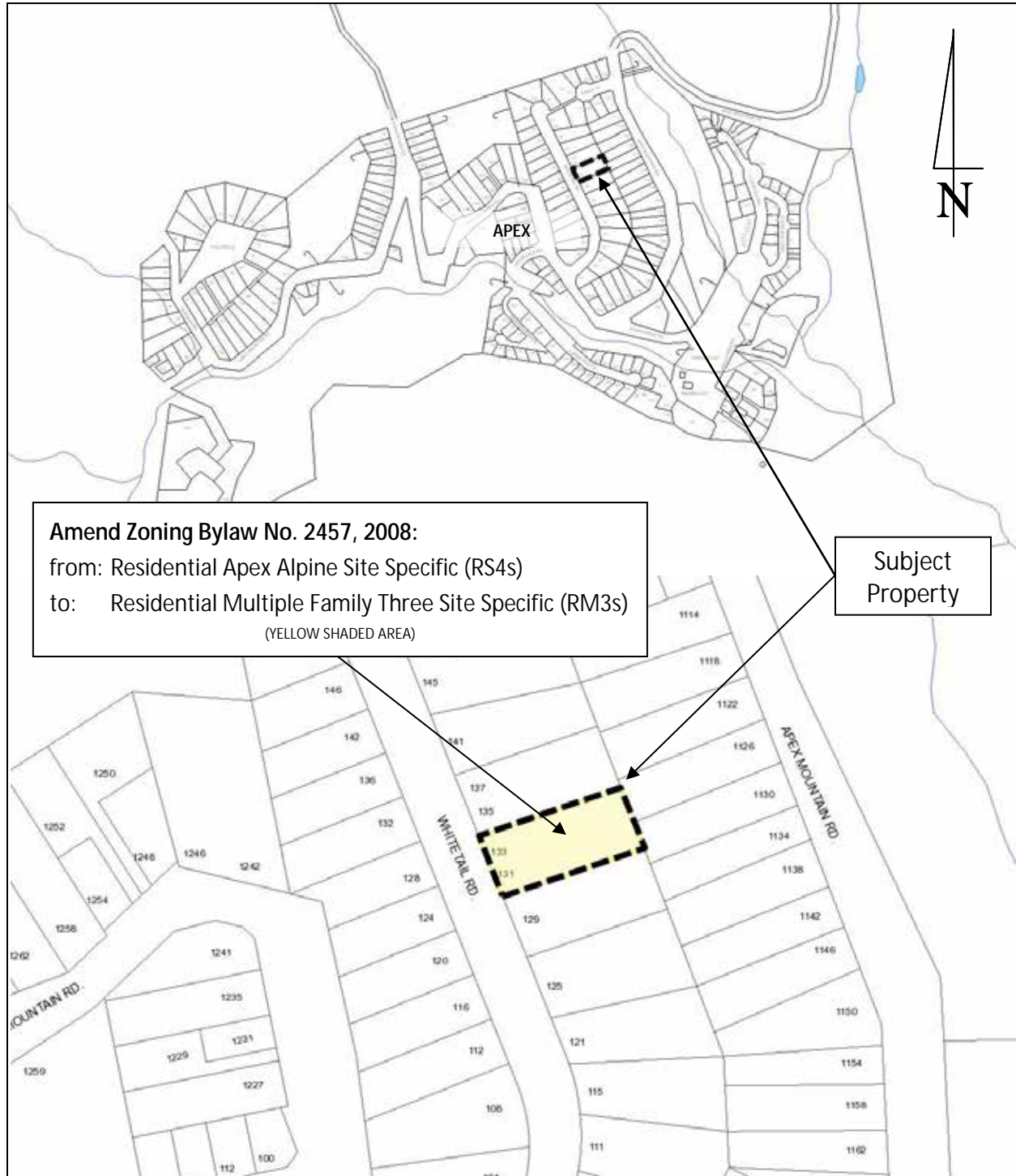
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2457.16, 2018

Project No: D2016.090-ZONE

Schedule 'Y'



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2683.01, 2018

**A Bylaw to amend the Electoral Area "D-1"
Official Community Plan Bylaw No. 2683, 2016**

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-1" Official Community Plan Amendment Bylaw No. 2683.01, 2018."
2. The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D-1" Official Community Plan Bylaw No. 2683, 2016, is amended by changing land use designation on the land described as Lots 1 & 2, Plan KAS2465, District Lot 395S, SDYD, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 or V, as appropriate, and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Low Density Residential (LR) to Medium Density Residential (MR).

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

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

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

ADOPTED this ____ day of _____, 2018.

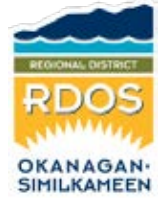
Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

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

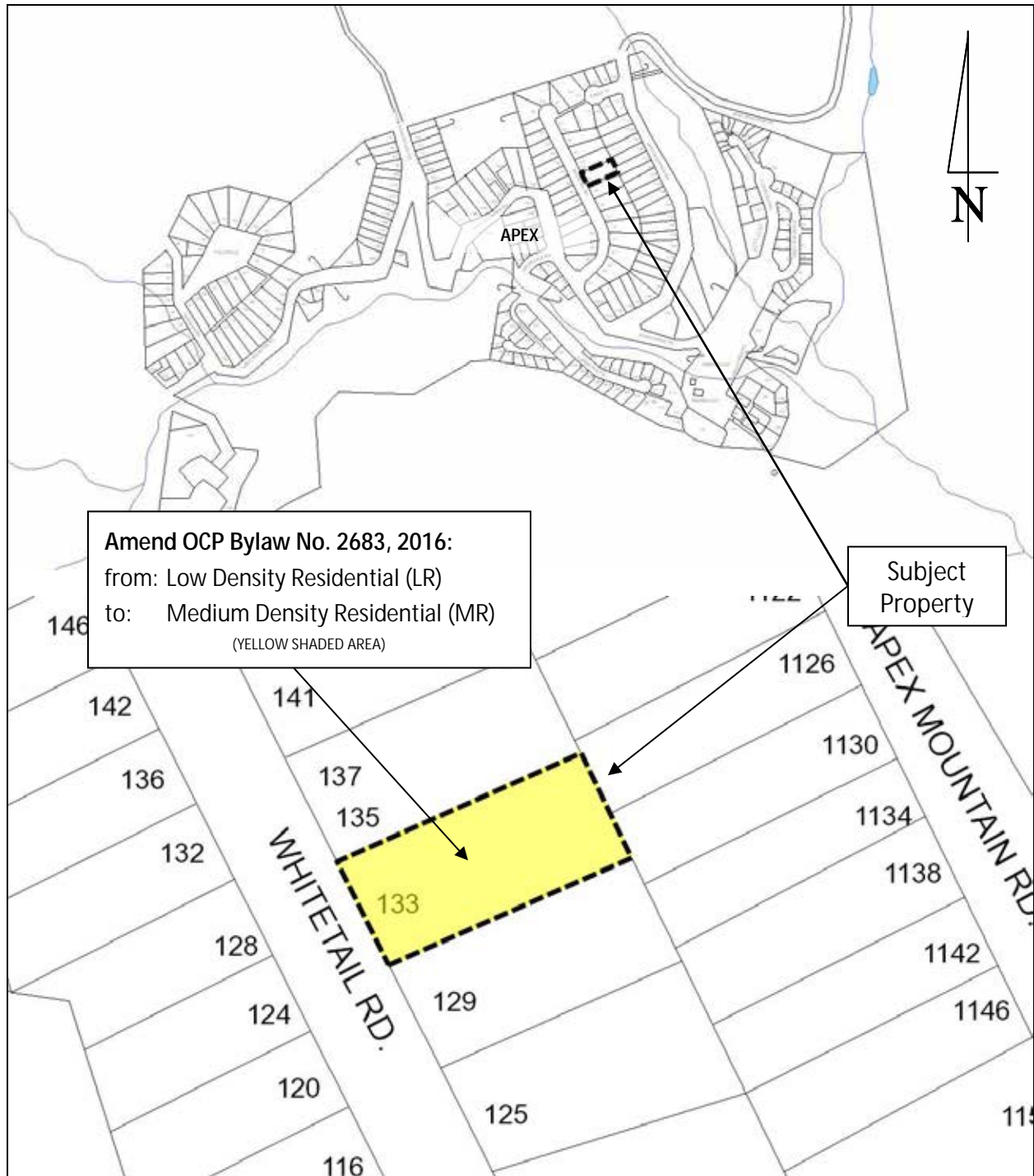
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2683.01, 2018

Project No: D2016.090-ZONE

Schedule 'A'



Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: October 21, 2016 4:51 PM
To: Planning
Subject: Whitetail Rd, 133 Apex Mtn RDOS (D2016-090-ZONE)

With respect to the above noted file,

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

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

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

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

Best Regards,

*Steven Danielson,
Contract Land Agent for:*

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

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



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

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D02793.154
Cressman ZONE

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2457.16

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

Provided that the subject property is serviced by the Apex community sanitary sewer and community water systems this office has no objection to amending the current zoning to legalize the existing 4-plex being used as a short term vacation rental.
Please contact me with any questions.

Thank you.
John Beaupre
Interior Health Authority
250-770-5540

Signature: John C. Beaupre

Agency: Interior Health Authority

Date: Oct. 14, 2016

Signed By: John Beaupre

Title: Environmental Health Officer



Lauri Feindell

Subject: FW: Byalw Referral -D2016.090-ZONE

From: Referral Apps REG8 FLNR:EX [<mailto:ReferralAppsREG8@gov.bc.ca>]
Sent: September 29, 2016 10:43 AM
To: Lauri Feindell
Subject: RE: Byalw Referral -D2016.090-ZONE

Hi Laurie,

The Ecosystems Section of the Ministry of Forest Lands & Natural Resources has reviewed the above noted referral and has "No Comment".

Thank you

Cathy Lacey
Admin Support
MOE/MFLNRO Penticton



Lauri Feindell

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: September 29, 2016 4:39 PM
To: Christopher Garrish
Cc: Lauri Feindell
Subject: RE: Byalw Referral -D2016.090-ZONE

Hello Christopher,

Thank you for the referral regarding the Bylaw Referral File D2016-090-ZONE for 133 White Tail Road, Apex, PID 025542150, STRATA L 2 DL 395S SIMILKAMEEN DIVISION YALE DISTRICT STRATA PL KAS2465 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPTN TO THE UNIT ENTITLEMENT OF THE STRATA L SHWN ON FORM V to allow for vacation rentals. According to Provincial records there are no known archaeological sites recorded on the subject property.

Archaeological potential modeling for the area indicates the entire area within which this property is located has moderate possibility for unknown/unrecorded archaeological sites to exist.

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.

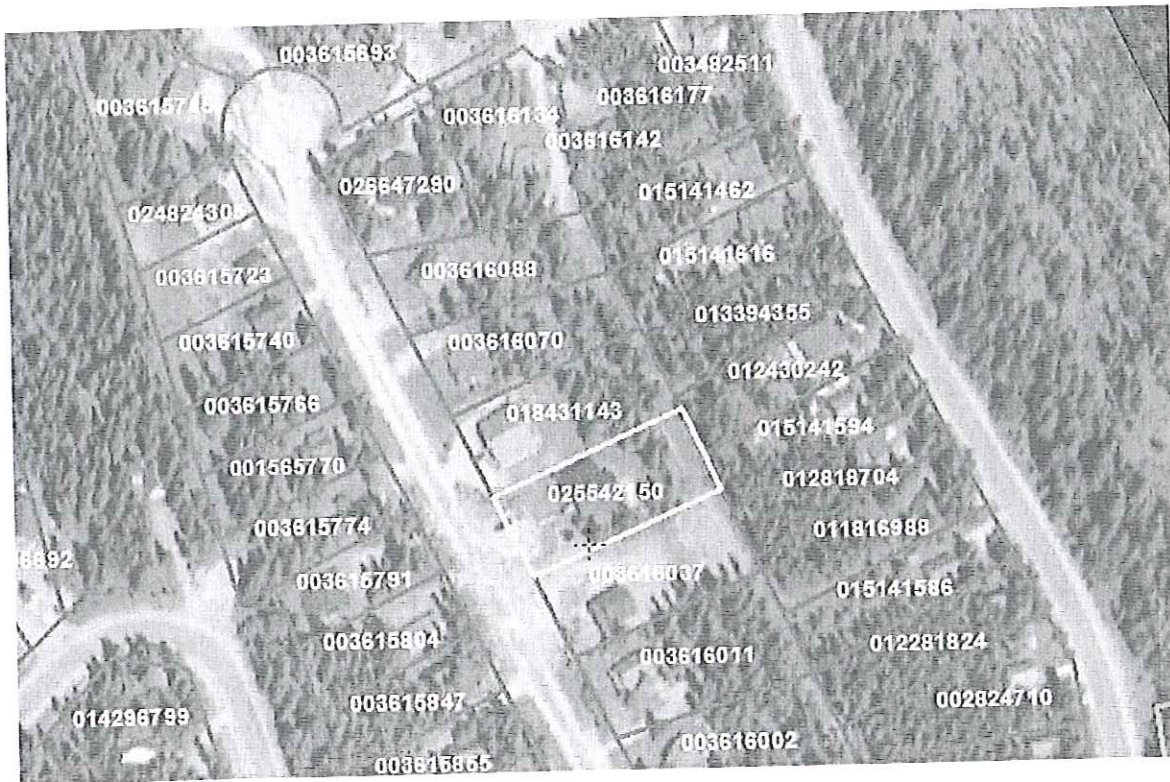
Please review the screenshot of the property below (outlined in yellow). If this does not represent the property listed in the data request please contact me.

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



Kind regards,

Diana



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

Archaeology Branch | Ministry of Forests, Lands and Natural Resource Operations
Unit 3 – 1250 Quadra Street, Victoria, BC V8W2K7 | PO Box 9816 Stn Prov Govt, Victoria BC V8W9W3
Phone: 250-953-3343 | Fax: 250-953-3340 | Website: <http://www.for.gov.bc.ca/archaeology/>

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

Sent: Thursday, September 29, 2016 9:36 AM

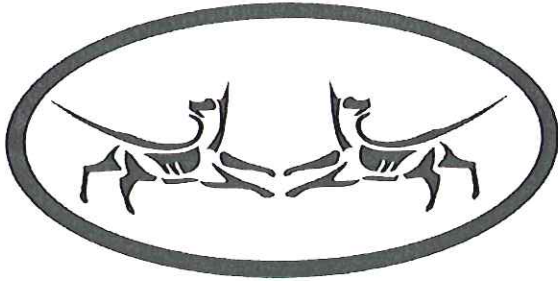
To: HBE@interiorhealth.ca; Referral Apps REG8 FLNR:EX; Cooper, Diana FLNR:EX; fbclands@fortisbc.com; onareception@sylix.org; PIB Referrals (referrals@pib.ca); shawn@apexresort.com; james@apexresort.com

Subject: Bylaw Referral -D2016.090-ZONE

Re: Bylaw Referral
Project No. D2016.090-ZONE

Please find attached a Bylaw Referral, along with supporting documentation. Please review and forward any comments/concerns you may have with respect to this amendment application. If you have any questions, please forward to Christopher Garrish, cgarrish@rdos.bc.ca.

Kind Regards,



Penticton Indian Band

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

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

October-05-16

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

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

Referral ID: 2016-09-23 ZON 1991

RTS #: 1991

Date: September-23-16

Reference #: BYL2457.16 D2016.090-ZONE

Summary: Rezone for formalise the existence of a 4-plex and to allow for the use of each of the units for short-term tourist commercial accommodation.

ATTENTION: Christopher Garrish

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

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

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

Invoice Number: 581

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

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



Administrator)			
Referral Coordination (Referrals Coordinator)	\$ 190.00	\$ 0.00	\$ 190.00
Total	\$ 500.00	\$ 0.00	\$ 500.00

INVOICE AMOUNT FOR PRELIMINARY OFFICE REVIEW \$500.00

Please make cheque payable to Penticton Indian Band. re: P.C.132 RTS #1991

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

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

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

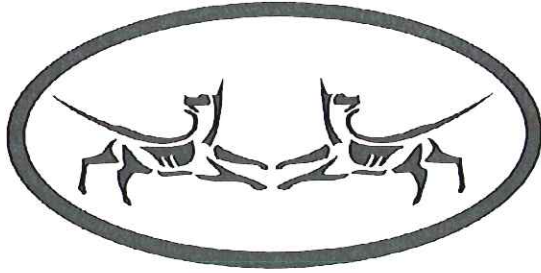
Please note that our participation in the referral and consultation process does not define or amend PIB's Aboriginal Rights and Title, or limit any priorities afforded to Aboriginal Rights and Title, nor does it limit the positions that we may take in future negotiations or court actions.

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

limlmt,

Lavonda Nelson
Data Management Clerk

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



Penticton Indian Band

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

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

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

October-05-16

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

Referral ID: 2016-09-23 ZON 1991

RTS #: 1991

Date: September-23-16

Reference #: BYL2457.16 D2016.090-ZONE

Summary: Rezone for formalise the existence of a 4-plex and to allow for the use of each of the units for short-term tourist commercial accommodation.

Attention: Christopher Garrish

RE: Request for a 60 (sixty) day extension

Thank you for the above application that was received on September-30-16. This letter is to inform you that due to current levels of internal capacity, we are unable to review your referral in your proposed timeline. With additional time, Penticton Indian Band will be able to ensure that an informed review process will occur. We are setting the new timeline to be 60 days from the existing timeline.

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

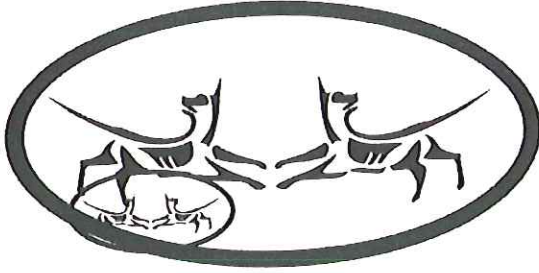
Please note that not receiving a response regarding a referral from Penticton Indian Band in the pre-application, current or post-application stage does not imply our support for the project.

I appreciate your co-operation.

Limlɛmt,

Lavonda Nelson
Data Management Clerk

Cressman



Penticton Indian Band

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

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

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

December-07-16

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

Referral ID: 2016-09-23 ZON 1991

RTS #: 1991

Date: September-23-16

Reference #: BL2457.16 D2016.090-ZONE

Summary: Rezone for formalise the existence of a 4-plex and to allow for the use of each of the units for short-term tourist commercial accommodation.

Attention: Christopher Garrish

Re: RTS Invoice #581

We write regarding your failure to pay invoice #581 to conduct a review to obtain additional information in the area of the above referral. To date, no payment has been received and we have therefore been unable to conduct a review of this referral; we must therefore put you on notice that we do not consent, agree or otherwise approve of the activity / development referred to by you in your letter to us dated September-23-16.

Please make cheque payable to Penticton Indian Band. re: P.C. 132 RTS #1991

The Okanagan Nation holds unextinguished aboriginal title to the land and resources within our traditional territory. The above-noted activity / development is within PIB's Area of Responsibility within Okanagan territory and as such, is subject to Okanagan title, jurisdiction, rights and interests, and PIB decision making and responsibility.

Over the last two decades, the Supreme Court of Canada has clarified the law respecting the rights of aboriginal people in British Columbia, which includes the Penticton Indian Band, Okanagan Nation. The Court has clarified that Aboriginal title continues to exist in British Columbia, and is protected by s. 35 of the *Constitution Act, 1982*.

Most recently, in June 2014, the Supreme Court of Canada in the *Tsilhqot'in* case set out the following characteristics and implications of Aboriginal title:

- ◆ Aboriginal title is not limited to intensively used sites; it extends to lands physically occupied and lands over which Indigenous peoples exercised control. Regular use of territories for hunting, fishing, trapping and foraging, with an intention and capacity to control the lands, grounds Aboriginal title.



- ◆ The Crown has no beneficial interest (the right to use, enjoy and profit from the economic development of lands) in Aboriginal title lands and resources; the beneficial interest is held by the Aboriginal title holding group. Allocations of Aboriginal title lands or resources to third parties are serious infringements of Aboriginal title.
- ◆ Aboriginal title includes the right to proactively use and manage the resources.
- ◆ Once Aboriginal title is “established”, the constitution prohibits incursions without the consent of the Aboriginal title holders unless the Crown can justify the infringement, which in turn requires a compelling and substantial public purpose as well as consistency with the Crown’s fiduciary duty to the Aboriginal title holders, requiring the involvement of the Aboriginal title holding group in decisions.
- ◆ Before Aboriginal title is “established”, the only way to ensure certainty is to obtain consent; in the absence of consent, the Crown must consult and accommodate. If consultation or accommodation is inadequate, the Crown decision can be suspended or quashed. Moreover, fulfilling the duty to consult and accommodate does not provide the certainty that consent provides; once Aboriginal title is established, the Crown may be required to cancel projects where there was no consent and the justification test noted above cannot be met.

At this time there has been no reconciliation of our interests with those of the Province of British Columbia and Canada and no process in place to adequately recognize and negotiate co-existence or accommodation of our jurisdiction and title. The Province continues to act as though we have no beneficial interest or authority, and it takes for itself the revenues derived from our lands and resources. The payment of the referral fee is necessary in order for us to assess your proposal, assess potential impacts and determine whether it should be approved and if so, on what conditions. Because we are unable to undertake such an assessment, we must at this time advise you that we are opposed to your proposed development/activity.

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

limlæmt,

Lavonda Nelson
Referrals Administrator
P: 250-492-0411
Referrals@pib.ca

cc:

Cressman

From: g vollet
To: [REDACTED]
Subject: Proposed Rezoning of 133 Whitetail Road Apex Project No. D2016.090-ZONE
Date: November 5, 2016 11:59:41 AM

To Christopher Garrish MCIP, RPP, Planning Supervisor

Re: Rezoning 133 Whitetail Road Apex, Project No. D2016.090-ZONE

As an adjacent property owner of 1126 Apex mtn Road, I would like to officially oppose this Rezoning.

Having lived at my present residents for 25 years and paying taxes for a single family neighbourhood, I do not believe a 4 plex/ condominium style building in my back yard is appropriate or acceptable. Though the building has been used successfully for Chalet Style/B&B accommodation in the past with minimum, disturbance there have also been times when this has not been the case. To create a condominium/ commercial style accommodation Business in this single family neighbourhood could negatively impact the peacefulness and property values of this area.

The extra people, noise and traffic during peak times as well as constant traffic and guests coming and going at all times, that does not exist now, will have an effect on the peace and tranquility that my back yard offers now.

The existing single family low density style living is why I choose to live here and why I oppose this rezoning application.

Another major concern is the septic.
-Health regulation approval for increased septic field size, going from two to four full time rental units usage would definitely have an effect on a septic system designed for two units. Being aware of this and the limited area for a reserve/replacement field, has there been an application made to the BC Ministry of Health for this rezoning?

Sincerely
Gary Vollet



From: Gary Debbie Vollet
To: Info; [Christopher Garrish](#)
Subject: project no D2016.090-zone proposed rezoning of 133 whitetail rd, apex
Date: November 5, 2016 11:01:18 AM

As I may not be able to attend the public information meeting Nov 15 regarding rezoning proposal at 133 Whitetail Rd, Apex
I would like to submit my OPPOSITION to this rezoning via email.

The above mentioned property is adjacent to my property (1126 Apex Mtn Rd), and is in a single family / duplex residential area.
I am a full time, year round resident at my property since 1992.

When 133 Whitetail Road duplex / building was originally built, it was designed / designated as a duplex still within single family / residential use due to limited area for a proper septic field. And in keeping with the existing profile of the neighbourhood.
The 'then' owner built the duplex as a 4 plex – 4 separate suites / entrances - 2 more bathrooms, and 2 more suites stressing the 'duplex approved' septic system / field, without a proper building permit from RDOS and septic health approval.
I remember discussing the unplanned 4 plex with the engineer and commenting that the 'duplex' was being built a 4 plex, was on septic, and that the owner was trying to slide it through.

The present owners/applicants ran it as a principal home business for many years living in 1/4 of the 4 plex and renting out the other 3 suites.
Even with them in residence they have had noise, fights at this property with their rental guests.
The present owners/applicants have now moved across the street from said 133 Whitetail Rd, and no longer live in the 4 plex and are running 133 Whitetail Rd solely as 4 rental units.
Now they want rezoning.
Whitetail is not a commercial area, it is residential/single family.
Whitetail will see more traffic on the street, which gets down to one lane in the winter with snow removal, or lack thereof, (no real place for Argo to put snow cleared from roads), more noise – party atmosphere, music / drinking in 2 hot tubs located on the back side of the property and in sight/sound of my premises.
The owners/applicants have been trying to sell this property and I am wondering if they think it will be easier to sell being rezoned, also fetch a better price?
Is this a proposed 4 plex condo development in a single family residential area?

Please help us keep our neighbourhood low density residential / single family.

Debbie Vollet



Mike Polywkan

132 Whitetail Rd.

Penticton B.C. V2A-8L8

To whom it may concern,

I am unable to attend this meeting in person as I am currently out of town working. I have been a resident on Apex mountain since July of 1997 [REDACTED]

[REDACTED] I have resided at my current residence for more than 5 years, and previous to that I rented a residence directly behind the Whitetail Chalet. During this time I have never had a complaint or concern with the operation of the Chalet under the current ownership. I feel that the change in the zoning at Apex recently was unfortunate for the proprietors and that the hinderance that it caused for the operation of the Chalet is detrimental for the resort and the public seeking recreational activity. The chalet has also been host to numerous national ski teams that require such accomodation. There is limited accomodations at Apex that are suitablefor groups like this and losing one would hurt the community. I stongly propose that the rezoning application should be accepted, as is, to allow for the continued operation of the Whitetail Chalet.

Thank You,

Mike Polywkan, [REDACTED]



ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: September 6, 2018
RE: Early Termination of a Land Use Contract – Electoral Area “D-2”

Administrative Recommendation:

THAT Bylaw No. 2455.32, 2018, Electoral Area “D” Zoning Amendment Bylaws 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 October 4, 2018;

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

Purpose: To replace Land Use Contract No. LU-12-D-76 with a Small Holdings Four (SH4) Zone.

Owners: William Lewis & David Ward Agent: Not applicable Folio: D-05095.000

Civic: 781 Highway 97, OK Falls Legal: Lot A, Plan KAP28126, District Lot 2193, SDYD

Zone: Not applicable (Land Use Contract) Proposed Zoning: Small Holdings Four (SH4)

Proposed Development:

Administration is proposing that the Regional District Board resolve to initiate an amendment bylaw in order to terminate Land Use Contract No. LU-12-D-76 (being Bylaw No. 304) from the the property at 781 Highway 97 (being Lot A, Plan KAP28126, District Lot 2193, SDYD) and to zone the property Small Holdings Four (SH4) under the Electoral Area “D-2” Zoning Bylaw No. 2455, 2008.

Site Context:

The subject property is approximately 5,422 m² in area and is situated on the east side of the former CPR right-of-way and is bounded by Skaha Lake to the east and is approximately 1,000 metres north of the Okanagan Falls townsite. It is understood that the parcel is comprised of a single detached dwelling and an accessory structure (i.e. boat house).

The surrounding pattern of development is generally characterised by large agricultural properties in the Agricultural Land Reserve (ALR) to the west, Skaha Lake to the east and a couple of residential parcels and fishery to the north.

Background:

The current boundaries of the subject property were established by a subdivision deposited at the Land Title Office in Kamloops on July 25, 1977, and available Regional District records do not indicate Building Permits having been issued for this property.

At its meeting of November 18, 1976, the Regional District Board adopted Bylaw No. 304, which replaced the "Forestry-Grazing" (F-G) zoning of the subject property with LUC No. LU-12-D-76. It is understood that the purpose of the LUC was to allow for the subdivision of the subject property from an area that was otherwise comprised of the Canadian Pacific Railway (CPR) right-of-way, and further allowed its continued use for residential purposes.

At its meeting of July 19, 1990, the Board denied a proposed amendment to the LUC that would have allowed for the keeping of livestock (i.e. horses) on the subject property.

Under the Electoral Area "D-2" OCP Bylaw No. 2455, 2008, the subject property is designated as Small Holdings (SH), is subject to an Environmentally Sensitive Development Permit (ESDP) and Watercourse Development Permit (WDP) Area designations and is also partially within the floodplain associated with Skaha Lake.

The subject property is also immediately below an area with a geotechnical classification of "hazard of slumps and slides. Site specific engineering investigations recommended where high density development is anticipated."

In 2014, the provincial government amended the *Local Government Act* such that all remaining land use contracts will automatically be terminated, and shall be deemed to be discharged from the title of the applicable parcel by June 30, 2024.

Section (547) of the Act allows the Regional District to terminate, by bylaw, a Land Use Contract prior to 2024 provided it does so in accordance with the standard procedures for amending a land use bylaw (i.e. public hearing). Importantly, the provisions of any new zoning applied to a property currently subject to a LUC will not come into effect for one (1) year following adoption.

Public Process:

A Public Information Meeting was held on March 13, 2018, at the Community Centre in Okanagan Falls and approximately six (6) members of the public were in attendance.

At its meeting of March 13, 2018, the Electoral Area "D" Advisory Planning Commission (APC) was scheduled to consider this proposal, but failed to achieve quorum.

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

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

Analysis:

Administration considers that the principal challenge associated with the termination of a Land Use Contract is going to be the transition of a parcel into the zoning bylaw, given its use under the provisions of the LUC may be completely incongruous with available zonings.

In resolving this, two options are seen to be available and these include:

1. recreating the provisions of the LUC in the form of a new zone; or

-
2. applying an existing zone, which *may* result in the use of the land becoming lawfully non-conforming use under section 528 of the *Local Government Act*.

In this instance, Administration believes this question can best be resolved through the introduction of a Small Holdings Four (SH4) Zone that generally recreates the same regulations as currently contained within LUC No. LU-12-D-76.

For reference purposes, a summary comparison of LU-12-D-76 versus the proposed SH4 Zone is included at Attachment No. 1.

Alternatives:

- .1 THAT Bylaw No. 2455.32, 2018, Electoral Area "D" Zoning Amendment Bylaw be read a first and second time and proceed to public hearing;
AND THAT the holding of the public hearing be delegated to Director Siddon or delegate;
AND THAT staff schedule the date, time, and place of the public hearing in consultation with Director Siddon;
AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.
- .2 THAT Bylaw No. 2455.32, 2018, Electoral Area "D" Zoning Amendment Bylaw be read a first and second time;
THAT pursuant to sub-section 464 of the *Local Government Act*, the Regional District Board resolves to waive the holding of a public hearing for Zoning Amendment Bylaw 2455.32, 2018;
AND THAT pursuant to sub-section 467 of the *Local Government Act*, staff give notice of the waiving of the public hearing for Zoning Amendment Bylaw 2455.32, 2018.
- .3 THAT Bylaw No. 2455.32, 2018, Electoral Area "D" Zoning Amendment Bylaw be denied.

Respectfully submitted:



C. Garrish, Planning Supervisor

Endorsed by:



B. Dollevoet, Development Services Manager

Attachments: No. 1 – Summary comparison of LU-12-D-76 & Proposed SH4 Zone
No. 2 – Site Photo

Attachment No. 1 – Summary comparison of LU-12-D-76 & Proposed SH4 Zone

CURRENT LUC No. LU-12-D-76	PROPOSED SMALL HOLDINGS FOUR (SH4) ZONE
Permitted Uses: agriculture; single family dwelling; home occupation; accessory buildings and structures.	Permitted Uses: <u>Principal Uses:</u> agriculture; single detached dwelling; <u>Secondary Uses:</u> secondary suite; home occupation; bed and breakfast; and accessory buildings and structures.
Minimum Parcel Size: 1.0 acre (4,040 m ²)	Minimum Parcel Size: 5,000 m ²
Minimum Parcel Width: Not applicable	Minimum Parcel Width: Not less than 25% of the parcel depth
Maximum Number of Dwellings Per Parcel: one (1) single family dwelling;	Maximum Number of Dwellings Per Parcel: one (1) principal dwelling unit; one (1) secondary suite.
Minimum Setbacks: Skaha Lake: 7.62 metres	Minimum Setbacks: <u>Principal Buildings and Structures:</u> Front parcel line: 7.5 metres Rear parcel line: 7.5 metres Interior side parcel line: 4.5 metres Exterior side parcel line: 4.5 metres <u>Accessory Principal Buildings and Structures:</u> Front parcel line: 7.5 metres Rear parcel line: 4.5 metres Interior side parcel line: 4.5 metres Exterior side parcel line: 4.5 metres <u>livestock shelters, generator sheds, boilers or walls with fans, and on-farm soil-less medium production facilities:</u> Front parcel line: 15.0 metres Rear parcel line: 15.0 metres Interior side parcel line: 15.0 metres Exterior side parcel line: 15.0 metres <u>Incinerator or compost facility:</u> Front parcel line: 30.0 metres Rear parcel line: 30.0 metres Interior side parcel line: 30.0 metres Exterior side parcel line: 30.0 metres
Maximum Height: Not applicable	Maximum Height: 10.0 metres (principal) / 7.5 metres (accessory)
Maximum Parcel Coverage: Not applicable	Maximum Parcel Coverage: 15%
Minimum Building Width: Not applicable	Minimum Building Width: Principal Dwelling Unit: 5.0 metres, as originally designed and constructed

Attachment No. 2 – Site Photo



Subject
Property

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2455.32, 2018

**A Bylaw to terminate Land Use Contract No. LU-12-D-77 and to amend the
Electoral Area "D" Zoning Bylaw No. 2455, 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 "D" Land Use Contract LU-12-D-77 Termination and Zoning Amendment Bylaw No. 2455.32, 2018."
2. The Land Use Contract No. LU-12-D-77, registered in the Kamloops Land Title Office under charge number M42703 against title to the land described as Lot A, Plan KAP28126, District Lot 2193, SDYD, and shown shaded yellow on the attached Schedule 'A' (which forms part of this Bylaw), is terminated.
3. The land described as Lot A, Plan KAP28126, District Lot 2193, SDYD, and shown shaded yellow on the attached Schedule 'A' (which forms part of this Bylaw) is zoned Small Holdings Four (SH4) in Regional District Okanagan-Similkameen, Electoral Area "D" Zoning Bylaw No. 2455, 2008 and the Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended accordingly.
4. 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 ____ day of _____, 2018.

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

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

I hereby certify the foregoing to be a true and correct copy of the "Electoral Area "D" Land Use Contract LU-12-D-77 Termination and Zoning Amendment Bylaw No. 2455.32, 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)(a) of the *Transportation Act* this ____ day of _____, 2018.

For Minister of Transportation & Infrastructure

Approved pursuant to Section 546(4) of the *Local Government Act* this ____ day of _____, 2018.

For Minister of Transportation & Infrastructure

ADOPTED this ____ day of _____, 2018.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

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

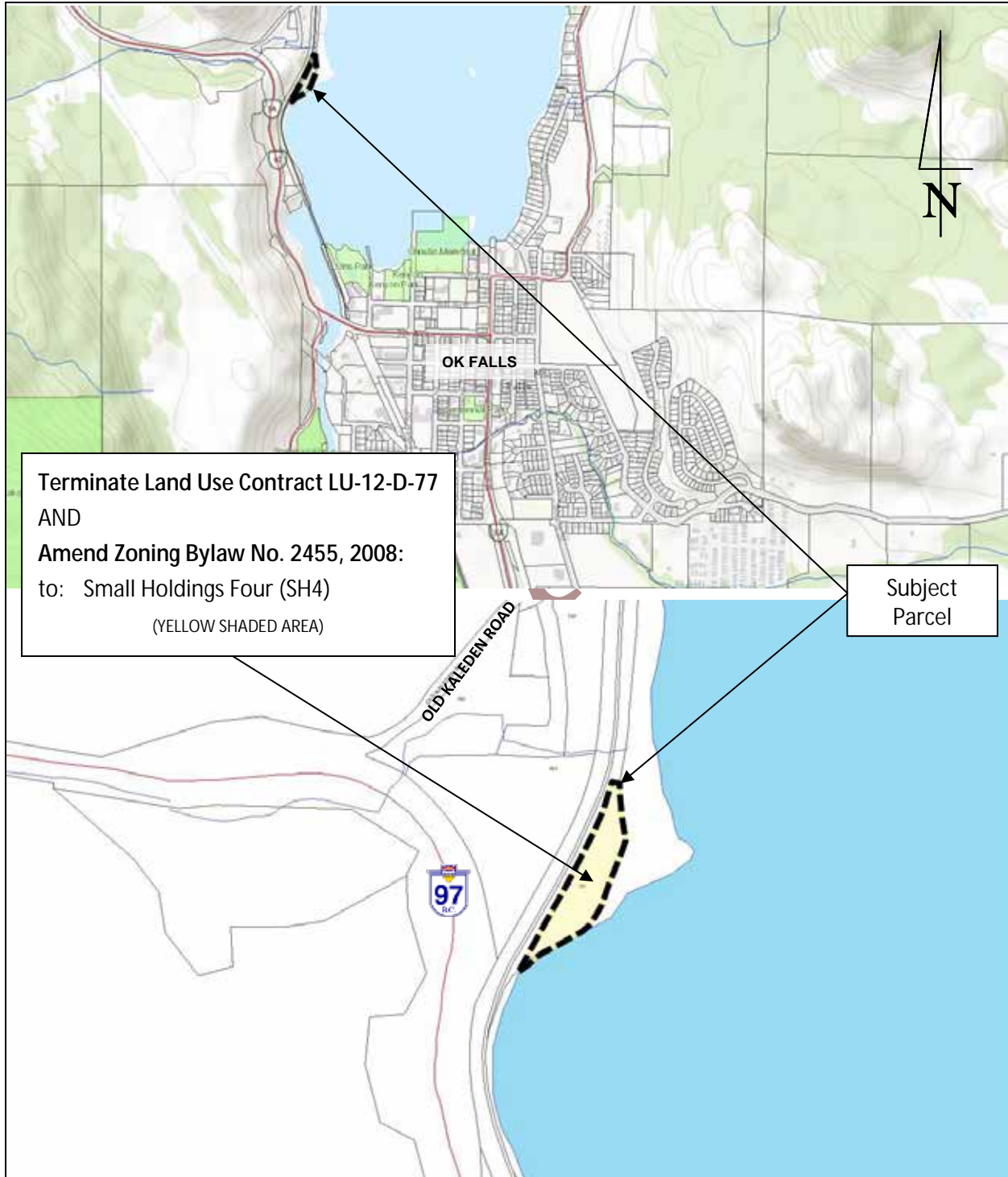
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.32, 2018

File No. E2014.143-ZONE

Schedule 'A'



Amendment Bylaw No. 2455.32, 2018
(D2018.013-ZONE)

DRAFT VERSION – 2018-07-31

Page 3 of 3

Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: February 20, 2018 3:01 PM
To: Planning
Subject: Highway 97, 781 Elec D RDOS (D2018.013-ZONE)

With respect to the above noted file,

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Highway 97. The subject property appears to be serviced via an extension along the adjacent property's eastern boundary. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.

