



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Thursday, March 18, 2021
RDOS Boardroom – 101 Martin Street, Penticton

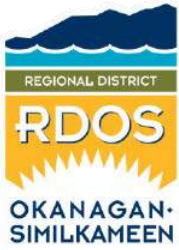
SCHEDULE OF MEETINGS

9:00 am	-	9:15 am	Public Hearing – Electoral Area “D” Zoning Bylaw Amendment – 1655 Maple Street, Okanagan Falls
			Public Hearing – Electoral Area “D” Zoning Bylaw Amendment – 850 Railway Lane, Okanagan Falls
9:15 am	-	11:00 am	Planning and Development Committee
11:00 am	-	11:30 am	Corporate Services Committee
11:30 am	-	12:00 pm	Break
12:00 pm	-	2:00 pm	RDOS Board

“Karla Kozakevich”

Karla Kozakevich
RDOS Board Chair

2020 Notice of Meetings			
April 1	RDOS Board		Committee Meetings
April 15	RDOS Board	OSRHD Board	Committee Meetings
May 6	RDOS Board		Committee Meetings
May 20	RDOS Board	OSRHD Board	Committee Meetings
June 3	RDOS Board		Committee Meetings



NOTICE OF PUBLIC HEARING

Electoral Area “D” Zoning Bylaw Amendment

1655 Maple Street, Okanagan Falls

Notice is hereby given by the Regional District of Okanagan-Similkameen (RDOS) that all persons who believe that their interest in property is affected by the **Electoral Area “D” Zoning Amendment Bylaw 2455.44, 2020**, will be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaws at a public hearing to be held by electronic means on:

Date: Thursday, March 18, 2021

Time: 9:00 a.m.

Location: <https://rdos.webex.com>

Event number: 187 244 9679

Password: RD@S

INSTRUCTIONS ON HOW TO PARTICIPATE

To participate in the electronic public hearing, please enter the text provided under “Location” (above) into the address bar of an internet browser (e.g. Chrome, Firefox, Safari, Edge). The Regional District is utilizing Cisco’s Webex videoconferencing services and individuals interested in participating in the public hearing are encouraged to test this service on their computer or mobile device prior to the date of the hearing.

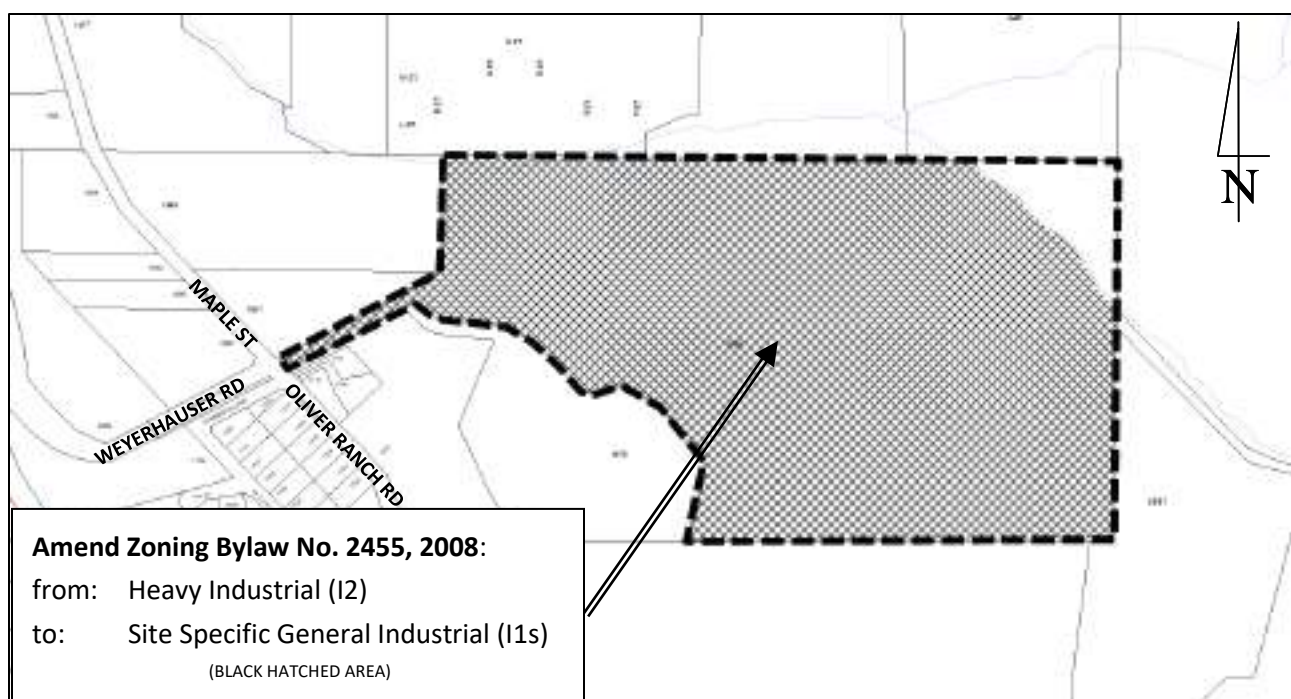
Interested individuals may also participate in the public hearing by calling 1-833-311-4101. Additional instructions on how to participate in an electronic public hearing are available on the Regional District’s website: www.rdos.bc.ca.

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

PURPOSE OF THE BYLAW:

The purpose of the proposed amendments are to facilitate development of a general industrial park which includes indoor agriculture. More specifically, **Amendment Bylaw No. 2455.44, 2020**, proposes to:

- define “agriculture, “indoor”.
- amend Schedule ‘1’ (Zoning Text) by adding Site Specific General Industrial (I1s) Provisions at the subject property in order to permit “agriculture, indoor” use and increase maximum parcel coverage from 40% to 60%.
- amend Schedule ‘2’ (Official Zoning Map) of the Electoral Area “D” Zoning Bylaw No. 2455, 2008, by changing the zoning of an approximately 43.5 ha part of 1655 Maple Street (which is legally described as Lot B, Plan 22642, District Lot 551, SDYD, Except Plan EPP34540 and EPP86797), from Heavy Industrial (I2) to General Industrial Site Specific (I1s).



FURTHER INFORMATION

For further information about the content of **Amendment Bylaw No. 2455.44, 2020**, and the land affected by them, persons are encouraged to inspect a copy of the proposed Bylaw at the Regional District of Okanagan-Similkameen office at 101 Martin Street, Penticton, BC, on weekdays (excluding statutory holidays) between the hours of 8:30 a.m. to 4:30 p.m.

Basic information related to this proposal is also available at: www.rdos.bc.ca (Property & Development → Planning, Zoning & Subdivision → Current Applications → Electoral Area “D” → D2020.016-ZONE).

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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 | **Email:** planning@rdos.bc.ca



NOTICE OF PUBLIC HEARING

Electoral Area “D” Zoning Bylaw Amendment

850 Railway Lane, Okanagan Falls

Notice is hereby given by the Regional District of Okanagan-Similkameen (RDOS) that all persons who believe that their interest in property is affected by the **Electoral Area “D” Zoning Amendment Bylaw 2455.45, 2021**, will be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaws at a public hearing to be held by electronic means on:

Date: Thursday, March 18, 2021

Time: 9:00 a.m.

Location: <https://rdos.webex.com> **Event number:** 187 244 9679 **Password:** RD@S

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

PURPOSE OF THE BYLAW(S):

The purpose of the proposed amendments is related to conversion of bottom two commercial units into residential units. More specifically, **Amendment Bylaw No. 2455.45, 2021**, proposes to:

- amend Schedule ‘1’ (Zoning Text) by adding Site Specific Okanagan Falls Town Centre (OFTCs) Provisions at the subject property to increase maximum density from 100 to 159 dwelling units per hectare.
- amend Schedule ‘2’ (Official Zoning Map) of the Electoral Area “D” Zoning Bylaw No. 2455, 2008, by changing the zoning of Units 102 and 103 850 Railway Lane (which is legally described as Strata Lot 1 & Strata Lot 2, Plan KAS2687, District Lot 2883S, SDYD), from Okanagan Falls Town Centre (OFTC) to Site Specific Okanagan Falls Town Centre (OFTCs).



FURTHER INFORMATION

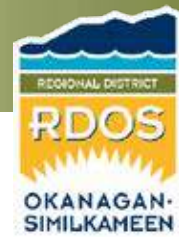
For further information about the content of **Amendment Bylaw No. 2455.45, 2021**, and the land affected by them, persons are encouraged to inspect a copy of the proposed Bylaw at the Regional District of Okanagan-Similkameen office at 101 Martin Street, Penticton, BC, on weekdays (excluding statutory holidays) between the hours of 8:30 a.m. to 4:30 p.m.

Basic information related to this proposal is also available at: www.rdos.bc.ca (Property & Development → Planning, Zoning & Subdivision → Current Applications → Electoral Area “D” → D2021.001-ZONE).

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



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN Planning and Development Committee

Thursday, March 18, 2021

9:15am

AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

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

B. STEP CODE CONSULTATION

RECOMMENDATION 2

THAT the Regional District of Okanagan-Similkameen notify the BC Provincial government of the intention to begin a public consultation on the BC Energy Step Code through the official notification to consult process.

C. AMENDMENT OF ENVIRONMENTALLY SENSITIVE DEVELOPMENT PERMIT (EDSP) AREAS

1. Amendment Bylaw No. 2912, 2020
2. Amendment Bylaw No. 2500.17, 2020
3. Representations

RECOMMENDATION 3

THAT the Regional District of Okanagan-Similkameen:

1. Initiate an update to the Environmentally Sensitive Development Permit Areas as identified in Official Community Plan Amendment Bylaw 2912, 2020; and,
 2. Initiate an amendment to the Development Procedures as identified in Bylaw 2500.17, 2020.
-

D. INVESTIGATION OF A WILDFIRE HAZARD DEVELOPMENT PERMIT (WDP) AREA DESIGNATION

Delegation: Bruce Blackwell, B.A. Blackwell and Associates

1. Wildfire DPA Investigation

RECOMMENDATION 4

THAT amendments to the Electoral Area Official Community Plan (OCP) Bylaws to introduce a Wildfire Development Permit Area designation not be initiated; and,

THAT the Regional District support increased awareness of FireSmart principals and practices through ongoing FireSmart education and programming; and

THAT the Regional District submit a resolution to the Southern Interior Local Government Association (SILGA) requesting the province to investigate changes to the BC Building Code to align with FireSmart.

**E. ZONING BYLAW AMENDMENT – ELECTORA AREA “D”, “E”, “F”, & “I”
REGULATION OF “SOLAR ENERGY SYSTEMS”**

1. Amendment Bylaw No. 2911
2. Representations

RECOMMENDATION 5

THAT, prior to consideration of first reading, the Regional District of Okanagan-Similkameen Solar Energy System Amendment Bylaw No. 2911, be amended in order to incorporate the following:

- the minimum parcel area requirement for a ground mounted systems be revised from 1.0 ha to 0.25 ha; and
 - that ground mounted systems less than 1.2 meters in height be exempted from interior side, exterior side and rear setback requirements.
-

F. ADJOURNMENT

ADMINISTRATIVE REPORT

TO: Planning & Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: March 18, 2021

RE: *Step Code consultation*

Administrative Recommendation:

THAT the Regional District of Okanagan-Similkameen notify the BC Provincial government of the intention to begin a public consultation on the BC Energy Step Code through the official notification to consult process.

Purpose:

This report recommends that RDOS submits a Notice of Consultation on the BC Energy Step Code (Step Code) to initiate consultation with a wide array of regional stakeholders on the potential application of the BC Energy Step Code in the RDOS.

Building 20% more efficient homes than current baseline will be mandatory in the province in late 2022 through the BC Building Code. We have an opportunity to consult with the public and the building community and, if desired, introduce a planned and phased introduction of the code in line with public readiness and expectations.

Early adoption will provide an opportunity for education and industry preparedness as well as prevent compliance concerns in 2022.

This Notification sets out our intentions for a consultation for a community-wide application for the lower steps for each section of part 9 and part 3 buildings. This will trigger a consultation to begin immediately and last 6 months.

Business Plan Objective:

Local governments are asked by the Ministry of Energy, Mines and Low Carbon Innovation to inform the Energy Step Code Council at two key points in their adoption process:

1. Initial Notification: When a government begins consultation with stakeholders on its proposed approach
2. Final Notification: When a government establishes or ratifies a bylaw, policy or program that references the BC Energy Step Code

This report outlines the reasons why sending an Initial Notification (see attachment 1) is recommended at this time and sets out a proposed timeline to deliver a new RDOS Step Code policy.

Step Code adoption will assist the community in fostering the current and future economic, social and environmental well-being of its community.

Specifically Step Code integration will assist towards the following goals from the 2021 Business Plan:

Goal 3.1: To develop a socially sustainable region

Goal 3.2: To develop an economically sustainable region

Objective 3.3.6: By preparing for the impact of climate change

Background:

Step Code was introduced by the Province of BC in 2017. This is a performance based standard for new construction buildings. By consulting with the public and builders on their readiness, we are able to set RDOS step code levels at an appropriate Step for the consulting parties. We will be able to pace ourselves appropriately best manage the transition to mandatory requirements.

Buildings built to higher energy-efficiency standards provide multiple benefits to those who live, work, and learn within them. Occupants often prefer these buildings as they:

- Improve comfort, by better managing temperature
- Improve health, by better managing fresh air throughout the building
- Reduce noise, through better insulation and airtightness
- Require less energy, helping occupants lower their energy bills
- Are more durable

As well as energy cost savings buildings will typically have lower GHG emissions compared to a baseline building of the same size.

While Step Code Adoption would be new to the RDOS. This is already well supported in both member municipalities and surrounding municipalities and areas. Oliver and Penticton are already further ahead with adoption steps. There is an informal agreement with building officials in Osoyoos, Princeton and Summerland to match the pace of adoption of the RDOS. There is a strong desire among staff to synchronize timelines as much as possible to prevent industry confusion and guarantee regional preparedness. Early adoption will bring us into line with surrounding Regional Districts who have already adopted Step Code requirements for their communities.

Analysis:

It is recommended that the board endorse a stakeholder engagement process to allow staff to gather feedback on an agreeable timeline of proposed Energy Step Code implementation.

This process will:

- Inform pertinent stakeholders of relevant changes;
- Inform a justifiable policy adoption timeline;
- Gather feedback on the tools and resources needed to support a smooth transition to Energy Step Code adoption;
- Offer educational opportunities to support an understanding of compliance requirements under the upcoming mandatory Steps;
- Identify complementary supports for more energy efficient development;
- Provide an opportunity for staff to feed into the process of Step Code process design;
- Provide an opportunity for staff to gain the training they require to implement Step Code;
- Provide an opportunity to lead on regional standards integration and standardization of Step Code through round tables and workshops with staff from member municipalities.

The Senior Energy Specialist is proposing stakeholder engagement using online methods to stay COVID-19 safe. This will be a combination of targeted (e.g. workshop) and passive (e.g. advertising) information.

The implications of not accessing currently available resources and resolving to provide a clear date of adoption in the district, may give the building community inadequate time to prepare for the 2022 mandatory BC Building Code changes. The risk of not engaging with stakeholders now is that new rules will be mandated and the community, contractors and our own staff will be ill prepared.

Communication Strategy:

The communication will be carried out in conjunction with the communications department. The communications, will be split into two sections:

1. Community members
2. Active builders, contractors and trades

A full Public Engagement Strategy will be designed with communications pending submission of the notification. All communications will be carried out virtually due to Covid-19 restrictions.

Respectfully submitted:

Jeremy Dresner
Jeremy Dresner – Senior Energy Specialist
Manager

Endorsed by:

Laura Miller
L. Miller, Building and Enforcement Services

Attachment: [Notification form | Energy Step Code](#)

Notice of Consultation on the BC Energy Step Code

#BSSB-ESC01

Local governments should use this form to notify the Province and Energy Step Code Council when they have started or plan to initiate consultation with stakeholders on the potential application of the BC Energy Step Code in their communities. Please read the [online information about the notification process](#) before completing this form.

To provide industry with sufficient time to adjust to new energy-efficiency requirements, the Province and the Energy Step Code Council recommend the following transition timelines, as noted in the Energy Step Code [provincial policy guide](#) (sections 3.4.1 to 3.4.4):

- a) Enforcement with no delay: The transition of energy-efficiency requirements existing prior to December 2017, to an equivalent Step(s) in the BC Energy Step Code, may be enforced with no delay.
- b) Three-month transition: The expansion of an existing program(s) that is equivalent to a Step(s) in the BC Energy Step Code (item (a) in this list), to a new location within a community (e.g., a neighbourhood plan) or situation (e.g., rezoning), may be enforced no sooner than three months from the date this form is received by the Building and Safety Standards Branch.
- c) Six-month transition: New or expanded requirements for Lower Steps may be enforced no sooner than six months from the date this form is received by the Building and Safety Standards Branch.
- d) Twelve-month transition: New or expanded requirements for Higher Steps may be enforced no sooner than 12 months from the date this form is received by the Building and Safety Standards Branch.

The transition timelines start when the notification form has been received by the Building and Safety Standards Branch (the Branch will send an email to confirm receipt of the notification and the transition start date).

The information you provide will be summarized and shared with the Energy Step Code Council, to help support the successful implementation of the BC Energy Step Code. Summarized information from Sections 1, 3, 4 and 5 of the form will also be shared publicly.

**The information submitted here does not commit a local government or Authority
Having Jurisdiction to any future action regarding the BC Energy Step Code.**

1. Local Government	
Which BC local government or other authority having jurisdiction are you reporting on behalf of?	
Which regional district is your community in?	
2. Contact Information	
Please provide contact information for the person completing this notification.	
First Name	Last Name
Job Title	
Municipality (if different from the local government)	
Telephone	
Email Address	

3. Initial or Revised Notification of Consultation on the BC Energy Step Code Please indicate if this is an initial notification of your consultation on the BC Energy Step Code, or a revised notification based on a change in requirements. If this is a revised notification, note that the transition timelines referred to above restart.		
<input type="checkbox"/> Initial Notification <input type="checkbox"/> Revised Notification		
4. Consultation Please indicate the Step(s) you expect to consult on for each building type and whether you are considering a community-wide or other type of application (e.g., builder incentives, or a neighbourhood requirement).		
Part 9: Houses and Small Buildings	Community-Wide Application <input type="checkbox"/> Lower Steps (1, 2 or 3)	Other Application <input type="checkbox"/> Lower Steps (1, 2 or 3) <input type="checkbox"/> Higher Steps (4 or 5)
Part 3: Large and Complex Residential Buildings (Wood Construction)	Community-Wide Application <input type="checkbox"/> Lower Steps (1, 2 or 3)	Other Application <input type="checkbox"/> Lower Steps (1, 2 or 3) <input type="checkbox"/> Higher Step (4)
Part 3: Large and Complex Residential Buildings	Community-Wide Application <input type="checkbox"/> Lower Steps (1 or 2)	Other Application <input type="checkbox"/> Lower Steps (1 or 2) <input type="checkbox"/> Higher Steps (3 or 4)
Part 3: Large and Complex Office and Mercantile Buildings	Community-Wide Application <input type="checkbox"/> Lower Steps (1 or 2)	Other Application <input type="checkbox"/> Lower Steps (1 or 2) <input type="checkbox"/> Higher Step (3)
5. Transitioning, Expanding, or New Requirements Please indicate if you are consulting on new energy-efficiency programs for buildings, or consulting about transitioning an existing program or expanding an existing program to an equivalent Step(s) of the BC Energy Step Code. Check all that apply.		
<input type="checkbox"/> Transitioning an existing energy-efficiency program(s) to an equivalent Step(s) of the BC Energy Step Code <input type="checkbox"/> Expanding an existing energy-efficiency program(s) to an equivalent Step(s) of the BC Energy Step Code <input type="checkbox"/> Introducing a new energy-efficiency program(s) or going to a higher Step		
6. Notification Submission Please ensure only one submission is received from your community.		
<input type="checkbox"/> I have conferred with my colleagues to ensure this will be our only submission at this time.		

Please email this form to the Building and Safety Standards Branch of the Ministry of Municipal Affairs and Housing.

Email address: building.safety@gov.bc.ca

Subject line: Notice of Consultation on the BC Energy Step Code

Administrative Intake – Building and Safety Standards Branch Internal Use Only	
Receiver	Date Received
Administrator	Date Completed

ADMINISTRATIVE REPORT



TO: Planning and Development Committee
FROM: B. Newell, Chief Administrative Officer
DATE: March 18, 2021
RE: Amendment of Environmentally Sensitive Development Permit (ESDP) Areas

Administrative Recommendation:

THAT the Regional District of Okanagan-Similkameen:

1. **Initiate an update to the Environmentally Sensitive Development Permit Areas as identified in Official Community Plan Amendment Bylaw 2912, 2020; and,**
2. **Initiate an amendment to the Development Procedures as identified in Bylaw 2500.17, 2020.**

Purpose:

The purpose of this report is to seek direction from the Board in relation to proposed amendments to the Electoral Area Official Community Plan (OCP) Bylaws as they relate to Environmentally Sensitive Development Permit (ESDP) Areas.

Background:

At its meeting of August 6, 2020, the following Director's Motion was brought forward to the Regional District Board:

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

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

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

At its meeting of September 3, 2020, the August 6, 2020, Motion was debated and carried by the Regional District Board.

At its meeting of October 15, 2020, the Planning and Development (P&D) Committee of the Board considered Amendment Bylaw Nos. 2912 and 2500.17 and resolved that "the proposed amendments to the ESDP areas be referred to the Electoral Area Advisory Planning Commissions."

Public Process:

The proposed amendments to the ESDP Areas were considered by the Electoral Area APCs between November of 2020 and February 2021, with the following recommendations put forward for Board consideration:

Electoral Area "A": that the proposed amendments be approved, subject to the following:

-
- ∅ *that parcel coverage percentage reductions be considered (dealing with what square footage a building can be vs. size of the lot); and*
 - ∅ *that Site-Specific re-zonings may need to be exempt on a case by case basis.*

Electoral Area "C": a motion was not made due to the loss of quorum during the meeting.

Electoral Area "D": that the proposed amendments be approved, subject to the following:

- ∅ *a trigger for the issuance of a permit continue to include the "alteration of the land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services" for parcels greater than 2.0 ha.*

Electoral Area "E": that the proposed amendments be approved.

Electoral Area "F": that the proposed amendments be denied.

Electoral Area "H": that the proposed amendments be approved.

Electoral Area "I": that the proposed amendments be denied.

In addition to consideration by the Electoral Area APCs, Amendment Bylaw No. 2912 was referred to the agencies listed at Attachment No. 1, while received comments are included at Attachment No. 2.

The Board is asked to be aware that consultation with residents and property owners has not yet been undertaken.

Analysis:

Administration is aware that the South Okanagan-Similkameen is recognized as a region that combines a wide range of natural habitat areas with a large number of unique species, many of which are not found elsewhere in the province or in Canada. That the area is also home to the largest number of endangered and threatened species of plants and animals in BC and Canada.

Administration is further aware that the Board has adopted a vision for the Regional District "as a steward of our environment, sustaining a diverse and livable region that officers a high quality of life through good governance."

Yet, based upon previous experience, Administration considers development permit area designations to have significant limitations when used to meet the land use objectives of the Board, including:

- the supremacy of the electoral area zoning bylaws (i.e. an ESDP designation cannot be used to prohibit a use or density allowed by zoning);
- the uncertainty that exists around the authority of a local government to ticket for infractions against an ESDP (principal recourse being injunctive action at BC Supreme Court);
- the absence of statutory authority to require post-approval monitoring reports;
- the limitations of relying on landscaping bonds to achieve compliance (i.e. seen to be the "cost of doing business", expense of having a biologist confirm landscaping may exceed value of bond);
- reliance on the Professional Reliance Model and lack of internal resources / expertise to undertake monitoring and compliance; and

-
- absence of performance measuring criteria (i.e. it is presently unknown if ESDPs are meeting their objective of minimizing the impacts of development on the environment).

Administration is further concerned that the stated objective of the ESDP Area designation; “to protect important sensitive ecosystems and biological diversity including valuable habitat for endangered species of native, rare vegetation or wildlife, and provide wildlife corridors and secondary habitat”, is overly broad and provides inadequate guidance to QEPs regarding the Regional District’s goals for the ESDP Area designation.

For these reasons, Administrations generally supports the proposed amendments contained in Amendment Bylaw No. 2912 to re-focus the ESDP Area designation on the subdivision stage and that greater policy emphasis on environmental values be considered by the Board at the rezoning stage.

APC Recommendations:

In response to the recommendations provided by the Electoral Area APCs, and despite the limitations of DPs outlined above, there is seen to be merit in retaining a permit requirement for soil disturbance and vegetation removal on larger parcels (i.e. those greater than 2.0 ha in area), but that this should be accompanied by an exemption for constructing a principal residential use (including driveway access and septic field).

Administration considers the request to review maximum allowable parcel coverage in the rural-residential zones to have value, and notes that a similar review in the rural zones (i.e. RA, AG & LH) was previously completed as part of work related to the preparation of a single zoning bylaw for the Okanagan Electoral Areas (i.e. in the RA Zone, the maximum parcel coverage for parcels greater than 2.0 ha is 5%).

Agency Referral Comments:

The following is a summary of some of the comments and concerns that have been received from agencies:

- the Agricultural Land Commission (ALC) generally supports the proposed amendments, while the Ministry of Agriculture has “no comments”.
- Environment Canada and Climate Change (ECCC) is concerned that the amendments will create gaps and eliminate oversight of activities, resulting in less stewardship and the destruction of critical habitat on private lands. ECCC notes that it has provided significant funds to support the environmental planner utilized by the RDOS and the member municipalities and is encouraging the Board to consider a modified approach to the ESDP Area amendments.
- The Ecosystem Branch of the Ministry of Forests, Lands, Natural Resource Operations and Rural Development is concerned that the region is facing unprecedented development pressures and that the proposed amendments to ESDP Areas will remove most of the (terrestrial) oversight and that this could have far-reaching consequences for Species at Risk in the Okanagan and Similkameen. The Branch is recommending that more focused amendments be considered.

(NOTE: approximately 2.99% of the total land base in the Regional District has been designated as an ESDP Area. This equates to 7.72% of the land base in the Okanagan Valley, 1.42% of the land base in Electoral Area “H” and 0.0% in Electoral Areas “B” & “G”. In most electoral areas Crown land represents around 90% of the land base and the Regional District defers to the province to protect environmental values on Crown land).

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- The South Okanagan Similkameen Conservation Program (SOSCP) has raised many concerns, the principal of which appears to be the proposed changes to ESDPs are inconsistent with the Regional District's corporate Vision of being "a steward of our environment ..."
 - Staff at the Central Okanagan Regional District (CORD) support a consistent approach to the protection of the environment across the Okanagan Valley and are concerned that removing building permits as a trigger for an ESDP will result in the RDOS losing the ability to protect the natural environment at a critical juncture in the development process.

Public Comments:

While public comments have been received in relation to the proposed amendments and are included at Attachment No. 2, Administration is not providing a summary of these as Bylaw No. 2912 has yet to be formally notified to the public and it is unknown if the comments received to date are representative of the broader community.

Alternatives:

- .1 THAT Amendment Bylaw No. 2912, 2020, Amendment Bylaw No. 2500.17, 2020, not be initiated.
- .2 THAT initiation of Amendment Bylaw No. 2912, 2020, Amendment Bylaw No. 2500.17, 2020, be deferred pending:
 - i) *TBD*

Respectfully submitted:



C. Garrish, Planning Manager

Attachments: No. 1 – Agency Referral List

No. 2 – Proposed Amendments to ESDP Area Guidelines

No. 3 – Representations

No. 4 – Amendment Bylaw No. 2912, 2020 (annotated version – 2020-10-15)

No. 5 – Amendment Bylaw No. 2500.17, 2020 (annotated version – 2020-10-15)

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a **p**, regarding Amendment Bylaw No. 2912:

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	p	Town of Oliver
o	Ministry of Municipal Affairs & Housing	p	Town of Osoyoos
p	Ministry of Forest, Lands, Natural Resource Operations & Rural Development (Ecosystem Section)	p	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)
o	Ministry of Transportation and Infrastructure	p	Penticton Indian Band (PIB)
o	Integrated Land Management Bureau	p	Osoyoos Indian Band (OIB)
p	BC Parks	p	Upper Similkameen Indian Band (USIB)
p	School District #53	p	Lower Similkameen Indian Band (LSIB)
p	School District #58	o	Environment Canada
p	School District #67	p	Fisheries and Oceans Canada
p	Central Okanagan Regional District	p	Canadian Wildlife Services
p	Kootenay Boundary Regional District	o	OK Falls Irrigation District
o	Thompson Nicola Regional District	o	Kaleden Irrigation District
o	Fraser Valley Regional District	p	South Okanagan Similkameen Conservation Program

18.2 Environmentally Sensitive Development Permit (ESDP) Area

.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.

.2 Area

The lands shown as Environmentally Sensitive Development Permit Area on Schedule 'C' are designated as an Environmentally Sensitive Development Permit Area.

.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 wildlife, and provide wildlife corridors and secondary habitat.

.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 in order 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 a number of 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. Specifically, BC's pocket desert, Kruger Mountain, Osoyoos Lake, the oxbows and wetlands of Okanagan River, Richter Pass with the natural ridgeline views between Highway 3 and Osoyoos Lake. It is the close proximity of these diverse habitats that contribute to a wide variety of species, both common and rare, that are found in this Electoral Area.

.5 Development requiring a permit

- .1 A development permit is required, except where exempt under Section 18.2.7 (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.~~

.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) Subdivision and rezoning of undeveloped lands that contain significant portions of high ecological value should be avoided.

-
- c) Subdivision and development plans must be designed in a way that protect the areas with the highest environmental values. Methods to achieve this can include, but are not limited to:
 - i) Parcel and road network layouts that avoid areas with high ecological value;
 - ii) Clustering development onto less environmentally sensitive lands; and
 - iii) Protection of areas with high ecological value through Conservation Area (CA) designations, land donations public trusts, and protective covenants.
 - d) 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.
 - e) Habitat connectivity and the retention of connectivity corridors between sensitive ecosystems should be preserved by avoiding development across corridors Wildlife crossings should be designed to protect continuity of wildlife corridors where these are interrupted by roadways.
 - f) Monitoring reports may be required to be submitted to the Regional District following the completion of a development in order to confirm the conditions of a development permit have been met.
 - g) 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.

~~.7 Expedited Development Permit~~

- ~~.1 Despite sub-section 17.2.6.1(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 or team that includes a Registered Professional Biologist in British Columbia (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 to known EVRs have been avoided or acceptably mitigated through a REA to the satisfaction of the Regional District, an EA as outlined under sub-section 17.2.6.1(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.~~

.7 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, storm sewer, 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 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;~~

.9 subdivisions that propose to:

- 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.

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2912, 2020

**A Bylaw to amend the Electoral Area "A", "C", "D", "E", "F", "H" & "I"
Official Community Plan Bylaws**

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

1. This Bylaw may be cited for all purposes as the "Regional District of Okanagan-Similkameen Environmentally Sensitive Development Permit Area Update Official Community Plan Amendment Bylaw No. 2912, 2020."

Electoral Area "A"

2. The "Electoral Area "A" Official Community Plan Bylaw No. 2450, 2008" is amended by:

- i) replacing sub-section 13.1.2.3 (Policies – General) under Section 13.0 (Natural Environment and Conservation) in its entirety with the following:
 - .3 Requires that, where a proposed subdivision 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 at Section 18.2 as well as relevant federal and provincial best management guidelines.
- ii) replacing sub-section 13.3.2.2 (Policies) under Section 13.0 (Natural Environment and Conservation) in its entirety with the following:
 - .2 Requires that land designated as an Environmentally Sensitive Development Permit Area shall be retained in a natural state and not subdivided prior to the issuance of an Environmentally Sensitive Development Permit (ESDP) in accordance with the guidelines outlined at Section 18.2 of this Plan unless an exemption applies.
- iii) replacing sub-section 13.3.2.6 (Policies) under Section 13.0 (Natural Environment and Conservation) in its entirety with the following:

Commented [CG1]: Proposes to replace reference to "development" with "subdivision"

Commented [CG2]: Proposes to replace reference to "development" with "subdivision"

- .6 Encourages 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 amendment bylaw application.
- iv) replacing a new sub-section 18.2 (Environmentally Sensitive Development Permit (ESDP) Area) under Section 18.0 (Development Permit Areas) in its entirety with the following:

Commented [CG3]: New wording.

18.2 Environmentally Sensitive Development Permit (ESDP) Area

Commented [CG4]: Option for an "Expedited Development Permit" has been removed as it is primarily related to building permits (was Section 18.2.7).

.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.

.2 Area

The lands shown as Environmentally Sensitive Development Permit Area on Schedule 'C' are designated as an Environmentally Sensitive Development Permit Area.

.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 wildlife, and provide wildlife corridors and secondary habitat.

.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 in order 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 a number of 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. Specifically, BC's pocket desert, Kruger Mountain, Osoyoos Lake, the oxbows and wetlands of Okanagan River, Richter Pass with the natural ridgeline views between Highway 3 and Osoyoos Lake. It is the close proximity of these diverse habitats that contribute to a wide variety of species, both common and rare, that are found in this Electoral Area.

.5 Development requiring a permit

- .1 A development permit is required, except where exempt under Section 18.2.7 (Exemptions), for development on lands within the ESDP area. Where not exempted, development requiring a development permit includes:
- a) subdivision.

.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;

Commented [CG5]: The following references have been removed:
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

- .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) Subdivision should be planned, designed and implemented to protect environmentally sensitive areas. Habitats that provide for at-risk species, at-risk ecological communities and keystone species should be given priority for protection.
- c) 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.
- d) 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.
- e) Monitoring reports may be required to be submitted to the Regional District following the completion of a development in order to confirm the conditions of a development permit have been met.
- f) 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.

Commented [CG6]: New Guideline specific to subdivision

.7 Exemptions

A development permit is not required for development within land in the ESDP area for:

- .1 subdivisions that propose to:
 - 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.

Commented [CG7]: All non-subdivision related exemptions have been removed.

Electoral Area "C"

3. The "Electoral Area "C" Official Community Plan Bylaw No. 2452, 2008" is amended by:

- i) replacing sub-section 16.1.2.3 (Policies – General) under Section 16.0 (Natural Environment and Conservation) in its entirety with the following:
 - .3 Requires that, where a proposed subdivision 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 at Section 21.2 as well as relevant federal and provincial best management guidelines.
- ii) replacing sub-section 16.3.2.2 (Policies) under Section 16.0 (Natural Environment and Conservation) in its entirety with the following:
 - .2 Requires that land designated as an Environmentally Sensitive Development Permit Area shall be retained in a natural state and not subdivided prior to the issuance of an Environmentally Sensitive Development Permit (ESDP) in accordance with the guidelines outlined at Section 21.2 of this Plan unless an exemption applies.
- iii) replacing sub-section 16.3.2.6 (Policies) under Section 16.0 (Natural Environment and Conservation) in its entirety with the following:
 - .6 Encourages 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 amendment bylaw application.
- iv) replacing a new sub-section 21.2 (Environmentally Sensitive Development Permit (ESDP) Area) under Section 21.0 (Development Permit Areas) in its entirety with the following:

Commented [CG8]: Proposes to replace reference to "development" with "subdivision"

Commented [CG9]: Proposes to replace reference to "development" with "subdivision"

Commented [CG10]: New wording.

21.2 Environmentally Sensitive Development Permit (ESDP) Area

Commented [CG11]: Option for an "Expedited Development Permit" has been removed as it is primarily related to building permits (was Section 21.2.7).

.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.

.2 Area

The lands shown as Environmentally Sensitive Development Permit Area on Schedule 'C' are designated as an Environmentally Sensitive Development Permit Area.

.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 wildlife, and provide wildlife corridors and secondary habitat.

.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 in order 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 a number of 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 contribute to a wide variety of species, both common and rare, that are found in this Electoral Area.

.5 Development requiring a permit

- .1 A development permit is required, except where exempt under Section 21.2.7 (Exemptions), for development on lands within the ESDP area. Where not exempted, development requiring a development permit includes:
- a) subdivision.

.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.

Commented [CG12]: The following references have been removed:
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.

- b) Subdivision should be planned, designed and implemented to protect environmentally sensitive areas. Habitats that provide for at-risk species, at-risk ecological communities and keystone species should be given priority for protection.
 - c) 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.
 - d) 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.
 - e) Monitoring reports may be required to be submitted to the Regional District following the completion of a development in order to confirm the conditions of a development permit have been met.
 - f) 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.
- .3 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.

Commented [CG13]: New Guideline specific to subdivision.

7 Exemptions

A development permit is not required for development within land in the ESDP area for:

- .1 subdivisions that propose to:
 - 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.

Commented [CG14]: All non-subdivision related exemptions have been removed.

Electoral Area "D"

4. The "Electoral Area "D" Official Community Plan Bylaw No. 2603, 2013" is amended by:

i) replacing sub-section 17.1.2.3 (Policies – General) under Section 17.0 (Natural Environment and Conservation) in its entirety with the following:

.3 Requires that, where a proposed subdivision 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 at Section 24.2 as well as relevant federal and provincial best management guidelines.

Commented [CG15]: Proposes to replace reference to “development” with “subdivision”

ii) replacing sub-section 17.3.2.2 (Policies) under Section 17.0 (Natural Environment and Conservation) in its entirety with the following:

.2 Requires that land designated as an Environmentally Sensitive Development Permit Area shall be retained in a natural state and not subdivided prior to the issuance of an Environmentally Sensitive Development Permit (ESDP) in accordance with the guidelines outlined at Section 24.2 of this Plan unless an exemption applies.

Commented [CG16]: Proposes to replace reference to “development” with “subdivision”

iii) replacing sub-section 17.3.2.6 (Policies) under Section 17.0 (Natural Environment and Conservation) in its entirety with the following:

.6 Encourages 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 amendment bylaw application.

Commented [CG17]: New wording.

v) replacing a new sub-section 24.2 (Environmentally Sensitive Development Permit (ESDP) Area) under Section 24.0 (Development Permit Areas) in its entirety with the following:

24.2 Environmentally Sensitive Development Permit (ESDP) Area

Commented [CG18]: Option for an “Expedited Development Permit” has been removed as it is primarily related to building permits (was Section 21.2.7).

.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.

.2 Area

The lands shown as Environmentally Sensitive Development Permit Area on Schedule ‘C’ are designated as an Environmentally Sensitive Development Permit Area.

.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 wildlife, and provide wildlife corridors and secondary habitat.

.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 in order 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 a number of 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 contribute to a wide variety of species, both common and rare, that are found in this Electoral Area.

.5 Development requiring a permit

.1 A development permit is required, except where exempt under Section 24.2.7 (Exemptions), for development on lands within the ESDP area. Where not exempted, development requiring a development permit includes:

- a) subdivision.

.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

Commented [CG19]: The following references have been removed:
d) the construction of, addition to or alteration of a building or other structure; and
e) alteration of the land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services.

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) Subdivision should be planned, designed and implemented to protect environmentally sensitive areas. Habitats that provide for at-risk species, at-risk ecological communities and keystone species should be given priority for protection.
- c) 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.
- d) 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.
- e) Monitoring reports may be required to be submitted to the Regional District following the completion of a development in

order to confirm the conditions of a development permit have been met.

- f) 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.

- .4 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.

.7 Exemptions

A development permit is not required for development within land in the ESDP area for:

- .1 subdivisions that propose to:
 - 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.

Commented [20]:

Electoral Area "E"

- 5. The "Electoral Area "E" Official Community Plan Bylaw No. 2458, 2008" is amended by:

- i) replacing sub-section 18.1.2.3 (Policies – General) under Section 18.0 (Natural Environment and Conservation) in its entirety with the following:
 - .3 Requires that, where a proposed subdivision 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 at Section 23.2 as well as relevant federal and provincial best management guidelines.
- iv) replacing sub-section 18.3.2.2 (Policies) under Section 18.0 (Natural Environment and Conservation) in its entirety with the following:
 - .2 Requires that land designated as an Environmentally Sensitive Development Permit Area shall be retained in a natural state and not subdivided prior to the issuance of an Environmentally Sensitive Development Permit (ESDP) in

Commented [CG21]: All non-subdivision related exemptions have been removed.

Commented [CG22]: Proposes to replace reference to "development" with "subdivision"

accordance with the guidelines outlined at Section 23.2 of this Plan unless an exemption applies.

v) replacing sub-section 18.3.2.6 (Policies) under Section 18.0 (Natural Environment and Conservation) in its entirety with the following:

.6 Encourages 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 amendment bylaw application.

Commented [CG23]: Proposes to replace reference to "development" with "subdivision"

vi) replacing a new sub-section 23.2 (Environmentally Sensitive Development Permit (ESDP) Area) under Section 23.0 (Development Permit Areas) in its entirety with the following:

23.2 Environmentally Sensitive Development Permit (ESDP) Area

Commented [CG24]: New wording.

.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.

.2 Area

The lands shown as Environmentally Sensitive Development Permit Area on Schedule 'C' are designated as an Environmentally Sensitive Development Permit Area.

.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 wildlife, and provide wildlife corridors and secondary habitat.

.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 in order 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 a number of 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 contribute to a wide variety of species, both common and rare, that are found in this Electoral Area.

.5 Development requiring a permit

- .1 A development permit is required, except where exempt under Section 23.2.7 (Exemptions), for development on lands within the ESDP area. Where not exempted, development requiring a development permit includes:
- a) subdivision.

Commented [CG25]: Option for an "Expedited Development Permit" has been removed as it is primarily related to building permits (was Section 21.2.7).

.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) Subdivision should be planned, designed and implemented to protect environmentally sensitive areas. Habitats that provide for at-risk species, at-risk ecological communities and keystone species should be given priority for protection.
 - c) 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.
 - d) 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.
 - e) Monitoring reports may be required to be submitted to the Regional District following the completion of a development in order to confirm the conditions of a development permit have been met.
 - f) 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.
- .5 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.

.7 Exemptions

A development permit is not required for development within land in the ESDP area for:

- .1 subdivisions that propose to:
 - 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.

Commented [CG26]: The following references have been removed:
f) the construction of, addition to or alteration of a building or other structure; and
g) alteration of the land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services.

Electoral Area "F"

6. The "Electoral Area "F" Official Community Plan Bylaw No. 2790, 2018" is amended by:

- i) replacing sub-section 16.1.2.3 (Policies – General) under Section 16.0 (Natural Environment and Conservation) in its entirety with the following:
 - .3 Requires that, where a proposed subdivision 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 at Section 23.2 as well as relevant federal and provincial best management guidelines.
- ii) replacing sub-section 16.3.2.2 (Policies) under Section 16.0 (Natural Environment and Conservation) in its entirety with the following:
 - .2 Requires that land designated as an Environmentally Sensitive Development Permit Area shall be retained in a natural state and not subdivided 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.
- iii) replacing sub-section 16.3.2.6 (Policies) under Section 16.0 (Natural Environment and Conservation) in its entirety with the following:
 - .6 Encourages 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 amendment bylaw application.
- iv) replacing a new sub-section 23.2 (Environmentally Sensitive Development Permit (ESDP) Area) under Section 23.0 (Development Permit Areas) in its entirety with the following:

Commented [27]:

Commented [CG28]: All non-subdivision related exemptions have been removed.

Commented [CG29]: Proposes to replace reference to "development" with "subdivision"

23.2 Environmentally Sensitive Development Permit (ESDP) Area

Commented [CG30]: Proposes to replace reference to "development" with "subdivision"

.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.

.2 Area

The lands shown as Environmentally Sensitive Development Permit Area on Schedule 'H' are designated as an Environmentally Sensitive Development Permit Area.

.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 wildlife, and provide wildlife corridors and secondary habitat.

.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 in order 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 a number of 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 contribute to a wide variety of species, both common and rare, that are found in this Electoral Area.

.5 Development requiring a permit

Commented [CG31]: New wording.

- .1 A development permit is required, except where exempt under Section 23.2.7 (Exemptions), for development on lands within the ESDP area. Where not exempted, development requiring a development permit includes:
- b) subdivision.

.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) Subdivision should be planned, designed and implemented to protect environmentally sensitive areas. Habitats that provide for at-risk species, at-risk ecological communities and keystone species should be given priority for protection.
 - c) 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.
 - d) 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.
 - e) Monitoring reports may be required to be submitted to the Regional District following the completion of a development in order to confirm the conditions of a development permit have been met.
 - f) 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.
- .6 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.

7 Exemptions

A development permit is not required for development within land in the ESDP area for:

- .1 subdivisions that propose to:
 - 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.

Commented [CG32]: Option for an "Expedited Development Permit" has been removed as it is primarily related to building permits (was Section 21.2.7).

Electoral Area "H"

7. The "Electoral Area "H" Official Community Plan Bylaw No. 2497, 2012" is amended by:

- i) replacing Section 17.0 (Environment & Conservation) in its entirety with the following:

17.0 ENVIRONMENT & CONSERVATION

17.1 Background

Environmental quality is an important component of the community vision, and is tied to the quality of life and lifestyle options valued by local residents, property owners and visitors. The natural attributes of the Plan area, however, are seen to extend beyond the boundaries of Electoral Area “H”, and the Regional District considers that environmental issues in the Similkameen Valley should be addressed from a broad regional perspective.

The Similkameen Valley is situated in the rain shadow of the Coast and Cascade Mountains, with the western part of the valley (which is seen to include Electoral Area “H”) possessing a cooler, moister climate from that found in the dry south-eastern part of the valley. The whole of the Valley is seen to belong to the Southern Interior “Ecoprovince”, which has the greatest diversity of birds in the interior of British Columbia and the most breeding species of all the Ecoprovinces in the province. The low elevation areas of the Similkameen Valley are also home to the Bunchgrass (BG), Ponderosa Pine (PP), and, Interior Douglas Fir (IDF) zones. These three zones are comparatively rare within the province, and have been identified as areas of conservation concern.

While the Bunchgrass zone is predominantly in the valley bottom from Keremeos southward, the Interior Douglas Fir (very dry hot) zone follows the major low elevation drainages including the Tulameen and the Similkameen rivers. A substantial proportion of the Ponderosa Pine zone falls in the area around the Town of Princeton.

Many of the Valley’s ecosystems are sensitive to human disturbance, and high proportions are designated by the Provincial and or Federal governments as being “at risk”. Alteration and the loss of ecosystems have historically occurred due to a variety of activities such as livestock farming, commercial orchard and field crop development, and more recently the focus has been on vineyard/winery and rural ranchette or larger parcel home developments.

The Similkameen River as a whole system continues to support many intact remaining natural attributes such as riparian deciduous forests, dense thickets, meadows and wetlands associated with its floodplain. The cottonwood forests on the valley floor are a notable feature of the landscape. Equally significant are the high mountains with deep dry valleys, the surrounding sensitive upland ecosystems of sagebrush grasslands,

rugged slopes, old growth open Ponderosa Pine and Interior Douglas Fir forests.

For the purpose of protecting environmentally sensitive areas (ESAs), which include not only riparian areas, but shrub-steppe, forested lands, rugged terrain and aquatic areas, the Regional District undertook Sensitive Ecosystem Inventory (SEI) mapping around the communities of Eastgate, Otter Lake and Chain Lakes.

As a local government listed under Section 3 of the *Riparian Areas Protection Regulation*, the Regional District has implemented a Watercourse Development Permit (WDP) Area designation in order to protect riparian areas; being lands within 30 metres of the high water mark of streams and ravines including lakes, watercourses and wetlands, and as described further at Section 22.3 of this bylaw.

For maps of development permit areas and other environmentally sensitive areas in the Plan Area see Schedule 'G' (Environmentally Sensitive Development Permit Area and Other Important Ecosystem Area) and Schedule 'H' (Watercourse Development Permit Area).

17.1.1 Objectives - General

- .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.
- .4 Support efforts to protect source water quality and quality today and for future generations.

17.1.2 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 subdivision 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 at Section 22.2 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 Upper Similkameen Indian Band and Lower Similkameen Indian Band to incorporate it where feasible, practical and appropriate.

17.2 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 several lakes such as Missezula, Alison, Chain, Link, Osprey and Thirsk Lakes and numerous smaller lakes. The Plan Area also includes the Similkameen River and various smaller streams.

Activities in riparian areas have potential to impact water quality, affect erosion, damage fish habitat and impact habitat for species at risk. 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 ecosystems 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 of 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 22.3). 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).

17.2.1 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 'G' (Environmentally Sensitive Development Permit Area and Other Important Ecosystem Area) and Schedule 'H' (Watercourse Development Permit Area).
- .3 Improve and better manage waterfront public access along major lake shorelines, while limiting the overall number of public access points.
- .4 Minimize and avoid development in high hazard soil instability areas along lake foreshore and riparian areas.
- .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.

17.2.2 Policies

The Regional Board:

- .1 Recognises riparian values and, in accordance with the provincial *Riparian Areas Protection 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 22.3 (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 'H'.
- .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 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.
- .5 Discourages development that will have a negative environmental impact on lake riparian and foreshore areas.
- .6 Encourages the subdivision approving officer to ensure that public access to lakes is provided pursuant to Section 75 of the *Land Title Act*.
- .7 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.

17.3 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.

17.3.1 Objectives

- .1 Protect and steward sensitive and important terrestrial ecosystem areas as identified in Schedule 'G' (Environmentally Sensitive Development Permit Area 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.

17.3.2 Policies

The Regional Board:

- .1 Recognizes the values of environmentally sensitive lands and has on Schedule 'G':
 - 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 "Potential Sensitive Ecosystems".
- .2 Requires that land designated as an Environmentally Sensitive Development Permit Area shall be retained in a natural state and not subdivided prior to the issuance of an Environmentally Sensitive Development Permit (ESDP) in accordance with the guidelines outlined at Section 22.2 of this Plan unless an exemption applies.
- .3 Considers that land identified as "Potential Sensitive Ecosystems" 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 'G'.
- .4 Encourages the parcel sizes of land designated as an Environmentally Sensitive Development Permit Area or identified as "Potential Sensitive Ecosystems" on Schedule 'G' 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 Encourages 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.

17.4 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.

For a map of Conservation Areas in the Plan Area see Schedule 'B' (Official Community Plan Map).

17.4.1 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.

17.4.2 Policies

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 seek to work with local First Nations to incorporate it where feasible, practical and appropriate.

- ii) replacing a new sub-section 22.2 (Environmentally Sensitive Development Permit (ESDP) Area) under Section 22.0 (Development Permit Areas) in its entirety with the following:

22.2 Environmentally Sensitive Development Permit (ESDP) Area

.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.

.2 Area

The lands shown as Environmentally Sensitive Development Permit Area on Schedule 'G' are designated as an Environmentally Sensitive Development Permit Area.

.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 wildlife, and provide wildlife corridors and secondary habitat.

.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 in order to maintain a healthy environment and clean water.

The Similkameen area is considered one of the most ecologically diverse in British Columbia and Canada, and includes sensitive ecosystems which support a number of 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 contribute to a wide variety of species, both common and rare, that are found in this Electoral Area.

.5 Development requiring a permit

.1 A development permit is required, except where exempt under Section 22.2.7 (Exemptions), for development on lands within the ESDP area. Where not exempted, development requiring a development permit includes:

- a) subdivision.

.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) Subdivision should be planned, designed and implemented to protect environmentally sensitive areas. Habitats that provide for at-risk species, at-risk ecological communities and keystone species should be given priority for protection.
- c) 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.
- d) 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.
- e) Monitoring reports may be required to be submitted to the Regional District following the completion of a development in

order to confirm the conditions of a development permit have been met.