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

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

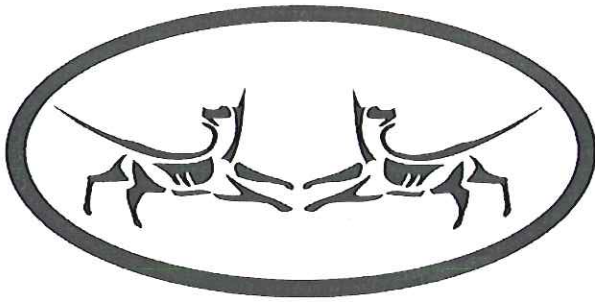
FORTIS BC

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Penticton Indian Band

Natural Resources Department

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

Penticton, B.C. CAN

V2A 6J7

Referrals@pib.ca | www.pib.ca

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

February-07-18

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

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

RTS ID: 2972

Referral ID: 2018-02-01 ZON 2972

Referral Date: February-01-18

Reference ID: BL2455.32 D2018.013-Zone

Summary: Please find a bylaw Referral for an early termination of a Land Use Contract. Please review the Referral and the link will take you to a copy of the Amendment bylaw No. 2455.32.

ATTENTION: Christopher Garrish

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

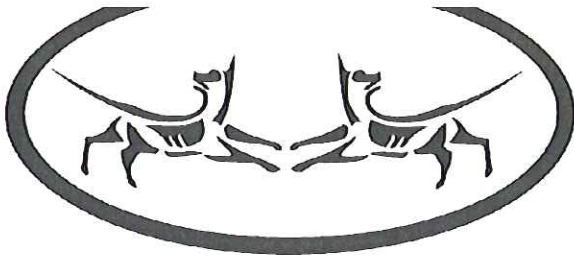
The Supreme Court of Canada in the *Tsilhqot'in* case has confirmed that the province and Canada have been applying an incorrect and impoverished view of Aboriginal Title, and that Aboriginal Title includes the exclusive right of Indigenous People to manage the land and resources as well as the right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

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

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

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

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



Penticton Indian Band

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

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

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

February-07-18

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

RTS ID: 2972

Referral Date: February-01-18

Referral ID: 2018-02-01 ZON 2972

Reference ID: BL2455.32 D2018.013-Zone

Summary: Please find a bylaw Referral for an early termination of a Land Use Contract. Please review the Referral and the link will take you to a copy of the Amendment bylaw No. 2455.32.

Attention: Christopher Garrish

RE: Request for a 60 (sixty) day extension

Thank you for the above application that was received on February-07-18. This letter is to inform you that due to current levels of internal capacity, we are unable to review your referral in your proposed timeline. With additional time, Penticton Indian Band will be able to ensure that an informed review process will occur. We are setting the new timeline to be 60 days from the existing timeline.

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

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

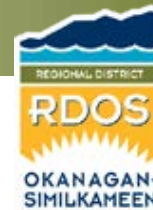
I appreciate your co-operation.

Limlemt,
Lavonda Nelson
Referrals Administrator

RTS ID: 2972

CC: Osoyoos Indian Band (Referrals@oib.ca), Penticton Indian Band (jpepper@pib.ca), ONA (nrmanager@syilx.org)

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: August 16, 2018

RE: Agricultural Land Commission Referral (Placement of Fill) – For Information Only

Proposed Development:

At its meeting of July 19, 2018, the Regional District considered a referral from the Agricultural Land Commission with regard to soil movement for a non-farm use on a site adjacent to Hwy 3A. Following a presentation from the proponent, the Board referred the matter to the second meeting in August to allow the proponent to present additional evidence.

The Regional District has been advised that this application to the ALC has been withdrawn and the matter is no longer in possession of the Board.

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: August 16, 2018

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

Administrative Recommendation:

THAT Bylaw No. 2808, 2018, Regional District of Okanagan-Similkameen Tourist Commercial Zone Update Amendment Bylaw be read a third time.

Purpose:

Amendment Bylaw No. 2808 seeks to amend the Okanagan Valley Electoral Area Zoning Bylaws in order to update the Tourist Commercial Zones. This amendment relates to the work being undertaken on the preparation of a single Okanagan Valley Electoral Area Zoning Bylaw.

Background:

At its meeting of July 20, 2017, the Planning and Development (P&D) Committee of the Board considered an Administrative Report (for information) related to a proposed update of the Tourist Commercial Zones.

On May 11, 2018, the Regional District sent letters to all registered property owners with land zoned Tourist Commercial advising of the proposed changes to the land use bylaws and seeking feedback.

At its meeting of July 19, 2018, 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 August 16, 2018.

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

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

Analysis:

The principal objective of the Tourist Commercial Zone Review is to update the language and regulations of the various tourist commercial zones in the Okanagan Electoral Area zoning bylaws. Not only will this facilitate the integration of these zones into a single zoning bylaw, but it allows for their modernisation to ensure coherence, consistency and fairness across Electoral Areas.

By way of example, the inconsistent allowance for hotels and motels in the CT1 Zone across Electoral Areas is proposed to be addressed through the introduction of a general reference to “tourist

accommodation” as a permitted principal use, which contemplates lodges, motels, hotels, inns, or hostels and other types of accommodation for the travelling public.

As a further result of these proposed amendments, Administration is further proposing to consolidate the six (6) current Commercial Tourist Zones into three (3) main zones, being: Tourist Commercial (CT1), Campground Commercial (CT2) and Golf Course Commercial (CT3). For reference purposes, tables are included at Attachment Nos. 2 & 3 showing the transition of these zones as well as how existing CT1 zones compare to the proposed new CT1 Zone.

With regard to town/village centre areas in Okanagan Falls, Naramata, Apex and Twin Lakes where tourist commercial zones are common, it is being proposed that these areas be accommodated through new “Town Centre” or “Village Centre” zones. The zones are the subject of separate reviews being undertaken in each of these communities and include a range of commercial, tourist commercial, residential and institutional uses.

Alternatives:

THAT first and second reading of Bylaw No. 2808, 2018, Regional District of Okanagan-Similkameen Commercial Zone Update Amendment Bylaw, be rescinded and the bylaw abandoned.

Respectfully submitted:



C. Garrish, Planning Supervisor

Endorsed by:



B. Dollevoet, Development Services Manager

Attachments: No. 1 — Tourist Commercial Zone Transition Matrix

Attachment No. 1 – Tourist Commercial Zone Transition Matrix

ELECTORAL AREA	EXISTING ZONE	PROPOSED ZONE	COMMENTS
"A"	Tourist Commercial One (CT1)	Tourist Commercial (CT1)	
"A"		Campground Commercial (CT2)	Proposed to apply CT2 Zone to existing campgrounds
"C"	Tourist Commercial One (CT1)	Tourist Commercial (CT1)	
"C"	Tourist Commercial Four (Campground) (CT4)	Campground Commercial (CT2)	
"C"	Resource Area Site Specific (RAs)*	Golf Course Commercial (CT3)	RAs currently applies to Fairview Golf Course.
"D-1"	Tourist Commercial One (CT1)	Tourist Commercial (CT1)	
"D-1"	Tourist Commercial Four (Campground) (CT4)	Campground Commercial (CT2)	
"D-1"	Tourist Commercial Six (CT6)	Golf Course Commercial (CT3)	CT6 currently applies to Twin Lakes Golf Course.
"D-2"	Tourist Commercial One (CT1)	Tourist Commercial (CT1)	
"D-2"	Tourist Commercial Four (Campground) (CT4)	Campground Commercial (CT2)	
"D-2"	Commercial Amusement (C6)	Penticton Speedway (CT5)	
"E"	Tourist Commercial One (CT1)	Tourist Commercial (CT1)	
"F"	Tourist Commercial One (CT1)	Tourist Commercial (CT1)	
"F"	Tourist Commercial Five (CT5)		CT5 Zone applies only to "La Punte Norte" (guest house)
"F"	Tourist Commercial Two Limited (CT2)	Campground Commercial (CT2)	Current CT2 Zone is a "campground" zone. Applies to 1 property.
"F"	Tourist Commercial Three Limited (CT3)	Small Holdings Four Site Specific	Property owner is supportive of proposed change
"F"	Small Holdings Five (SH5)	Golf Course Commercial (CT3)	SH5 currently applies to WOW Golf Course.
"F"	Marina Commercial (C5)	Marina Commercial (CT4)	C5 Zone applies to Greata Ranch property

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2808, 2018

A Bylaw to amend the Electoral Area "A", "C", "D", "E" and "F" Zoning Bylaws

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

1. This Bylaw may be cited for all purposes as the "Regional District of Okanagan-Similkameen Okanagan Electoral Area Tourist Commercial Zone Update Amendment Bylaw No. 2808, 2018."

Electoral Area "A"

2. The Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by:
 - i) replacing the section for "Commercial Zones" found at Section 5.1 (Zoning Districts) under Section 5.0 (Creation of Zones) with the following:

Commercial Zones

General Commercial Zone	C1
-------------------------	----
 - ii) adding a new section for "Tourist Commercial Zones" at Section 5.1 (Zoning Districts) under Section 5.0 (Creation of Zones) to read as follows:

Tourist Commercial Zones

Tourist Commercial Zone	CT1
Campground Commercial Zone	CT2
 - iii) amending Section 13.2 (Tourist Commercial One Zone) to read as follows
13.2 *deleted.*

- iv) adding a new Section 14.0 (Tourist Commercial Zones) to read as follows and renumbering all subsequent sections:

14.0 TOURIST COMMERCIAL ZONES

14.1 TOURIST COMMERCIAL ZONE (CT1)

14.1.1 Permitted Uses:

Principal Uses:

- a) eating and drinking establishment;
- b) indoor recreation;
- c) outdoor recreation;
- d) tourist accommodation;

Accessory Uses:

- e) accessory dwelling, subject to Section 7.11;
- f) office;
- g) personal service establishment, not to exceed 200 m² in gross floor area;
- h) retail store, general, not to exceed 250 m² in gross floor area; and
- i) accessory buildings and structures, subject to Section 7.13.

14.1.2 Site Specific Tourist Commercial (CT1s) Provisions:

- a) see Section 16.12

14.1.3 Minimum Parcel Size:

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

14.1.4 Minimum Parcel Width:

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

14.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

14.1.6 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

14.1.7 Maximum Height:

- a) No building or structure shall exceed a height of 12.0 metres.

14.1.8 Maximum Parcel Coverage:

- a) 35%

14.2 CAMPGROUND COMMERCIAL ZONE (CT2)

14.2.1 Permitted Uses:

Principal Uses:

- a) campground;

Accessory Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) eating and drinking establishment;
- d) indoor recreation;
- e) retail stores, convenience, not to exceed 250 m² in gross floor area; and
- f) accessory buildings and structures, subject to Section 7.13.

14.2.2 Site Specific Campground Commercial (CT2s) Provisions:

- a) see Section 16.17

14.2.3 Minimum Parcel Size:

- a) 2.0 ha

14.2.4 Minimum Parcel Width:

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

14.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

14.2.6 Minimum Setbacks:

- a) Buildings and structures:

- i) Front parcel line 7.5 metres
- ii) Rear parcel line 7.5 metres
- iii) Interior side parcel line 4.5 metres
- iv) Exterior side parcel line 4.5 metres

14.2.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;
- b) despite Section 13.3.7(a), a tourist cabin shall not exceed one storey and a maximum height of 5.0 metres.

14.2.8 Maximum Parcel Coverage:

- a) 20%

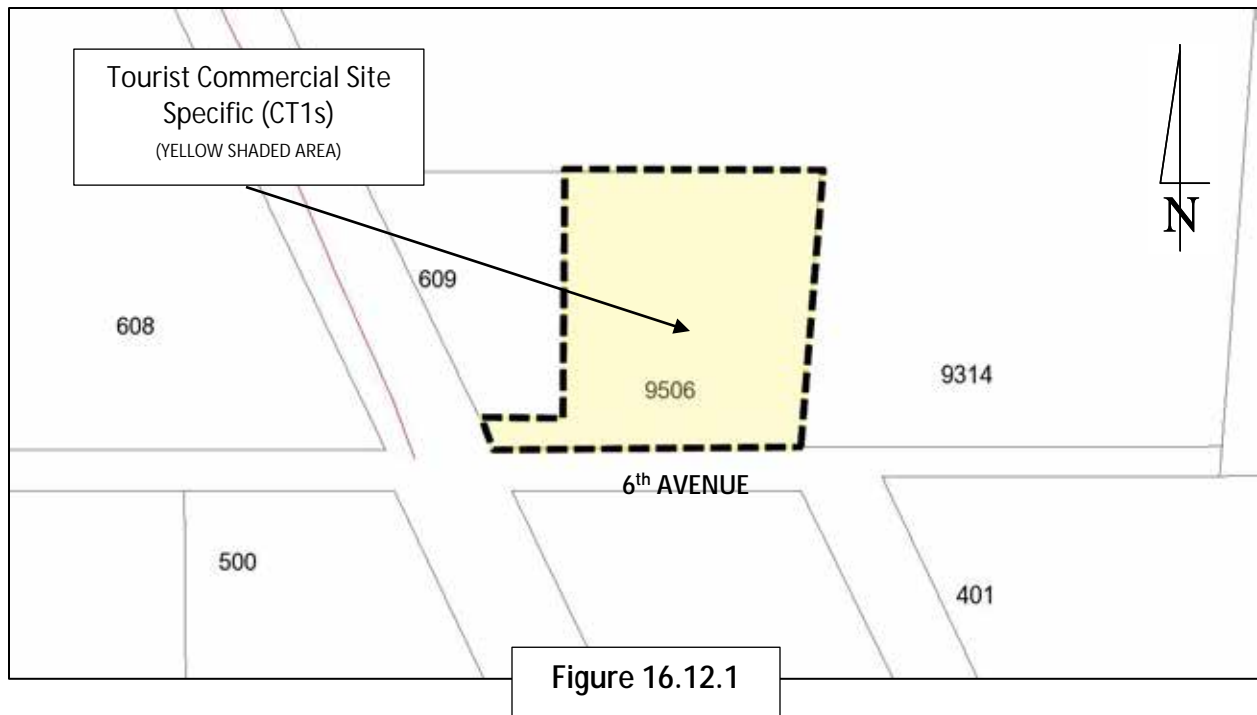
14.2.9 General Provisions:

- a) the minimum area on which a campground use may be undertaken shall be 2.0 ha;
- b) the maximum number of campground units per hectare shall not exceed 75;
- c) not more than 25% of all campground units within a campground shall be used for the placement of tourist cabins;
- d) a cabin may not have a gross floor area exceeding 30.0 m² including additions such as covered patios and covered or uncovered decks; and
- e) all provisions in the Regional District's *Campground Regulations Bylaw No. 2779, 2018*, as amended from time to time that have not been specified in this particular bylaw shall be met.

- v) replacing Section 16.12 (Site Specific Tourist Commercial One (CT1s) Provisions) under Section 16.0 (Site Specific Designations) in its entirety with the following:

16.12 Site Specific Tourist Commercial (CT1s) Provisions:

- .1 in the case of land described as Lot 2, Plan KAP7911, District Lot 2450S, SDYD (9506 6th Avenue), and shown shaded yellow on Figure 16.12.3:
 - a) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 14.2.1:
 - i) "single detached dwelling".



- vi) adding a new Section 16.17 (Site Specific Campground Commercial (CT2s) Provisions) under Section 16.0 (Site Specific Designations) to read as follows:

16.17 Site Specific Campground Commercial (CT2s) Provisions:

.1 Not applicable

3. The Zoning Map, being Schedule '2' of the Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by:
- i) changing the land use designation on an approximately 2.25 ha part of the land described as Lot 640, Plan KAP1950, District Lot 2450S, SDYD, Except Plan B3527, 3705, 5125 and B7120 (401 2nd Avenue), and as shown shaded yellow on Schedule 'A-1', which forms part of this Bylaw, from Tourist Commercial One Site Specific (CT1s) to Campground Commercial (CT2).
 - ii) changing the land use designation on an approximately 1.67 ha part of the land described as Lot 1, Plan KAP22229, District Lot 2450S, SDYD, Portion Lot 677 (9330 202nd Avenue), and as shown shaded yellow on Schedule 'A-2', which forms part of this Bylaw, from Tourist Commercial One Site Specific (CT1s) to Campground Commercial (CT2).
 - iii) changing the land use designation of the land described as Lot A, Plan KAP10545, District Lot 100, SDYD, Portion Plus Lot 1, Plan 19864, Except Plan 19864; and Lot A, Plan KAP81557, District Lot 100, SDYD (2231 45th Street), and as shown shaded yellow

on Schedule 'A-3', which forms part of this Bylaw, from Tourist Commercial One Site Specific (CT1s) to Campground Commercial (CT2).

- iv) changing the land use designation of the land described as Lot 1, Plan KAP5097, District Lot 42, SDYD (1219 45th Street); and part of Lot 3, Plan KAP3345, District Lot 42, SDYD, Except Plan 5097, and as shown shaded yellow on Schedule 'A-4', which forms part of this Bylaw, from Tourist Commercial One Site Specific (CT1s) to Campground Commercial (CT2).
- v) changing the land use designation of the land described as Lot 3, Plan KAP3345, District Lot 42, SDYD, Except Plan 5097, and as shown shaded purple on Schedule 'A-4', which forms part of this Bylaw, from Tourist Commercial One (CT1) to Campground Commercial (CT2).
- vi) changing the land use designation of all parcels zoned Tourist Commercial One (CT1) to Tourist Commercial (CT1).

Electoral Area "C"

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

- i) replacing the section for "Commercial Zones" found at Section 5.1 (Zoning Districts) under Section 5.0 (Creation of Zones) with the following:

Commercial Zones

General Commercial Zone	C1
Service Commercial Zone	CS1

- ii) adding a section for "Tourist Commercial Zones" at Section 5.1 (Zoning Districts) under Section 5.0 (Creation of Zones) to read as follows:

Tourist Commercial Zones

Tourist Commercial Zone	CT1
Campground Commercial Zone	CT2
Golf Course Commercial Zone	CT3

- iii) replacing Section 13.5 (Tourist Commercial One Zone) in its entirety with the following:

13.5 *deleted.*

- iv) replacing Section 13.6 (Tourist Commercial Four (Campground) Zone) in its entirety with the following:

13.6 *deleted.*

- v) adding a new Section 14.0 (Tourist Commercial Zones) to read as follows and renumbering all subsequent sections:

14.0 TOURIST COMMERCIAL ZONES

14.1 TOURIST COMMERCIAL ZONE (CT1)

14.1.1 Permitted Uses:

Principal Uses:

- a) eating and drinking establishment;
- b) indoor recreation;
- c) outdoor recreation;
- d) tourist accommodation;

Accessory Uses:

- e) accessory dwelling, subject to Section 7.11;
- f) office;
- g) personal service establishment, not to exceed 200 m² in gross floor area;
- h) retail stores, general, not to exceed 250 m² in gross floor area; and
- i) accessory buildings and structures, subject to Section 7.13.

14.1.2 Site Specific Tourist Commercial (CT1s) Provisions:

- a) see Section 16.17

14.1.3 Minimum Parcel Size:

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

14.1.4 Minimum Parcel Width:

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

14.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

14.1.6 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

14.1.7 Maximum Height:

- a) No building or structure shall exceed a height of 12.0 metres.

14.1.8 Maximum Parcel Coverage:

- a) 35%

14.4 CAMPGROUND COMMERCIAL ZONE (CT2)

14.2.1 Permitted Uses:

Principal Uses:

- a) campground;

Accessory Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) eating and drinking establishment;
- d) indoor recreation;
- e) retail stores, convenience, not to exceed 250 m² in gross floor area; and
- f) accessory buildings and structures, subject to Section 7.13.

14.2.2 Site Specific Campground Commercial (CT2s) Provisions:

- a) see Section 16.18

14.2.3 Minimum Parcel Size:

- a) 2.0 ha, subject to servicing requirements.

14.2.4 Minimum Parcel Width:

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

14.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

14.2.6 Minimum Setbacks:

- a) Buildings and structures:

- i) Front parcel line 7.5 metres
- ii) Rear parcel line 7.5 metres
- iii) Interior side parcel line 4.5 metres
- iv) Exterior side parcel line 4.5 metres

14.2.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;
- b) despite Section 13.4.7, a tourist cabin may not exceed a height of 5.0 metres.

14.2.8 Maximum Parcel Coverage:

- a) 20%

14.2.9 General Provisions:

- a) the minimum area on which a campground use may be undertaken shall be 2.0 ha;
- b) the maximum number of campground units per hectare shall not exceed 75;
- c) not more than 25% of all campground units within a campground shall be used for the placement of cabins;
- d) a cabin may not have a gross floor area exceeding 30.0 m² including additions such as covered patios and covered or uncovered decks; and
- e) all provisions in the Regional District's *Campground Regulations Bylaw No. 2779, 2018*, as amended from time to time that have not been specified in this particular bylaw shall be met.

14.3 GOLF COURSE COMMERCIAL ZONE (CT3)

14.3.1 Permitted Uses:

Principal Uses:

- a) golf course;

Accessory Uses:

- b) accessory dwelling, subject to Section 7.11; and
- c) accessory buildings and structures, subject to Section 7.13.

14.3.2 Site Specific Golf Course Commercial (CT3s) Provisions:

a) see Section 16.19

14.3.3 Minimum Parcel Size:

a) 20.0 ha

14.3.4 Minimum Parcel Width:

a) Not less than 25% of the parcel depth

14.3.5 Maximum Number of Dwellings Permitted Per Parcel:

a) one (1) accessory dwelling.

14.3.6 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 |

14.3.7 Maximum Height:

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

14.3.8 Maximum Parcel Coverage:

a) 5%

vi) replacing Section 16.1.1 (Site Specific Resource Area (RAs) Provisions) under Section 16.0 (Site Specific Provisions) with the following:

.1 *deleted.*

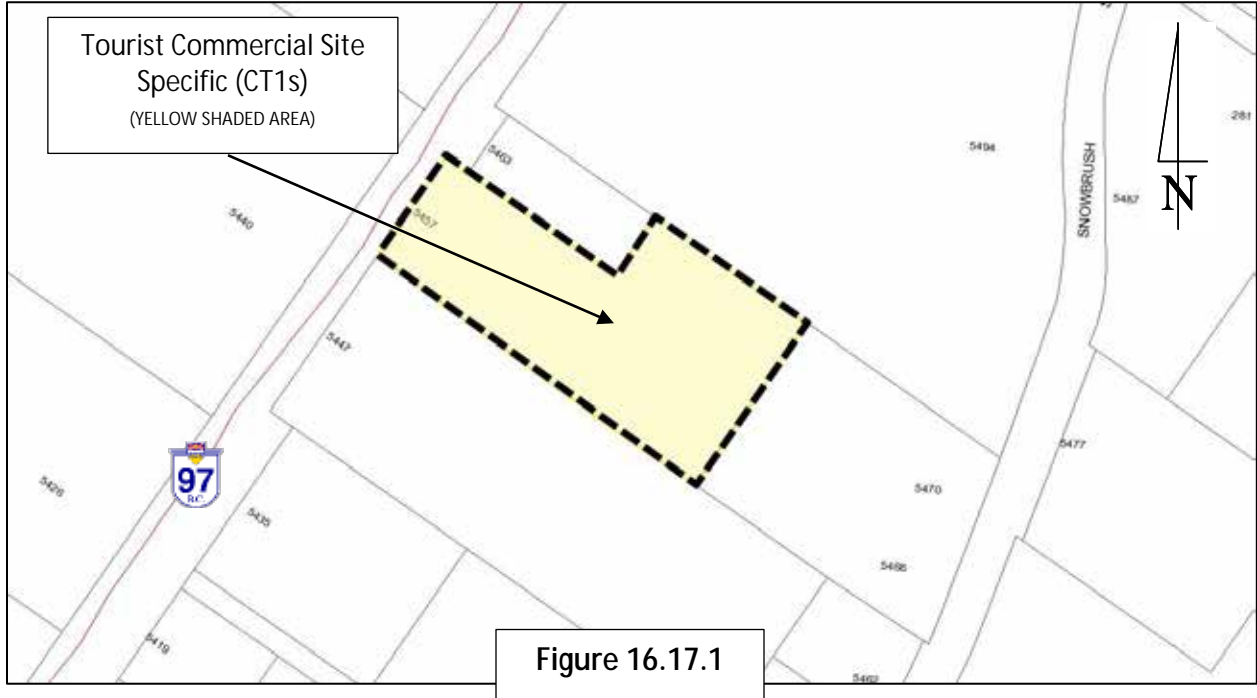
vii) replacing Section 16.17 (Site Specific Neighbourhood Commercial (C3s) Provisions) under Section 16.0 (Site Specific Provisions) with the following:

16.17 Site Specific Tourist Commercial (CT1s) Provisions:

.1 In the case of part of the land described as Lot 1, Plan KAP10731, District Lot 2450S, SDYD, Except Plan KAP11492 and KAP16769 (5457 Highway 97), and shown shaded yellow on Figure 16.17.1:

a) the following accessory use shall be permitted in addition to the permitted uses listed in Section 14.1.1:

- i) campground, accessory to a motel use and subject to all provisions in the Regional District's *Campground Regulations Bylaw No. 2779, 2018*, as amended from time to time that have not been specified in this particular bylaw.



- .2 In the case of part of the land described as Lot 1, Plan KAP68288, District Lot 2450S, SDYD (5650 Highway 97), and shown shaded yellow on Figure 16.17.2:
 - a) the following accessory use shall be permitted in addition to the permitted uses listed in Section 14.1.1:
 - i) campground, accessory to a motel use and subject to all provisions in the Regional District's *Campground Regulations Bylaw No. 2779, 2018*, as amended from time to time that have not been specified in this particular bylaw.



Figure 16.17.2

viii) replacing Section 16.18 (Site Specific Commercial Amusement (C6s) Provisions) under Section 16.0 (Site Specific Provisions) with the following:

16.18 Site Specific Campground Commercial (CT2s) Provisions:

.1 Not applicable

ix) replacing Section 16.19 (Site Specific Tourist Commercial One (CT1s) Provisions) under Section 16.0 (Site Specific Provisions) with the following:

16.19 Site Specific Golf Course Commercial (CT3s) Provisions:

.1 Not applicable

x) replacing Section 16.20 (Site Specific Tourist Commercial Four (Campground) (CT4s) Provisions) under Section 16.0 (Site Specific Provisions) with the following:

16.20 deleted.

5. The Zoning Map, being Schedule '2' of the Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by:

i) changing the land use designation of the land described as Lot 1, Plan KAP42096, District Lot 28S, SDYD (8374 Gallagher Lake Frontage Road), and as shown shaded

yellow on Schedule 'C-1', which forms part of this Bylaw, from Tourist Commercial One (CT1) to Campground Commercial (CT2).

- ii) changing the land use designation on an approximately 4.8 ha of the land described as Lot 3, Plan KAP3579, District Lot 28S, SDYD, Portion Lying North of Plan 4507; and Lot 3, Plan KAP3579, District Lot 28S, SDYD, Except Plan 4057, 19130, Except Part Lying North of 4507 (8487 Gallagher Lake Frontage Road), and as shown shaded yellow on Schedule 'C-2', which forms part of this Bylaw, from Tourist Commercial Four (Campground) Site Specific (CT4s) to Campground Commercial (CT2).
- iii) changing the land use designation of the land described as Lot A, Plan KAP91344, District Lot 2450S, SDYD (8112 Highway 97), and as shown shaded yellow on Schedule 'C-3', which forms part of this Bylaw, from Tourist Commercial Four (Campground) (CT4) to Campground Commercial (CT2).
- iv) changing the land use designation of the land described as Lot 1, Plan KAP10731, District Lot 2450S, SDYD, Except Plan KAP11492 & KAP16769 (5457 Highway 97), and as shown shaded yellow on Schedule 'C-4', which forms part of this Bylaw, from Tourist Commercial One (CT1) to Tourist Commercial Site Specific (CT1s).
- v) changing the land use designation of the land described as Lot 1, Plan KAP68288, District Lot 2450S, SDYD (5650 Highway 97), and as shown shaded yellow on Schedule 'C-5', which forms part of this Bylaw, from Tourist Commercial One (CT1) to Tourist Commercial Site Specific (CT1s).
- vi) changing the land use designation of the land described as Lot 1, Plan KAP62023, District Lot 2450S, SDYD, and as shown shaded yellow on Schedule 'C-6', which forms part of this Bylaw, from Resource Area Site Specific (RAs) to Golf Course Commercial (CT3).
- vii) changing the land use designation of the land described as Lot 2, Plan KAP42096, District Lot 28S, SDYD (8464 Gallagher Lake Frontage Road), and as shown shaded yellow on Schedule 'C-7', which forms part of this Bylaw, from Tourist Commercial Four (Campground) (CT4) to Campground Commercial (CT2).

Electoral Area "D-1"

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

- i) replacing the section for "Commercial Zones" found at Section 5.1 (Zoning Districts) under Section 5.0 (Creation of Zones) with the following:

Commercial Zones

General Commercial Zone	C1
Service Commercial Zone	CS1

- ii) adding a section for “Tourist Commercial Zones” at Section 5.1 (Zoning Districts) under Section 5.0 (Creation of Zones) to read as follows:

Tourist Commercial Zones

Tourist Commercial Zone	CT1
Campground Commercial Zone	CT2
Golf Course Commercial Zone	CT3

- iii) replacing Section 10.1.1(b) under Section 10.1 (Resource Area Zone) with the following:

b) *deleted*;

- iv) replacing Section 13.3 (Tourist Commercial One Zone) in its entirety with the following:

13.3 *deleted*.

- v) replacing Section 13.4 (Tourist Commercial Four (Campground) Zone) in its entirety with the following:

13.4 *deleted*.

- vi) replacing Section 13.6 (Tourist Commercial Six Zone) in its entirety with the following:

13.6 *deleted*.

- vii) adding a new Section 14.0 (Tourist Commercial Zones) to read as follows and renumbering all subsequent sections:

14.0 TOURIST COMMERCIAL ZONES

14.1 TOURIST COMMERCIAL ZONE (CT1)

14.1.1 Permitted Uses:

Principal Uses:

- a) eating and drinking establishment;
- b) indoor recreation;
- c) outdoor recreation;
- d) tourist accommodation;

Accessory Uses:

- e) accessory dwelling, subject to Section 7.11;
- f) office;
- g) personal service establishment, not to exceed 200 m² in gross floor area;
- h) retail stores, general, not to exceed 250 m² in gross floor area; and
- i) accessory buildings and structures, subject to Section 7.13.

14.1.2 Site Specific Tourist Commercial (CT1s) Provisions:

- a) see Section 16.17

14.1.3 Minimum Parcel Size:

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

14.1.4 Minimum Parcel Width:

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

14.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

14.1.6 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

14.1.7 Maximum Height:

- a) No building or structure shall exceed a height of 12.0 metres.

14.1.8 Maximum Parcel Coverage:

- a) 35%

14.2 CAMPGROUND COMMERCIAL ZONE (CT2)

14.2.1 Permitted Uses:

Principal Uses:

- a) campground;

Accessory Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) eating and drinking establishment;
- d) indoor recreation;
- e) retail stores, convenience, not to exceed 250 m² in gross floor area; and
- f) accessory buildings and structures, subject to Section 7.13.

14.2.2 Site Specific Campground Commercial (CT2s) Provisions:

- a) see Section 16.18

14.2.3 Minimum Parcel Size:

- a) 2.0 ha, subject to servicing requirements.

14.2.4 Minimum Parcel Width:

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

14.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

14.2.6 Minimum Setbacks:

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

14.2.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;
- b) despite Section 13.4.7, a tourist cabin may not exceed a height of 5.0 metres.

14.2.8 Maximum Parcel Coverage:

- a) 20%

14.2.9 General Provisions:

- a) the minimum area on which a campground use may be undertaken shall be 2.0 ha;
- b) the maximum number of campground units per hectare shall not exceed 75;
- c) not more than 25% of all campground units within a campground shall be used for the placement of cabins;
- d) a cabin may not have a gross floor area exceeding 30.0 m² including additions such as covered patios and covered or uncovered decks; and
- e) all provisions in the Regional District's *Campground Regulations Bylaw No. 2779, 2018*, as amended from time to time that have not been specified in this particular bylaw shall be met.

14.3 GOLF COURSE COMMERCIAL ZONE (CT3)

14.3.1 Permitted Uses:

Principal Uses:

- a) golf course;

Accessory Uses:

- b) accessory dwelling, subject to Section 7.11; and
- c) accessory buildings and structures, subject to Section 7.13.

14.3.2 Site Specific Golf Course Commercial (CT3s) Provisions:

- a) see Section 16.26

14.3.3 Minimum Parcel Size:

- a) 20.0 ha

14.3.4 Minimum Parcel Width:

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

14.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

14.3.6 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

14.3.7 Maximum Height:

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

14.3.8 Maximum Parcel Coverage:

- a) 5%

- viii) replacing Section 16.17 (Site Specific Tourist Commercial One (CT1s) Provisions) under Section 16.0 (Site Specific Designation) to read as follows:

16.17 Site Specific Tourist Commercial (CT1s) Provisions:

- .1 Not applicable

- ix) replacing Section 16.18 (Site Specific Tourist Commercial Four (Campground) (CT4s) Provisions) under Section 16.0 (Site Specific Designation) to read as follows:

16.18 Site Specific Campground Commercial (CT2s) Provisions:

- .1 Not applicable

- x) replacing Section 16.26 (Site Specific Tourist Commercial Six (CT6s) Provisions) under Section 16.0 (Site Specific Designation) to read as follows:

16.26 Site Specific Golf Course Commercial (CT3s) Provisions:

- .1 Not applicable

- 7. The Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2457, 2008, is amended by:

- i) changing the land use designation of the land described as Lot A, Plan KAP79769, District Lot 103S, SDYD (100 Ash Avenue), and shown shaded yellow on Schedule 'I-1', which forms part of this Bylaw, from Tourist Commercial Four (Campground) (CT4) to Campground Commercial (CT2).
- ii) changing the land use designation of an approximately 3.0 ha part of the land described as Parcel Z, Plan KAP719, District Lot 3757, SDYD, Except Plan EPP59624 (928 Pineview Drive), and shown shaded yellow on Schedule 'I-2', which forms part of this Bylaw, from Tourist Commercial Four (Campground) (CT4) to Campground Commercial (CT2).

- iii) changing the land use designation of an approximately 45.0 ha part of the land described as Parcel A, Plan KAP46761, District Lot 228S, 2169 & 4098S, SDYD, Except Plan KAP53180 (79 Twin Lakes Road), and shown shaded yellow on Schedule 'I-3', which forms part of this Bylaw, from Tourist Commercial Six (CT6) to Golf Course Commercial (CT3).
- iv) changing the land use designation of all parcels zoned Tourist Commercial One (CT1) to Tourist Commercial (CT1).

Electoral Area "D-2"

8. The Electoral Area "D-2" Zoning Bylaw No. 2455, 2008, is amended by:

- i) replacing the section for "Commercial Zones" found at Section 5.1 (Zoning Districts) under Section 5.0 (Creation of Zones) with the following:

Commercial Zones

General Commercial Zone	C1
Okanagan Falls Town Centre Zone	C2
Recreational Vehicle Park Zone	C7
Service Commercial Zone	CS1

- ii) adding a new section for "Tourist Commercial Zones" at Section 5.1 (Zoning Districts) under Section 5.0 (Creation of Zones) to read as follows:

Tourist Commercial Zones

Tourist Commercial Zone	CT1
Campground Commercial Zone	CT2
Penticton Speedway Zone	CT5

- iii) replacing Section 13.4 (Commercial Amusement Zone) in its entirety with the following:

13.4 *deleted.*

- iv) replacing Section 13.7 (Tourist Commercial One Zone) in its entirety with the following:

13.7 *deleted.*

- v) replacing Section 13.8 (Tourist Commercial Four (Campground) Zone) in its entirety with the following:

13.8 *deleted.*

- vi) adding a new Section 14.0 (Tourist Commercial Zones) to read as follows and renumber all subsequent sub-sections:

14.0 TOURIST COMMERCIAL ZONES

14.1 TOURIST COMMERCIAL ZONE (CT1)

14.1.1 Permitted Uses:

Principal Uses:

- a) eating and drinking establishment;
- b) indoor recreation;
- c) outdoor recreation;
- d) tourist accommodation;

Accessory Uses:

- e) accessory dwelling, subject to Section 7.11;
- f) office;
- g) personal service establishment, not to exceed 200 m² in gross floor area;
- h) retail stores, general, not to exceed 250 m² in gross floor area; and
- i) accessory buildings and structures, subject to Section 7.13.

14.1.2 Site Specific Tourist Commercial (CT1s) Provisions:

- a) see Section 17.20

14.1.3 Minimum Parcel Size:

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

14.1.4 Minimum Parcel Width:

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

14.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

14.1.6 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

14.1.7 Maximum Height:

- a) No building or structure shall exceed a height of 12.0 metres.

14.1.8 Maximum Parcel Coverage:

- a) 35%

14.2 CAMPGROUND COMMERCIAL ZONE (CT2)

14.2.1 Permitted Uses:

Principal Uses:

- a) campground;

Accessory Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) eating and drinking establishment;
- d) indoor recreation;
- e) retail stores, convenience, not to exceed 250 m² in gross floor area; and
- f) accessory buildings and structures, subject to Section 7.13.

14.2.2 Site Specific Campground Commercial (CT2s) Provisions:

- a) see Section 17.21

14.2.3 Minimum Parcel Size:

- a) 2.0 ha, subject to servicing requirements.

14.2.4 Minimum Parcel Width:

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

14.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

14.2.6 Minimum Setbacks:

- a) Buildings and structures:

- | | |
|--------------------------------|------------|
| i) Front parcel line | 7.5 metres |
| ii) Rear parcel line | 7.5 metres |
| iii) Interior side parcel line | 4.5 metres |
| iv) Exterior side parcel line | 4.5 metres |

14.2.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;
- b) despite Section 14.2.7, a tourist cabin may not exceed a height of 5.0 metres.

14.2.8 Maximum Parcel Coverage:

- a) 20%

14.2.9 General Provisions:

- a) the minimum area on which a campground use may be undertaken shall be 2.0 ha;
- b) the maximum number of campground units per hectare shall not exceed 75;
- c) not more than 25% of all campground units within a campground shall be used for the placement of cabins;
- d) a cabin may not have a gross floor area exceeding 30.0 m² including additions such as covered patios and covered or uncovered decks; and
- e) all provisions in the Regional District's *Campground Regulations Bylaw No. 2779, 2018*, as amended from time to time that have not been specified in this particular bylaw shall be met.

14.3 PENTICTON SPEEDWAY ZONE (CT5)

14.3.1 Permitted Uses:

Principal Uses:

- a) motorsports facility;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) eating and drinking establishment;
- d) indoor recreation;

- e) outdoor recreation;
- f) retail store, general, not to exceed 200 m² gross floor area; and
- g) accessory buildings and structures, subject to Section 7.13.

14.3.2 Site Specific Penticton Speedway (CT5s) Provisions:

- a) see Section 17.17

14.3.3 Minimum Parcel Size:

- a) 5.0 ha

14.3.4 Minimum Parcel Width:

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

14.3.5 Maximum Number of Dwellings Permit Per Parcel:

- a) one (1) accessory dwelling.

14.3.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 3.0 metres
 - iv) Exterior side parcel line 4.5 metres

14.3.7 Maximum Height:

- a) No building or structure shall exceed a height of 12.0 metres.