- f) 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.

- .7 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.

.7 Exemptions

A development permit is not required for development within land in the ESDP area for:

- .1 subdivisions that propose to:
 - 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.

Commented [CG33]: The following references have been removed:

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.

Electoral Area "I"

8. The "Electoral Area "I" Official Community Plan Bylaw No. 2683, 2008" is amended by:

- i) replacing sub-section 17.1.2.3 (Policies – General) under Section 17.0 (Natural Environment and Conservation) in its entirety with the following:
 - .3 Requires that, where a proposed subdivision 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 at Section 23.2 as well as relevant federal and provincial best management guidelines.
- ii) replacing sub-section 17.3.2.2 (Policies) under Section 17.0 (Natural Environment and Conservation) in its entirety with the following:

Commented [34]:

.2 Requires that land designated as an Environmentally Sensitive Development Permit Area shall be retained in a natural state and not subdivided 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.

Commented [CG35]: All non-subdivision related exemptions have been removed.

iii) replacing sub-section 17.3.2.6 (Policies) under Section 17.0 (Natural Environment and Conservation) in its entirety with the following:

.6 Encourages 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 amendment bylaw application.

Commented [36]:

iv) replacing a new sub-section 24.2 (Environmentally Sensitive Development Permit (ESDP) Area) under Section 24.0 (Development Permit Areas) in its entirety with the following:

24.2 Environmentally Sensitive Development Permit (ESDP) Area

Commented [CG37]: All non-subdivision related exemptions have been removed.

.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.

.2 Area

The lands shown as Environmentally Sensitive Development Permit Area on Schedule 'I' are designated as an Environmentally Sensitive Development Permit Area.

.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 wildlife, and provide wildlife corridors and secondary habitat.

.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 in order 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 a number of 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 contribute to a wide variety of species, both common and rare, that are found in this Electoral Area.

.5 Development requiring a permit

- .1 A development permit is required, except where exempt under Section 24.2.7 (Exemptions), for development on lands within the ESDP area. Where not exempted, development requiring a development permit includes:
- a) subdivision.

.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

Commented [CG38]: Proposes to replace reference to "development" with "subdivision"

- .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) Subdivision should be planned, designed and implemented to protect environmentally sensitive areas. Habitats that provide for at-risk species, at-risk ecological communities and keystone species should be given priority for protection.
 - c) 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.
 - d) 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.
 - e) Monitoring reports may be required to be submitted to the Regional District following the completion of a development in order to confirm the conditions of a development permit have been met.
 - f) 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

Commented [CG39]: Proposes to replace reference to "development" with "subdivision"

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.

.7 Exemptions

Commented [CG40]: New wording.

A development permit is not required for development within land in the ESDP area for:

- .1 subdivisions that propose to:
 - 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.

READ A FIRST AND SECOND TIME this ____ day of _____, 2020.

PUBLIC HEARING held on this ____ day of _____, 2020.

READ A THIRD TIME this ____ day of _____, 2020.

ADOPTED this ____ day of _____, 2020.

Board Chair

Corporate Officer

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2500.17, 2020

**A Bylaw to amend the Regional District of Okanagan-Similkameen
Development Procedures Bylaw 2500, 2011**

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 Development Procedures Amendment Bylaw No. 2500.17, 2020."
2. The "Regional District of Okanagan-Similkameen Development Procedures Bylaw No. 2500, 2011" is amended by:
 - (i) replacing sub-section 1(c)(1)(b) (Environmentally Sensitive Development Permit Application Requirements) under Schedule 3 (Application for a Development Permit) in its entirety with the following:
 - b) *deleted*
 - (ii) replacing sub-section 1(c)(5) (Environmentally Sensitive Development Permit Application Requirements) under Schedule 3 (Application for a Development Permit) in its entirety with the following:
 - .5 *deleted*

Commented [CG1]: Proposes to delete reference to "a Rapid Environmental Assessment (REA) Report"

Commented [CG2]: To delete section that address Rapid Environmental Assessments, as these relate to building permit applications.

READ A FIRST AND SECOND TIME this ____ day of _____, 2020.

PUBLIC HEARING held on this ____ day of _____, 2020.

READ A THIRD TIME this ____ day of _____, 2020.

ADOPTED this ____ day of _____, 2020.

Board Chair

Corporate Officer

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2912

- 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: R. Lyle Thomas

Agency: Town of Princeton

Title: CAO

Date: Nov 4, 2020



Bylaw Referral

Regional District of Okanagan-Similkameen

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

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

OFFICE USE ONLY	
Date:	Nov 2, 2020
Bylaw:	2912
File:	X2020.009-ZONE

You are requested to comment on the attached bylaw for potential effect on your agency's interests. We would appreciate your response **WITHIN 30 DAYS**. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

Please email your reply to planning@rdos.bc.ca by **December 4, 2020**.

PURPOSE OF THE BYLAWS: The Regional District Board is proposing to initiate a series of textual amendments to the Environmentally Sensitive Development Permit (ESDP) Area designations in the Electoral Area "A", "C", "D", "E", "F", "H" & "I" Official Community Plan (OCP) Bylaws. The following is a summary of the proposed changes (please see the annotated version of Bylaw No. 2912 for my details):

- revised policy statements that speak to environmentally sensitive development permits being implemented only in relation to subdivision;
- the introduction of a new guideline related specifically to subdivision design in ESDP Areas;
- the deletion of "construction of, addition to or alteration of a building or other structure" and the "situation of the land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services" as triggers for an environmentally sensitive development permit; and
- the deletion of all non-subdivision related exemptions for environmentally sensitive development permits

LEGAL DESCRIPTION: not applicable

CIVIC ADDRESS: not applicable

PID: not applicable

AREA OF PROPERTY AFFECTED:	ALR STATUS:	OCP DESIGNATION:	ZONING DISTRICT:
Not applicable	Yes (part)	[various]	[various]

OTHER INFORMATION: At its meeting of September 3, 2020, the following Motion was debated and carried by the Regional District Board:

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

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

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

Additional information, including staff reports as well as an annotated and clean version of the amendment bylaw can be found at the following location: <https://www.rdos.bc.ca/development-services/planning/strategic-projects/esdp-review>

Please fill out the Response Summary on the back of this form. If your agency's interests are "Unaffected" no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.

Christopher Garrish, Planning Manager

Agency Referral List

<input checked="" type="checkbox"/> Agricultural Land Commission (ALC)	<input checked="" type="checkbox"/> BC Parks	<input checked="" type="checkbox"/> City of Penticton
<input checked="" type="checkbox"/> Interior Health Authority (IHA)	<input checked="" type="checkbox"/> Central Okanagan Regional District	<input checked="" type="checkbox"/> District of Summerland
<input checked="" type="checkbox"/> Ministry of Agriculture	<input checked="" type="checkbox"/> Kootenay Boundary Regional District	<input checked="" type="checkbox"/> Town of Oliver
<input checked="" type="checkbox"/> Ministry of Energy, Mines & Petroleum Resources	<input checked="" type="checkbox"/> Canadian Wildlife Services	<input checked="" type="checkbox"/> Town of Osoyoos
<input checked="" type="checkbox"/> Ministry of Forest, Land, Natural Resource Operations & Rural Development (Ecosystem Section)	<input checked="" type="checkbox"/> Ministry of Forest, Lands, Natural Resource Operations & Rural Development (Archaeology Branch)	<input checked="" type="checkbox"/> Penticton Indian Band (PIB)
<input checked="" type="checkbox"/> Fisheries and Oceans Canada	<input checked="" type="checkbox"/> School District #67 (Okanagan Sloche)	<input checked="" type="checkbox"/> Osoyoos Indian Band (OIB)
<input checked="" type="checkbox"/> Fortis	<input checked="" type="checkbox"/> School District #53 (Okanagan Similkameen)	<input checked="" type="checkbox"/> Lower Similkameen Indian Bands (LSIB)
<input checked="" type="checkbox"/> Town of Princeton	<input checked="" type="checkbox"/> School District #56 (Nicola-Similkameen)	<input checked="" type="checkbox"/> Okanagan Nation Alliance (ONA)

Christopher Garrish

From: Dirk Zinner [REDACTED]
Sent: August 9, 2020 5:30 PM
To: mpendergraft@rdos.bc.ca
Cc: Karla Kozakevich; Christopher Garrish; pbeckett@persona.ca
Subject: pink zones etc.

Dear folks,

I am writing re. the 'Imprecise EDPA Mapping'

I am a resident on Anarchist Mtn. I understand that RDOS is planning to implement some changes re. the environmental situation in our area.

I am requesting that this be significantly reviewed and changed.

1. Numerous environmental studies(at major cost) have already been done for this area and additional studies at a significant and irritating costs as well as time to the lot owner are duplicate and not needed.
2. The new proposals (as I understand them) would impose major limitations on what an owner (such as us) can do on owns property. The way I read the new document, I wouldn't be able to do anything. i.e. NO gardening ; NO fire smarting our property, etc. This does NOT make any sense. We moved here to enjoy, appreciate and respect the out of doors. Imposing new controls after purchasing a lot is unacceptable.
3. What evidence is there to support the changes (i.e. pink zone???)

Furthermore, I am wondering what RDOS is doing to control some of the invasive and obnoxious weeds that are threatening and overrunning this area (i..e knapweed)? It is one thing to print and distribute fancy brochures; what about spending some of that money(our tax \$s) to eradicate these obnoxious weeds???(such as along road sides and 'common areas?

I thank you in advance for your serious consideration of what we are desiring and facing on Anarchist Mtn.

Dirk Zinner
[REDACTED]

Sent from [Mail](#) for Windows 10



Agricultural Land Commission
201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000 | Fax: 604 660-7033
www.alc.gov.bc.ca

December 4, 2020

Reply to the attention of Sara Huber
ALC Planning Review: 46747
Local Government File: X2020.009-ZONE

Chris Garrish
Planning Manager, RDOS
planning@rdos.bc.ca

Re: Regional District of Okanagan Similkameen Electoral Areas A, C, D, E, F, H and I Official Community Plan Amendment Bylaw No. 2912

Thank you for forwarding a draft copy of Regional District of Okanagan Similkameen (RDOS) Electoral Areas A, C, D, E, F, H, and I Official Community Plan (OCP) Amendment Bylaw No. 2912 (the "Bylaw") for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Bylaw is consistent with the purposes of the *ALC Act* (ALC Act), the Agricultural Land Reserve (ALR) General Regulation, (the "ALR General Regulation"), the ALR Use Regulation (the "ALR Use Regulation"), and any decisions of the ALC.

Current Proposal:

The Bylaw proposes a series of textual amendments to the Environmentally Sensitive Development Permit (ESDP) Area designations, including the following:

- revised policy statements that speak to environmentally sensitive development permits being implemented only in relation to subdivision;
- the introduction of a new guideline related specifically to subdivision design in ESDP Areas;
- the deletion of "construction of, addition to or alteration of a building or other structure" and the "alteration of the land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services" as triggers for an environmentally sensitive development permit; and
- the deletion of all non-subdivision related exemptions for environmentally sensitive development permits

ALC Staff Comments:

ALC staff have no objection to this amendment, as it eliminates the requirement for an ESDP for the construction, addition to, or alteration of a building or structure and associated Qualified Environmental Professional report, which may include structures used for farming purposes. Rather, the Bylaw relates the ESDP to subdivision only, which would require an application to the ALC anyways.

The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any Orders of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-3258 or by e-mail (Sara.Huber@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Referral of RDOS X2020.009-ZONE

CC: Ministry of Agriculture – Attention: Alison Fox (Alison.Fox@gov.bc.ca)

46747m1

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2912, 2020

**A Bylaw to amend the Electoral Area "A", "C", "D", "E", "H" & "I"
Official Community Plan Bylaws**

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

1. This Bylaw may be cited for all purposes as the "Regional District of Okanagan-Similkameen Environmentally Sensitive Development Permit Area Update Official Community Plan Amendment Bylaw No. 2912, 2020."

Electoral Area "A"

2. The "Electoral Area "A" Official Community Plan Bylaw No. 2450, 2008" is amended by:

- i) replacing sub-section 13.1.2.3 (Policies - General) under Section 13.0 (Natural Environment and Conservation) in its entirety with the following:
 1. Requires that, where a proposed subdivision 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 at Section 18.2 as well as relevant federal and provincial best management guidelines.
- ii) replacing sub-section 13.3.2.2 (Policies) under Section 13.0 (Natural Environment and Conservation) in its entirety with the following:
 2. Requires that land designated as an Environmentally Sensitive Development Permit Area shall be retained in a natural state and not subdivided prior to the issuance of an Environmentally Sensitive Development Permit (ESDP) in accordance with the guidelines outlined at Section 18.2 of this Plan unless an exemption applies.
- iii) replacing sub-section 13.3.2.6 (Policies) under Section 13.0 (Natural Environment and Conservation) in its entirety with the following:

Commented [CG1]: Propose to replace reference to "development" with "subdivision"

Commented [CG2]: Propose to replace reference to "developper" with "subdivision"

6 Encourages 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 amendment bylaw application.

Commented [C63]: New wording

- iv) replacing a new sub-section 18.2 (Environmentally Sensitive Development Permit (ESDP) Area) under Section 18.0 (Development Permit Areas) in its entirety with the following:

18.2 Environmentally Sensitive Development Permit (ESDP) Area

Commented [C64]: Option for an "Expedited Development Permit" has been removed as it is primarily related to building permits (see Section 18.2.7).

1.1 Category

The Environmentally Sensitive Development Permit (ESDP) Area is designated pursuant to Section 483(1)(a) of the Local Government Act for the protection of the natural environment, its ecosystems and biological diversity.

1.2 Area

The lands shown as Environmentally Sensitive Development Permit Area on Schedule "C" are designated as an Environmentally Sensitive Development Permit Area.

1.3 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 wildlife, and provide wildlife corridors and secondary habitat.

1.4 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 in order 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 a number of 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. Specifically, BC's pocket desert, Kruger Mountain, Osoyoos Lake, the oxbows and wetlands of Okanagan River, Richter Pass with the natural ridgeline views between Highway 3 and Osoyoos Lake. It is the close proximity of these diverse habitats that contribute to a wide variety of species, both common and rare, that are found in this Electoral Area.

.5 Development requiring a permit

.1 A development permit is required, except where exempt under Section 18.2.7 (Exemptions), for development on lands within the ESDP area. Where not exempted, development requiring a development permit includes:

a) subdivision

Commented [D65]: The following references have been removed:
a) the reconstruction, 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

.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:

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) Subdivision should be planned, designed and implemented to protect environmentally sensitive areas. Habitats that provide for at-risk species, at-risk ecological communities and keystone species should be given priority for protection.
- c) 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.
- d) 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.
- e) Monitoring reports may be required to be submitted to the Regional District following the completion of a development in order to confirm the conditions of a development permit have been met.
- f) 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.
- g) 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.

Commented [CG6]: New Guideline specific to subdivisions

.7 Exemptions

A development permit is not required for development within land in the ESDP area for:

- .1 subdivisions that propose to:
 - 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.

Commented [CG7]: All subdivisions related emergency land lots retained.

Electoral Area "C"

3. The "Electoral Area "C" Official Community Plan Bylaw No. 2452, 2008" is amended by:

- i) replacing sub-section 16.1.2.3 (Policies – General) under Section 16.0 (Natural Environment and Conservation) in its entirety with the following:
 - .3 Requires that, where a proposed subdivision 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 at Section 21.2 as well as relevant federal and provincial best management guidelines.
- ii) replacing sub-section 16.3.2.2 (Policies) under Section 16.0 (Natural Environment and Conservation) in its entirety with the following:
 - .2 Requires that land designated as an Environmentally Sensitive Development Permit Area shall be retained in a natural state and not subdivided prior to the issuance of an Environmentally Sensitive Development Permit (ESDP) in accordance with the guidelines outlined at Section 21.2 of this Plan unless an exemption applies.
- iii) replacing sub-section 16.3.2.6 (Policies) under Section 16.0 (Natural Environment and Conservation) in its entirety with the following:
 - .6 Encourages 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 amendment bylaw application.
- iv) replacing a new sub-section 21.2 (Environmentally Sensitive Development Permit (ESDP) Area) under Section 21.0 (Development Permit Areas) in its entirety with the following:

Commented [CG8]: Propose to replace reference to "development" with "subdivision"

Commented [CG9]: Propose to replace reference to "development" with "subdivision"

Commented [CG10]: New wording

21.2 Environmentally Sensitive Development Permit (ESDP) Area

Commented [CG11]: Option for an "Exempted Development Permit" has been removed as it is primarily related to building permits (see Section 21.2.7).

.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.

.2 Area

The lands shown as Environmentally Sensitive Development Permit Area on Schedule 'C' are designated as an Environmentally Sensitive Development Permit Area.

.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 wildlife, and provide wildlife corridors and secondary habitat.

.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 in order 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 a number of 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 contribute to a wide variety of species, both common and rare, that are found in this Electoral Area.

.5 Development requiring a permit

- .1 A development permit is required, except where exempt under Section 21.2.7 (Exemptions), for development on lands within the ESDP area. Where not exempted, development requiring a development permit includes:
- a) subdivision.

Commented [CG12]: The following references have been removed:
a) 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.

.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 identification 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) Subdivision should be planned, designed and implemented to protect environmentally sensitive areas. Habitats that provide for at-risk species, at-risk ecological communities and keystone species should be given priority for protection.
 - c) 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.
 - d) 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.
 - e) Monitoring reports may be required to be submitted to the Regional District following the completion of a development in order to confirm the conditions of a development permit have been met.
 - f) 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.
3. 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.

Commented [CG13]: New Guideline specific to subdivisions

7 Exemptions

A development permit is not required for development within land in the OSDP area for:

- 1. subdivisions that propose to:
 - 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.

Commented [CG14]: All non-subdivision related exemptions have been removed.

Electoral Area "D"

4. The "Electoral Area "D" Official Community Plan Bylaw No. 2603, 2013" is amended by:

i) replacing sub-section 17.1.2.3 (Policies – General) under Section 17.0 (Natural Environment and Conservation) in its entirety with the following:

.3 Requires that, where a proposed subdivision 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 at Section 24.2 as well as relevant federal and provincial best management guidelines.

Commented [CG15]: Proposes to replace reference to "development" with "subdivision"

ii) replacing sub-section 17.3.2.1 (Policies) under Section 17.0 (Natural Environment and Conservation) in its entirety with the following:

.2 Requires that land designated as an Environmentally Sensitive Development Permit Area shall be retained in a natural state and not subdivided prior to the issuance of an Environmentally Sensitive Development Permit (ESDP) in accordance with the guidelines outlined at Section 24.2 of this Plan unless an exemption applies.

Commented [CG16]: Proposes to replace reference to "development" with "subdivision"

iii) replacing sub-section 17.3.2.6 (Policies) under Section 17.0 (Natural Environment and Conservation) in its entirety with the following:

.6 Encourages 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 amendment bylaw application.

Commented [CG17]: New wording.

v) replacing a new sub-section 24.2 (Environmentally Sensitive Development Permit (ESDP) Area) under Section 24.0 (Development Permit Areas) in its entirety with the following:

24.2 Environmentally Sensitive Development Permit (ESDP) Area

.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.

Commented [CG18]: Option for an "Expected Development Permit" has been removed as it is primarily related to building permits (see Section 21.2.7).

.2 Area

The lands shown as Environmentally Sensitive Development Permit Area on Schedule "C" are designated as an Environmentally Sensitive Development Permit Area.

.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 wildlife, and provide wildlife corridors and secondary habitat.

.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 in order 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 a number of 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 contribute to a wide variety of species, both common and rare, that are found in this Electoral Area.

.5 Development requiring a permit

1. A development permit is required, except where exempt under Section 24.3.7 (Exemptions), for development on lands within the ESDP area. Where not exempted, development requiring a development permit includes:
 - a) subdivision.

.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

Commented [CG19]: The following references have been removed:
d) the construction of, addition to or alteration of a building or other structure; and
e) alteration of the land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services.

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.
- a) Substitution should be planned, designed and implemented to protect environmentally sensitive areas. Habitats that provide for at-risk species, at-risk ecological communities and keystone species should be given priority for protection.
- c) 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.
- d) 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.
- e) Monitoring reports may be required to be submitted to the Regional District following the completion of a development in

order to confirm the conditions of a development permit have been met.

- f) 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.
- 4. 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.

.7 Exemptions

A development permit is not required for development within land in the ESDP area for:

- .1 subdivisions that propose to:
 - 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.

Commented [30]:

Electoral Area "E"

5. The "Electoral Area "E" Official Community Plan Bylaw No. 2458, 2008" is amended by:

- i) replacing sub-section 18.3.2.3 (Policies – General) under Section 18.0 (Natural Environment and Conservation) in its entirety with the following:
 - .3 Requires that, where a proposed subdivision 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 at Section 23.2 as well as relevant federal and provincial best management guidelines.
- iv) replacing sub-section 18.3.2.2 (Policies) under Section 18.0 (Natural Environment and Conservation) in its entirety with the following:
 - .2 Requires that land designated as an Environmentally Sensitive Development Permit Area shall be retained in a natural state and not subdivided prior to the issuance of an Environmentally Sensitive Development Permit (ESDP) in

Commented [CG21]: All non-subdivision related exemptions have been removed.

Commented [CG22]: Propose to replace reference to "development" with "subdivision"

accordance with the guidelines outlined at Section 23.2 of this Plan unless an exemption applies.

- v) replacing sub-section 18.3.2.6 (Policies) under Section 18.0 (Natural Environment and Conservation) in its entirety with the following:

.6 Encourages 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 amendment bylaw application.

Commented [C623]: Proposes to replace reference to "development" with "habitation"

- vi) replacing a new sub-section 23.2 (Environmentally Sensitive Development Permit (ESDP) Area) under Section 23.0 (Development Permit Areas) in its entirety with the following:

23.2 Environmentally Sensitive Development Permit (ESDP) Area

Commented [C624]: New wording.

.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.

.2 Area

The lands shown as Environmentally Sensitive Development Permit Area on Schedule 'C' are designated as an Environmentally Sensitive Development Permit Area.

.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 wildlife, and provide wildlife corridors and secondary habitat.

.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 in order 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 a number of 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 contribute to a wide variety of species, both common and rare, that are found in this Electoral Area.

.5 Development requiring a permit

- .1 A development permit is required, except where exempt under Section 23.2.7 (Exemptions), for development on lands within the ESDP area. Where not exempted, development requiring a development permit includes:
 - a) subdivision.

Commented [CG25]: Option for an "Expedited Development Permit" has been removed as it is primarily related to building permits (see Section 23.2.7).

.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) Subdivision should be planned, designed and implemented to protect environmentally sensitive areas. Habitats that provide for at-risk species, at-risk ecological communities and keystone species should be given priority for protection.
 - c) 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.
 - d) 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.
 - e) Monitoring reports may be required to be submitted to the Regional District following the completion of a development in order to confirm the conditions of a development permit have been met.
 - f) 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.
5. 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.

7. **Exemptions**

A development permit is not required for development within land in the ESDP area for:

1. subdivisions that propose to:
 - 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.

Commented [CG26]: The following references have been retained:
f) the construction of, addition to or alteration of a building or other structure; and
g) alteration of the land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services.

Electoral Area "F"

6. The "Electoral Area "F" Official Community Plan Bylaw No. 2790, 2018" is amended by:

- i) replacing sub-section 16.1.2.3 (Policies – General) under Section 16.0 (Natural Environment and Conservation) in its entirety with the following:
 3. Requires that, where a proposed subdivision 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 at Section 23.2 as well as relevant federal and provincial best management guidelines.
- ii) replacing sub-section 16.3.2.2 (Policies) under Section 16.0 (Natural Environment and Conservation) in its entirety with the following:
 2. Requires that land designated as an Environmentally Sensitive Development Permit Area shall be retained in a natural state and not subdivided 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.
- iii) replacing sub-section 16.3.2.6 (Policies) under Section 16.0 (Natural Environment and Conservation) in its entirety with the following:
 6. Encourages 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 amendment bylaw application.
- iv) replacing a new sub-section 23.2 (Environmentally Sensitive Development Permit (ESDP) Area) under Section 23.0 (Development Permit Areas) in its entirety with the following:

Commented [37]:

Commented [CG28]: All non-subdivision related exemptions have been retained.

Commented [CG29]: Proposes to replace reference to "development" with "subdivision".

23.2 Environmentally Sensitive Development Permit (ESDP) Area

Commented [CG20]: Proposed to replace reference to "development" with "subdivision"

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.

2. Area

The lands shown as Environmentally Sensitive Development Permit Area on Schedule 'H' are designated as an Environmentally Sensitive Development Permit Area.

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 wildlife, and provide wildlife corridors and secondary habitat.

4. Background

The natural environment provides essential habitat and corridors for plants, fish, birds and other organisms and also acts as a natural water storage, discharge 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 in order 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 a number of 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 contribute to a wide variety of species, both common and rare, that are found in this Electoral Area.

.5 **Development requiring a permit**

Commented [CG31]: New wording

- .1 A development permit is required, except where exempt under Section 23.2.7 (Exemptions), for development on lands within the ESDP area. Where not exempted, development requiring a development permit includes:
- b) subdivision.

.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 identification 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) Subdivision should be planned, designed and implemented to protect environmentally sensitive areas. Habitats that provide for at-risk species, at-risk ecological communities and keystone species should be given priority for protection.
 - c) 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.
 - d) 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.
 - e) Monitoring reports may be required to be submitted to the Regional District following the completion of a development in order to confirm the conditions of a development permit have been met.
 - f) 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.
6. 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.

7. Exemptions

A development permit is not required for development within land in the PSDP area for:

- 1. subdivisions that propose to:
 - 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.

Commented [C852]: Option for an "Expedited Development Permit" has been removed as it is primarily related to building permits (see Section 21.2.7).

Electoral Area "H"

7. The "Electoral Area "H" Official Community Plan Bylaw No. 2497, 2012" is amended by:

- i) replacing Section 17.0 (Environment & Conservation) in its entirety with the following:

17.0 ENVIRONMENT & CONSERVATION

17.1 Background

Environmental quality is an important component of the community vision, and is tied to the quality of life and lifestyle options valued by local residents, property owners and visitors. The natural attributes of the Plan area, however, are seen to extend beyond the boundaries of Electoral Area "H", and the Regional District considers that environmental issues in the Similkameen Valley should be addressed from a broad regional perspective.

The Similkameen Valley is situated in the rain shadow of the Coast and Cascade Mountains, with the western part of the valley (which is seen to include Electoral Area "H") possessing a cooler, moister climate from that found in the dry south-eastern part of the valley. The whole of the Valley is seen to belong to the Southern Interior "ecoprovince", which has the greatest diversity of birds in the interior of British Columbia and the most breeding species of all the Ecoprovinces in the province. The low elevation areas of the Similkameen Valley are also home to the Bunchgrass (BG), Ponderosa Pine (PP), and Interior Douglas Fir (IDF) zones. These three zones are comparatively rare within the province, and have been identified as areas of conservation concern.

While the Bunchgrass zone is predominantly in the valley bottom from Keremeos southward, the Interior Douglas Fir (very dry hot) zone follows the major low elevation drainages including the Tulameen and the Similkameen rivers. A substantial proportion of the Ponderosa Pine zone falls in the area around the Town of Princeton.

Many of the Valley's Ecosystems are sensitive to human disturbance, and high proportions are designated by the Provincial and/or Federal governments as being "at risk". Alteration and the loss of ecosystems have historically occurred due to a variety of activities such as livestock farming, commercial orchard and field crop development, and more recently the focus has been on vineyard/winery and rural ranchette or larger parcel home developments.

The Similkameen River as a whole system continues to support many intact remaining natural attributes such as riparian deciduous forests, dense thickets, meadows and wetlands associated with its floodplain. The cottonwood forests on the valley floor are a notable feature of the landscape. Equally significant are the high mountains with deep dry valleys, the surrounding sensitive upland ecosystems of sagebrush grasslands,

rugged slopes, old growth open Ponderosa Pine and Interior Douglas Fir forests.

For the purpose of protecting environmentally sensitive areas (ESAs), which include not only riparian areas, but shrub-steppe, forested lands, rugged terrain and aquatic areas, the Regional District undertook Sensitive Ecosystem Inventory (SEI) mapping around the communities of Eastgate, Otter Lake and Chain Lakes.

As a local government listed under Section 3 of the *Riparian Areas Protection Regulation*, the Regional District has implemented a Watercourse Development Permit (WDP) Area Designation in order to protect riparian areas; being lands within 30 metres of the high water mark of streams and ravines including lakes, watercourses and wetlands, and as described further at Section 22.3 of this bylaw.

For maps of development permit areas and other environmentally sensitive areas in the Plan Area see Schedule 'G' (Environmentally Sensitive Development Permit Area and Other Important Ecosystem Area) and Schedule 'H' (Watercourse Development Permit Area).

17.1.1 Objectives - General

- .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.
- .4 Support efforts to protect source water quality and quality today and for future generations.

17.1.2 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 subdivision 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 at Section 22.2 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 Upper Similkameen Indian Band and Lower Similkameen Indian Band to incorporate it where feasible, practical and appropriate.

17.2 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 several lakes such as Missetzula, Alison, Chain, Link, Osprey and Thirk Lakes and numerous smaller lakes. The Plan Area also includes the Similkameen River and various smaller streams.

Activities in riparian areas have potential to impact water quality, affect erosion, damage fish habitat and impact habitat for species at risk. 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 ecosystems 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 of 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 22.3). 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).

17.2.1 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 'G' (Environmentally Sensitive Development Permit Area and Other Important Ecosystem Area) and Schedule 'H' (Watercourse Development Permit Area).
- .3 Improve and better manage waterfront public access along major lake shorelines, while limiting the overall number of public access points.
- .4 Minimize and avoid development in high hazard soil instability areas along lake foreshore and riparian areas.
- .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.

17.2.2 Policies

The Regional Board:

Recognises riparian values and, in accordance with the provincial *Riparian Areas Protection 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 22.3 (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 'H'.

- .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 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.
 - .5 Discourages development that will have a negative environmental impact on lake riparian and foreshore areas.
 - .6 Encourages the subdivision approving officer to ensure that public access to lakes is provided pursuant to Section 75 of the *Land Title Act*.
 - .7 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.

17.3 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.

17.3.1 Objectives

- .1 Protect and steward sensitive and important terrestrial ecosystem areas as identified in Schedule 'G' (Environmentally Sensitive Development Permit Area 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.

17.3.2 Policies

The Regional Board:

- .1 Recognizes the values of environmentally sensitive lands and has on Schedule 'G':
 - a) Designated these lands as an Environmentally Sensitive Development Permit Area pursuant to Section 486(1)(a) of the *Local Government Act*; or
 - b) Identified these lands as "Potential Sensitive Ecosystems".
- .2 Requires that land designated as an Environmentally Sensitive Development Permit Area shall be retained in a natural state and not subdivided prior to the issuance of an Environmentally Sensitive Development Permit (ESDP) in accordance with the guidelines outlined in Section 22.2 of this Plan unless an exemption applies.
- .3 Considers that land identified as "Potential Sensitive Ecosystems" 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 'G'.
- .4 Encourages the parcel sizes of land designated as an Environmentally Sensitive Development Permit Area or identified as "Potential Sensitive Ecosystems" on Schedule 'G' 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 Encourages 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.

17.4 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.

For a map of Conservation Areas in the Plan Area see Schedule 'B' (Official Community Plan Map).

17.4.1 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.

17.4.2 Policies

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 seek to work with local First Nations to incorporate it where feasible, practical and appropriate.

- ii) replacing a new sub-section 22.2 (Environmentally Sensitive Development Permit (ESDP) Area) under Section 22.0 (Development Permit Areas) in its entirety with the following:

22.2 Environmentally Sensitive Development Permit (ESDP) Area

.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.

.2 Area

The lands shown as Environmentally Sensitive Development Permit Area on Schedule 'G' are designated as an Environmentally Sensitive Development Permit Area.

.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 wildlife, and provide wildlife corridors and secondary habitat.

.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 in order to maintain a healthy environment and clean water.

The Similkameen area is considered one of the most ecologically diverse in British Columbia and Canada, and includes sensitive ecosystems which support a number of 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, scrub-steppe, broadleaf woodland, coniferous woodland, wetlands, shallow soiled rock outcrops and ridges. It is the close proximity of these diverse habitats that contribute to a wide variety of species, both common and rare, that are found in this Electoral Area.

.5 Development requiring a permit

.1 A development permit is required, except where exempt under Section 22.2.7 (Exemptions), for development on lands within the ESDP area. Where not exempted, development requiring a development permit includes:

- a) subdivision.

.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

order to confirm the conditions of a development permit have been met.

- f) 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.
- 7 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.

7 Exemptions

A development permit is not required for development within land in the ESDP area for:

- 1 subdivisions that propose to:
 - 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.

Commented [0633]: The following references have been removed:

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.

Electoral Area "1"

8. The "Electoral Area "1" Official Community Plan Bylaw No. 2683, 2008" is amended by:

- i) replacing sub-section 17.1.2.3 (Policies – General) under Section 17.0 (Natural Environment and Conservation) in its entirety with the following:
 - 3 Requires that, where a proposed subdivision 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 at Section 23.2 as well as relevant federal and provincial best management guidelines.
- ii) replacing sub-section 17.3.2.2 (Policies) under Section 17.0 (Natural Environment and Conservation) in its entirety with the following:

Commented [34]:

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) Substitution should be planned, designed and implemented to protect environmentally sensitive areas. Habitats that provide for at-risk species, at-risk ecological communities and keystone species should be given priority for protection.
- c) 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.
- d) 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.
- e) Monitoring reports may be required to be submitted to the Regional District following the completion of a development in

.2 Requires that land designated as an Environmentally Sensitive Development Permit Area shall be retained in a natural state and not subdivided 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.

Commented [CG35]: All non-subdivision related exemptions have been removed.

iii) replacing sub-section 17.3.2.6 (Policies) under Section 17.0 (Natural Environment and Conservation) in its entirety with the following:

.6 Encourages 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 amendment bylaw application.

Commented [36]:

iv) replacing a new sub-section 24.2 (Environmentally Sensitive Development Permit (ESDP) Area) under Section 24.0 (Development Permit Areas) in its entirety with the following:

24.2 Environmentally Sensitive Development Permit (ESDP) Area

Commented [CG37]: All non-subdivision related exemptions have been removed.

.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.

.2 Area

The lands shown as Environmentally Sensitive Development Permit Area on Schedule 1 are designated as an Environmentally Sensitive Development Permit Area.

.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 wildlife, and provide wildlife corridors and secondary habitat.

.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 in order 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 a number of 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 and 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, larchleaf woodland, coniferous woodland, wetlands, shallow soiled rock outcrops and ridges. It is the close proximity of these diverse habitats that contribute to a wide variety of species, both common and rare, that are found in this Electoral Area.

.5 Development requiring a permit

.1 A development permit is required, except where exempt under Section 24.2.7 (Exemptions), for development on lands within the ESDP area. Where not exempted, development requiring a development permit includes:

- a) subdivision.

.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

Commented [CG38]: Propose to replace reference to "development" with "subdivision".

- .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) Subdivision should be planned, designed and implemented to protect environmentally sensitive areas. Habitats that provide for at-risk species, at-risk ecological communities and keystone species should be given priority for protection.
- c) 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.
- d) 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.
- e) Monitoring reports may be required to be submitted to the Regional District following the completion of a development in order to confirm the conditions of a development permit have been met.
- f) 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

Commented [CG39]: Propose to replace reference to "development" with "subdivision"

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.

7 **Exemptions**

Commented [CG40]: New wording

A development permit is not required for development within land in the ESDP area for:

- 1 subdivisions that propose to:
 - 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.

READ A FIRST AND SECOND TIME this ____ day of _____, 2020.

PUBLIC HEARING held on this ____ day of _____, 2020.

READ A THIRD TIME this ____ day of _____, 2020.

ADOPTED this ____ day of _____, 2020.

Board Chair

Corporate Officer

DRAFT

Christopher Garrish

From: Jamie V Wright
Sent: October 18, 2020 6:20 PM
To: Karla Kozakevich; Mark Pendergraft; George Bush; Rick Knodel; Ron Obirek; Riley Gettens; Tim Roberts; Bob Coyne; Subrina Monteith; John Vassilaki; Jake Kimberley; Frank Regehr; Julius Bloomfield; Toni Boot; Doug Holmes; Petra Veintimilla; Suzan McKortoff; Spencer Coyne; Manfred Bauer; Christopher Garrish
Cc: Pbeckett; Mark Mckenney; Ironbull; Lynnehesketh63; Gmont; Freesem; Graham; John; Riechert; Dsvendse
Subject: ESDP Issue Electoral Area A - Anarchist Mountain
Attachments: The ESDP Issue in Electoral Area.pdf

Dear RDOS Directors,

I understand on October 15th, 2020 that several RDOS board members opposed the suggested language of the ESDP draft recommendations made by Electoral Area "A" Director Mark Pendergraft and have sent the draft to the APC for further comments.

As President of the Anarchist Mountain Community Society (AMCS), I am attaching an overview of evidence/data concerning the ESDP issue in the Anarchist Mountain Area. The RDOS needs to make evidence based decisions and use evidence based processes in this most important issue for private landowners in our area. We don't want to lose focus on our concerns about the process beyond the cost of the permits.

Thank you,

Jamie

Jamie V Wright
President, AMCS



The ESDP Issue in Electoral Area 'A' – Anarchist Mountain

Good decisions are based on evidence. Let evidence and data be the centre of the discussion. While the over-arching desire or goal is to protect the environment – specifically 'endangered species' - without data and evidence-based decision making, any discussion or efforts to protect the environment become simply **emotional environmentalism** – which serves no good purpose.

The Anarchist Mountain evidence to date:

- The RDOS issued **(3) ESDP** to the developer - during the subdivision stage. The developer conducted environmental studies (of which the RDOS has copies) & hived-off some land to the RDOS as conservation areas;
- All this land has a use history of logging, forest fires and cattle grazing (There is still considerable on the ground artifacts of this historic use);
- The Developer then proceeded to create the residential subdivisions wherein trees were cut, earth and rock were moved/blasted/placed to create ditches, berms, building sites, drill wells, install power and add asphalt;
- Individual lots were sold and owners proceeded to build homes & out-buildings, connect to power (if it existed, connect to wells, install septic fields, install solar panels, plant gardens and Fire Smart their property under the guidance of the local Fire Smart experts;
- Some 17+ years later, the RDOS decided – with limited private land owner consultation to **duplicate the ESDP process** prior to a land owner receiving a building permit. This ESDP covered the same areas disturbed and established during the sub-division stage;
- The RDOS mapped the area – the Pink Zone. This **mapping is completely arbitrary and inaccurate**. Pink Zone mapping clearly did not capture all the land disturbance that was undertaken to develop a sub-division. The RDOS mapped only the asphalt drives & perhaps the cleared building placement site. In some instances, the RDOS did not even map the asphalt. The RDOS admitted to some **mapping errors**, yet persisted regardless this inaccuracy;
- This RDOS ESDP is in conflict with Fire Smart advice & practice which is strongly supported by both the Province & Federal Governments. Fires remain the greatest risk on Anarchist Mountain;
- The RDOS conducted a review of this ESDP on private land owners. (Administrative report 20190523 to the Board.) This revealed the RDOS consulted with QEP's for their feedback on how the process was working. Three issues here:
 - QEPs have been placed in a **conflict of interest position** as they were consulted for feedback – while the private land owner was not - yet the private landowner is expected to pay for the QEP reports. QEPs have a strong commercial interest in the RDOS maintaining the ESDP on private land - A very lucrative revenue stream,
 - QEP reports did not capture development site disturbance or the area history on logging, forest fires and cattle grazing. This error challenges their 'expert' qualifications. If "endangered species" survived all this prior land use impact – it throws into question whether these species are actually endangered. **Data efficacy is at issue**;
 - Bernie & Eileen Langlois - private landowners - submitted an excellent letter of concern laying out all the same issues we are still dealing with - yet the RDOS **ignored private land owner input and forged on**; (RDOS stall report attached)
- While the RDOS is using all their energy regulating private land owners, they have **NO PLAN to protect the environment on crown lands they are responsible for**. Part of the 'horse-trading' with the developer on Anarchist was conservation land areas 'donated' to the RDOS.

We all know that plants & animals have no regard for arbitrary property boundaries so forcing private land owners to protect the environment while adjacent lands have no effort is a losing proposition. Nothing useful is accomplished and at great cost - to the private landowner. It is analogous to a private land owner trying to rid their lawn of dandelions while adjacent public boulevards and right of ways have no plan or effort. It is simply not effective.

This is a data overview. The FSDP process as implemented on private land already subdivided, calls into question motive and the process the RDOS uses to make decisions. The outcome of processes and decisions that avoid actual data serves to frustrate legitimate desires by land owners to protect environment and deal with real risks like forest fires and invasive grasses

Christopher Garrish

From: Jamie V Wright
Sent: October 27, 2020 8:16 PM
To: Mark Pendergraft; Karla Kozakevich; George Bush; Rick Knodel; Ron Obirek; Riley Gettens; Tim Roberts; Bob Coyne; Subrina Monteith; John Vassilaki; Jake Kimberley; Frank Regehr; Julius Bloomfield; Toni Boot; Doug Holmes; Petra Veintimilla; Suzan McKortoff; Manfred Bauer
Cc: Christopher Garrish; Pbeckett; Mark Mckenney; Ironbull; Lynnehesketh63; Gmont; Freesem; Graham; John; Riechert; Dsvendse; Stan Teichroew; Jim Gray; Alex Giovannelli; Giselle Leclair; Eileen Langlois; Gloria Richardson; Lausmank55; Tbsalamone; jgt3; Bernie Langlois6
Subject: Citizen Concerns & Suggestions for RDOS Process Improvements
Attachments: Citizen Concerns and Suggestions for RDOS Process Improvements.pdf

Dear RDOS Chair, Directors, APC & EcoPlan Consultants,

We, the Anarchist Mountain Community Society, are a not-for-profit society of rural property owners and we would like to work more closely with the RDOS as well as the Provincial and Federal representatives for our area on better governance and service.

The recent update provided by our Anarchist Mountain Fire Department is useful information in fire risk, protection & guidance. However, there are a few concerning issues with the RDOS process as outlined in the document attached.

Thank you for your attention,

Jamie

Jamie V Wright
President, AMCS



Citizen Concerns and Suggestions for RDOS Process Improvements

Fire Risk, Protection & Guidance:

The recent update provided by our AMFD is useful information. However there are a few concerning issues with RDOS process:

5) Mandatory Fire Smarting for New Construction:

The AMFSC position is that Fire Smart requirements; for both the buildings and property; should be mandated by the RDOS at the building permit stage (Note: This may also be a moot point as the RDOS is already considering this) The RDOS has suggested a "wildfire professional" evaluate and approve the plans at a cost to the owner. The AMFSC position is that while Fire Smart requirements should be mandated there is no need for a "wildfire professional" as the Fire Smart requirements are well documented and straight forward.

CONCERN:

1. While the RDOS Planning Manager stated the RDOS wasn't considering REGULATING private land owners to hire a 'wildfire professional', the reality is we do not have the trust and confidence this is not the RDOS plan. This would again create a **CONFLICT of INTEREST** regulation - creating a commercial interest for wildfire professionals. Private land owners are already Fire Smarting their property under the guidance of the volunteer Fire Department - against the insistence of the ESDP regulations. The RDOS still uses only one tool in their toolbox - REGULATING private landowners, yet **continue to ignore their responsibility for managing Fire Smart on crown lands**

9) The need for Fire Smarting on vacant properties; both private and developer owned properties.

10) The need to control both burn piles and campfires on private properties where no water supply is available. (ie. owners Fire Smarting and camping prior to operation of water well)

CONCERN:

1. It's been our experience and neighbours' observations, that over the past number of years, vacant lots on AM have been used by 'others' for camping and campfire drinking parties. We cannot assume property owners are doing this. It is not helpful for the RDOS to REGULATE private landowners from use of their property with punitive measures. Typically, they are working to Fire Smart their land as well as plan for their building project, by spending time on their property - prior to building.
2. We enjoy the benefits of a highly recognized and expert Volunteer Fire Department on Anarchist Mountain. The Province has publicly recognized this expertise. We as a registered NFP Society spend volunteer hours raising funds to support the Fire Department in their work. It would be more than appropriate for the RDOS to extend the same recognition and seek to consult and collaborate with this group for Fire Smart, planning and education rather than dismiss their expertise by contracting 'outside experts'

Metal Storage Containers:

CONCERNS:

1. This proposed Regulation seems to be entirely driven by some neighbourhood "aesthetic" preferences from the Apex Area. Since the history of development in Canada, architectural styles have been varied - influenced by many factors. This is a reflection of **Canadian diversity which should be promoted rather regulated against**. The contention that metal storage containers drive down property values is personal opinion. There is a **lack of credible data** on which the RDOS is basing policy/regulation decisions. Ask the Real Estate industry what drives property values;
2. There now seems to be a **desire to 'broad-brush' these regulations across most Electoral areas** - in particular Area 'A' which has a number of geographical, parcel size, topography, Fire Risk, and other differences with Apex and other areas;
3. **Lack of consultation** - the RDOS conducted one survey in Area A with respect to metal storage containers - and not well publicized - hence the low response;
4. Metal storage containers are used by a number of private land owners in Area 'A' which is mainly LH and SH, for on-going storage purposes - not just during construction as suggested. They store seasonal recreation equipment like ATVs, bikes, snowmobiles, quads, motorcycles, chainsaws, table saws, sheets of plywood, Porsche fenders or turkey deep-fryers, and sometimes the garbage prior to garbage day to protect from bears and rodents etc. They are also fire resistant, air tight, water tight and portable. Again, the RDOS is trying to draft regulations when they have a **lack of data**. We do appreciate the effort to properly define metal storage containers - if the definition is proper, however, we strongly suggest regulating metal storage containers is a waste of time, energy and public funds;
5. It's been suggested that Metal storage containers encourage break-ins. These containers are very secure. That's part of their designed function. Lack of break-in success discourages attempts on metal containers. It's surprising the issue of break-in & theft is not a significant part of this discussion as there are too many incidents in Area A. **Where are the RCMP stats of criminal activity (break-in & theft) for Area 'A'? Data is important.**
6. Metal containers have no impact on either accelerating or delaying construction schedules. The economy, financing & cash-flow, lack of contractor availability/motivation, many permits & long delays in permit approvals, long delivery time for materials - and currently insane material price escalation - if at all available. The contention that limiting time a metal container can be on site during construction as an incentive to accelerate construction or close permits is informed. **Where is the data? Talk to owners.** The resulting impact would be added cost due to theft or delayed construction for which much data exists. Property owners require choice for storage solutions.
7. Placement of metal storage containers is predicated on owner access and zoning set-backs from property lines. Both Area 'A' LH & SH properties have a building site area and most - if not all - are sheltered by earth/rock berms or trees. Someone would really need to go out of their way to not use a metal storage container. The function is storage - not a neighbour's concept of aesthetics. Regulating aesthetics sets a dangerous precedent on free choice.

**Solar panels:
CONCERNS:**

1. Again, we in Electoral Area 'A' were not provided an opportunity for input. Perhaps this was due to the RDOS internet technical issues? However, **Communication and consultation is inadequate.**
2. There is absolutely no mention of the SUN in the analysis. Placement of solar panels is highly influenced by **exposure to sun** for the longest period in the day/season which also means avoiding shadow & shade areas. **Again, where is the data?**

3. A great many roof structures do not have the required sunlight exposure as roof slopes are oriented for many different purposes; there needs to be panel placement options on a property. **Data is important.**
4. Solar panels placed on roof systems need be designed for the weight & loading. Roofing material life-cycle is greatly diminished when panels are installed on a roof. Owners need options. **Data is important.**
5. The Province is encouraging alternate forms of energy through various incentives. **This Bylaw would conflict with stated Government priorities on alternative energy.**

SUGGESTED IDEAS for BETTER GOVERNANCE:

Regardless the issue, we as tax paying citizens and private landowners strongly suggest alternative ways for the RDOS to achieve land planning, protecting the environment, and Fire protection - or simply good Governance with a **focus on data and evidence-based decision making.**

IDEA #1:

'The 5 Levels of Public Engagement' – an RDOS branded document representing globally-accepted and RDOS promoted best practice standards for public engagement. We strongly encourage the RDOS use this best practice more frequently. (Your document attached)

Level 1 – Inform: this is a great opportunity to provide an overview of an initiative, the data concerning the initiative and how this initiative fits into the RDOS Strategic Plan priorities for citizen service.

Level 2: Feedback:

We are very concerned at the current practice for soliciting feedback – particularly from private land owners. While on-line surveys seem popular with the RDOS, they rarely reach the affected land owners in a timely fashion and frequently ask the wrong questions. We suggest you try citizen WORKSHOPS to better engage land owners in the process of review of rationale and feedback. So, rather than citizens responding to the same survey questions again & again; attending 'open-house' public consultation events with the same questions, while we repeat the same concerns to the same deaf ears. This process of citizen WORKSHOPS where citizens have real input & impact on decisions while working with consultants and the local government is shown to be much more effective and less time consuming. This process usually takes an empathic approach and respects divergent opinion, getting to consensus.

Level 3 – Involve:

This engagement process is very effective as well in working with citizens as opposed to dictating to them.

Level 4 – Collaborate.

Ultimately, this is the level of engagement private land owners expect when the desire of an RDOS initiative is to regulate private land owners. There are much more effective ways to manage issues than regulating private land owners. Constant Regulation without proper engagement results in extreme frustration and inevitably unnecessary cost to the private land owner. Unwarranted Regulation diminishes the quiet enjoyment of private land.

Level 5 – Empower:

This engagement is always a democratic requirement including elections and when warranted referendums. Normally, citizens don't expect to solve every frustration with either unless faced with no alternatives.

IDEA #2.

The RDOS is able to contact Area 'A' private landowners by mail when they issue the annual property tax bill - or when they want to send a threatening letter for an assumed regulation transgression. Using that contact capability – particularly for land owners that have not yet built on their property - we the AMCS would like the RDOS to send - along with the tax bill - a pre-drafted

note of WELCOME (drafted by AMCS) and inviting new property owners on Anarchist Mountain to subscribe to the AMCS website and the RDOS for current up-to-date information and events important to this community. The note could also suggest to new property owners that they be aware of the potential for 'free-camping' on their property and need to protect against any damage. We also could provide adv.cc on the importance of Fire Smart efforts and current neighbourhood watch awareness.

Friendly education achieves more positive action than punitive, threatening regulation. This approach would also serve the other HDOS Electoral Areas very well.

IDEA #3:

Good governance in Canada (both Federally and Provincially) is promoted through the reliance on **actual data** which is then used for **evidence-based decision making**. This should be the practice of all municipalities and local government. Good government is also a focus on **citizen SERVICE** rather than citizen regulation.

IDEA #4:

It is useful for any organization public/private to set actual **key performance indicators** to align and measure business/corporate activity against stated priority **goals within strategic plans**. How do citizens measure RDOS success? How do citizens know if the RDOS is working toward its stated purpose and priorities? How does the RDOS avoid policy conflict?

Citizens prefer to have influence on governance priorities to ensure energy and funds are directed to a purpose of service.

There are many useful guides and training courses to be found at the Institute on Governance, FCM, Municipal World and many others that would guide Policy writing and Good Governance and citizen service. Using Level 4 Collaborative workshop events would provide the RDOS with citizen guidance on priorities.