14.3.8 Maximum Parcel Coverage:

- a) 35%

- vii) replacing Section 17.17 (Site Specific Commercial Amusement (C6s) Provisions) under Section 17.0 (Site Specific Designation) to read as follows:

17.17 Site Specific Penticton Speedway (CT5s) Provisions:

- .1 Not applicable

- viii) replacing Section 17.21 (Site Specific Tourist Commercial Four (Campground) (CT4s) Provisions) under Section 17.0 (Site Specific Designation) to read as follows:

17.21 Site Specific Campground Commercial (CT2s) Provisions:

.1 Not applicable

ix) replacing Section 17.20 (Site Specific Tourist Commercial (CT1s) Provisions) under Section 17.0 (Site Specific Designation) to read as follows:

17.20 Site Specific Tourist Commercial (CT1s) Provisions:

- .1 In the case of land described as Lot 1, Plan KAS666, District Lot 337, SDYD (5133 7th Avenue); Lot A, Plan 19990, District Lot 337, SDYD (5220 8th Avenue); and Lot 6, Plan 12468, District Lot 337, Except Plan 19990, SDYD (5205 7th Avenue), and shown shaded yellow on Figure 17.20.1:
 - a) the following principal uses shall be permitted on the land in addition to the permitted uses listed in Section 14.1.1:
 - i) multi-family dwelling units or groups of multi-family dwelling units.
 - b) despite Section 14.1.7, no building or structure shall exceed a height of 18.0 metres beyond 150.0 metres of the High Water Mark of Skaha Lake;
 - c) despite Section 14.1.8, the maximum parcel coverage shall be 40%; and
 - d) the maximum floor area ratio is 1.0.

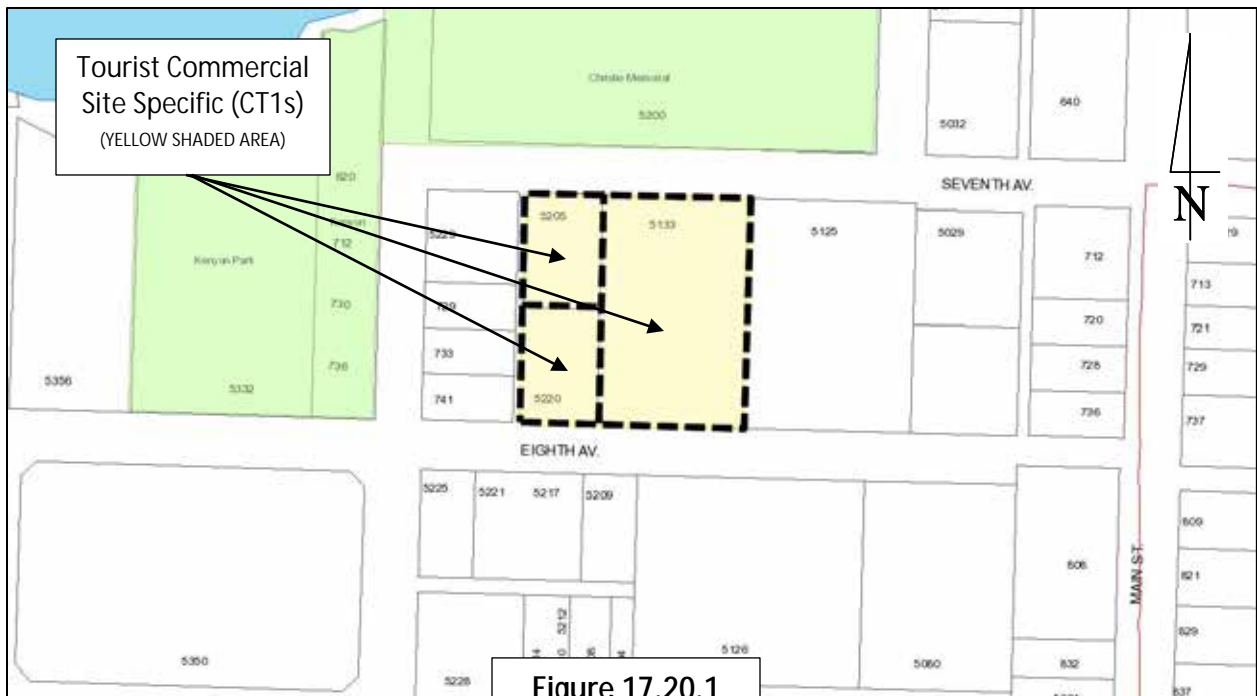


Figure 17.20.1

- x) replacing Section 17.21 (Site Specific Tourist Commercial Four (Campground) (CT4s) Provisions) under Section 17.0 (Site Specific Designation) to read as follows:

17.21 Site Specific Campground Commercial (CT2s) Provisions:

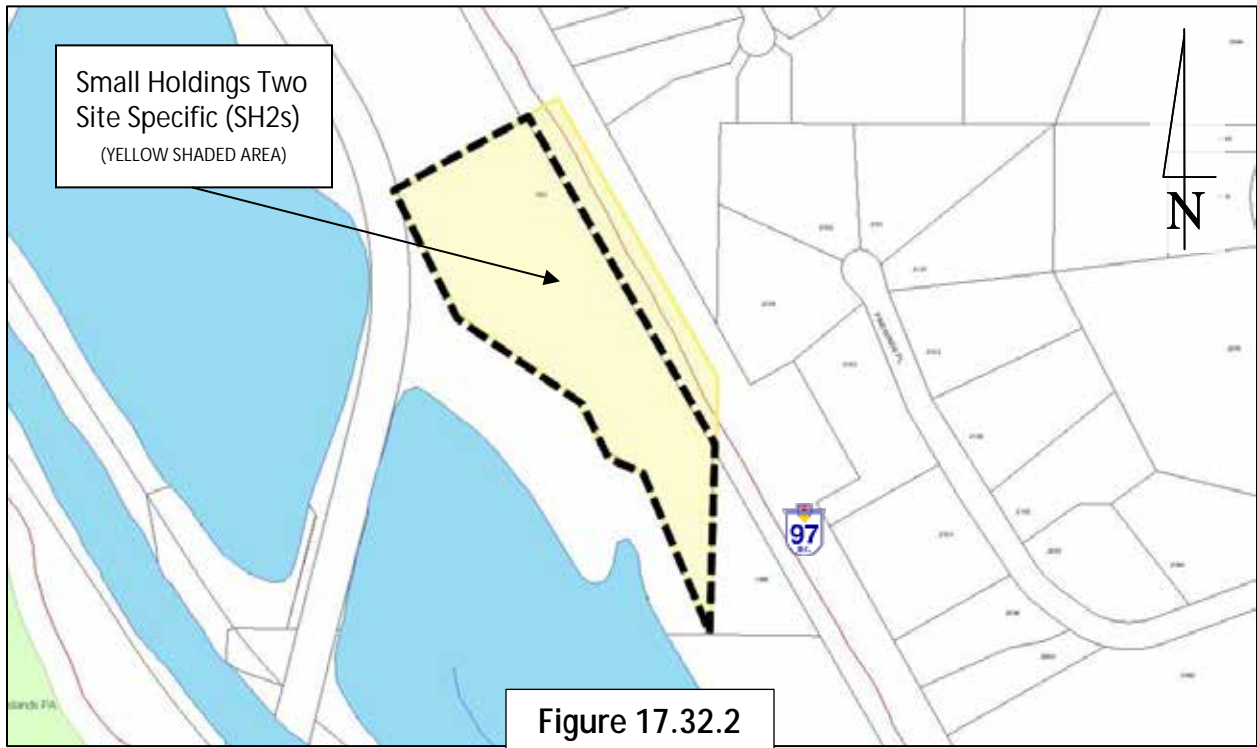
.1 Not applicable

- xi) adding a new Section 17.32.2 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 17.0 (Site Specific Designation) to read as follows:

.2 in the case of land described as Lot 1, Plan KAP7681, District Lot 10, SDYD, Except Plan H950 (1902 Highway 97), and shown shaded yellow on Figure 17.32.1:

- i) the following accessory use shall be permitted on the land in addition to the permitted uses listed in Section 10.6.1:

.1 retail stores, general, not to exceed 250 m² in gross floor area.



- 9. The Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by:

- i) changing the land use designation of the land described as Lot 1, Plan KAP23219, District Lot 2710, SDYD, Subsidy Lot 17 (2070 Carmi Road), and as shown shaded

yellow on Schedule 'D-1', which forms part of this Bylaw, from Commercial Amusement (C6) to Penticton Speedway (CT5).

- ii) changing the land use designation of an approximately 2.5 ha area of the land described as Plan KAP1189, District Lot 2710, SDYD, Subsidy Lot 17, Except Plan 23219 26390 28957 31444 31786 32942 KAP44266 KAP49472 KAP50708, & EXC PL: KAP50709 KAP51358 KAP57111 KAP58268 KAP63730 (2301 Beaverdell Road), and as shown shaded yellow on Schedule 'D-2', which forms part of this Bylaw, from Tourist Commercial Four (Campground) (CT4) to Campground Commercial (CT2).
- iii) changing the land use designation of the land described as Lot 2, Plan KAP44365, District Lot 2710, SDYD, Subsidy Lot 15 (3216 Vaseux Lake Crescent), and as shown shaded yellow on Schedule 'D-3', which forms part of this Bylaw, from Tourist Commercial Four (Campground) (CT4) to Campground Commercial (CT2).
- iv) changing the land use designation of the land described as Lot 9, Plan KAP15861B, District Lot 697S, SDYD, Portion of Plan 1434 (590 Sovereign Road), and as shown shaded yellow on Schedule 'D-4', which forms part of this Bylaw, from Tourist Commercial Four (Campground) (CT4) to Campground Commercial (CT2).
- v) changing the land use designation of the land described as Parcel D, Plan KAP5225B, District Lot 374, SDYD, Portion of Plan 4 (808 Main Street), and as shown shaded yellow on Schedule 'D-5', which forms part of this Bylaw, from Tourist Commercial Four (Campground) (CT4) to Campground Commercial (CT2).
- vi) changing the land use designation of the land described as Lots A & B, District Lot 2883S, Plan KAP64527, SDYD (5356 8th Avenue) shown shaded yellow on Schedule 'D-6', which forms part of this Bylaw, from Tourist Commercial Four (Campground) (CT4) to Campground Commercial (CT2).
- vii) changing the land use designation of an approximately 1.7 ha part of the land described as Lot 1, Plan KAP1340, Township 85, SDYD, Section 16 & 21 (3500 Highway 97), and as shown shaded yellow on Schedule 'D-7', which forms part of this Bylaw, from Tourist Commercial Four (Campground) (CT4) to Campground Commercial (CT2).
- viii) changing the land use designation of the land described as Lot 1, Plan KAP7681, District Lot 10, SDYD, Except Plan H950 (1902 Highway 97), and as shown shaded yellow on Schedule 'D-8', which forms part of this Bylaw, from Tourist Commercial One (C) to Small Holdings Two Site Specific (SH2s).
- ix) changing the land use designation of all parcels zoned Tourist Commercial One (CT1) to Tourist Commercial (CT1).

Electoral Area "E"

10. The Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by:

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

Commercial Zones

General Commercial Zone C1

- ii) adding a section for “Tourist Commercial Zones” at Section 5.1 (Zoning Districts) under Section 5.0 (Creation of Zones) to read as follows:

Tourist Commercial Zones

Tourist Commercial Zone CT1

- iii) replacing Section 10.1.1(b) under Section 10.1 (Resource Area Zone) with the following:

b) *deleted*;

- iv) replacing Section 13.2 (Tourist Commercial One Zone) in its entirety with the following:

13.2 *deleted*.

- v) adding a Section 14.0 (Tourist Commercial Zones) to read as follows and renumbering all subsequent sections:

14.0 TOURIST COMMERCIAL ZONES

14.1 TOURIST COMMERCIAL ZONE (CT1)

14.1.1 Permitted Uses:

Principal Uses:

- a) eating and drinking establishment;
- b) indoor recreation;
- c) outdoor recreation;
- d) tourist accommodation;

Accessory Uses:

- e) accessory dwelling, subject to Section 7.11;
- f) office;
- g) personal service establishment, not to exceed 200 m² in gross floor area;
- h) retail stores, general, not to exceed 250 m² in gross floor area; and

- i) accessory buildings and structures, subject to Section 7.13.

14.1.2 Site Specific Tourist Commercial (CT1s) Provisions:

- a) see Section 15.12

14.1.3 Minimum Parcel Size:

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

14.1.4 Minimum Parcel Width:

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

14.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

14.1.6 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 14.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.5 metres
 - iii) Interior side parcel line 14.5 metres
 - iv) Exterior side parcel line 4.5 metres

14.1.7 Maximum Height:

- a) No building shall exceed a height of 12.0 metres.

14.1.8 Maximum Parcel Coverage:

- a) 35%

- vi) replacing Section 15.12 (Site Specific Tourist Commercial One (CT1) Provisions) under Section 15.0 (Site Specific Designations) in its entirety with the following:

15.12 Site Specific Tourist Commercial (CT1s) Provisions:

- .1 *deleted.*

11. The Zoning Map, being Schedule '2' of the Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by:
- i) changing the land use designation of an approximately 3,725 m² area of the land described as Lot 1, Plan KAP79439, District Lot 210, SDYD (3635 1st Street), and shown shaded yellow on Schedule 'E-1', which forms part of this Bylaw, from Tourist Commercial One Site Specific (CT1s) to Tourist Commercial (CT1).
 - ii) changing the land use designation of an approximately 1,230 m² area of the land described as Lot 1, Plan KAP79439, District Lot 210, SDYD (3635 1st Street), and shown shaded purple on Schedule 'E-1', which forms part of this Bylaw, from Residential Single Family One (RS1) to Tourist Commercial (CT1).
 - iii) changing the land use designation of all parcels zoned Tourist Commercial One (CT1) to Tourist Commercial (CT1).

Electoral Area "F"

12. The Electoral Area "F" Zoning Bylaw No. 2461, 2008, is amended by:
- i) replacing the section for "Commercial Zones" found at Section 5.1 (Zoning Districts) under Section 5.0 (Creation of Zones) with the following:

Commercial Zones	
General Commercial Zone	C1
 - ii) adding a section for "Tourist Commercial Zones" at Section 5.1 (Zoning Districts) under Section 5.0 (Creation of Zones) to read as follows:

Tourist Commercial Zones	
Tourist Commercial Zone	CT1
Campground Commercial Zone	CT2
Golf Course Commercial Zone	CT3
Marina Commercial Zone	CT4
 - iii) replacing Section 10.1.1(c) under Section 10.1 (Resource Area Zone) with the following:
 - c) *deleted*;
 - iv) replacing Section 10.1.1(g) under Section 10.1 (Resource Area Zone) with the following:
 - g) *deleted*;

- v) replacing Section 10.1.5 under Section 10.1 (Resource Area Zone) with the following:
10.1.5 *deleted*
- vi) replacing Section 13.2 (Marina Commercial Zone) in its entirety with the following:
13.2 *deleted.*
- vii) replacing Section 13.3 (Tourist Commercial One Zone) in its entirety with the following:
13.3 *deleted.*
- viii) replacing Section 13.4 (Tourist Commercial Two (Limited) Zone) in its entirety with the following:
13.4 *deleted.*
- ix) replacing Section 13.5 (Tourist Commercial Three (Limited) Zone) in its entirety with the following:
13.5 *deleted.*
- x) replacing Section 13.6 (Tourist Commercial Five Zone) in its entirety with the following:
13.6 *deleted.*
- xi) adding a new Section 14.0 (Tourist Commercial Zones) to read as follows and renumbering all subsequent sections:

14.0 TOURIST COMMERCIAL ZONES

14.1 TOURIST COMMERCIAL ZONE (CT1)

14.1.1 Permitted Uses:

Principal Uses:

- a) eating and drinking establishment;
- b) indoor recreation;
- c) outdoor recreation;
- d) tourist accommodation;

Accessory Uses:

- e) accessory dwelling, subject to Section 7.11;
- f) docks, subject to Section 7.26;
- g) office;
- h) personal service establishment, not to exceed 200 m² in gross floor area;
- i) retail stores, general, not to exceed 250 m² in gross floor area; and
- j) accessory buildings and structures, subject to Section 7.13.

14.1.2 Site Specific Tourist Commercial (CT1s) Provisions:

- a) see Section 16.15

14.1.3 Minimum Parcel Size:

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

14.1.4 Minimum Parcel Width:

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

14.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

14.1.6 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

14.1.7 Maximum Height:

- a) No building or structure shall exceed a height of 12.0 metres.

14.1.8 Maximum Parcel Coverage:

- a) 35%

14.2 CAMPGROUND COMMERCIAL ZONE (CT2)

14.2.1 Permitted Uses:

Principal Uses:

a) campground;

Accessory Uses:

b) accessory dwelling, subject to Section 7.11;

c) eating and drinking establishment;

d) indoor recreation;

e) retail stores, convenience, not to exceed 250 m² in gross floor area; and

f) accessory buildings and structures, subject to Section 7.13.

14.2.2 Site Specific Campground Commercial (CT2s) Provisions:

a) see Section 16.16

14.2.3 Minimum Parcel Size:

a) 2.0 ha, subject to servicing requirements.

14.2.4 Minimum Parcel Width:

a) Not less than 25% of the parcel depth

14.2.5 Maximum Number of Dwellings Permitted Per Parcel:

a) one (1) accessory dwelling.

14.2.6 Minimum Setbacks:

a) Buildings and structures:

i) Front parcel line 7.5 metres

ii) Rear parcel line 7.5 metres

iii) Interior side parcel line 4.5 metres

iv) Exterior side parcel line 4.5 metres

14.2.7 Maximum Height:

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

b) despite Section 13.4.7, a tourist cabin may not exceed a height of 5.0 metres.

14.2.8 Maximum Parcel Coverage:

a) 20%

14.2.9 General Provisions:

- a) the minimum area on which a campground use may be undertaken shall be 2.0 ha;
- b) the maximum number of campground units per hectare shall not exceed 75;
- c) not more than 25% of all campground units within a campground shall be used for the placement of cabins;
- d) a cabin may not have a gross floor area exceeding 30.0 m² including additions such as covered patios and covered or uncovered decks; and
- e) all provisions in the Regional District's *Campground Regulations Bylaw No. 2779, 2018*, as amended from time to time that have not been specified in this particular bylaw shall be met.

14.3 GOLF COURSE COMMERCIAL ZONE (CT3)

14.3.1 Permitted Uses:

Principal Uses:

- a) golf course;

Accessory Uses:

- b) accessory dwelling, subject to Section 7.11; and
- c) accessory buildings and structures, subject to Section 7.13.

14.3.2 Site Specific Golf Course Commercial (CT3s) Provisions:

- a) see Section 16.17

14.3.3 Minimum Parcel Size:

- a) 20.0 ha

14.3.4 Minimum Parcel Width:

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

14.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

14.3.6 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

14.3.7 Maximum Height:

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

14.3.8 Maximum Parcel Coverage:

- a) 5%

14.4 MARINA COMMERCIAL ZONE (CT4)

14.4.1 Permitted Uses:

Principal Uses:

- a) marina;

Accessory Uses:

- b) accessory dwelling, subject to Section 7.11; and
- c) accessory buildings and structures, subject to Section 7.13.

14.4.2 Site Specific Marina Commercial (CT4s) Provisions:

- a) see Section 16.14

14.4.3 Minimum Parcel Size:

- a) 1.0 ha, subject to servicing requirements.

14.4.4 Minimum Parcel Width:

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

14.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) accessory dwelling.

14.4.6 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

14.4.7 Maximum Height:

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

14.4.8 Maximum Parcel Coverage:

- a) 30%
- xii) replacing Section 16.1.2(b)(vii) under Section 16.1 (Site Specific Resource Area (RAs) Provisions) with the following:
 - vii) *deleted*;
- xiii) replacing Section 16.1.2(b)(xii) under Section 16.1 (Site Specific Resource Area (RAs) Provisions) with the following:
 - xii) *deleted*;
- xiv) adding a new Section 16.1.3 (Site Specific Resource Area (RAs) Provisions) under Section 16.0 (Site Specific Provisions) to read as follows:
 - .1 in the case of land described as Lot A, Plan KAP40762, District Lots 702 & 5136, ODYD (3610 Pine Hills Road), and shown hatched on Figure 16.1.3:
 - i) the following principle use shall be permitted on the land in addition to the permitted uses listed in Section 10.1.1:
 - a) golf course.

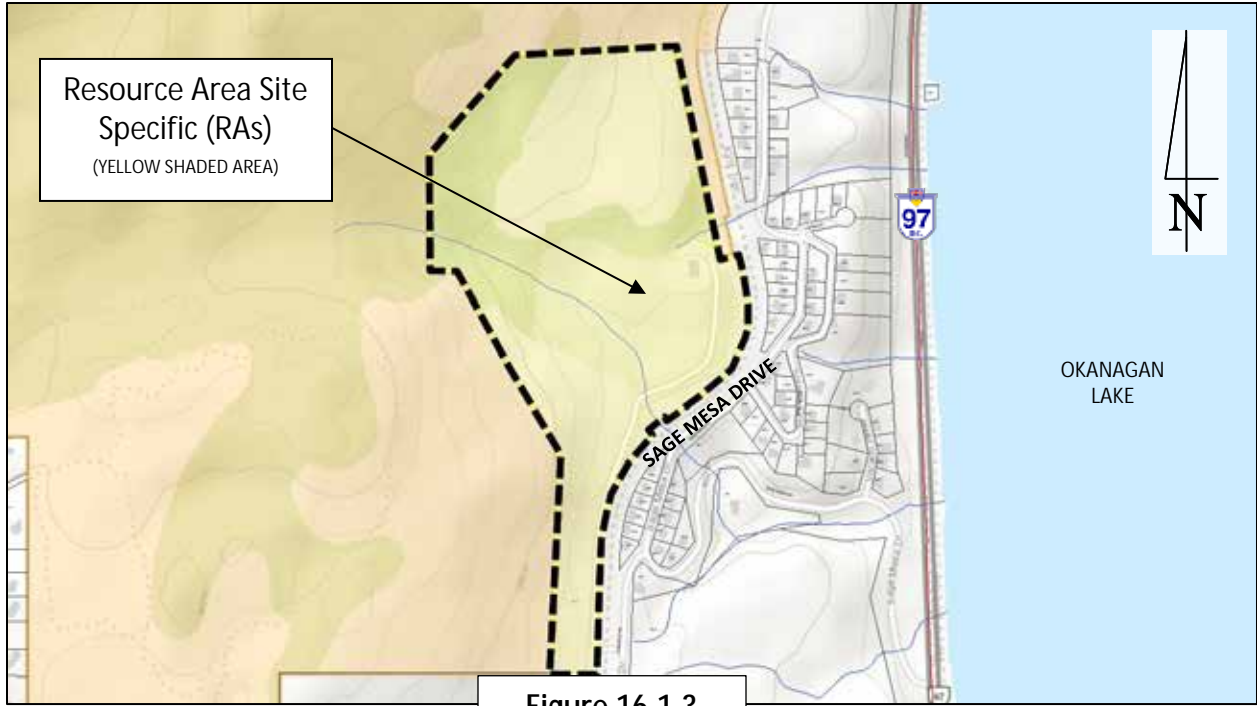
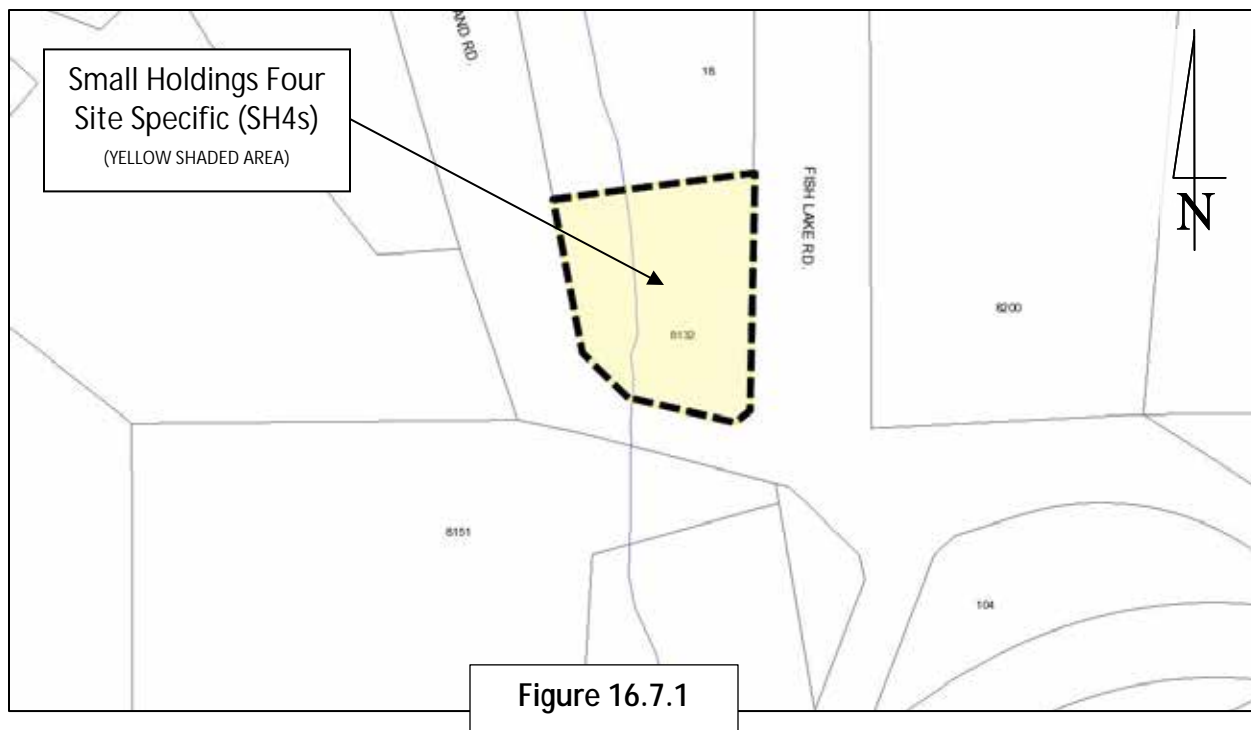


Figure 16.1.3

xv) replacing Section 16.7.1 (Site Specific Small Holdings Four (SH4s) Provisions) under Section 16.0 (Site Specific Provisions) in its entirety with the following:

- .1 in the case of land described as Lot 3, Plan KAP51211, District Lot 2893, ODYD (8132 Princeton-Summerland Road), and shown hatched on Figure 16.7.1:
 - i) the following accessory uses shall be permitted on the land in addition to the permitted uses listed in Section 10.7.1:
 - a) eating and drinking establishment; and
 - b) retail store, convenience.



xvi) replacing Section 16.14 (Site Specific Marina Commercial (C5s) Provisions) under Section 16.0 (Site Specific Provisions) in its entirety with the following:

16.14 Site Specific Marina Commercial (CT4s) Provisions:

- .1 in the case of an approximately 1.0 ha part of land described as Lot 1, Plan KAP83541, District Lot 2537, ODYD, Except Plan KAP85241, and shown hatched on Figure 16.14.1, the following provisions shall apply:
 - ii) the following accessory uses shall be permitted on the land in addition to the permitted uses listed in Section 14.2.1:
 - a) eating and drinking establishment;
 - b) retail store, convenience;
 - iii) despite the requirements of Section 7.23:
 - a) a “dock” shall not extend a distance greater than 93.0 metres from the natural boundary of the upland parcel;
 - b) the maximum length of the dock which is parallel to the shoreline shall not exceed a distance greater than 270.0 metres; and
 - c) the dock may extend beyond the setback projected from the southern side property line by no more than 95.0 metres.

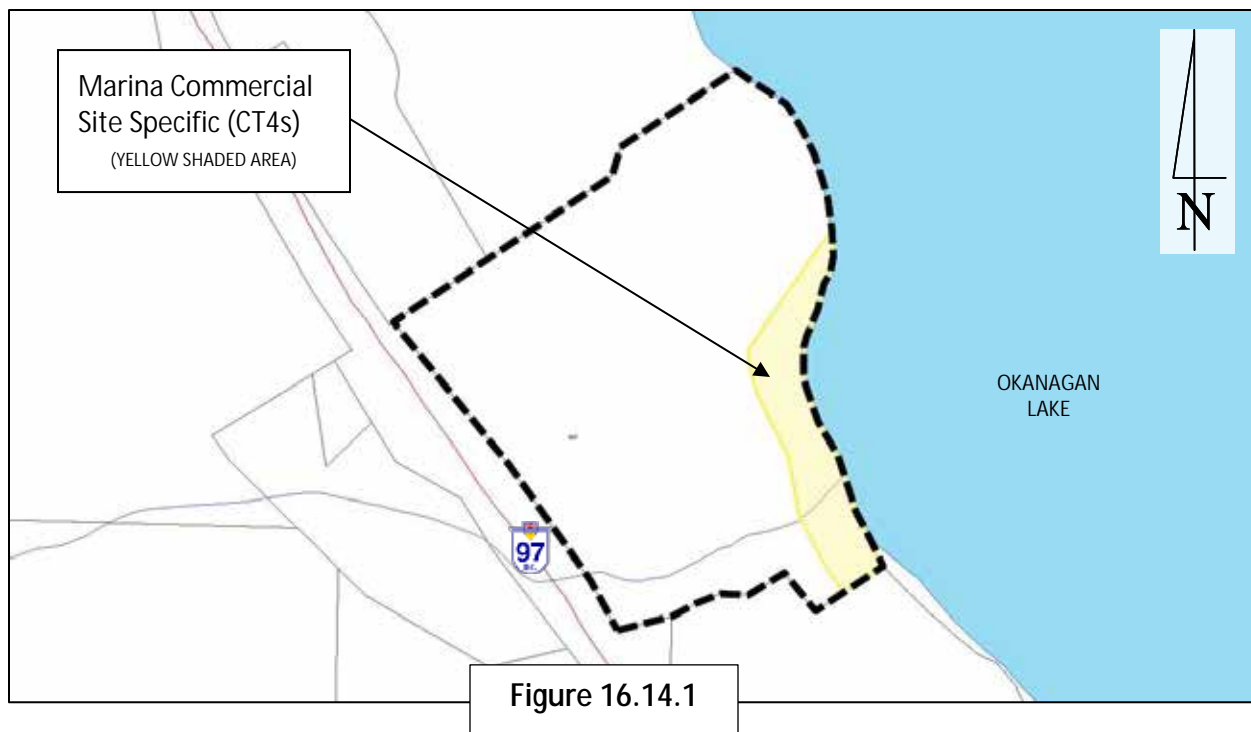
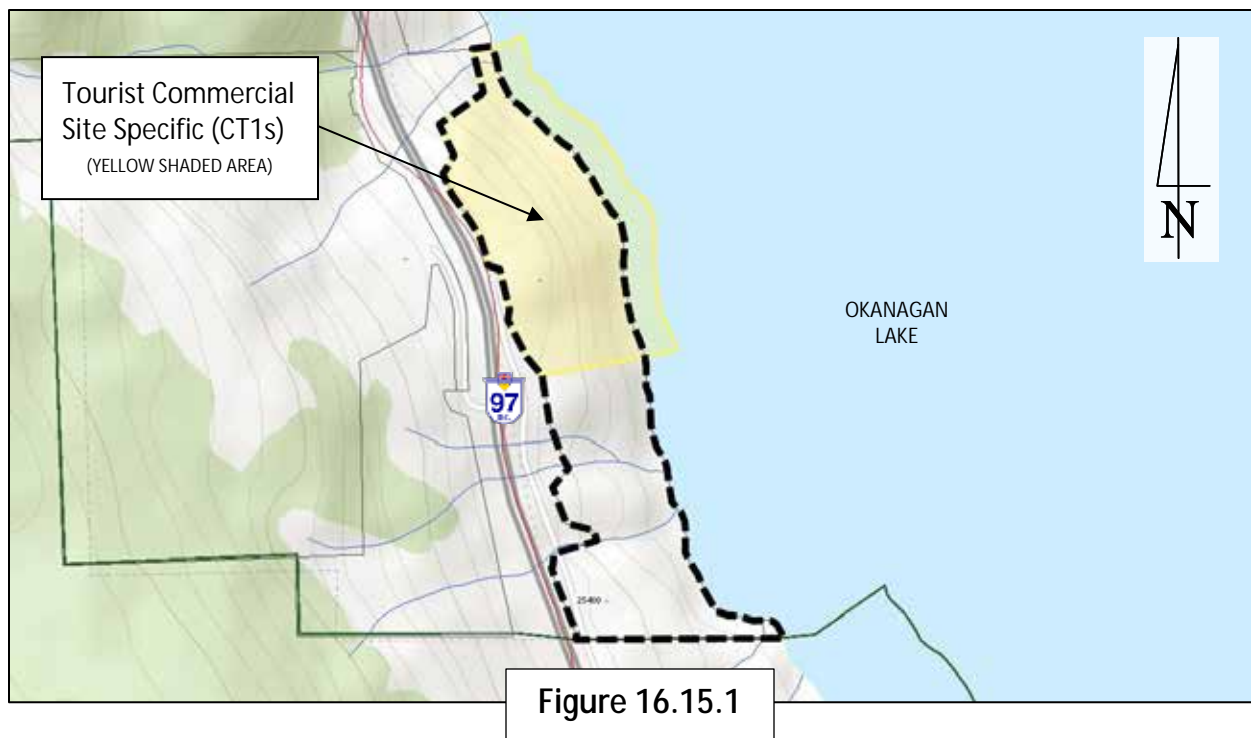


Figure 16.14.1

xvii) replacing Section 16.15 (Site Specific Tourist Commercial One (CT1s) Provisions) under Section 16.0 (Site Specific Provisions) in its entirety with the following:

16.15 Site Specific Tourist Commercial (CT1s) Provisions:

- .1 in the case of land described as Lot A, Plan EPP5204, District Lot 2695, ODYD (365 Callan Road), and shown shaded yellow on Figure 16.15.1:
 - a) the following accessory use shall be permitted on the land in addition to the permitted uses listed in Section 14.1.1:
 - i) single detached dwelling.
 - b) the maximum number of tourist accommodation units permitted per parcel shall not exceed 10.
 - c) despite Section 14.1.3, the minimum parcel size for subdivision shall be 2.0 ha.



xviii) replacing Section 16.16 (Site Specific Tourist Commercial Two (Limited) (CT2s) Provisions) under Section 16.0 (Site Specific Provisions) in its entirety with the following:

16.16 Site Specific Campground Commercial (CT2s) Provisions:

- .1 in the case of land shown shaded yellow on Figure 16.16.1:
 - a) the following accessory use shall be permitted on the land in addition to the permitted accessory uses listed at Section 14.2.1:
 - i) "motel".
 - b) the maximum floor area ratio for a motel shall not exceed 0.5.

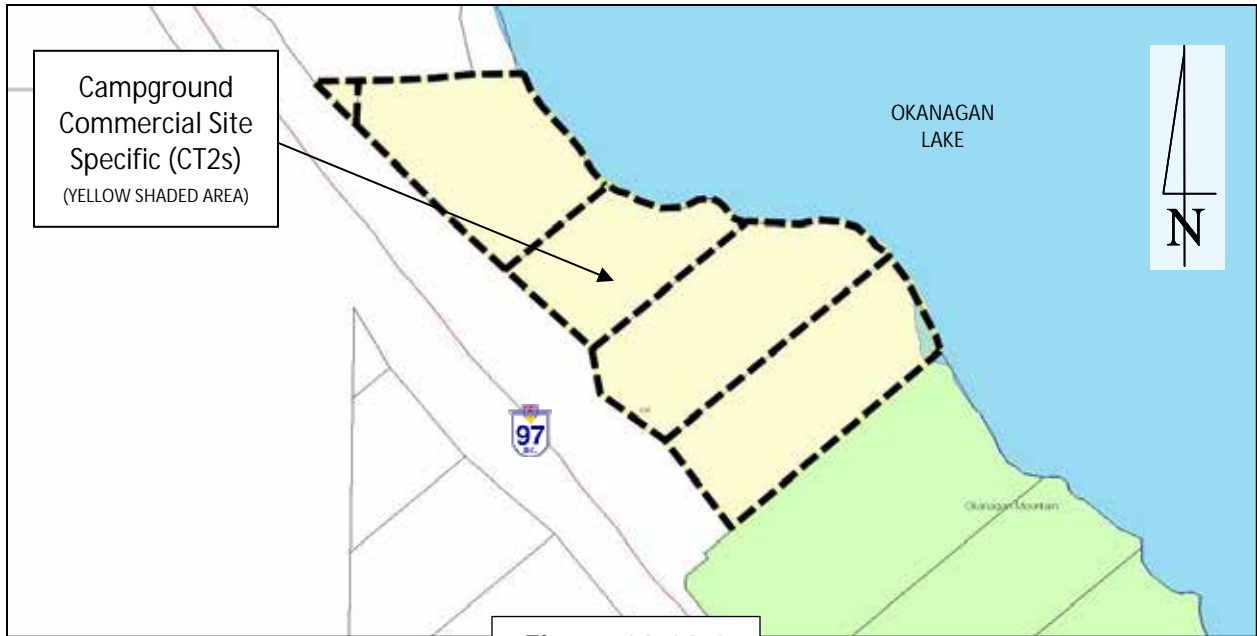
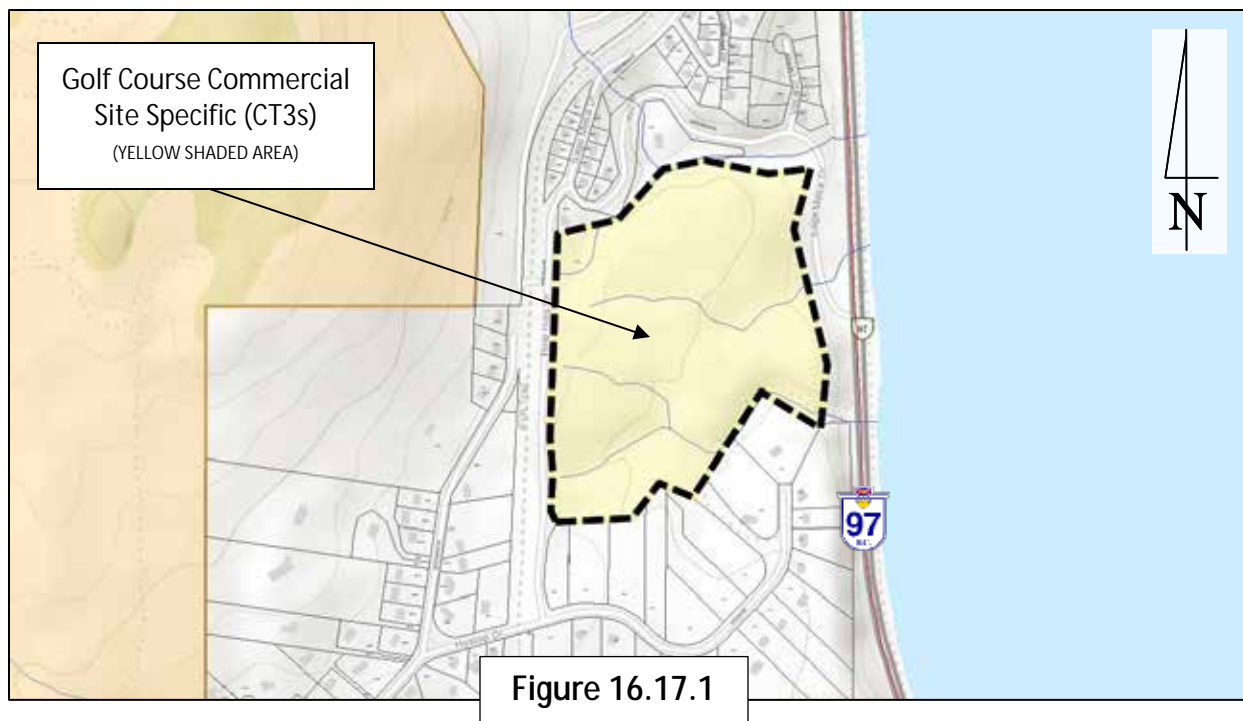


Figure 16.16.1

- xix) replacing Section 16.17 (Site Specific Tourist Commercial Three (Limited) (CT3s) Provisions) under Section 16.0 (Site Specific Provisions) in its entirety with the following:

16.17 Site Specific Golf Course Commercial (CT3s) Provisions:

- .1 in the case of land described as Lot A, Plan KAP45722, ODYD, District Lot 5076 5087 (3215 Pine Hills Drive), and shown shaded yellow on Figure 16.17.1:
 - a) the following accessory use shall be permitted on the land in addition to the permitted accessory uses listed at Section 14.3.1:
 - i) "tourist accommodation", subject to the following regulations:
 - .1 The maximum number of sleeping units permitted per parcel shall be 10.
 - .2 All sleeping units shall be contained under the same roof.
 - .3 No sleeping unit shall have an area of greater than 30.0 m².
 - .4 No cooking facilities shall be provided for within individual sleeping units.
 - .5 One (1) parking space per sleeping unit is required.