As a registered NFP Society representing our community, we have a vested interest in working more closely with the RDOS as well as the Provincial and Federal representatives for our area on better governance and service and have a strong voice on all matters directly impacting our enjoyment and protection of life as rural property owners.

Fire Smart protection initiatives remain the top priority for private land owners in Electoral Area 'A' with LESS regulation and MORE collaboration and education.

January 27, 2021

To: The board of the Regional District of Okanagan-Similkameen

Re: RDOS Environmentally Sensitive Development Permit Amendments


I am aware of the proposed changes to the ESDP's through my membership on the Area "C" APC. However, I am writing to you as RDOS resident, who has lived in rural Oliver for 20 years. I object strongly to the current proposed amendments to the ESDP.

You are all aware that the South Okanagan is an environmentally special place with many sensitive habitats and species, many of which have suffered from ever-increasing human development. It should not be news to any of you that the South Okanagan is one of Canada's hotspots for biodiversity and number of rare species. In 2017 the RDOS updated the ESDP policy, because the lack of protection of environmentally sensitive areas was seen as a gap. Four years later, the need for this protection is even stronger, as we see an increase in development and more people moving to the valley, many of whom are not aware of the environmental values that are here. The RDOS has a responsibility to help protect these sensitive areas and mitigate impacts to them on land that they have jurisdiction over.

The presentation by RDOS staff to the APC showed that the majority of ESDP's in the last 4 years were for developments or alterations to private properties, not for subdivisions. This was the intended purpose of the changes made in 2017. The process is not perfect and needs some adjusting, but completely eliminating all requirements for ESDP for anything but a subdivision is a giant step backward. The individual landowners are where this permit process can have the biggest impact on protecting the most critical parts of the landscape and the species within.

Many other municipalities and regional governments make this type of tool work. If there are issues with enforcement, look at potential bylaws. If the Rapid ESDP is not working as it was intended, adjust it. Make changes to your website so that it is easier for landowners to understand what situations an ESDP would apply, before they get started. Improve the oversight of the QP reports, possibly through the shared environmental planner, or even better a full time RDOS environmental planner.

We are all only here for a short time in the big scheme of things and it is our collective responsibility to leave the land, if not better than we found it, then at least not worse. The proposed changes are going in the wrong direction. Improve the process, don't eliminate it.



Sara Bunge

Oliver BC V0H 1T5

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2912

Approval Recommended for Reasons Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to Conditions Below

Approval Not Recommended Due to Reasons Outlined Below

Environment and Climate Change Canada (ECCC) has concerns with the bylaw amendment.

Since 2008, ECCC - through its Canadian Wildlife Service branch (CWS) - has directly contributed \$784,000 to the Regional District of Okanagan Similkameen to support the South Okanagan Similkameen Conservation Program (SOSCP). This relationship supports collaborative environmental management and land-use planning throughout the Regional District. The relationship is a recognition of the importance of developing locally viable solutions to our shared environmental and legislative responsibilities.

The Environmentally Sensitive Development Permit process is an excellent example of a locally developed solution that ensures adherence to applicable environmental legislation supported by other levels of government. Since 2008, ECCC has provided \$440,895 to directly support the development and implementation of the ESDP process, providing financial resources to support mapping, scoping, drafting, development, and implementation (through provision of the Shared Environmental Planner role within RDOS) as well as a recent audit of the ESDP effectiveness. The proposed bylaw amendment should not be made without consideration of these substantial investments and of the collaborative history between ECCC, SOSCP, and RDOS.

In particular, ECCC is concerned about amendments that transfer or remove responsibilities to address the potential presence of critical habitat on private lands, creating gaps and eliminating oversight of activities, resulting in less stewardship and the destruction of critical habitat. The current ESDP provides a level of oversight and due diligence that benefits land owners and environmental professionals.

For example, by eliminating "*alteration of the land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services*" as a trigger for ESDP, the proposed bylaw amendment removes a layer of local oversight in environmental management.

In summation, ECCC encourages the RDOS to reconsider some aspects of the ESDP bylaw amendment as currently proposed, and to instead seek a modified approach to the amendment or use other mechanisms to provide greater clarity and direction to landowners and QEPs throughout the existing process.

We wish to note that the collaborative relationship with RDOS has been productive. We view this relationship as being particularly valuable in proactively resolving potential conflicts with

conservation objectives in the region, in part by improving land owner access to information about the presence of species at risk and their habitats.

Signature: _____

Signed By: _____

Agency: _____

Title: _____

Date: _____

Canadian Wildlife

Attention: Chris Garrish

Candy Anders <[REDACTED]>

Thu 9/10/2020 3:45 PM

To: Planning E-Box <planning@rdos.bc.ca>

Email to: Chris Garrish

Mark Pendergraft

After time mulling over some things, I am writing to express my thoughts and concerns regarding a few current topics.

OCP - in general, I am in favour of it and very pleased with the cooperation and communication you have had with the FireSmarting team. I support FireSmarting principles including concern about vacant properties' responsibilities, use of proper building materials and concern about access on roads with no alternative access.

Defining the area as rural is a bit ambiguous. For example, on Anarchist Mountain in the former Regal Ridge development, we have a country lifestyle yet enjoy the benefits similar to towns with good roads and maintenance/service, garbage and recycling pickup etc. I recommend more support in the management of invasive weeds on both public and private lands, unsightly premises, temporary residents (i.e. weekenders, seasonal) where there is risk of fire, garbage/wildlife risk, sewage improperly disposed of etc. I am okay with RV's where the property owner is actively building their home as most are acting responsibly.

EDSP - although this is a separate initiative of RDOS and was recently cancelled at your board meeting, the concerns of the 'pink zone' in this area seemed to overshadow many things. It had some areas of merit and I am supportive of the concerns raised regarding Firesmarting, thank you for listening to that team. What does bother me is this pink zone thing (i.e. building permit infractions) seemed to overshadow other things in the community for a while and the initiative taken by some ticked off by fines encouraged others to oppose any other proposed bylaw (i.e. metal structures) based on a 'no more rules' philosophy. The July 29 letter on Anarchist Community Society website suggesting to residents what to complain about to the RDOS is not necessarily the opinion of all residents including newer residents who do not know the history.

For example, the letter spoke about a 'broad brush' complaint.....I am of the opinion that the RDOS does not go out of its way to make rules unless there is a concern/need for it. Highlighting the metal storage containers proposed bylaw is not necessarily the opinion of the whole community. Although I understand perhaps the issue started with concern in Apex, let's address it before it does become a problem in other parts of the district. Concerns include safety, environmental and property values, pride of ownership and living in the RDOS.

Thank you for the opportunity to voice my concerns and opinions. If you wish to contact me, my contact information is below.

Best regards,
Candy Anders

[REDACTED]

From: [RDCO Planning Services](#)
To: [Planning](#)
Subject: RE: Bylaw Referral - ESDP Area Amendments - Bylaw No. 2912 (Project No. X2020.009-ZONE)
Date: December 7, 2020 9:46:30 AM
Attachments: [image003.png](#)
[image004.png](#)

Good morning,

Thank-you for the opportunity to provide comments on the above noted referral. RDCO Environmental Planning staff has reviewed the information and provides the following comments on this proposal with a recommendation of non-support:

- Designating Environmentally Sensitive Development Permit Areas (ESDPA) offers land use planning options and tools to protect the natural environment, its ecosystems, and biological diversity and protection of development from hazardous conditions.
- The South Okanagan contains some of the most biologically diverse ecosystems and critically endangered plant communities in British Columbia and across Canada. While RDCO staff agree that the most effective time to achieve ESDPA objectives and protection of the natural environment is at time of subdivision and rezoning, there is still great value in applying ESDPA criteria to building permits and development proposals after the subdivision and rezoning stage.
- Across the Okanagan, RDCO staff encourage and support clear and consistent approaches when it comes to environmental planning. ESDPA criteria can achieve the goals and objectives of an Official Community Plan by specifying areas of land that must remain free of development, require natural features or areas be preserved, protected, restored, or enhanced, require watercourse dedication, and further require protection measures such as erosion and drainage control, riparian area enhancements, and habitat restoration. Without requiring this at time of building permit or triggering an ESDP during land alteration activities, much of the local government ability to protect the natural environment is lost.
- Given the above information, RDCO staff advise that approval of ESDP Area Amendment Bylaw is not recommended.

Respectfully,

Planning Services
Regional District of Central Okanagan
250-469-6227 | planning@rdco.com
Connect with us | rdco.com

On Thu, Nov 19, 2020 at 8:27 AM Eva Durando wrote:

I was alerted yesterday to the changes proposed in the ESDP areas document at the RDOs and would appreciate your comments on it. As we read the draft document, the changes would eliminate the need for an ESDP except for a subdivision. This would be a huge, and potentially very environmental/ecologically damaging reduction in the need for an ESDP and open the door to the further degradation and/or destruction of sensitive habitats such as grasslands, wetlands, and riparian vegetation, and even threatened species such as cottonwoods, water birch, and antelope-brush. The latter has already been further devastated by the complete clearing of the antelope brush-ponderosa pine-grass areas south of Vasquez Lake, what I take to be part of the Thompson property.

I noted in particular the following Section 5, p. 26, which certainly appears to corroborate the above. The Commented box is beside the Section and presumably from staff.

"Development requiring a permit. (1) A development permit is required, except where exempt under Section 18.2.7 (Exemptions), for development on lands within the ESDP area (where not exempted, development requiring a development permit includes: a) subdivision." **Commented [CGS]:** The following references have been removed: 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



Dec 4, 2020

File: 2020088
Your File: X2020.009-ZONE

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

Attention: Christopher Garrish, Planning Manager

Re: Environmentally Sensitive Development Areas update for RDOS Electoral Areas A, C, D, E, F, H and I.

The Ecosystems Section of the Ministry of Forests, Lands, Natural Resource Operations & Rural Development has reviewed the above noted referral. We understand that the application is for the following updates to the ESDPA requirements: *(a) that they only apply to subdivisions and rezoning, (b) that staff report back to the Board on the options to make ESDPs more effective at subdivisions and rezonings; and (c) that ESDPs should in no way prevent or discourage residents from firesmarting their properties according to the firesmart principles.*

There are no concerns with items (b) and (c) above. However, the province strongly recommends against item *(a) exemption of all but rezoning and subdivision applications from the ESDPA process* for the following reasons:

- The RDOS administers one of the foremost biodiversity hotspots in the country. It contains high densities of Species at Risk and includes one of Canada's most endangered ecosystems. If the majority of development proceeds outside of an ESDP process, environmental oversight of the > 10,000 square km region will be dramatically reduced.
- A large proportion of wetlands, both mapped and un-mapped, occur on private property. 90% of the Okanagan and Similkameen's wetlands have already been lost to development. The ESDP process is a way to flag these features and provide for their wellbeing and that of the species at risk often present.
- ESDPs make landowners aware of important features to consider during development. Many RDOS properties are large, rural parcels; therefore, having at least cursory guidance on, e.g., house siting or driveway development can help preserve sensitive features.

- The level of environmental assessment conducted at the rezoning and/or subdivision stage is not always detailed enough to effectively identify and mitigate damage to specific sensitive features. Therefore, having a process to evaluate e.g. home placement on a given site, or areas to leave vegetation intact at the level of individual development, increases the likelihood of preserving habitat.
- It is the province's understanding that existing ESDPA requirements were developed through lengthy stakeholder and public discussion and with the help of the South Okanagan Similkameen Conservation Program (SOSCP). From the information provided in the referral package, it appears that the same level of scrutiny and consultation was not applied to the currently proposed changes.
- Regardless of ESDP compliance rates, the ESDP process makes landowners aware of the values on their property so they can make informed decisions; compliance issues could be addressed directly rather than making blanket exemptions.
- If the ESDP process is causing issues for certain types of development or in certain areas, focused solutions are recommended rather than changes that affect the entire 10,000 + square km.
- The region is facing unprecedented development pressures. Removing most of the (terrestrial) oversight could have far-reaching consequences for Species at Risk in the Okanagan Similkameen.

Please contact the undersigned if you cannot follow the recommendations provided in this referral response. It is the proponent's responsibility to ensure his/her activities are in compliance with all relevant legislation, including the *Water Sustainability Act* and the *Wildlife Act*. The undersigned may be reached at Jamie.Leatham@gov.bc.ca or 778-622-6834 if you have further questions or require additional information.

Sincerely,



Jamie Leatham, M.Sc.
Ecosystems Biologist
For the Referral Committee

JL/jl

July 22, 2020

Directors, RDOS
101 Martin St.
Penticton, BC
V2A 5J9

Dear Sirs/Madams:

Re: Imprecise EDPA Mapping

As a community, residents on Anarchist Mountain are generally upset by the requirement of an Environmentally Sensitive Development Permit (ESDP) prior to receiving building permits. Until our (the Anarchist Mountain Community Society's (AMCS) recent activities to raise community awareness of the issue, most residents were not even aware of the ESDP process. The ESDP requirements were effectively a covenant placed on title after most people purchased the land and then not publicly disclosed to landowners with any credible effort.

Restrictions on landowners imposed by the process are at odds with the guidelines of FireSmart – those being the removal of ground fuels surrounding homes. RDOS is aware of this issue and is perhaps already considering making competent and rigorous changes to Environmental Development Permit Areas (EDPAs).

Our further complaint about the system is in its imprecise mapping at the local scale. We understand that local governments have the right to impose EDPAs to protect riparian and sensitive ecosystems, but also understand that EDPAs must be designated on reasonable evidence and with reasonably certain boundaries.

We would argue that the boundaries outlined by the RDOS in Area 'A' are not reasonably mapped. We would need more information and research to confirm its accuracy.

We (and we believe all residents) feel that the environmental protection intent of the ESDP process would be adequately met if EDPAs were moved off personal holdings and pertained only to public and crown land within Area 'A'. Mark

Pendergraft, Area 'A' Director, is reportedly in agreement with this proposed change.

We would also add that people who live in the rural environment do not need to be told that it is worth protecting. At the same time, they are generally averse to arbitrary and imprecise regulation.

Also, it seems there is no real value in getting an ESDP. In cases we are aware of, after paying fees to the RDOS and to the QEP, no difference has been made as to whether projects proceed; the only effect is that residents' lives have been made more difficult, more complicated and more expensive. This is not the purpose of local government. We would want to see substantive impact research in this regard prior to proceeding with any plan.

If you need to see a copy of our zone, please let us know.

Kindest Regards,

Karen Goodfellow/Herman Commandeur



July 22, 2020

Directors, RDOS
101 Martin St.
Penticton, BC
V2A 5J9

Dear Chair and Directors:

Re: Imprecise EDPA Mapping

As a community, residents on Anarchist Mountain are generally upset by the requirement of an Environmentally Sensitive Development Permit (ESDP) prior to receiving building permits. Until our (the Anarchist Mountain Community Society (AMCS)) recent activities to raise community awareness of the issue, most residents were not even aware of the ESDP process. The ESDP requirements were effectively a covenant placed on title after most people purchased the land and then not publicly disclosed to landowners with any credible effort.

Most fundamentally, restrictions on landowners imposed by the process are at odds with the guidelines of FireSmart – those being the removal of ground fuels surrounding homes. RDOS is aware of this issue and is perhaps already considering making competent changes to Environmental Development Permit Areas (EDPAs).

My further complaint about the system is in its imprecise mapping at the local scale. I understand that local governments have the right to impose EDPAs to protect riparian and sensitive ecosystems, but also understand that EDPAs must be designated on reasonable evidence and with reasonably certain boundaries.

I would argue that the boundaries outlined by the RDOS in Area 'A' are not reasonably mapped. As an example, I submit my own property at 1051 Bullmoose Trail, Osoyoos (below). Clearly very little attention went into the mapping of the EDPA on our property; well over half our pool and pool house (both RDOS permitted) are in the "pink zone". Additionally, the long existing road leading from our property to Longview Place is fully within the EDPA; this is clearly disturbed, as opposed to natural, land.

I, and all residents I have spoken to on the subject, feel that the environmental protection intent of the ESDP process would be adequately met if EDPAs were moved off personal



holdings and pertained only to public and crown land within Area 'A'. Mark Pendergraft, Area 'A' Director, is reportedly in agreement with this proposed change.

I would also add that people who live in the rural environment do not need to be told that it is worth protecting. At the same time, they are generally averse to arbitrary and imprecise regulation.

Also, it seems there is no real value in getting an ESDP. In cases I am aware of, after paying fees to the RDOS and to the QEP, no difference has been made as to whether projects proceed; the only effect is that residents' lives have been made more difficult, more complicated and more expensive. This is not the purpose of local government.



Kindest Regards,

James Gray
Resident and AMCS Director

From: Timothy Gray

Date: Tuesday, December 8, 2020 at 7:47 PM

To: Riley Gettens RDOS Okanagan Lake West Rural Summerland

Subject: FW: RDOS is planning to make significant changes to their Environmentally Sensitive Development Permit Area

Hello Riley,

I am a professional biologist, live on the West Bench. I have lived in the Okanagan for about 4 years, volunteer as a member of the RDOS South Okanagan Conservation Fund technical advisory committee, BC College of Applied Biology and the South Okanagan Naturalist Committee. I received the email below from Alison Peati.

I am concerned that if RDOS reverses previous policies pertaining to the requirement for Environmental Assessments and the identification of Environmentally Sensitive Development Permit Areas we will be doing a major disservice at a local community and local ecological level. I have lived Central Canada and the West coast am happy to have put down roots here to raise my young family. The Okanagan Similkameen is unique in BC and Canada. There is always going to be a demand for developable land in the South Okanagan, it is in extremely short supply. There are some excellent professionals who have made major contributions towards the goals of conservation / environmental protection / environmental assessment requirements in the South Okanagan. Environmental protection statutes at a provincial and federal level are generally said to be "lacking teeth", local municipal requirements provide an extremely valuable role in terms of protecting sensitive environmental features. To dial back or remove any existing requirements to expedite or facilitate a couple developments is short sighted and would come at the expense of natural features that make this a great place to live, raise a family, retire.

Please interpret this as my strong opposition to any changes that would reduce requirements for Environmental Assessment in the RDOS. I acknowledge that part of my work load is completing EAs for local developments.

Tim Gray M.E.T.

Directors of RDOS
101 Martin Street
Pentirton, BC
V2A 5J9

Dear Sirs or madam,

RE: ECPA Bylaw Implementation in RDOS

I am quite familiar with how the ESDP was designed, why and when. It is astounding that until just recently when Anarchist Mountain Community Society (AMCS) took it upon themselves to inform land owners of this policy and how it affects them, that until now most people including long time residents were unaware of the pink zone and its restrictions on property owners and their development plans. This plan was first introduced in February 2005. In 15 years, RDOS has not properly communicated with stakeholders. Since protecting riparian and sensitive ecosystems is important to all, why has the plan not been communicated to all landowners and affected parties who are now faced with covenants on title.

In the executive summary of the 48 page document entitled "In Practice and in Caselaw March 2016"

- 1) It is clear that EDPAs are a tool for local governments to protect riparian and terrestrial natural environments but there must be precision of mapping in terms of identifying the sensitive areas.
- 2) The local governments must be specific about activities that constitute land alterations

In RDOS, the mapping is very suspect since exclusions were largely an interpretation of already disturbed areas on available aerial map. No exclusions were made from ground proofing.

As a result, the mapping is very imprecise and inconsistent.

- a) There are large tracts including full lots with paved driveways still in the pink zone
- b) There are large tracts that are excluded for unknown reasons (HOME lots?)
- c) In my case the pool which was permitted is partially in the pink zone as is the septic field and garden.
- d) Since the initial mapping was done, many changes have taken place that are not accounted for.

The triggers or activities requiring an ESDP are:

- a) Subdivision development
- b) Construction
- c) The alteration of land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services

With respect to activities that constitute land alterations, these directly conflict with appropriate fire-smarting guidelines provided by the provincial government.

Furthermore whether it was done prior to or since the implementation of the ESDP, most residents have altered their and by fire-smarting, paving, building gardens, etc., without ever applying for an ESDP because no one knew anything about this bylaw.

RDOS was well intentioned in designing a plan to protect the environment but the plan is flawed and seriously lacking in achieving its objectives. The intent is to protect the flora and fauna of the sensitive areas but in the 24 months since the implementation, only 18 permits were issued in Area A which is less than 5% of the overall land owners. The only way to find out about the pink zone and the ESDP is to apply for a building permit and the only way to educate yourself about the sensitive values is to pay for an ESDP.

I submit to you that, to date, RDOS has done a poor job in saving and protecting the environment since very few people know about the values or what to do about it.

People who moved and live in a rural setting do not need to be told how important it is to protect it. That's why they moved here. You would be surprised how people can rally around an issue given the right approach. ESDP is not it. The heavy hand of government and non-accountability is not what residents respond to.

Our recommendation would be to:

1. **Remove the pink zone from all private properties or at the very least exclude 2 hectares directly surrounding residences.**
2. **Exclude any alteration of land that is related to firesmarting activities.**
3. **Begin an education program to educate all residents (not just those applying for a building permit) as to the environmentally sensitive values.**

There are numerous good ideas for solutions that the public can offer if consulted. We need our government to listen more.

I and many residents of Anarchist Mountain are available for consultation at any time. We can even provide the venue.

Kindest Regards
Bernie Langlois



Christopher Garrish

From: Lavona Reade
Sent: January 22, 2023 3:14 PM
To: Planning
Subject: ESDP review feedback

Attention: RDOS review

We purchased XXXXX (Anarchist Mountain) in December 2020. We submit this email in support of proposed changes to the existing ESDP, OLP Bylaws for Electoral Area "A".

We support the deletion of:

"construction of, addition to or alteration of a building or other structure" and the "alteration of the land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services" as triggers for an environmentally sensitive development permit;

We support permits only being required for subdivision.

Sincerely,

Lavona and Steven Reade

July 31, 2020

All Rural - Regional Directors, RDOS
(See list below)
131 Martin St.
Penticton BC
V2A 5J9

by EMAIL ONLY

Dear Directors:

Re: Conflicts - Environmentally Sensitive Development Permit (ESDP) Program

Residents on Anarchist Mountain, within Area A, have raised concerns with the RDOS about the ESDP program for several years. I am also a member of the Area A – Advisory Planning Council. Our APC has raised our concerns about the apparent arbitrariness of the ESDP program (Dec. 14 2015 minutes). However since 2015 no actions for correcting these issues appear to have been taken by RDOS. Since 2017 the RDOS has taken a more aggressive stance concerning ESD Permits in advance of allowing a building permit to be issued, or regarding enforcement for non-compliance.

As a property owner on Anarchist Mountain (Area A) since 2003, I recall that when the original developer (Regal Ridge) proposed new sub-divisions RDOS required them to conduct rigorous environmental studies prior to development approval. These studies were conducted by Qualified Environmental Professionals. Upon receipt of those studies and after consultation with the developer those development plans were approved, and lands were then made available for sale to the public.

Much of the information relied upon by RDOS in the development of the ESDP program appears to have come from the *South Okanagan & Similkameen Conservation Program (SOSCP)* during their Keeping Nature in our Future Project (2014?) in my view the ESDP program in our area was based upon information that fine appears to have been largely anecdotal, and not backed up with biological or environmental data. At a recent APC meeting I asked the RDOS staff (Mr. Garrish) and your consultants (EcoPlan - writing the revised Official Community Plan (OCP)) to provide the APC with data that justifies the origins of the ESDP program. EcoPlan came back to us saying they could not find specific data showing the eco values in Area A, except they did point out ***“In a note from the SOSCP Planner - The conservation rankings were predominantly based on sensitive and at-risk ecosystems which are likely to remain constant over time. We did not have species location data which can only be identified through comprehensive inventories and some data are confidential as well so cannot be shared with the public”***. I attach the SOSCP biodiversity map entitled ‘Opportunities for Biodiversity Conservation’ from the Keeping Nature in our Future Project (page 3).

It is reasonable to believe that a conservation organization like SOSCP (who does great work) would promote a ‘precautionary’ approach to recommending to RDOS the ESDP designation of what they believe to be possible ecologically sensitive areas, even without ground truth data as proof of those values. Regulating landowners based on speculative assumptions is not appropriate.

My concern also stems from the ESDP program on the Anarchist Mountain being instituted **AFTER** the development permits for development on Anarchist Mountain were approved by RDOS. Those development approvals were subject to rigorous environmental study, by QEP’s, prior to being approved by RDOS. It is unreasonable to require residents to repeat these studies, at their own expense, when a QEP was already been involved in the original evaluation of environmental values prior to the development permit being issued by RDOS.

Another important point is that the ESDP is in direct conflict with Fire Smart recommendations promoted by RDOS, provincial authorities and the insurance industry. As the ESDP program stands now it is not permissible to remove brush, vegetation, debris and under grown beyond 10 meters from a principle residence without an ESDP. On Anarchist Mountain (a recognized Fire Smart Community) all the properties are several acres to many acres in size; thus, this conflict imposes a major impediment to fire safety. The ESDP should not conflict with Fire Smart activities, in an interface fire risk area.

Our community prioritizes wildfire as the most serious risk to our properties and to our personal safety. As such we encourage the RDOS to support Fire Smart activities with more than "words in a brochure." I suggest that RDOS find funding sources, perhaps in concert with the Provincial and Federal government, the Union of B.C. Municipalities or the insurance industry, Gas Tax, various foundations or other sources, to access grants to provide community-wide Fire Smart activities. With funding support common hazard areas could be tackled hiring professional tree fellers and mechanized equipment. A similar program was done at Mount Baldy in the past two-three years. Preventing a wildfire catastrophe is much less costly than fighting fires or rebuilding burned out communities.

Better fire risk assessment planning , through a Community Wildfire Protection Plan is also something that RDOS should be supporting and creating for the Anarchist Mountain neighbourhoods.

I believe that the RDOS Planning Dept. is considering a full review of the ESDP program – which is encouraging. I applaud consideration of that review. The "Pink Zone" problem on Anarchist Mountain has harmed RDOS's reputation in the eyes of many of our residents and created some resentment and distrust of the RDOS. I have had several discussions with Area 'A' Director - Mark Pendergraft on the ESDP matter, and he has indicated to me that changes would likely be beneficial for all concerned.

I hope that if Director Pendergraft or RDOS staff bring reasonable amendments to the ESDP program forward to the Board, including public consultations, that you will support changes. I offer any assistance I can provide to RDOS in moving positive discussions and amendments forward. A common solution is the goal here. This problem will not go away without changes being made.

Carefully considered planning and by-laws, with open and considered public input, are essential for proper municipal governance. Having the rate payers see that their local government is listening and acting upon legitimate concerns is equally important.



Mark McKenney
Resident Anarchist Mtn,
Member Advisory Planning Council – Area A



Copy to

Mark Pendergraft – Area “A” Director, RDOS

mpendergraft@rdos.bc.ca

Karla Kozakevich, Board Chair, RDOS & Area E, Naramata

kkozakevich@rdos.bc.ca

Chris Garrish, Planning Manager, RDOS

cgarrish@rdos.bc.ca

Electoral Area "A" Advisory Planning Council (APC):

Peter Beckett, Chair, (APC) <pbeckett@persona.ca>

Mark McKenney, Vice Chair, (APC) <mark@mckenney.me>

Bill Plaskett, APC <ironbull@telus.net>

Gerry Hesketh, APC <lynnehesketh63@gmail.com>

Grant Montgomery, APC <gmont@vip.net>

Manfred Freese, APC <freesem@eastlink.ca>

Dwayne Svendsen, APC <dsvendse@telus.net>

ECOPLAN International, INC

208-131 Water Street

Vancouver, BC

V6B 4M3 Canada Tel: (604) 228-1855

John Ingram, OCP Project Manager, EcoPlan Consultant for RDOS john@ecoplan.ca

Evelyn Riechert, EcoPlan Consultant for RDOS riechert@shaw.ca

Graham Farstad, EcoPlan <graham@arlingtongroup.ca>

RDOS Rural Directors

George Bush, Area B Cawston
gbush@rdos.bc.ca

Rick Knodel, Area C Oliver Rural
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Tim Roberts, Keremeos Rural
troberts@rdos.bc.ca

From: [Forbes, Christina D AGRI:EX](#)
To: [Planning](#)
Subject: FW: Bylaw Referral - ESDP Area Amendments - Bylaw No. 2912 (Project No. X2020.009-ZONE)
Date: November 26, 2020 10:52:55 AM
Attachments: [image001.png](#)
[image002.png](#)

Good morning,

The Ministry of Agriculture has reviewed the attached referral and have no comments to provide.

Thank you,
Christina

Christina Forbes BSc, P.Ag | Regional Agrologist I Kelowna
New Phone Number: 236-766-7057 | c: 250-309-2478
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**Osoyoos Mountain Estates Inc.
Box 327, Osoyoos, BC V0H 1V0**

September 2, 2020

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

RECEIVED
Regional District

SEP 11 2020

101 Martin Street
Penticton BC V2A 5J9

**RE: Environmentally Sensitive Development Permit (ESDP) Area
Commentary on Proposed Bylaw Amendments**

Background:

Osoyoos Mountain Estates Inc. (OMEI) was formed in 2012 for the purpose of acquiring a substantial amount of land from 590335 BC Ltd. (Regal Ridge) when that company failed. Today, OMEI owns approximately 1300 hectares on Anarchist Mountain including approximately 757 hectares which is zoned CA – Conservation Area. A substantial portion of this CA zone land is subject to a Conservation Covenant registered in favour of RDOS in 2003. The covenant ensures that this land will remain in its natural state forever.

OMEI is generally supportive of all reasonable and practical measures to protect the natural environment, and particularly to mitigate the risk of wildfire. We consider wildfire risk the greatest danger to the Anarchist Mountain community from both an environmental and economic perspective. We continue to support on going Fire Smart activities through the provision of a controlled waste site where residents can deliver fuels from their lots for safe burning. We work in unison with Anarchist Mountain Fire Department and the Fire Smart committee on this initiative which has been very well received by residents. We have clearly indicated our interest in tangibly supporting the establishment of a possible satellite fire hall through the donation of a suitable parcel of land.

We have always worked cooperatively with RDOS on these issues. However, we are not fully supportive of the current ESDP guidelines as now constituted and believe that some changes are needed.

History

Prior to 1999, when Regal Ridge was conceived the Anarchist Mountain area was very sparsely populated with a few large ranch holdings. There was no real residential development at all. Economic activity over several decades had been limited to intermittent logging, cattle grazing and limited gravel extraction from a few sites.

At that time zoning was RA (Resource Area) with a 20 Ha minimum lot size. Intuitively, larger lot sizes were seen by many as an effective tool to eliminate or at least reduce environmental impacts with the main assumption being that an individual owner would not impact a full 20 Ha parcel. The deficiency in this approach is that all of the land in a given area may be impacted by private owners (i.e. there are no restrictions or covenants). Additionally, the most valuable areas from an environmental standpoint were not guaranteed of any protection. Regal Ridge proposed a cluster development approach with significantly smaller lot sizes. When the Regal Ridge development was proposed RDOS required significant environmental analysis and investigation prior to rezoning. Subsequently, numerous environmental reports were prepared before development started and then as development proceeded.

The initial environmental reports identified some specific areas that warranted protection if the development was to proceed. It was only after extensive negotiations with the owner/developer that RDOS allowed re-zoning to smaller holdings which resulted in significantly higher density in the area. In exchange for this re-zoning the developer agreed to the designation of about 1,000 Ha as Conservation Area (CA). This CA zoned land can never be developed and must be left in its natural state. To further protect the land RDOS and the developer entered in to a Conservation Covenant which has been registered and runs with the land in perpetuity.

Therefore, prior to the initial Regal Ridge subdivisions RDOS already had the comfort of knowing that a significant amount of land deemed high value from an environmental perspective had been protected from development. RDOS could now focus on each subdivision when applications were brought forward.

The key initial environmental reports were as follows:

Ophiuchus Consulting – Sarell/Haney – August 9, 2002

This was the original Environmental Assessment required by RDOS to assess the Regal Ridge Development plan. Under the cluster development approach proposed by Regal Ridge it was recommended that environmental concerns could be addressed at the sub-division stage as each smaller area was developed. The Sarell/Haney report made the following recommendations:

1. *Develop environmental guidelines for each cluster development prior to lot sales - these can be incorporated into neighborhood community plans;*
2. *Contain physical developments to as small an area as possible, including the containment of spoil and side-casting down slopes;*
3. *Post signs on wildlife trees so they can be retained where possible;*
4. *The areas with high fire hazards (much of the IDFxh1 and cool slopes throughout) should be thinned of small-diameter trees to reduce fuel loading and ladder fuels;*
5. *Fence the perimeter of the clusters or developable areas to ensure that impacts are contained – thinned stems from wildfire hazard abatement could be incorporated;*
6. *Determine whether and where road underpasses are required for small wildlife to avoid road mortality – these could be incorporated with surface water drainage plans;*
7. *Promote good land stewardship (e.g. xeriscaping, problem wildlife management, weed control, pet management) with residents and land users through developing neighborhood stewardship pamphlets; and*
8. *Develop sound management plans for natural lands, especially to deal with anticipated recreational uses and fire hazards. Finally, the lands that are not developed should be transferred to a bona-fide, non-government organization that has the ability to manage these lands for conservation purposes. This is especially true of those lands identified as undeveloped High Biodiversity Areas. There are possibilities of developing community recreation areas along the Nine Mile Creek Tributary at the eastern edge of the properties, and the lands that include the summit of Anarchist Mountain. These areas have high recreation values and environmental values that can be maintained with recreational uses.*

Most, but not all of these recommendations have been implemented in the various sub-divisions on Anarchist Mountain. With respect to the matter at hand the key recommendation is Point 1- requiring site specific environmental assessments at

the sub-division stage. This results in the developer and RDOS negotiating appropriate environmental protections prior to the development of the subdivision.

Ophiuchus Consulting – Sarell/Haney – April 26, 2003

This was a follow up report to the 2002 Sarell report and was the final report required by RDOS prior to re-zoning the area. This report refined the conclusions of the 2002 report. It is very important to note that from 2002 to 2003 some proposed clusters were moved and some deleted so as to ensure that the recommendations of the environmental consultant could be met.

Summitt Environmental Consultants – Phase 1 Report – July 2005

This is a standard Phase 1 environmental report which assessed the likelihood of the property having any contamination as a result of past economic activity.

Alcock & Sarell – Stream Assessment Report – 2007

The developments on Anarchist Mountain intersect a number of watercourse features identified in the Terrain Resource Inventory Mapping (TRIM) provided by the Province. The Riparian Areas Regulation (RAR), enacted under Section 12 of the Fish Protection Act in July 2004, requires the Regional District of Okanagan-Similkameen (RDOS) to protect riparian areas (zoning bylaw sec 7.23) by ensuring that proposed development activities are subject to a science-based assessment conducted by a Qualified Environmental Professional. This report provided the required assessment

Sarell/Haney – May 2008

In 2008 Regal Ridge was proposing that three areas be re-zoned for higher density on Anarchist Mountain. The three areas were zoned for Large Holdings at that time with the proposal being they be re-zoned Small Holdings with a minimum parcel size of 1 ha. All three areas were previously assessed in the original subdivision plan for Regal Ridge (Sarell and Haney 2002). These areas were originally zoned Large Holdings as a consequence of limiting the number of subdivision parcels within the overall development plan while more desirable areas were zoned Small Holdings. This report concluded that the small cluster developments could proceed in these areas provided the recommendations of the consultant were followed.

Summary Comments

These are all relatively “high level” reports which provide comment and analysis on the Anarchist Mountain area as a whole. They are extremely useful as they identify the key issues and areas that needed special attention in the future as development proceeded. The clusters that were subsequently built by Regal Ridge and Osoyoos Mountain Estates with environmental recommendations followed. This repository of information provided RDOS with a firm basis to proceed to consider future development in the mountain environment.

As development proceeded over the years RDOS required some form of environmental report dealing with the specific location of each sub-division development. (OMEI owns ~ 20 environmental reports pertaining to the Anarchist Mountain area). Therefore, when approving a sub-division request RDOS has always had the benefit of the high-level reports along with a specific report on the subdivision proposed. In 2017 this became more formalized when virtually the entire mountain was designated as an ESDP area.

ESDP Bylaw Critique.

We have two general criticisms of the bylaw:

1) Fire Smart Activity

The ability of an individual lot owner to fire smart their lot should not be limited by this bylaw or any other bylaw. In fact, Fire Smart activities should be actively encouraged. This community was one of the first in British Columbia to become a Fire Smart community and the mountain residents take this very seriously. It is our opinion that Anarchist Mountain residents are fully invested in mitigation of Wildfire Risk and in reasonable and effective requirements to preserve and protect environmental values. All stakeholders agree that Wildfire Risk needs to be aggressively managed with the Fire Smart programme being a cornerstone activity. Further, in the aforementioned Sarrell 2002 report one of the key recommendations deals with good land stewardship including fuel reduction and thinning of trees.

The bylaw should allow lot owners to maintain their lots in accordance with Fire Smart practices without interference.

Lot Owners – Exemption

We are of the strong opinion that individual lot owners should be exempted from any further environmental investigation if they wish to construct an allowed structure on their lot. Our opinion is premised on the fact that in all cases the lot in question will have been subject to previous adequate environmental investigation. We will use two examples to further illustrate this position:

2) Langlois Example:

Attached to the May 23/19 administrative report (Garrish) is a submission from a lot owner; Mr. Bernie Langlois. Mr. Langlois and his wife purchased a lot in the Bullmoose area on Anarchist Mountain and then built a house. They subsequently wanted to build an accessory building and were then required to submit a separate report from a QEP specific to his lot. This is taking place on a small holding lot of < 2Ha.

When considering the Langlois request RDOS had the benefit of the 2002 Sarrell/Hancy environmental report and the 2008 Sarrell report which was specific to the Bullmoose area. Additionally, in this case RDOS also had the benefit of a specific report on the Bullmoose subdivision (Scheffler - November 2010). That report concluded that there were no unique or specific environmental issues with respect to the subdivision area. In other words, Scheffler did not recommend any covenants, no build areas etc. The sub-division was then built to a very high standard.

After being subjected to this level of environmental analysis what could the possible benefit be to requiring yet another environmental assessment on the Langlois lot?

➤ Raven Hill Extension Area

In 2012 OMEI developed an 8 lot sub-division under an ESDP. A report was prepared by a QEP which recommended that the development could proceed if a covenant was placed on a specific area which had some environmental values of significance. The area identified affected one of the proposed lots. This recommendation was readily accepted by OMEI with the sub-division subsequently completed. The subsequent purchaser of the affected area was happy with the covenant, and was able to develop the lot to his liking. We would suggest that a further report for a building permit would have added no additional value.

Today, if an owner wanted to build a house on one of these lots a specific report from a QEP would be required.

What is the value of any additional report on the sub-divided area now?

I would also like to add an additional comment around building sites. I understand that RDOS takes the position that if an owner builds exactly on the cleared building site provided by the developer a QEP report might be waived as the site has already been disturbed. As a developer, I can say with certainty that we choose what we consider to be the most suitable site. However, this can be a very subjective exercise and as has happened a lot owner may choose a slightly different location to take advantage of a particular view or other characteristic.

We find it instructive that 76% of ESDP's issued have been for residential dwellings or garages. These structures have been built on lots that have been examined from an environmental perspective previously. Anecdotally, I am told that no permits have been denied over an environmental issue. This should not be a surprise to anyone

We also would like to remark on a few comments in the administrative report of May 23/19:

"QEP's have also advised that they believe that the new ESDP guidelines to be useful and better than the past approach (i.e. exempting all residential development at the building permit stage)"

Clearly the ESDP guidelines are useful and beneficial to QEP's but what value do they add to the overall goal of protecting and preserving environmental values? How many assessments on a particular property is sufficient?

"The option of a Rapid Environmental Assessment (REA) for residential buildings and structures was introduced in 2017 as a way to provide a cost-effective alternative to Environmental Impact Assessments (EIA)"

The report goes on to say that this has not worked as hoped as some QEP's were "confused" as to the level of report required. Fees have not reduced, and report size and quality have varied significantly. Frankly, this has been an abject failure. The proposed solution of a template, with a new name (Environmental Screening Report) completed by a QEP, will not effectively deal with the issue, in our opinion.

RECOMMENDATION

In our opinion, the solution to this lies at the subdivision stage. When a land owner/developer applies for a subdivision RDOS has the full capability to require environmental assessment of the entire area to be developed. Environmental issues at that time can be addressed in terms of the parcel lay out, suitability of building sites, road layouts, sewage disposal and water sources. With benefit of the high-level reports and a specific sub-division report RDOS should be able to satisfy any and all concerns with the developer.

With respect, we would suggest that the requisite expertise, and responsibility to deal with these complex issues sits with RDOS, the developer and their professional advisors. Most lot owners can add little value to the process and do not want to be involved. They simply want to build their "dream house"

We would like to see the following amendments:

1. All previously developed lots under 5 Ha in the Anarchist Mountain Area should be excluded from the ESDP area designation. Any permitted development such as an accessory building should not trigger the need for any environmental investigation.
2. Any ongoing enforcement procedures should be set aside until a decision on the bylaw changes are made.
3. All lot owners should be able to apply Fire Smart guidelines and principals in maintaining their lots without violating the bylaw.

Respectfully submitted,



Ron Palmer, Managing Partner
Osoyoos Mountain Estates Inc.



Penticton Indian Band
Natural Resources Department
841 Westhills Drive | Penticton, B.C.
V2A 0E8
Referrals@pib.ca | www.pib.ca
Telephone: 250-492-0411
Fax: 250-493-2882

Project Name:

Bylaw Referral - ESDP Area Amendments - Bylaw No. 2912 (Project No. X2020.009-ZONE)

FN Consultation ID:

L-201102-X2020009-ZONE

Consulting Org Contact:

Planning RDOS

Consulting Organization:

[Regional District of Okanagan-Similkameen](#)

Date Received:

Thursday, November 26, 2020

WITHOUT PREJUDICE AND NOT TO BE CONSTRUED AS CONSULTATION

November 26, 2020

Attention: Planning RDOS

File number: X2020.009-ZONE

RE: 40 (forty) day extension

Thank you for the above application that was sent on 11-02-2020.

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, the Penticton Indian Band will be able to ensure that an informed review process will occur. We are setting the new timeline to be 40 days from the existing timeline.

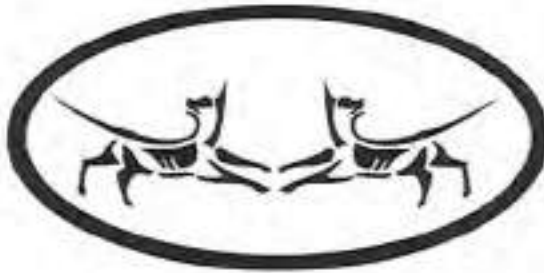
Most recently, the Supreme Court of Canada in the Tsilquotin case confirmed that the province has been applying an incorrect and restrictive test to the determination of Aboriginal Title, and that Aboriginal Title includes the exclusive right of a First Nation to decide how that land is used and the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

limlamt,

Maryssa Bonneau
Referrals Coordinator
P: 250-492-0411
E: referrals@pib.ca



Penticton Indian Band
Natural Resources Department
841 Westhills Drive | Penticton, B.C.
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FN Consultation ID:

L-201102-X2020009-ZONE

Consulting Org Contact:

Planning RDOS

Consulting Organization:

[Regional District of Okanagan-Similkameen](#)

Date Received:

Thursday, November 26, 2020

WITHOUT PREJUDICE AND NOT TO BE CONSTRUED AS CONSULTATION

November 26, 2020

Attention: Planning RDOS

File Number: X2020.009-ZONE

We are in receipt of the above referral. This proposed activity is within the PIB Area of Interest within the Okanagan Nation's Territory, and the lands and resources 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.

PIB has specific referral processing requirements for both government and proponents which are integral to the exercise of our management right and to ensuring that the Crown can meet its duty to consult and accommodate our rights, including our Aboriginal title and management rights. According to this process, proponents are required to pay a \$500 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 reviewed.

Invoice Number: L-201102-X2020009-ZONE

SubTotal Tax Total

Referral Processing \$ 500.00 \$ 0.00 \$ 500.00

Total \$ 500.00 \$ 0.00 \$ 500.00

INVOICE AMOUNT FOR PRELIMINARY OFFICE REVIEW \$500.00

Please make cheque or cash payable to Penticton Indian Band. re: P.C.132 and send to 841 Westhills Drive, Penticton, British Columbia, Canada V2A 0E8

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, PIB 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.

Kindly,

Maryssa Bonneau
Referrals Coordinator
P: 250-492-0411
E: referrals@pih.ca

August 1, 2020
by EMAIL only

Mark Pendergraft, Area "A" Director RDOS
mpendergraft@rdoso.bc.ca

101 Martin St.
Penticton, BC
V2A 5J9

Dear Mark:

Re: ESDP ByLaw/Pink Zone designation

ESDP Bylaw from one of the RDOS documents

- Firesmaring activities are allowed providing they occur within 10 metres of the existing and permitted structures.
- Otherwise an ESDP is required to scrap, rake, removal of vegetation, moving of soil.

As a resident of Anarchist Mountain since the mid-1990's, my wife and I find the contents of this proposed pink zone bylaw incredible, upsetting and mind-boggling, as well as totally unnecessary for the residents of Anarchist Mountain. We residents are well versed in the concept of environmentally sensitive areas, and we value nature and the natural setting we have on this mountain. The former named Regal Ridge occupies a goodly portion of the mountain, and the developer not only designated conservation areas but also had in place many Firesmart guidelines. In addition he did much in an attempt to control invasive plants, such as knapweed.

As a resident whose house and property was in the path of the wildfire of 2003, I am well aware of the intensity and spread of a wildfire, and of the measures one can take to help mitigate the effects upon our homes and buildings, all of which are part and parcel of the Firesmart program. As well, Forestry, in 2002 when a wildfire in Oroville could possibly head in our direction, visited me and recommended the following: trim all trees on the hillside from the road to our house, around the house, and for 100 feet beyond the house, to a height of 10-15 feet; clean up duff and pine needles/cones from under the trees; burn all branches, needles, etc. in the Fall/Winter. Also recommended was to make extensive wide fireguards

around the house, and especially on the hillside as that is where the fire would likely travel upwards to our house. And finally, Forestry recommended an ongoing process of thinning out the forest on our property.

All of this requires "Firesmarting activities " occurring more than 10 metres from existing and permitted structures and not what is written in the ESDP Bylaw. And what is a "permitted structure"? Is a pumphouse or storage shed included? In addition, firesmarting activities require scraping, raking, removal of vegetation (duff, needles, cones, branches), and to make the fireguards, the moving of soil. As well, if we are to store inflammables, such as propane cylinders and gas/diesel containers, safely from the house, then a storage shed is required.

If one goes by the proposed ESDP Bylaw, we residents of the mountain are setting ourselves up for a disastrous wildfire encounter in the future. Therefore, I recommend the pink zone restriction designations be limited to crown land and the land Regal Ridge zoned as conservation lands on Anarchist Mountain.

Thank you.

Irvin Redekopp
[REDACTED]

cc

Jamie V. Wright, President
[REDACTED]

Karla Kozakevich, Board Chair, RDOS

kkozakevich@rdos.bc.ca

Chris Garrish, Planning Manager, RDOS

cgarrish@rdos.bc.ca

Electoral Area "A" Advisory Planning Council (APC):

Peter Beckett, Chair, (APC) [REDACTED]

Mark McKenney, Vice Chair, (APC) [REDACTED]



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December 4, 2020

Christopher Gerrish
Planning Manager
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9

Re: Comments regarding bylaw amendments No. 2912 & No. 2500.17

Dear Mr. Gerrish,

Please consider the following referral comments on behalf of the South Okanagan Similkameen Conservation Program (SOSCP), a longstanding partner of the regional district on environmental and conservation planning matters.

The predominant focus of the comments presented herein is on the sweeping changes that will be enacted if Draft Amendment Bylaw No. 2912 is to be adopted. Please consider this letter as SOSCP's formal referral comments for both Draft Amendment Bylaw No. 2912 and Draft Amendment Bylaw No. 2500.17 i.e. they should be included in the agenda package and administrative report for each respective bylaw. Please note that the two documents referenced throughout can be found as Appendix A and B. SOSCP's response draws on its professional expertise as well as concerns raised by its partners.

SOSCP's review of the proposed amendments raises deep concerns regarding the perceived direction that the Regional District of Okanagan-Similkameen (RDOS) is headed. The contemplated removal of protections for species at risk and sensitive ecosystems appears to be justified at least partly by the demands of a minority of stakeholders without proper fact-checking and adequate consultation, which is incompatible with our shared mandate for environmental protection and long-term sustainability.

As a long-term partner on land use matters within the Okanagan-Similkameen, SOSCP regularly reviews Environmentally Sensitive Development Permits (ESDP), Riparian Development Permits (RDP), and many other bylaws and policies from the RDOS and municipal partners, giving it a unique viewpoint to fully appreciate the benefits and challenges of development permits and other applicable environmental protection measures. As a major contributor to SOSCP's core activities, it is both surprising and concerning that RDOS did not solicit SOSCP's inputs when contemplating the proposed amendments. Moreover, SOSCP was not formally asked to submit a referral on the proposed amendments while concomitantly, the organization was assisting an adjacent municipality in updating its OCP, including the reinforcement of its ESDP provisions.



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One would understand the overall confusion created by the impromptu proposed amendments as the RDOS' website was and still is suffering several broken and misdirected links, including the bylaw amendment pages, which makes it difficult to provide fully informed commentary on the proposed changes. This confusion is enhanced by the fact that three draft bylaws are available on the website, of which only two were formally circulated to stakeholders associated with SOSCP, those being Draft Amendment Bylaw No. 2912 and Draft Amendment Bylaw No. 2905. Thus, Draft Amendment Bylaw No. 2500.17 can only be found on the website and was not mentioned to referral agencies as prescribed by Section 475 of the *Local Government Act*. Neither does the bylaw contain an easily readable tracked changes version of the proposed changes, nor any addendums or further explanatory notes. This makes it very tedious to cross compare to obtain a fuller understanding, while also raising concerns as to the intention of such ambiguity.

We believe that RDOS should exercise due diligence by rectifying these gaps and clarifying these ambiguities to allow for impacted stakeholders to provide an informed response. Until such time and for the reasons detailed previously, SOSCP will withhold its provision of comments on Draft Amendment Bylaw No. 2905 with the exception of the following based on previous observations: SOSCP believes that RDOS is doing a disservice to the community it serves by not allowing referral agencies, residents, or stakeholders to properly engage with a potentially consequential and wide-reaching OCP amendment. As per the requirements of Section 475 of the *Local Government Act*, SOSCP would note that it appears the RDOS has failed to meet its mandatory requirement to circulate an OCP amendment to affected parties.

Draft Amendment Bylaw No. 2912 and Draft Amendment Bylaw No. 2500.17

Extraordinary Natural Values

The Okanagan-Similkameen region is a biologically unique area with species and ecosystems that do not occur anywhere else in Canada, and in some cases, worldwide. The district hosts one of Canada's highest levels of biodiversity, including several listed species, both provincially and federally, whose survival relies on the protection and conservation of already endangered and highly pressured ecosystems. SOSCP would also like to remind RDOS of the countless services rendered by these ecosystems to the regional communities, services that represent incommensurable economical value. Given these conditions, one can understand the role of tools such as environmentally sensitive development permit processes to protect and preserve the integrity of irreplaceable ecosystems and biodiversity.

The Biodiversity Conservation Strategy for the South Okanagan Similkameen, *Keeping Nature in our Future*, provides information to ensure that the stewardship of the natural environment is considered in all decisions on urban, suburban, resource, recreational, and rural development. Conservation ranking maps, which show the significance and sensitivity of various ecosystems in the region, were determined using the best available



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science and peer reviewed. The conservation ranking maps are a higher-level tool for local governments at the appropriate scale for community planning.

Long-standing commitment to ESDP

In response to the increasing threats to, and rarity of, native plants, wildlife, and ecosystems, the RDOS has established Environmentally Sensitive Development Permit Areas. The RDOS prides itself on its role as a regional leader in environmental protection, as illustrated by the awards it has received for past initiatives. As such, regulating residential development supports the commitment made by the Regional District Board to protect and preserve the natural environment as illustrated in its Vision statement:

We envision the Regional District of Okanagan-Similkameen as a steward of our environment, sustaining a diverse and livable region that offers a high quality of life through good governance.

In 2013, the RDOS Board supported the use of *Keeping Nature in our Future* as a guiding document to initiate a review of its ESDP area designations and policies, including high and very high environmentally sensitive areas. This process was accompanied by extensive Advisory Planning Commission engagement and public consultations on proposed modifications leading to its adoption in 2017. From that day, SOSCP has been and is still assisting in a cost-sharing model to help support the implementation of ESDPs.

Furthermore, the bylaw modifications proposed in Amendments No. 2912 and No. 2500.17 directly contradict the general environmental policies referenced in each OCP, as well as the more specific provision included under the Natural Environment & Conservation sections. For example, in the current Electoral Area A OCP, policy 13.1.1.2 states that the Municipality shall:

Integrate measures to sustain environmental quality and consider impacts on the environment in future land use decisions.

If the draft bylaws are enacted, the effectiveness of this clause would be significantly diminished. While it is at the discretion of local governments to define what constitutes a development and to place restrictions on such development under the *Local Government Act*, no one can argue that the proposed amendments are a huge step back for the RDOS in its protection of the natural environment under its jurisdiction.

Rapid Environmental Assessment Process



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The option of a Rapid Environmental Assessment (REA) for residential buildings and structures was introduced in 2017. It was developed as a solution to address the previous exemption for residential development to increase environmental safeguards for all types of development while providing a cost-effective alternative to traditional Environmental Impact Assessments (EIA). Residential development exemptions are no longer considered consistent with best management practices for the protection of the natural environment which is why adjacent jurisdictions, including Summerland and Penticton, have also removed these exemptions.

It is important to consider that natural environments, along with scientific understanding of ecosystems and species, are in constant evolution. This provides rationale for why ESDP applications require the presence of qualified professionals to assess current site conditions and natural values and potential impacts of development on a case by case basis.

Additionally, reliance on only subdivision for ESDP application ensures that many existing subdivided lots are excluded from future assessment despite potential or known occurrence of critical habitats or species at risk. For instance, some of these areas, particularly in the south part of the region, support multiple, overlapping habitats for species at risk, as well as known locations of use (i.e. Areas A, C, D, I). These values were not considered at the time of subdivision and rezoning because this information was not available.

Despite obvious benefits from a sitewide assessment at the time of subdivision, construction details of later development can still have greater bearing and impacts on species at risk and sensitive ecosystems. Typical rural subdivisions do not include intensive land grading and installation of infrastructure, other than access and occasionally communal water and sewer systems. On-site developments have the greatest impact when residences or accessory structures are built. These impacts cannot be determined at the time of subdivision except for the establishment of a development pocket. Furthermore, the scope and scale of development, even on lots of uniform zoning, cannot guarantee the location of structures, intensity of use, structure height and footprint, site grading, landscaping and tree removal, or the total number of structures. These can only be effectively assessed at the time of development.

Review of REA Process

In 2019, an audit was performed by a third-party to assess the effectiveness of the ESDP Area Guidelines in its first two years and to provide the Board with an overview of the process's successes and challenges thus far (Appendix A). The review process included consultations with local QEPs as well as provincial and federal employees working in regional environmental management at the time. The major outcomes of the review are listed below:



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- The ESDP process helps inform development and reduces impacts to sensitive ecosystems and species at risk and ensures that reliable environmental information is being considered as part of the development planning process.
- The ESDP process assists the Regional District with the protection of Critical Habitat consistent with the requirements of the federal Species at Risk Act.
- QEPs believe the new ESDP guidelines to be useful and better than the past approach (e.g., exempting all residential development).

Furthermore, the review highlighted the very fact that as we continue to learn from our experiences and evolve in our understanding of nature, there is and will be a continuing need for revisions of the ESDP process. The review also identified opportunities to improve the approval process and quality of assessments and provided support for monitoring and evaluating compliance.

Despite constraints, including limited resources, staff turnover, and COVID-19, improvements are ongoing. SOSCP developed and provided training opportunities related to ESDP process requirements and expectations including the design of effective mitigation measures and the development of a species at risk portfolio. RDOS staff and the SOSCP Land Use Biologist are currently working on recommended changes to improve the REA process. These include mapping updates to remove existing undeveloped lots and the creation of an Environmental Screening Report template to streamline review and improve the quality of assessments.

In conclusion, we believe that we have established that removing the requirement for an ESDP on all developments except for subdivision is inconsistent with the Board's previous position, guiding vision, feedback from professionals, or the extensive, ongoing work undertaken to develop and improve the process. This is echoed in the May 23, 2019 Administrative Report to the Planning and Development Committee (Appendix B).

Wildfire, ESDP, and FireSmart

SOSCP is aware of concerns from landowners related to the compatibility of ESDP and FireSmart requirements and as such, that these concerns were used to pressure RDOS to amend its bylaws to remove applicable ESDP requirements. This is cited in a letter attached to the Administrative Report in Appendix B.

SOSCP wants to remind RDOS of an existing exemption to ESDPs that allows landowners to clear within 10 metres of their structures for FireSmart. This provision ensures that landowners retain their right to protect their property from wildfire while maintaining the protection of sensitive species and ecosystems. For this reason, SOSCP believes that the concerns were based mainly on misinformation and therefore can be assuaged through a consultation with targeted landowners to communicate directly and educate them on the



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issue. SOSCP is offering its services to RDOS for such purpose as part of their long-standing collaboration.

Closing remarks

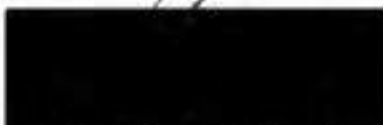
In conclusion, we believe that we have presented sufficient evidence as to why SOSCP strongly opposes both Draft Amendment Bylaw No. 2912 and Draft Amendment Bylaw No. 2500.17. We believe that what appears to be a pressured adoption of Draft Amendment Bylaws No. 2912 and No. 2500.17 without a proper consultative process based on transparency, open communication and science is a disservice to the communities and an abridgement of the right of future generations to enjoy a healthy natural environment. As such, SOSCP would welcome the opportunity to provide further comment on Draft Amendment Bylaw No. 2905 at such time the RDOS provides a clear version of the proposed changes.

Responsible land use planning must include the consideration of biodiversity and ecosystem conservation, which in turn requires the application of strong, effective processes to regulate development such as ESDP, not only at the time of subdivision, but also development. There is no question that the proposed amendments will cause long term environmental degradation, including reduced habitat connectivity, impaired ecosystem services, diminished climate change adaptation capacity, and will further reduce our ability to protect and retrieve already eroded biodiversity.

Sincerely,



Benjamin Misener, CPT



Sophie Fillion, BSc. MES
On behalf of the South Okanagan Similkameen Conservation Program

Attachments:

- Appendix A (Audit Report)
- Appendix B (2 year review report)

Appendix A



Environmentally Sensitive Development Permit Area Provision Audit - Commissioned by SOSCP 2019

Conducted by Contracted Consultant Bearfoot Resources.

INTRODUCTION

Where a local government specifies or designates "environmentally sensitive development permit" (ESDP) areas it may require an applicant to submit a report certified by a Qualified Environmental Professional (QEP) that describes potential environmental impacts of proposed developments and that provides recommendations to avoid or mitigate those anticipated impacts.

The Regional District of Okanagan-Similkameen (RDOS) is interested in how its ESDP process is working, after it was updated in June 2017. QEPs have told the South Okanagan-Similkameen Conservation Program (SOSCP) that they want further guidance from SOSCP to support improved, effective implementation of local government development permit processes for environmentally sensitive areas, particularly where Critical Habitat for federally-listed species at risk is present. Funders of SOSCP's Shared Environmental Planner project are also interested in how the work of the planner influences the protection of habitat and species. As a first step, SOSCP has done this review of a sample of eleven approved development permits issued by the RDOS¹ to better understand its permit approval processes and results on-the-ground, with focus on species-at-risk habitats and sensitive ecosystem occurrences.

SOSCP did not look for permit infractions; the goal for the review was educational and non-regulatory with a view toward adaptive, ongoing improvement of the REA and EA processes.

BACKGROUND

The RDOS requires a development permit for activities including subdivision, vegetation removal, alteration of the land and for building construction within designated ESDP areas. The purpose of an ESDP is "protection of the natural environment"² by assessing and avoiding or mitigating impacts to sensitive values³ such as species at risk and habitat features of importance to rare or endangered species.

While maintaining its authority over the development permit review and approval process, the RDOS relies on recommendations made by QEPs for protection of environmentally sensitive areas. To accomplish this, RDOS (in addition to other obligations and subject to some exemptions) requires applicants for land development in ESDP areas to submit either a Rapid Environmental Assessment

¹ A twelfth property in the District of Summerland will be considered separately.

² Section 488(1)(a) of the *Local Government Act* permits local governments to designate development permit areas for "protection of the natural environment, its ecosystems and biological diversity".

³ *Local Government Act* Section 491(1).

(REA) or an Environmental Assessment (EA) report.⁴ Each report must be prepared by a QEP and each has specified content requirements.

A REA is intended to provide a cost-effective alternative to the preparation of the more comprehensive EA for "residential buildings, structures and uses" within ESDP areas. It requires assessing "environmentally valuable resources" (EVRs) within 100 meters of the proposed development. EVRs include sensitive ecosystems, listed species-at-risk, federally-identified Critical Habitat, and certain habitat features (e.g. wildlife trees, dens and burrows, etc.). REA reports must include strategies to achieve avoidance, and/or recommendations for restoration and mitigation. There is no RDOS requirement for subsequent monitoring; it puts responsibility on the QEP to monitor that REA recommendations are implemented.

RDOS requires the more comprehensive EA report where the QEP cannot certify either the absence of EVRs or that impacts have been avoided or acceptably mitigated through a REA. A key aspect of an EA report is to stratify the subject property into a high to low value four-class rating system of Environmentally Sensitive Areas (ESAs 1 to 4) with a view to avoiding negative impacts to high value sites. An RDOS EA also requires an inventory of likely to occur rare and endangered plant and animal species to be done during the appropriate seasons; requires an impact assessment of the proposed development, consideration of avoidance and mitigation strategies; and may require subsequent monitoring.

METHOD

The objective of this project was to conduct an internal field-review of a sample of approved ESDPs to assess results on-the-ground and identify potential improvements to development permit review processes, to better support QEPs and local governments in achieving effective protection of species at risk habitats and environmentally sensitive areas. The SOSCP program manager selected 13 approved development permits for review, focussed on species-at-risk habitats and environmentally sensitive areas. One was not reviewed due to access considerations, and one within the District of Summerland will be considered separate to this report.

File materials were gathered for each ESDP and a chronology of events established. By desktop and reconnaissance-level field review, questions were answered for each property. These included:

- What was identified by the proponent/QEP as ESA or as species-at-risk?
- What concerns or issues were identified by the SOSCP Environmental Planner?
- What was recommended by the SOSCP Environmental Planner?
- How was the proposal/QEP report subsequently modified?
- What did the final REA or EA report require and/or suggest?
- What did local government staff suggest?
- What was required in the approved Development Permit?
- Were Development Permit requirements implemented?
- Are Critical Habitat attributes apparent on the site? Were they identified/missed?
- What evidence is there of avoidance, mitigation or enhanced management of species at risk; Critical Habitat and/or ESAs?

⁴ Regional District of Okanagan-Similkameen Development Procedures Bylaw No. 2500, 2011

- Are there apparent additional opportunities to improve protection of or physically enhance species-at-risk habitats or ESAs?

File selection was not random. Sites were selected to focus on recent files with designated or proposed federal Critical Habitat mapping identified on them. The review sample was selected from ESDPs issued over the period 2017 to 2018.

CONCLUSIONS AND SUGGESTIONS:

- 1. There is confusion about which assessment process to use, REA or EA, and what to include.**
 - *To avoid confusion, and to achieve full benefit of both the REA and EA processes, ESDP applicants and QEPs appear to need guidance on which process to use in what circumstances, and clearer direction on essential content in each report type.*
- 2. Areas of mapped Critical Habitat are often described as lacking attributes, and loss of known attributes within mapped Critical Habitat is sometimes considered insignificant.**
 - *To help standardize identification and support methodical assessment of Critical Habitat attributes, specific training and guidance (e.g. photographic examples) may be required for QEPs. There is evidence that QEPs need direction from senior governments to define the limits of the use of discretion in facilitating impacts to Critical Habitat and appropriate processes to use in avoiding impacts, mitigating damage, or improving habitat. Reliance on professional judgment may not yet be enough to support desired protection of Critical Habitat attributes.*
 - *QEPs could consider seeking additional advice from ECC Canada and other regulators to resolve uncertainty or to devise management responses that avoid potential destruction of Critical Habitat.*
- 3. Site developments generally conform to QEP recommendations but not always.**
 - *For improved conformance with actions required to avoid and mitigate impacts to Critical Habitat and Environmentally Sensitive Areas, reports and checklists could have a dedicated section that includes a separate, itemized list of concise "must do" and/or "should do" requirements and recommendations in each REA or EA report.*
 - *The REA "checklist" could be improved by including a standardized list of typical mitigation strategies that apply to the site (e.g., do not cut or disturb wildlife trees, grass seed exposed soils). The REA checklist could be revised such that all information required to issue a development permit was contained within the form. Maps submitted with the development permit application could identify the specific location of important habitat features and mandatory management actions.*
 - *Clarity for work windows would be improved by standardizing the format for providing work windows. A coloured "bar chart" calendar could be provided for use by QEPs in each REA or EA to clearly explain open and closed windows for time restricted development activities (e.g., vegetation clearing, excavation, tree removal, etc.).*
- 4. Opportunity to extend protection of Critical Habitat attributes and sensitive areas are missed.**
 - *Consider the use of cost-effective generic signage to permanently mark important trees for protection. Simple but permanent fencing could also be used to delineate and protect sensitive areas.*

- *Consider training and collaborating with QEPs in using conservation covenants to add perpetual and monitorable legal status to areas recommended for protection as compensation for development impacts elsewhere.*
 - *Consider enacting a tree protection bylaw to regulate and monitor the protection and conservation of valuable trees.*
5. **Opportunities for avoiding environmental impacts are sometimes missed or not discussed.**
- *Government's intent regarding avoidance of environmentally sensitive areas may not be clear enough. QEPs may benefit from additional guidance about their discretion to suggest moving or modifying a development proposal to avoid or reduce impacts to Critical Habitat and high-value ESAs.*
 - *ESA identification is not required in the REA process, however, QEPs could identify and document discussions with landowners about options for avoidance of impacts to environmentally sensitive areas. At a minimum, to benefit approval-agencies, a REA or EA report could include clear findings of impact and of potential legal implications where development footprints are proposed in environmentally sensitive areas, together with identifying alternate, lower-impact location(s).*
6. **Additional habitat mitigation and enhancement strategies are available but not prescribed.**
- *There may be value in holding an applied-biology workshop and providing guidance documents to QEPs on simple and cost-effective habitat improvement techniques designed to manipulate food, cover, water and living space for at-risk species.*
 - *QEPs could consider what habitat structures or features may be in short supply at a development site, and prescribe additional, cost-effective mitigation or enhancement techniques, especially where the materials needed (e.g. rock, wood debris) are a by-product of site development.*
7. **It is uncertain who is responsible for development permit monitoring and what expectations there may be for monitoring.**
- *There appears to be an opportunity to clarify expectations for monitoring of development permit conditions to help inform ongoing improvement and effectiveness of ESDP processes. It also appears worthwhile to provide guidance and/or support as appropriate to QEPs to ensure that desired monitoring is completed and reviewed.*
 - *Including ESDP conditions requiring later submission of an environmental monitoring report would help ensure that environmental monitoring occurs.*

SOSCP gratefully acknowledges financial support for this project from the following:

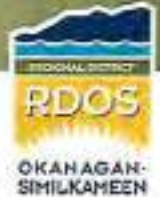


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de la faune



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foundation
BRITISH COLUMBIA



TO: Planning and Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: May 23, 2019

RE: Environmentally Sensitive Development Permit (ESDP) Area
24 Month Review – Proposed OCP Bylaw & Development Procedure Bylaw Amendments

Administrative Recommendation:

THAT the Environmentally Sensitive Development Permit (ESDP) Area designations in the Okanagan Electoral Area Official Community Plan Bylaws be amended;

AND THAT the Development Procedures Bylaw No. 2500, 2011, be amended in order to update the requirements related to ESDPs.

Purpose:

The purpose of this report is to provide the Board with an overview of the Environmentally Sensitive Development Area (ESDP) as it has been operating following the adoption of new guidelines, mapping and processing procedures in June of 2017.

In addition, Administration is proposing a number of amendments to the ESDP Area designation to address issues identified with the new permitting process.

Background:

At its meeting of April 1, 2010, the Board adopted the South Okanagan Sub-Regional Growth Strategy Bylaw No. 2421, 2007, which included, amongst other things, a recommendation to:

Support the development of an inter-regional Biodiversity Conservation Strategy by collaborating with ecosystems experts, including those with traditional ecological knowledge, and balance ecosystems interests with economic and social sustainability.

At its meeting of September 5, 2013, the Planning and Development (P&D) Committee of the Board resolved to “accept *Keeping Nature in Our Future: A Biodiversity Conservation Strategy for the South Okanagan-Similkameen* as a guiding document for the Regional District of Okanagan-Similkameen and the amendment of Official Community Plans.”

A key policy direction included within this Strategy was to “Establish new, or update existing land use policies and regulations to ensure that development processes integrate biodiversity conservation considerations” (Strategic Direction 1.1).

Based upon this direction, Administration undertook a review of the ESDP Area designations in the Okanagan Electoral Area OCP Bylaws between 2014 and 2017. This involved the following updates:

- mapped areas (using mapping contained in *Keeping Nature in Our Future*);
 - OCP policies which support the designation of ESDP Areas;
 - ESDP Area Guidelines; and
 - application requirements and processing procedures.
-

At its meeting of June 15, 2017, the Board adopted Amendment Bylaw 2710, 2017, which incorporated the ESDP Area updates summarized above into the Okanagan Electoral Area OCP Bylaws.

At that time, Administration committed to bring forward a review of the new ESDP Area designation and how it was operating within 12 months (i.e. by June 15, 2018). Due, however, to un-foreseen work volumes and available staff resources in 2018, this review was delayed.

On November 15, 2018, and in anticipation of this review, a Workshop with RDOS staff, Provincial government staff, SOSCP Program Manager and Environmental Planner, and area Qualified Environmental Professionals (QEPs). Items discussed at this meeting included feedback on the ESDP process, possible revisions and the overall efficacy of Rapid Environmental Assessments.

Analysis:

Based upon the consultation undertaken with local QEPs and provincial staff involved in environmental management in late 2018, it is Administration's understanding that the current ESDP process is helping inform development and reducing impacts to sensitive ecosystems and species at risk.

QEPs have also advised that they believe the new ESDP guidelines to be useful and better than the past approach (i.e. exempting all residential development at the building permit stage).

While enforcement and compliance with development permit provisions continues to be an issue, regulating residential development is seen to further the objectives and policies endorsed by the Regional District Board in its various land use bylaws as well as in its Vision statement:

We envision the Regional District of Okanagan-Similkameen as a steward of our environment, sustaining a diverse and livable region that offers a high quality of life through good governance.

The ESDP Area designation also assists the Regional District with the protection of Critical Habitat consistent with the requirements of the federal Species at Risk Act (i.e. protecting migratory bird habitat), which is over-riding federal legislation that local governments are expected to uphold to.

Finally, the ESDP Area designation is seen to be ensuring that good environmental information is being considered as part of the development planning process.

That said, and after 2 years of working with the current ESDP Area guidelines and processing procedures, Administration believes that there a number of improvements that can be made. These are outlined below along with some basic statistics regarding recent permit issuance:

Permitting Statistics:

Prior to 2017, the average number of ESDP's issued by the Regional District in a year was 1-2 total, which increased to approximately 30+ per year after 2017 following the removal of the building permit exemption for all types of residential development.

	Area "A"	Area "C"	Area "D"	Area "E"	Area "F"	Area "I"	Total
2017	3	2	9	1	0	[N/A]	15*
2018	10	7	17	2	7	1	39
2019	5	1	1	2	3	1	13†

Total	18	10	27	5	5	2	67
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* ESDP's issued from June 15th to December 31st of 2017

† ESDP's received from January 1st to May 15th of 2019

Of the 26 ESDP's issued between 1997 and 2017, a majority were issued for subdivisions with the remainder being related to non-residential development (i.e. motel, campground, tennis court and water reservoir).

After June 15, 2017, 76.1% issued ESDP's have been for single detached dwellings or related residential structures (i.e. garages) with the remainder related to subdivisions (16.4%) and other non-residential development (7.5%)

Of the ESDP's issued since 2017, 86.6% have been actioned under the Expedited ESDP option through the submission of a "Rapid Environmental Assessment" (REA) by qualified environmental professionals (NOTE: this option did not exist prior to 2017).

For reference purposes, an overview of all ESDP's issued since June 15, 2017, is provided in Attachment No. 1.

Checklist vs. Template:

The option of a "Rapid Environmental Assessment" (REA) for residential buildings and structures was introduced in 2017 as a way to provide a cost-effective alternative to traditional "Environmental Impact Assessments" (EIA) in light of the proposed removal of the building permit exemption for residential development.

The REA is premised on the completion of a checklist by a QEP that is primarily concerned with the identification of "environmentally valuable resources" (EVRs) within 100 metres of an area proposed for residential development.

If no EVRs are identified by a QEP, the Regional District issues an ESDP in much the same way it issues "Expedited" Watercourse Development Permits (WDPs) for development in riparian areas. If, however, a QEP identifies EVRs and is unable to mitigate the impact of the proposed residential development, an EIA would be required prior to the issuance of an ESDP.

Administration did not anticipate in 2017 that the REA option would become the principal form in which QEP's submit ESDP's to the Regional District, and is further concerned the REA option is being mis-used by QEP's to facilitate complex subdivisions and developments that the checklist was not designed to address.

There also appears to be confusion amongst QEP's as to the level of information required to support a REA with reports ranging in size from 2 pages to 40 pages with length seemingly unrelated to the complexity of a development.

To address this, Administration considers there to be merit in replacing the current REA checklist with a standardised report template that will specify key issues to be addressed and reporting requirements to be met by QEP's. The benefits of this revision would be:

- streamline development permit review, by ensuring that required information is presented more efficiently;
- clarification about what residential development thresholds/circumstances would result in the need for a full environmental impact assessment (EIA), instead of an expedited review;

-
- clarification of timing restrictions that may impact an environmental assessment (including REAs) to help property owners understand that these assessments cannot be completed when significant snow is on the ground, or when other timing requirements may be imposed (e.g. where inventory is needed);
 - creating consistency in the quality and effectiveness of assessments being submitted by QEP's in support of development permits; and
 - improving the information provided by QEPs regarding monitoring and evaluation conditions to be used in development permits.

Subdivisions:

The subdivision of land is considered a complex form of development that is not suited for assessment through a REA.

This is due to the requirement that an environmental assessment not only consider the proposed layout of parcels and road dedication (including the placement of utilities and storm water management), but also confirm that within each proposed parcel exists a suitable building envelope capable of accommodation residential development (i.e. dwelling, driveway & septic system), and that such development be able to occur without the need for additional ESDPs.

For this reason, it is being proposed to exclude subdivisions as a form of development that can be submitted as an Expedited ESDP.

REA Title:

QEP's have expressed concern regarding use of the name Rapid Environmental Assessments to described the checklist and the expectation it creates amongst property owners that an assessment of their property can be completed in a quick manner (i.e. "rapid").

According to QEPs, this is leading property owners to provide insufficient time between the preparation of a building permit application and the obtaining of an environmental assessment.

To address this, QEPs have requested that the "Rapid Environmental Assessment" name be replaced. In response, and reflecting the other changes outlined above, Administration is proposing that the new report template be referred to as the "Environmental Screening Report".

Mapping Corrections:

In incorporating the mapping from *Keeping Nature in Our Future*, parcels zoned low, medium and high density residential were excluded from the ESDP Area as were parcels in the Agricultural Land Reserve (ALR) or Crown land – unless significant topographical features existed on a site.

Similarly, where a developed footprint could be identified on a parcel this area was excluded from an ESDP Area. Due to the volume of properties being reviewed, oversights occurred where an existing developed area was inadvertently retained within the ESDP Area (see Attachment No. 2)

Administration has identified a number of such properties since 2017 and is proposing to update the mapping to address these by excluding the developed footprint.

Public Representation (Electoral Area "A"):

While Administration has not yet sought public input regarding the operation of the ESDP Area over the previous two years, a representation from a property owner at Anarchist Mountain in Electoral Area "A" has been received and is included in Attachment No. 3.

In summary, this representation is advocating for the removal of the ESDP Area and the implementation of a voluntary approach to environmental protection by individual property owners with educational support provided by the Regional District.

While Administration is concerned that such an approach would be less effective than the current model of utilising ESDPs for retaining biodiversity values, it does raise a question of the extent to which the ESDP Area should be applied. As a suggestion, the Board may wish to consider if parcels less than 2.0 ha in area should be excluded from the ESDP Area designation if these properties have been previously developed (as is the case for the Anarchist Mountain community).


Alternatives:

- .1 THAT the Environmentally Sensitive Development Permit (ESDP) Area guidelines, mapping and development procedures in the Okanagan Electoral Area Official Community Plan Bylaws not be amended; or
- .2 THAT consideration of amending the Environmentally Sensitive Development Permit (ESDP) Area guidelines, mapping and development procedures in the Okanagan Electoral Area Official Community Plan Bylaws be deferred.

Respectfully submitted:


C. Garrish, Planning Manager

Endorsed by:


B. Dollevoet, General Manager of Development Services

- Attachments: No. 1 — ESDP's submitted to RDOS since June 15, 2017
No. 2 — Representative Example of Proposed Mapping Correction
No. 3 — Public representation — (March 8, 2019)

Attachment No. 1 — ESDP's submitted to RDOS since June 15, 2017

No.	Permit No.	Applicant	Type	Development
2017				
1	D2017.116-ESDP	Dyck	Expedited	New dwelling
2	D2017.125-ESDP	Prozyk	Expedited	New dwelling
3	A2017.127-ESDP	Scrouts & Miller	Expedited	New accessory structure
4	E2017.151-ESDP	Cleveland	Regular	New dwelling
5	D2017.152-ESDP	Hueger	Expedited	New dwelling
6	D2017.156-ESDP	Briscoe	Expedited	New dwelling
7	D2017.157-ESDP	Jacques	Expedited	New dwelling
8	D2017.146-ESDP	Burke	Expedited	New Dwelling
9	A2017.149-ESDP	Visser	Expedited	New Dwelling & Workshop
10	D2017.153-ESDP	Grattan	Expedited	New well and pipe to dwelling
11	D2017.158-ESDP	Schmidt	Expedited	New roof over existing containers
12	D2017.162-ESDP	McLeland	Expedited	New workshop
13	D2017.167-ESDP	Vail account	Expedited	New driveway & septic
14	D2017.171-ESDP	Lindsay	Expedited	Subdivision (2-lot)
15	A2017.178-ESDP	Quintal	Expedited	Subdivision (1 lot)
2018				
1	D2018.008-ESDP	Balla & Paul	Expedited	New dwelling
2	D2018.016-ESDP	Marb	Expedited	Subdivision (3-lot)
3	D2018.018-ESDP	Thew	Expedited	New Dwelling
4	C2018.019-ESDP	Chamberland	Expedited	New Dwelling
5	D2018.025-ESDP	Kernun & Hitchcock	Expedited	New dwelling
6	F2018.034-ESDP	Mathias & Bern	Expedited	New dwelling, shed & septic
7	D2018.037-ESDP	Schmidt	Expedited	New dwelling & garage
8	D2018.043-ESDP	OK Falls RV Resort	Regular	Residential development
9	D2018.046-ESDP	Kwakernaak/Ward	Expedited	New dwelling
10	C2018.055-ESDP	Tobz Enterprises	Expedited	Subdivision (3-lot)
11	A2018.056-ESDP	Blomme	Expedited	New dwelling & garage
12	D2018.067-ESDP	Mido	Expedited	Subdivision (1-lot)
13	D2018.068-ESDP	Regina & Chidley	Expedited	New dwelling
14	F2018.075-ESDP	Vaananen	Regular	Subdivision (3-lot)

15	F2018.077-ESDP	Do'an	Expedited	New dwelling & septic
16	D2018.087-ESDP	Kildaw	Regular	Subdivision (2-lot)
17	D2018.096-ESDP	Pardoll	Regular	New dwelling
18	A2018.097-ESDP	Teichrow	Expedited	New garage
19	D2018.101-ESDP	Cesla	Expedited	New dwelling, driveway & septic
20	F2018.107-ESDP	Schrumpf	Regular	New dwelling, garage and garden
21	D2018.112-ESDP	Elkar	Expedited	New garage
22	A2018.117-ESDP	De Goede Newfield	Expedited	New dwelling, garage, pool & septic
23	C2018.122-ESDP	Morse	Expedited	New dwelling & driveway
24	D2018.131-ESDP	Baker	Expedited	New dwelling
25	A2018.134-ESDP	Larose Winery	Regular	New winery
26	C2018.136-ESDP	Warren	Expedited	New dwelling, workshop, etc.
27	C2018.139-ESDP	Oliveira	Expedited	Subdivision (2-lot)
28	A2018.145-ESDP	Kappil	Expedited	New dwelling & workshop
29	C2018.151-ESDP	Colter	Expedited	New accessory structure and septic
30	A2018.152-ESDP	Trueman	Expedited	New dwelling
31	A2018.154-ESDP	Gagnon	Expedited	New dwelling
32	D2018.155-ESDP	Twin Lakes Golf Course	Expedited	Garlic Farm
33	D2018.157-ESDP	Kribernegg	Expedited	New dwelling & septic field
34	D2018.167-ESDP	Russell	Expedited	New dwelling
35	C2018.173-ESDP	Groff	Expedited	New dwelling
36	D2018.176-ESDP	Mlensky & Palmer	Expedited	New dwelling
37	A2018.200-ESDP	Oswego Mt. Estate	Regular	Subdivision (1-lot)
38	A2018.201-ESDP	Zenger	Expedited	New dwelling
39	A2018.206-ESDP	Premier & Volpe	Expedited	New dwelling

2019

1.	A2019.001-ESDP	Kramer	Expedited	New dwelling, driveway & septic
2.	E2019.002-ESDP	Noble	Expedited	New pool
3	I2019.003-ESDP	Thomson & Sarchie	Expedited	New dwelling
4	C2019.004-ESDP	UBC	Expedited	Demolition & New Buildings
5	A2019.005-ESDP	42404 BC Ltd	Expedited	New dwelling & accessory building
6.	D2019.006-ESDP	London	Expedited	New dwelling, garage & accessory dwelling
7.	E2019.007-ESDP	Grace Estates	Expedited	Subdivision (11-lot)
8.	A2019.008-ESDP	Walker	Expedited	New dwelling, shed and septic
9	A2019.009-ESDP	Hart & Clark	Expedited	New garage

10.	I2019.010-ESOP	Gibney	Regular	Quonset & wells	--
11.	A2019.011-ESOP	Pendergraft	Expedited	Subdivision (boundary adjustment)	
12.	F2019.012-ESOP	Matheson	Expedited	New dwelling	
13.	I2019.013-ESOP	Mielke	Expedited	New well (g)	

Attachment No. 2 — Representative Example of Proposed Mapping Correction



Attachment No. 3 – Public Representation

My name is Bernie Langlois. My wife Eileen and I purchased lot 1 (3.5 acres) on Bullmoose Trail extensions in 2017 and started building our retirement home and developing the property. At the time there was no restrictions, directives, charges or caveats on title (other than Fortis right of ways) as to what we could, or could not do with our property. As we continue to develop the property we have since been informed that this property is now in an environmentally sensitive area and comes with numerous restrictions.

I have read the document "Keeping Nature in our Future" that was adopted as the basis for the RDOS strategic biodiversity policies and the Official Community Plan (OCP). Some of the Key findings in this scientific study are:

1. "More than 20% of the study area is classified as having high or very high relative biodiversity .e., the region has many healthy natural areas supporting a diversity of wildlife
2. The electoral areas and municipalities with the greatest proportion of very high and high relative biodiversity are Area A (Rural Osoyoos), Area B (Cawston), Area C (Rural Oliver), Area D (Okanagan Falls), and the municipalities of Osoyoos and Oliver.
3. The valley bottom is very important, even though it is a smaller part of the region. Nearly half of the very high and high biodiversity values occur in the valley bottom. The results show that a significant amount of habitat in the valley has already been lost, as reflected by the high proportion of low and very low relative biodiversity found there
4. Since upland areas do not have the same intensity of land conversion as the valleys they represent an opportunity for land managers to retain biodiversity values, although protect on or these lands is not comparable or interchangeable with protection of valley bottoms."

I fully agree that the unique properties of the Okanagan valley and more specifically the northern part of the Sonora Desert must be preserved because of the specific flora and fauna that a desert environment brings. However as stated, the desert in the valley bottom has already been destroyed through development and agriculture.

My major concern and objection is to the plan that was adopted to protect the environment, specifically to our area. It is flawed for the following reasons:

1. The plan targets and focuses on only selective areas and individuals
 - a. When one looks at the RDOS map that has been designated as environmentally sensitive (red zoned) it is only a small fraction of the entire regional district. The most sensitive areas (the desert areas) are not red zoned. Area B which is a very high to high in biodiversity is not deemed an environmentally sensitive area.
 - b. The largest red zone on the whole map is a big square at the southeast corner of Area A which includes the Regal Ridge development. The whole area is being treated

equally despite the fact that there are several different eco systems and topography within the area. Low risk area is being treated the same as high risk. Anarchist Mountain is not the Sonoran Desert and as such has different biodiversity values.

- c. RDOS was well intentioned to preserve the biodiversity in the Okanagan but designed a plan that puts all the accountability on the individuals while collecting permit fees for RDOS and creating a healthy source of income for QEP/biologists. How is RDOS accountable and how does the environment benefit from this plan. Who is monitoring and measuring and who gets the accolades?

2. Implementation Plan less than adequate

- a. When the plan was about to become policy, a series of town halls were scheduled. The town hall meeting planned for Area A was set up outside of Area A, one week before Christmas between 5:00PM and 7:00PM (when many residents were away for Christmas, and the time of Dinner hour) This was great timing to not garner good attendance.
- b. We know from the experience in the valley that degradation from human activity is real and detrimental to biodiversity values. Although the plan isn't meant to discourage development and growth, it must contain elements to protect the environment. If this was adopted by RDOS in 2005, why was Regal Ridge allowed to develop as it did without designation on title that this area was environmentally sensitive. Our lot had not even been developed then and even when it was, there were no caveat or descriptors associated with or declared on title.
- c. The method used for ESDP mapping in Regal Ridge was to exclude already disturbed areas based on an interpretation of available aerial photos. In our case there was already a trailer on the western edge of the lot that was not excluded. There was no checking in person on any of these lots. I also find in looking at the whole area that there are inconsistencies to the mapping interpretation. Huge areas are excluded with no evident land disturbance.
- d. We have 2 Fortis right-of-ways on our property. We understand that Fortis can access those right of ways and scrape, dig and basically change the landscape without regard to the flora or fauna and without permission or an ESDP from RDOS. Conversely as the land owner, I am not allowed to do any of these activities without great costs and permission from RDOS. Either the environment is sensitive for all these activities or it isn't.
- e. The current plan for ESDP is to have land/lot owners pay a QEP/biologist (\$1,500 to \$2,000) to do an assessment and provide a report to both RDOS and the lot owner as to the environmental values of the stated development area and mitigative measures to offset any impact the development might have to the environment. This report comes

in the form of recommendations and is not followed up by RDOS nor are the corrective measures enforced (ie Has there been 2 trees planted for every tree that is cut)? This plan also does not address the following:

- i. If no environmental values are impacted, are the QEP fees refunded by RDOS or the QEP?
- ii. If there is major environmental impact such as the private development otherwise known as, "the scar on the mountain" just above Osoyoos and Hwy #3, is the development not approved or stopped?
- iii. The triggers for an ESDP as per Section 18.2.5 of the OCP bylaw are 1) subdivision development, 2) construction, 3) the "alteration of land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services". For all practical purposes subdivision development obviously would trigger an ESDP as would many building permits but certainly not all outbuildings. Least of all RDOS would not be apprised by individual lot owners for any of the activities in section 3. In fact Fire Smarting activity exclusions within 10 meters of a building contravenes the recommended guidelines for interface fire hazard mitigation. Anarchist Mountain (mostly Regal Ridge residents) have had Firesmart Recognition status for the past 6 years and were one of the first communities in BC to be recognized. This is because we, as a community and individual land owners care about the environment and the destruction to flora and fauna that a major fire would create, therefore we have raked, scraped the ground and picked up dead brush beyond the 10 meters of our buildings and in common areas. Where is the consistency and how effective is the plan to the overall strategy. What does an individual ESDP for Bernie Langlois or the general "John Smith" do for preserving biodiversity in the Okanagan Valley?
- iv. What about the deforestation and clear cutting of trees adjacent to the Environmentally Sensitive area? How does that interface with this program?
- v. One of the purposes of this program is to protect and encourage growth in all wildlife by protecting their habitat, food and water sources. What good is that if hunters are allowed to come and destroy both animals and habitat within or in close proximity to this environmentally sensitive area?

4. Accountability

- a. As mentioned the accountability from this plan rests solely on those individuals who are coerced (with a threat of not getting a building permit) into getting an ESDP and hopefully they abide or adopt the recommendations in the report. All others in the community know nothing or very little about conservation other than their own

intuitive methods. How does this meet the objectives of "Keeping Nature in our Future"

- b) Not complying with the ESDP process results in an enforcement procedure that includes putting a notice on title of a non-permitted building on the property. No one is against getting a building permit. It is the ESDP that is questionable and onerous. Many residents are avoiding the whole building permit process for outbuildings because of ESDP. Enforcement is inconsistent by RDOS and unfairly tasked RDOS inspectors.
- c) The plan is erroneous, unfairly burdens land owners financially and is punitive in its' approach as opposed to collaborative. RDOS are not a fully vested partner in the process but only the body that makes the rules and to get recognition from senior biodiversity groups and provincial government.

What is the alternative

The "Keeping Nature in our Future" document provides numerous directives, strategies and recommendations as follows:

Page 6 Strategic Directions for Senior Government

2) Improve implementation of conservation initiatives; promote interagency cooperation, and enforcement of senior legislation, regulations and standards.

3) Manage ecological values on provincial and federal crown lands in a manner that leads by example.

4) Improve the efficiency and effectiveness of environmental mitigation and compensation programs.

6) Support land owners, managers and other stakeholders to conserve biodiversity with financial and technical assistance.

Page 54. Examples of Incentives for Landowners and Developers

- Providing resources to help landowners and developers understand the financial benefits of ecological development approaches

Exempting eligible riparian property from property taxes if a property is subject to a conservation covenant registered under section 219 of the Land Title Act

Reducing fees for applications that meet certain environmental criteria

- Providing free technical assistance and recognition for land conservation.

Page 71. Regional Growth Strategy Support for the Biodiversity Conservation Strategy

- 1) Meet with environment partners to develop a regional approach to biodiversity conservation and work with the RDOS Board toward coordinated biodiversity conservation and ecosystems protection.

-
- 2) Support the development of an inter-regional Biodiversity Conservation Strategy by collaborating with ecosystems experts, including those with traditional ecological knowledge, and balance ecosystems interests with economic and social sustainability.
 - 4) Monitor the effectiveness of Regional Growth Strategy ecosystems actions, including annual indicators for key ecosystems measures.

These are only some of the suggestions, directives and strategies that I do not see within the current plan.

Suggestions

Scrapping the current ESPD system including redrawing the red zoning maps to exclude private property and focus on community initiatives described below.

A collaborative approach where all stakeholders prepare the strategies for a particular area/municipality/community/ neighborhood and share in the executive actions and reap the rewards would be much more effective than the punitive approach on individual land owners. The stakeholders would be RDOS, ecosystem experts, community leads and other interested and committed individuals.

- An approach similar to the FireSmart program where objectives for achieving status are outlined to the community. Experts are brought in to explain criteria and what needs to be done. Every year the same and new objectives are added in order to achieve status and maintain designation.
- A number of rewards and incentives could be designed and offered to communities or neighborhoods that achieve proposed biodiversity objectives including public recognition in the form of plaques/signs/announcements, tax deductions for ESDP for every individual in the community, grants for environmental projects for the following year, etc...
- It is critical that a system of monitoring and measurement be established to provide a baseline and gauge on-going progress.

Lauri Feindell

From: Janice Von Heyking [REDACTED]
Sent: December 17, 2019 10:31 AM
To: Christopher Garrish
Subject: Request for a swimming pool

We saw you letter wanting input.

I am not sure if this is the correct place to request this...but it would be so nice if Osoyoos has it own public swimming pool.

Thank you for considering this!
Best regards,
Al and Janice von Heyking

Lauri Feindell

From: John and Sue Cooper [REDACTED]
Sent: July 22, 2020 2:58 PM
To: Planning
Subject: OCP Bylaw Review re Electoral Area A - Recommended Amendment etc
Attachments: OCP para#9.3.10 Suggested Amendment-22.07.2020.docx

Dear Sir or Madam,

In order to achieve consistency , I would suggest that paragraph #9.3.10 be amended by substituting the wording "Agriculture (AG) designated lands" for "ALR".

That way, paragraph #9.3.10 is consistent with the wording in paragraph #9.1 which refers to **all** Agriculture designated (AG) lands whether or not they are within the ALR.

Attached please find my suggested wording amendment which deals with this slight inconsistency.

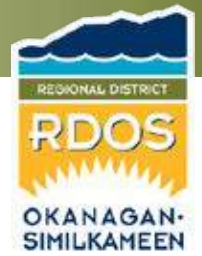
I thank you for your attention to this matter and look forward to your comments, if any.

Yours sincerely,
John R. Cooper

Para. #9.3.10
Suggested Amendment

.10 Support the protection of normal farm practices within the ALR **within the designated Agricultural (AG) areas** including the *FarmPractices Protection (Right to Farm) Act*.

ADMINISTRATIVE REPORT



TO: Planning and Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: March 18, 2021

RE: Investigation of a Wildfire Hazard Development Permit (WHDP) Area Designation

Administrative Recommendation:

THAT amendments to the Electoral Area Official Community Plan (OCP) Bylaws to introduce a Wildfire Development Permit Area designation not be initiated; and,

THAT the Regional District support increased awareness of FireSmart principals and practices through ongoing FireSmart education and programming; and

THAT the Regional District submit a resolution to the Southern Interior Local Government Association (SILGA) requesting the province to investigate changes to the BC Building Code to align with FireSmart.

Purpose:

The purpose of this report is to provide an overview and seek direction from the Board regarding the introduction of a new Wildfire Hazard Development Permit (WHDP) Area designation to the Electoral Area Official Community Plan (OCP) Bylaws.

Background:

At its meeting of March 19, 2020, the Board adopted the 2020 Corporate Business Plan, which included a Key Performance Indicator to “Explore the development of an Area “A” Wildfire Permit Area”.

At its meeting of June 4, 2020, the Board awarded a contract to B.A. Blackwell & Associates to undertake a Wildfire Hazard Mapping and Development Permit Area Guidelines Project (funded through a provincial grant).

At its meeting of August 6, 2020, the Planning and Development (P&D) Committee considered an Administrative Report for information outlining the anticipated scope and deliverables of the Wildfire Hazard Development Permit (WDP) Area Project.

Analysis:

Following numerous months of interdepartmental meetings and analysis of the consultant’s work, RDOS staff has concluded the exploration project with serious concerns about implementing a Wildfire Hazard Development Permit scheme. Staff has come to view the proposed WHDP as attempt to develop a new regulatory system based on a *FireSmart* initiative originally designed as a voluntary program, and using it to address deficiencies in the BC Building Code.

Regulating Building Code limitations through a DP Area Designation:

The BC Building Code is the governing provincial document for minimum safety, health, accessibility, fire and structural building protections, and is administered by qualified Building Officials. The Building Code, however, does not generally require the use of *FireSmart* compliant building materials in construction.

To attempt to address this deficiency through the development permit power is seen to represent a “second best” policy option and one that will create other challenges for the Regional District, foremost of which would be the use of an imperfect permit tool to regulate for building materials and safety.

The use of a development permit is also seen to be inefficient (i.e. adding another permit process on top of the existing building permit process), counterintuitive (i.e. building design should be addressed through the building permit process) and administratively challenging (i.e. lack of qualified staff and use of Professional Reliance model).

Administration considers the BC Building Code to be the appropriate document to address the design and construction of buildings in fire prone areas, thereby negating the need for local governments to address this issue through the creation of wildfire development permit areas.

An amended Building Code would allow qualified Building Officers to review and ensure that new construction met provincially mandated fire hazard design requirements at the building permit stage, and at no additional permitting costs or delays to the applicant.

Issues with Regulating for Landscaping & the Professional Reliance Model:

The Regional District has historically been challenged to effectively regulate activities such as landscaping, earthworks, minor renovations through a development permit area designation when such activities do not require any other approvals from the Regional District (i.e. building permit).

Landscaping is dynamic and continuously changing, yet its regulation and control would be of fundamental importance to the success of any wildfire development permit area. Ensuring that landscaping conditions required by approved permits are being observed will require ever-increasing scales of monitoring and enforcement action that is beyond anything the Regional District has previously attempted.

In addition, a Professional Reliance Model is being proposed as part of the WHDP (i.e. submission of Professional Forester Reports for new dwellings). It is unknown if there is a competitive market for professional forester’s in the South Okanagan — although one may be created by the implementation of the WFDP Area — so the ease and total cost of obtaining a professional report locally is unknown at this time.

It will also be incumbent upon the Regional District to enforce the recommendations contained in the professional report, which can be challenging as the Regional District does not have legal authority to require post-approval monitoring reports or to ticket DP infractions.

Cost Versus Actual Impact:

Implementing and enforcing a standardized WHDP regime would entail the hiring of significant additional full-time staff for program coordination monitoring and enforcement with specialized expertise in forestry practices. The required staffing levels would need to increase over time to

administer regular and ongoing landscaping inspections (NOTE: achieving meaningful fire risk reduction through a wildfire development permit is estimated to take many decades).

In addition to costs related to staffing level increases, there would be direct costs to any applicants for the majority of new residential construction in the RDOS area, as evidenced by the DPA mapping which covers over 80% of the RDOS's total geographic extent. Possible fees could include:

- WHDP application fee: \$300.00
- Professional Forester's Report: approximately \$1500+ (est.) per residence
- Professional Forester's Report: up to \$10,000 per subdivision application
- Wait time for Forester's Report, staff processing and inspections: 2-3 months

Given that the WHDP would only apply to the construction new dwelling units, and around 20% of all building permits are for new dwelling units, staff estimate that it would take upwards of a century for widespread turnover in the region's housing stock to occur and the WHDP to have a substantive impact.

In contrast, voluntary RDOS-supported *FireSmart* programs, entire neighbourhoods have been able to achieve *FireSmart* status in under five years (e.g. Anarchist Community).

Supportable *FireSmart* Actions:

There are several ways that the RDOS can support wildfire mitigation other than through a wildfire development permit area designation, including:

- Promoting *FireSmart* principles and practices to builders and homeowners, including continued neighbourhood workshops and events, and finding new ways to promote *FireSmart* (e.g. website updates, social media campaigns, providing *FireSmart* manuals at the front counter, etc.).
- Raising awareness about existing home owner *FireSmart* incentives, such as insurance premium savings for homeowners who have implemented *FireSmart* principals;
- Considering discussions with the Provincial Government through UBCM and SILGA to review and apply key *FireSmart* practices to the BC Building Code and promotion of *FireSmart* incentives through the home insurance industry;
- Taking into account existing RGS and OCP policies that discourage future development in high-risk wildfire areas prior to large-scale rezoning processes; and
- Continuing to support Provincial efforts in proactive forest management practices, including prescribed burns and strategic buffer areas in wildfire interface areas.

Alternative:

Conversely, Administration recognises that "wildfires have been a regular and natural disturbance agent in the Okanagan-Similkameen for millennia" and that the Filmon Report (2003) concluded that "governments and individuals share responsibility for fireproofing communities and developments" with a recommendation that local governments "mandate long-term community fireproofing programs which will build upon local zoning."

Administration is also aware that the Community Wildfire Protection Plan (2011) recommended, amongst other things, that the Regional District "establish a Wildfire Development Permit Area for the entire RDOS."

Accordingly, the Board may wish to further pursue a WHDP on the basis that the potential benefits are viewed as outweighing the costs associated with a new DPA regime.

Summary:

Administration views *FireSmart* as a valuable voluntary program which supports homeowners and builders in making better decisions about their personal properties. However, administration finds that implementing a WHDP to be a relatively ineffective and costly regulatory regime for mitigating wildfire risk in the region.

Staff views RDOS championing the voluntary *FireSmart* program and supporting provincial initiatives for forest management practices as being the most effective method for mitigating against wildfire risk. Furthermore, staff recommends considering a request to a future Annual General Meeting (AGM) of the South Interior Local Government Association (SILGA) to investigate changes to the BC Building code that align with *FireSmart* building practices.

Alternatives:

- .1 THAT an amendment to the Electoral Area Official Community Plan (OCP) Bylaws to introduce a Wildfire Development Permit Area designation be initiated, and include anticipated budgeting for additional staffing resources.
- .2 THAT THAT an amendment to the Electoral Area Official Community Plan (OCP) Bylaws to introduce a Wildfire Development Permit Area designation be deferred pending:
 - i) *TBD*

Respectfully submitted:

Cory Labrecque

C. Labrecque, Planner II

Endorsed by:



C. Garrish, Planning Manager

Wildfire Development Permit (WFDP) Area

1.1.1 Category

The Wildfire Development Permit (WFDP) Area is designated pursuant to Section 488(1)(b) of the *Local Government Act* for the protection of development from hazardous conditions.

1.1.2 Area

The lands shown as Wildfire Development Permit Area on Schedule 'Y' are designated as a Wildfire Development Permit Area.

1.1.3 Justification

To regulate development activities within wildfire areas in order to minimize the risk of wildfire on private property.

The objectives of the WFDP are to:

- Assess and manage the wildfire hazards in RDOS to maintain these risks within levels acceptable to the public;
- Direct growth away from areas most vulnerable to wildfire hazards towards more suitable, and less risky locations.
- Prevent personal injury and property loss;
- Protect structures from damage; and
- Provide stable and accessible building sites.

1.1.4 Background

Significant areas within the RDOS are located within and adjacent to forestland that poses a risk from wildfire. Fire behaviour modelling, and the proximity of homes and businesses to the forest interface have been assessed as part of the Community Wildfire Protection Plan and additional professional analysis. As a result, the Wildfire Development Permit (WFDP) Area was approved by the RDOS Board.