- xx) replacing Section 16.18 (Site Specific Tourist Commercial Five (CT5s) Provisions) under Section 16.0 (Site Specific Provisions) in its entirety with the following:

16.18 *deleted.*

- 13. The Zoning Map, being Schedule '2' of the Electoral Area "F" Zoning Bylaw No. 2461, 2008, is amended by:
 - i) changing the land use designation of the land described as Lots 10-11, Plan KAP621, District Lot 2536, ODYD, Except Plan H578 36630 KAP75352; Lot 1, Plan KAP83579, District Lot 2536, ODYD; Lot A, Plan KAP83581, District Lot 2536, ODYD; District Lot 5127, ODYD, Except Plan 36630 KAP75352 (619 & 625 Highway 97), and shown shaded yellow on Schedule 'F-1', which forms part of this Bylaw, from Commercial (C) to Commercial Campground Site Specific (CT2s).
 - ii) changing the land use designation of the land described as Lot 3, Plan KAP51211, District 2893, ODYD (8132 Princeton-Summerland Road), and shown shaded yellow on Schedule 'F-2', which forms part of this Bylaw, from Tourist Commercial Three (Limited) (CT3) to Small Holdings Four Site Specific (SH4s).
 - iii) changing the land use designation of an approximately 11.49 ha part of the land described as Lot A, Plan EPP5204, District 2695, ODYD (365 Callan Road), and shown shaded yellow on Schedule 'F-3', which forms part of this Bylaw, from Tourist Commercial Five (CT5) to Tourist Commercial Site Specific (CT1s).

- iv) changing the land use designation of an approximately 7.0 ha part of the land described as Lot A, Plan KAP40762, District 702, ODYD, and District Lot 5136 (3610 Pine Hills Road), and shown shaded yellow on Schedule 'F-4', which forms part of this Bylaw, from Resource Area (RA) to Resource Area Site Specific (RAs).
- v) changing the land use designation of the land described as Lot A, Plan KAP45722, District 5076 & 5087, ODYD (3215 Pine Hills Road), and shown shaded purple on Schedule 'F-5', which forms part of this Bylaw, from Small Holdings Five (SH5) to Golf Course Commercial Site Specific (CT3s).

READ A FIRST AND SECOND TIME this 19th day of July, 2018.

PUBLIC HEARING held on this 16th day of August, 2018.

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

I hereby certify the foregoing to be a true and correct copy of the "Regional District of Okanagan-Similkameen Okanagan Electoral Area Tourist Commercial Zone Update Amendment Bylaw No. 2808, 2018" as read a Third time by the Regional Board on this ____ day of ____, 2018.

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

Chief Administrative Officer

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

ADOPTED this ____ day of _____, 2018.

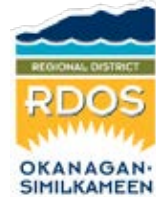
Board Chair

Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

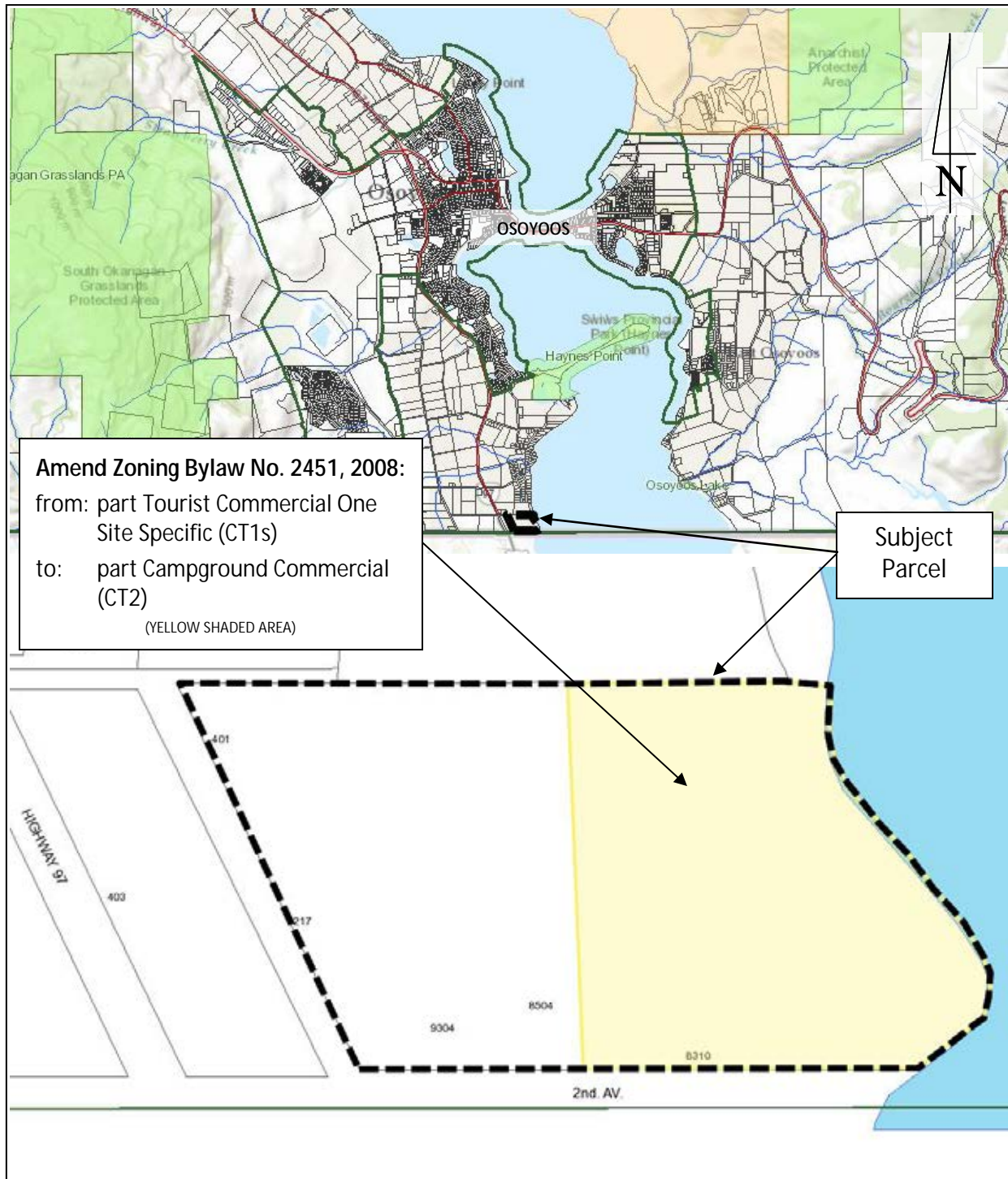
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Amendment Bylaw No. 2808, 2018

Project No: X2018.069-ZONE

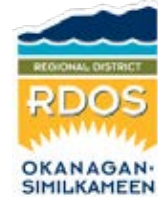
Schedule 'A-1'



Regional District of Okanagan-Similkameen

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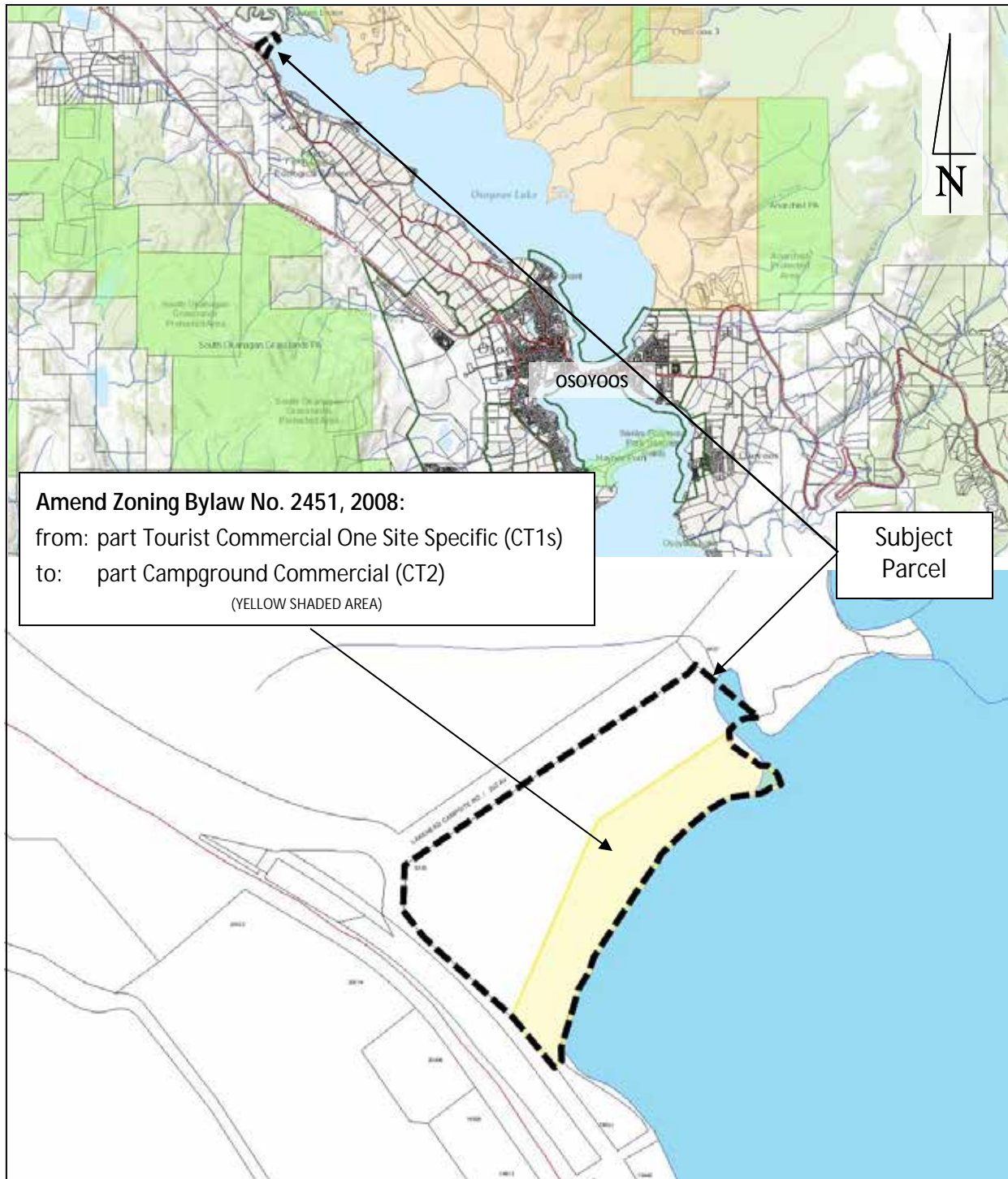
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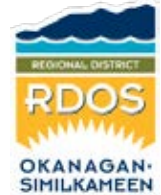
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Regional District of Okanagan-Similkameen

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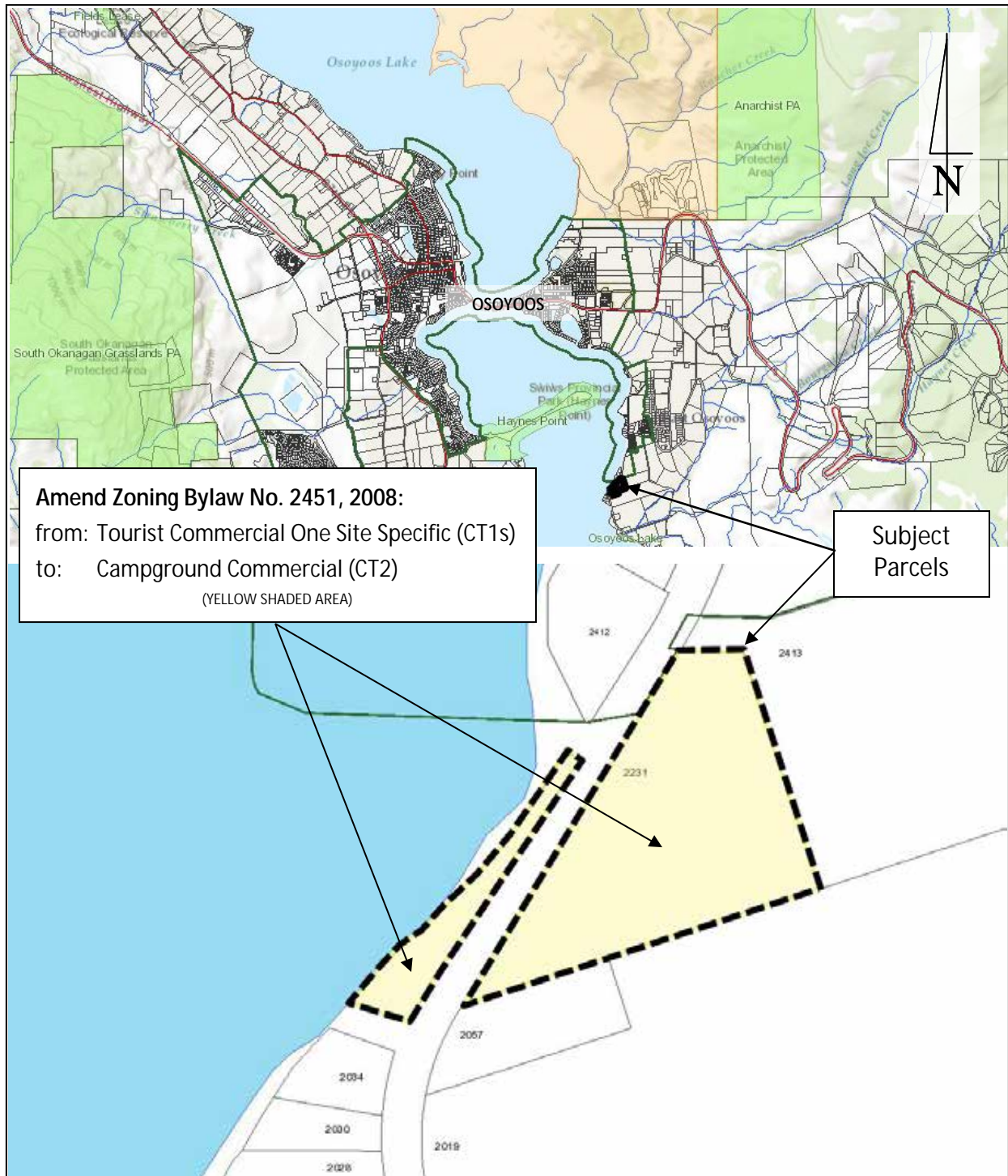
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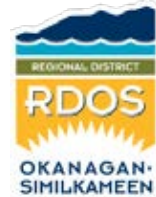
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Regional District of Okanagan-Similkameen

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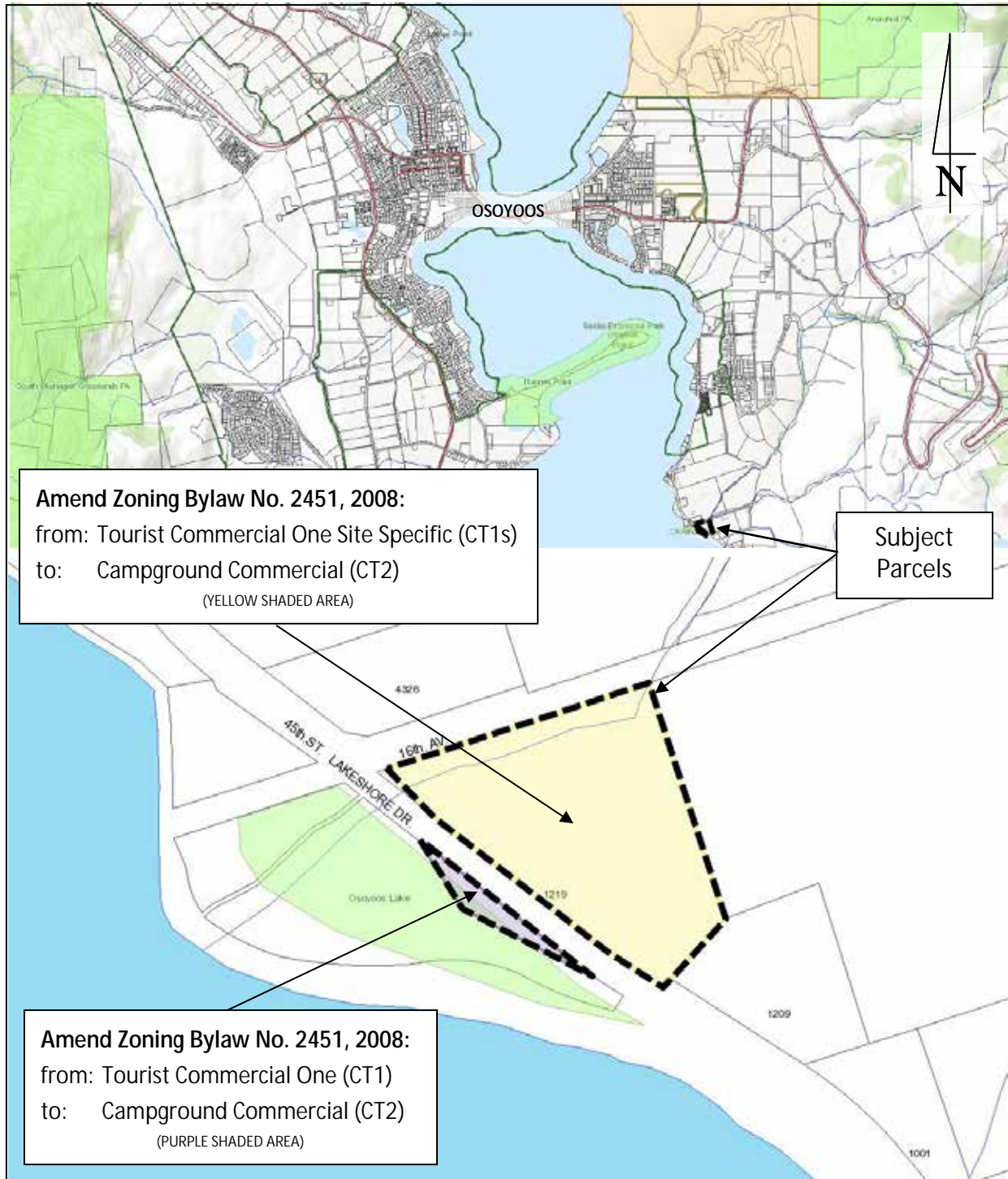
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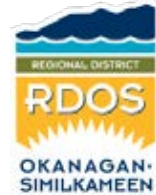
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Regional District of Okanagan-Similkameen

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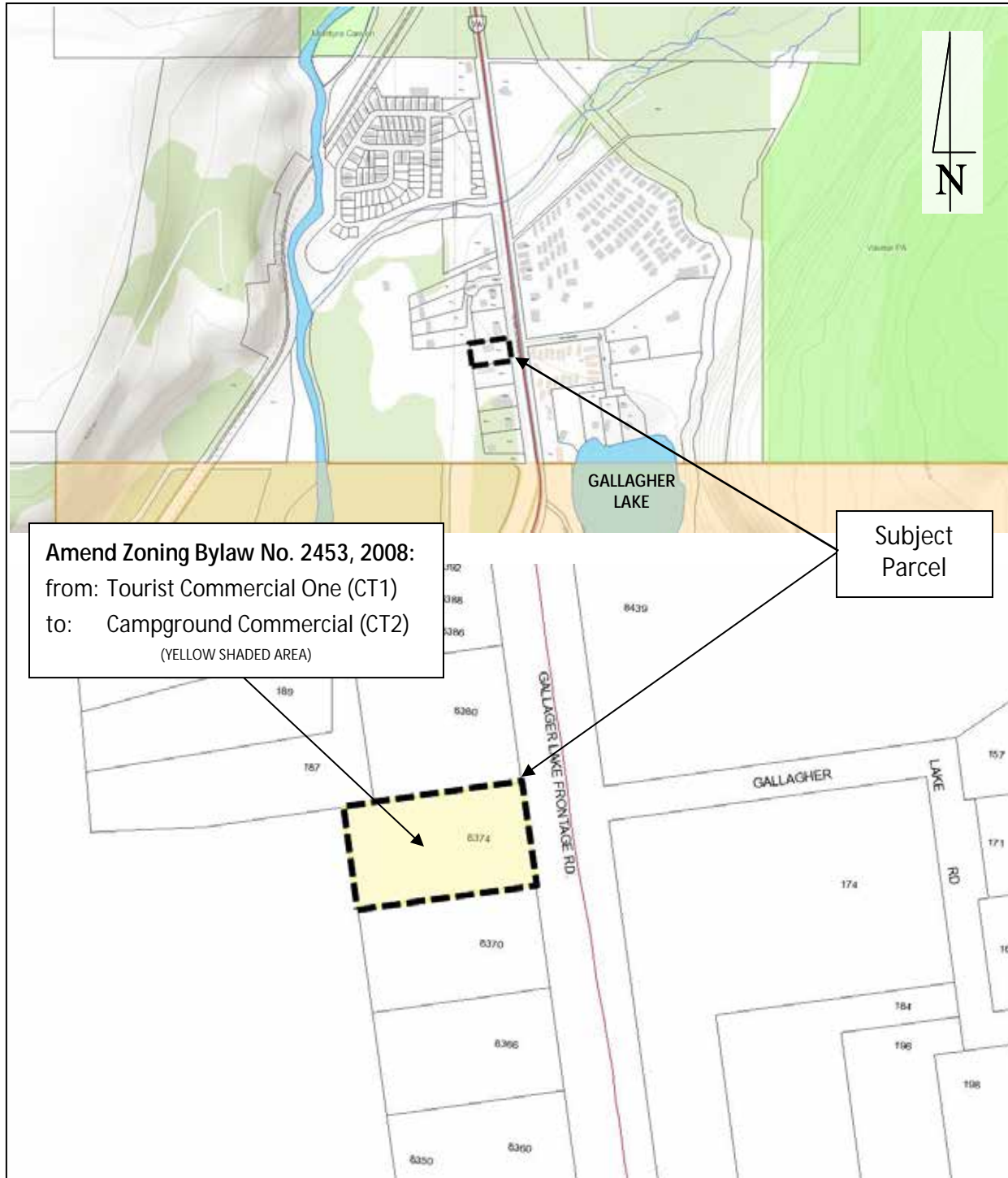
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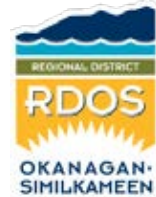
Schedule 'C-1'



Regional District of Okanagan-Similkameen

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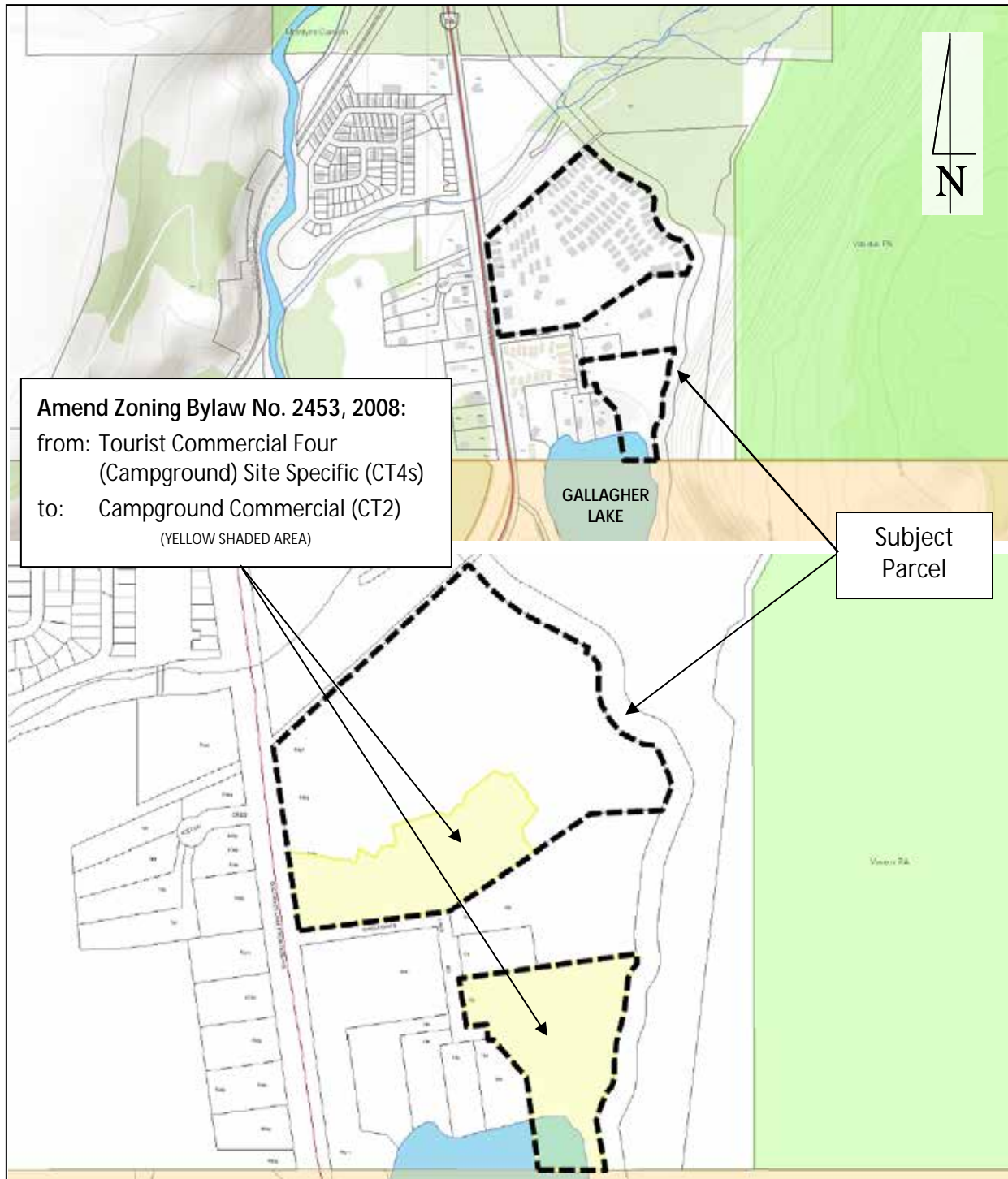
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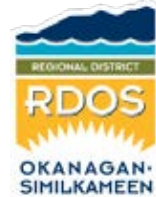
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Regional District of Okanagan-Similkameen

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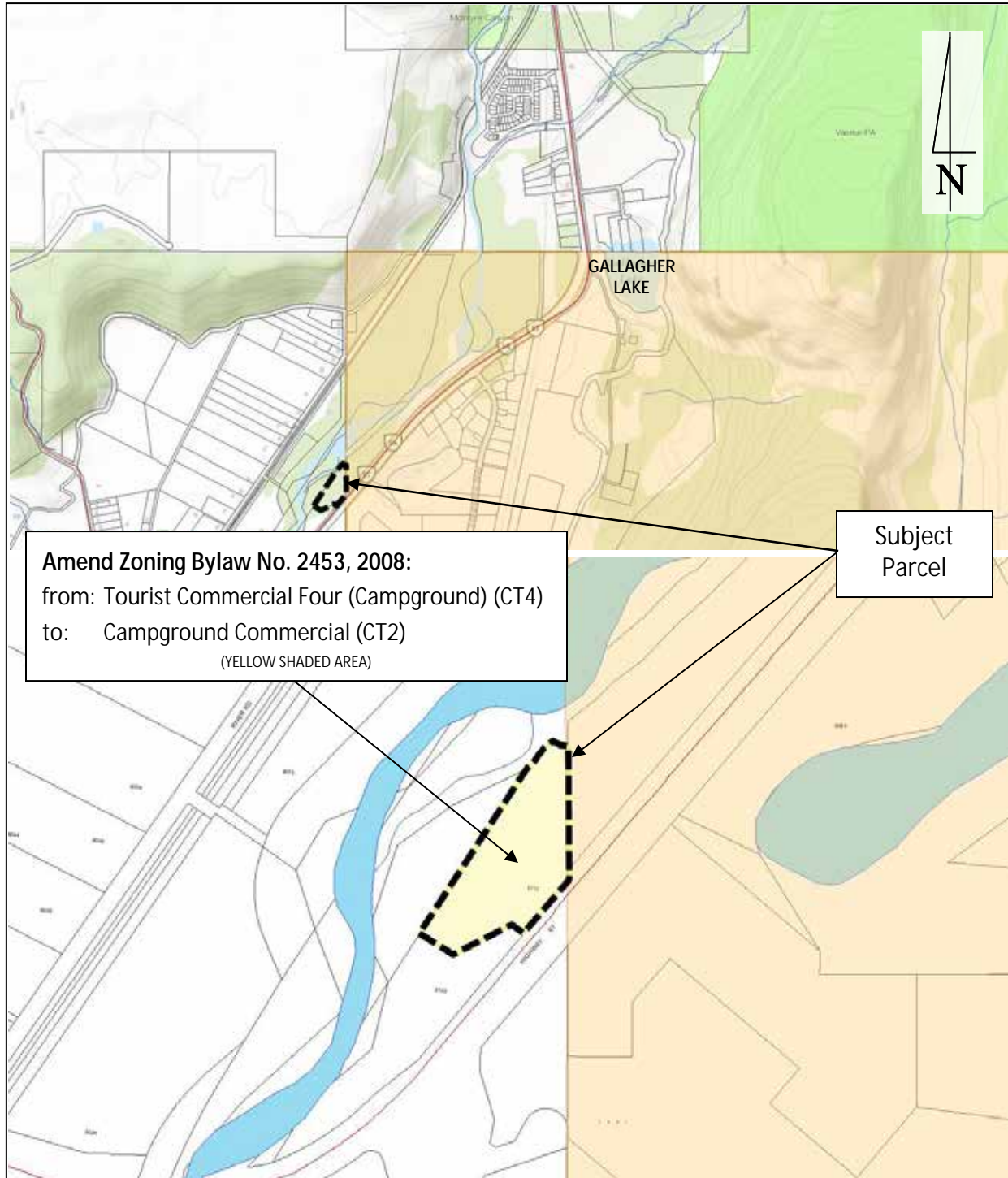
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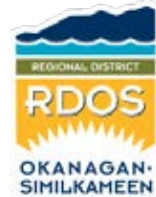
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Schedule 'C-3'



Regional District of Okanagan-Similkameen

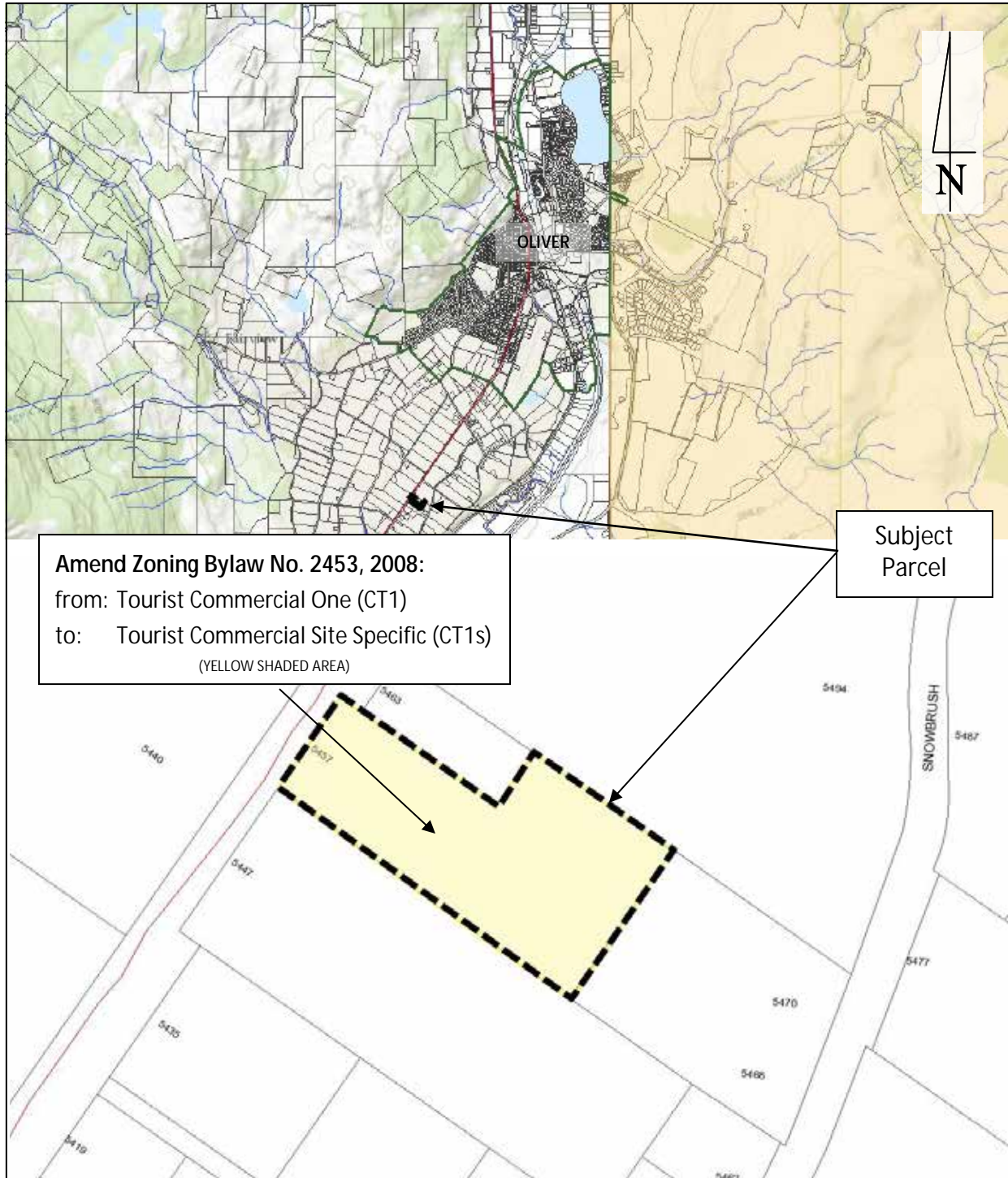
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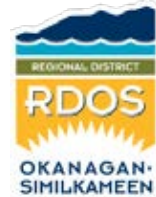
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Regional District of Okanagan-Similkameen

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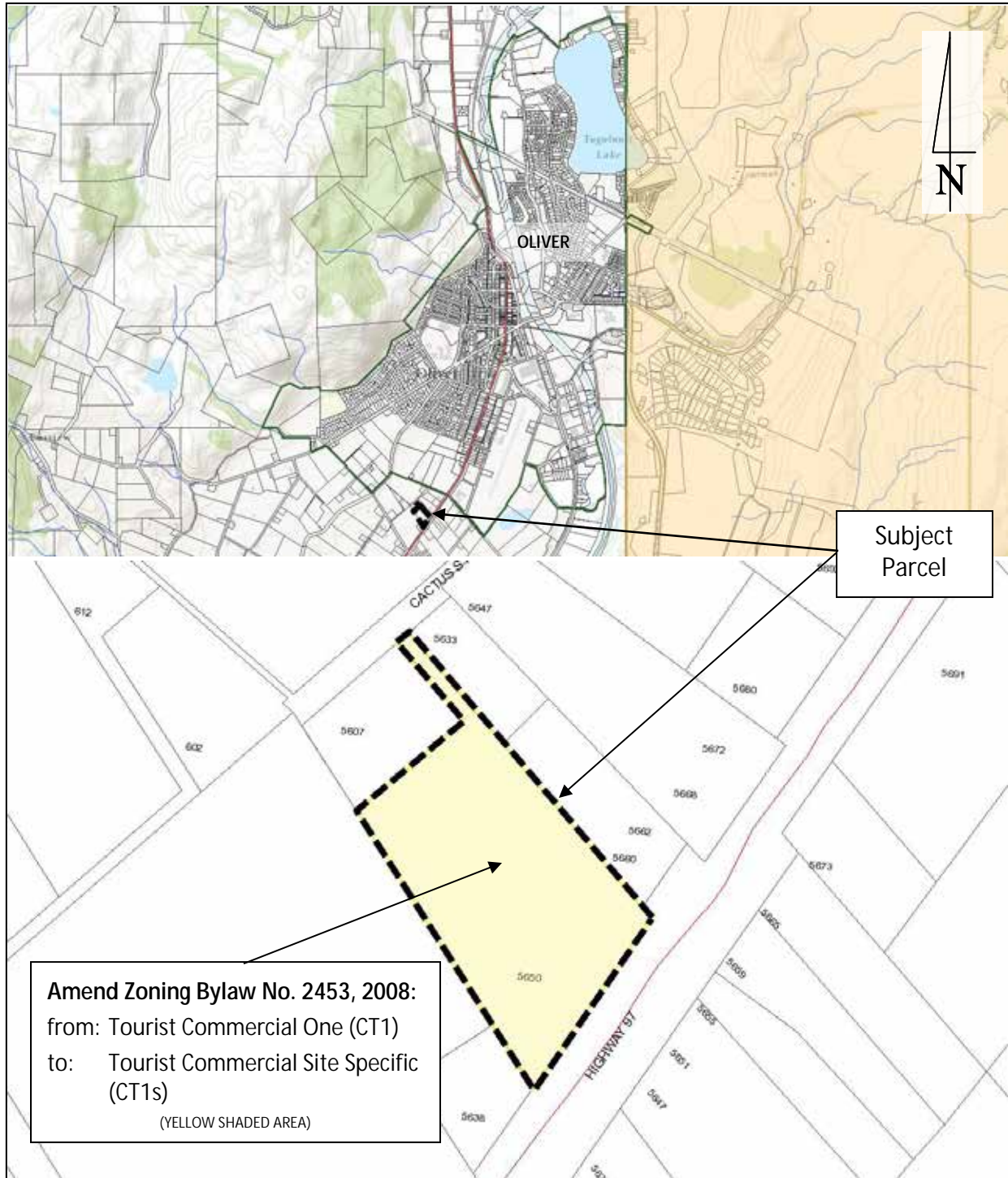
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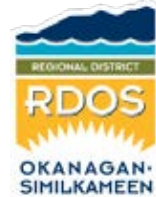
Schedule 'C-5'



Regional District of Okanagan-Similkameen

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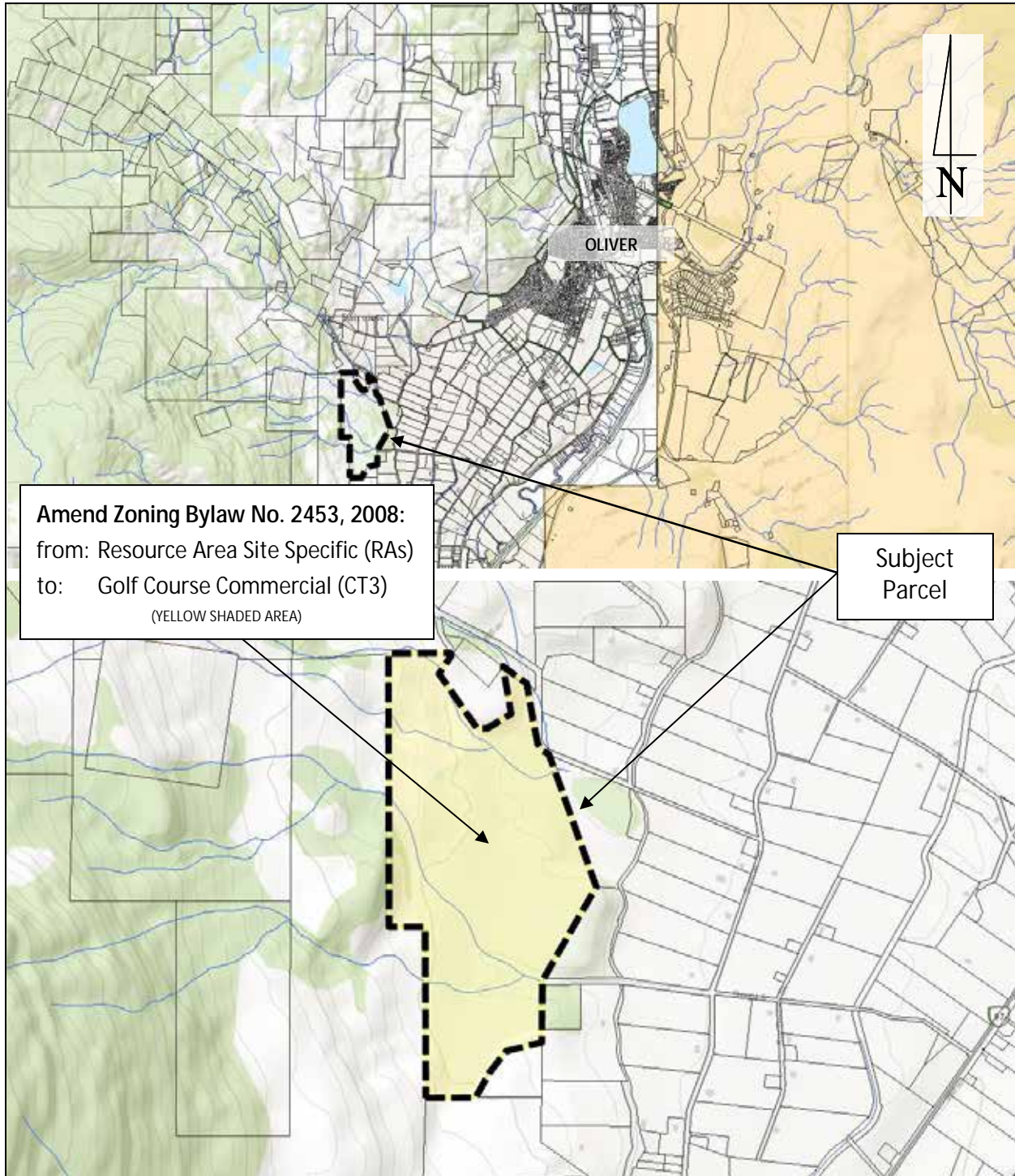
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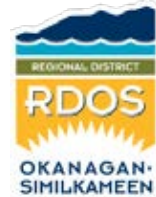
Schedule 'C-6'



Regional District of Okanagan-Similkameen

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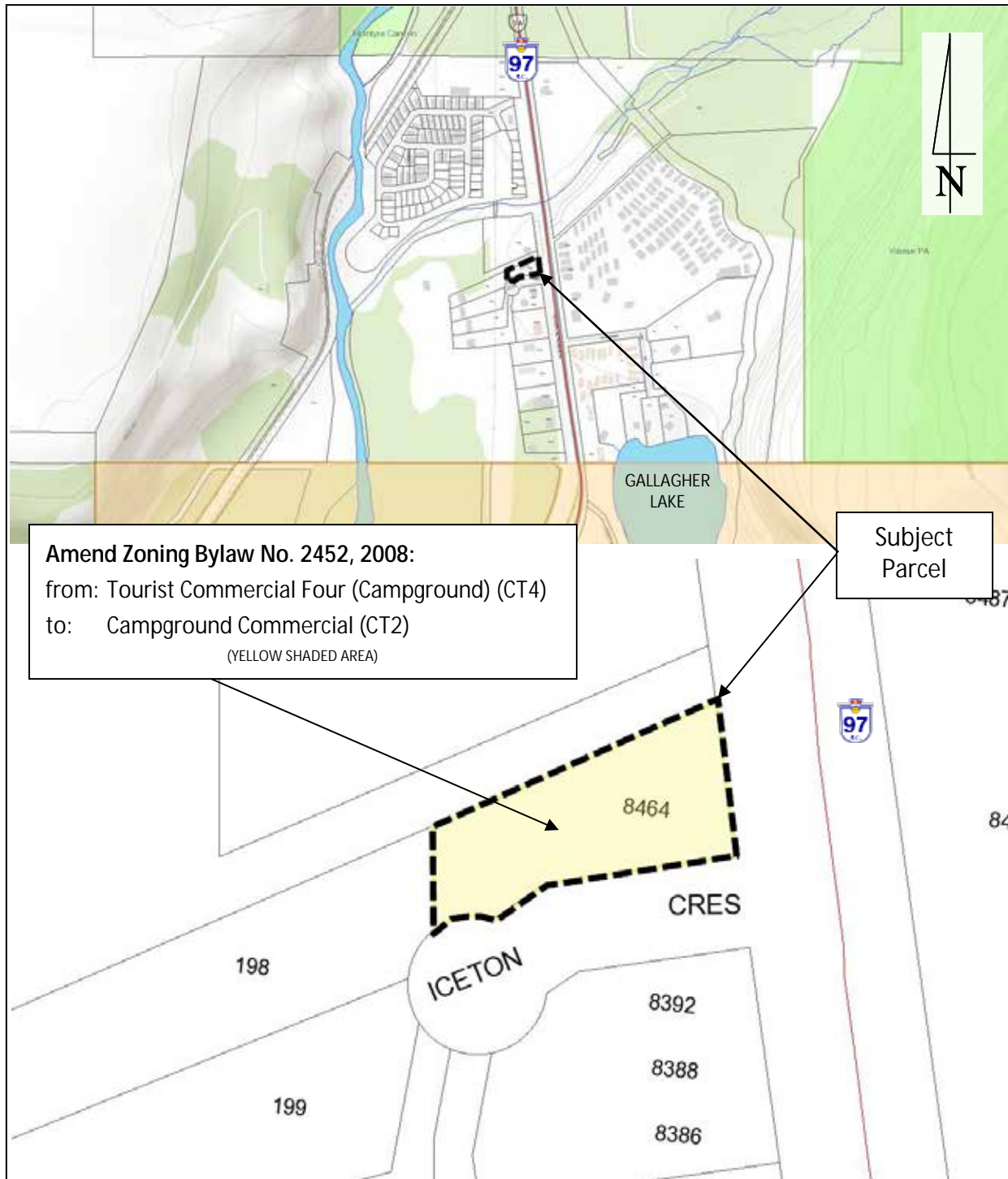
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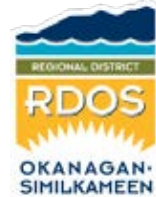
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Regional District of Okanagan-Similkameen

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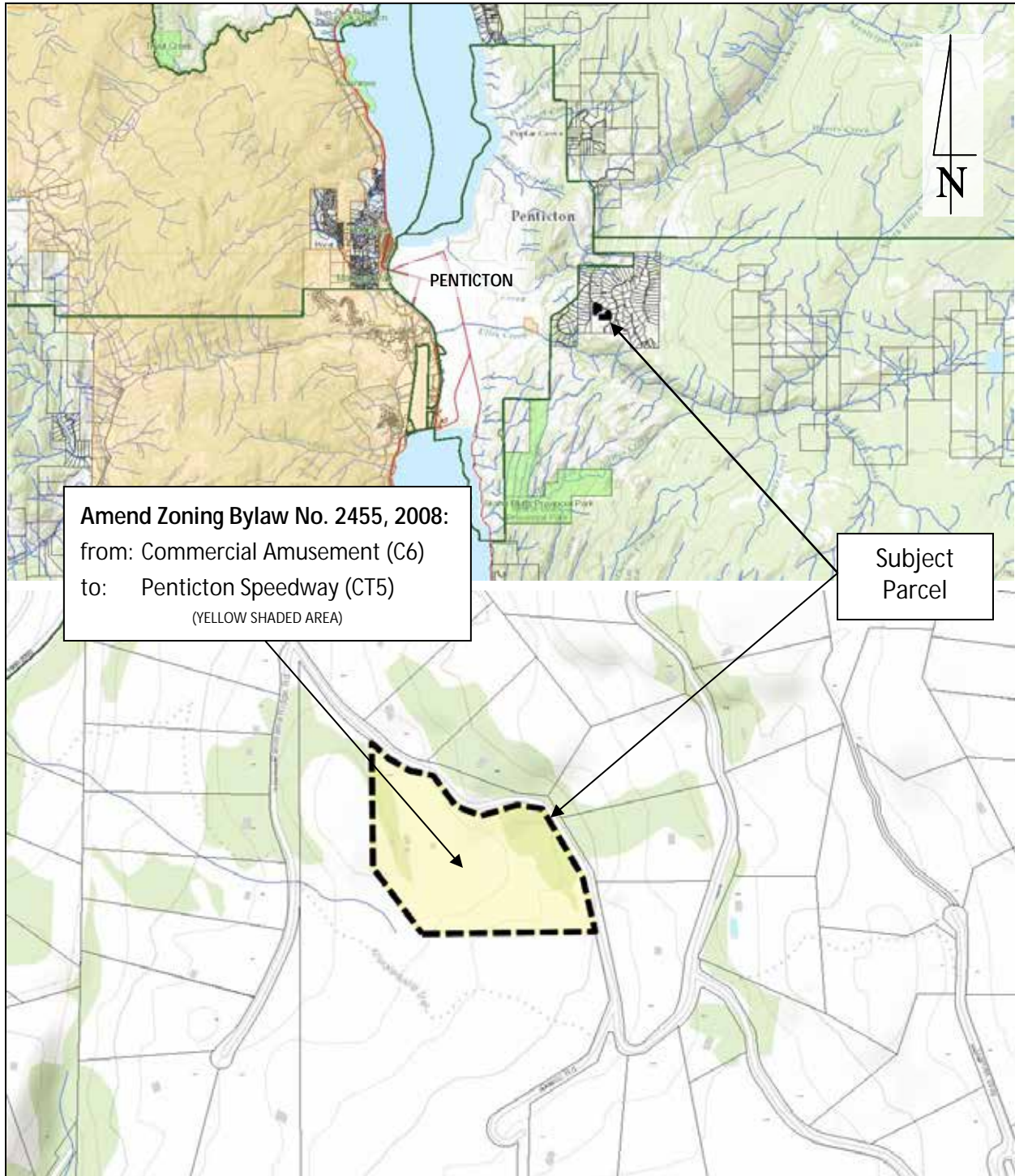
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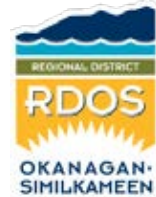
Schedule 'D-1'



Regional District of Okanagan-Similkameen

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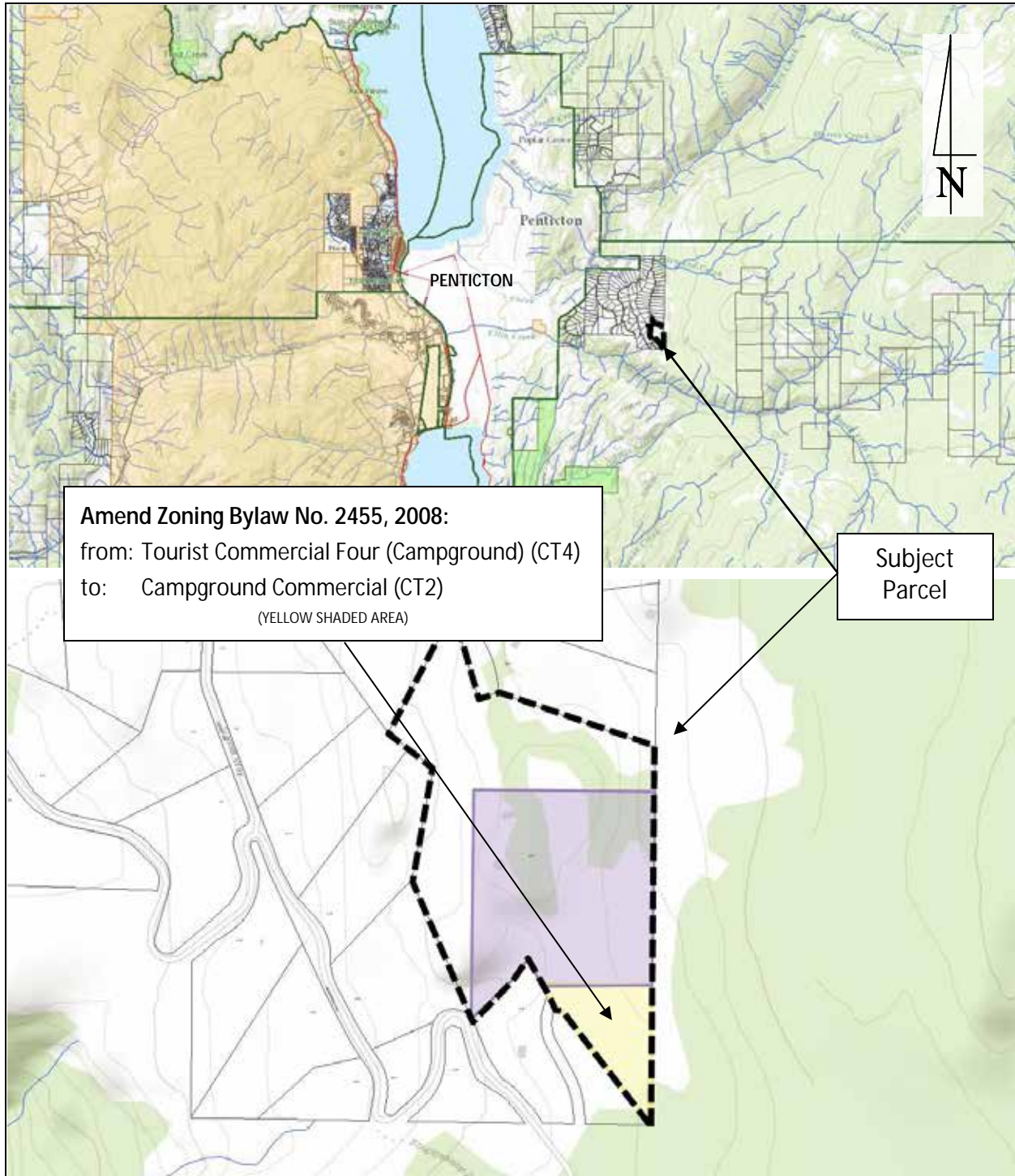
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Amendment Bylaw No. 2808, 2018

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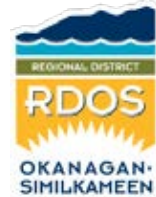
Schedule 'D-2'



Regional District of Okanagan-Similkameen

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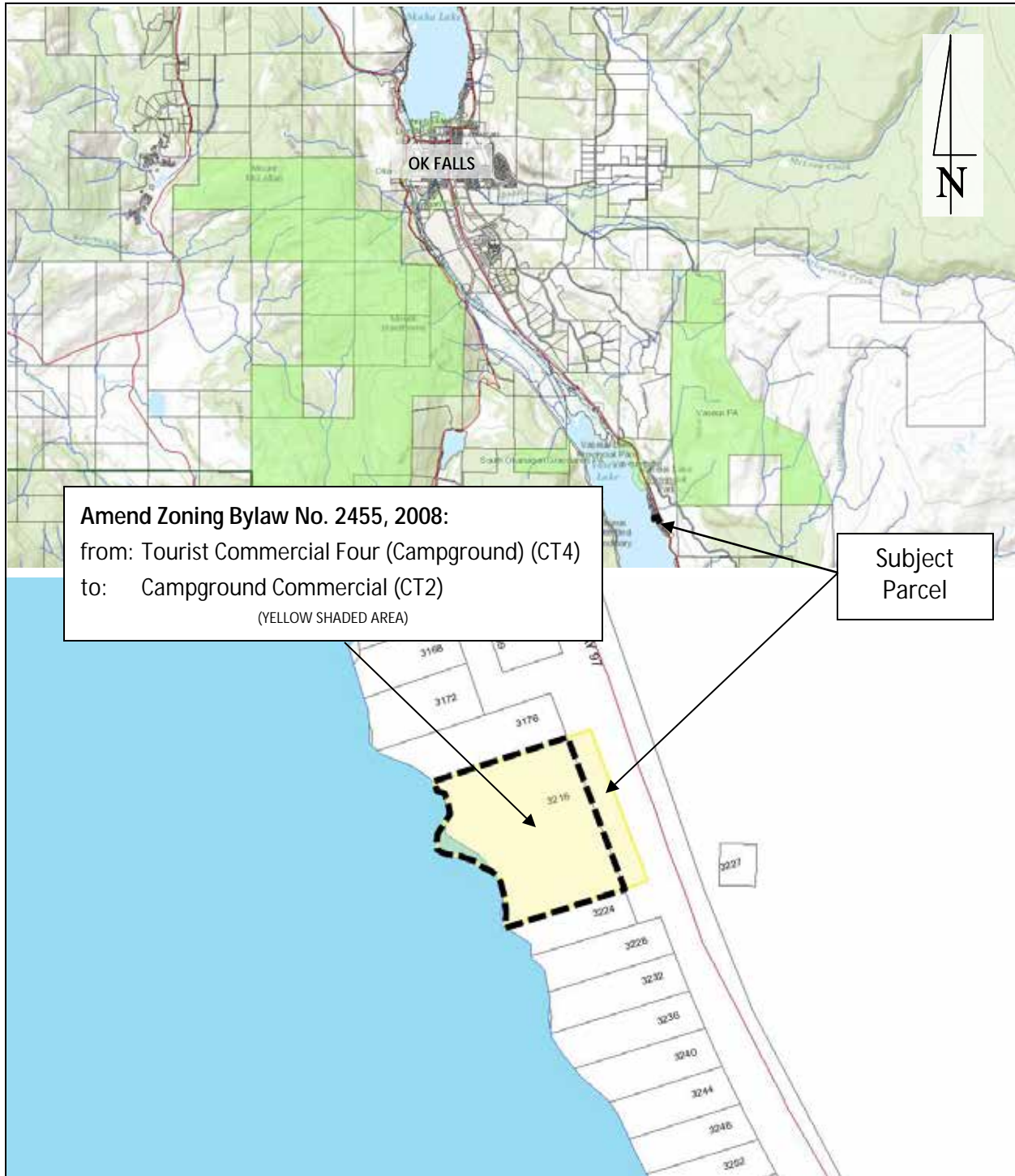
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Amendment Bylaw No. 2808, 2018

Project No: X2018.069-ZONE

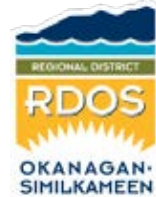
Schedule 'D-3'



Regional District of Okanagan-Similkameen

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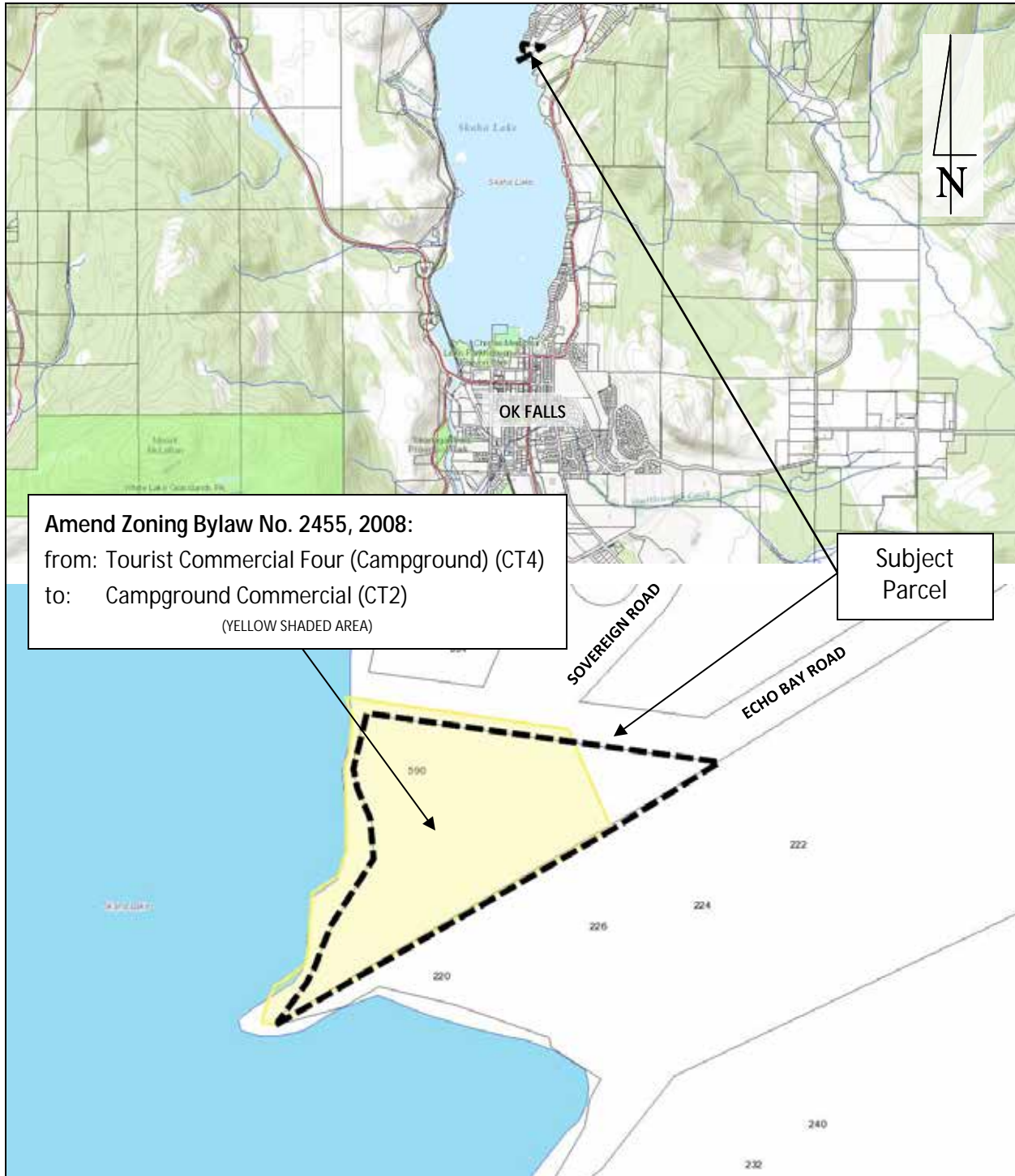
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Amendment Bylaw No. 2808, 2018

Project No: X2018.069-ZONE

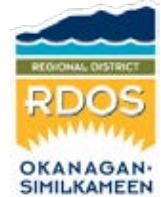
Schedule 'D-4'



Regional District of Okanagan-Similkameen

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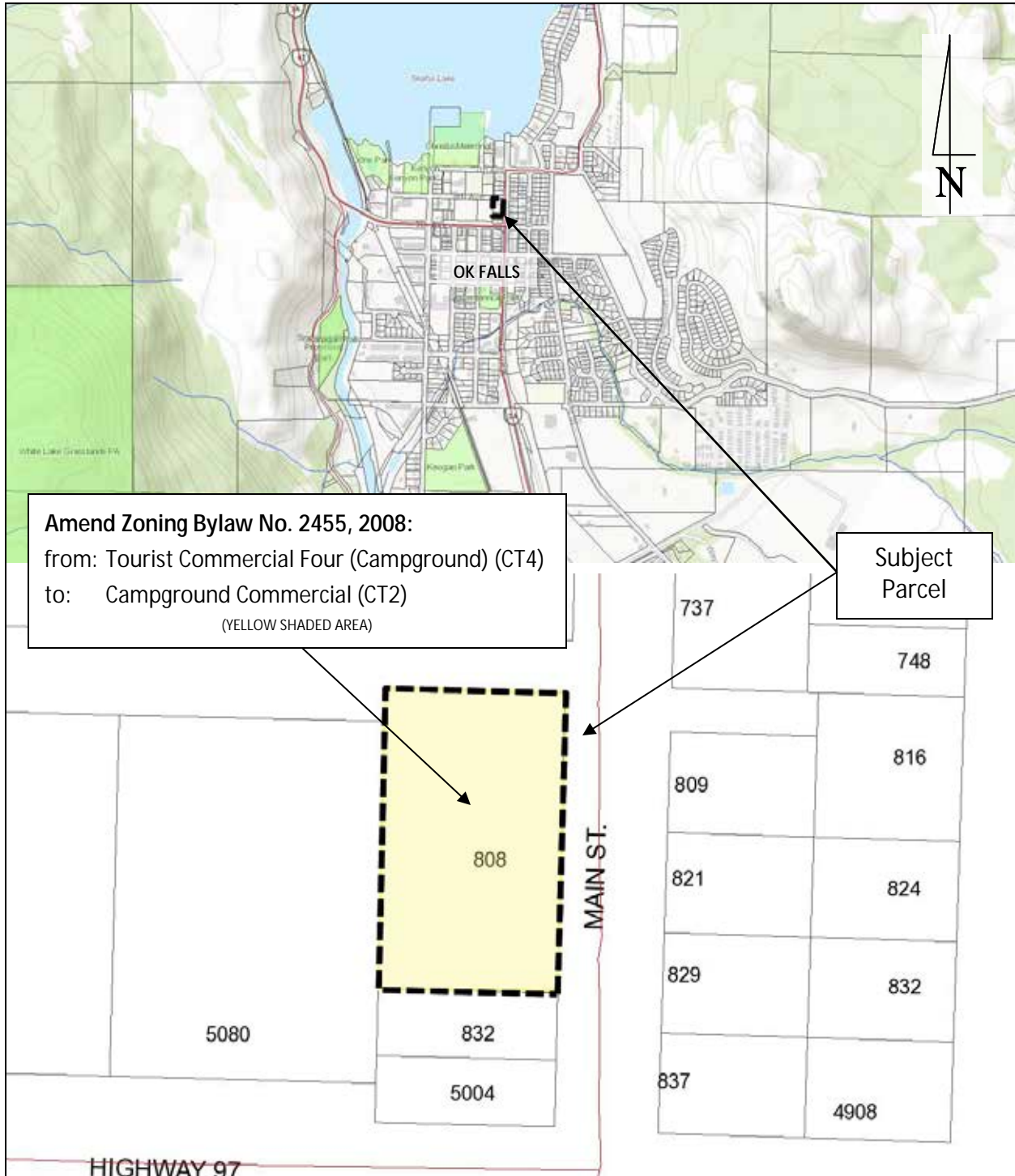
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Amendment Bylaw No. 2808, 2018

Project No: X2018.069-ZONE

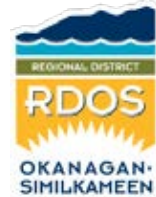
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Regional District of Okanagan-Similkameen

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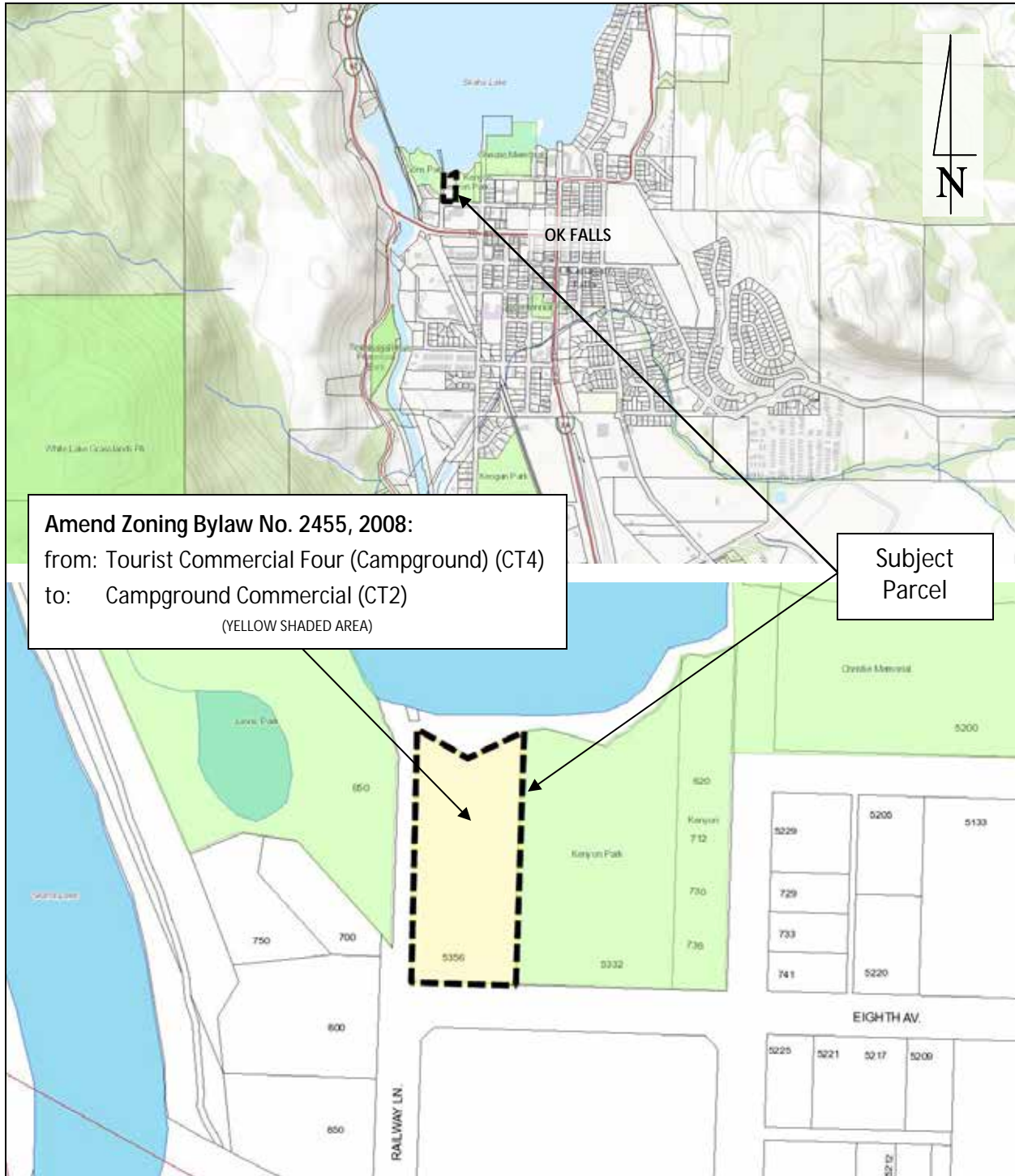
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Amendment Bylaw No. 2808, 2018

Project No: X2018.069-ZONE

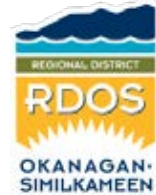
Schedule 'D-6'



Regional District of Okanagan-Similkameen

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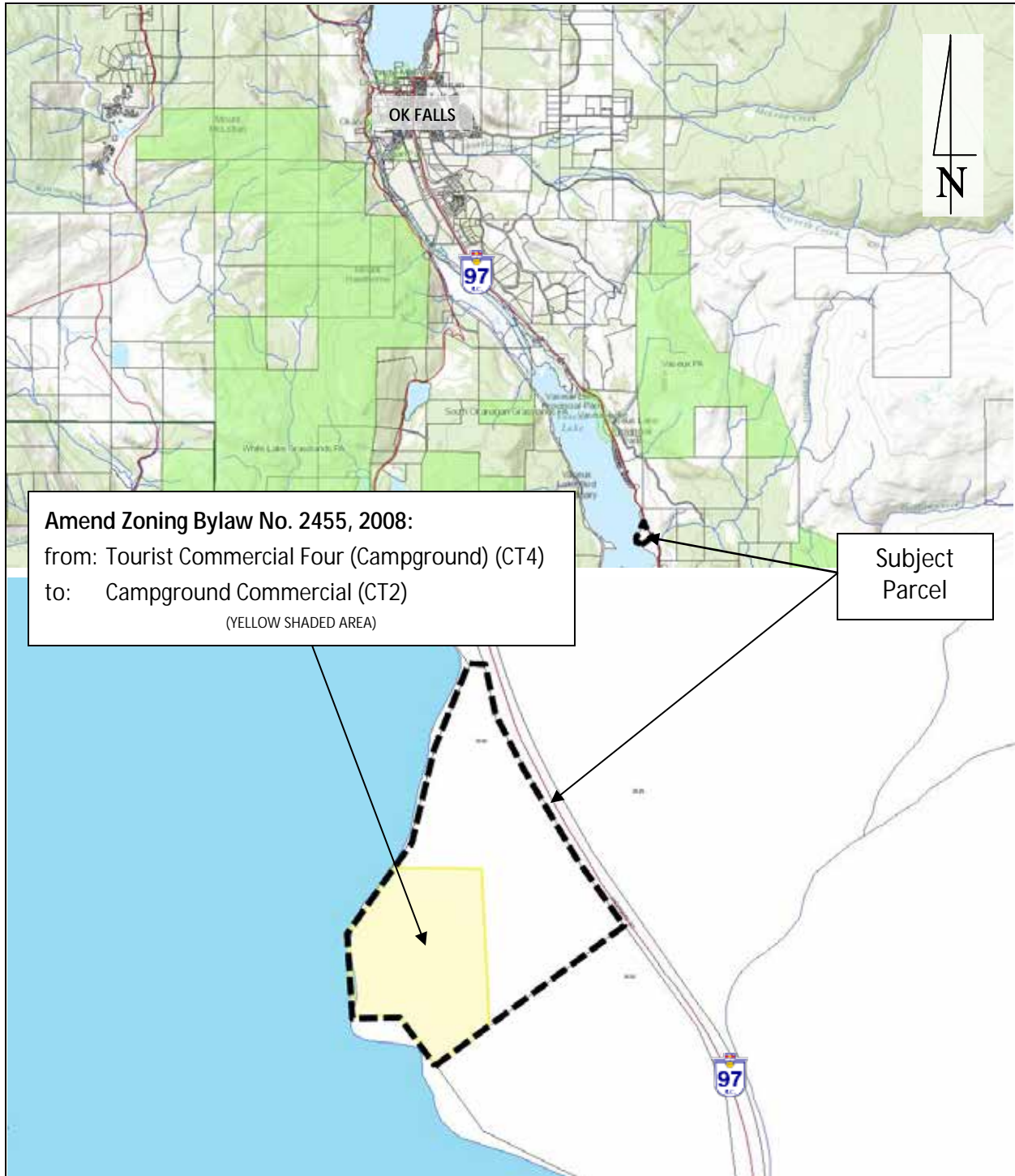
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Amendment Bylaw No. 2808, 2018

Project No: X2018.069-ZONE

Schedule 'D-7'



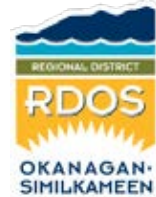
Amend Zoning Bylaw No. 2455, 2008:
from: Tourist Commercial Four (Campground) (CT4)
to: Campground Commercial (CT2)
(YELLOW SHADED AREA)

Subject
Parcel

Regional District of Okanagan-Similkameen

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

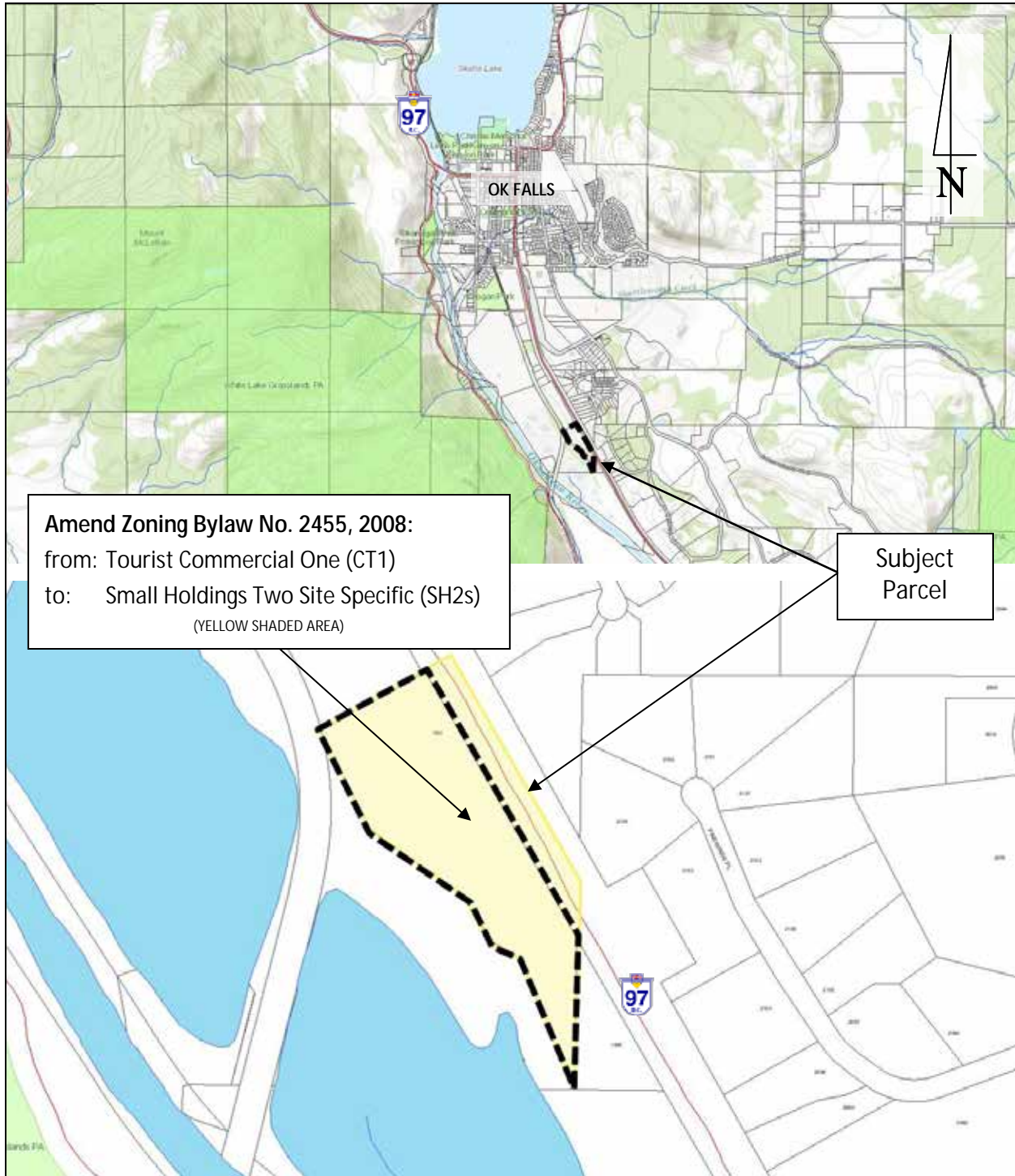
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Amendment Bylaw No. 2808, 2018

Project No: X2018.069-ZONE

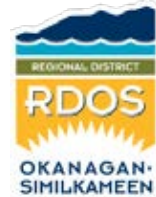
Schedule 'D-8'