1.1.5 Development Requiring a Permit

A Wildfire Development Permit is required, except where exempt under Section 1.1.10 (Exemptions), for development on lands within the WFDP area. Where not exempted, development requiring a development permit includes:

- a) construction of new residential buildings; and
- b) subdivision on lands that results in a total of four or more parcels.

1.1.6 Guidelines

A Wildfire Development Permit shall be in accordance with the following guidelines:

- a) A Wildfire Hazard Assessment, prepared in accordance with the National Fire Protection Association's NFPA 299 latest edition and 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 Registered Professional Forester, and shall include:

1.1.7 Information Gathering and Pre-Planning

It is important to integrate all known constraints and factors impacting the properties' risk from wildfire in order to develop meaningful recommendations and mitigation strategies. Therefore, the findings, recommendations from other studies and plans pertaining to the property shall include:

- a) Legal topographic survey prepared by a BC Land Surveyor showing property lines, covenants, easements, and constructed features such as roads, utilities, buildings etc. Natural features including trees > 20 cm DBH, watercourses, riparian zones etc. shall also be included.
- b) Development Plans are comprised of site plans, building elevations, details and renderings that illustrate the proposed development and structures in relation to existing features.
- c) Land use information for the property as defined by the Regional District's Zoning and Land Use Designation classification system, conservation and protected areas, sensitive ecological communities and species. Stratify land ownership of surrounding parcels into private, municipal, crown provincial, and federal (including Indian Reservations) designations.
- d) Refer to and include pertinent information from relevant consultant's reports such as environmental impact assessments, geotechnical, arborist covenants, easements, zoning, surrounding land ownership – private, municipal, crown provincial, federal including Indian Reservations)
- e) Identification of biogeoclimatic subzones and site units for the property as described in *Land Management Handbook 23 – A Guide to Site Identification and Interpretation for the Kamloops Forest Region (Province of British Columbia)*.
- f) Assessment of fire weather indices for the area as analyzed through the collection of fire weather data from the nearest fire weather station.

1.1.8 Wildfire Hazard Assessment

The aim of the wildfire hazard assessment is to identify the wildfire behaviour that impacts the property under review and shall include both on- and off- site factors. Conduct field assessments to meet the *Development Permit Guidelines for Hazardous Conditions - Wildfire* and other regulatory requirements. The assessment shall include:

- a) Wildland Urban Interface (WUI) Wildfire Threat Assessment worksheets based on the *2017 Wildfire Threat Assessment Guide and Worksheet* to provide a site level fuel assessment. It is the Forest Professional's judgement as to the number of Wildfire Threat Assessments that need to be completed per property; and / or whether to complete a *FireSmart Structure and Site Hazard Assessment Form*.
- b) Fuel types on the property. Discuss existing fuel types and their location on the subject property and those adjacent. For each major fuel type, describe in detail what exists on site and the relative coverage of fuel types. Outline the species found, canopy cover/crown closure, estimated age, and density of stems and coarse woody debris.
- c) Hazardous fuels on and adjacent to the property. Provide a description of hazardous fuels on and within 100 m of the property under review in order to develop and outline preliminary recommendations for building design and landscaping considerations.
- d) Identify and map the FireSmart fire priority zones around the footprint of proposed structures and building sites for each of:
- FireSmart Fire Priority Zone 1A (within 0-1.5m);
 - FireSmart Fire Priority Zone 1 (within 1.5 - 10m);
 - FireSmart Fire Priority Zone 2 (within 10-30m); and
 - FireSmart Fire Priority Zone 3 (within 30-100m).
- e) Identification of above and below-ground critical infrastructure servicing the community that may be vulnerable to damage from wildfire events. Critical infrastructure can include electrical distribution and transmission lines, utility poles and water servicing including water pump stations and reservoirs.
- f) Fire hydrant locations and proximity to existing and proposed structures and forested parks as this delineates suppression distance and water availability to the proposed development / subdivision.
- g) Access and roadway planning that demonstrates secondary routes to all parts of the subdivision to aid in emergency evacuation and fire suppression response.
- h) Identification of steep slopes and the siting of proposed structures in relation to the top of bank as wildfire travels more readily up slope and can increase in intensity. All developments should be set back a minimum of 10 m from the top of ridgelines, cliffs, or ravines. In addition, other relevant environmental setbacks (geotechnical, riparian, etc.) must be identified on site.

1.1.9 Assessment of Potential Risks;

A mitigation plan and post development inspection including:

Fuel management strategies shall be prescribed in order to:

- reduce the ladder fuels in strategic areas;
- reduce understorey conifers which act as ladder fuels;
- raise the crown base height of retained trees;

- maximise retention of live, healthy deciduous and conifer trees to maintain a cool, dark, and moist understorey microclimate; and
- reduce surface fuel loading to reduce the risk of and behaviour of surface fire.

A Fuel management prescription is required - which is an operational document, prepared by a Registered Professional Forester, and suitable for implementation by a qualified contractor who has experience in wildfire hazard fuel management operational treatments.

Within 10 m of the proposed building footprints (Fire Priority Zone 1A and 1):

- a) Use non-combustible landscaping materials within the 1.5 m (Fire Priority Zone FireSmart Fire Priority Zone 1A), immediately adjacent to the building.
- b) Remove all coniferous and flammable vegetation, and all piled combustible debris (including building materials, compost piles and firewood) within 10m (FireSmart Fire Priority Zone 1).
- c) Separate vegetation from buildings. No trees or shrubs and their branches and foliage shall overhang roofs or grow underneath eaves. Branches of trees must have a minimum 5 m separation between the highest point of the roofline and the lowest hanging foliage.

1.1.10 Post Development Inspection

- a) Upon completion of construction, development, and site supervision activities for the proposed development, the Qualified Professional will complete a Wildfire Hazard Post Development Inspection to ensure that all criteria in the WHDP report including exterior building construction, landscaping and fuel management activities have been met.
- b) The Post Development Inspection checklist, (signed and sealed by the profession who completed the hazard assessment report), is the regulatory mechanism which concludes the Regional Districts oversight and returns the security to the applicant. Maintenance and monitoring of the development to ensure the property maintains its acceptable level of risk from wildfire is now the responsibility of the landowners. Furthermore, the conditions of the WFDP report may be written on title and will apply into the future irrespective of a change of property ownership.

1.1.11 Building Construction Standards

The construction of a new residential building within the WFDP Area shall be in accordance with the following guidelines:

- c) Roofing Materials
 - Unrated roofing materials are prohibited as a form of roof covering.
 - Roof coverings must conform to Class A or Class B fire resistance as referenced in the *BC Building Code*, as amended.

d) Exterior Cladding

- Any material used for exterior cladding must conform to Class A or Class B fire resistance as referenced in the BC Building Code, as amended.
- Manufactured homes must be skirted with a fire-resistant material that conforms to Class A or Class B fire resistance as referenced in the BC Building Code, as amended.

e) Decks, Balconies & Porches

- Structural components (post & beam) of decks, balconies and porches must be:
 - heavy timber construction as defined in the *BC Building Code*; or
 - clad with fire resistant material such as stucco, metal siding, brick, cement shingles, cement board, concrete block, poured concrete, hardie plank or rock.
- Balconies, decks and porches must be sheathed in (no exposed joists) and made of an ignition-resistant material (non-combustible or receiving a Class A fire rating). Acceptable materials include stone, tile, rated composites, and concrete.

f) Exterior Doors and Windows

- Exterior windows and glazing must be double paned or tempered.
- Exterior doors and garage doors shall be constructed of non-combustible materials (i.e. metal clad, solid core wood), or have a 20-minute fire protection rating and must meet the requirements of the North American Fenestration Standard (NAFS).

g) Eaves and Soffits

- Eaves and soffits must be closed (no exposed joists).
- Ventilation openings in exterior walls, roofs, eaves, and soffits shall be covered with non-combustible, corrosion-resistant wire mesh with openings no larger than 3 mm to prevent flame or ember penetration into the structure.
- Wall-mounted exterior vents are exempt from having wire mesh with 3mm openings if vents with mobile flaps are used (subject to venting requirements in the BC Building Code).

h) Chimneys

- All chimneys constructed for wood burning fireplaces must have spark arrestors made of 12 gauge (or better) welded or woven wire mesh, with openings not exceeding 12 mm.

1.1.12 Guidelines – Landscaping

The following apply to the area on a property within 10.0 metres (Fire Priority Zone 1) of the dwelling units located on the property:

- Avoid flammable native and ornamental landscaping materials such as conifer trees and shrubs (juniper, cedar hedging, pine), invasive plants (Scotch broom), and unmown grass.
- Ensure there are no trees, limbs or shrubs overhanging roofs or growing under the eaves of buildings. A 5-metre vertical separation between the lowest part of the overhanging branch and the highest point of the roof should be maintained.
- Space and maintain coniferous trees so that canopy spacing is a minimum of 3 metres. If planting or retaining hardwood trees, canopy spacing is not required.
- Remove ladder fuels by pruning coniferous trees so that there are no branches to a height of 2.5 metres (up to three whorls of live branches may be left on smaller trees <15cm dbh)

1.1.13 Guidelines – Subdivisions

The subdivision of land within an WFDP Area shall be in accordance with the following guidelines:

- Subdivision design must provide firefighting access to adjacent forested areas by incorporating either an access road encircling the development (referred to as a ring road), or periodic road access to the forest edge combined with hydrants to provide water for suppressing wildfires. Firefighting access to adjacent forested areas must meet requirements as per the Subdivision and Development Control Bylaw.
- Require suitable access in areas of the community that are considered isolated and that have inadequate developed access for evacuation and fire control, preferably providing a minimum of two means of access points. Single access maybe considered where the development contributes to a future road network with multiple access points;
- Require, where forested lands abut new subdivisions, requiring roadways to be placed adjacent to those lands. These roads both improve access to the interface for emergency vehicles and provide a fuel break between the wildland and the subdivision;
- Ensure hydrant locations optimize ability to protect forested parks as per the Subdivision and Development Control Bylaw;
- Require that fire hazards on forested lands be mitigated to a level deemed acceptable by a qualified professional in a forest fire hazard assessment before they become the property of the Regional District;
- Occupied buildings shall be set back a minimum of 10 metres from the top of ridgelines, cliffs or ravines and from slopes exceeding 20% or greater for a minimum horizontal distance of 10 metres. Variation of the setback may be considered if a wildfire review conducted by a forest professional registered in BC can justify a change in the setback;

1.1.14 Exemptions

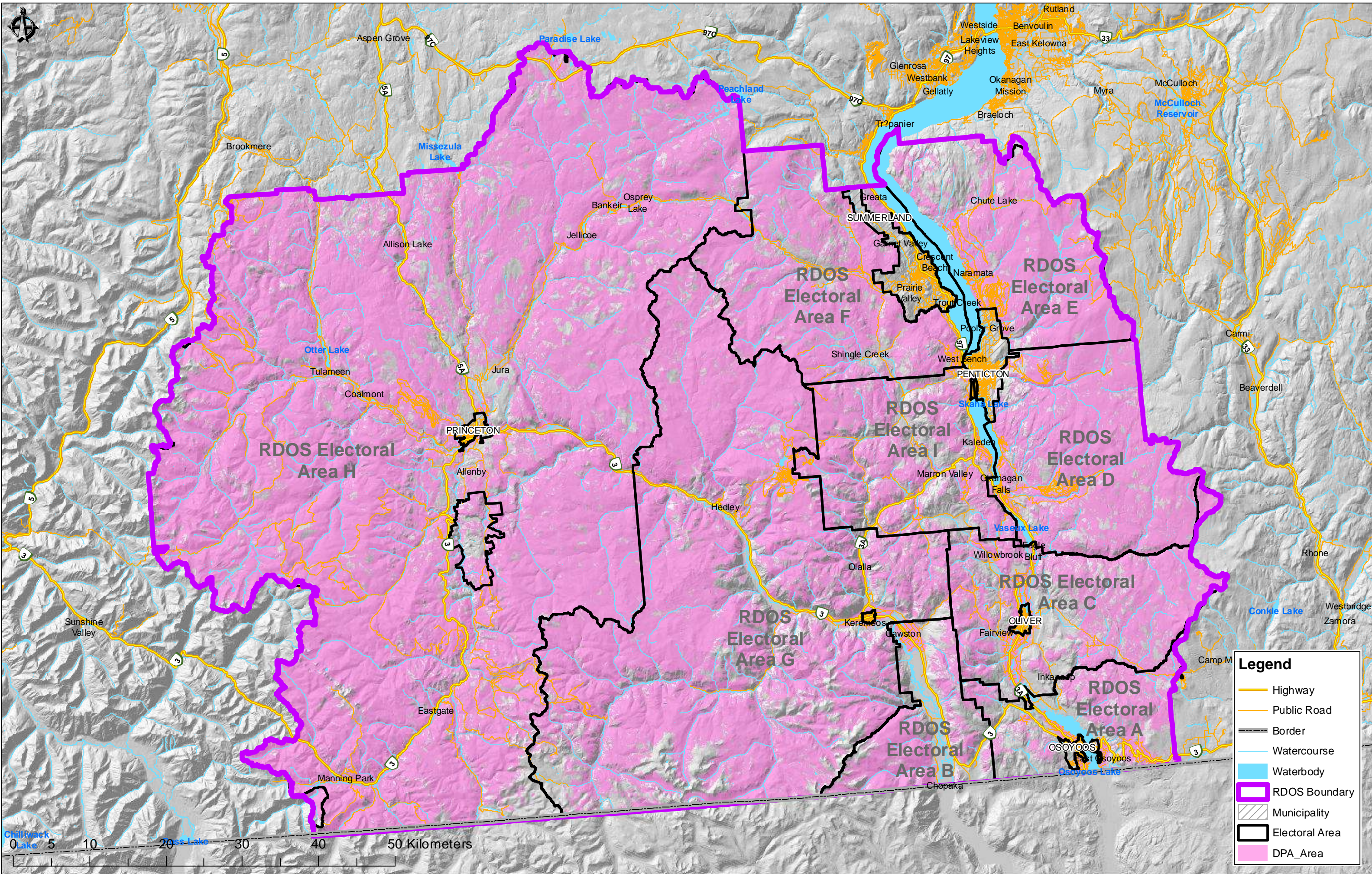
A Wildfire development permit or a Professional Forester's Report is not required for in the WFDP area for:

- Subdivision of lands that results in less than a total of four parcels.
 - Repair or renovations of existing residential buildings.
-

1.1.15 Hazards Policies

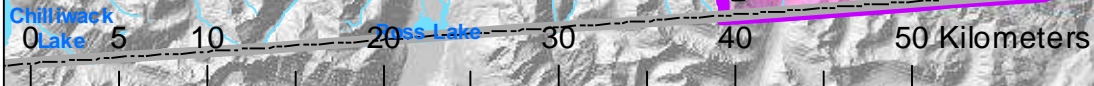
The Regional Board: Requires the Professional Forester engaged in the development of the hazard assessment to cooperate with a biologist to promote environmental stewardship. Where conflicts exist within the Fire Priority Zone 1 (10m immediate area around the structure), fire hazard reduction will take precedence over the requirements of a development permit designation enacted under Section 488(1)(a) of the Local Government Act for the protection of the natural environment, its ecosystems and biological diversity, provided there is no material harm to the environment outside of the Fire Priority Zone 1.

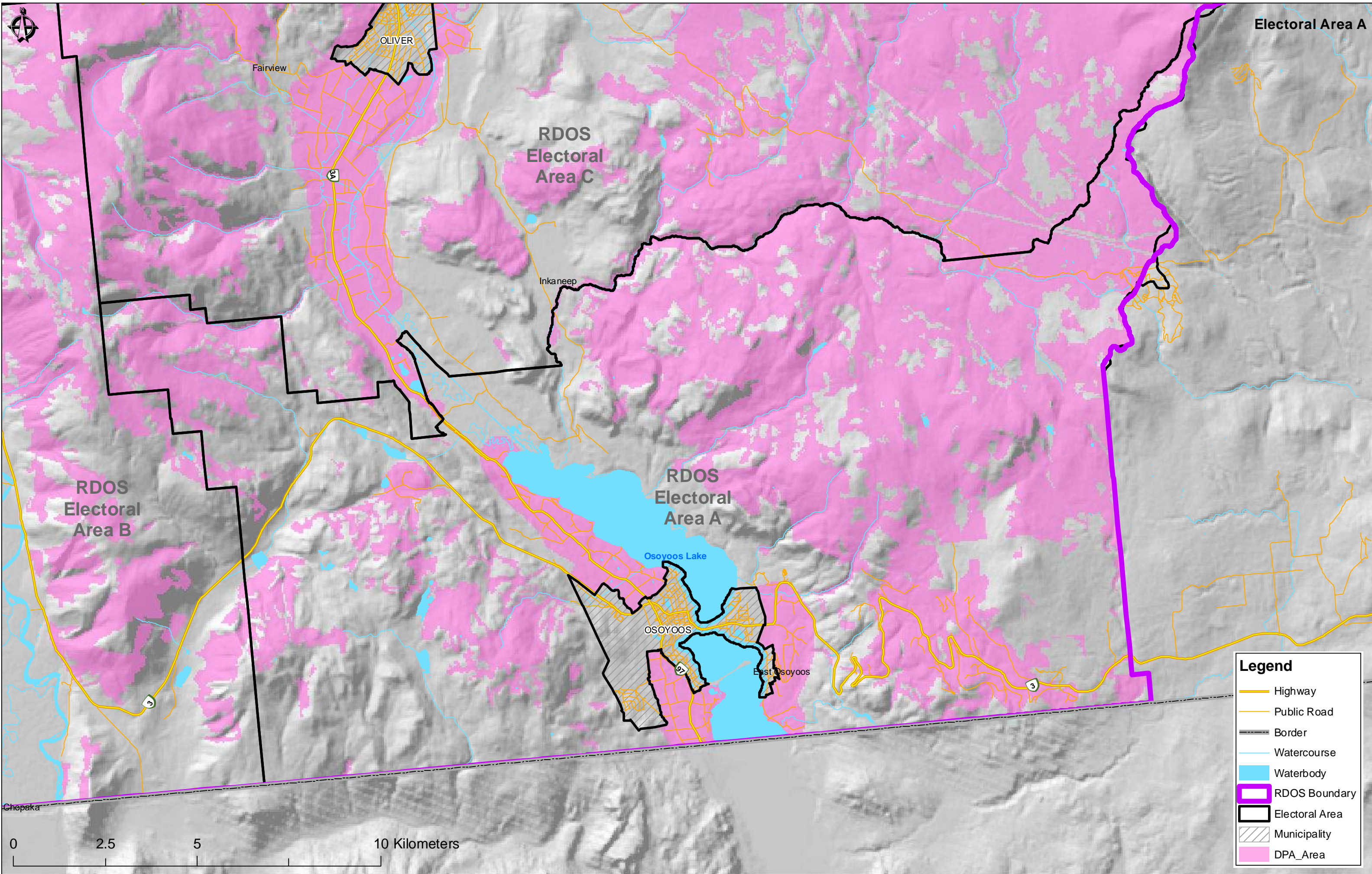
DRAFT



Legend

- Highway
- Public Road
- Border
- Watercourse
- Waterbody
- RDOS Boundary
- Municipality
- Electoral Area
- DPA_Area





Electoral Area A

OLIVER

Fairview

RDOS
Electoral
Area C

Inkaneep

RDOS
Electoral
Area B

RDOS
Electoral
Area A

Osoyoos Lake

OSOYOOS

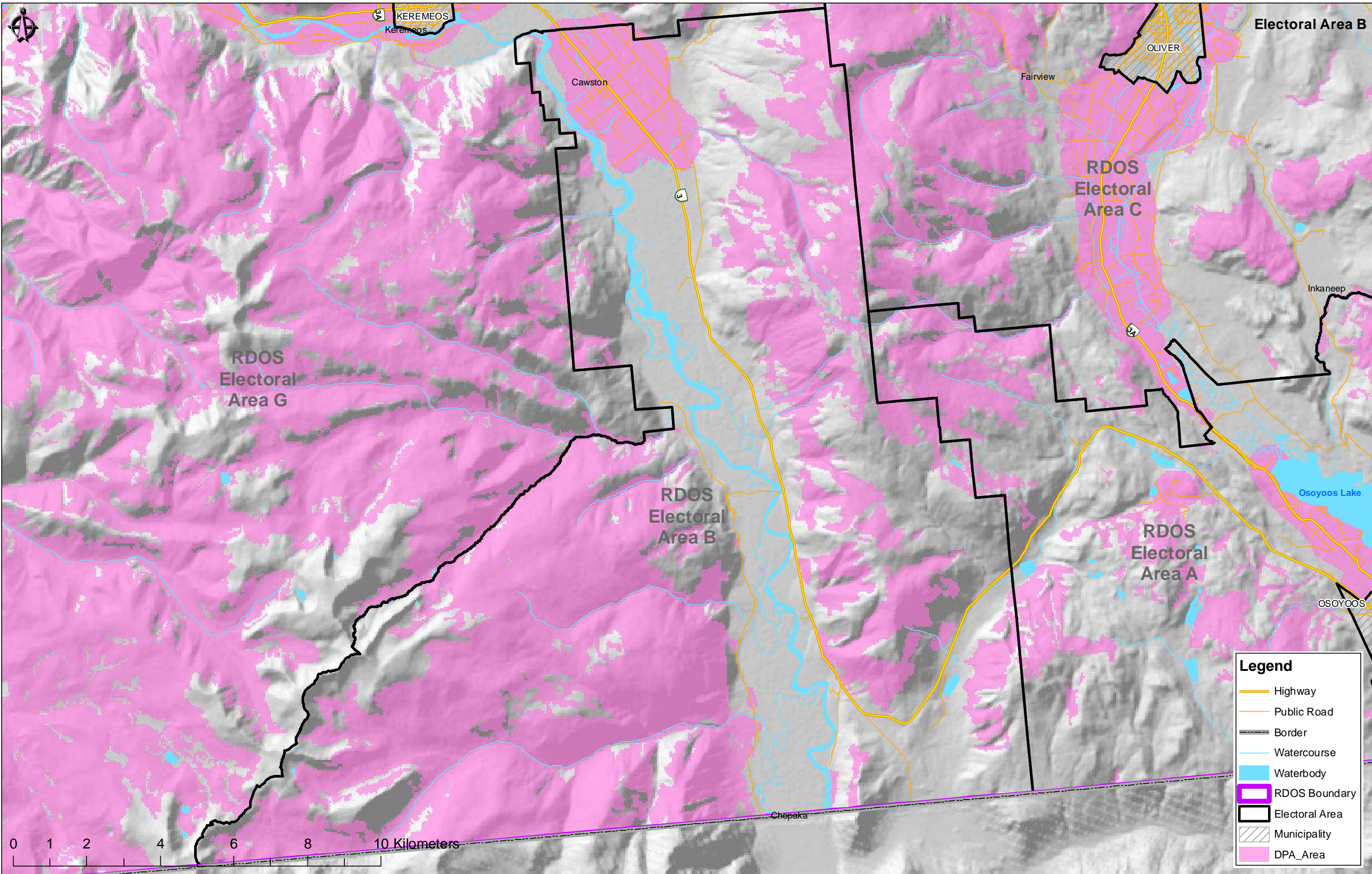
East Osoyoos

Chopaka

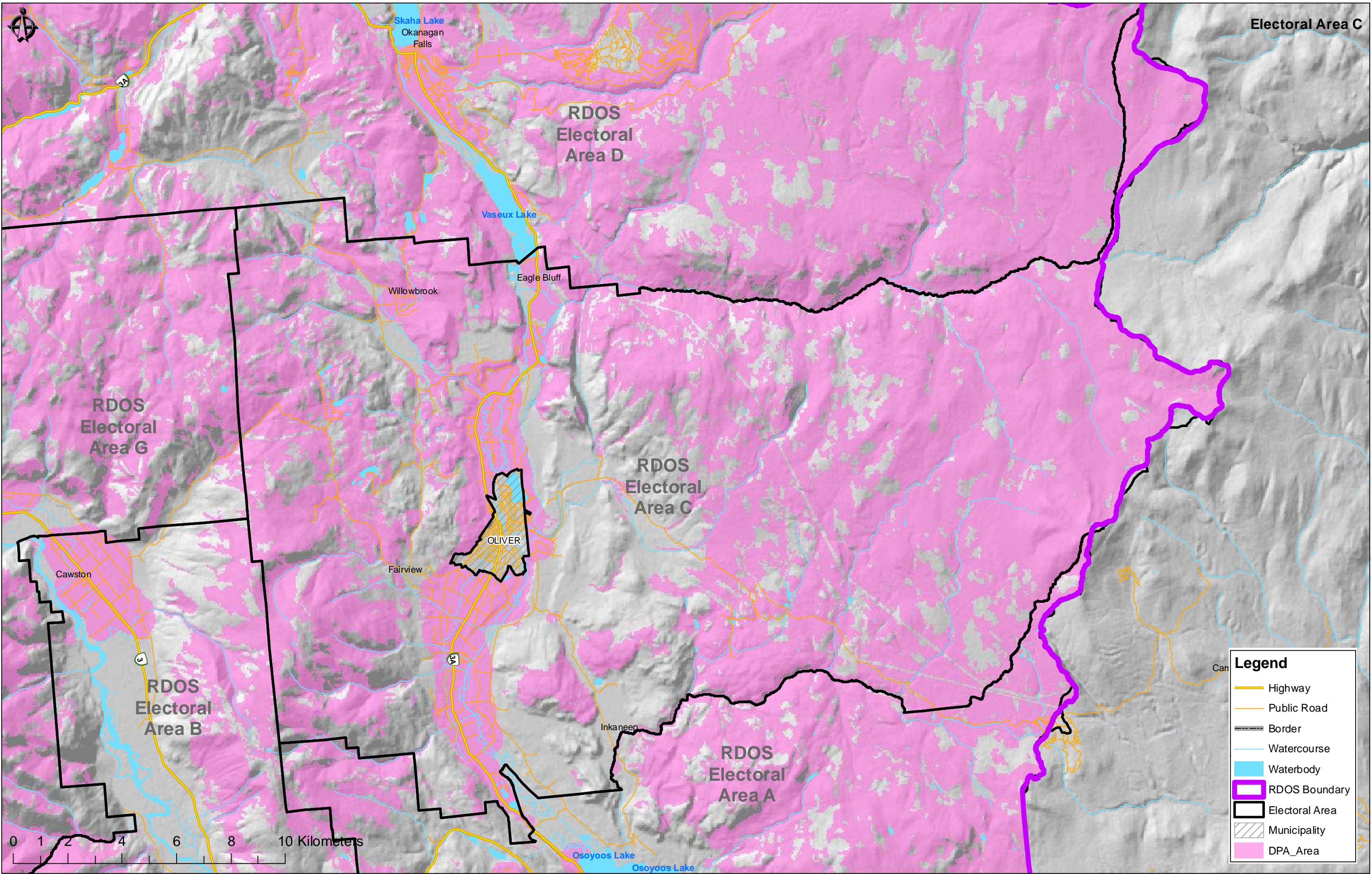
Legend

- Highway
- Public Road
- Border
- Watercourse
- Waterbody
- RDOS Boundary
- Electoral Area
- Municipality
- DPA_Area

0 2.5 5 10 Kilometers



Legend	
	Highway
	Public Road
	Border
	Watercourse
	Waterbody
	RDOS Boundary
	Electoral Area
	Municipality
	DPA_Area



Skaha Lake
Okanagan
Falls

RDOS
Electoral
Area D

Vaseux Lake

Willowbrook

Eagle Bluff

RDOS
Electoral
Area G

RDOS
Electoral
Area C

OLIVER

Fairview

Cawston

RDOS
Electoral
Area B

RDOS
Electoral
Area A

Inkaneep

Osoyoos Lake

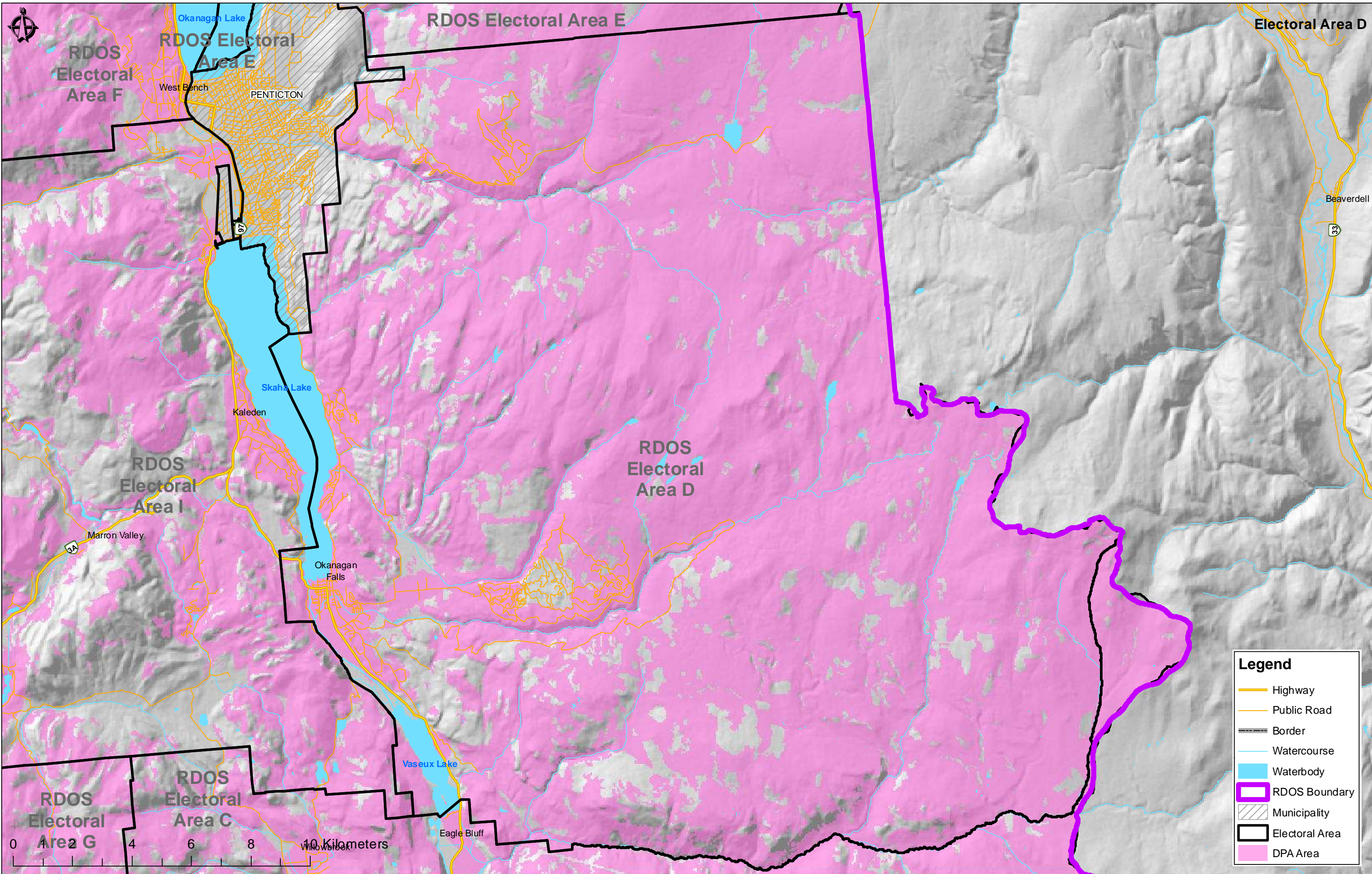
Osoyoos Lake

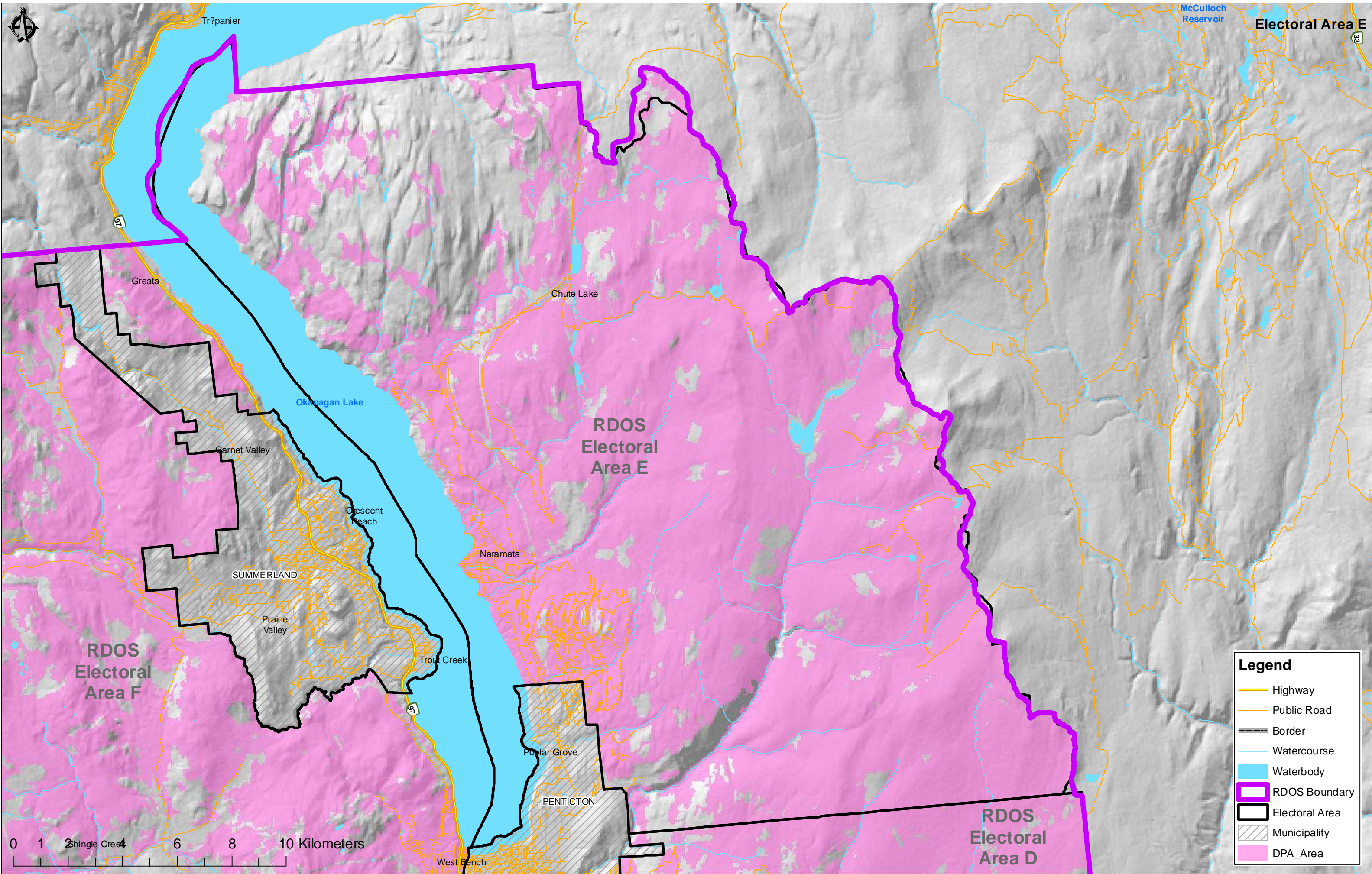
Electoral Area C

Legend

- Highway
- Public Road
- Border
- Watercourse
- Waterbody
- RDOS Boundary
- Electoral Area
- Municipality
- DPA_Area

0 1 2 4 6 8 10 Kilometers

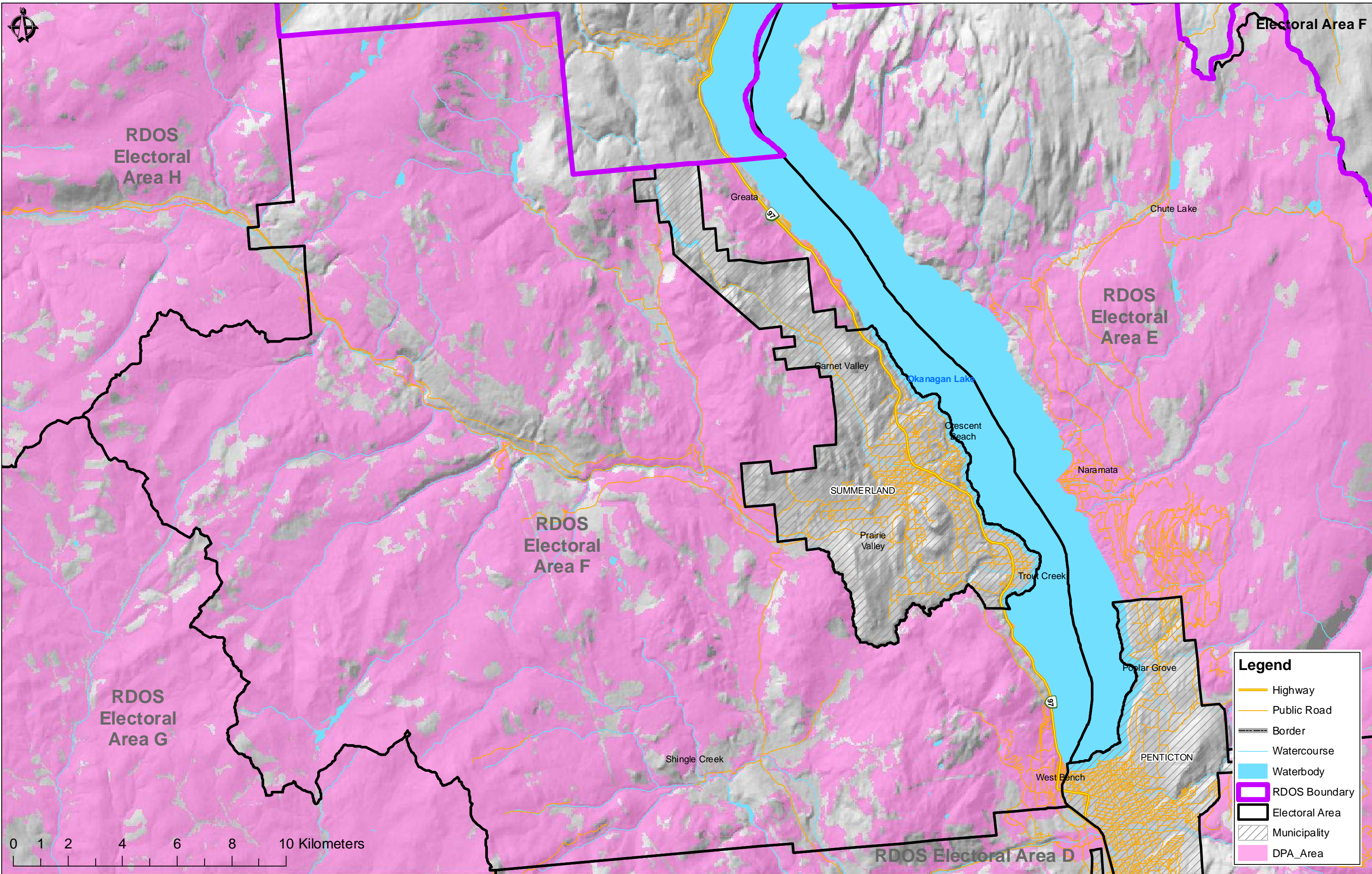




Legend

- Highway
- Public Road
- Border
- Watercourse
- Waterbody
- RDOS Boundary
- Electoral Area
- Municipality
- DPA_Area

0 1 2 4 6 8 10 Kilometers



Electoral Area F

RDOS
Electoral
Area H

Chute Lake

RDOS
Electoral
Area E

Okanagan Lake

Great Falls

97

Garnet Valley

Crescent Beach

Naramata

SUMMERLAND

Prairie Valley

Trout Creek

RDOS
Electoral
Area F

RDOS
Electoral
Area G

Shingle Creek

Poplar Grove

PENTICTON

West Bench

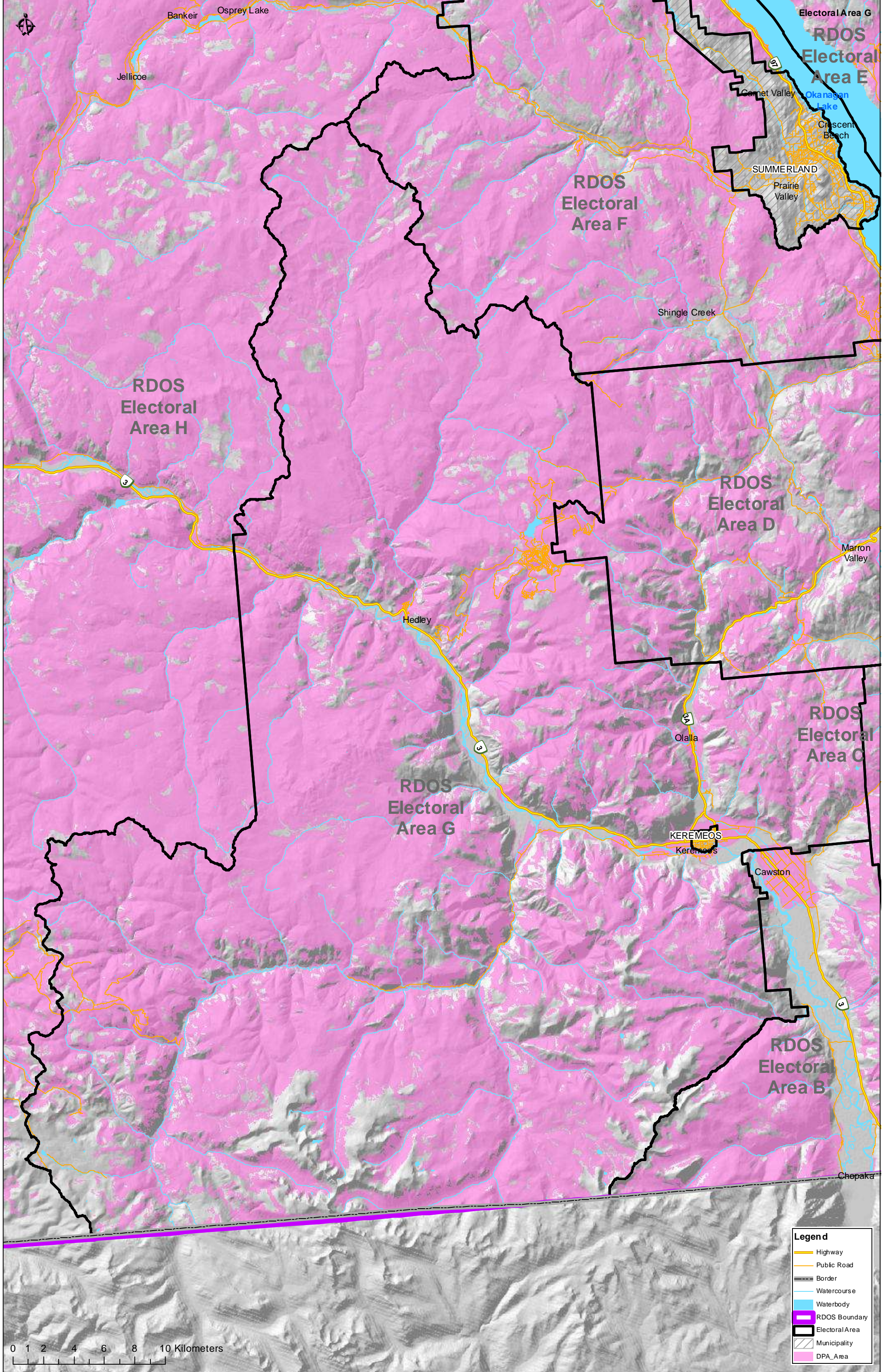
RDOS Electoral Area D

Legend

- Highway
- Public Road
- Border
- Watercourse
- Waterbody
- RDOS Boundary
- Electoral Area
- Municipality
- DPA_Area

0 1 2 4 6 8 10 Kilometers





Bankeir Osprey Lake

Jellicoe

Electoral Area G

RDOS Electoral Area E

Okanagan Lake

Carnet Valley Crescent Beach

SUMMERLAND

Prairie Valley

RDOS Electoral Area F

Shingle Creek

RDOS Electoral Area H

RDOS Electoral Area D

Marron Valley

Hedley

RDOS Electoral Area C

RDOS Electoral Area G

Olalla

KEREMEOS










Keremeos

Cawston

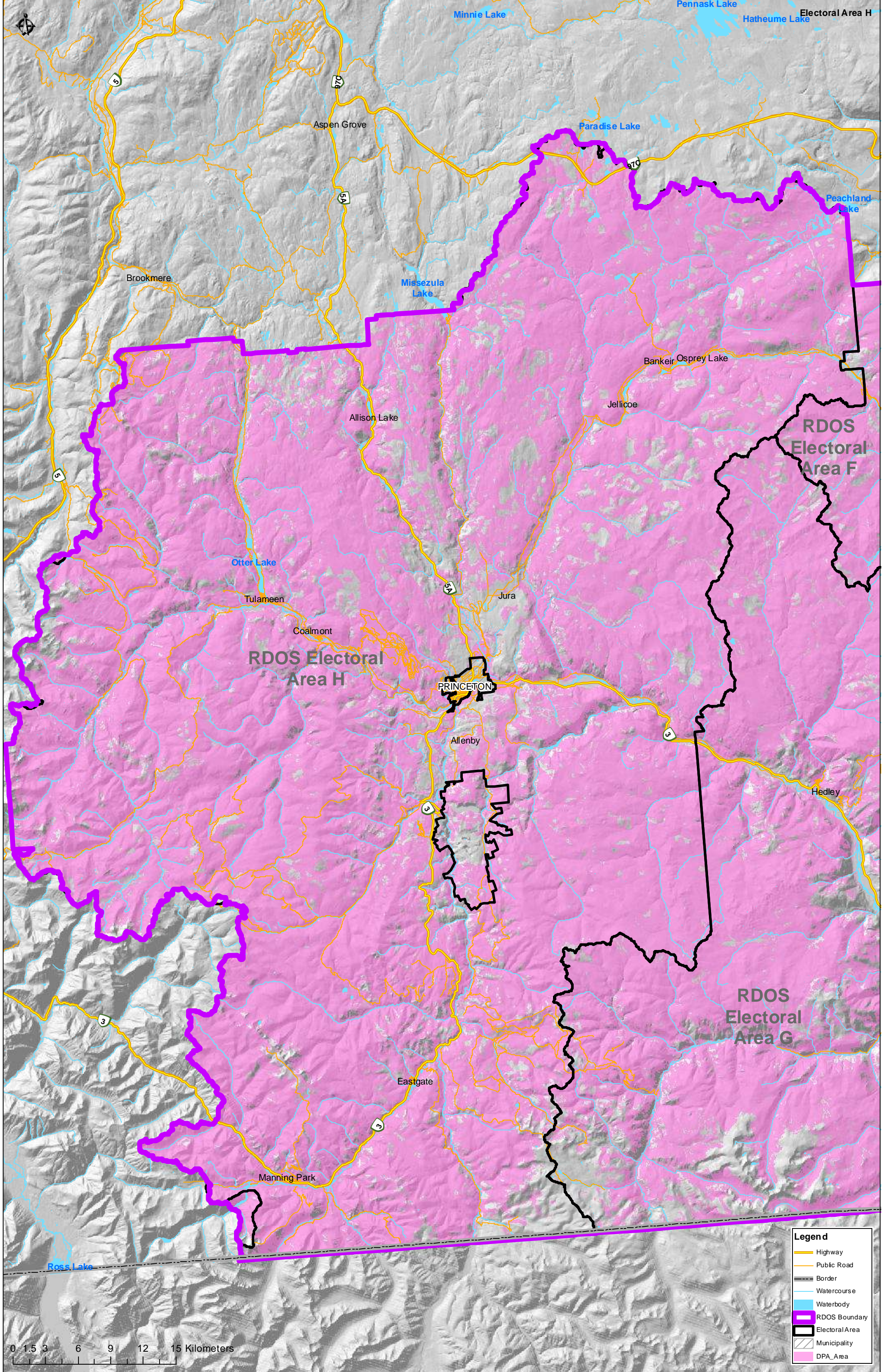
RDOS Electoral Area B

Chopaka

Legend

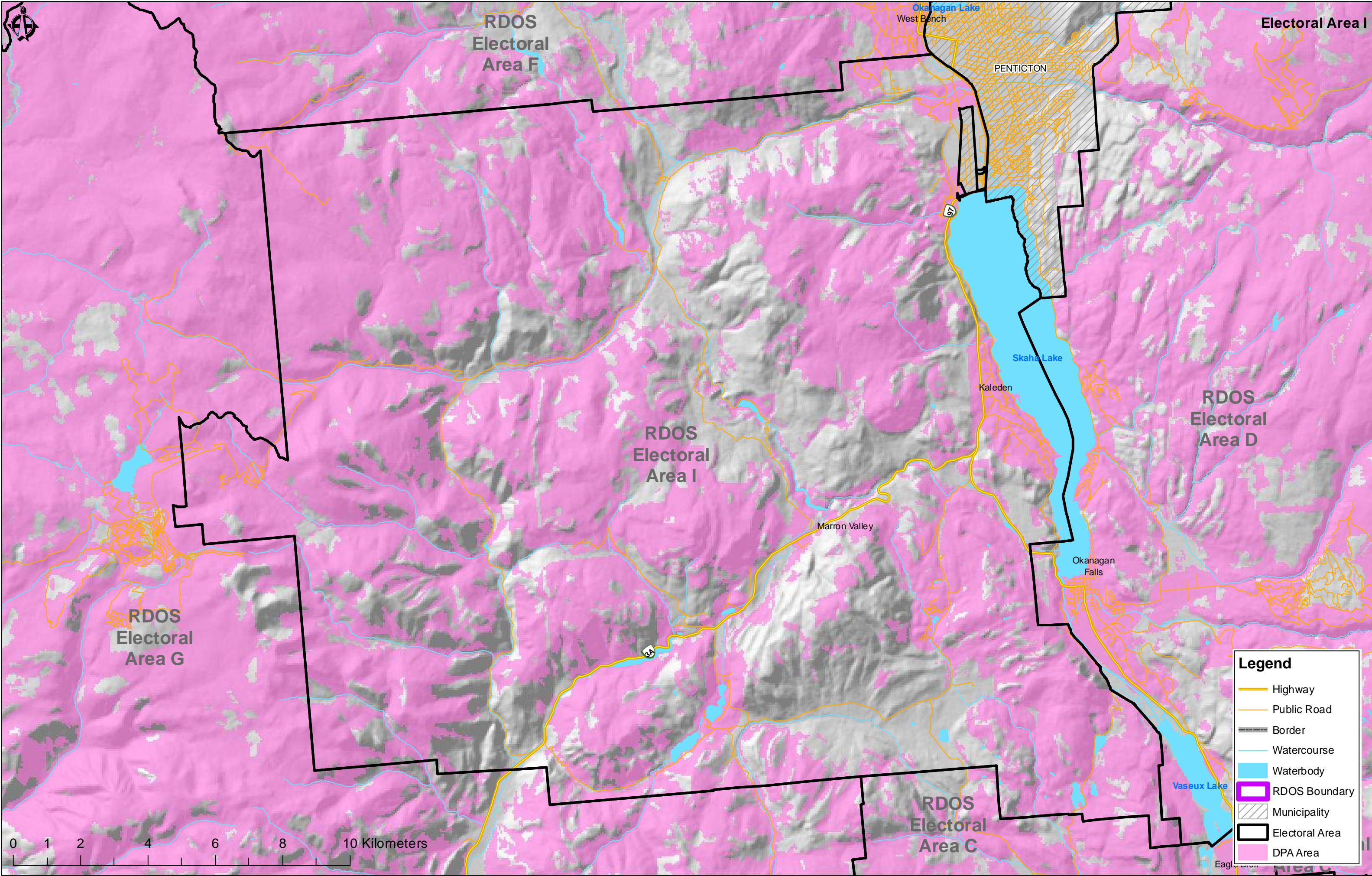
-  Highway
-  Public Road
-  Border
-  Watercourse
-  Waterbody
-  RDOS Boundary
-  Electoral Area
-  Municipality
-  DPA_Area

0 1 2 4 6 8 10 Kilometers

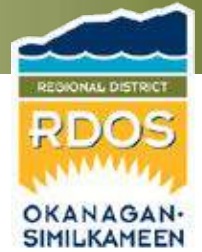


Legend	
	Highway
	Public Road
	Border
	Watercourse
	Waterbody
	RDOS Boundary
	Electoral Area
	Municipality
	DPA_Area

0 1.5 3 6 9 12 15 Kilometers



ADMINISTRATIVE REPORT



TO: Planning & Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: March 18, 2021

RE: Zoning Bylaw Amendment – Electoral Area “D”, “E”, “F” & “I”
Regulation of “Solar Energy Systems”

Administrative Recommendation:

THAT, prior to consideration of first reading, the Regional District of Okanagan-Similkameen Solar Energy System Amendment Bylaw No. 2911, be amended in order to incorporate the following:

- the minimum parcel area requirement for a ground mounted systems be revised from 1.0 ha to 0.25 ha; and
 - that ground mounted systems less than 1.2 meters in height be exempted from interior side, exterior side and rear setback requirements.
-

Purpose:

The purpose of this report is to seek direction from the Board regarding public feedback received in relation to the introduction of regulations governing the placement of solar energy systems within Electoral Area “D”, “E”, “F” & “I”.