Regional District of Okanagan-Similkameen

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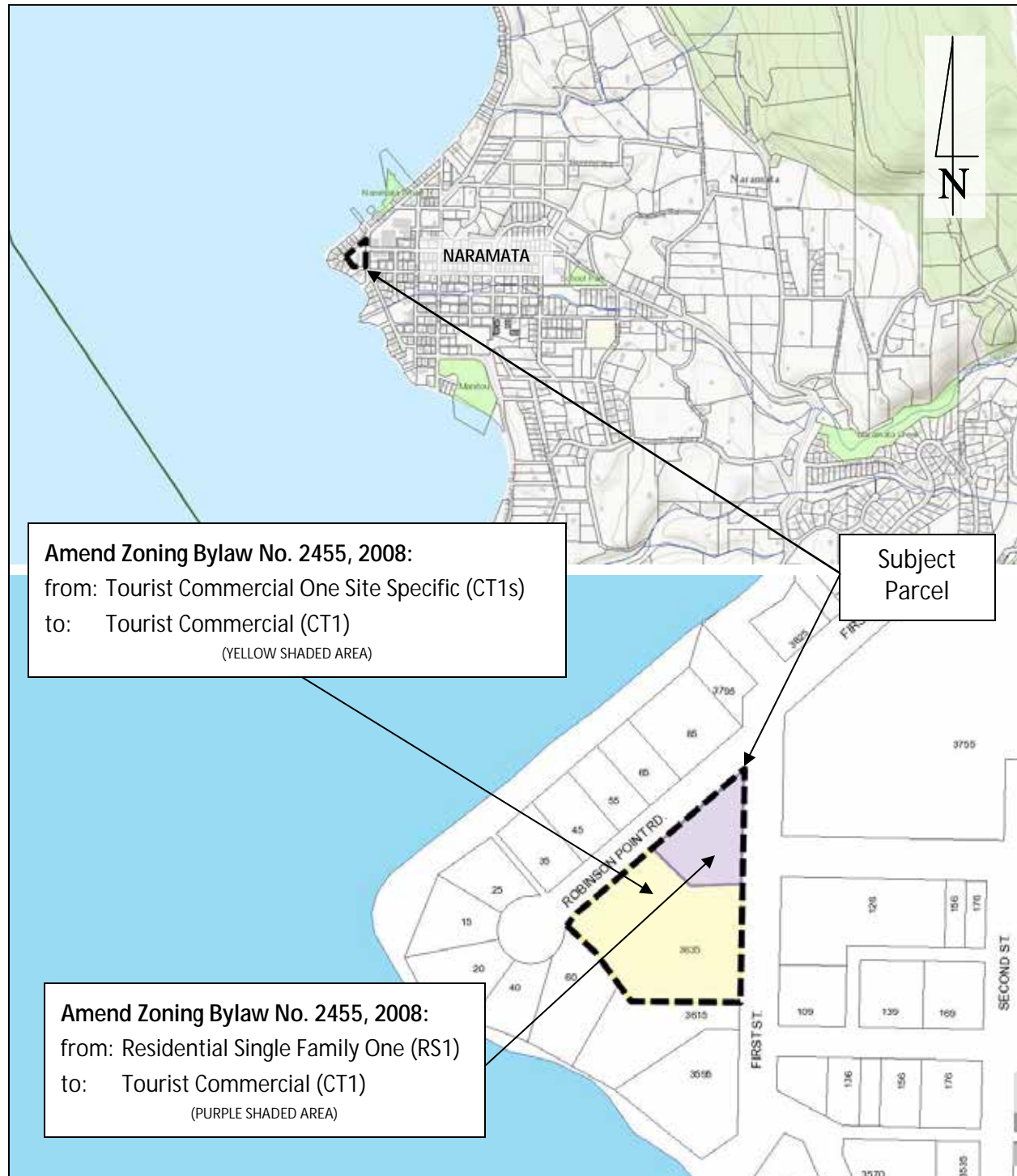
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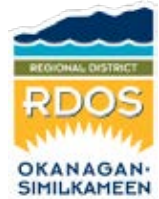
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Schedule 'E-1'



Regional District of Okanagan-Similkameen

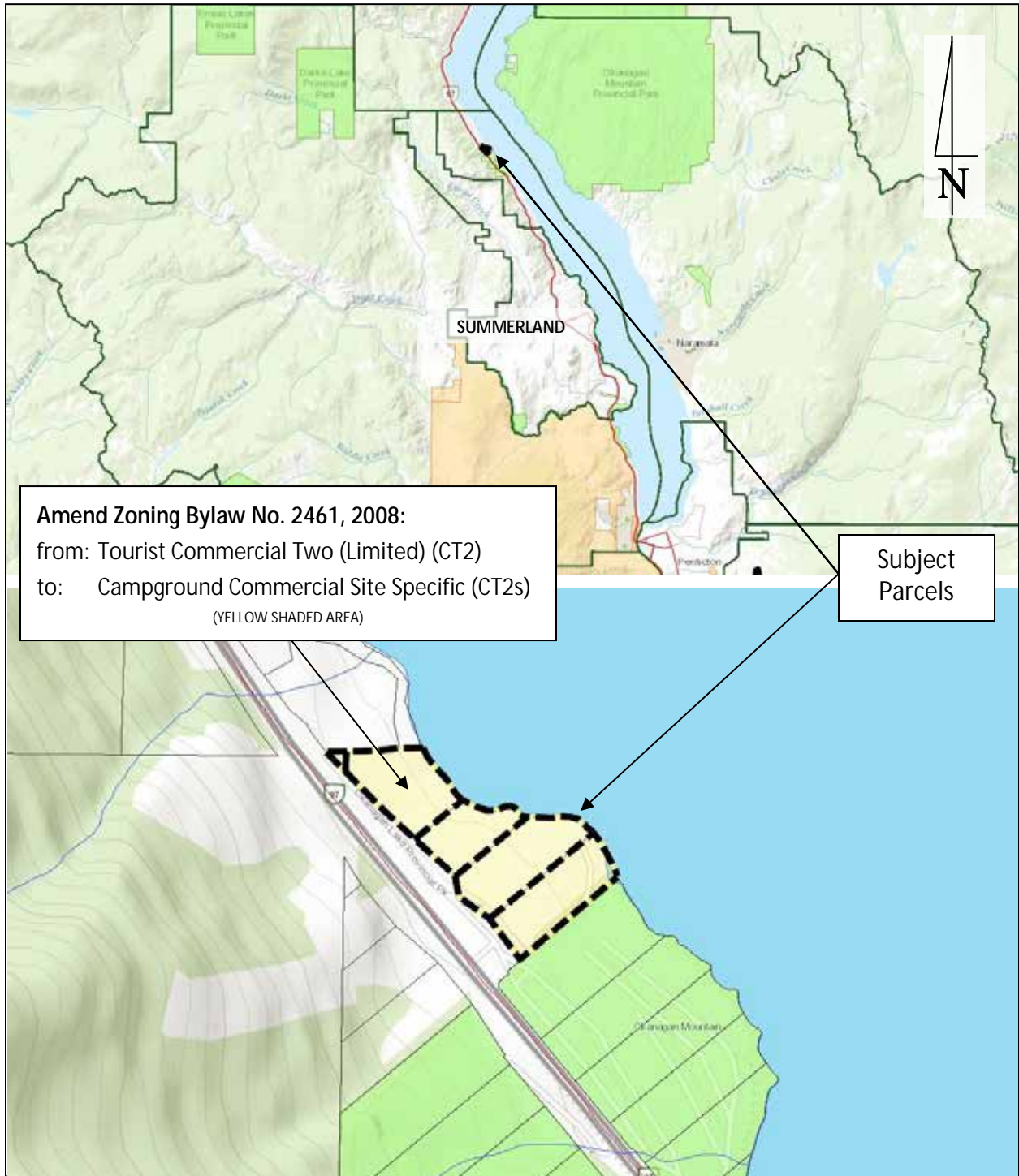
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Amendment Bylaw No. 2808, 2018

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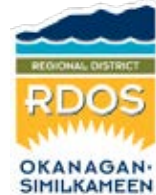
Schedule 'F-1'



Regional District of Okanagan-Similkameen

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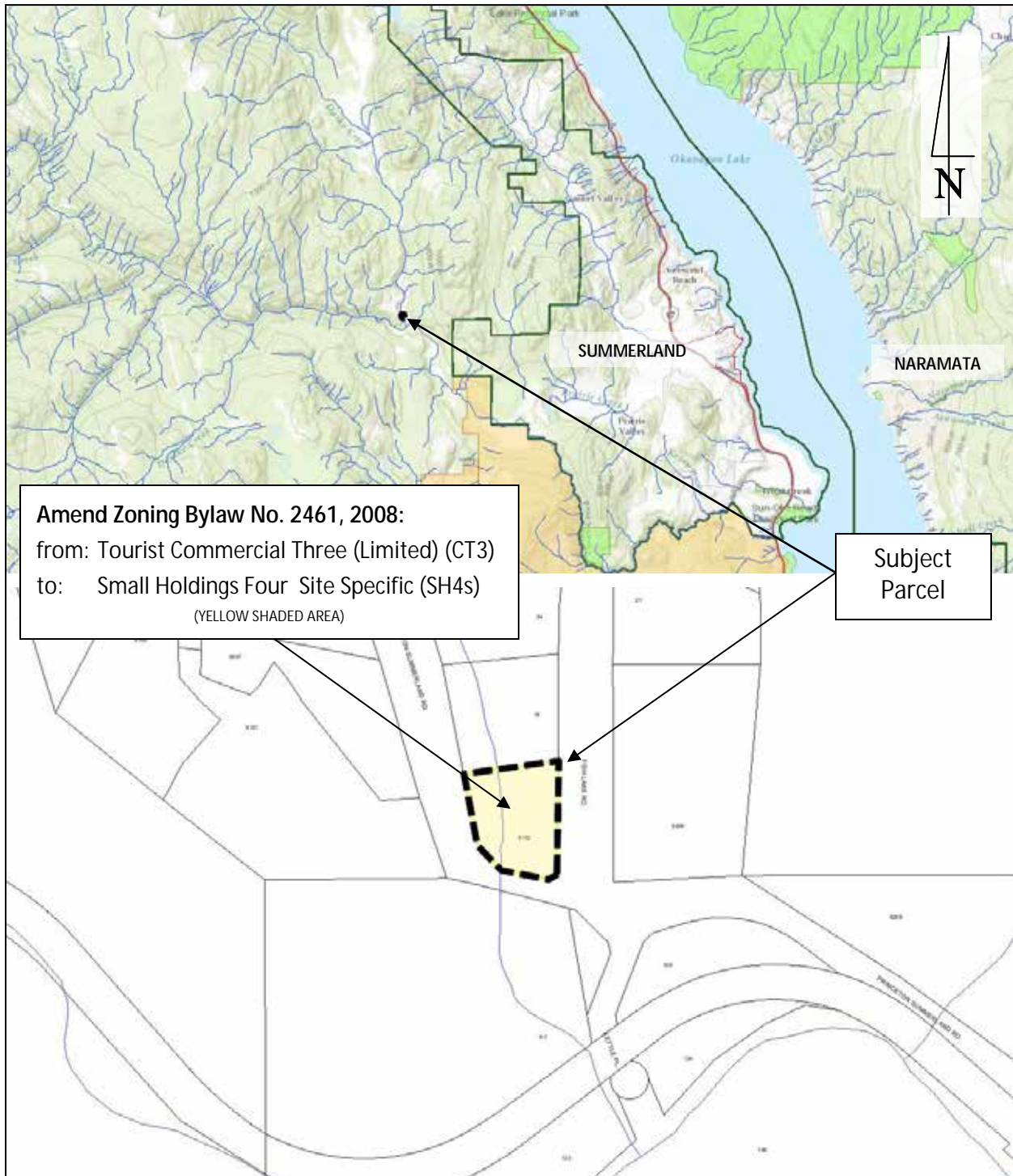
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2808, 2018

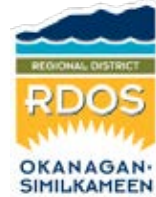
Project No: X2018.069-ZONE

Schedule 'F-2'



Regional District of Okanagan-Similkameen

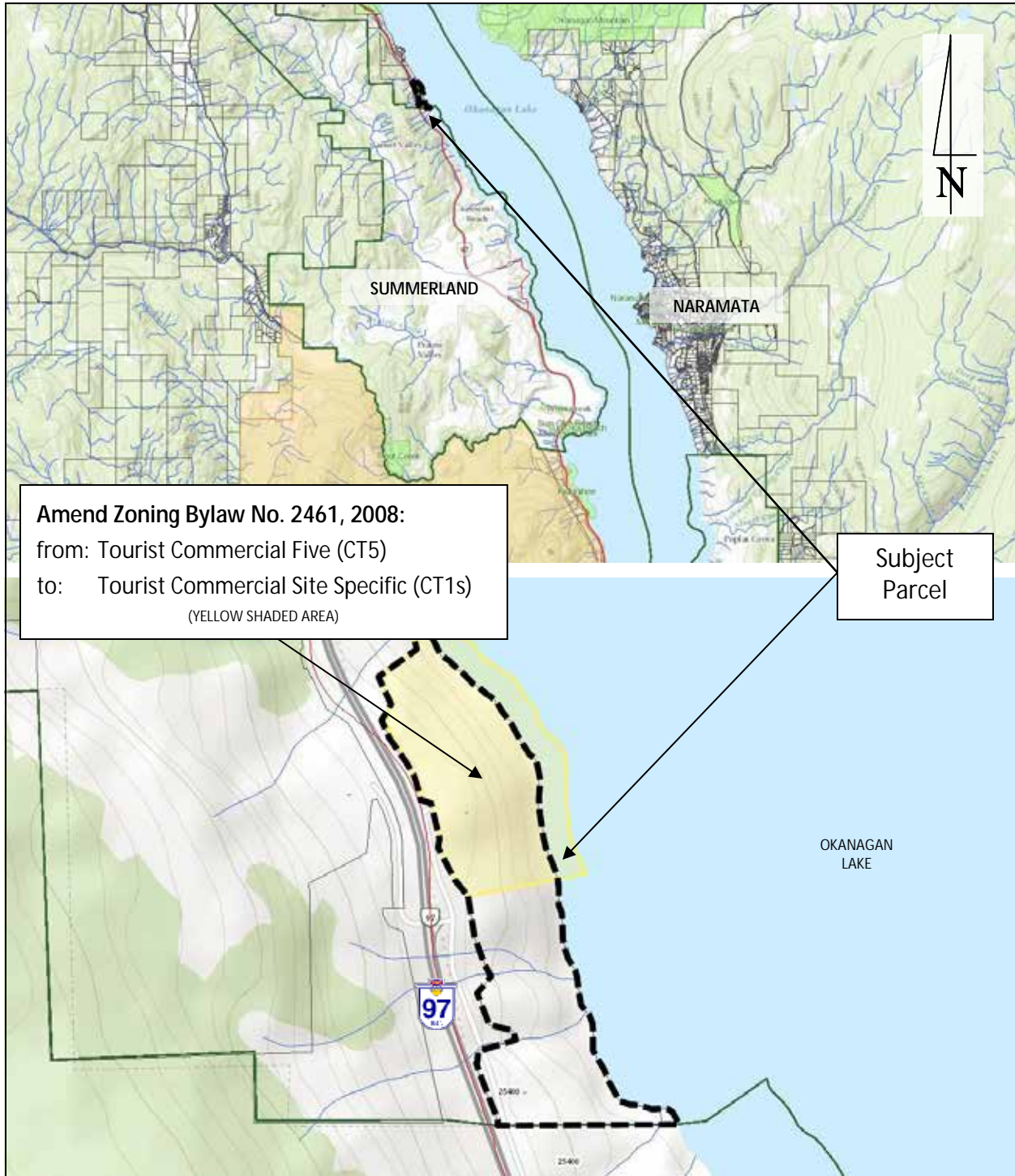
101 Martin St, Penticton, BC, V2A-5J9
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2808, 2018

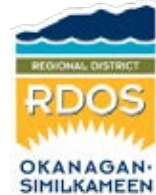
Project No: X2018.069-ZONE

Schedule 'F-3'



Regional District of Okanagan-Similkameen

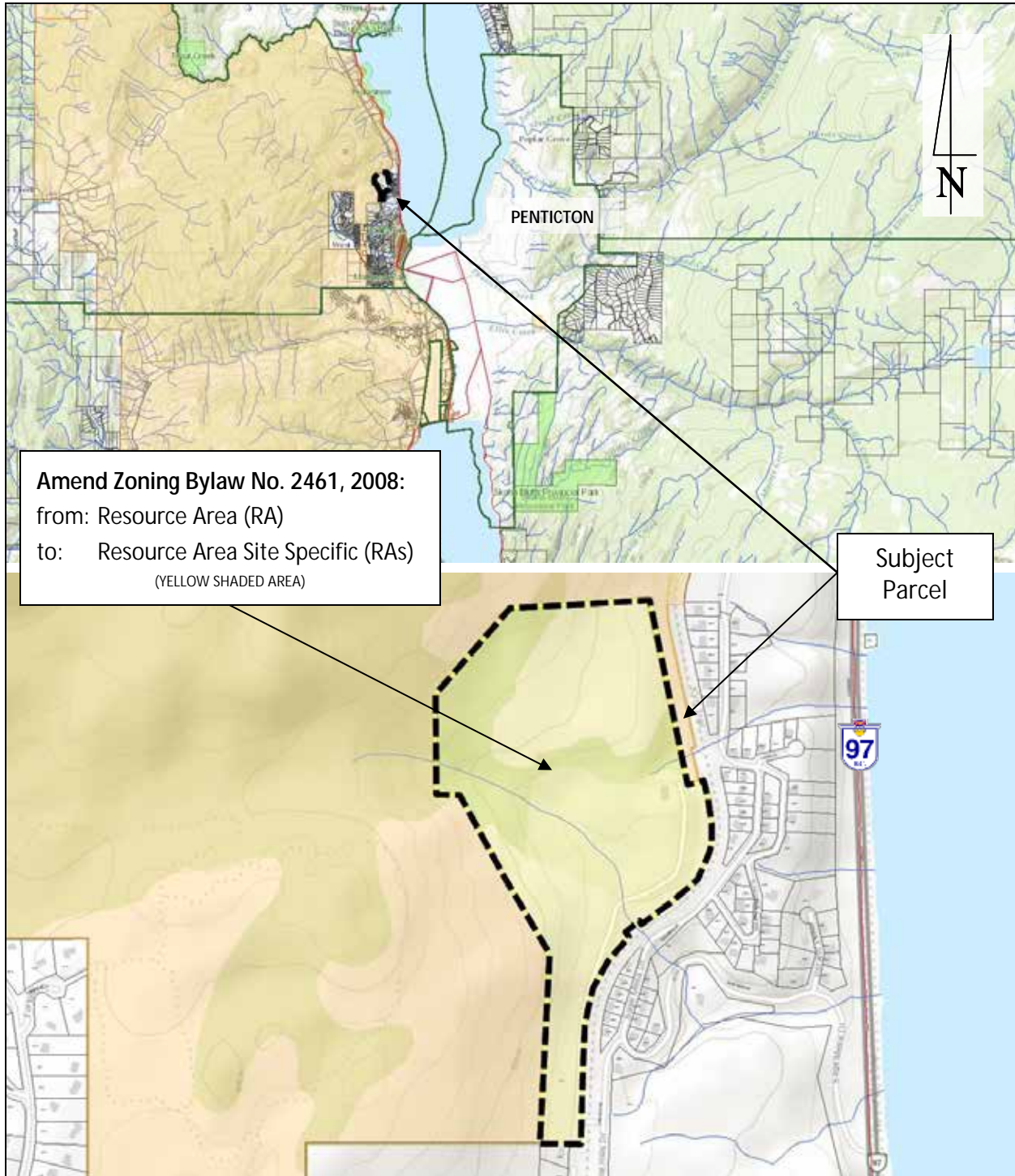
101 Martin St, Penticton, BC, V2A-5J9
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2808, 2018

Project No: X2018.069-ZONE

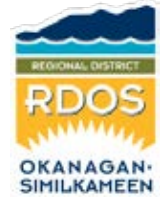
Schedule 'F-4'



Regional District of Okanagan-Similkameen

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

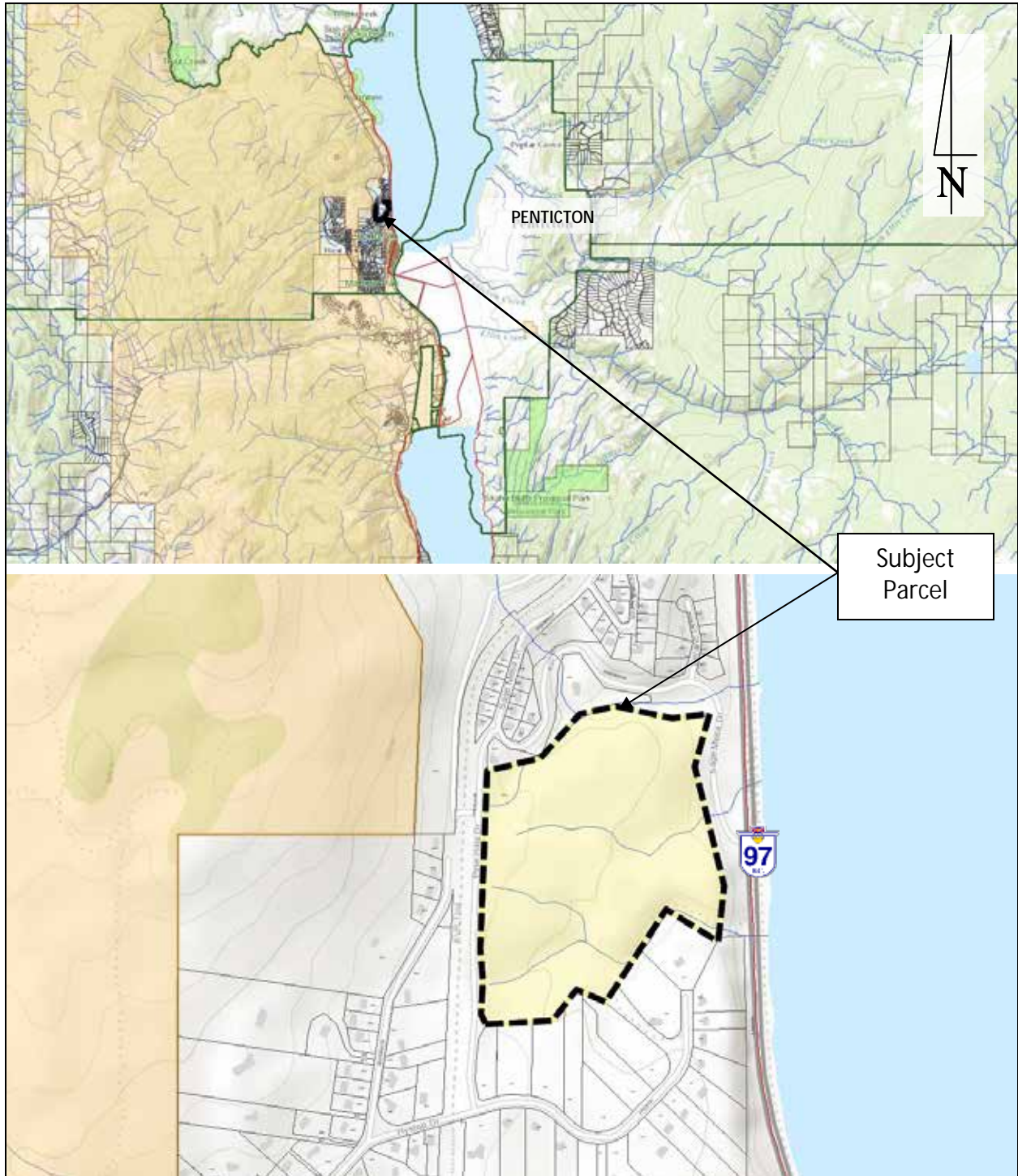
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2808, 2018

Project No: X2018.069-ZONE

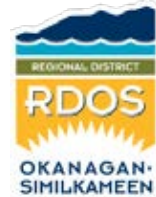
Schedule 'F-5'



Regional District of Okanagan-Similkameen

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

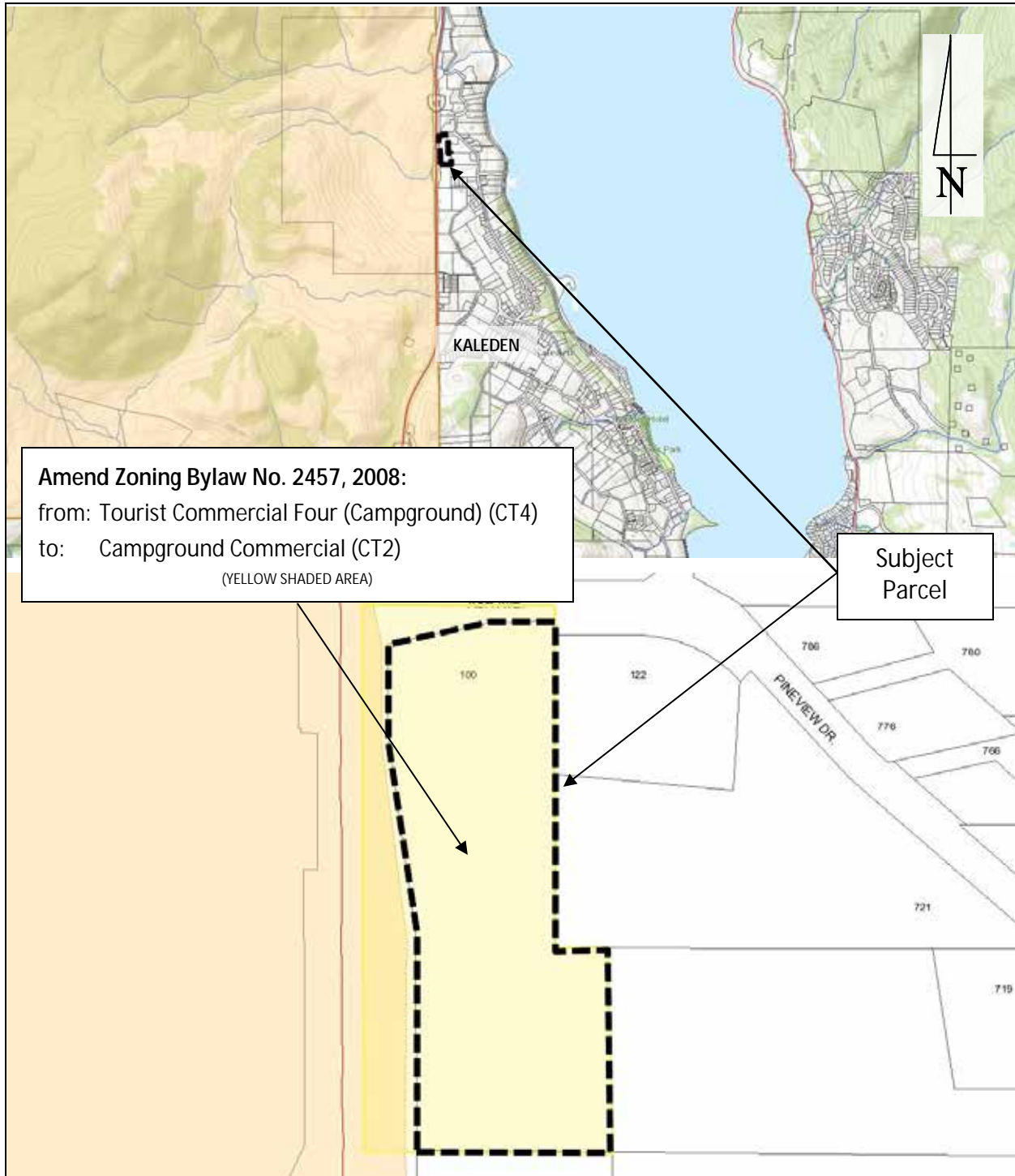
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2808, 2018

Project No: X2018.069-ZONE

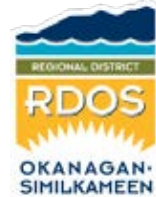
Schedule 'I-1'



Regional District of Okanagan-Similkameen

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

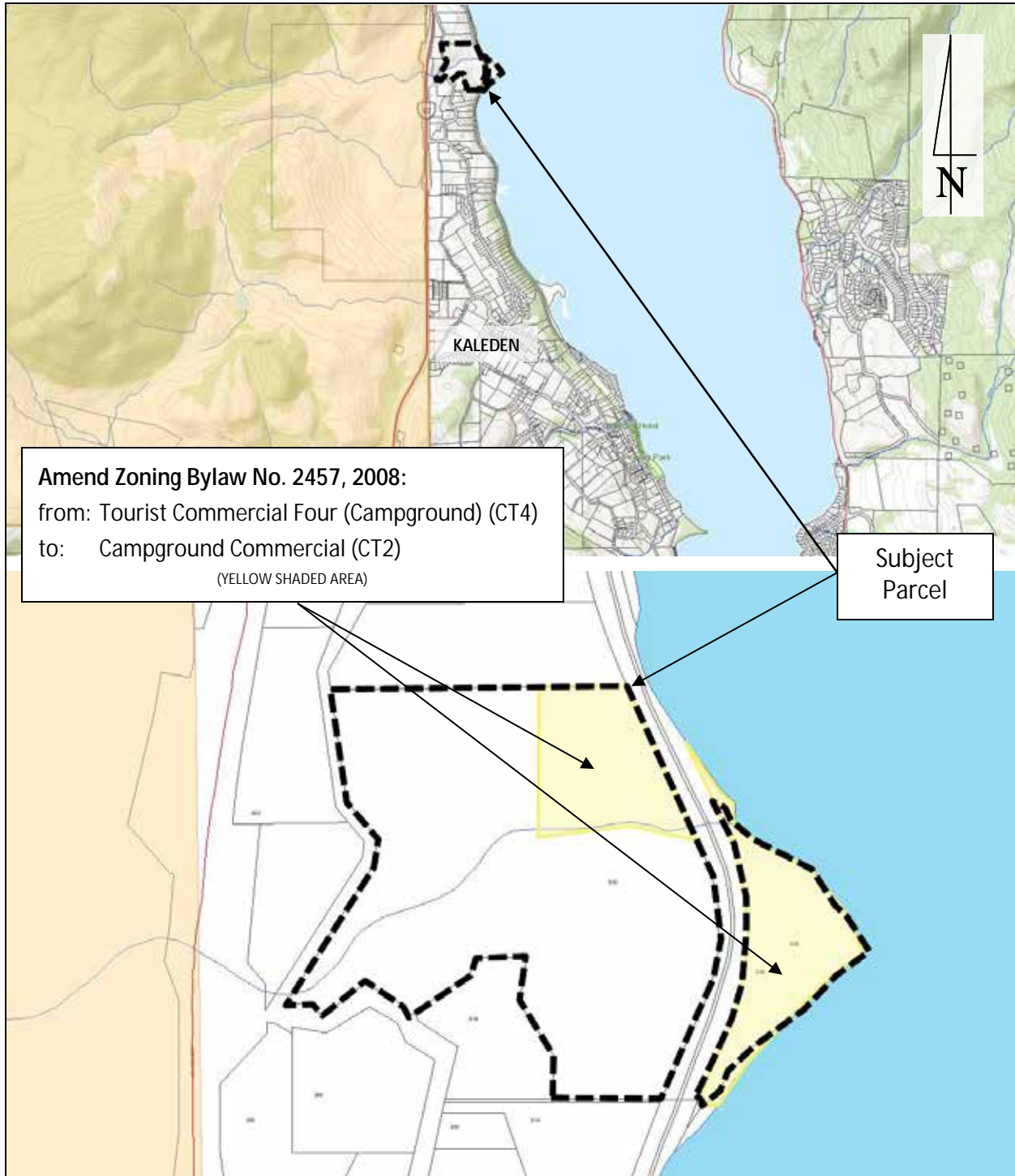
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2808, 2018

Project No: X2018.069-ZONE

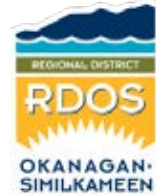
Schedule 'I-2'



Regional District of Okanagan-Similkameen

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

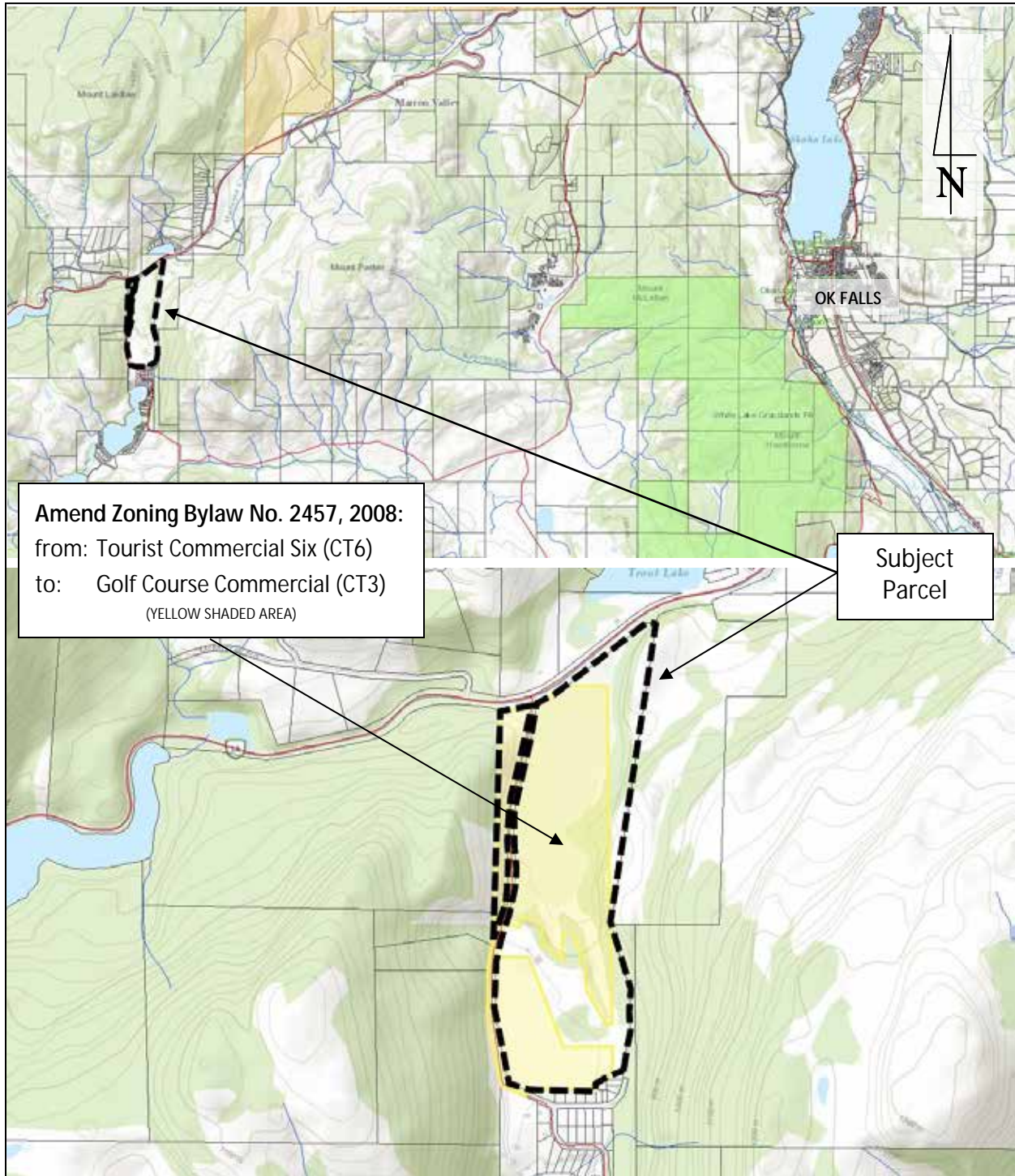
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2808, 2018

Project No: X2018.069-ZONE

Schedule 'I-3'



RECEIVED

Regional District

July 25 2018

Dear Regional Board Directors:

My property has been the subject of some zoning changes that have removed significant value from my property. These changes were part of a major zoning bylaw review and as such, I was never included or notified of these changes. There is now another major zoning bylaw review and I have been in touch with the planning staff of the RDOS. They have been very helpful and have restored some of the value removed with the last zoning review. I am requesting some slight changes in the latest proposal to make them feasible for my golf course business. This letter is intended to explain the process and clarify my request.

PROPERTY

Wow Golf Course

PID 017-463-971

Lot A, Plan KAP45722, ODYD, DL 5076, 5087

Area: 18.6ha (46 ac)

HISTORY

This property is currently zoned SH5 (Small Holding 5). I purchased this property with this zoning in September of 2010. The property is operated as a golf course. The SH5 zone at the time of purchase included the following uses:

- Agriculture
- Single detached dwelling
- Bed and Breakfast
- Home Occupation
- Care Centre Minor
- Open Land Recreation
 - Golf driving range
 - Golf course
 - Riding stable
 - Paint ball course
 - Guest ranch/resort
 - Club house & lodge
- Docks
- Accessory Buildings

❖ The minimum lot size was 2020m² (0.5ac)

In July of 2017 the provisions of the SH5 zone were changed without consulting or advising me. The new provisions of the SH5 zone are:

- Agriculture
- Single detached dwelling
- Bed and Breakfast
- Home occupation
- Docks


farming is the primary activity. My primary activity is tourism and these limitations will essentially remove the ability to have any reasonable on-course accommodation. I am prepared to accept all the other changes that are proposed and reduce the value of my investment however respectfully request that the 10 units, that must be under a single roof, can be 60m2 in size and can have cooking facilities. This is the size of a modest carriage house and without cooking facilities, I would have to construct a restaurant to service my guests. This is not reasonable for a 10-room facility.

There is no risk to the RDOS to allow this as any construction would be governed by the BC Building Code and would require full septic and geotechnical approval.

Thank you for your consideration and please make these minor changes allowing me to recoup some of my lost value.

Regards,

Mark Moore
Owner, WOW Golf Course



DOCUMENTS PRESENTED PRIOR AT
BOARD MEETING DATED JULY 19, 2018



Your File #: X2018.069-
ZONE (Tourist
Commercial
Zones)
eDAS File #: 2018-02571
Date: May/15/2018

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

Attention: Lauri Feindell, Planning Secretary

**Re: Proposed Text Amendment Bylaw for:
Electoral Areas "A", "C", "D", "E" and "F" – Tourist Commercial Zones**

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

If you have any questions please feel free to call Rob Bitte at (250) 490-2280.

Yours truly,

Rob Bitte
District Development Technician

Local District Address
Penticton Area Office 102 Industrial Place Penticton, BC V2A 7C8 Canada Phone: (250) 712-3660 Fax: (250) 490-2231



RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2808

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

Signature: 

Signed By: Janelle Rimell

Agency: Interior Health Authority

Title: Environmental Health Officer

Date: May 25, 2018



RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2808

Approval Recommended for Reasons
Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to
Conditions Below

Approval Not Recommended Due
to Reasons Outlined Below

Signature: *Cheerl E. Halla*

Signed By: *Cheerl Halla*

Agency: *Kalender Irrigation District*

Title: *Financial/Corp Admin.*

Date: *May 17/2018*



RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2808

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

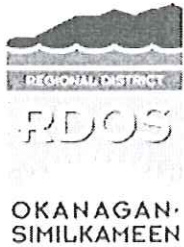
Signature: 

Signed By: Judy Morris

Agency: Okanagan Falls Irrigation District Title: Manager

Date: May 24, 2018





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.: D2018.069-ZONE

FROM: Name: Kyungseok Kim
(please print)

Street Address: 100 Ash Avenue, Kaleden

RE: Amendment Bylaw No. 2808 – Tourist Commercial Zone Update

My comments / concerns are:

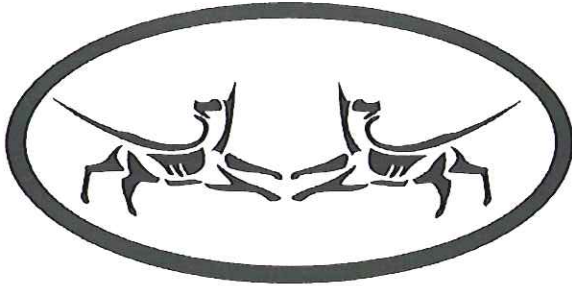
- I do support the Amendment Bylaw No. 2808.
- I do support the Amendment Bylaw No. 2808, subject to the comments listed below.
- I do not support the Amendment Bylaw No. 2808.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2808.

Feedback Forms must be completed and returned to the Regional District prior to **Friday June 1, 2018**.

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.





Penticton Indian Band

Natural Resources Department

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

Penticton, B.C. CAN

V2A 6J7

Referrals@pib.ca | www.pib.ca

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

June-06-18

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

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

RTS ID: 3228

Referral ID: X2018.069-ZONE

Referral Date: May-11-18

Reference ID:

Summary: The purpose of proposed amendments to the Okanagan Electoral Area Zoning Bylaws is generally to update and consolidate the Tourist Commercial Zones.

ATTENTION: Christopher Garrish

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

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

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

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

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

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



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

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

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

Invoice Number: 1068

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

INVOICE AMOUNT FOR PRELIMINARY OFFICE REVIEW \$500.00

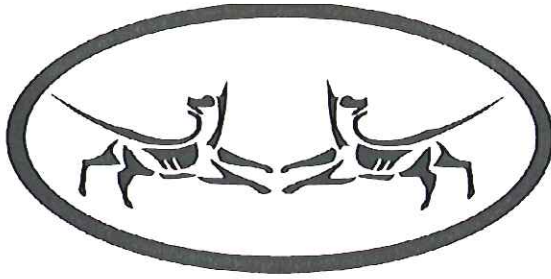
Please make cheque payable to Penticton Indian Band. re: P.C.132 RTS #3228

limlɛmt,

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

RTS ID: 3228

CC: Osoyoos Indian Band (Referrals@oib.ca), Lower Similkameen Indian Band (referrals.coordinator@lsib.net)



Penticton Indian Band

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

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

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

June-06-18

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

RTS ID: 3228

Referral Date: May-11-18

Referral ID: X2018.069-ZONE

Reference ID:

Summary: The purpose of proposed amendments to the Okanagan Electoral Area Zoning Bylaws is generally to update and consolidate the Tourist Commercial Zones.

Attention: Christopher Garrish

RE: Request for a 60 (sixty) day extension

Thank you for the above application that was received on June-06-18. This letter is to inform you that due to current levels of internal capacity, we are unable to review your referral in your proposed timeline. With additional time, Penticton Indian Band will be able to ensure that an informed review process will occur. We are setting the new timeline to be 60 days from the existing timeline.

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

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

I appreciate your co-operation.

Limlɛmt,
Venessa Gonzales
Referrals Administrator

RTS ID: 3228

CC: Osoyoos Indian Band (Referrals@oib.ca), Lower Similkameen Indian Band (referrals.coordinator@lsib.net)



Feedback Form

RECEIVED
Regional District

MAY 31 2018

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

101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen FILE NO.: D2018.069-ZONE

FROM: Name: Scott Appleton

Street Address: Banbury Green Campground (please print)
928 Pineview Drive, Kaleden BC.

RE: Amendment Bylaw No. 2808 — Tourist Commercial Zone Update

My comments / concerns are:

- I do support the Amendment Bylaw No. 2808.
- I do support the Amendment Bylaw No. 2808, subject to the comments listed below.
- I do not support the Amendment Bylaw No. 2808.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2808.

Banbury Green would have to be grandfathered
as with the new rules it would be in
violation of the new rules if introduced.

Feedback Forms must be completed and returned to the Regional District
prior to **Friday June 1, 2018.**

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

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Regional District

MAY 31 2018

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

101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen FILE NO.: D2018.069-ZONE

FROM: Name: Adele Dewar (Director for Douglas Dewar Inc)
Banbury Creek Campground. (please print)
Street Address: 930 Preview Drive, Kelowna, BC.

RE: Amendment Bylaw No. 2808 -- Tourist Commercial Zone Update

My comments / concerns are:

- I do support the Amendment Bylaw No. 2808.
- I do support the Amendment Bylaw No. 2808, subject to the comments listed below.
- I do not support the Amendment Bylaw No. 2808.

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Banbury Creek would have to be grandfathered
as with the new rules we would be in violation of
the new rules, if they were introduced.

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Lauri Feindell

From: Lacey, Cathy M FLNR:EX <Cathy.Lacey@gov.bc.ca>
Sent: June 6, 2018 8:12 AM
To: Planning
Cc: Christopher Garrish
Subject: Response - MFLNRO

Hi,

Ecosystems Biologist, Jamie Leathem, with the Ministry of Forest Lands & Natural Resource Operations and Rural Development has reviewed the above noted referral and has "No Concerns".

Thank you

Cathy Lacey
Admin Support
MFLNRO Penticton

Lauri Feindell

To: Christopher Garrish
Subject: RE: 933 Old Golf Course Road

Hi Chris,

No concerns from the Town of Oliver with regard to the zone update for Fairview Mountain Golf Course.

Diane Vaykovich | Corporate Officer | CMC
Town of Oliver | Box 638, 6150 Main Street | Oliver, BC V0H 1T0
Direct: 250-485-6207
Email: dvaykovich@oliver.ca



From: Bev O'Reilly
Sent: June-05-18 3:58 PM
To: Cathy Cowan <ccowan@oliver.ca>; Devon Wannop <DWannop@oliver.ca>
Cc: Diane Vaykovich <dvaykovich@oliver.ca>
Subject: Daily Mail - May 15

Sorry, I have attached the full document now.

From: Cathy Cowan
Sent: Tuesday, June 05, 2018 12:49 PM
To: Bev O'Reilly <BOReilly@oliver.ca>
Cc: Diane Vaykovich <dvaykovich@oliver.ca>
Subject: FW: Daily Mail - May 15

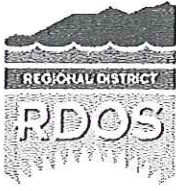
Hi Bev

Could you please check to see if there was a second page with this that did not get scanned. Asking as there should have been a second page and if we didn't get then either did anyone else so the RDOS will have to send out the information again.

Thanks

Cathy Cowan

Chief Administrative Officer
Town of Oliver
Wine Capital of Canada
Box 638, 6150 Main Street
Oliver, BC V0H 1T0
Tel: 250-485-6202
Fax: 250-498-4466
Email: ccowan@oliver.ca



OKANAGAN·
SIMILKAMEEN

Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen

FILE NO.: D2018.069-ZONE

FROM: Name:

Decker Yip (Playa Okanagan Rv Park)
(please print) OK.

Street Address: 808 main street Okanagan Falls

RE: Amendment Bylaw No. 2808 -- Tourist Commercial Zone Update

My comments / concerns are:

- I do support the Amendment Bylaw No. 2808.
- I do support the Amendment Bylaw No. 2808, subject to the comments listed below.
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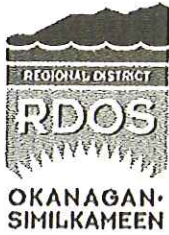
how can you possibly place all tourist accommodations
in a single Uniform zoning bylaw

Campground refers to lands unserviced (no outrageous
sewer fees collected) they are mainly rural in nature
and not located in an urban area. Campgrounds
are closed in the winter and do not accommodate
the peoples who are here working to build out our
area (Suniva canabis grow site - south staka Housing
Society's projects) or people moving into the area searching
for housing that now is hard to find (that includes rentals)
I believe the few accommodations that are here remaining
do a good job self regulating under the current bylaws
and don't need a change at this present time

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prior to Friday June 1, 2018.

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RECEIVED
Regional District



Feedback Form

MAY 31 2018

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

101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen FILE NO.: D2018.069-ZONE

FROM: Name: DOUGLAS A. DEWAR
Street Address: BANBURY GREEN CAMPERS ONLY
930 PINEVIEW DR.
KASSEDAN, B.C.

RE: Amendment Bylaw No. 2808 – Tourist Commercial Zone Update

My comments / concerns are:

- I do support the Amendment Bylaw No. 2808.
- I do support the Amendment Bylaw No. 2808, subject to the comments listed below.
- I do not support the Amendment Bylaw No. 2808.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2808.

In order to conform to your new rules
Banbury Green would have to be
grandfathered because it would be
violating several proposed new rules
if these were introduced.

Feedback Forms must be completed and returned to the Regional District
prior to Friday June 1, 2018.

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Feedback Form

RECEIVED
Regional District

MAY 31 2018

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

101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen

FILE NO.: D2018.069-ZONE

FROM: Name:

Janis McCaffrey (Director of Doyles Dairy Inc)
(please print)

Street Address:

930 Pineview Drive Kelso

RE: Amendment Bylaw No. 2808 -- Tourist Commercial Zone Update

My comments / concerns are:

- I do support the Amendment Bylaw No. 2808.
- I do support the Amendment Bylaw No. 2808, subject to the comments listed below.
- I do not support the Amendment Bylaw No. 2808.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2808.

In order to conform to the new rules
Barby Cree would have to be grandfathered
due to it violating several proposed new
rules if those rules were introduced

**Feedback Forms must be completed and returned to the Regional District
prior to Friday June 1, 2018.**

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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.: D2018.069-ZONE

FROM: Name: Susan Kirschmann for M.K. Chapman & Pine Hills Golf
(please print) Course Ltd.

Street Address: 3610 Pine Hills Drive, Penticton

RE: Amendment Bylaw No. 2808 – Tourist Commercial Zone Update

My comments / concerns are:

- I do support the Amendment Bylaw No. 2808.
- I do support the Amendment Bylaw No. 2808, subject to the comments listed below.
- I do not support the Amendment Bylaw No. 2808.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2808.

We are not opposed to this rezoning as long as we can retain the current Resource Area (RA) uses, number of dwellings, and maximum height under the new CT3 zoning. We therefore request that the Principal Uses, Accessory Uses, Maximum Number of Dwellings per Parcel, and Maximum Height as defined under the current RA zone (as per the left column of your table, which is attached) all be grandfathered into our CT3 zone.

Please provide us with a written response to this request.

RECEIVED
Regional District

JUN - 1 2018

Feedback Forms must be completed and returned to the Regional District, 101 Martin Street, Penticton BC V2A 5J9 prior to Friday June 1, 2018.

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.

CURRENT RESOURCE AREA (RA) ZONE	PROPOSED GOLF COURSE COMMERCIAL (CT3) ZONE
<p>Permitted Uses: <u>Principal Uses:</u> agriculture; packing, processing, storage of farm/off-farm prod.; campground; cemetery; equestrian centre; forestry; golf course; government airport; guest ranch; guide camp; natural resource extraction; open land recreation on parcels greater than 12.0 ha place of worship; Regional District sanitary landfill; single detached dwelling or mobile home; veterinary establishment; <u>Accessory Uses:</u> accessory dwelling or mobile home; bed and breakfast operations; docks; home industry; home occupation; kennels; retail sales of farm and off-farm products; accessory buildings and structures.</p>	<p>Permitted Uses: <u>Principal Uses:</u> golf course; <u>Accessory Uses:</u> accessory dwelling; accessory buildings and structures.</p>
<p>Minimum Parcel Size for Subdivision: 20.0 ha</p>	<p>Minimum Parcel Size for Subdivision: 20.0 ha</p>
<p>Minimum Parcel Width for Subdivision: Not less than 25% of parcel depth</p>	<p>Minimum Parcel Width for Subdivision: Not less than 25% of parcel depth</p>
<p>Maximum Number of Dwellings Per Parcel: two (2) accessory dwellings</p>	<p>Maximum Number of Dwellings Per Parcel: one (1) accessory dwelling.</p>
<p>Minimum Setbacks: <u>Buildings and Structures:</u> front parcel line: 9.0 metres rear parcel line: 9.0 metres interior side parcel line: 3.0 metres exterior side parcel line: 4.5 metres</p>	<p>Minimum Setbacks: <u>Buildings and Structures:</u> front parcel line: 7.5 metres rear parcel line: 7.5 metres interior side parcel line: 4.5 metres exterior side parcel line: 4.5 metres</p>
<p>Maximum Height: 10.0 metres</p>	<p>Maximum Height: 10.0 metres (principal) / 4.5 metres (accessory)</p>
<p>Maximum Parcel Coverage: 5%</p>	<p>Maximum Parcel Coverage: 5%</p>

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

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: August 16, 2018
RE: Petition to Enter Okanagan Falls Sanitary Sewer Service Area

Administrative Recommendation:

THAT Amendment Bylaw No. 1239.07, 2018, "Okanagan Falls Specified Area Sanitary Sewer System Local Service Establishment Bylaw" be read a first second and third time.

Purpose:

To bring an additional property into the service area.

Reference:

Petition documents

Okanagan Falls Specified Area Sanitary Sewer System Local Service Establishment Bylaw No. 1239, 1991;

Okanagan Falls Sanitary Sewer Development Cost Charge Bylaw No. 2486, 2009

Business Plan Objective:

(Tie to current RDOS Business Plan)

Goal 3.3 To develop an environmentally sustainable region.

Background:

The Okanagan Falls Specified Area Sanitary Sewer System was established at the January 22, 1993 Board meeting by Bylaw No. 1239, 1991.

The applicant has petitioned the Regional District to allow the entry of the parcel legally described as: Lot B, Plan KAP22642, District Lot 551, Land District Similkameen Div. of Yale, Except Plan EPP34540 into the service area.

Alternatives:

THAT Amendment Bylaw No. 1239.07, 2018, "Okanagan Falls Specified Area Sanitary Sewer System Local Service Establishment Bylaw" be abandoned.

Analysis:

Boundary amendments completed through a petition do not typically require the approval of the Inspector of Municipalities, providing the Corporate Officer certifies that the petition is valid and sufficient. The petition has been certified and Bylaw No. 1239.07 is now before the Board for three readings.

This petition for services is to facilitate a Building Permit application and redevelopment of the property. Any development cost charges required under Bylaw 2486 will be collected prior to the issuance of a building permit.

Respectfully submitted:

"Stephen Juch"

S. Juch, Subdivision Supervisor

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 1239.07, 2018

A bylaw to amend the Okanagan Falls Specified Area Sanitary Sewer System Local Service Establishment Bylaw No.1239, 1991.

WHEREAS the owners of the property described in this bylaw have petitioned the Board of the Regional District to extend the boundaries of the Okanagan Falls Sanitary Sewer Service Area to include the property;

AND WHEREAS the Regional District has, pursuant to that request, extended the boundaries of the Okanagan Falls Sanitary Sewer Service Area to include the property;

AND WHEREAS the Regional District has agreed to act on that request in accordance with sections 349 and 350 of the Local Government Act;

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

1. CITATION

1.1. This bylaw may be cited as the "Okanagan Falls Sanitary Sewer Service Area Extension Bylaw No. 1239.07, 2018."

2. SERVICE AREA EXTENSION

2.1. The Okanagan Falls Specified Area Sanitary Sewer System Local Service Establishment Bylaw No. 1239, 1991, as amended, is further amended by including the property legally described as:

Lot B, Plan KAP22642, District Lot 551, Land District Similkameen Div. of Yale, Except Plan EPP34540

2.2. The Okanagan Falls Specified Area Sanitary Sewer System Local Service Establishment Bylaw No. 1239, 1991, is further amended by amending Schedule 'A' to that bylaw to include within the area shown as that portion of the lands legally described as:

Lot B, Plan KAP22642, District Lot 551, Land District Similkameen Div. of Yale, Except Plan EPP34540

outlined and hatched on the plan entitled "Sketch Plan to Accompany an Application of Inclusion into the Okanagan Falls Sanitary Sewer Service Area", a reduced copy of which is attached as Schedule "A" to this Bylaw.

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

ELECTORAL AREA DIRECTOR CONSENT OBTAINED this _____ day of _____, 2018.

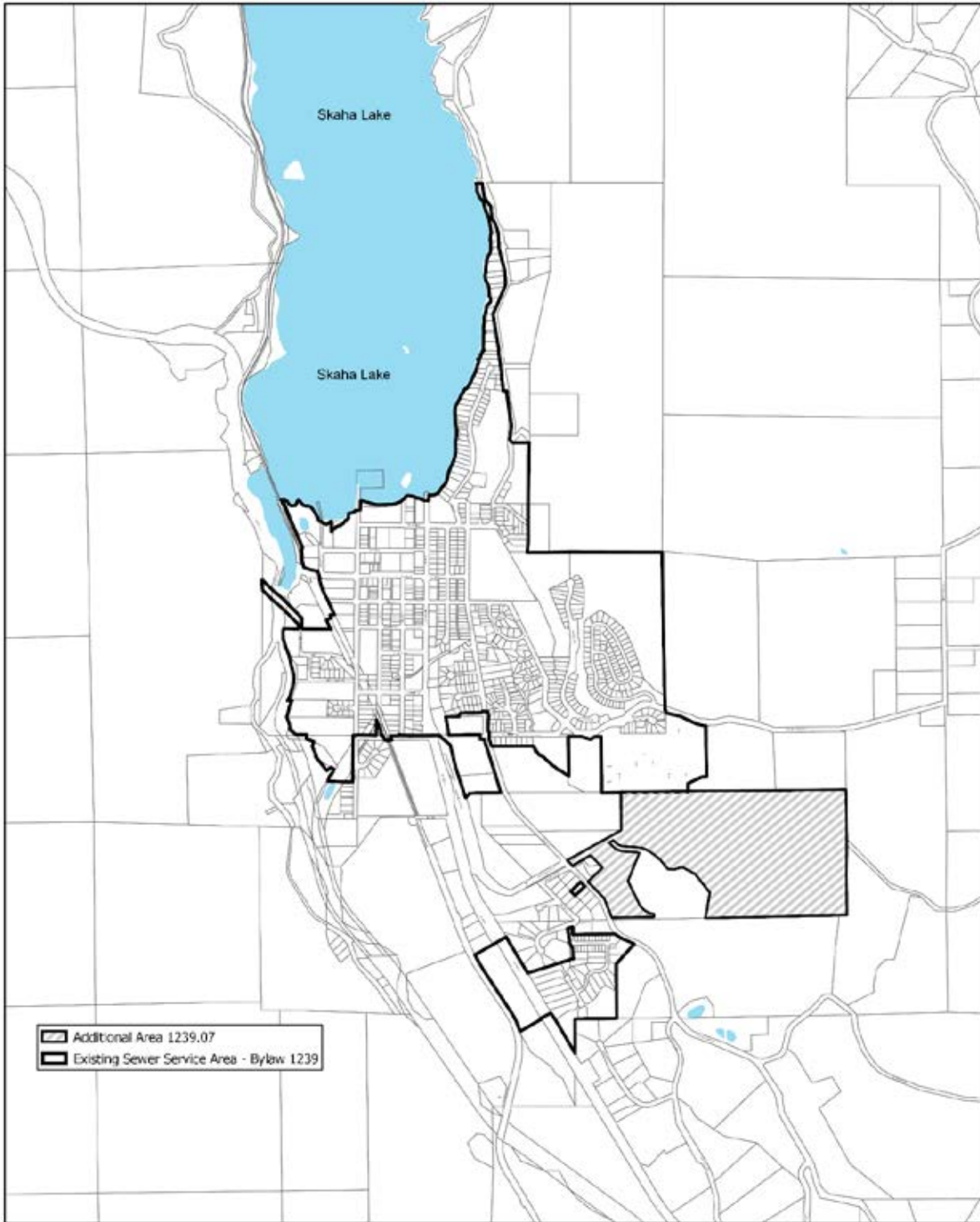
ADOPTED this this _____ day of _____, 2018.

RDOS Chair

RDOS CAO

FILED with the Inspector of Municipalities this ____ day of 20_____

SCHEDULE A



OKANAGAN FALLS SANITARY SEWER SERVICE AREA
Schedule A - Bylaw 1239.07



ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: August 16, 2018

RE: 2018-2022 Five Year Financial Plan Amendment - Rural Projects,
Electoral Area G

Recommendation:

THAT the Board of Directors support a five-year Financial Plan Amendment to reallocate \$135,000 in Community Works Gas Tax Funding from Ollalla Water to Area G Rural Projects, in order to support work on the Hedley Improvement District (HID) water system and other flood mitigation projects.

Reference:

Bylaw 2791, 2018 2018-2022 Five Year Financial Plan

Background:

Amendments to the approved Five-year Financial Plan are brought forward as supporting resolutions with bylaw amendments taking place in aggregation annually.

Analysis:

\$135,000 in Community Works Gas Tax Funding is in the 2018 Ollalla Water budget earmarked for the replacement of an emergency generator. This expenditure has not gone forward to-date.

The Area Director has identified several projects that are of a higher priority and requested that the emergency generator purchase be cancelled and instead use the community works gas tax funding for the following projects:

- 1) Hedley Improvement District Grant
The Regional District granted the Hedley Improvement District \$170,000 from the Area G Community Works Fund earlier this year to undertake a watermain replacement. Through a flood event, a watermain creek crossing was exposed and a DFA application has been submitted by HID, which may provide up to 80% of the costs if approved. The Director has recommended that \$15,000 be granted to HID to cover their 20%.

- 2) Removal of log jams and debris blocking Keremeos Creek through Olalla
The Director has identified flood debris mitigation works that he would like to address and he'll be recommending that a contract be awarded to Ecora Engineering to manage that

project, with funds to be paid out of the Area G Community Works Fund. A project schedule and estimate has been requested from Ecora.

- 3) Replacement of Drainage Culvert on diking system between Keremeos and Cawston. The Director has identified a culvert through a Similkameen River Dike that was assessed as being too small to manage the water trying to get through during the 2018 flood event and this culvert should be replaced with greater capacity. The Director has estimated that approximately \$23,000 may be required for the replacement, and Ecora Engineering is providing a schedule and cost estimate for consideration.

- 4) \$50,000 contribution to the Lower Similkameen Community Services Society for flood mitigation works for their Low cost housing project in Keremeos.

The Director has reviewed the Administrative Agreement on the Gas Tax Fund for British Columbia and determined that these projects would be eligible. He has spoken to the various ministries to ensure that permits for his projects could be approved.

Alternatives:

Status Quo continue with the existing acquisition of a generator for the Ollalla water system.

Respectfully submitted:

“John Kurvink, Manager of Finance/CFO”

J. Kurvink, Finance Manager

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: August 16, 2018

RE: Electoral Area "E" Community Works Program Reserve Expenditure

Administrative Recommendation:

THAT Bylaw No. 2825, 2018, being an expenditure bylaw of the Regional District to withdraw funds from the Electoral Area "E" Community Works Program Reserve Fund to allocate \$60,000 toward the Naramata Spirit Park Improvement Project be read a first, second and third time and be adopted.

Reference:

Bylaw 2404, 2006 - Regional District Okanagan Similkameen Electoral Area "E" Community Works Program Reserve Fund Establishment Bylaw.

Bylaw 2825, 2018 – Electoral Area "E" Community Works Program Reserve Fund Expenditure Bylaw

Analysis:

The planned improvements for Naramata Spirit Park include a playground installation, construction of new pickle ball courts and a much needed improvement to the existing tennis courts. The approved 2018 Naramata Parks and Recreation Budget included funds for this project in the amount of \$146,000 using a combination of grant funds, capital reserve and community gas tax. There have recently been some additional costs and opportunities through community donations that have increased the magnitude and quality of the works. This has resulted in increased project costs to complete the works. As a result an additional \$60,000 of Area E community gas tax funds are being requested to offset the increased scope of work.

The current balance in the Electoral Area "E" Community Works Program Reserve account is \$277,819.46

Alternatives:

Status quo – Overage will be covered within the Area "E" Recreation Commission Budget.

Respectfully submitted:

"John Kurvink, Manager of Finance/CFO"

J. Kurvink, Finance Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2825, 2018

A bylaw to authorize the expenditure of monies from the Electoral Area 'E' Community Works Program Reserve Fund for the Naramata Spirit Park Improvement Project

WHEREAS Section 377 of the Local Government Act, and Section 189 of the Community Charter authorises the Board, by bylaw adopted by at least 2/3 of its members, to provide for the expenditure of any money in a reserve fund and interest earned on it;

AND WHEREAS the 'Electoral Area 'E' Community Works Program Reserve Fund' has sufficient monies available for community capital projects;

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

1 Citation

1.1 This Bylaw shall be cited as the "Electoral Area 'E' Community Works Program Reserve Fund Expenditure Bylaw No. 2825, 2018"

2. The expenditure of \$60,000.00 from the Electoral Area 'E' Community Works Program Reserve Fund is hereby authorized towards the completion of the Naramata Spirit Park Improvement Project

READ A FIRST, SECOND, AND THIRD TIME this ___ day of ___, 2018

ADOPTED this ___ day of ___, 2018

RDOS Board Chair

Corporate Officer

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: August 16, 2018

RE: Award of Naramata Spirit Park Upgrades Project

Administrative Recommendation:

THAT the Regional District approve the tender evaluation report and recommendations for award of the “Naramata Spirit Park Upgrades” Invitation to Tender;

AND THAT the Board award the “Naramata Spirit Park Upgrades” project to Chute Creek Contracting up to the amount of \$172,244 exclusive of GST.

Purpose:

The RDOS continues to work to maintain and improve park facilities and achieve the outcomes of the 2018 Strategic Plan. The Spirit Park Upgrade Project includes resurfacing of existing tennis courts and construction of new pickleball courts.

Reference:

Spirit Park Development Plan

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

- Key Success Driver: Build a sustainable region
- Goal 3.1: To develop a socially sustainable region
- Objective 3.1.7: By providing public recreational opportunities
- Activity: Spirit Park Upgrades

Background:

Spirit Park, acquired by the RDOS in 2016, is adjacent to Naramata School and is an ideal location for public recreation facilities. Numerous upgrades have been planned for Spirit Park, including installation of a children’s playground (recently completed), resurfacing of existing tennis courts, construction of new pickleball courts, installation of perimeter fencing, and improved parking. Local businesses and community groups have assisted with the project through material donations, acquiring grants, and cash donations.

Ecora Engineering provided tendering services for the tennis/pickleball project. Primary work components in the tender included common excavation, subgrade preparation, paving, fencing, surface painting and net installation.

Analysis:

One submission was received from a qualified contractor. A committee comprised of Community Services staff and Ecora Engineering evaluated the proposals based on the criteria outlined in the advertisement. Criteria included price, company history, methodology and proposal clarity.

Contractor	Evaluation Score/ 100	Upgrades (Plus GST)
Chute Creek Contracting	100	\$172,244

The project will be funded through the Naramata Parks and Recreation Service Area, 2018 capital projects budget. This tennis and pickle ball courts contract will be the largest single component of a \$203,000 project that also includes playground, court light and landscaping. The source of the budgeted funds is primarily Community Gas Tax (\$110,00) with community donations (\$20,000), grants (\$16,000) and capital reserves making up the remainder. The Chute Creek Contracting tender meets all mandatory requirements and is within budget.

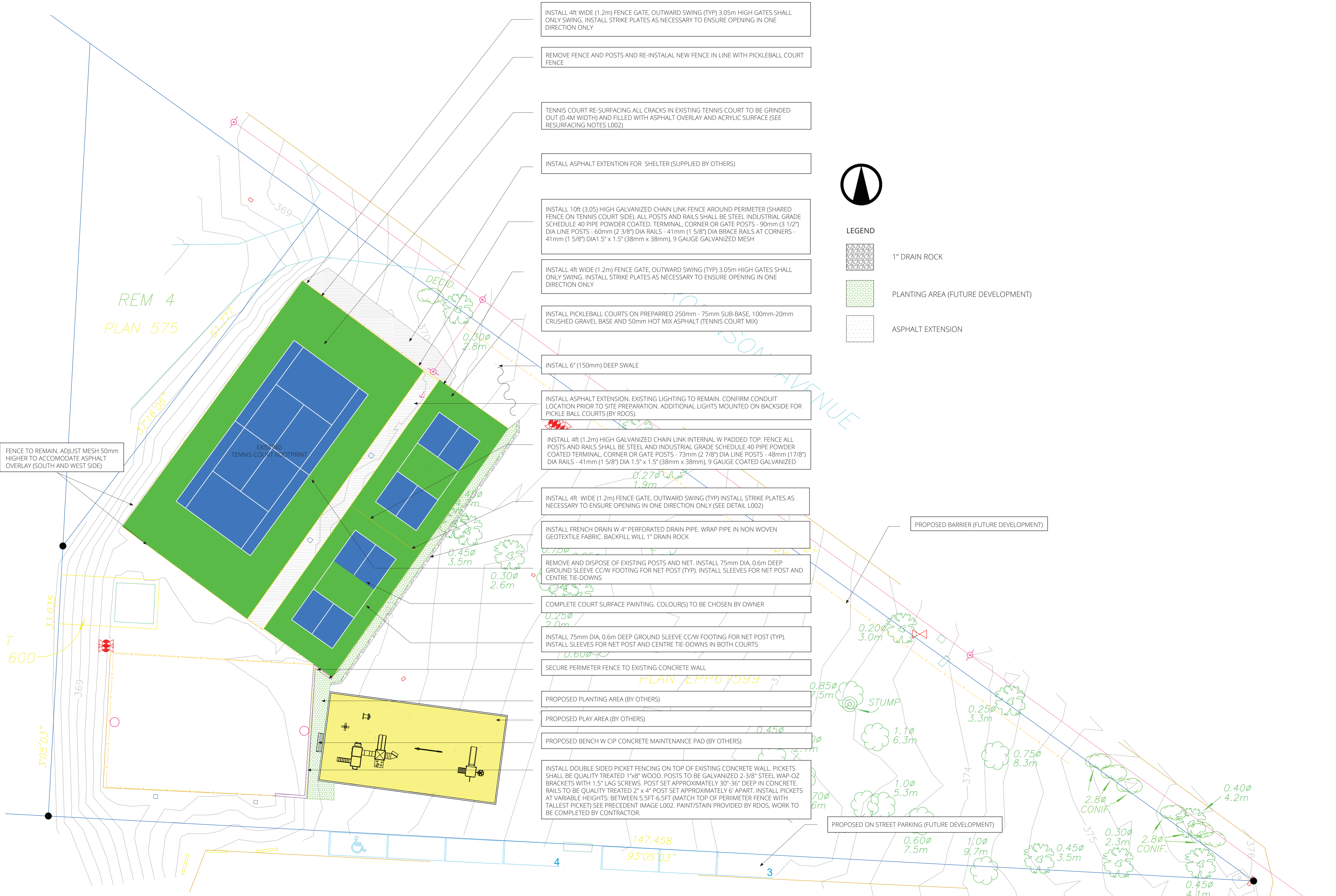
Alternatives:

The Board may choose to not award the project to the recommended proponent.

Respectfully submitted:

“Doug Reeve”

D. Reeve, Project Coordinator



- INSTALL 4ft WIDE (1.2m) FENCE GATE, OUTWARD SWING (TYP) 3.05m HIGH GATES SHALL ONLY SWING. INSTALL STRIKE PLATES AS NECESSARY TO ENSURE OPENING IN ONE DIRECTION ONLY
- REMOVE FENCE AND POSTS AND RE-INSTALL NEW FENCE IN LINE WITH PICKLEBALL COURT FENCE
- TENNIS COURT RE-SURFACING ALL CRACKS IN EXISTING TENNIS COURT TO BE GRENDED OUT (0.4M WIDTH) AND FILLED WITH ASPHALT OVERLAY AND ACRYLIC SURFACE (SEE RESURFACING NOTES L002)
- INSTALL ASPHALT EXTENTION FOR SHELTER (SUPPLIED BY OTHERS)
- INSTALL 10ft (3.05) HIGH GALVANIZED CHAIN LINK FENCE AROUND PERIMETER (SHARED FENCE ON TENNIS COURT SIDE), ALL POSTS AND RAILS SHALL BE STEEL INDUSTRIAL GRADE SCHEDULE 40 PIPE POWDER COATED. TERMINAL, CORNER OR GATE POSTS - 90mm (3 1/2") DIA LINE POSTS - 60mm (2 3/8") DIA RAILS - 41mm (1 5/8") DIA BRACE RAILS AT CORNERS - 41mm (1 5/8") DIA 1.5" x 1.5" (38mm x 38mm), 9 GAUGE GALVANIZED MESH
- INSTALL 4ft WIDE (1.2m) FENCE GATE, OUTWARD SWING (TYP) 3.05m HIGH GATES SHALL ONLY SWING. INSTALL STRIKE PLATES AS NECESSARY TO ENSURE OPENING IN ONE DIRECTION ONLY
- INSTALL PICKLEBALL COURTS ON PREPARED 250mm - 75mm SUB-BASE, 100mm-20mm CRUSHED GRAVEL BASE AND 50mm HOT MIX ASPHALT (TENNIS COURT MIX)
- INSTALL 6" (150mm) DEEP SWALE
- INSTALL ASPHALT EXTENSION. EXISTING LIGHTING TO REMAIN. CONFIRM CONDUIT LOCATION PRIOR TO SITE PREPARATION. ADDITIONAL LIGHTS MOUNTED ON BACKSIDE FOR PICKLE BALL COURTS (BY RDOs)
- INSTALL 4ft (1.2m) HIGH GALVANIZED CHAIN LINK INTERNAL W PADDED TOP. FENCE ALL POSTS AND RAILS SHALL BE STEEL AND INDUSTRIAL GRADE SCHEDULE 40 PIPE POWDER COATED TERMINAL, CORNER OR GATE POSTS - 73mm (2 7/8") DIA LINE POSTS - 48mm (1 7/8") DIA RAILS - 41mm (1 5/8") DIA 1.5" x 1.5" (38mm x 38mm), 9 GAUGE COATED GALVANIZED
- INSTALL 4ft WIDE (1.2m) FENCE GATE, OUTWARD SWING (TYP) INSTALL STRIKE PLATES AS NECESSARY TO ENSURE OPENING IN ONE DIRECTION ONLY (SEE DETAIL L002)
- INSTALL FRENCH DRAIN W 4" PERFORATED DRAIN PIPE. WRAP PIPE IN NON WOVEN GEOTEXTILE FABRIC. BACKFILL WILL 1" DRAIN ROCK
- REMOVE AND DISPOSE OF EXISTING POSTS AND NET. INSTALL 75mm DIA, 0.6m DEEP GROUND SLEEVE CC/W FOOTING FOR NET POST (TYP). INSTALL SLEEVES FOR NET POST AND CENTRE TIE-DOWNS
- COMPLETE COURT SURFACE PAINTING. COLOUR(S) TO BE CHOSEN BY OWNER
- INSTALL 75mm DIA, 0.6m DEEP GROUND SLEEVE CC/W FOOTING FOR NET POST (TYP). INSTALL SLEEVES FOR NET POST AND CENTRE TIE-DOWNS IN BOTH COURTS
- SECURE PERIMETER FENCE TO EXISTING CONCRETE WALL
- PROPOSED PLANTING AREA (BY OTHERS)
- PROPOSED PLAY AREA (BY OTHERS)
- PROPOSED BENCH W CIP CONCRETE MAINTENANCE PAD (BY OTHERS)
- INSTALL DOUBLE SIDED PICKET FENCING ON TOP OF EXISTING CONCRETE WALL. PICKETS SHALL BE QUALITY TREATED 1"x8" WOOD. POSTS TO BE GALVANIZED 2-3/8" STEEL WAP-OZ BRACKETS WITH 1.5" LAG SCREWS. POST SET APPROXIMATELY 30"-36" DEEP IN CONCRETE. RAILS TO BE QUALITY TREATED 2" x 4" POST SET APPROXIMATELY 6" APART. INSTALL PICKETS AT VARIABLE HEIGHTS: BETWEEN 5.5FT-6.5FT (MATCH TOP OF PERIMETER FENCE WITH TALLEST PICKET) SEE PRECEDENT IMAGE L002. PAINT/STAIN PROVIDED BY RDOs, WORK TO BE COMPLETED BY CONTRACTOR.