Background:

At its meeting of May 21, 2020, a Motion was carried requesting staff to “bring forward options for zoning regulations to govern the placement of solar energy devices (e.g. solar panels, solar trees, etc.).”

It is understood that this motion was in response to a number of solar energy devices being erected in Electoral Area “E”, and that have raised concerns from the neighbouring property owners regarding visual impressions (blocked views, glare, shadowing etc.).

At its meeting of October 1, 2020, the Planning and Development (P&D) Committee of the Board resolved to initiate Amendment Bylaw No. 2911, in order to introduce zoning regulations for solar energy systems in Electoral Areas “D”, “E”, “F”, & “I”.

Public Consultation:

As part of the initiation of Amendment Bylaw No. 2911, the following consultation was undertaken:

- referral to the applicable Electoral Area Advisory Planning Commissions (APCs);
 - notification of external agencies (October, 2020);
 - documentation added to Regional District web-page (October, 2020);
 - notification posted to the Regional District’s Facebook page (November, 2020); and
-

-
- notification on CivicReady to approximately 696 persons (February 19, 2021).

In response to this notification, the following comments were received:

- 6 responses were received from the public (see summary at Attachment No. 2);
- 0 responses were received from external agencies; and
- An electronic Public Information Meeting (PIM) was held on March 3, 2021, and was attended by approximately 12 members of the public.

The proposed amendments were considered by the applicable Electoral Area APCs between November and December of 2020, with the following recommendations put forward for Board consideration:

Electoral Area "D": that the proposed amendments be approved, subject to the following:

- ∅ *to reduce the parcel size requirement to 0.25 ha for ground mounted systems; and*
- ∅ *to relax the setback regulations for ground mounted systems less than 1.5 metres (5 feet) in height.*

Electoral Area "E": that the proposed amendments be approved.

Electoral Area "F": that the proposed amendments be approved.

Electoral Area "I": that the proposed amendments be approved.

Analysis:

Based upon the received feedback, Administration is seeking direction from the Board on a number of proposed regulations, each of which will be addressed below:

Minimum Parcel Size Requirement:

While Draft Amendment Bylaw No. 2911 requires a minimum parcel size of 1.0 ha for ground-mounted systems to be permitted, feedback from the Advisory Planning Commissions and members of public (See attachment 1), raised concerns that this requirement is too onerous and that ground mounted devices are suitable on smaller parcels.

The impetus for a minimum land area requirement is to ensure that there is sufficient land area to mitigate conflict between the use of adjacent parcels (i.e. promoting renewable energy vs. protecting residential amenity).

In response, it is recommended that the minimum parcel size requirement for installing ground-mounted system be revised from 1.0 ha to 0.25 ha. While a 0.25 ha requirement would eliminate the placement of a ground mounted system in most low-density residential zones, the option of pursuing a development variance permit in these zones would be available to property owners and would further allow adjacent residents an opportunity to review and provide input on such proposals.

Conversely, restricting such devices on lots smaller than 0.25 ha may discourage property owners wanting to install alternative renewable forms of energy.

Setback Requirement:

Setbacks are generally intended to ensure physical separation between neighbouring properties in order to protect privacy and prevent the appearance of overcrowding. Setbacks also play a vital role for parcels adjacent to roadways, to facilitate vehicular, pedestrian and cyclist safety at street and lane intersections.

While a ground mounted systems can reach a height of 7.0 metres, they can also be less than a 1.0 metres in height. These differences can affect the visual intrusiveness of ground mounted systems and this was noted by the Electoral Area "D" APC, which recommended that systems less than 1.5 metres in height be exempted from setback requirements.

Administration notes that the zoning bylaws currently provide similar exemptions for retaining walls and fences less than 1.2 metres in height (i.e. such retaining walls can be placed in a setback, while similar fencing can be placed in a front setback area).

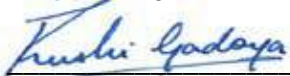
Accordingly, Administration supports a similar exemption for ground mounted systems, and is recommending that ground mounted systems less than 1.2 meters in height be exempt from most setback requirements.

Under these regulations, ground mounted systems that exceed a height of 1.2 meters would be required to meet the minimum setbacks requirements for accessory building and structures under the applicable zoning.

Alternatives:

1. THAT Amendment Bylaw No. 2911 not be initiated; or
2. THAT consideration of Amendment Bylaw No. 2911 be deferred for the following reasons:
 - i) *TBD*

Respectfully submitted:



Rushi Gadoya, Planning Technician

Endorsed By:



C. Garrish, Planning Manager

Attachments: No. 1 – Summary of Community Responses

No. 2 – Proposed Revisions to Amendment Bylaw No. 2911

Attachment No. 1 – Summary of Community Responses

Minimum Parcel Size related comments:

- sites smaller than 1 ha could support a ground based/tracker system and this should be decided site by site. Your setback proposals sound reasonable.
- Our installation would be rejected by proposed new bylaws on pretty well every count -- particularly lot size and height of the tower.
- 1.0 ha too large – lots as low as 0.25 acre should be considered
- The land size proposed in the bylaws should be greatly reduced to allow any resident to set up solar systems with permit approval.
- Change the minimum parcel size from 1.0 ha to .4 ha (1 acre). This is a typical lot size for rural properties and of adequate size to accommodate a ground-mounted system that would meet the minimum setbacks established by the current zoning.
- Allow solar installations on a minimum parcel size of .25 ha (>.5 acre), as long as the installation complies with the minimum setbacks for accessory buildings and structures outlined for that zoning.
- I would like to see the parcel size reduced to ½ acre for ground mounted systems. As long as the installation can meet the set-back requirements, there is no reason why not to allow a smaller property size.
- A .25 hectare property may be a bit small for some of those structures but to restrict that size would exclude many properties in West Bench
- Just wondering if .5 or 1 H min with the variance option then offering opportunity for a case by case review which might easily allow for situations where there is neighbour agreement or other favourable situations.
- Twin Lakes within Electoral Area "I" be completely excluded from these provisions, as the parcels are relatively small, and proposed regulations if approved would eliminate owners desire to install ground mounted system on their property.

General Comments:

- Need to differentiate between POLE Vs Ground Mounted.
- Should be a Permit Process (Site Lines and Elevations)
- Neighbour Sign-Off treated on case-by-case basis.
- Our solar tracking tower (40 panels) was installed in 2014 and is probably still the largest such installation in the valley. Our installation would be rejected by proposed new bylaws on pretty well every count -- particularly lot size and height of the tower.
- We don't think it's 'obtrusive' at all.
- At the time of installation, we went solar because it didn't look like natural gas was ever going to be delivered to our neighborhood.

-
- The RDOS should facilitate greater uptake of solar installations to encourage this power option.
 - I also see examples of tall, single pole mounted systems, which have a small ground footprint but may go taller than 6 m. In many cases this could be installed with less visual impact than a ground-mounted system.
 - We've offset almost 48 tons of carbon and generated enough power to run about 2400 houses for 1 day. Or 4 stadiums, according to the EnPhase microinverter software.
 - In summary, your proposed bylaws could be less rigorous when it comes to fostering more solar installations in the valley. Particularly when the need for bylaws seems to have been prompted by some neighbours, feeling there should be jurisdiction when it comes to THEIR view of YOUR yard.
 - Promote Solar to reduce peak power loads, emissions, etc. in line with Federal Provincial and Local Current and Future Initiatives.
 - South Okanagan and the world are facing climate crisis, all opportunities to adapt to the emergency, mitigate disaster, prepare for grid failures, reduce emissions, and use renewable resources such as solar should be encouraged, supported and subsidized as well.

Rooftop Solar Panels Comments:

- Rooftop panels are often not the best solution in forested terrain like Husula. Ground based panels do much better with regard to aspect and pitch.

Proposed Definition:

“solar energy device” means a device designed to collect, store and distribute solar energy;

Proposed “Projections” Regulations:

- iii) roof-mounted solar energy devices, may ~~project no more than~~ not project beyond:
 - ~~.1 above the roofline of the building; and~~
 - .2 beyond the outermost edge of the roof.
- b) roof mounted solar energy devices to a maximum of 1.0 meter above the maximum height allowed for the building on which it is installed.
- .3 a ground mounted solar energy system less than 1.2 metres in height may be sited on a parcel less than 0.25 ha in area and within a prescribed parcel line setback area.

Proposed “General” Regulations:

Solar Energy Systems

- ~~.1 on parcels 1.0 ha in area or less, a solar energy system shall be attached to a principal or accessory building or structure and shall not:~~
 - ~~i) extend beyond the outermost edge of the roof; or~~
 - ~~ii) extend higher than the vertical building envelope.~~
- .1.2 despite sub section 1, in an Industrial or Administrative and Institutional zone, a solar energy system is permitted on a parcel less than ~~1.0~~ 0.25 ha in area provided that:
 - i) the device is attached to either a principal or accessory building or structure, and does not extend beyond the outermost edge of the roof;
 - ii) it is in the form of a ground mounted system and does not exceed a height of 1.2 meters; or
 - iii) despite sub-section ii), in an Industrial or Administrative and Institutional zone, a ground mounted system may be sited in accordance with the applicable maximum height and minimum parcel line setback ~~a standalone structure subject to the siting~~ requirements for accessory buildings and structures.

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2911, 2020

A Bylaw to amend the Electoral Areas "A", "C", "D", "E", "F", "G", "H" & "I" 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 Solar Energy System Amendment Bylaw No. 2911, 2020."

Electoral Area "A"

2. The "Regional District of Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008" is amended by:
 - i) adding definition for "solar energy device" under Section 4.0 Definitions as following:
"solar energy device" means a device designed to collect, store and distribute solar energy;
 - ii) adding a new sub-section 7.7.1(c)(iii) (Projections) under Section 7.0 (General Regulations) to read as follows:
 - iii) roof-mounted solar energy devices, may project no more than:
 - .1 beyond the roofline of the building; and
 - .2 beyond the outermost edge of the roof.
 - iii) adding a new sub-section 7.7.2(b) (Projections) under Section 7.0 (General Regulations) to read as follows:
 - b) roof mounted solar energy devices to a maximum of 1.0 meter above the maximum height allowed for the building on which it is installed.

- iv) adding a new Section 7.27 (Solar Energy Systems) under Section 7.0 (General Regulations) to read as follows:

7.27 Solar Energy Systems

- .1 on parcels 1.0 ha in area or less, a solar energy system shall be attached to a principal or accessory building or structure and shall not:
 - i) extend beyond the outermost edge of the roof; or
 - ii) extend higher than the vertical building envelope.
- .2 despite sub-section 1, in an Industrial or Administrative and Institutional zone, a solar energy system is permitted on a parcel less than 1.0 ha in area provided that:
 - i) the device is attached to either a principal or accessory building or structure, in which case the device shall not extend beyond the outermost edge of the roof; or
 - ii) the system is a standalone structure subject to the siting requirements for accessory buildings and structures.

Electoral Area "C"

3. The "Regional District of Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008" is amended by:

- i) adding definition for "solar energy device" under Section 4.0 Definitions as following:
"solar energy device" means a device designed to collect, store and distribute solar energy;

- ii) adding a new sub-section 7.7.1(c)(iii) (Projections) under Section 7.0 (General Regulations) to read as follows:

- iii) roof-mounted solar energy devices, may project no more than:

- .1 beyond the roofline of the building; and
- .2 beyond the outermost edge of the roof.

- iii) adding a new sub-section 7.7.2(b) (Projections) under Section 7.0 (General Regulations) to read as follows:

- b) roof mounted solar energy devices to a maximum of 1.0 meter above the maximum height allowed for the building on which it is installed.

- iv) adding a new Section 7.28 (Solar Energy Systems) under Section 7.0 (General Regulations) to read as follows:

7.28 Solar Energy Systems

- .1 on parcels 1.0 ha in area or less, a solar energy system shall be attached to a principal or accessory building or structure and shall not:
 - i) extend beyond the outermost edge of the roof; or
 - ii) extend higher than the vertical building envelope.
- .2 despite sub-section 1, in an Industrial or Administrative and Institutional zone, a solar energy system is permitted on a parcel less than 1.0 ha in area provided that:
 - i) the device is attached to either a principal or accessory building or structure, in which case the device shall not extend beyond the outermost edge of the roof; or
 - ii) the system is a standalone structure subject to the siting requirements for accessory buildings and structures.

Electoral Area "D"

- 4. The "Regional District of Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008" is amended by:
 - i) adding definition for "solar energy device" under Section 4.0 Definitions as following:
 "solar energy device" means a device designed to collect, store and distribute solar energy;
 - ii) adding a new sub-section 7.7.1(c)(iii) (Projections) under Section 7.0 (General Regulations) to read as follows:
 - iii) roof-mounted solar energy devices, may project no more than:
 - .1 beyond the roofline of the building; and
 - .2 beyond the outermost edge of the roof.
 - iii) adding a new sub-section 7.7.2(b) (Projections) under Section 7.0 (General Regulations) to read as follows:
 - b) roof mounted solar energy devices to a maximum of 1.0 meter above the maximum height allowed for the building on which it is installed.
 - iv) adding a new Section 7.28 (Solar Energy Systems) under Section 7.0 (General Regulations) to read as follows:
 - 7.28 Solar Energy Systems**
 - .1 on parcels 1.0 ha in area or less, a solar energy system shall be attached to a principal or accessory building or structure and shall not:
 - i) extend beyond the outermost edge of the roof; or

- ii) extend higher than the vertical building envelope.
- .2 despite sub-section 1, in an Industrial or Administrative and Institutional zone, a solar energy system is permitted on a parcel less than 1.0 ha in area provided that:
 - i) the device is attached to either a principal or accessory building or structure, in which case the device shall not extend beyond the outermost edge of the roof; or
 - ii) the system is a standalone structure subject to the siting requirements for accessory buildings and structures.

Electoral Area "E"

5. The "Regional District of Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008" is amended by:

- i) adding definition for "solar energy device" under Section 4.0 Definitions as following:
"solar energy device" means a device designed to collect, store and distribute solar energy;
- ii) adding a new sub-section 7.7.1(c)(iii) (Projections) under Section 7.0 (General Regulations) to read as follows:
 - iii) roof-mounted solar energy devices, may project no more than:
 - .1 beyond the roofline of the building; and
 - .2 beyond the outermost edge of the roof.
- iii) adding a new sub-section 7.7.2(b) (Projections) under Section 7.0 (General Regulations) to read as follows:
 - b) roof mounted solar energy devices to a maximum of 1.0 meter above the maximum height allowed for the building on which it is installed.
- iv) adding a new Section 7.28 (Solar Energy Systems) under Section 7.0 (General Regulations) to read as follows:

7.28 Solar Energy Systems

- .1 on parcels 1.0 ha in area or less, a solar energy system shall be attached to a principal or accessory building or structure and shall not:
 - i) extend beyond the outermost edge of the roof; or
 - ii) extend higher than the vertical building envelope.
- .2 despite sub-section 1, in an Industrial or Administrative and Institutional zone, a solar energy system is permitted on a parcel less than 1.0 ha in area provided that:

- i) the device is attached to either a principal or accessory building or structure, in which case the device shall not extend beyond the outermost edge of the roof; or
- ii) the system is a standalone structure subject to the siting requirements for accessory buildings and structures.

Electoral Area “F”

6. The “Regional District of Okanagan-Similkameen, Electoral Area “A” Zoning Bylaw No. 2451, 2008” is amended by:

i) adding definition for “solar energy device” under Section 4.0 Definitions as following:
“solar energy device” means a device designed to collect, store and distribute solar energy;

ii) adding a new sub-section 7.7.1(c)(iii) (Projections) under Section 7.0 (General Regulations) to read as follows:

iii) roof-mounted solar energy devices, may project no more than:

- .1 beyond the roofline of the building; and
- .2 beyond the outermost edge of the roof.

iii) adding a new sub-section 7.7.2(b) (Projections) under Section 7.0 (General Regulations) to read as follows:

b) roof mounted solar energy devices to a maximum of 1.0 meter above the maximum height allowed for the building on which it is installed.

iv) adding a new Section 7.29 (Solar Energy Systems) under Section 7.0 (General Regulations) to read as follows:

7.29 Solar Energy Systems

- .1 on parcels 1.0 ha in area or less, a solar energy system shall be attached to a principal or accessory building or structure and shall not:
 - i) extend beyond the outermost edge of the roof; or
 - ii) extend higher than the vertical building envelope.
- .2 despite sub-section 1, in an Industrial or Administrative and Institutional zone, a solar energy system is permitted on a parcel less than 1.0 ha in area provided that:
 - i) the device is attached to either a principal or accessory building or structure, in which case the device shall not extend beyond the outermost edge of the roof; or

- ii) the system is a standalone structure subject to the siting requirements for accessory buildings and structures.

Electoral Area "G"

7. The "Regional District of Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008" is amended by:

- i) adding definition for "solar energy device" under Section 4.0 Definitions as following:
"solar energy device" means a device designed to collect, store and distribute solar energy;

- ii) adding a new sub-section 6.5(4) (Projections) under Section 6.0 (General Regulations) to read as follows:

.4 roof-mounted solar energy devices, may project no more than:

- .1 beyond the roofline of the building; and
- .2 beyond the outermost edge of the roof.

- iii) adding a new sub-section 6.5(.5) (Projections) under Section 6.0 (General Regulations) to read as follows:

.5 roof mounted solar energy devices to a maximum of 1.0 meter above the maximum height allowed for the building on which it is installed.

- iv) adding a new Section 6.16 (Solar Energy Systems) under Section 6.0 (General Regulations) to read as follows:

6.16 Solar Energy Systems

.1 on parcels 1.0 ha in area or less, a solar energy system shall be attached to a principal or accessory building or structure and shall not:

- i) extend beyond the outermost edge of the roof; or
- ii) extend higher than the vertical building envelope.

.2 despite sub-section 1, in an Industrial or Administrative and Institutional zone, a solar energy system is permitted on a parcel less than 1.0 ha in area provided that:

- i) the device is attached to either a principal or accessory building or structure, in which case the device shall not extend beyond the outermost edge of the roof; or
- ii) the system is a standalone structure subject to the siting requirements for accessory buildings and structures.

Electoral Area "H"

8. The “Regional District of Okanagan-Similkameen, Electoral Area “A” Zoning Bylaw No. 2451, 2008” is amended by:
- i) adding definition for “solar energy device” under Section 4.0 Definitions as following:
 “**solar energy device**” means a device designed to collect, store and distribute solar energy;
 - ii) adding a new sub-section 7.5.1(c)(iii) (Projections) under Section 7.0 (General Regulations) to read as follows:
 - iii) roof-mounted solar energy devices, may project no more than:
 - .1 beyond the roofline of the building; and
 - .2 beyond the outermost edge of the roof.
 - iii) adding a new sub-section 7.5.2(b) (Projections) under Section 7.0 (General Regulations) to read as follows:
 - b) roof mounted solar energy devices to a maximum of 1.0 meter above the maximum height allowed for the building on which it is installed.
 - iv) adding a new Section 7.30 (Solar Energy Systems) under Section 7.0 (General Regulations) to read as follows:

7.30 Solar Energy Systems

 - .1 on parcels 1.0 ha in area or less, a solar energy system shall be attached to a principal or accessory building or structure and shall not:
 - i) extend beyond the outermost edge of the roof; or
 - ii) extend higher than the vertical building envelope.
 - .2 despite sub-section 1, in an Industrial or Administrative and Institutional zone, a solar energy system is permitted on a parcel less than 1.0 ha in area provided that:
 - i) the device is attached to either a principal or accessory building or structure, in which case the device shall not extend beyond the outermost edge of the roof; or
 - ii) the system is a standalone structure subject to the siting requirements for accessory buildings and structures.

Electoral Area “I”

9. The “Regional District of Okanagan-Similkameen, Electoral Area “A” Zoning Bylaw No. 2451, 2008” is amended by:
- i) adding definition for “solar energy device” under Section 4.0 Definitions as following:

“solar energy device” means a device designed to collect, store and distribute solar energy;

- ii) adding a new sub-section 7.7.1(c)(iii) (Projections) under Section 7.0 (General Regulations) to read as follows:
 - iii) roof-mounted solar energy devices, may project no more than:
 - .1 beyond the roofline of the building; and
 - .2 beyond the outermost edge of the roof.
- iii) adding a new sub-section 7.7.2(b) (Projections) under Section 7.0 (General Regulations) to read as follows:
 - b) roof mounted solar energy devices to a maximum of 1.0 meter above the maximum height allowed for the building on which it is installed.
- iv) adding a new Section 7.31 (Solar Energy Systems) under Section 7.0 (General Regulations) to read as follows:

7.31 Solar Energy Systems

- .1 on parcels 1.0 ha in area or less, a solar energy system shall be attached to a principal or accessory building or structure and shall not:
 - i) extend beyond the outermost edge of the roof; or
 - ii) extend higher than the vertical building envelope.
- .2 despite sub-section 1, in an Industrial or Administrative and Institutional zone, a solar energy system is permitted on a parcel less than 1.0 ha in area provided that:
 - i) the device is attached to either a principal or accessory building or structure, in which case the device shall not extend beyond the outermost edge of the roof; or
 - ii) the system is a standalone structure subject to the siting requirements for accessory buildings and structures.

READ A FIRST AND SECOND TIME this ____ day of _____, 2020.

PUBLIC HEARING held on this ____ day of _____, 2020.

READ A THIRD TIME this ____ day of _____, 2020.

I hereby certify the foregoing to be a true and correct copy of the "Regional District of Okanagan-Similkameen Solar Energy System Amendment Bylaw No. 2911, 2020" as read a Third time by the Regional Board on this ____ day of _____, 2020.

Dated at Penticton, BC this ____ day of _____, 2020.

Corporate Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ____ day of _____, 2020.

For the Minister of Transportation & Infrastructure

ADOPTED this this ____ day of _____, 2020.

Board Chair

Corporate Officer

DRAFT

Lauri Feindell

Subject: FW: new solar power bylaws / Area F existing installation

From: Peter Lindelauf
Sent: February 16, 2021 11:01 AM
To: Rushi Gadoya <rgadoya@rdos.bc.ca>; Riley Gettens <rgettens@rdos.bc.ca>;
Subject: new solar power bylaws / Area F existing installation

Hi Rushi,

I'm replying to submit comments with regard to your proposed bylaws. Our solar tracking tower (40 panels) was installed in 2014 and is probably still the largest such installation in the valley. Installed by Roger Huber/Swiss Solar Tech. Our installation would be rejected by proposed new bylaws on pretty well every count -- particularly lot size and height of the tower.

We don't think it's 'obtrusive' at all but then it's set back around 200 feet from our street as we have a long skinny lot. We actually gave some thought to not being 'obtrusive' by having the tracker in our back yard instead of the front. The tracker is not visible to or doesn't block any neighbor's view being about 100 feet from the nearest neighbors' house. (Their view is to the south while the tracker sits 'behind' them to the north.) From the street, the tracker is largely screened by the few dozen large Ponderosas we DIDN'T log to install solar panels on our roof.

At the time of installation, we went solar because it didn't look like natural gas was ever going to be delivered to our neighborhood. Now, natural gas is an option but we certainly don't regret the cost of going solar. Another reason for choosing solar was to burn much less firewood for heat. And doing something positive in our own backyard with regard to climate change and clean power sources.

In short, think sites smaller than 1 ha could support a ground based/tracker system and this should be decided site by site. Your setback proposals sound reasonable. Our lot is about .5 ha. But then we're pro solar, of course, having generated almost 70 megawatt hours in six years and 2/3 of our power. With net metering, we upload lots of spare power to the grid and build up a large credit from spring to fall. We don't pay for power from Fortis until winter comes around.

Rooftop panels are often not the best solution in forested terrain like Husula. Ground based panels do much better with regard to aspect and pitch. If proposed bylaws were in place, we wouldn't have gone solar in our location and with low height restriction. Not worth it financially. Rotating from east to west and adjusting grid angle daily/seasonally, our tracker is about 50% more efficient than the same number of ground or roof based panels. We've offset almost 48 tons of carbon and generated enough power to run about 2400 houses for 1 day. Or 4 stadiums, according to the EnPhase microinverter software.

Further to the point about some people finding solar installations 'obtrusive', I could make the same complaint -- if I was the complaining type -- about our next door neighbors' new, huge heavy duty mechanics shop. It's about twice the size of our house but it's a handsome structure. Loves his cars and trucks. Or the people buying shipping containers and dropping them on their Husula lots for cheap storage. I like industrial chic. Most people don't. Fortunately, we have enough elbow room that our own neighborhood functions quite well at the mind your own business level. That's why most people choose to live semi-rural with large lots or small acreages in the first place. Your proposed bylaws will limit the number of people who might have done some good by installing a solar system on their property to those that have

acres vs 'lots'. i don't think that other neighbors' aesthetic whims and what they don't want to look at should be a determining factor.

We got a good price for our system in return for being a willing demo site and have had dozens of people visit to view the tracker installation. If it's of interest to you or pertinent staff, you're quite welcome to visit our property to see for yourself exactly what your proposed bylaws would preclude, in our case. Or I could send you some photos.

In summary, your proposed bylaws could be less rigorous when it comes to fostering more solar installations in the valley. Particularly when the need for bylaws seems to have been prompted by some neighbors feeling there should be jurisdiction when it comes to THEIR view of YOUR yard.

regards,

Peter Lindetauf
Husula Highlands



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.: X2020.013-ZONE

FROM: Name: KELLY NUNN
(please print)

Street Address: _____

Date: FEB. 16/2021

RE: Solar Energy Systems Zoning Amendment Bylaw No. 2911, 2020
Electoral Area "D", "E", "F" & "I" Zoning Bylaws

My comments / concerns are:

- I do support the proposed textual amendments to the zoning bylaws to regulate the siting and placement of solar energy systems.
- I do support the proposed textual amendments to the zoning bylaws to regulate the siting and placement of solar energy systems, subject to the comments listed below.
- I do not support the proposed textual amendments to the zoning bylaws to regulate the siting and placement of solar energy systems.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2911, 2020.

NEED TO DIFFERENTIATE BETWEEN POLE VS GROUND MOUNTED (SIMILAR TO ROOF PANEL INSTALLS) SHOULD BE A PERMIT PROCESS (SITE LINES AND ELEVATION). NEIGHBOUR SIGN-OFF TREATED ON A CASE-BY-CASE BASIS. 4 HA (2.4 ACRES) IS TOO LARGE. LOTS AS LOW AS 0.25 ACRE SHOULD BE CONSIDERED ESPECIALLY IN NARAMATA WHERE LOTS HAVE STEEP INCINES THIS RENDERING PORTION OF LOT UNDEVELOPABLE BUT PERFECT FOR WEST FACING GROUND MOUNT POLE INSTALLS AS WOULD WORK IN FAVOR OF HEIGHT RESTRICTIONS AND SIGHT LINES. WE SHOULD BE DOING MORE SOLAR TO REDUCE PEAK POWER LOADS, EMISSIONS, ETC. IN LINE WITH FEDERAL, PROVINCIAL AND LOCAL CURRENT AND FUTURE INITIATIVES. THANK YOU

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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



Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** X2020.013-ZONE

FROM: Name: Margaret Holm

Street Address: Penticton (West Bench)

Date: March 2, 2021

RE: Solar Energy Systems Zoning Amendment Bylaw No. 2911, 2020
Electoral Area "D", "E", "F" & "I" Zoning Bylaws

My comments / concerns are:

- I do support the proposed textual amendments to the zoning bylaws to regulate the siting and placement of solar energy systems.
- X I do support the proposed textual amendments to the zoning bylaws to regulate the siting and placement of solar energy systems, subject to the comments listed below.
- I do not support the proposed textual amendments to the zoning bylaws to regulate the siting and placement of solar energy systems.

I would like to see the parcel size reduced to ½ acre for ground mounted systems. As long as the installation can meet the set-back requirements, there is no reason why not to allow a smaller property size. Now that people are being encouraged to buy electric cars, there will be a demand for solar arrays near parking areas. They may not need to be large.

I also see examples of tall, single pole mounted systems which have a small ground footprint but may go taller than 6 m. In many cases this could be installed with less visual impact than a ground-mounted system.

The RDOS should facilitate greater uptake of solar installations to encourage this power option.

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.



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.:** X2020.013-ZONE

FROM: Name: Lori Goldman
(please print)

Street Address: _____

Date: Feb. 27/21

RE: Solar Energy Systems Zoning Amendment Bylaw No. 2911, 2020
Electoral Area "D", "E", "F" & "I" Zoning Bylaws

My comments / concerns are:

- I do support the proposed textual amendments to the zoning bylaws to regulate the siting and placement of solar energy systems.
- I do support the proposed textual amendments to the zoning bylaws to regulate the siting and placement of solar energy systems, subject to the comments listed below.
- I do not support the proposed textual amendments to the zoning bylaws to regulate the siting and placement of solar energy systems.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2911, 2020.

Given the situation we in the South Okanagan and the world are facing regarding the climate crisis, all opportunities to adapt to the emergency, mitigate disaster, prepare for grid failures, reduce emissions, and use renewable resources such as solar should be encouraged, supported, and subsidized, as well. The land size proposed in the bylaws should be greatly reduced to allow any resident to set up solar systems with permit approval.

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.

Lauri Feindell

Subject: FW: Solar energy zoning review

From: Bruce Butler
Sent: February 23, 2021 11:22 AM
To: Rushi Gadoya <rgadoya@rdos.bc.ca>
Subject: Solar energy zoning review

Hi:

I just wanted to confirm that this zoning review applies to solar energy, not the solar hot water ready regulations, which the RDOS has not adopted.

Thanks.

Bruce



Virus-free. www.avast.com

Jim Beattie, Chair
First Things First Okanagan

March 1, 2021

Rushi Gadoya, Planning Technician rgadoya@rdos.bc.ca
RDOS 101 Martin Street
Penticton, BC, V2A 5J9

Dear Mr. Gadoya,

Re: new regulations for the placement of solar energy devices on a property

Thank you for this opportunity to comment on proposed the RDOS zoning bylaw. First Things First Okanagan is a non-profit society dedicated to promoting awareness of climate change and working to find solutions for a better future.

The RDOS is to be commended on considering how solar power generation can be tailored for use by residential property owners. As British Columbia adopts stricter emissions targets, municipalities and regional districts can play a major role in achieving emission reductions by encouraging residents to install solar power generating units.

We also acknowledge that it is important to develop guidelines for siting solar installations within neighbourhoods to protect visual standards and view corridors.

With this in mind, we suggest the following changes to the proposed bylaw:

- A. Change the minimum parcel size from 1.0 ha to **.4 ha (1 acre)**. This is a typical lot size for rural properties and of adequate size to accommodate a ground-mounted system that would meet the minimum setbacks established by the current zoning.

or

- B. Allow solar installations on a minimum parcel size of **.25 ha (>.5 acre)**, as long as the installation complies with the minimum setbacks for accessory buildings and structures outlined for that zoning.

With rapidly advancing solar technology, solar panels will have higher output capacities making smaller dimension arrays feasible. People will increasingly want smaller ground-mounted arrays to power their electric vehicles, swimming pools, and landscape features.

Encouraging residential solar power not only helps to reduce peak power demands, but it also encourages homeowners to purchase electric vehicles, which will further reduce GHG

emissions. These anticipated behavioural changes will greatly assist the RDOS in reaching its GHG reduction goals as well as providing a cleaner, healthier environment for South Okanagan residents.

Sincerely,

Jim Beattie, Chair, First Things First Okanagan

Lauri Feindell

Subject: FW: Solar Energy System - Public Info Meeting this Wed. March 3rd

From: Riley Gettens <rgettens@rdos.bc.ca>

Sent: March 4, 2021 5:31 PM

To: Christopher Garrish <cgarrish@rdos.bc.ca>

Subject: FW: Solar Energy System - Public Info Meeting this Wed. March 3rd

Hi Chris,

Feedback on solar PIM.

Thx

On 2021-03-03, 7:20 PM, "Gerry" <

Hi Riley,

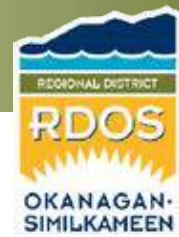
As an advocate of alternative energy solutions this topic makes for mixed feelings. There is no doubt that pole mounted structures will make for an eye soar in many situations. It will inevitably lead to some neighbour complaints on smaller properties. A .25 hectare property may be a bit small for some of those structures but to restrict that size would exclude many properties in West Bench. Just wondering if .5 or 1 H min with the variance option then offering opportunity for a case by case review which might easily allow for situations where there is neighbour agreement or other favourable situations i.e. no immediately adjacent neighbours or perhaps naturally concealed by landscape or terrain etc.

As we heard at our APC meeting on this topic it wasn't a consensus. As I recall one member had strong reservations and understandably so if one was erected in the neighbours front yard.

Thanks for providing that meeting number so quickly. Guess I need glasses.

Have nice evening.

Gerry



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Corporate Services Committee

Thursday, March 18, 2021

11:00am

AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

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

B. RDOS FEES AND CHARGES BYLAW NO. 2927, 2021

1. Bylaw No. 2927, 2021

RECOMMENDATION 2

THAT Regional District of Okanagan-Similkameen Fees and Charges Bylaw No. 2927, 2021 be forwarded to the March 18, 2021 Board of Directors meeting for first, second, and third readings and adoption.

C. VIDEO SURVEILLANCE – WILLOWBROOK VOLUNTEER FIRE DEPARTMENT

RECOMMENDATION 3

THAT the installation of 3 video surveillance cameras on the outside of the Willowbrook Volunteer Fire Department Building be approved.

D. COMMISSION RECCOMENDATIONS

E. ADJOURNMENT

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: March 18, 2021
RE: RDOS Fees and Charges Bylaw No. 2927, 2021

Administrative Recommendation:

THAT Regional District of Okanagan-Similkameen Fees and Charges Bylaw No. 2927, 2021 be forwarded to the March 18, 2021 Board of Directors meeting for first, second, and third readings and adoption.

References:

Local Government Act

February 18, 2021 Corporate Services Committee report

Background:

Through the *Local Government Act*, the Regional District has the authority to impose fees and charges for services that are provided. Prior to 2010, the Regional District fees and charges were located within a number of different bylaws; however, in that same year an all-encompassing Fees and Charges Bylaw was brought in for ease of reference and review on an annual basis.

At the Corporate Services committee of February 18, 2021, the new fees were introduced and discussed. No additional changes were proposed at that time and administration advised the bylaw would be advanced to the March 4 meeting for first two readings.

At its meeting of March 4, 2021, the Board resolved to defer consideration of 1st reading of Bylaw No. 2927, 2021, and directed that it be reviewed at a Corporate Services Committee meeting as there were proposed changes to Kaleden Parks & Rec fee schedule

Analysis:

Community Services staff provided changes to page 29 (section 3.2.4, 3.2.7, 3.2.8)

Bylaw 2927, 2021 will repeal Bylaw 2877, 2020 and will come into effect on April 1, 2021.

Communication Strategy:

The Regional District of Okanagan-Similkameen Fees and Charges bylaw is posted annually on the RDOS Website and will be the topic of a future Regional Reflections article to help citizens understand the various fees and charges they may be subject to

Alternatives:

- .1 THAT further changes be requested and the bylaw be amended to come into effect on a date after April 1, 2021.

Respectfully submitted:

"Christy Malden"

C. Malden, Manager of Legislative Services

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

**Regional District of Okanagan-Similkameen Fees and Charges
Bylaw No. 2927, 2021**

**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
BYLAW NO. 2927, 2021**

A bylaw to set fees and charges for Regional District services and information.

WHEREAS the *Local Government Act* provides that the Board may by bylaw establish fees and charges for various Regional District services and information;

AND WHEREAS in accordance with Section 397 [imposition of fees and charges] and Section 462 [fees related to applications and inspections] of the *Local Government Act*; the Regional Board wishes to establish fees and charges which reflect cost recovery for services and information provided;

NOW THEREFORE, the Board of the Regional District of Okanagan-Similkameen in open meeting assembled enacts as follows:

1.0 - CITATION

1.1 This Bylaw shall be cited as the **Regional District of Okanagan-Similkameen Fees and Charges Bylaw No. 2927, 2021**.

2.0 – FEES AND CHARGES

2.1 Wherever this Bylaw sets out fees and charges with respect to other Regional District bylaws and such other bylaws contain similar fees and charges, the Fees and Charges Bylaw shall prevail.

2.2 Wherever this Bylaw sets out fees and charges for work done or services provided to land or improvements, the Regional District may recover the costs of undertaking the work in the same manner and with the same remedies as property taxes.

2.3 The schedule of fees to be imposed for the provision of goods, services and information as specified in Appendix 'A' Schedules 1 to 10 attached hereto, and forming part of this bylaw, is hereby established.

3.0 – EFFECTIVE DATE

3.1 This bylaw shall come into effect on April 1, 2021.

4.0 - REPEAL

4.1 Bylaw No. 2877, 2020 is repealed as of April 1, 2021.

READ A FIRST TIME this xx day of February, xx.

READ A SECOND AND THIRD TIME AND ADOPTED BY TWO THIRD VOTE this xx day of March, 2021.

RDOS Board Chair

Corporate Officer

Schedule 1 – Corporate Services Fees

1.0 – Document Retrieval Fees

1.1 Photocopies

8.5" x 11" \$0.25/page

8.5" x 14" \$0.35/page

11" x 17" \$0.50/page

24" x 36" \$2.50/page

1.2 Storage device for digital copies

USB stick

\$15.00 each

1.3 Retrieval of archived files, repealed bylaws or other records not subject to *Freedom of Information and Protection of Privacy Act*, including scanning of the document - \$15.00 per ¼ hour

1.4 Shipping of records

at cost

2.0 - Finance Fees and Charges

2.1 Utility Search Fee – \$20.00

2.2 Utility rates will be billed as set out in this bylaw and if remain unpaid after the due date, a percentage addition of ten percent of the amount thereof shall be added on the following working day.

In default of any such owner making any such payment or payments as in such agreement made and provided, the Collector for the Regional District shall add such amount in default to the taxes of such lot or parcel of land on the Collector's Real Property Tax Roll and thereafter such amount shall be deemed to be taxes against the said property and shall be dealt with in the same manner as taxes against the said property would be dealt with under the provisions of the *Local Government Act* and *Community Charter*.

2.3 Processing fee for payments returned by the financial institution – \$30.00

2.4 Administration Fees:

The Regional District shall deduct an administration fee of 12% on funds collected by the Regional District on behalf of a member municipality related to sales activity managed by the Regional District.

The Regional District shall add an administration fee of 12% on actual costs when invoicing third parties.

3.0 - Mapping

3.1 Legal, civic and zoning 1:5,000 scale maps are available to the public in the following formats:

- Hardcopy maps at a price of \$15 per map.
- Digital format (Adobe PDF) set of maps for price of \$30 per CD.

- 3.2 Cost for miscellaneous hard copy maps in GIS warehouse directory is \$35 per map.
- 3.3 Cost for creation of custom maps is \$80/hr. A minimum charge of \$140 is required with a minimum notice of 15 working days by the applicant.

4.0 - Digital Data

- 4.1 RDOS will provide GIS data available at no charge on the RDOS FTP site as per Item 1.0 of Enterprise Unit Data and Services Policy.

5.0 - GIS Services for Municipalities, Provincial and Federal Government

- 5.1 Access to existing RDOS internet mapping application will be \$3,096 /year.
- 5.2 Specific GIS services as per items 2.2 and 2.3 of Enterprise Unit Data and Services Policy will be available at a cost of \$48.47 /hr for the GIS Assistant, \$59.59/hr for GIS Analyst/Programmer \$88.17 /hr for IS Manager, \$55.71/hr for the Systems Administrator and \$46.70/hr for the IT Technician/Programmer.
- 5.3 GIS Services will be available to the public at a cost of \$ 100/hr with a minimum payment of 2 hours provided the Information Services Manager determines the RDOS has the resources to complete the project.

6.0 - Human Resources Services for Municipalities

- 6.1 Human Resources services will be available to municipalities as per items 3.1 and 3.2 of Enterprise Unit Data and Services Policy. Services will be available at a cost of \$71.19/hr for the HR Manager and \$48.38/hr for HR Coordinator.

7.0 - IT Services for Municipalities

- 7.1 IT services will be available to municipalities as per items 4.1 and 4.2 of the Enterprise Unit Data and Services Policy will be available at a cost of \$55.71 /hr for the Systems Administrator and \$ 46.70/hr for IT Technician/Programmer, \$48.47/hr for the GIS Assistant and \$88.17/hr for the IS Manager.

1.0 - Plan Processing Fee

- 1.1 The fee for plan processing shall be \$175.00 for projects with an estimated construction value less than \$100,000. The fee for plan processing for projects valued over \$100,000.00 shall be \$550.00.

2.0 - Administrative Fee

- 2.1 The administrative fee for each permit application shall be \$25.00

3.0 - Building Permit – to be determined as follows:

- 3.1 \$12.00 for each \$1,000.00 of construction value up to \$750,000.00;
\$10.00 for each \$1,000.00 of construction value between \$750,000.01 and \$1,500,000.00; and
\$6.00 for each \$1,000.00 of construction value after \$1,500,000.01
- 3.2 The minimum permit fee for a permit, or a series of permits on the same parcel of land, issued at the same time is \$175.00.
- 3.3 using Table A-1 for detached single family dwellings, duplex dwellings where one dwelling is not located above the other dwelling and buildings that are accessory to these buildings; or,
- 3.4 using the declared contract value for all construction other than that work included in paragraph 3.3 above, except that if the declared value is contested by the building official the value will be established using the Marshal & Swift Residential Cost Hand Book or the RS Means Square Foot Costs Handbook.

Table A-1

Proposed <i>construction</i>	Value per square meter	Value per square foot
One storey*	\$1884	\$175
Finished basement	\$807	\$75
Each Additional Storey	\$1076	\$100
Renovations	\$807	\$75
Attached enclosed structure or Garage	\$807	\$50
Detached enclosed structure or Garage	\$700 \$1076	\$65 non-heated \$100 heated
Sundeck (no roof)	\$430	\$40
Roof only	\$323	\$30
Unenclosed structure or carport	\$377	\$35
Secondary Suite	\$1345	\$125

*The fee covers slab on grade, crawlspaces and unfinished basements

4.0 - Permit fees for temporary buildings and siting permits \$150.00

5.0 - Permit fees for farm buildings \$250.00

6.0 – Permit fees for swimming pools \$500.00

7.0 - Plan Review Fee

- 7.1 Submissions of revised drawings once a zoning or building code review has been completed will result in the following charges:
- a) Projects with a construction value of less than \$100,000 \$150.00
 - b) Projects with a construction value more than \$100, 000 \$300.00

8.0 - Locating/Relocating a Building

- 8.1 The fee for a permit authorizing the locating or relocating of a building or *structure* including the value of any additions or modifications, shall be calculated at 0.7 of the fees set out in Table A-1.
- 8.2 A modular home or manufactured home installed in accordance with Z-240.10.1, including the value of any additions or modifications shall be calculated at 0.5 of the fees set out in Table A-1.

9.0 - Demolishing a Building or Structure

- 9.1 The fee for a permit authorizing the demolition of a building or structure shall be ~~\$175.00~~.

10.0 - Plumbing Permits

- 10.1 The permit fee for each plumbing fixture shall be \$175.00 plus \$12.00 per fixture.
- 10.2 The plumbing permit fee may be reduced up to 25% (minimum fee \$175.00) with submission and approval of plumbing system layout drawings by a TQ certified tradesperson (plumber) for single family new construction and renovation projects.

11.0 - Solid Fuel Burning Devices

- 11.1 The permit fee for the installation of solid fuel burning appliances, fireplaces and chimneys shall be \$175.00 per appliance.

12.0 - Re-inspection Fees

- 12.1 The fee for a re-inspection shall be \$125.00.

13.0 – Health and Safety Inspection

- 13.1 The fee for any inspection to confirm health & safety requirements as set out in the BC Building Code shall be \$200.00.

14.0 - Transfer Fee

- 14.1 The fee for the transfer of a permit as set out in the RDOS Building Bylaw shall be \$125.00.

15.0 - File Searches* and Comfort Letters (*for routinely releasable records only)		
13.1	Retrieval of off site files	\$30.00
13.2	Information recovery from building permit files and property folio files:	
	i) first ½ hour of time spent	\$0.00
	ii) each additional ¼ hour spent after first ½ hour of time	\$15.00
13.3	USB stick (for digital copies)	\$15.00
13.4	The fee for comfort letters shall be \$100.00 per property to determine building bylaw compliance.	
16.0 - Removal of Notice on Title		
16.1	Deficiency Inspection Permit and subsequent removal of Notice on Title (no lawyer involvement)	
	\$1000.00	
16.2	Notice on Title (lawyer involved)	
	\$1500.00	
16.3	Each deficiency re-inspection	\$125.00
17.0 - Permit Extension Fee		
17.1	The fee for permit extension shall be \$150.00	
18.0 – Completion Permit		\$250.00
19.0 – Special Inspections		\$100/hr
20.0 – Alternative Solution		\$500.00
21.0 - Legal Documents		
21.1	Title search	\$25.00
21.2	Covenants, Right of Ways, Easements, Plans and similar documents:	actual cost of document (minimum \$25.00)
22.0 - Covenants		
22.1	Preparation of a Covenant	\$500.00
22.2	Covenant Discharge	\$250.00

Schedule 3 – Planning and Development Fees

1.0 - Official Community Plan (OCP) amendment

1.1	Application fee	\$1,000.00
1.2	Joint Zoning Bylaw Amendment fee	\$1,500.00
	plus: i) per dwelling unit and/or parcel in excess of four (4)	\$25.00

2.0 - Zoning Bylaw or Land Use Contract (LUC) amendment

2.1	Application fee	\$1,000.00
	plus: i) per dwelling unit and/or parcel in excess of four (4)	\$25.00

3.0 - Temporary Use Permit

3.1	Application fee	\$700.00
3.2	Renewal fee	\$350.00

4.0 - Development Permit

4.1	Application fee:	
	i) Delegated Development Permit	\$300.00
	ii) Non-Delegated Development Permit	\$600.00
	iii) Expedited Development Permit	\$150.00
4.2	Amendment to a Permit fee:	
	i) Delegated Development Permit	\$300.00
	ii) Non-Delegated Development Permit	\$300.00
	iii) Expedited Development Permit	\$150.00
4.3	Miscellaneous fees:	
	i) Cancelling a Development Permit on title	\$200.00

5.0 - Development Variance Permit

5.1	Application fee	\$400.00
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6.0 - Subdivisions (Bylaw 2000)

6.1	Referral Review Fee (fee simple or strata parcels)	
	i) base fee	\$400.00
	plus ii) each additional parcel to be created	\$500.00/parcel
6.2	Referral Review Fee (boundary adjustment)	
	i) base fee	\$600.00
	plus ii) each additional parcel to be adjustment in excess of two (2)	\$100.00/parcel
6.3	Referral Review Fee (plan revisions)	
	i) base fee	\$ 150.00

	plus ii) any additional parcel to be created that has not previously been reviewed	\$ 500.00/parcel
6.4	Referral Review Fee (road closure)	
	i) base fee	\$400.00
6.5	Application Extension	\$150.00
6.6	Infrastructure Review and Inspection Fees	
	i) 3.5%, to a minimum of \$500.00, of the total cost of “on-site” and “off-site” works that the Regional District will assume operations and ownership over once the subdivision or development is completed.	
	NOTE: for the purposes of calculating 3.5% of works, consulting engineering design fees are not included in the fee calculation. It is incumbent on the developer to provide actual construction costs for the Regional District approval.	
	All fees shall be paid to the Regional District prior to final support of the subdivision referral being provided to the Ministry of Transportation and Infrastructure (MoTI) or final occupancy of a building permit for the development.	

7.0 - Board of Variance Appeal

7.1	Application fee	\$ 500.00
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8.0 - Floodplain Exemption

8.1	Application fee	\$ 400.00
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9.0 - Strata Title Conversion

9.1	Application fee	\$ 150.00
	plus: i) for each additional unit	\$150.00

10. - Campsite Permit (Bylaw 713)

10.1	Application fee	\$ 150.00
	plus: i) for each camping space	\$15.00

10.2	Renewal fee	\$ 150.00
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11.0 - Mobile Home Park Permit (Bylaw 2597)

11.1	Application fee	\$ 150.00
	plus: i) for each mobile home space	\$30.00

11.2	Renewal fee	\$ 150.00
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12.0 - Applications to the Agriculture Land Commission

12.1	Application fee	\$1500.00
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13.0 - Liquor and Cannabis Regulation Branch (LCRB) Referrals

13.1	Application Fee – Liquor License	\$100.00
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13.2	Application Fee – Cannabis License	\$1,000.00
14.0 - File Searches (for routinely releasable records only)		
14.1	Retrieval of off-site files	\$30.00
14.2	Information recovery from a property folio:	
	i) first ½ hour of time spent	\$0.00
	ii) each additional ¼ hour spent after first ½ hour of time	\$15.00
15.0 - Legal Documents		
15.1	Documents from Land Titles Office and BC Registries and Online Services:	
	i) State of Title	\$25.00
	ii) Covenants, Right of Ways, Easements, Plans and similar documents:	actual cost of document (minimum \$25.00)
16.0 - Covenants		
16.1	Discharge of a Statutory Covenant	\$250.00
16.2	Preparation or Amendment of a Statutory Covenant	\$500.00
17.0 - Comfort Letters		
17.1	“Comfort Letter” for compliance with bylaws or zoning	\$100.00
18.0 - Letter of Concurrence for Communication Towers		\$400.00

NOTE: The number of dwelling units and/or parcels referred to at Sections 1.2 and 2.1 shall be determined by either using the maximum density of dwelling units permitted per hectare of land in the proposed zone or designation, or by dividing the area of the land proposed to be re-designated or zoned by the minimum parcel size requirement of the proposed zone or designation, whichever yields the greatest number.

Schedule 4 – Bylaw Enforcement Fees

1.0 - Animal Control Fees – Dog Control Bylaw No. 2671, 2017

- | | |
|--|-----------------------------------|
| 1.1. Impoundment Fees – Dogs (other than Dangerous Dogs) | |
| · first impoundment in any calendar year | \$50.00 |
| · second impoundment in any calendar year | \$100.00 |
| · third impoundment in any calendar year | \$250.00 |
| · each subsequent impoundment in any calendar year | \$500.00 |
| 1.2 Impoundment Fees – Dangerous Dogs | |
| · each impoundment | \$1,000.00 |
| 1.3 Maintenance Fees | |
| · each twenty-four (24) hour period, or part thereof | \$20.00 |
| · Dangerous Dog | \$30.00 |
| 1.4 Veterinary Costs Incurred | costs as invoiced by Veterinarian |

2.0 - Dog Licensing Fees:

- | | |
|--|-----------|
| 2.1 Intact Males and Non Spayed Females | \$50.00 |
| Spayed Females and Neutered Males | \$20.00 |
| Certified Guide or Assistance Dog | no charge |
| 2.2 notwithstanding 2.1, the licence fee for a dog that has reached 24 weeks in the same licencing year shall be prorated to a minimum amount of \$5.00. | |
| 2.3 Where an owner presents proof that a dog was spayed or neutered in the same calendar year as the dog licence, the difference in licence fee shall be reimbursed for that calendar year, provided that the reimbursement is requested within the same calendar year as the licence. | |

3.0 - Replacement of Lost, Destroyed or Mutilated Tags:

- | | |
|---|--------|
| 3.1 replacement of any lost, destroyed or mutilated tag | \$5.00 |
|---|--------|

4.0 - Burning Permit Fees

- | | |
|--|------------------------------|
| 4.1 Open Air Burning Permit (valid for one year) | Bylaw 2364
\$30.00 |
|--|------------------------------|

5.0 - Recovery of Collection Fees For Fines

- | | |
|--|----------------------------------|
| 5.1 To recover costs during collection process | Bylaw 2507
as incurred |
|--|----------------------------------|

Schedule 5 – Public Works and Engineering Services Fees

Section 1 - Development Fees

1.0 - Water Meter Vault, Appurtenances and Installation Fees

1.1 For all newly created lots a fee will be paid at time of subdivision for each lot that lies within a Water Service Area owned and operated by the Regional District as follows:

1.1.1	¾ to 1 ½ inch Service	\$1,500/lot
1.1.2	2 inch Service	\$2,000/lot
1.1.3	4 inch Service	\$3,000/lot

The fee includes the cost for the water meter and meter installation.

1.2 The fees in 1.1 may also apply to zoning amendment applications.

Section 2 - Development Cost Charges & Capital Expenditure Fees

1.0 - Okanagan Falls Sewer Development Cost Charges

Bylaw 2486

1.1	Single detached dwelling per lot/per dwelling unit	\$5900.00
1.2	Duplex per dwelling unit	\$5900.00
1.3	Townhouse per dwelling unit	\$5900.00
1.4	Apartment per dwelling unit	\$4200.00
1.5	Commercial per m ² gross floor area	\$19.00
1.6	Industrial per m ² gross floor area	\$19.00
1.7	Institutional per m ² gross floor area	\$17.00
1.8	Park	\$2,400

2.0 - Naramata Water System Development Cost Charges and Capital Expenditure Charges

Bylaw 1804

NID Bylaw 443

2.1	Development Cost Charges Zone A	
2.1.1	Single Family Residential at Subdivision	\$5,700/parcel
2.1.2	Multi Family Residential at Building Permit	\$5,700/dwelling
2.2	Capital Expenditure Charges – Zone A, B & C	
2.2.1	Single Family Residential	\$5,700/service
2.2.2	Multi-Family Residential	\$5,700/lot
2.2.3	Cottage	\$5,700/service

3.0 - Olalla Water System Capital Expenditure Charges

OID Bylaw 32

3.1	Mobile Home Capital Expenditure Charge	\$1,000/unit
3.2	Capital Expenditure Charge	\$800/parcel

4.0 - Faulder Community Water System Development Cost Charges

Bylaw 1894

4.1	Single Family Residential	\$4,200/parcel
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5.0 - West Bench Water System Capital Expenditure Charge

5.1 Capital Expenditure Charge

WBID Bylaw 101

\$3,000/parcel

6.0 - Sun Valley Water

6.1 Capital Expenditure Charge Subdivision

SVID Bylaw 14

\$1,000/Lot

Section 3 – Water System Fees – See Regulatory Bylaw 2824.2019

Note: Where two or more types of uses are made of a single property or building, multiples or combinations of the user rate shall be determined by the RDOS, acting reasonably. In the case of a residence accompanying a commercial use, the applicable rate shall be the higher of the two rates but not both.

1.0 - Naramata Water System

CATEGORY	Unit of Charge	\$/Unit
ANNUAL BASE FEES – ONE of the following will apply to each parcel		
1.1 Basic User Fee - Residential	Per dwelling	\$1,059
1.2 Basic User Fee – Multi-Dwelling Unit	Per unit	\$909
1.3 Basic User Fee – Vacant Lot or Frontage Fee	Per parcel	\$182
1.4 Parcel User Fee – Non-Residential	Per parcel	\$149
IRRIGATION – Applies to all properties larger than 0.25 Acre and/or all those with a separate Irrigation Connection		
1.5 Residential Acreage [0.25 acre included in BASE FEE and not used in this calculation]	Per Acre	\$295
1.6 Irrigation Connections		
1.6.1 Three quarter inch (3/4")	Per connection	\$92
1.6.2 One Inch (1")	Per connection	\$92
1.6.3 One and One Quarter Inch (1 1/4")	Per connection	\$92
1.6.4 One and One Half Inch (1 1/2")	Per connection	\$92
1.6.5 Two Inches (2")	Per connection	\$92
1.7 Irrigation Acreage	Per Acre	\$281
In addition to the applicable ANNUAL BASE FEES the following fees apply:		
1.8 Guest Cottages, Summer Cabin, Pickers Cabin	Per unit	\$182
1.9 Secondary Suites or Carriage House or Cabin	Per unit	\$909
1.10 Motel, Hotel or Resort	Per unit	\$161
1.11 Bed and Breakfast	Per establishment	\$321
1.12 Campground	Per parcel	\$844
1.13 Bunkhouse	Per building	\$372
1.14 Service Station or Garage, Retail Store, Office, Personal Service Establishment	Per business	\$219
1.15 Eating and Drinking Establishment	Per business	\$436
1.16 Food and Beverage Processing (Winery)	Per business	\$436
OTHER USER CATEGORY	(Annual Base	
Fee does not apply)		
1.17 Educational Facility	Per school	\$4,895
1.18 Naramata Centre	Each	\$11,130
1.19 Park & Cemetery Use	Per Acre	\$281.00

1.20 Park Bathroom Per Unit	Per Unit	\$500.00
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2.0 - Olalla Water System

CATEGORY	Unit of Charge	\$/Unit
2.1 Basic User Fee - Residential	Per dwelling	\$474.02
2.2 Basic User Fee – Multi-Dwelling Unit	Per dwelling	\$474.02
2.3 Basic User Fee – Mobile Home (inside or outside of a Mobile Home Park)	Per dwelling	\$474.02
2.4 Commercial	Per business	\$479.66
2.5 Frontage Fee or Vacant Lot	Per Parcel	\$184.21
2.6 Recreational Vehicle Park	Per Unit	\$474.02
2.7 Accessory Dwelling	Per dwelling	\$474.02
2.8 Additional Water Service Connections	Per Unit	\$474.02
2.9 Secondary Suite	Per Unit	\$248.83

3.0 - Faulder Water System by taxation

4.0 - West Bench Water System

CATEGORY	BASE RATE ANNUALLY	METERED CONSUMPTION USAGE
4.1 Water – Basic User Fee	761.64	plus \$0.416 /cubic meter
4.2 Water - Vacant Lot or Frontage Fee	709.62	unmetered
4.3 Water – Basic User Fee MultiDwelling per Unit	761.64	plus \$0.416/cubic meter
4.4 Water - Park	761.64	plus \$0.416/cubic meter
4.5 Water – Educational Facility	761.64	plus \$0.416/cubic meter
4.6 Water - Agriculture	761.64	plus \$0.208 /cubic meter
4.7 Water - Commercial	761.64	plus \$0.416/cubic meter
4.8 Water - Utility	728.40	unmetered

4.9 Water – WBID Loan Payment (Debt ends 2023) \$23.25 quarter/parcel

4.10 Water – Reserve Fund \$28.75 quarter/parcel

5.0 - Gallagher Lake Water System

	Type of Use	Unit of Charge	Annual Rates
5.1.1	Residential		
5.1.1.1	Basic User Fee – Residential or Mobile Home	Per dwelling	\$690.00
5.1.1.3	Secondary Suite, or Cabin	Per unit	\$262.00
5.1.2	Commercial		

5.1.2.1	Office, Personal Service Establishment, Retail Store	per unit	\$305.00
5.1.2.2	Motel or Hotel	per room	\$230.00
5.1.2.3	Campground	per site	\$81.00
5.1.2.4	Eating and Drinking Establishment (Restaurant, Beverage Room, or Distillery)	less than 25 seats	\$664.00
		25 to 49 seats	\$985.00
		each additional 25 seats or increment	\$328.00
5.1.2.11	Community Hall	per unit	\$2,147.00

Where two or more types of uses are made of a single property or building, multiples or combinations of the user rate shall be determined by the RDOS, acting reasonably. In the case of a residence accompanying a commercial use, the applicable rate shall be the higher of the two rates but not both.

The rate for churches and halls is only intended where the premises are used for holding regular meetings. Where other uses are made of the building the appropriate user rates shall also apply.

5.2 Metered Rates

All consumption shall be charged at the rate of \$0.57 per cubic metre.

6.0 - Willowbrook Water System

	Type of Use	Unit of Charge	Annual Rates
6.1	Basic User Fee	Dwelling Unit	\$1,207
6.2	Vacant Lot or Frontage Fee	Per Parcel	\$724
6.3	Accessory Dwelling	Dwelling Unit	\$905
6.4	Community Riding Arena	Per Parcel	\$50

7.0 - Sun Valley Water System

7.1 Basic User Fee per Parcel includes a 6 gallon per minute water allotment (Grade A)		\$1643
7.2 In addition to the Basic User Fee with the exception of Grade I		
Grade A1	Shall comprise of every parcel of land with a 3 gallon per minute dole valve.	\$152
Grade B	Shall comprise of every parcel of land with a 12 gallon per minute dole valve.	\$608

Grade C	Shall comprise of every parcel of land with an 18 gallon per minute dole valve.	\$911
Grade D	Shall comprise of every parcel of land with a 24 gallon per minute dole valve.	\$1,216
Grade E	Shall comprise of every parcel with a 30 gallon per minute dole valve.	\$1,518
Grade F	Shall comprise of every parcel of land with a 36 gallon per minute dole valve.	\$1,822
Grade G	Shall comprise of every parcel of land with a 39 gallon per minute dole valve.	\$1,975
Grade H 1	Shall comprise of every parcel of land with a 175 gallon per minute dole valve.	\$8,873
Grade H 2	Shall comprise of every parcel of land with a 120 gallon per minute dole valve.	\$6,08
Grade I	Shall comprise of every parcel of land to which water cannot be supplied.	\$202
7.3 Out of Season Irrigation	1.25/day x gpm delivered per dole valve	\$110

8.0 - Missezula Lake Water System

Per Property Parcel		\$677
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9.0 - General Water Services

9.0	Temporary Water Use Permit Fee (Hydrant Use)	\$50 / day
9.1	Temporary Water Use Permit – Backflow Prevention	\$50 / day
9.2	Deposit for Temporary Water use Permit (Hydrant Use)	\$500 / rental
9.3	Connection Charge	\$350 / each
9.4	Inspection and Administration Fee	\$100 / each
9.5	Water Turn-On and/or Fee	\$50
9.6	Valve Turn Request	\$50

Section 4 – Sewer System Fees

1.0 Okanagan Falls Sewer User Rates

The following rates do not apply if the owner is in possession of a Sewer Use Contract of Section 14 of the Okanagan Falls Special Service Area Sewerage Regulation Bylaw.

Category	Annual Billing Rate
Single Family Dwelling/Townhouse/Duplex	\$923.00
Apartment per unit	\$784.00
Mobile home park/per unit	\$830.00
Motel/Hotel per unit	\$370.00
Restaurant/Lounge/Pub	\$2769.00
School per classroom	\$830.00
Church, Library, Community Hall & Drop-in Centres	\$1,016.00
Small Business, office building (20 employees or less)	\$1,016.00
Larger Business, office building (greater than 20 employees)	\$2,122.00
Supermarket	\$2,769.00
Service Station	\$1,661.00
Industrial/Commercial (20 employees or less)	\$1,108.00
Industrial/Commercial (20 to 50 employees)	\$2,122.00
Industrial/Commercial (greater than 50 employees)	\$2,769.00
Coin operated car wash	\$5,537.00
Laundromat (per washing machines)	\$738.00
Campground/Washroom per site	\$370.00
Shower/washroom	\$370.00

2.0 Gallagher Lake Sewer System

2.1. Flat Rates

	Type of Use	Unit of Charge	Annual Rates
2.1.1	Residential		
2.1.1.1	Basic User Fee - Residential	Per dwelling	\$449.66
2.1.1.2	Secondary Suite or Cabin	dwelling unit	\$172.66
2.1.2	Commercial		
2.1.2.1	Office, Personal Service Establishment, Retail Store	per unit	\$449.66
2.1.2.2	Motel or Hotel	per room	\$330.79
2.1.2.3	Campground	per site	\$57.89
2.1.2.4	Eating and Drinking Establishment less than 25 seats	per unit	\$822.83
		25 to 49 seats	\$1,230.11
		for each additional 25 seats or increment	\$410.38
2.1.2.5	Community Hall	per unit	\$2,256.59

Where two or more types of uses are made of a single property or building, multiples or combinations of the user rate shall be determined by the RDOS, acting reasonably. In the case of a residence accompanying a commercial use, the applicable rate shall be the higher of the two rates but not both.

The user rate for churches and halls is only intended where the premises are used for holding regular meetings. Where other types of uses are made of the building the appropriate user rates shall also apply.

2.2 Metered Rates

Where sewer flows for a particular property or use are determined, by the RDOS or designate, to be in excess of the recoverable flat rate, the property in question will be invoiced based on one of the following:

2.2.1 Sewer users with an effluent or sewage flow meter shall be charged at the rate of \$0.78 per cubic metre of measured effluent.

2.2.2 For metered water users without effluent flow meters, the charge for use of the sewage system shall be calculated as 80% of the recorded volume of metered water used times a rate of \$0.78 per cubic metre.

3.0 General Sewer Services

3.1	Connection Charge	\$350
3.2	Inspection & Administration Fee	\$100/each

Section 5 - Apex Mountain Waste Transfer Station Service Fees

Fees for improved residential premises and non-residential premises as set out in the RDOS Apex Mountain Waste Transfer Station Regulation Bylaw by defined service area:

5.1	Residential dwelling unit as defined by Kaleden-Apex Southwest Sector Zoning Bylaw 2457, 2008	\$110 per unit per year
5.2	Apex Mountain Ski Resort Commercial Properties including the ski resort operation and all businesses under lease from Apex Mountain Ski Resort based on 7.1% of total annual costs	\$10,887 per year
5.3	Nickel Plate Nordic Ski Centre	\$200 per year

Section 6 - Curbside Solid Waste Collection and Drop-Off Service Fees

Fees for improved residential premises and non-residential premises as set out in the RDOS Solid Waste Collection and Drop-Off Service Regulation Bylaw to receive waste collection service by defined service area:

6.1	Electoral Area "A".	\$137 per premise per year
6.2	Electoral Area "B".	\$138 per premise per year
6.3	Electoral Area "C".	\$150 per premise per year
6.4	Participating areas of Electoral Area "D" and Electoral Area "I" excluding Upper Carmi, Heritage Hills, Lakeshore Highlands and Kaleden.	\$135 per premise per year
6.5	Participating areas of Electoral Area "D" and Electoral Area "I" within Upper Carmi, Heritage Hills, Lakeshore Highlands and Kaleden.	\$155 per premise per year
6.6	Participating areas of Electoral Areas "E".	\$155 per premise per year
6.7	Participating areas of Electoral Area "F".	\$155 per premise per year
6.8	Electoral Area "G".	\$165 per premise per year
6.9	Village of Keremeos.	\$125 per premise per year
6.10	Tag-a-Bag as defined by the RDOS Solid Waste Collection and Drop-Off Service Regulation Bylaw	\$1.50 each
6.11	Properties that have active commercial bin collection of refuse located on the property in question that request residential collection of recycled materials only	\$45.00 per premise per year.

Section 7- RDOS Administered Landfills

1.0 Campbell Mountain, Okanagan Falls, Oliver Landfills and Keremeos Waste Transfer Station. The general TIPPING FEE is per metric tonne per load, or when stated per unit, when each SOLID WASTE is SOURCE SEPARATED, not CONTAMINATED and DISPOSED in the DESIGNATED LOCATION.

Capitalization of **an entire** word in Section 1.1 REFUSE, and DEMOLITION, RENOVATION, CONSTRUCTION MIXED LOAD SOLID WASTE, 1.2 RECYCLABLES, and 1.3 Authorized CONTROLLED WASTE indicates that it is defined in the RDOS Administered LandfillsRegulatory Bylaw. TIPPING FEE charges that are in addition to the general TIPPING FEE listed in Section 1.1 to 1.3 are identified in 2.0.

The REGIONAL DISTRICT retains the right to deny acceptance or to limit the volume and frequency of any SOLID WASTE delivered to the SITE due to safety, operational, CONTAMINATION or other considerations.

1.1 REFUSE and DEMOLITION, RENOVATION, CONSTRUCTION MIXED LOAD SOLID WASTE	Campbell Mountain Landfill	Okanagan Falls Landfill	Oliver Landfill	Keremeos Waste Transfer Station	Charge Information Charge per metric tonne per load and see 1.0
REFUSE	\$110.00	\$110.00 Must not contain items listed in Section 2.13	\$110.00	\$110.00 Must not contain items listed in Section 2.12	\$5.00 minimum charge. Okanagan Falls Landfill cannot accept FOOD WASTE.
CONSTRUCTION NEW MIXED LOAD	\$700.00	\$110.00	\$700.00	Not Accepted	RDOS approval form required. \$25.00 minimum charge.
CONSTRUCTION REFUSE	\$110.00	\$110.00	\$110.00	\$110.00	\$5.00 minimum charge.
DEMOLITION AND RENOVATION MIXED LOAD- ASSESSED	\$500.00	\$110.00	\$500.00	Not Accepted	RDOS approval form required. \$25.00 minimum charge.
DEMOLITION AND RENOVATION MIXED LOAD- NON-ASSESSED	\$700.00	\$500.00	\$700.00	Not Accepted	\$50.00 minimum charge.
NON-SERVICE AREA DEMOLITION AND RENOVATION MIXED LOAD ASSESSED and CONSTRUCTION NEW MIXED LOAD	Not Accepted	\$135.00	Not Accepted	Not Accepted	RDOS approval form required. Materials generated outside the SERVICE AREA of a SITE.
1.2 RECYCLABLES (see Charge Information with each SOLID WASTE)	Campbell Mountain Landfill	Okanagan Falls Landfill	Oliver Landfill	Keremeos Waste Transfer Station	Charge Information Charge per metric tonne per load, or as stated per unit, and see 1.0
Alarms (smoke, CO detectors)	\$0.00	\$0.00	\$0.00	\$0.00	Residential quantities accepted.
Antifreeze (liquid & containers)	\$0.00	Not Accepted	\$0.00	Not Accepted	Residential quantities accepted.
ASPHALT SHINGLES	\$60.00	\$60.00	\$60.00	\$60.00	\$5.00 minimum charge.

BATTERIES LEAD-ACID, BATTERIES -- HOUSEHOLD	\$0.00	\$0.00	\$0.00	\$0.00	Lead acid, Household.
CONCRETE ASPHALT CERAMIC FIXTURES and Ceramic Tile MASONRY ROCKS (ROCKS not greater than 40cm indiameter)	\$20.00	\$20.00	\$20.00	\$20.00	\$5.00 minimum charge. CONCRETE, ASPHALT, CERAMIC FIXTURES, Ceramic Tile, MASONRY, and ROCKS may be received and combined in the same load. See size requirements in the Regulatory Bylaw. For oversize material see CONCRETE BULKY.
CONCRETE BULKY (including ROCKS over 40 cm in any diameter)	\$60.00	\$60.00	\$60.00	Not Accepted	Means CONCRETE measuring greater than 1 m. in any dimension and/or large amounts of metal protruding greater than 15 cm. ROCKS over 40 cm in diameter may be received and/or minor CONTAMINANT combined in same load. \$50.00 minimum charge.
1.2 RECYCLABLES (see Charge Information with each SOLID WASTE) Cont	Campbell Mountain Landfill	Okanagan Falls Landfill	Oliver Landfill	Keremeos Waste Transfer Station	Charge Information Charge per metric tonne per load, or as stated per unit, and see 1.0
CORRUGATED CARDBOARD - ICI	\$110.00	\$110.00	\$110.00	\$110.00	Not CONTAMINATED and suitably prepared.
ELECTRONIC and ELECTRICAL PRODUCTS (E-WASTE)	\$0.00	\$0.00	\$0.00	\$0.00	Residential quantities.

FRUIT WASTE	\$0.00 up to 500 kg \$60.00 portion above 500 kg	Not Accepted	\$0.00 up to 500 kg \$60.00 portion above 500 kg	Not Accepted	\$5.00 minimum charge for loads greater than 500 kg
FRUIT/GRAIN BY-PRODUCTS	\$0.00 up to 500 kg \$60 portion above 500 kg	Not Accepted	\$0.00 up to 500 kg \$60 portion above 500 kg	Not Accepted	\$5.00 minimum charge for loads greater than 500 kg
GLASS CONTAINERS	\$0.00	\$0.00	\$0.00	\$0.00	Clean, empty. Commercial volumes accepted in DESIGNATED LOCATION
GLASS SHEET	\$110	\$110	\$110	\$110	Accepted in DESIGNATED LOCATION
GYSPUM BOARD ASSESSED or GYSPUM BOARD NEW	\$110.00	\$110.00	\$110.00	\$110.00	\$5.00 minimum charge.
GYSPUM BOARD - NON-RECYCLABLE	\$110.00	\$110.00	\$110.00	\$110.00	\$5.00 minimum charge
Lighting (fixtures and bulbs)	\$0.00	\$0.00	\$0.00	\$0.00	Residential quantities accepted.
Mattress or Box Spring	\$10.00 per unit	\$10.00 per unit	\$10.00 per unit	\$10.00 per unit	Any size. (10 units per load per day)
Mercury containing materials (fluorescent tubes, thermostat switches)	\$0.00	\$0.00	\$0.00	\$0.00	Residential quantities (10 fluorescent tubes per load per day) accepted HHW Facility.
METAL METAL DRUMS AND TANKS	\$0.00 up to 500 kg; \$60.00 M/T portion above 500 kg	\$0.00 up to 500 kg; \$60.00 M/T portion above 500 kg	\$0.00 up to 500 kg; \$60.00 M/T portion above 500 kg	\$0.00 up to 500 kg; \$60.00 M/T portion above 500 kg	\$5.00 minimum charge for loads above 500 kg. Under 2.4 meters (8 ft.) in length and/or width. Must be suitably prepared.
1.2 RECYCLABLES (see Charge Information with each SOLID WASTE) Cont	Campbell Mountain Landfill	Okanagan Falls Landfill	Oliver Landfill	Keremeos Waste Transfer Station	Charge Information Charge per metric tonne per load, or as stated per unit, and see 1.0
Oil (used motor oil, filters and containers)	\$0.00	Not Accepted	\$0.00	\$0.00	Residential quantities accepted. HHW Facility. (limit of 20 litres per load per day).

OPERATIONALLY BENEFICIAL	\$0.00	\$0.00	\$0.00	\$0.00	RDOS approval required.
Paint - residential	\$0.00	Not Accepted	\$0.00	Not Accepted	Residential quantities accepted (limit of 20 litres per load per day).
PRESSURIZED TANKS -- Large	\$1.00 per unit	\$1.00 per unit	\$1.00 per unit	\$1.00 per unit	4.5 kg (10 lb.) capacity or greater. (limit of 5 units per load per day)
PRESSURIZED TANKS -- Small	\$0.00	\$0.00	\$0.00	\$0.00	Less than 4.5 kg (10 lb.) capacity.
PRODUCT STEWARDSHIP MATERIALS	\$0.00	\$0.00	\$0.00	\$0.00	Acceptable PRODUCT STEWARDSHIP MATERIALS and acceptable quantities from within the SERVICE AREA.
REFRIGERATION UNIT (Fridges, Freezers, AC units etc.)	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	Clean and free of FOOD WASTE.
RESIDENTIAL HOUSEHOLD HAZARDOUS WASTE	\$0.00	Not Accepted	See Oil, Paint Antifreeze, Lighting	Not Accepted	Residential quantities accepted. Oliver LF accepts only what is listed.
RESIDENTIAL RECYCLING	\$0.00	\$0.00	\$0.00	\$0.00	Sorted correctly and not CONTAMINATED.
RESIDENTIAL RECYCLING unsorted	Not accepted	Not accepted	Not accepted	Not accepted	
TAR AND GRAVEL ROOFING	\$60.00	\$60.00	\$60.00	\$60.00	\$5.00 minimum charge.
TIRE	\$0.00	\$0.00	\$0.00	\$0.00	Maximum 10 per load/day. No bicycle tires.
1.2 RECYCLABLES (see Charge Information with each SOLID WASTE) Cont	Campbell Mountain Landfill	Okanagan Falls Landfill	Oliver Landfill	Keremeos Waste Transfer Station	Charge Information Charge per metric tonne per load, or as stated per unit, and see 1.0
TIRE WITH RIMS	\$3.00 per unit	\$3.00 per unit	\$3.00 per unit	\$3.00 per unit	Maximum 10 per load/day. No bicycle tires.
TIRE-OVERSIZ	\$500.00	\$500.00	\$500.00	\$500.00	Per Metric Tonne
WOOD CLEAN	\$60.00	\$60.00	\$60.00	\$60.00	\$5.00 minimum charge.

WOOD PRODUCT	\$60.00	\$60.00	\$60.00	\$60.00	\$5.00 minimum charge.
YARD WASTE	\$0.00 up to 500 kg; \$60.00 portion above 500 kg	\$0.00 up to 500 kg; \$60.00 portion above 500 kg	\$0.00 up to 500 kg; \$60.00 portion above 500 kg	\$0.00 up to 500 kg; \$60.00 portion above 500 kg	\$5.00 minimum charge for loads greater than 500 kg. Under 2.4 meters (8 ft.) in length.
YARD WASTE - CHIPPED, GRASS, LEAVES	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	No Charge when loads contain only chipped yard waste, grass, and/or leaves.
YARD WASTE - TREE STUMPS	\$60.00	\$60.00	\$60.00	\$60.00	\$5.00 minimum
Compost Sales	For Campbell Mountain Landfill compost sales, contact City of Penticton. Compost site is operated by the City of Penticton.				

1.3 Authorized CONTROLLED WASTE	Campbell Mountain Landfill	Okanagan Falls Landfill	Oliver Landfill	Keremeos Waste Transfer Station	Charge Information
AGRICULTURAL ORGANIC MATERIAL	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	RDOS approval required. Penalties will apply if not suitably prepared See Section 2.2
AGRICULTURAL PLASTIC	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	RDOS approval required. Penalties will apply if not suitably prepared. See Section 2.14
ASBESTOS CONTAINING MATERIALS (ACM)	\$150.00 see Charge Information	Not Accepted	\$150.00 see Charge Information	Not Accepted	RDOS approval required. PROHIBITED WASTE when not suitably contained and DISPOSED. \$5.00 minimum charge
1.3 Authorized CONTROLLED WASTE	Campbell Mountain Landfill	Okanagan Falls Landfill	Oliver Landfill	Keremeos Waste Transfer Station	Charge Information
BULKY WASTE	\$200.00	\$200.00	\$200.00	Not Accepted	\$50.00 minimum charge.
BURNED MATERIALS that have been allowed to cool for no less	\$200.00	Not Accepted	\$200.00	Not Accepted	RDOS approval required. \$5.00 minimum charge.

than a two-week period.					
BURNED MATERIALS CONTAINING ASBESTOS	\$400.00	Not Accepted	\$400.00	Not Accepted	RDOS approval required. \$5.00 minimum charge.
CARCASSES	\$50.00	Not Accepted	\$50.00	Not Accepted	\$10.00 minimum charge.
CLINICAL/ LABORATORY STERILIZED WASTE	\$200.00	Not Accepted	\$200.00	Not Accepted	\$50.00 minimum charge
Condemned foods	\$200.00	Not Accepted	\$200.00	Not Accepted	RDOS approval required. \$30.00 minimum charge.
Foundry Dust	\$150.00	Not Accepted	\$150.00	Not Accepted	\$50.00 minimum charge. RDOS approval required.
ILLEGALLY DUMPED WASTE	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	RDOS approval required. Regular charges will apply if not RDOS approved prior to DISPOSAL.
INFESTED VEGETATION INVASIVE PLANTS	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	Penalties will apply if not DISPOSED in DESIGNATED LOCATION.
LEAD-BASED PAINT coated materials	\$60.00 see Charge Information	\$60.00 see Charge Information	\$60.00 see Charge Information	\$60.00 see Charge Information	PROHIBITED WASTE when not suitably DISPOSED. \$5.00 minimum charge.
PROHIBITED WASTE	\$500.00	\$500.00	\$500.00	Not Accepted	\$50.00 minimum charge. RDOS approval required.
Sludge and Screenings from municipal sewage treatment plants	\$110.00 see Charge Information	Not Accepted	\$110.00 see Charge Information	Not Accepted	\$50.00 minimum charge. RDOS approval required. If not RDOS approved prior to DISPOSAL a charge of \$200 M/T will apply with a \$50.00 minimum.
1.3 Authorized CONTROLLED WASTE	Campbell Mountain Landfill	Okanagan Falls Landfill	Oliver Landfill	Keremeos Waste Transfer Station	Charge Information Charge per metric tonne per load or as indicated and see 1.0
SOIL CLEAN	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	RDOS approval required.

SOIL CONTAMINATED	\$50.00	\$50.00	\$50.00	Not Accepted	Soil Relocation Application required.
Soil Relocation Application	\$250.00 per application	\$250.00 per application	\$250.00 per application	Not Applicable	RDOS approval required.
SOIL SMALL VOLUME CONTAMINATED	\$50.00	\$50.00	\$50.00	Not Accepted	RDOS approval required.
WOOD-PRESERVED	\$60.00 see Charge Information	\$60.00 see Charge Information	\$60.00 see Charge Information	\$60.00 see Charge Information	\$5.00 minimum charge.
WOOD INDUSTRIAL	\$300.00	\$300.00	\$300.00	Not Accepted	\$50.00 minimum charge.
WOOD CHIPPED OR GROUND	\$200.00	\$200.00	\$200.00	Not Accepted	

2.0 - The following charges are in addition to the general charges outlined above in 1.0 to 1.3, shall also apply:

- 2.1 Any REFUSE that is deposited at the ACTIVE FACE or REFUSE BINS, with the exception of DEMOLITION AND RENOVATION MIXED LOAD and CONSTRUCTION NEW MIXED LOAD, that contains CONTROLLED WASTE or RECYCLABLE WASTE, shall be charged three times the rate for REFUSE, or three times the highest rate for any material contained in the load, whichever is greater.
- 2.2 Any SOLID WASTE load that is deposited in a DESIGNATED LOCATION and that is CONTAMINATED or does not meet RECYCLABLE specifications shall be charged four times the rate for REFUSE, or four times the highest rate for any material contained in the load, whichever is greater.
- 2.3 DISPOSING of unauthorized PROHIBITED WASTE in a manner contrary to the RDOS approved protocol shall be charged \$500 per tonne with a \$300 minimum charge, or as determined by the MANAGER.
- 2.4 Any MIXED LOAD deposited at the SITE shall be charged at the rate for the component of the load with the highest applicable rate.
- 2.5 The fee for each load of SOLID WASTE that arrives at the SITE that is not properly covered or secured shall be charged double the normal fee set out in this Schedule with a \$10 minimum charge. (See RDOS Administered Landfills Regulatory Bylaw)
- 2.6 The charge payable under this Schedule shall be paid following the weighing of the empty VEHICLE after the load is DISPOSED and shall be based on the WEIGHT- NET, difference in weight between the WEIGHT - GROSS and the WEIGHT - TARE of the empty VEHICLE.
- 2.7 In the event the weigh scale is not operational, the SITE OFFICIAL shall estimate the weight of each VEHICLE and a fee shall be charged as outlined in this Schedule.
- 2.8 All Agricultural Properties having materials ground or chipped in the SERVICE AREA under the In-Situ Agricultural Chipping Program shall pay a fee as determined by the REGIONAL DISTRICT.
- 2.9 Each offence committed against the current RDOS Administered Landfills Regulatory Bylaw shall be deemed a separate and distinct offence and shall be charged two times the rate for REFUSE, or two

times the highest rate for any SOLID WASTE contained in the load, whichever is greater, with a \$25 minimum charge..

- 2.10 SOLID WASTE verified to have been generated by LOCAL GOVERNMENT IMPROVEMENTS are exempt from TIPPING FEES when prepared and DISPOSED in a manner approved by the MANAGER, and in accordance with this Bylaw, and the RDOS Waste Management Service Regulatory Bylaw.
- 2.11 Except where indicated in the Fees and Charges Bylaw any SOLID WASTE generated outside the designated Landfill SERVICE AREA that is DISPOSED of at a SITE shall be charged two times the rate for REFUSE, or two times the highest rate for any SOLID WASTE contained in the load, whichever is greater, with a \$20 minimum charge. In addition any penalties within the Fees and Charges Bylaw will apply.
- 2.12 DISPOSAL of SOLID WASTE including but not limited to, ASBESTOS CONTAINING MATERIAL, BURNED MATERIAL, CONSTRUCTION NEW MIXED LOAD, DEMOLITION AND RENOVATION MIXED LOAD, FRUIT WASTE, FRUIT /GRAIN BY-PRODUCTS is not authorized for DISPOSAL at the Keremeos SITE.¹
- 2.13 DISPOSAL of SOLID WASTE including but not limited to, ASBESTOS CONTAINING MATERIAL, BURNED MATERIAL, FOOD WASTE, FOOD PROCESSING WASTE, FRUIT WASTE, FRUIT /GRAIN BY-PRODUCTS is not authorized for DISPOSAL at the Okanagan Falls SITE.
- 2.14 The fee for each load of AGRICULTURAL PLASTIC that arrives at the SITE that is not suitably prepared as per RDOS policy shall be charged REFUSE with a \$5.00 minimum charge.
- 2.15 Any SOLID WASTE material over 2.4 metres (8 feet) is charged as BULKY WASTE.
- 2.16 Extra hours to open the Okanagan Falls Landfill are subject to 24 hours notice with a \$150 per hour charge.

Schedule 6 – Parks and Recreation Fees

1.0 - Naramata Parks and Recreation

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

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

3.0 - Kaleden Parks and Recreation

3.1 Parks			
	3.1.1	Kaleden Hotel day rate (Includes power)	\$400
3.2 Community Hall(rental includes Hall, Bar and Sound System)			
	3.2.1	Day Rate	
		3.2.1.1 Weddings (Saturday am to Sunday am)	\$2,000
		3.2.1.2 Hotel Park and Hall	\$2,300
		3.2.1.3 Meetings and Events (does not include kitchen)	\$415
		3.2.1.4 Meetings and Events (including kitchen)	\$615
		3.2.1.5 Weekdays Youth and Community Clubs	\$40
	3.2.2	Weekend Rate (6 pm Fri to noon Sun – incl kitchen)	
		3.2.2.1 Hall	\$2,400
		3.2.2.2 Hall and park	\$2,700
	3.2.3	3.2.3.1. Hall Hourly Rate	\$50
		3.2.3.2 within Upper Carmi, Heritage Hills, Lakeshore Highlands and Kaleden.	\$100
		3.2.3.3 Kitchen Hourly Rate	\$50
		Kaleden Residents receive a 25% discount on all Rentals	
	3.2.4	Damage Deposit – required	30%
	3.2.5 4	Sports Rental Rates (2 Hours)	
		3.2.5.1 Drop in Per Person	\$4
		3.2.5.2 Individual Fee paid in advance	\$2.50
		3.2.5.3 Club Fee	\$25
		Kaleden Youth Organized Groups	No Chg
	3.2.6 5	Discount for Non-Profit Organizations	20%
	3.2.7	Discount for Charitable Fundraising	No Charge
	3.2.8	Groups Providing Community Events	No Charge
3.3 Program fees are set at a level sufficient (at minimum) to cover all instructor, expendable and consumable materials and extraordinary costs.			

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

4.0 - Similkameen Recreation

4.1 Facility Rentals				
	4.1.1	Bowling lanes (for 3 hours and does include shoe rental)		\$80
	4.1.2	Bowling alley space rental (no bowling) per hour		\$20
	4.1.3	Squash/Racquetball minimum 2 hrs. Cost is per hour (is included with monthly fitness pass)		\$20/hr
	4.1.4	Racquet Court rental for private classes (yoga, Zumba etc.)		\$20/hr
	4.1.5	Climbing Wall – (time is determined by certified instructor)		\$40
	4.1.6	Ice Rental – per hour		
		4.1.6.1 Youth (Under 18)		\$80
		4.1.6.2 Adult (18 and over)		\$100
	4.1.7	Off season rink rental with staff – minimum 2 hrs. Cost is per hour.		\$25
	4.1.8	Discounts for (approved) Not for Profit Service Clubs		50%
4.2 Community Pool				
	4.2.1	Single Admission Rates		
		4.2.1.1	Pre-school – 4 and under	Free
		4.2.1.2	Child 5 – 12	\$4
		4.2.1.3	Youth 13 - 17 and Senior (+60)	\$4
		4.2.1.4	Adult 18 - 59	\$4
		4.2.1.5	Family Rate	\$11
		4.2.1.6	10 Flex Pass	\$36
		4.2.1.7	Season Pass (only during public swimming and toonie swim) Family Adult Youth/Senior	\$200 \$100 \$80
		4.2.1.8	Aquasize or Early bird drop in	\$10
		4.2.1.9	Tonnie swim	\$2
	4.2.2	Red Cross		
		4.2.2.1	Preschool – Level 6	\$55
		4.2.2.2	Level 6 – 10	\$75
	4.2.3	Early Bird Club *changed from 3 days per week to 2 days		\$115
	4.2.4	Adult Fitness		\$115
	4.2.5	Aquasize		\$115
	4.2.6	Aquasize Combined		\$170
	4.2.7	Pool Rental – per hour		\$80
4.3 Fitness Room				
	4.3.1	Single Admission Rates		
		4.3.1.1	Child 5 – 12	\$3
		4.3.1.2	Youth 13 – 17 and Senior (+60)	\$3
		4.3.1.3	Adult 18 - 59	\$5
	4.3.2	1 Month Pass		
		4.3.2.1	Child 5 - 12	\$30
		4.3.2.2	Youth 13 -17 and Senior (+60)	\$30
		4.3.2.3	Adult 18 - 59	\$40
	4.3.3	3 Month Pass		
		4.3.3.1	Child 5 - 12	\$80

		4.3.3.2	Youth 13 -17 and Senior (+60)	\$80
		4.3.3.3	Adult 18 - 59	\$110
		4.3.3.4	Family (defined as parents and children. Max 6 people)	\$255
	4.3.4	6 Month Pass		
		4.3.4.1	Child 5 - 12	\$150
		4.3.4.2	Youth 13 -17 and Senior (+60)	\$150
		4.3.4.3	Adult 18 - 59	\$210
		4.3.4.4	Family	\$450
	4.3.5	1 Year Pass		
		4.3.5.1	Child 5 -12	\$240
		4.3.5.2	Youth 13 -17 and Senior (+60)	\$240
		4.3.5.3	Adult 18 - 59	\$360
		4.3.5.4	Family (defined as parents and children. Max 6 people)	\$635
		4.3.5.5	Emergency Organizations (paramedics, fire, police)	\$100
Emergency Organizations (paramedics, fire, police) \$100.00 per year				
4.4 Ice Rink				
	4.4.1	Single Admission Rates		
		4.4.1.1	Pre-school – 4 and under	Free
		4.4.1.2	Child – 5 – 12 years	\$4
		4.4.1.3	Youth 13 -17 and Senior (+60)	\$4
		4.4.1.4	Adult 18 - 59	\$5
		4.4.1.5	Parent &/Child Tot	\$6
		4.4.1.6	Family	\$10
		4.4.1.7	10 Flex Pass	\$32
	4.4.2	Learn to Skate		
		4.4.2.1	3 – 6 Years	\$65
		4.4.2.2	7 and up	\$65
	4.4.3	Mite's Hockey –Child 5 – 12 Years old		\$4
	4.4.4	Sticks and Pucks – Child 8 - 12		\$4
	4.4.5	Sticks and Pucks – Youth 13 – 17		\$4.50
	4.4.6	Sticks and Pucks – Adult 18 and over		\$5
	4.4.7	Skate Rental	Per session	\$2.50
4.5 Keremeos Bowling				
	4.5.1	League Bowling		
		4.5.1.1	Adult	\$11.50
		4.5.1.2	Senior	\$11
	4.5.2	Drop- In		
		4.5.2.1	Child 5 -12	\$4
		4.5.2.2	Youth 13 -17 and Senior (+60)	\$4
		4.5.2.3	Adult 18 - 59	\$5
		4.5.2.4	Family	\$10
		4.5.2.5	Fun Bowl	\$9.50
	4.5.3	Shoe Rental		\$ 2

4.6	Climbing		
	4.6.1	Pre-school 4 and under (adult must be present)	free
	4.6.2	Child 5-12	\$4
	4.6.3	Youth – 5 – 18 years and Senior (+60)	\$4
	4.6.4	Adult 18 - 59	\$5
4.7		Multi Activity drop-in (skate/bowl/climb)(does not include skate or bowling shoe rental)	
	4.7.1	Any two activities	
		4.7.1.1 Pre-school 4 and under	free
		4.7.1.2 Child 5 - 12	\$6
		4.7.1.3 Youth 13 – 17 and Senior (+60)	\$6
		4.7.1.4 Adult 18 – 59	\$8
		4.7.1.5 Family	\$18
	4.7.2	All three activities	
		4.7.1.1 Pre-school 4 and under	free
		4.7.1.2 Child 5 - 12	\$9
		4.7.1.3 Youth 13 – 17 and Senior (+60)	\$9
		4.7.1.4 Adult 18 – 59	\$12
		4.7.1.5 Family	\$27
4.8 Program fees are set at a level sufficient (at minimum) to cover all instructor, expendable and consumable materials and extraordinary costs.			

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

5.0 - Kobau Park

5.1	Park Rental		
	5.1.1	Weekend Rate	
		5.1.1.1.	Family Reunion
		5.1.1.2	Ball Tournament
	5.1.2	Camping	
		5.2.1	Daily per Unit
5.2	Concession		
	5.2.1	Weekend Rate	
	5.2.2	Damage Deposit (refunded if cleaned)	
			\$50
			\$300
5.3	Sports Field Rates		
	5.3.1	Adult League per team	
	5.3.2	Youth League per team	
	5.3.3	Daily	
			\$300
			\$100
			\$50
5.4	Outfield Advertising		
	5.4.1	4x8 Sign	
			\$200

6.0 - Park and Trails Donations

Standard Amenities (types)	Donation Amount (cost estimate*)
Tree Planting	\$400.00 and up
Bicycle Rack	\$1000.00 and up
Park Bench	\$3000.00 .00and up
Park Table	\$2500.00 and up
Garbage Bins (bear proof)	\$1800.00 and up
Pet Stand Dispenser	\$500.00 and up

*Items costs will be based on furniture standards for the select Park, including the item price, delivery charges, taxes, installation, pad and if applicable, plaque PLUS a 10% maintenance fee.

7.0 - Regional Recreation (PAT visits)

Organization Type	Half-Day (3 hours)	
*Municipalities/ School Districts/ Not-for-Profit	\$150 - \$400	
*Commercial/ for Profit	\$300 - \$500	

* Depending on availability

Schedule 7 – Transit Fees

1.0	Local Routes		
	1.1	Single Fare Tickets	\$2.25
	1.2	Sheet of Ten Tickets	\$20.25
	1.3	Day Pass	\$4.50
	1.4	Adult Monthly Pass	\$45.00
	1.5	Student/Senior Monthly Pass	\$35.00
2.0	Regional Routes (Multi-Zone)		
	2.1	Single Fare Tickets	\$4.00
	2.2	Sheet of Ten Tickets	\$36.00
	2.3	Day Pass	\$8.00
	2.4	Adult Monthly Pass	\$60.00
	2.5	Student/Senior Monthly Pass	\$40.00
3.0	Regional Route 70 Kelowna/Penticton (effective September 1, 2019)		
	3.1	Single Fair Ticket	\$5.00
	3.2	Sheet of 10 tickets	\$45.00
	3.3	Day Pass	n/a
	3.4	Adult Monthly Pass	\$100.00
	3.5	Senior/Student Pass	\$85.00

Students enrolled on a full-time basis and persons of the age 65 and over are eligible for the discounted rate, as outlined in the schedule. Discounted rates apply to monthly passes, only.

Fees and charges associated with public transportation fares and service may be waived for the following days: Earth Day (April 22), World Car Free Day (September 22) and federal general election days.

Schedule 8 – Freedom of Information and Protection of Privacy Request Fees

Schedule of Maximum Fees

1. For all applicants:	
(a) for locating and retrieving a record	\$7.50 per ¼ hour or portion thereof after the first 3 hours.
(b) for producing a record manually	\$7.50 per ¼ hour.
(c) for preparing a record for disclosure and handling a record	\$7.50 per ¼ hour.
(d) for shipping copies	actual costs of shipping method chosen by applicant.
(e) for copying records:	
(i) photocopies and computer printouts	\$0.25 per page (8.5 x 11, 8.5 x 14) \$0.30 per page (11 x 17)
(ii) photographs (colour or black & white)	\$5.00 to produce a negative \$12.00 each for 16" x 20" \$9.00 each for 11" x 14" \$4.00 each for 8" x 10" \$3.00 each for 5" x 7"
(iii) compact disc CD or DVD	\$10.00 each
(iv) USB stick	\$15.00 each

Schedule 9 – Street Lighting Bylaw 1618, 1995

- 1.0 Naramata Street Lighting \$6.00 /yr
per parcel of land of the Narmata Street Lighting Local Service Area

Schedule 10 – Cemetery Fees

1.0 Naramata Cemetery	Bylaw 2816
Regional District of Okanagan-Similkameen, 101 Martin Street, Penticton, BC V2A 5J9 Naramata Cemetery located at 3315 Bartlett Road, Naramata, BC.	
1.1 PLOT RESERVATION LICENSE FEES:	
Burial Plot: resident (\$124 allocated to reserve)	\$495
Burial Plot non-resident (\$240 allocated to reserve)	\$660
Cremation Plot: resident (\$42 allocated to reserve)	\$165
Cremation Plot non-resident (\$80 allocated to reserve)	\$220
1.2 INTERMENT OPENING AND CLOSING FEES:	
Burial Plot: 240 cm depth or greater	\$660
Cremation Plot:	\$110
1.3 EXHUMATION OR DISINTERMENT OPENING AND CLOSING FEES:	
Burial Plot:	\$650
Cremation Plot:	\$150
1.4 OPENING OR CLOSING FOR INTERMENT/ EXHUMATION/DISINTERMENT OTHER THAN DURING NORMAL BUSINESS HOURS:	
Fee in addition to that applicable under item 1.2 or 1.3 above for burial plot:	\$220
Fee in addition to that applicable under item 2 or 3 above for cremation plot:	\$220
1.5 ISSUANCE OF LICENSE/PERMIT OTHER THAN DURING NORMAL BUSINESS HOURS, OR LESS THAN 24 HOURS PRIOR TO SCHEDULED INTERMENT:	
Fee in addition to that applicable under item 1, 2 or 4 above:	\$100
1.6 INSTALLATION OF MEMORIAL MARKER:	\$94
(\$10 allocated to reserve)	
1.7 GRAVE LINER:	\$350
1.8 CREMATION URN VAULT:	
Small	\$80
Regular	\$100
Large	\$125

1.9 PICTURE OF INTERRED FOR INTERNET

one time charge (optional) \$50

2.0 TEXT

for internment to a maximum of 200 words, (optional) \$50

2.1 SCATTERING GARDEN

Fee for Scattering Garden Plaque (price will depend on market value of bronze when order is placed) \$200 - \$400

Fee for Scattering Gardens Care Fund \$50

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: March 18, 2021

RE: Video Surveillance – Willowbrook Volunteer Fire Department

Administrative Recommendation:

THAT the installation of 3 video surveillance cameras on the outside of the Willowbrook Volunteer Fire Department Building be approved.

Purpose:

To obtain approval for the installation of surveillance cameras in accordance with RDOS Policy

Reference:

RDOS Video Surveillance Policy

Freedom of Information and Protection of Privacy Act R.S.B.C. 1996, Chapter 165

Business Plan Objective:

KSD 1. Goal 1.1- to be an effective, fiscally responsible organization,

KSD 1 Goal 1.4- to embrace technology for service delivery, information and efficiencies, and

KSD 4 Goal 4.4- to develop a responsive, transparent, effective organization

Background:

The Regional District of Okanagan-Similkameen (RDOS) may use video surveillance systems on their buildings or properties to protect the security of its people, assets, and properties. Video surveillance systems that record images of individuals collect personal information and therefore are subject to the *Freedom of Information and Protection of Privacy Act*.

The RDOS Video Surveillance Policy was developed to ensure that the RDOS complies with the legislative requirements and outlines those areas for authorization, use and data management.

Analysis:

In accordance with the RDOS Video Surveillance policy, staff must report to the Board before introducing new video surveillance systems in any Regional District facilities, parks, or properties and demonstrate how video surveillance will clearly meet the criteria of the policy. The rationale is as follows:

Incident reports respecting vandalism, theft, property damage, and safety concerns – There have been attempts to break into the fuel tanks, enter the building and steal outdoor equipment at the

Willowbrook Volunteer Fire Department building. All of these issues create safety and operational issues.

Safety or security measures currently in place or attempted before installing video surveillance - The RDOS will be installing an alarm system for the main building and have a hitch lock installed on the exterior trailer in addition to additional locks on doors but there is no further avenue to secure the trailer or exterior equipment.

Safety or security problems that video surveillance is expected to resolve - The cameras should deter trespassing and attempted access or theft of equipment as they will know they could get caught. Due to the remote nature of the site, cameras will allow for a check of the building in event the alarm is triggered. Cameras will allow us to see if there was vandalism. This will help to ensure the Willowbrook Fire Department is left functional by preventing theft of important assets.

Areas and times of operation – The cameras will be expected to operate at all times.