LEGEND

- 1" DRAIN ROCK
- PLANTING AREA (FUTURE DEVELOPMENT)
- ASPHALT EXTENSION

ISSUES	
PRELIMINARY	2018/05/08
APPROVAL	2018/05/29
TENDER	2018/06/26
CONSTRUCTION	
RECORD	
ARCHIVE	

PROJECT NAME	
SPIRIT PARK UPGRADES	

DRAWING	
OPTION 1: PICKLE BALL COURT CONSTRUCTION AND TENNIS COURT RESURFACING	

PROJECT NUMBER	
2018006	

SCALE	
AS INDICATED	

DESIGNED	
LB	

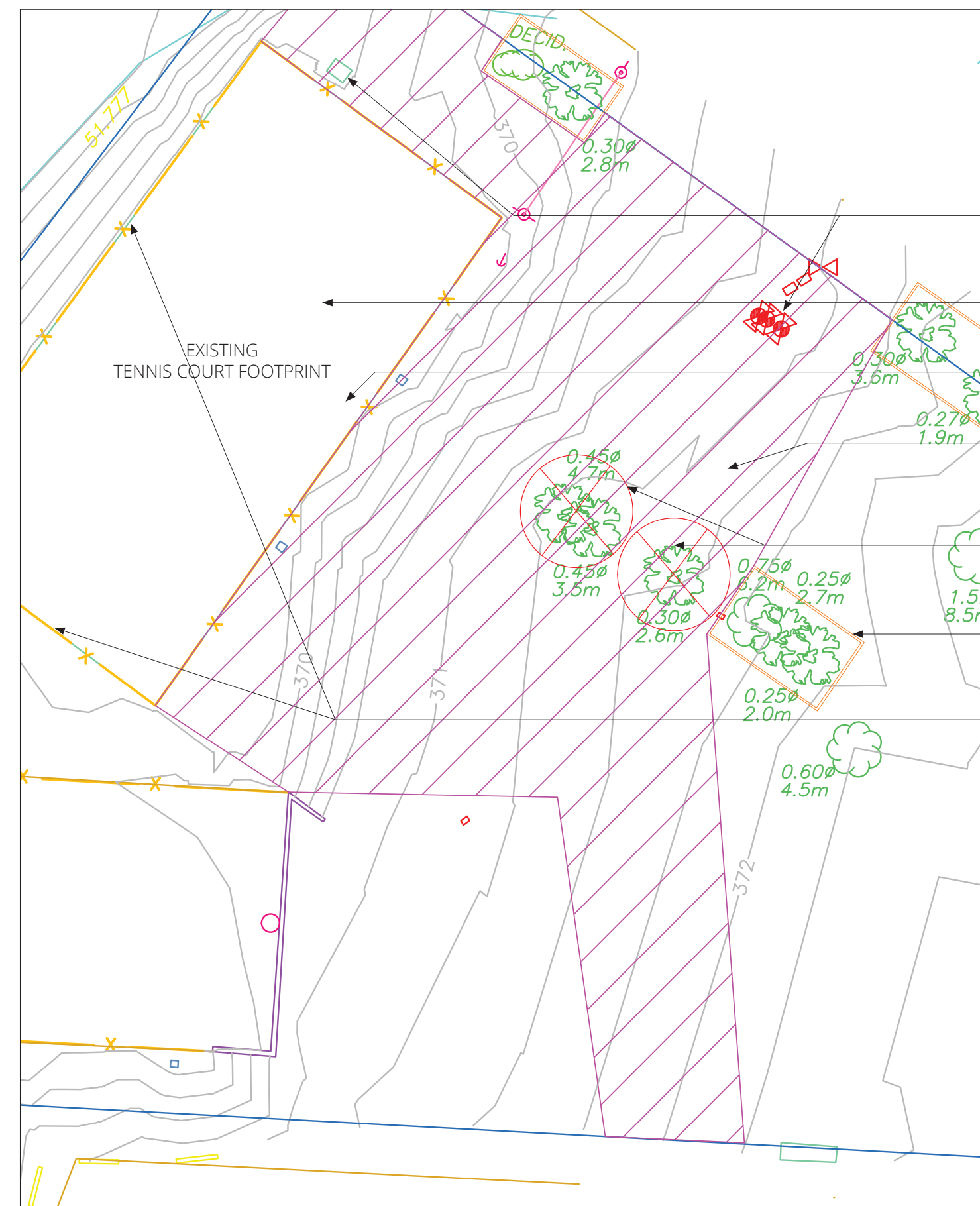
DRAWN	
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PROPOSED PLAN
SCALE: 1:200

SHERWOOD PLACE

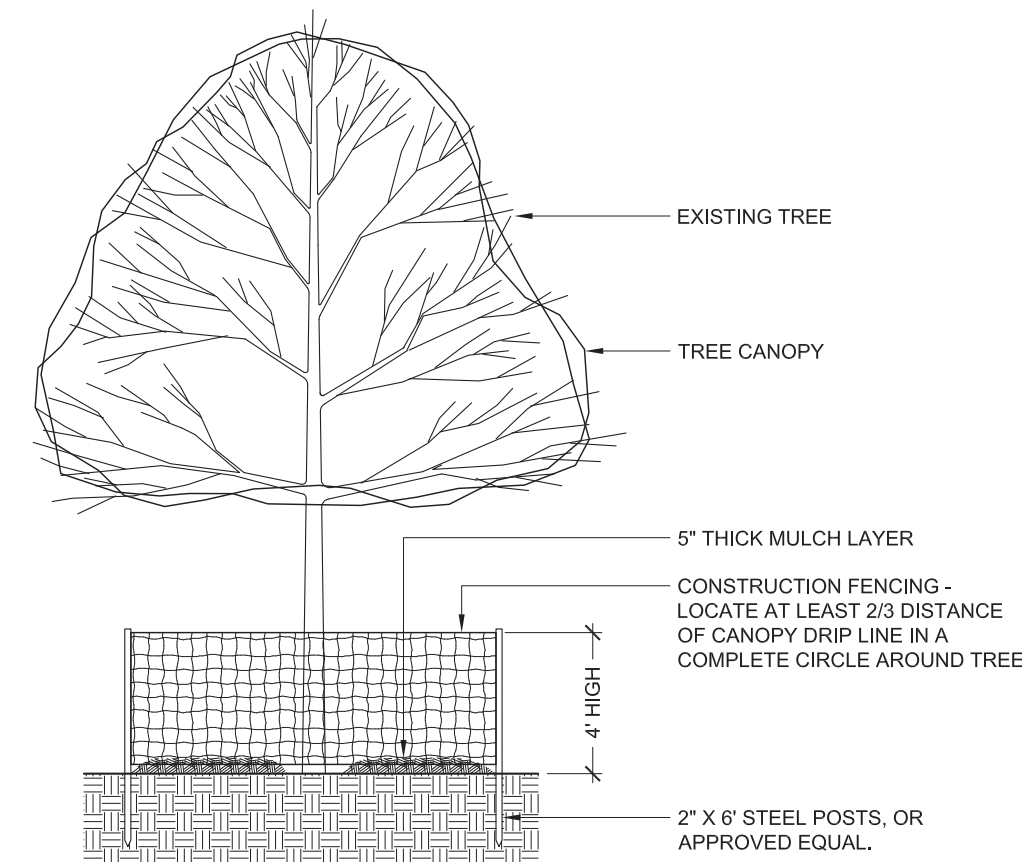
L001



DEMOLITION AND TREE PRESERVATION PLAN
(no scale)

- REMOVE EXISTING IRRIGATION
- PRESERVE EXISTING TENNIS COURT FOOTPRINT FOR RESURFACING
- PRESERVE EXISTING TENNIS COURT FOOTPRINT FOR RESURFACING
- SOD AND TOPSOIL REMOVAL 450 mm DEPTH OR MORE AROUND MATURE TREES OR AS DETERMINED BY SITE INSPECTOR
- REMOVE TREES
- INSTALL TREE PROTECTION
- REMOVE FENCE AND POSTS AND RE-INSTALL NEW FENCE IN LINE WITH PICKLEBALL COURT FENCE

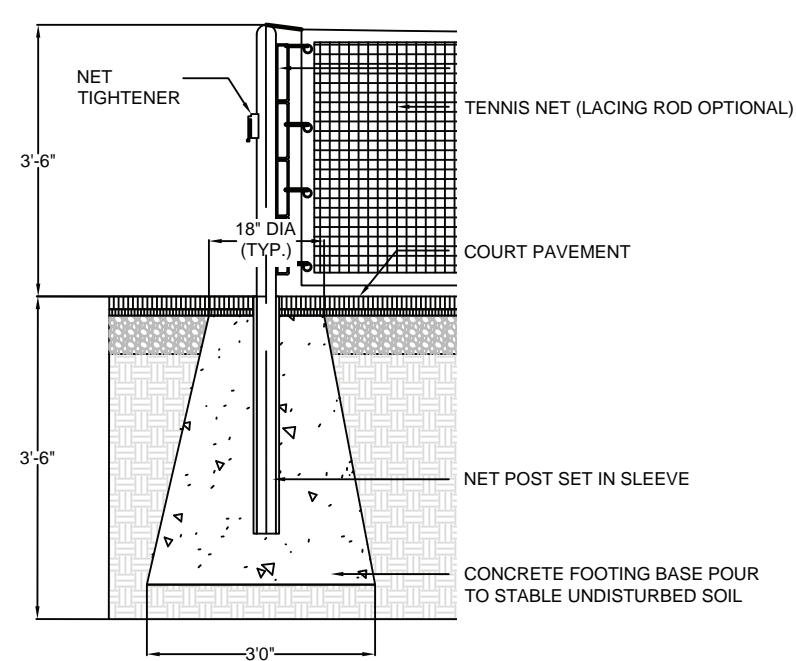
- LEGEND
- TREE REMOVAL
 - TREE PROTECTION
 - CLEAR AND GRUB (TYP)



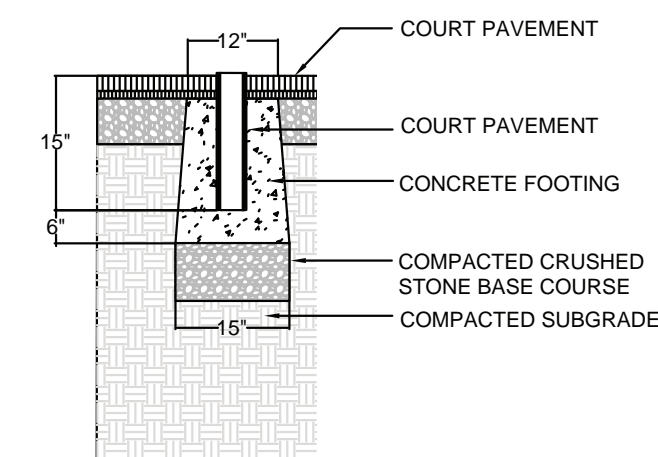
TREE PROTECTION DETAIL
(no scale)

RESURFACING NOTES:

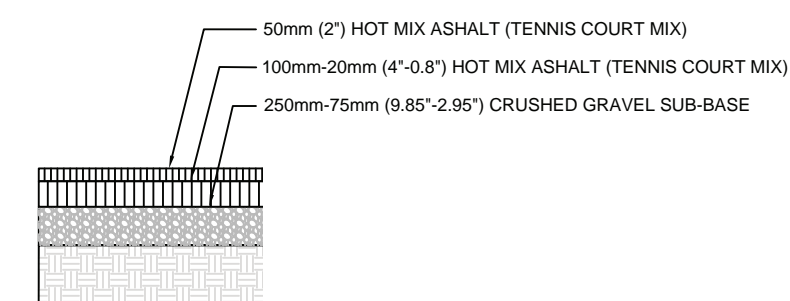
- PART ONE- GENERAL
- 1.01 SUMMARY
A. This work includes surface preparation and the acrylic color system applications for existing tennis court, basketball court, pickle ball court, or similar athletic or play surface.
- 1.02 QUALITY ASSURANCE
A. Installing firm: Installer must regularly engage in construction and color acrylic surfacing. Documented experience in acrylic color system applications must be provided. Minimum of 10 projects similar in complexity in the last 3 years.
B. Surfacing shall conform to the guidelines of the ASBA (American Sports Builders Association), and USAPA (U.S. A. Pickle ball Association) respectively.
- 1.03 SUBMITTALS
A. Provide manufacturer specifications for all products, color chart and installation instructions.
- 1.04 MATERIAL HANDLING AND STORAGE
A. Store materials in accordance with manufactures specifications and MSDS.
B. All surfacing material shall be non-flammable.
C. NO MATERIAL STORED ON SITE during the duration of the project unless fully secured with fencing.
- 1.05 GUARANTEE
A. Provide guarantee against defects in the materials and workmanship for a period of one year from the date of substantial completion unless otherwise stated.
- PART TWO- PRODUCTS
- 2.01 MANUFACTURERS
A. Approved product.
- 2.02 MATERIAL
A. Patching Mix (Elite Patch Binder)-for use in patching cracks, holes, depressions, "birdbaths" and other surface imperfections.
B. Acrylic Patch Crack Filler (Elite Acrylic Patch Crack Filler)-for use in filling cracks
C. Acrylic Resurfacer (Elite Acrylic Resurfacer)- Mixed with approved silica sand and applied as a filler coat on new or existing asphalt surfaces and for pre-coating rough areas.
D. Acrylic Color Playing Surface (Elite Color Concentrate) mix with approved silica sand and applied over acrylic resurfacer or textured acrylic color.
E. Textured Line Paint (Elite Textured Line Paint)-for use as line or graphic marking on play surface.
- PART THREE- EXECUTION
- 3.01 WEATHER LIMITATIONS
A. Do not install when rain is imminent or extremely high humidity prevents drying.
B. Do not install if surface is wet or damp.
C. Do not apply unless surface and air temperatures are 50°F and rising.
D. Do not apply if surface temperature is more than 140°F.
- 3.02 PREPARATION FOR ACRYLIC COLOR SYSTEM.
A. Surface shall be thoroughly cleaned of all dirt, debris, and vegetation using floor scrapers, wire brooms, and mechanical blowers.
B. Surface areas with embedded dirt, or algae growth shall be pressure washed. Entire surface washing may be required. Surfaces shall be power washed using a deck power washing unit or Hydro-Jet-Blaster, wand washing will not be accepted. Surface, fencing, and athletic equipment shall be thoroughly rinsed following surface washing.
C. Cracks with vegetation shall be treated with herbicide. Cracks shall be routed with a mechanical crack router. All loose material and old or foreign crack filler shall be completely removed.
- 3.03 CRACK FILLING
A. Cracks shall be filled from bottom to top with acrylic patch crack filler. Special care shall be taken to assure all void space is filled. Multiple applications will be required to level crack filler with adjacent surface.
B. Sand and pre-coat as needed to assure repairs are not visible following acrylic surface applications.
C. Strictly follow manufactures mixture guidelines and moisture limitations.
- 3.04 COURT DEPRESSIONS "BIRDBATHS"
A. Testing: Surface shall be flooded with water by rain or manually with clean water. Surface shall be allowed to drain for 45-60 minutes in sunlight at 70°F. Remaining depressions holding enough water to cover a five cent piece (American Nickel) shall be marked.
B. Apply acrylic patch binder mix to depressions and strike off with a straight edge. Before the product begins to dry, feather edges using a trowel, putty knife, or similar method.
C. Repeat testing and acrylic patch binder applications as needed to eliminate or reduce depressions to within tolerance.
D. Sand and pre-coat as needed to assure repairs are not visible following acrylic surface applications.
E. Strictly follow manufactures mixture guidelines and weather limitations.
- 3.04 ACRYLIC FILLER COAT(S) (RESURFACER)
A. One (1) coat of properly textured acrylic resurfacer shall be applied to entire surface. Special care shall be taken to keep a wet edge and remain consistent.
B. When surface is completely dry, surface shall be inspected for, ridges, bumps, and debris. Any inconsistencies shall be corrected prior to color coat applications.
C. New asphalt, asphalt patches, surfaces with cavities due to asphalt impurities, and surfaces with extensive patching or reflective crack repair systems, will require a second (2nd) application of textured acrylic resurfacer.
D. Strictly follow manufactures mixture guidelines and weather limitations.
- 3.05 ACRYLIC COLOR PLAYING SURFACE
A. Complete a thorough inspection, remove any bumps or ridges in resurfacer coats, and clean surface of all loose dirt, leaves, or other debris.
B. If the surface is to receive multiple colors, apply chalk lines to distinguish the court area from the perimeter area. Follow USTA & USAPA guidelines for court dimensions.
C. Colors and their placement shall be determined by the owner. Colors and the placement of the colors shall be verified by the owner prior color applications.
D. Textured acrylic color surface shall be applied in two (2) applications with a 50 durometer rubber squeegee. No application should be made until the previous application is thoroughly dry.
E. Strictly follow manufactures guidelines and weather limitations.
- 3.06 LINE PAINTING
A. Lines shall be carefully laid out in accordance with the ASBA or USAPA guidelines.
B. Masking tape shall be applied and rolled to result in a two inch (2") wide width unless otherwise stated.
C. Masked lines shall be primed with acrylic line primer to seal the void between the textured surface and masking tape edge.
D. One (1) coat of textured white line paint shall be applied by brush or roller. NO SPRAY APPLICATIONS PERMITTED.
- 3.07 PROTECTION
A. Erect temporary barriers to protect coatings during drying and curing.
B. Lock gates to prevent use until acceptance by the owner.
- 3.08 CLEAN UP
A. Site shall be cleared of all construction debris, all waste shall be disposed of offsite in accordance with local, state and federal regulations.
B. Remove all barriers and locks.



PICKLE BALL NET DETAIL
SCALE: 1:30



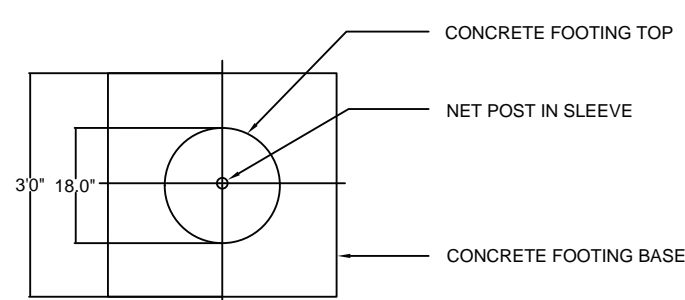
TENNIS NET CENTRE STRAP ANCHOR
SCALE: 1:30



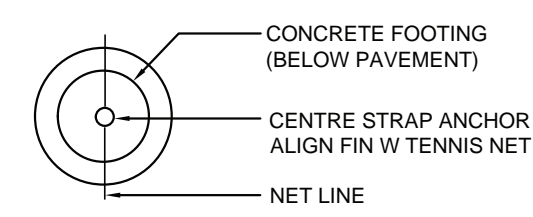
TENNIS COURT PAVING DETAIL
SCALE: 1:30



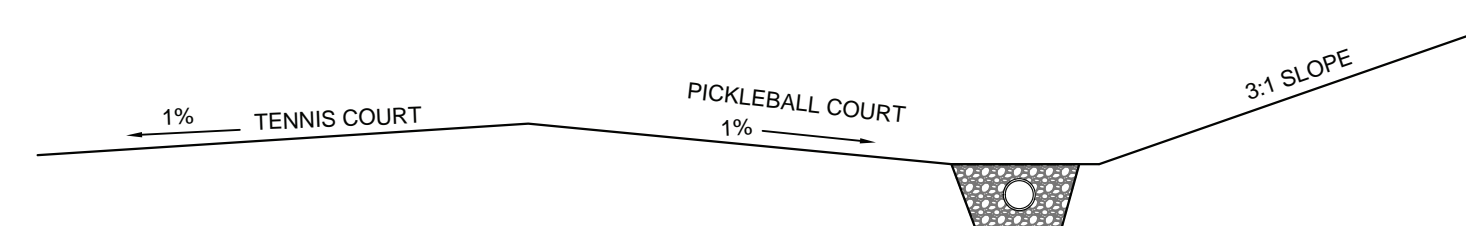
PICKET FENCING PRECEDENT
(NO SCALE)



PICKLE BALL NET DETAIL (PLAN)
SCALE: 1:30



TENNIS NET CENTRE STRAP ANCHOR
(PLAN)



FRENCH DRAIN
(NO SCALE, VERTICAL EXAGGERATION)

ISSUES	
PRELIMINARY	2018/05/08
APPROVAL	2018/05/29
TENDER	2018/06/26
CONSTRUCTION	
RECORD	
ARCHIVE	

PROJECT NAME
SPIRIT PARK UPGRADES

DRAWING
PICKLE BALL INSTALLATION AND RESURFACING DETAILS

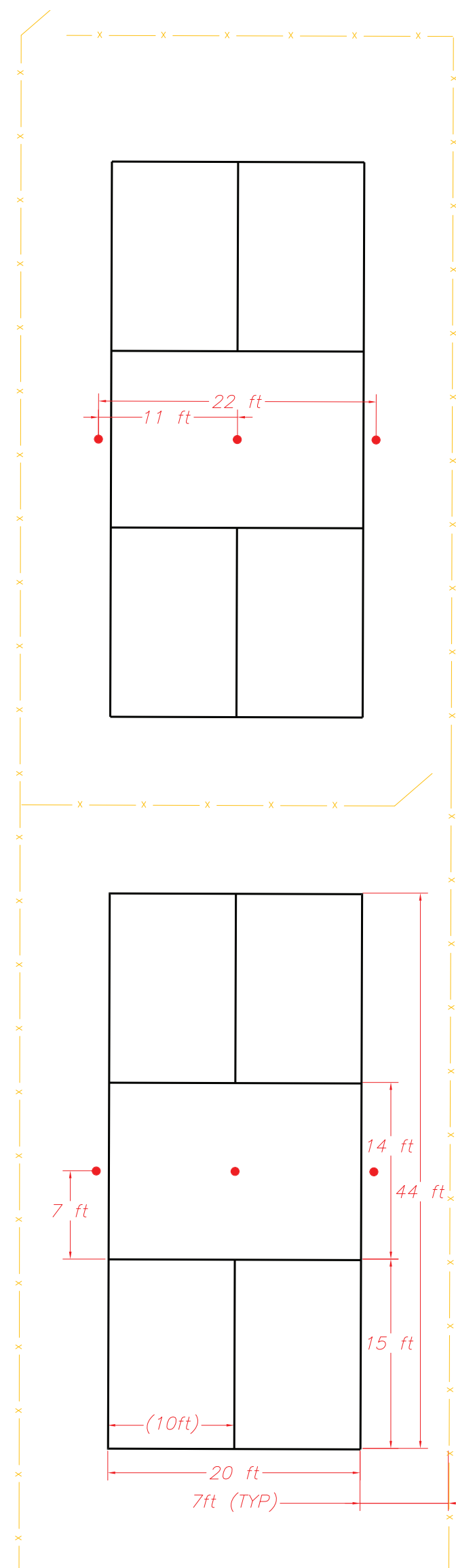
PROJECT NUMBER
2018006

SCALE
AS INDICATED

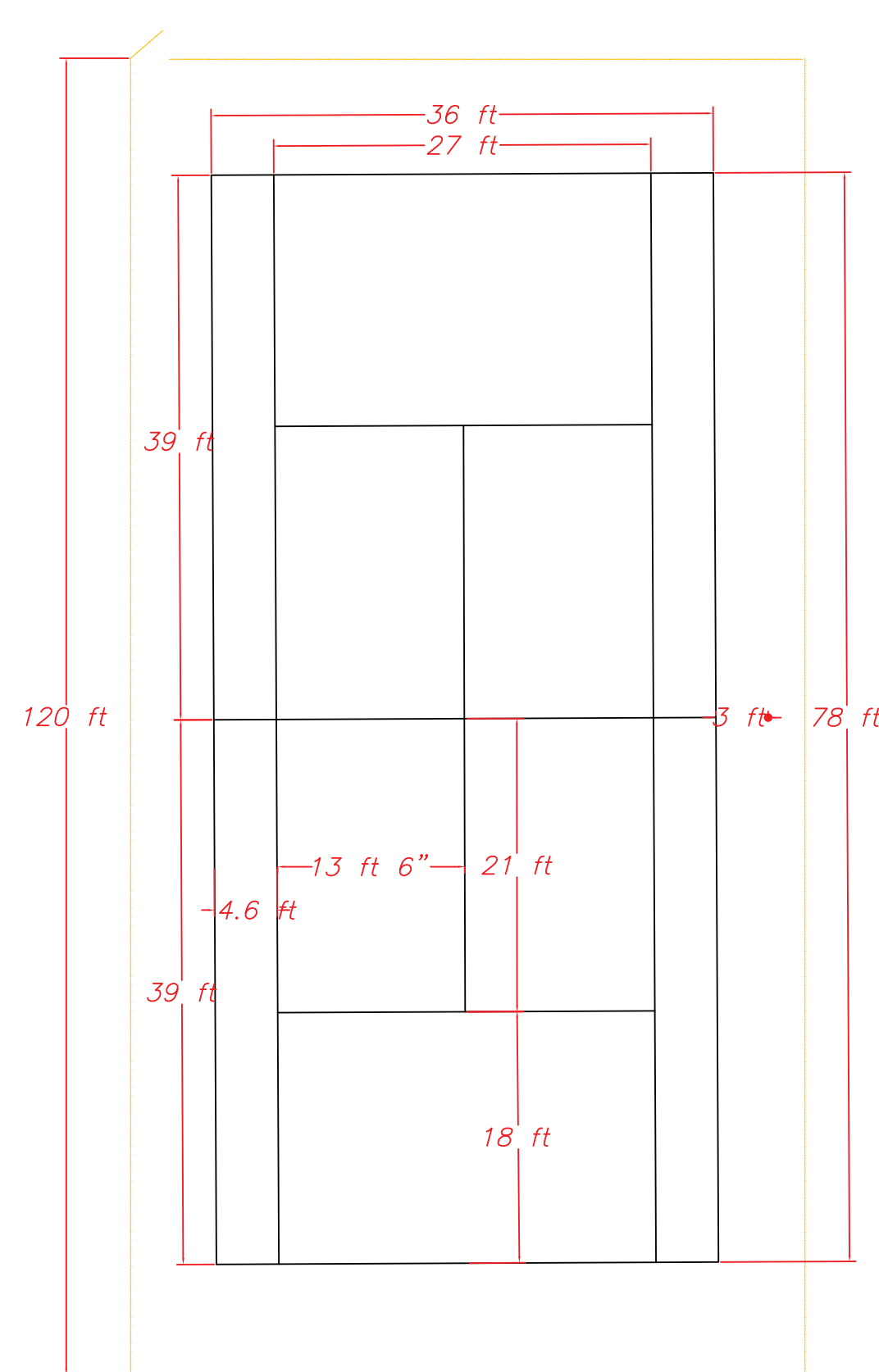
DESIGNED
LB

DRAWN
LB

CHECKED



PICKLE BALL COURT LAYOUT
(no scale)



ALL LINES TO BE 2" WIDE

TENNIS COURT LAYOUT
(no scale)

SPORTS COURT INSTALLATION NOTES:

PART ONE- GENERAL

- 1.01 SUMMARY
 - A. This work includes sub surface preparation, hot mix asphalt (HMA) paving, net post and fence installation, and the acrylic color system applications for new tennis courts, and pickle ball courts.
- 1.02 QUALITY ASSURANCE
 - A. Installing firm: Installer must regularly engage in construction and color acrylic surfacing. Documented experience in athletic surface paving, and acrylic color system applications must be provided. Minimum of 10 projects similar in complexity in the last 3 years.
 - B. Surfacing shall conform to the guidelines of the ASBA (American Sports Builders Association), and USAPA (U.S. A. Pickle ball Association) respectively.
- 1.03 SUBMITTALS
 - A. Provide manufacturer specifications for all products, asphalt mix design, color chart and installation instructions.
 - B. Shop drawings indicating layout and placement of asphalt, color system, lines, net systems, fence and gates.
- 1.04 MATERIAL HANDLING AND STORAGE
 - A. Store materials in accordance with manufactures specifications and MSDS.
 - B. All surfacing material shall be non-flammable.
 - C. NO MATERIAL STORED ON SITE during the duration of the project unless fully secured with fencing.

- 1.05 GUARANTEE
 - A. Provide guarantee against defects in the materials and workmanship for a period of one (1) year from the date of substantial completion unless otherwise stated.
- PART TWO- PRODUCTS
 - 2.01 MANUFACTURERS
 - A. Approved product.
 - 2.02 MATERIAL/PRODUCTS
 - A. Round Steel Pipe Fence Framework-(Schedule 40 standard weight pipe)- Polymer coated galvanized pipe, fused and adhered.
 - a. Line Post: two and a half inch (2-1/2") Outside Diameter
 - b. Terminal Post: Three inch (3") Outside Diameter
 - c. Rails: Inch and five eighths (1-5/8") Outside Diameter
 - B. Chain Link Fabric- Polymer coated Fused and adhered inch and three quarter (1-3/4") 9 gauge core. Knuckled at top and bottom.
 - c. Tension Wire- 7 gauge core polymer coated fused and adhered.
 - D. Fitting-Polymer coated fused and adhered
 - a. Tension and Brace bands-minimum thickness 12 gauge.
 - b. Terminal Post Caps, Line Post Loop Tops, Rail and Brace Ends, Boulevard Clamps, Rail Sleeves.
 - c. Truss Rod Assembly
 - d. Tension Bars.
 - e. Tie Wire and Hog Rings- 9 gauge core aluminum alloy.
 - E. Gates- Polymer coated fused and adhered two and a half inch (2-1/2") O.D.
 - F. Aggregate Base Course (CA-6) graded and compacted base course.
 - G. HMA Binder Course (N-50 Binder Course)- Lower course of pavement with maximum aggregate size no more than three-quarters of one inch (3/4").
 - H. HMA Surface Course (N-30 Surface Course)-fine graded asphalt course with one half inch (1/2") maximum aggregate or smaller, free of reclaimed asphalt shingles (RAS) and with no more than 25% reclaimed asphalt pavement (RAP), applied over reinforcement grid.

- PART THREE- EXECUTION
 - 3.01 WEATHER LIMITATIONS
 - A. Do not install when raining or rain is imminent.
 - B. Do not install if surface is wet or damp.
 - C. Do not apply unless surface and air temperatures are 50°F and rising.
 - D. Do not apply if surface temperature is more than 140°F.
 - 3.02 SITE INSPECTION- PREPARATION
 - A. Examine soil to establish its suitability as a foundation for court construction.
 - B. Remove and dispose of all trees and vegetation including root systems.
 - C. Locate utilities.

- 3.03 ENGINEERING
 - A. Proper grade elevation shall be set on proposed court areas
 - B. All excavating, filling, compacting, grading, and leveling required shall be performed so that the finish court surface has a slope of no less than 0.83% and 1% on a true plane from side to side or end to end. Net line crowning will not be acceptable.
- 3.04 BASE COURSE
 - A. Aggregate base course shall be added as needed with a minimum thickness of eight inches (8") to obtain required elevations and compaction.
 - B. Elevations to be set in base course with a 0.83%-1% pitch end to end or side to side.
 - C. Proof roll with a fully loaded six-yard dump truck prior to asphalt paving.
 - D. All soft areas shall be replaced with compacted aggregate base course

- 3.05 ASPHALT PAVING
 - A. BINDER COURSE
 - a. Machine apply and compact HMA Surface course to a compacted thickness of no less than two inches (2") over prepared stone base.
 - b. HMA shall be free of marks, segregation and be placed to required uniform elevation with a smooth texture not showing tearing, shoving, or gouging.
 - c. Paving equipment shall be equipped with auger extensions, and be self-propelled.
 - d. Hand work shall be minimized to ensure the best possible finished surface.
 - e. Rolling shall start as soon as the HMA can be compacted without displacement. Rolling shall continue until the HMA is thoroughly compacted and all roller marks have disappeared. Compact the HMA to a minimum in-place density of 94.0% of the Theoretical Maximum Specific Gravity.
 - f. Binder course longitudinal joints shall be smooth and true; no deviation from level and true.
 - g. Smoothness shall meet the requirements of no greater than one eighth inch (1/8") in ten feet (10').
 - h. Binder course asphalt must be placed in one day, special care shall be taken to avoid cold seams.
 - B. SURFACE COURSE
 - a. Machine apply and compact HMA Surface course to a compacted thickness of no less than one and one half inches (1.5") over HMA binder course.
 - b. HMA shall be free of marks, segregation and be placed to required uniform elevation with a smooth texture not showing tearing, shoving, or gouging.
 - c. Paving equipment shall be equipped with auger extensions, and be self-propelled.
 - d. Hand work shall be minimized to ensure the best possible finished surface.
 - e. Rolling shall start as soon as the HMA can be compacted without displacement. Rolling shall continue until the HMA is thoroughly compacted and all roller marks have disappeared. Compact the HMA to a minimum in-place density of 94.0% of the Theoretical Maximum Specific Gravity.
 - f. Surface course longitudinal joints shall be smooth and true; no deviation from level and true.
 - g. Smoothness shall meet the requirements of no greater than one eighth inch (1/8") in ten feet (10').
 - h. Surface course asphalt must be placed in one day, special care shall be taken to avoid cold seams.

- 3.06 TENNIS/PICKLE BALL POSTS SLEEVES, POSTS, AND NETS
 - A. Tennis post foundations shall be situated to provide a clear distance between posts of four-two feet (42') apart. Pickle ball post sleeves shall be situated to provide a clear distance between posts of twenty-two feet (22') apart.
 - B. Net post sleeves shall be installed with foundations of no less than twenty-four inches (24") in diameter at the top, no less than thirty inches (30") in diameter at the base, and no less than forty-eight inches (48") in depth
 - C. Center strap anchor foundations shall be no less than twelve inches (12") in diameter at the top, no less than sixteen inches (16") at the base, and no less than twelve inches

- (12") in depth.
 - D. Install tennis/pickle ball posts in sleeves, follow manufactures installation guidelines.
 - E. Install tennis nets, follow manufactures installation guidelines.
 - F. Install center straps, follow manufactures installation guidelines.
- 3.07 FENCING
 - A. FRAMEWORK INSTALLATION
 - a. Posts: Posts shall be set plumb in concrete footings. Minimum depth of fortyeight inches (48"). Minimum footing diameter four times the largest cross section of the post up to four inches (4") dimension and three times the largest cross section of post greater than four inches (4") dimension. Top of concrete footing to be at grade crowned to shed water away from the post. Line posts installed at intervals not exceeding ten feet (10') on center.
 - b. Top rail: Install twenty-one foot (21') lengths of rail continuous thru the line post or barb arm loop top. Splice rail using top rail sleeves minimum six inches (6") long. Rail shall be secured to the terminal post by a brace band and rail end. Bottom rail or intermediate rail shall be field cut and secured to the line posts using boulevard clamps or brace band with rail end.
 - c. Terminal posts: End, corner, pull and gate posts shall be braced and trussed. The horizontal brace rail and diagonal truss rod shall be installed in accordance with ASTM F567.
 - C. GATE INSTALLATION
 - a. Swing Gates: Installation of swing gates and gateposts. Gates shall be plumb in the closed position having a bottom clearance two inches (2"). Hinge and latch offset opening space shall be no greater than three inches (3") in the closed position.
 - D. NUTS AND BOLTS
 - a. Bolts: Carriage bolts used for fittings shall be installed with the head on the secure side of the fence. All bolts shall be peened over to prevent removal of the nut.

- 3.08 COURT DEPRESSIONS "BIRDBATHS"
 - A. Testing: Surface shall be flooded with water by rain or manually with clean water. Surface shall be allowed to drain for 45-60 minutes in sunlight at 70°F. Remaining depressions holding enough water to cover a five cent piece (American Nickel) shall be marked.
 - B. Apply acrylic patch binder mix to depressions and strike off with a straight edge. Before the product begins to dry, feather edges using a trowel, putty knife, or similar method.
 - C. Repeat testing and acrylic patch binder applications as needed to eliminate or reduce depressions to within tolerance.
 - D. Sand and pre-coat as needed to assure repairs are not visible following acrylic surface applications.
 - E. Strictly follow manufactures mixture guidelines and weather limitations.

- 3.09 ACRYLIC FILLER COAT(S) (RESURFACER)
 - A. Two (2) coats of properly textured acrylic resurfacer shall be applied to entire surface.
 - Special care shall be taken to keep a wet edge and remain consistent.
 - B. When surface is completely dry, surface shall be inspected for, ridges, bumps, and debris. Any inconsistencies shall be corrected prior to color coat applications.
 - C. Strictly follow manufactures mixture guidelines and weather limitations.

- 3.10 ACRYLIC COLOR PLAYING SURFACE
 - A. Complete a thorough inspection, remove any bumps or ridges in resurfacer coats, and clean surface of all loose dirt, leaves, or other debris.
 - B. If the surface is to receive multiple colors, apply chalk lines to distinguish the court area from the perimeter area. Follow USTA & USAPA guidelines for court dimensions.
 - C. Colors and their placement shall be determined by the owner. Colors and the placement of the colors shall be verified by the owner prior color applications.
 - D. Textured acrylic color surface shall be applied in two (2) applications with a durometer rubber squeegee. No application should be made until the previous application is thoroughly dry.
 - E. Strictly follow manufactures guidelines and weather limitations.

- 3.11 LINE PAINTING
 - A. Lines shall be carefully laid out in accordance with the ASBA or USAPA guidelines.
 - B. Masking tape shall be applied and rolled to result in a two inch (2") wide width unless otherwise stated.
 - C. Masked lines shall be primed with acrylic line primer to seal the void between the textured surface and masking tape edge.
 - D. One (1) coat of textured white line paint shall be applied by brush or roller. NO SPRAY APPLICATIONS PERMITTED.

- 3.12 PROTECTION
 - A. Erect temporary barriers to protect coatings during drying and curing.
 - B. Lock gates to prevent use until acceptance by the owner.

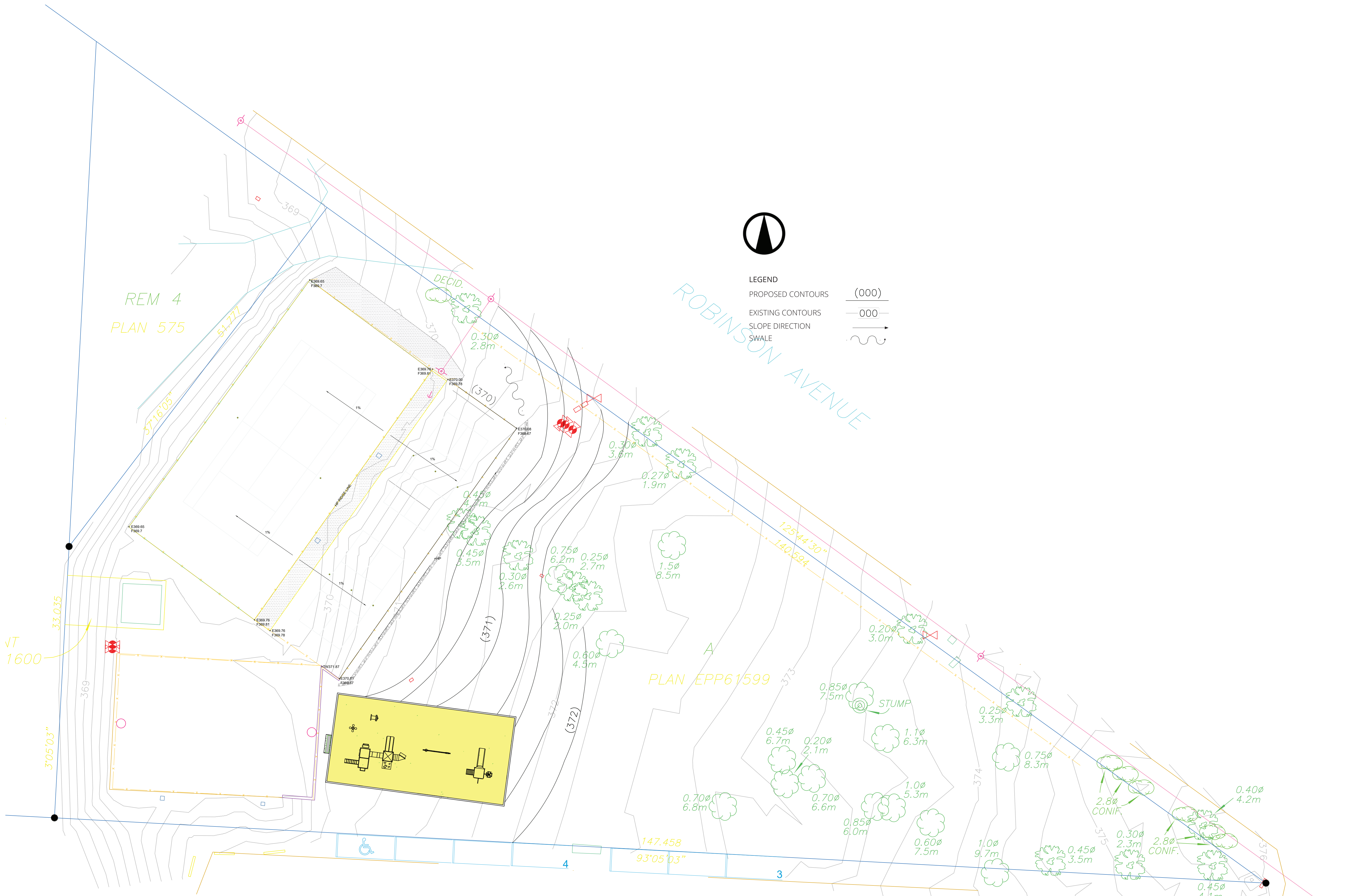
- 3.13 CLEAN UP
 - A. Site shall be cleared of all construction debris, all waste shall be disposed of offsite in accordance with local, state and federal regulations.
 - B. Remove all barriers and locks.

ISSUES	
PRELIMINARY	2018/05/08
APPROVAL	2018/05/29
TENDER	2018/06/26
CONSTRUCTION	
RECORD	
ARCHIVE	

PROJECT NAME
SPIRIT PARK UPGRADES

DRAWING
TENNIS COURT INSTALLATION DETAILS

PROJECT NUMBER	2018006
SCALE	AS INDICATED
DESIGNED	LB
DRAWN	LB
CHECKED	



LEGEND
 PROPOSED CONTOURS (000)
 EXISTING CONTOURS -000
 SLOPE DIRECTION →
 SWALE ~~~~~

ISSUES	
PRELIMINARY	2018/05/08
APPROVAL	2018/05/29
TENDER	2018/06/26
CONSTRUCTION	
RECORD	
ARCHIVE	

PROJECT NAME
SPIRIT PARK UPGRADES

DRAWING
GRADING AND DRAINAGE PLAN

PROJECT NUMBER
2018006

SCALE
AS INDICATED

DESIGNED
LB

DRAWN
LB

CHECKED

GRADING PLAN
SCALE: 1:200

L004