Expected impact on personal privacy - Cameras will be mounted only to the exterior of the building. Cameras will be mounted in strategic locations to ensure full coverage of the grounds around the facility.

How the video surveillance will benefit the Regional District or is related to Regional District business - As above there are significant safety and operational benefits. As this will be a remote site, cameras will allow the RDOS, the Fire Chief and the RCMP to quickly identify issues and take corrective actions.

Alternatives:

1. THAT the Board of Directors decline the installation of video surveillance cameras at Willowbrook Volunteer Fire Department.
2. THAT the Board of Directors request that additional safety or security measures be attempted prior to the installation of video surveillance cameras at the Willowbrook Volunteer Fire Department.

Financial Implications:

Preliminary quotes from two local security companies range from \$4,000 to \$5,500 for the installation and set up of three cameras, with resolution and quality sufficient for law enforcement purposes.

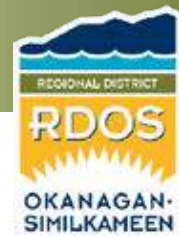
Communication Strategy:

In accordance with the RDOS Video Surveillance policy, signage, indicating that the area is under surveillance but not constantly monitored, will be posted near the cameras.

Respectfully submitted:

"Christy Malden"

C. Malden, Manager of Legislative Services



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN BOARD of DIRECTORS MEETING

Thursday, March 18, 2021
12:00 pm

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

THAT the Agenda for the RDOS Board Meeting of March 18, 2021 be adopted.

1. Consent Agenda – Corporate Issues

a. **Okanagan Falls Park and Recreation Committee AGM -February 11, 2021**

THAT the Minutes of February 11, 2021 AGM of the Okanagan Falls Parks and Recreation committee be received.

b. **Okanagan Falls Park and Recreation Committee -February 11, 2021**

THAT the Minutes of February 11, 2021 Okanagan Falls Parks and Recreation committee be received.

c. **Okanagan Falls Park and Recreation Committee -November 12, 2020**

THAT the Minutes of November 12, 2020 Okanagan Falls Parks and Recreation committee be received.

d. **Naramata Park and Recreation Committee -February 22, 2021**

THAT the Minutes of February 22, 2021 Naramata Parks and Recreation committee be received.

e. **Electoral Area "C" Advisory Planning Commission -February 16, 2021**

THAT the Minutes of February 16, 2021 Electoral Area "C" Advisory Planning Commission committee be received.

f. **Electoral Area "D" Advisory Planning Commission -February 9, 2021**

THAT the Minutes of February 9, 2021 Electoral Area "D" Advisory Planning Commission committee be received.

g. **Electoral Area "F" Advisory Planning Commission –November 23, 2020**

THAT the Minutes of November 23, 2020 Electoral Area "F" Advisory Planning Commission committee be received.

h. **Electoral Area "F" Advisory Planning Commission –January 25, 2021**

THAT the Minutes of January 25, 2021 Electoral Area "F" Advisory Planning Commission committee be received.

i. **Electoral Area "I" Advisory Planning Commission –February 17, 2021**

THAT the Minutes of February 17, 2021 Electoral Area "I" Advisory Planning Commission committee be received.

j. Corporate Services Committee – March 4, 2021

THAT the Minutes of the March 4, 2021 Corporate Services Committee meeting be received.

k. Environment and Infrastructure Committee – March 4, 2021

THAT the Minutes of the March 4, 2021 Environment and Infrastructure Committee meeting be received.

l. Planning and Development Committee – March 4, 2021

THAT the Minutes of the March 4, 2021 Planning and Development Committee meeting be received.

THAT Regional District of Okanagan-Similkameen Development Procedures Amendment Bylaw No. 2500.19 be initiated.

m. RDOS Regular Board Meeting – March 4, 2021

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

RECOMMENDATION 2 (Unweighted Rural Vote – Simple Majority)

THAT the Consent Agenda – Corporate Issues be adopted.

2. Consent Agenda – Development Services

a. Development Variance Permit Application – Electoral Area “A” – 809 45th Street

i. Permit

THAT Development Variance Permit No. A2021.011-DVP be approved

b. Development Variance Permit Application – Electoral Area “E” – 4090 4th Street

i. Permit

THAT Development Variance Permit No. E2021.006-DVP be approved

c. Temporary Use Permit Application – Electoral Area “C” – 553 Tinhorn Creek Road

i. Permit

ii. Representations

THAT Temporary Use Permit No. C2021.001-TUP be approved

d. Temporary Use Permit Application – Electoral Area “C” – 4320 Black Sage Road

i. Permit

ii. Representations

THAT Temporary Use Permit No. C2021.002-TUP be approved

RECOMMENDATION 3 (Unweighted Rural Vote – Simple Majority)

THAT the Consent Agenda – Development Services be adopted.

B. DEVELOPMENT SERVICES – Bylaw Enforcement**1. Building Bylaw Contraventions – Electoral Area “H” – 847 Highway 5A**

RECOMMENDATION 4 (Unweighted Corporate Vote – Simple Majority)

THAT injunctive action be commenced against the owner of the lands described as Lot 3, District Lot 1185, KDYD, Plan 35988, with respect to works which have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2805, 2018.

C. DEVELOPMENT SERVICES – Rural Land Use Matters**1. Electoral Area “A” OCP Bylaw No. 2905**

- a. Bylaw No. 2905
- b. Representations

RECOMMENDATION 5 (Unweighted Rural Vote – Simple Majority)

THAT the Electoral Area “A” Official Community Plan Bylaw No. 2905, 2021, be read a first and second time and proceed to public hearing;

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

AND THAT, in accordance with Section 477 of the *Local Government Act*, the Board of Directors has considered Amendment Bylaw No. 2905, 2021, in conjunction with its Financial and applicable Waste Management Plans;

RECOMMENDATION 6 (Unweighted Corporate Vote – Majority)

AND THAT the holding of the public hearing be delegated to Director Pendergraft;

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

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

2. Amendment of the Development Procedures Bylaw No. 2500, 2011

- a. Bylaw No. 2500.19

RECOMMENDATION 7 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2500.19, being a bylaw of the Regional District of Okanagan-Similkameen to amend the Development Procedures Bylaw to clarify the processing procedures to be followed for development variance permit (DVP) applications, be read a first, second and third time.

3. **Zoning Bylaw Amendment – Electoral Area “I” (Twin Lakes Golf Resort Ltd.)**
 - a. Bylaw No. 2457.20
 - b. Public Hearing Report – December 7, 2020
 - c. Representations

RECOMMENDATION 8 (Unweighted Corporate Vote – Majority)
THAT the public hearing report be received.

RECOMMENDATION 9 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2457.20, 2018, being the Electoral Area “I” Zoning Amendment Bylaw, be read a third time; and,

THAT, prior to adoption of Amendment Bylaw 2457.20, 2018, a ‘no build’ statutory 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. 2 in the Administrative Report from the Chief Administrative Officer dated March 18, 2021, shall not 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.
-

4. **Zoning Bylaw Amendment – Electoral Area “D” – 1655 Maple Street**
 - a. Bylaw No. 2455.44
 - b. Representations

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

THAT Bylaw No. 2455.44, 2020, Electoral Area “D” Zoning Amendment Bylaw be read a third time and adopted.

5. **Zoning Bylaw Amendment – Electoral Area “D” – 102 & 103, 850 Railway Lane]**
 - a. Bylaw No. 2455.45
 - b. Representations

RECOMMENDATION 11 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2455.45, 2021, Electoral Area “D” Zoning Amendment Bylaw be read a third time.

D. PROTECTIVE SERVICES

1. **2021 Community Emergency Preparedness Fund Emergency Support Services**

RECOMMENDATION 12 (Unweighted Corporate Vote – Simple Majority)

THAT the Board of Directors supports the application for the 2021 Emergency Support Services Union of BC Municipalities Community Emergency Preparedness Fund grant.

E. FINANCE**1. RDOS 2021-2025 Five Year Financial Plan**

- a. Bylaw No. 2922, 2021
- b. Schedule A1
- c. Summary of Schedule "A"
- d. Schedule "B"

RECOMMENDATION 13 (weighted Corporate Vote – Majority)

THAT Bylaw No. 2922, 2021, being the Regional District of Okanagan Similkameen 2021-2025 Five Year Financial Plan, be read a third time, and;

RECOMMENDATION 14 (Weighted Corporate Vote – Majority)

THAT the Bylaw 2922, 2021 be amended to include changes identified in Appendix I, and;

RECOMMENDATION 15 (Weighted Corporate Vote – Majority)

THAT bylaw No. 2922, 2021 be read a 3rd time as amended, and;

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

THAT Bylaw No 2922, 2021 be adopted.

F. LEGISLATIVE SERVICES**1. Fees and Charges – This item will have been considered at the March 18, 2021 Corporate Services Committee Meeting earlier in the day.**

- a. Bylaw No. 2927, 2021 (Clean)

RECOMMENDATION 17 (Weighted Corporate Vote – 2/3 Majority)

THAT Bylaw No. 2927, 2021, being a bylaw of the Regional District of Okanagan-Similkameen to establish Fees and Charges be read a first, second, and third time and adopted.

2. Communications Policy

- a. Communications Policy (Mark-up)
- b. Communications Policy (Clean)

RECOMMENDATION 18 (Unweighted Corporate Vote – Simple Majority)

THAT the Communications Policy be amended to include the changes proposed in the policy attached to the report of March 18, 2021 from the Chief Administrative Officer.

G. CAO REPORTS**1. Verbal Update**

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

2. Board Representation

- a. Developing Sustainable Rural Practice Communities - *McKortoff*
 - b. Municipal Finance Authority – *Kozakevich (Chair), Coyne (Vice Chair, Alternate)*
 - c. Municipal Insurance Association – *Kozakevich (Chair), Coyne (Vice Chair, Alternate)*
 - d. Okanagan Basin Water Board - *McKortoff, Holmes, Knodel, Pendergraft (Alternate to McKortoff), Obirek (Alternate to Holmes), Monteith (Alternate to Knodel)*
 - e. Okanagan Film Commission – *Gettens, Obirek (Alternate)*
 - f. Okanagan Regional Library – *Monteith, Obirek (Alternate)*
 - g. Okanagan-Kootenay Sterile Insect Release Board – *Bush, Knodel (Alternate)*
 - h. Southern Interior Municipal Employers Association – *Knodel, Kozakevich (Alternate)*
 - i. Starling Control – *Bush, Knodel (Alternate)*
 - j. Fire Chief Liaison Committee – *Pendergraft, Knodel, Monteith, Obirek, Roberts*
 - k. Intergovernmental Indigenous Joint Council – *Kozakevich, Coyne, Roberts*
 - l. Okanagan-Similkameen Regional Hospital District – *Sentes, McKortoff (Alternate)*
-

3. Directors Motions

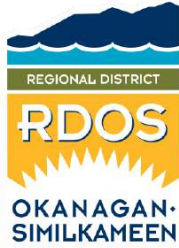
Director Obirek

RECOMMENDATION 19 (Unweighted Corporate Vote – Simple Majority)

THAT the Board of Directors refer discussion on a proposed name change for the Garnett Family Park to the next Community Services Committee.

4. Board Members Verbal Update

I. ADJOURNMENT



Minutes

Annual General Meeting

Okanagan Falls Parks & Recreation Commission

Webex Meeting of February 11, 2021

Okanagan Falls Community Centre, 1141 Cedar Street,
Okanagan Falls, BC



Present:	Mr. R. Obirek, Director, Electoral Area "D"
Members:	Kelvin Hall, Matt Taylor, Alf Hartviksen, Barbara Shanks; Shari Rowland, Jillian Johnston; Doug Lychak, Joanne Kleb, Linda Finner, Phyllis Radchenko
Absent:	Judy Garner
Staff:	Recording Secretary: Matt Taylor / Sue Gibbons
Delegates:	None

1. CALL TO ORDER

The meeting was called to order at 6:40 p.m.

ADOPTION OF AGM AGENDA

RECOMMENDATION

It was Moved and Seconded that the AGM Agenda of February 11, 2021 be adopted.

CARRIED

2. APPROVAL OF LAST AGM MEETING MINUTES

2.1 RECOMMENDATION

It was Moved and Seconded that the Minutes for Okanagan Falls Parks and Recreation AGM Commission meeting of January 9, 2020 be approved.

CARRIED

3. DIRECTOR CALLS FOR NOMINATIONS FOR CHAIRPERSON

3.1 A number of individuals were invited to consider the role of Chair.

Linda Finner was nominated and appointed by acclamation.

4. CHAIR CALLS FOR DISCRETIONARY POSITIONS

- 4.1 Kelvin Hall was nominated to the position of Vice Chair and was appointed by acclamation. The nomination for Treasurer to be put forward to the next meeting.

5. ADJOURNMENT

5.1 **RECOMMENDATION**

It was Moved and Seconded that the meeting be adjourned at 6:55 pm.

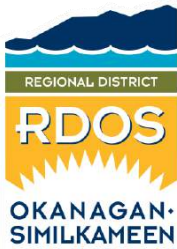
CARRIED

NEXT MEETING – January, 2022

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

Sue Gibbons

Recording Secretary



Minutes

Okanagan Falls Parks & Recreation Commission

Webex Meeting of February 11, 2021

Okanagan Falls Community Centre, 1141 Cedar Street,
Okanagan Falls, BC



Present:	Mr. R. Obirek, Director, Electoral Area "D"
Members:	Linda Finner, Chair, Kelvin Hall, Matt Taylor, Alf Hartviksen, Barbara Shanks, Shari Rowland, Jillian Johnston, Doug Lychak, Joanne Kleb, Phyllis Radchenko
Absent:	Judy Garner
Staff:	Recording Secretary: Matt Taylor / Sue Gibbons
Delegates:	None

1. CALL TO ORDER

The meeting was called to order at 6:55 p.m.

ADOPTION OF AGENDA

RECOMMENDATION

It was Moved and Seconded that the Agenda of February 11, 2021 be adopted.

CARRIED

2. APPROVAL OF PREVIOUS MEETING MINUTES

2.1 RECOMMENDATION

It was Moved and Seconded that the Minutes for Okanagan Falls Parks and Recreation Commission meeting of December 10, 2020 be approved as amended.

CARRIED

3. CORRESPONDENCE / DELEGATIONS

3.1 None

4. RDOS STAFF REPORTS

4.1 Regional Recreation Update – A. Romero

RECOMMENDATION

It was Moved and Seconded that A. Romero and J. Shuttleworth attend the next meeting to make a presentation regarding a Parks and Recreation overview and looking forward to the years' activities.

CARRIED

5. COMMISSION MEMBER REPORTS

5.1 M. Taylor requested to add the following going forward

- ten-year plan
- Save the Aster / Save the beach group
- New project – berm at Lions Park

6. RDOS DIRECTOR'S REPORT

6.1 Director Obirek provided an update.

7. BUSINESS ARISING

7.1 **RECOMMENDATION**

It was Moved and Seconded to request a report on the plans for the Lamb property, including when the lease will be allowed to expire and when it will likely come into community use.

CARRIED

8. ADJOURNMENT

RECOMMENDATION

It was Moved and Seconded that the meeting be adjourned at 8:12 pm.

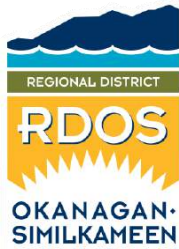
CARRIED

NEXT MEETING – Thursday, March 11, 2020

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

Sue Gibbons

Recording Secretary



Minutes

Okanagan Falls Parks & Recreation Commission
Meeting of November 12, 2020
Okanagan Falls Community Centre, 1141 Cedar Street,
Okanagan Falls, BC



Present: Mr. R. Obirek, Director, Electoral Area “D”
Members: Kelvin Hall, Chair, Doug Lychak, Matt Taylor, Barbara Shanks, Joanne Kleb, Daniela Fehr, Alf Hartviksen, Judy Garner
Absent: Shari Rowland, Jillian Johnston
Staff: Justin Shuttleworth, Manager of Parks and Facilities
Recording Secretary: Sue Gibbons
Delegates: None

1. CALL TO ORDER

The meeting was called to order at 6:33 p.m.

ADOPTION OF AGENDA

RECOMMENDATION

It was Moved and Seconded that the Agenda of November 12, 2020 be adopted.

CARRIED

2. APPROVAL OF PREVIOUS MEETING MINUTES

2.1 RECOMMENDATION

It was Moved and Seconded that the Minutes for Okanagan Falls Parks and Recreation Commission meeting of October 1, 2020 be approved.

CARRIED

3. CORRESPONDENCE / DELEGATIONS

3.1 Letter from P. Lindquist regarding Okanagan Falls Beach Accesses

- Discussion

RECOMMENDATION

It was Moved and Seconded that the Okanagan Falls Parks and Recreation Commission requests that the RDOS provide a report regarding the three beach accesses with a map and approximate pricing for maintenance.

CARRIED

3.2 Email from D. Garnett regarding Garnett Family Park Signage

- Discussion

RECOMMENDATION

It was Moved and Seconded that the Okanagan Falls Parks and Recreation Commission does not support the Garnett Family Park name or presented sign.

CARRIED

Action item:

- i) That the Commission Chair provide a letter to the RDOS Chair

4. RDOS STAFF REPORTS

4.1 ALC's Release of Reasons for Decision

- Discussion

RECOMMENDATION:

It was Moved and Seconded that the Okanagan Falls Parks and Recreation Commission accepts the ALC's decision and recommends that the implementation be phased over a three-year period for financial reasons.

CARRIED

5. COMMISSION MEMBER REPORTS

5.1 Report regarding Walkabouts

- Walkabouts occurred to acquire content regarding a waterfront park master plan (discussion item for December meeting)

5.2 Report on Aster

- M. Taylor provided an update
- Action item:
 - i) to set up a zoom call with the RDOS and Provincial and Federal biologists

5.3 D. Lychak – Report on Donation Policy

- D. Lychak reported that the main purpose of his report was to make the wording kinder and that recognition should be for all. He requested that commission members review his report and come back with comments.

5.4 M. Taylor – KAS1845 proposal (additional flower garden delineating south edge of west portion of Lions Park)

- M. Taylor provided an update

5.5 M. Taylor – Tree planting and tree pruning

- Thanks to the RDOS
- Pruning in our parks – would like to see more

5.6 M. Taylor – Teleconference capacity (wiring) and capability (speakerphone)

- J. Shuttleworth reported that it arrived today

5.7 M. Taylor – the Strata would like to see a berm installed between the Park and Strata lands

6. RDOS DIRECTOR'S REPORT

6.1 None

7. BUSINESS ARISING

7.1 Director R. Obirek inquired about lighting on the trestle.

RECOMMENDATION

It was Moved and Seconded that the Okanagan Falls Parks and Recreation Commission request to redirect some capital funds to provide power to the trestle bridge.

CARRIED

8. ADJOURNMENT

RECOMMENDATION

It was Moved and Seconded that the meeting be adjourned at 8:18 pm.

CARRIED

NEXT MEETING – Thursday, December 10, 2020

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

Sue Gibbons

Recording Secretary



Minutes

Naramata Parks & Recreation Commission
Meeting of February 22, 2021, 6:30 p.m.
WebEx Virtual Meeting - Naramata, BC



Present: Karla Kozakevich, Director, Electoral Area “E”

Members: Dennis Smith (Chair), Maureen Balcaen, Nicole Verpaelst, Ashley Selwood, Cynthia Enns, Adrienne Fedrigo, Tom Hoenisch arrived at 6:45 p.m.

Absent: Richard Roskell

Staff: Augusto Romero (Recreation Manager) left meeting at 7:24 p.m., Doug Reeve (RDOS, Projects Coordinator II) arrived at 6:49 p.m. and left meeting at 8:35 p.m., Sydney Clement (RDOS Recreation Coordinator) left meeting at 7:24 p.m.

Guests: None

Recording Secretary: Heather Lemieux (Recording Secretary)

Delegates: None

1. CALL TO ORDER

The meeting was called to order at 6:35 p.m. Quorum present.

ADOPTION OF AGENDA — Added 6.2 Spirit Park Planning Committee

1.1 **RECOMMENDATION**

It was Moved and Seconded that the Agenda for the Naramata Parks & Recreation Meeting of February 22, 2021 be adopted as amended and all presentations and reports be received.

CARRIED

2. APPROVAL OF PREVIOUS MEETING MINUTES

2.1 **RECOMMENDATION**

It was Moved and Seconded that the Minutes for Naramata Parks and Recreation Commission of January 25, 2021 be approved as presented.

CARRIED

3. CORRESPONDENCE / DELEGATIONS

None

4. RDOS STAFF REPORTS — A. Romero (Recreation Manager), D. Reeve (RDOS, Projects Coordinator II), S. Clement (RDOS Recreation Coordinator)

4.1 Regional Recreation Update — A. Romero (Recreation Manager) introduced S. Clement, the new recreation coordinator. Discussed the Regional Recreation Report including community health, partnerships, formalizing volunteer programs, and volunteer recognition. S. Clement presented on upcoming local events, including two events in Naramata; The Gravel Explorer and Expedition Canada.

4.2 Manitou Pathway Project — D. Reeve (RDOS, Projects Coordinator II) updated on the Manitou Park project. Discussed the location of the pathway, potential phases, invasive tree removal, possibly installing underground power lines, and baseball diamond infrastructure. Community consultation will be conducted for feedback on the baseball diamond and backstop.

Discussed the playground at the northwest corner of Manitou Park. The playground is outdated and does not meet current safety standards.

Identified existing benches in the park and discussed possible relocations. New or relocated benches to be installed with space for wheelchair accessibility.

The Naramata Community Market will work around construction in the park.

RECOMMENDATION

It was Moved and Seconded that the northwest Playground of Manitou Park be removed to make room for the pathway and that its replacement and relocation be investigated.

DEFEATED

RECOMMENDATION

It was Moved and Seconded that the pathway be installed around the northwest Playground of Manitou Park and that the RDOS investigate its replacement and relocation in the future.

CARRIED

RECOMMENDATION

It was Moved and Seconded that the baseball backstop be removed and placed in storage until community consultation is conducted regarding its reinstallation or replacement.

CARRIED

ACTION — D. Reeve to look into Manitou Park bench relocations, underground power line installation and obtain quotes.

5. RDOS DIRECTOR REPORT — Karla Kozakevich, Director, Electoral Area “E”

- 5.1 **Center Beach Acquisition** — The borrowing bylaw was approved and a recognition monument is being designed.
- 5.2 **Parkland Donation** — Naramata is acquiring parkland or cash value from a developer.
- 5.3 **Wharf Park** — Electric vehicle charging station locations are being looked into. Discussed reinstalling 1st Street power lines underground.
- 5.4 **Naramata Community Fund (NCF)** — The NCF is providing a donation for Spirit Park. Options are being looked into for best uses of the donation.
- 5.5 **Orientation** — All RDOS Parks and Recreation members are invited to attend a Parks and Recreation Commission Orientation/Information Session on February 24, 2021 via RDOS WebEx.
- 5.6 **RDOS Communication** — All Commissions will receive quarterly updates after the Board receives its quarterly updates. If there are questions regarding the quarterly updates, questions can be collected and emailed to RDOS staff. Staff can be made available to attend meetings if an item requires a more thorough discussion.

6. COMMISSION MEMBER REPORTS

- 6.1 **Canada Healthy Communities Initiative** — Discussed grant funding, budget, project readiness, and levels of funding. The RDOS can apply for each area in the region. Discussed project options and locations.

RECOMMENDATION

It was Moved and Seconded to proceed with the Creek Park Trail Renovation Project for the Canada Healthy Communities Initiative grant application.

CARRIED

ACTION — J. Shuttleworth to look into connecting Creek Park trail to the KVR.

- 6.2 **Spirit Park Planning Committee** — NPR members A. Fedrigo and N. Verpaelst volunteered to lead the Spirit Park Planning Committee. Community stakeholders are welcome to join the committee.

- 6.3 **Adra Tunnel** — T. Hoenisch continues to plan Adra Tunnel signage and seating with the RDOS and the Penticton Museum.

ONGOING

ACTION — K. Kozakevich to find out how much donated funds are available in the Adra Tunnel budget.

6.4 Park Maintenance — M. Balcean reported that park usage is up.

7. BUSINESS ARISING

None

8. ADJOURNMENT

8.1 RECOMMENDATION

It was Moved and Seconded that the Naramata Parks & Recreation Meeting be adjourned at 8:56 p.m.

CARRIED

NEXT MEETING: March 22, 2021 at 6:30 p.m.
Location TBD



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



Recording Secretary, Heather Lemieux

ADMINISTRATIVE REPORT

TO: Naramata Parks and Recreation Commission

FROM: Community Services Department

DATE: February 19, 2021

RE: 2020 Q4 Activity Report

Update on Activities

Parks, Facilities and Projects

- Completed the Centre Beach Park joint use agreement.
- Revised the 2021 Naramata parks maintenance contract.
- Met with Naramata Market reps to coordinate long and short term locations for the market.
- Drafted contract for 2021 beach cleaning.
- Inquired with RSTBC, PACA and MoTI regarding Three Blind Mice trail network.
- Removed additional invasive Elm tree logs from Manitou Park. Waited for full freeze conditions to reduce ground damage.
- Adjusted Lighting timer at courts for ice rink use. Reviewed options to relocate timer and isolate the court lights.
- Assessed tree identified as a risk by Naramata Water Sports volunteer at the boat storage site.
- Reviewed grading and drainage options for Spirit Park.
- Installed new Creek Park entry signs.
- Assessed condition of multi-use court for skate park use.
- Consult with PACA regarding their proposal for a Mountain Bike park at Manitou Park.
- Completed first aid assessments for all works sites including Naramata.
- Completed herbicide re-certification of staff.
- Completed a bid and purchase process of two operations trucks and a wood chipper.
- Continued with construction work on the new washroom build at Manitou Park. Re-work of footings completed; forming for concrete walls underway. Installation of septic field completed.
- Additional support of the Manitou Park washroom project:
 - Installing irrigation into the new washroom building
 - Delivery of construction materials
- Completed a \$450,000 works agreement with the Province of B.C. for KVR trail upgrades throughout the Regional District. Contract includes the following upgrades:
 - Draining and course resurfacing works from Chute Lake to Little Tunnel
 - Rock scaling at Little Tunnel
 - Pit toilets at Little Tunnel and Arawana (in NPR projects plan for 2022)

Recreation

- Augusto has received two requests for race events to be hosted in Naramata this year which he is working with before forwarding to the commission.
- Continue to update the RDOS Recreation website with updates for COVID-19 resources.
- Provided Board with a presentation on the RDOS Recreation and Interior Health Authority partnership.

- Launch and creation of a video of [RDOS Volunteer Program](#).
- Recreation staff continues to support the communities with a variety of local and regional health and wellness initiatives while respecting current COVID-19 measures.
- South Okanagan-Similkameen Child Care Study survey completed.
- Published the Recreation [Regional Guide](#) electronically on RDOS site.
- Created several new partnerships as a result of Schools not being available for Recreation programming.
- Continued updates to program and facility safety plans in all areas.
- Hosted a virtual Yoga Solstice event with 90 participants.
- In partnerships with the Penticton & District Arts Council, delivered art kits to 50 children in Naramata, West Bench and Kaleden.
- Implemented new volunteer documentation process for better safety and tracking capabilities.
- Awarded and commenced work on the Regional Parks, Trails and Recreation Master Plan Project.

Grants

- Applied to the Canadian Cultural Spaces Fund for funds for the Naramata Museum facility upgrades.
- Preparing for Federal/Provincial COVID-19 stimulus grant applications.
- Reviewed new horizons grant related to 2021 project list.

COVID-19 Response

- Continued to update signage for parks, facilities and amenity use during COVID-19.
- Revised operational plans and work procedures for park and facility maintenance.
- Updated park rental and recreation program documents.
- Reviewed and reconfigured staff workspaces to meet WCB COVID-19 requirements.
- Adjusted the facility and park booking procedures.
- Worked with BC Transit to communicate COVID-19 initiatives to the public, installed signage at transit stop locations throughout region.
- Completed additional daily cleanings of public washrooms.
- Adjusted programs with each new Public Health Order.

Upcoming Activities

- Support Parks and Recreation Commission AGMs and orientation meetings.
- Commence with seasonal staff training and begin Spring parks and trails maintenance and inspection.
- Complete first aid assessment for all work locations.
- Update Safe work procedures and training schedules.
- Install updated entry signage for Okanagan Falls, Kaleden, West Bench and Naramata Parks.
- Continue with construction of Manitou Park washroom.
- Design/tender perimeter pathway project for Manitou Park.
- Continue work on the Naramata Boat storage project.
- Initiate maintenance regime for Centre Beach Park and new Manitou Park washroom.

Delegate Patricia Leslie present.

Discussion.

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board that the proposed temporary use be approved.

CARRIED (UNANIMOUSLY)

3.5 Temporary Use Permit Andrew Peller Limited – 4320 Black Sage Rd

Delegate Patricia Leslie present.

Discussion.

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board that the proposed temporary use be approved.

CARRIED (UNANIMOUSLY)

3.1 Agricultural Land Commission Referral (Non-Adhering Residential Use) – Jaswant Sekhon, Jaswant Sekhon – 373 Road 14; C2020.019-ALC

Delegate Chanbir Sekhon present.

Discussion.

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board that the subject application not be “authorized” to proceed to the Agricultural Land Commission.

CARRIED (UNANIMOUSLY)

3.2 Agricultural Land Commission Referral (Non-Adhering Residential Use) – Sergio Nunes & Tamara Nunes – 1377 Fairview Rd; C2021.001-ALC

Delegate Tamara Nunes present.

Discussion.

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board that the subject application not be “authorized” to proceed to the Agricultural Land Commission.

CARRIED (UNANIMOUSLY)

3.3 Agricultural Land Commission Referral (Non-Adhering Residential Use) – Gurden Bahniwal & Nirmaljit Bahniwal – 5475 Sumac St; C2021.002-ALC

Delegate Harman Bahniwal not present.

Discussion.

MOTION

It was Moved and Seconded that the APC defers the review of the application to the next meeting so the delegate can be present to answer questions.

CARRIED (UNANIMOUSLY)

6. ADJOURNMENT

4.1 MOTION

It was Moved and Seconded that the meeting be adjourned at 8:05 pm.

CARRIED (UNANIMOUSLY)

Sara Bunge

Advisory Planning Commission Chair



Minutes

Electoral Area "D" Advisory Planning Commission

Meeting of February 9, 2021

Location: <https://rdos.webex.com> Time: 7:00 p.m.

Present:

Director: Ron Obirek

Members: Doug Lychak (Chair), Don Albright, Jill Adamson, Malcolm Paterson, Kelvin Hall, Norm Gaumont, Alf Hartviksen,

Absent: Navid Chaudry, Deb Morrow, Jerry Stewart, Kurtis Hiebert, Almira Nunes

Staff: Christopher Garrish, Planning Manager

JoAnn Peachey, Planner I

Rushi Gadoya, Planning Technician

Recording

Secretary: Regional District Staff

Delegations: Rosie & Wesley Thompson – Development Variance Permit – D2020.019-DVP

Laurie Schmidt – Zoning Bylaw Amendment – D2020.016-ZONE

Melvin Biesinger – Development Variance Permit – D2021.001-DVP

Ryan Kononoff - Zoning Bylaw Amendment – D2021.001-ZONE

1. CALL TO ORDER

The meeting was called to order at 7:07 p.m.

ADOPTION OF AGENDA

MOTION

It was Moved and Seconded that the Agenda be adopted.

CARRIED (UNANIMOUSLY)

2. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION

It was Moved and Seconded by the APC that the Minutes November 10, 2020, be approved.

CARRIED (UNANIMOUSLY)

3. DEVELOPMENT APPLICATIONS

3.1 Development Variance Permit Application – D2020.019-DVP

Delegate Rosie & Wesley Thompson present.

Discussion.

MOTION

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

CARRIED

3.2 Proposed OCP & Zoning Bylaw Amendment – D2020.016-ZONE

Delegate Laurie Schmidt present.

Discussion.

MOTION

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

CARRIED

3.3 Development Variance Permit Application – D2021.001-DVP

Delegate Melvin Biesinger present.

Discussion.

MOTION

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

CARRIED

3.4 Proposed Zoning Bylaw Amendment – D2021.001-ZONE

Delegate Ryan Kononoff present.

Discussion.

MOTION

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

CARRIED (UNANIMOUSLY)

4. REFERRALS

Not applicable

5. OTHER

5.1 Proposed Amendments – Environmentally Sensitive Development Permit (ESDP) Areas (X2020.009-ZONE)

RDOS Planning Manager, Christopher Garrish, present.

Discussion.

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board that the proposed amendments to the Environmentally Sensitive Development Permit (ESDP) Area designation be approved, subject to the following conditions:

- a trigger for the issuance of a permit continue to include the “alteration of the land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services” for parcels greater than 2.0 ha.

CARRIED

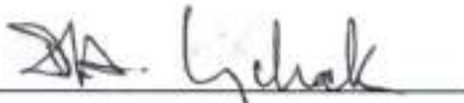
6. ADJOURNMENT

MOTION

It was Moved and Seconded that the meeting be adjourned at 9:23 p.m.

CARRIED

Doug Lychak



Advisory Planning Commission Chair



Advisory Planning Commission Recording Secretary / minute taker



Minutes

Electoral Area “F” Advisory Planning Commission

Meeting of Monday, November 23, 2020

Location: <https://rdos.webex.com>

Present:

Members: Brad Hillis (Chair), Margaret Holm, Mike Stokker, Gerry Lalonde, Galina Pentecost, Rick Hatch

Absent: Don Barron, Richard Johnson

Staff: Christopher Garrish, Planning Manager
Rushi Gadoya, Planning Technician

Delegates: John and Glenda Peacock

1. CALL TO ORDER

The meeting was called to order at 7:20 p.m.

ADOPTION OF AGENDA

MOTION

It was Moved and Seconded that the Agenda be adopted

CARRIED

2. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION

It was Moved and Seconded by the APC that the Minutes of November 25, 2019 be approved.

CARRIED

3. DELEGATIONS

3.1 Glenda Peacock for Development Variance Permit Application F06701.000 (F2020.015-DVP)

4. DEVELOPMENT APPLICATION

4.1 Development Application F2020.015-DVP (Peacock)

Delegate present.

Discussion.

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board that the applicant work with staff to reduce the extent of variance requested.

CARRIED

5. OTHER

5.1 Proposed Amendments – Environmentally Sensitive Development Permit (ESDP) Areas

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board of Directors that the proposed amendments to the Environmentally Sensitive Development Permit (ESDP) Area designation be denied.

CARRIED

5.2 Proposed OCP Bylaw Amendments – Agricultural Land Reserve (ALR) Exclusion

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board of Directors that proposed ALR Exclusion policies be supported.

CARRIED

5.3 Early Termination of Land Use Contract (LUC) No. LU-2-F

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board of Directors that proposed discharge and termination of part of LUC No. LU-2-F be approved.

CARRIED

5.4 Proposed Solar Energy System Zoning Regulations

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board of Directors that the subject bylaw be adopted.

CARRIED

6. ADJOURNMENT

6.1 MOTION

It was Moved and Seconded that the meeting be adjourned at 9:25 pm.

CARRIED

Advisory Planning Commission Chair

JoAnn Peachey

Advisory Planning Commission minute taker



Minutes

Electoral Area “F” Advisory Planning Commission

Meeting of Monday, January 25, 2021

Location: <https://rdos.webex.com>

Present:

Members: Brad Hillis (Chair), Margaret Holm, Mike Stokker, Gerry Lalonde, Galina Pentecost, Rick Hatch

Absent: Don Barron, Richard Johnson

Staff: JoAnn Peachey, Planner I
Rushi Gadoya, Planning Technician

Delegates: Terrance Olfert
Glenda Peacock

1. CALL TO ORDER

The meeting was called to order at 7:05 p.m.

ADOPTION OF AGENDA

MOTION

It was Moved and Seconded that the Agenda be amended to add Development Variance Permit Application F2020.015-DVP as a development application item and that the Agenda be adopted, as amended

CARRIED

2. APPROVAL OF PREVIOUS MEETING MINUTES

MOTION

It was Moved and Seconded by the APC that the Minutes of November 25, 2019 be approved.

CARRIED

3. DELEGATIONS

3.1 Terrance Olfert for Development Variance Permit Application F07304.000
(F2020.022-DVP)

3.2 Glenda Peacock for Development Variance Permit Application F06701.000
(F2020.015-DVP)

4. DEVELOPMENT APPLICATION

4.1 Development Application F2020.022-DVP (Olfert)

Delegate present.

Discussion.

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board that the subject Development Application be approved with the following condition: drop existing elevation 0.6 meters (2 feet) to be less imposing from street view.

CARRIED

4.2 Development Application F2020.015-DVP (Peacock)

Delegate present.

Discussion.

MOTION

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

CARRIED

5. ADJOURNMENT

5.1 **MOTION**

It was Moved and Seconded that the meeting be adjourned at 8:15 pm.

CARRIED

Advisory Planning Commission Chair

JoAnn Peachey

Advisory Planning Commission minute taker



Minutes

Electoral Area 'I' Advisory Planning Commission

Meeting of Wednesday 17th of February, 2021

Via Online "WebEx"

- Present:** Subrina Monteith, Director, Electoral Area "I"
- Members:** Adele Dewar (Chair), Darlene Bailey – Vice Chair, Chris Struthers – Secretary, Bruce Shepherd, Bob Handfield, Mike Gane, Doreen Olson, Sandie Wilson
- Absent:** John Davis
- Staff:** Rushi Gadoya, JoAnn Peachey (Planners)
- Recording Secretary:** Chris Struthers
- Delegates:** Not present

1. CALL TO ORDER

The meeting was called to order at 5:32 pm

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 January 21st 2021 be approved.

CARRIED UNANIMOUSLY

4. APPLICATIONS

4.1 I-02479.000– Development Variance Permit – 313 Westview Road

Delegates not present.

Discussion.

MOTION

It was Moved and Seconded THAT the APC recommends to the RDOS Board that the subject development application be approved.

CARRIED UNANIMOUSLY

4.2 I-01484.510– Development Variance Permit 126 Sumac Avenue

Delegates not present.

Discussion.

MOTION

It was Moved and Seconded THAT the APC recommends to the RDOS Board that the subject development application be approved.

CARRIED

5. NEW BUSINESS

MOTION

It was Moved and Seconded THAT the APC requests the RDOS to consider presenting feedback from immediate neighbouring property owners as part of the APC review of variance applications.

CARRIED UNANIMOUSLY

5. ADJOURNMENT

MOTION

It was Moved and Seconded that the meeting be adjourned at 6:22 pm.

CARRIED UNANIMOUSLY


Adelle R Dwyer (Feb 22, 2021 14:51 PST)

Advisory Planning Commission Chair


Chris Struthers (Feb 22, 2021 14:54 PST)

Advisory Planning Commission Recording Secretary / minute taker.









210217 Area I APC Meeting Minutes Feb 2021

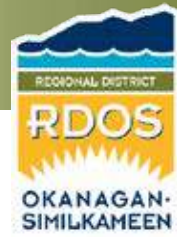
Final Audit Report

2021-02-22

Created:	2021-02-18
By:	Chris Struthers (chris@strutherstech.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA8WTnGWZurhGLA5AIOxA1QmZRW9sP2Rj

"210217 Area I APC Meeting Minutes Feb 2021" History

-  Document created by Chris Struthers (chris@strutherstech.com)
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REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Corporate Services Committee

Thursday, March 4, 2021

11:02 a.m.

MINUTES

MEMBERS PRESENT:

Chair K. Kozakevich, Electoral Area "E"
Vice Chair S. Coyne, Town of Princeton
Director M. Bauer, Village of Keremeos
Director G. Bush, Electoral Area "B"
Director B. Coyne, Electoral Area "H"
Director R. Gettens, Electoral Area "F"
Director D. Holmes, District of Summerland
Director M. Johansen, Town of Oliver
Director R. Knodel, Electoral Area "C"
Director S. McKortoff, Town of Osoyoos

Director S. Monteith, Electoral Area "I"
Director R. Obirek, Electoral Area "D"
Director M. Pendergraft, Electoral Area "A"
Director T. Roberts, Electoral Area "G"
Director K. Robinson, City of Penticton
Director J. Sentes, City of Penticton
Director E. Trainer, District of Summerland
Director J. Vassilaki, City of Penticton
Director C. Watt, City of Penticton

MEMBERS ABSENT:

STAFF PRESENT:

B. Newell, Chief Administrative Officer

C. Malden, Manager of Legislative Services

A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was **MOVED** and **SECONDED**

THAT the Agenda for the Corporate Services Meeting of March 4, 2021 be adopted. - **CARRIED**

Items B. and C. were discussed as one item.

B. BOARD ROLES & RESPONSIBILITIES

C. COMMUNICATIONS POLICY

The Committee discussed the Board Roles and Responsibilities, and the Communications policy.

It was **MOVED** and **SECONDED**

THAT the Communication Policy be amended by revising the section entitled Regional Board as follows:
"The Chair and/or their designate is the primary spokesperson for the Regional District *on regional matters*. The Chair is authorized to release information releases on behalf of the Regional District and provide media interviews in relation to any Board position.

Other members of the Regional Board are secondary spokespersons for the Regional District *on regional matters*.

The Electoral Area Director or designate is the primary spokesperson and promoter for his or her electoral area on matters pertaining specifically to his or her electoral area."

(Italics denotes addition to the current policy)

CARRIED

Opposed: Directors: Bush, B. Coyne, Bauer

D. COMMISSION RECOMMENDATIONS

Due to time constraints, this item was postponed to a future Corporate Services Committee.

E. ADJOURNMENT

**It was MOVED and SECONDED
THAT the meeting adjourn. - CARRIED**

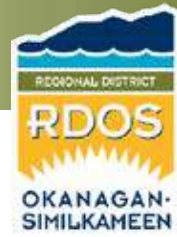
The meeting adjourned at 12:00 p.m.

APPROVED:

CERTIFIED CORRECT:

K. Kozakevich
RDOS Board Chair

B. Newell
Corporate Officer



**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Environment and Infrastructure Committee**

Thursday, March 4, 2021
10:18 a.m.

MINUTES

MEMBERS PRESENT:

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

MEMBERS ABSENT:

STAFF PRESENT:

B. Newell, Chief Administrative Officer	C. Malden, Manager of Legislative Services
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A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and SECONDED

THAT the Agenda for the Environment and Infrastructure Committee Meeting of March 4, 2021 be adopted. - **CARRIED**

B. 2020 NARAMATA DAM SAFETY REVIEW REPORT SUMMARY – FOR INFORMATION

1. Amit Pashan, Hatch Ltd
2. Big Meadow Lake Dam – 2020 Dam Safety Review Report

The Committee was advised of some of the challenges associated with the operation of the dams above Naramata.

C. ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn. - **CARRIED**

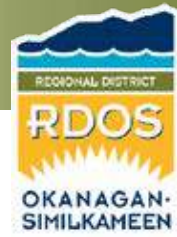
The meeting adjourned at 10:47 p.m.

APPROVED:

CERTIFIED CORRECT:

R. Gettens
Committee Chair

B. Newell
Corporate Officer



**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Planning and Development Committee**

Thursday, March 4, 2021

9:07 a.m.

MINUTES

MEMBERS PRESENT:

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

MEMBERS ABSENT:

STAFF PRESENT:

B. Newell, Chief Administrative Officer	C. Malden, Manager of Legislative Services
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A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was MOVED and SECONDED

THAT the Agenda for the Planning and Development Committee Meeting of March 4, 2021 be adopted. - CARRIED

**B. ZONING AMENDMENT BYLAW NO. 2895 — REGULATION OF METAL STORAGE CONTAINERS
ELECTORAL AREAS "A", "C", "D", "E", "F" & "I" — FOR INFORMATION**

The Committee discussed Amendment Bylaw No. 2895, which proposes to introduce zoning regulations governing the use and placement of metal storage containers within the Okanagan Electoral Area zoning bylaws.

**C. BUILDING BYLAW NO. 2805, 2018 – "SITING PERMITS" (METAL STORAGE CONTAINERS)
ELECTORAL AREAS "A", "C", "D", "E", "F", "H" & "I" – FOR INFORMATION**

The Committee discussed the current requirement in the Regional District's Building Bylaw No. 2805, 2018, for a "Siting Permit" to place a metal storage container on a property.

D. **REVIEW OF ADVISORY PLANNING COMMISSION (APC) POLICY
CONSIDERATION OF PUBLIC REPRESENTATIONS**

1. Draft Amendment Bylaw No. 2500.19

The Committee discussed public representations received in relation to land use applications, and consideration of these representations by the applicable electoral area advisory planning commission (APC).

RECOMMENDATION 2

It was MOVED and SECONDED

THAT Regional District of Okanagan-Similkameen Development Procedures Amendment Bylaw No. 2500.19 be initiated. – **CARRIED**

Opposed: Directors Monteith, Obirek, Robinson

E. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn. - **CARRIED**

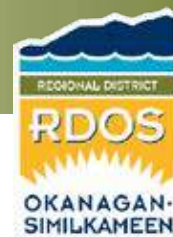
The meeting adjourned at 10:18 a.m.

APPROVED:

CERTIFIED CORRECT:

R. Knodel
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 12:46 p.m. on Thursday, March 4, 2021 in the Boardroom, 101 Martin Street, Penticton, British Columbia.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

STAFF PRESENT:

B. Newell, Chief Administrative Officer	C. Malden, Manager of Legislative Services
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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 March 4, 2021 be adopted as amended to move Items A.1.i.(second part) and A.1.f. to F.4. - **CARRIED.**

1. Consent Agenda – Corporate Issues

- a. Kaleden Parks and Recreation Committee – December 1, 2020
THAT the Minutes of the December 1, 2020 Kaleden Parks and Recreation Committee meeting be received.
- b. Kaleden Parks and Recreation Committee – January 19, 2021
THAT the Minutes of the January 19, 2021 Kaleden Parks and Recreation Committee meeting be received.
- c. Kaleden Parks and Recreation Committee – January 19, 2021 (AGM)
THAT the Minutes of the January 19, 2021 Kaleden Parks and Recreation Committee Annual General meeting be received.
- d. Naramata Parks and Recreation Committee – January 25, 2021
THAT the Minutes of the January 25, 2021 Naramata Parks and Recreation Committee meeting be received.
- e. Naramata Parks and Recreation Committee – January 25, 2021 (AGM)
THAT the Minutes of the January 25, 2021 Naramata Parks and Recreation Committee Annual General meeting be received.

- f. Okanagan Falls Parks and Recreation Committee –November 12, 2020
This item was moved to F.4.
- g. Okanagan Falls Parks and Recreation Committee – December 10, 2020
THAT the Minutes of the December 10, 2020 Okanagan Falls Parks and Recreation Committee meeting be received.
- h. Corporate Services Committee – February 18, 2021
THAT the Minutes of the February 18, 2021 Corporate Services Committee meeting be received.
- i. Environment and Infrastructure Committee – February 18, 2021
THAT the Minutes of the February 18, 2021 Environment and Infrastructure Committee meeting be received.
- j. Planning and Development Committee – February 18, 2021
THAT the Minutes of the February 18, 2021 Planning and Development Committee meeting be received.
- k. Protective Services Committee – February 18, 2021
THAT the Minutes of the February 18, 2021 Protective Services Committee meeting be received.
- l. RDOS Regular Board Meeting – February 18, 2021
THAT the minutes of the February 18, 2021 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 as amended. - **CARRIED**

- 2. Consent Agenda – Development Services
 - a. Development Variance Permit Application – 3808 25th Street - Electoral Area “A”
 - i. Permit
THAT Development Variance Permit No. A2020.023-DVP be approved
 - b. Development Variance Permit Application – 313 Westview Road – Electoral Area “I”
 - i. Permit
THAT Development Variance Permit No. I2021.002-DVP be approved
 - c. Development Variance Permit Application – 150 Skye Blue Loop – Electoral Area “H”
 - i. Permit
 - ii. Representations
THAT Development Variance Permit No. H2021.004-DVP be approved

RECOMMENDATION 3 (Unweighted Rural Vote – Simple Majority)

IT WAS MOVED AND SECONDED

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

B. DEVELOPMENT SERVICES – Building Inspection

1. Building Bylaw Contraventions – 847 Highway 5A – Electoral Area “H”

It was MOVED and SECONDED

THAT the matter of Building Bylaw Contravention for 847 Highway 5A, Electoral Area “H” be deferred to the March 18, 2021 Board Meeting. - **CARRIED**

C. DEVELOPMENT SERVICES – Rural Land Use Matters

1. Agricultural Land Commission Referral (Non-Adhering Residential Use) – 363 & 373 Road 14 – Electoral Area “C”

The property owner addressed the Board.

RECOMMENDATION 4 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the application for a “non-adhering residential use – Additional Residence for Farm Use” at 373 Road 14 (Lot 287, Plan 1790, DL 2450S, SDYD) not be “authorized” to proceed to the Agricultural Land Commission. - **CARRIED**

2. Development Variance Permit Application – 162 Saliken Drive – Electoral Area “D”
 - a. Permit
 - b. Representations

RECOMMENDATION 5 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT Development Variance Permit No. D2020.019-DVP be approved. - **CARRIED**

3. Official Community Plan (OCP) Bylaw Amendments – ALR Exclusion Applications
 - a. Amendment Bylaw No. 2913

RECOMMENDATION 6 (Unweighted Rural Vote – 2/3 Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2913, 2020 Electoral Area Official Community Plan Amendment Bylaw be read a third time and adopted. - **CARRIED**

Directors Vassilaki, Bauer, McKortoff, S. Coyne joined the meeting.

D. COMMUNITY SERVICES

1. Similkameen Swimming Pool Upgrades – Award of Project

RECOMMENDATION 7 (Weighted Corporate Vote – Majority)

It was MOVED and SECONDED

THAT the Similkameen Pool Repair project be awarded to ARK Custom Pool & Spa for the amount of \$115,358.00. - **CARRIED**

2. 2021 UBCM FireSmart Economic Recovery Fund Application

RECOMMENDATION 8 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Regional District apply for the 2021 UBCM FireSmart Economic Recovery Fund. - **CARRIED**

E. FINANCE

1. RDOS 2021-2025 Five Year Financial Plan Bylaw 2922, 2021

RECOMMENDATION 9 (Weighted Corporate Vote – Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2922, 2021, being a bylaw of the Regional District of Okanagan-Similkameen to adopt the 2021-2025 Five Year Financial Plan, be read a second time.

It was MOVED and SECONDED

THAT Bylaw No. 2922 be amended to include the budget amendments outlined in Appendix 1 to the report dated March 4, 2021 from CAO B. Newell. – **CARRIED**

It was MOVED and SECONDED

THAT Bylaw No. 2922, 2021, being a bylaw of the Regional District of Okanagan-Similkameen to adopt the 2021-2025 Five Year Financial Plan, be read a second time as amended. - **CARRIED**

2. OBWB Water Conservation and Quality Improvement Grant – Late Application

RECOMMENDATION 10 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Board of Directors forward a letter of support to the Okanagan Basin Water Board for the following application to the 2021 OBWB Water Conservation and Quality Improvement (WCQI) Grant program:

- k'

F. LEGISLATIVE SERVICES

1. Kaleden Sewer
 - a. Bylaw No. 1239.09, 2021
 - b. Bylaw No. 2889, 2020
 - c. Bylaw No. 2890, 2020
 - d. Bylaw No. 2923, 2021

RECOMMENDATION 11 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT Bylaw No. 1239.09, 2021, Okanagan Falls Sanitary Sewer Service Area Amendment Bylaw be read a first, second and third time and forwarded to the Inspector of Municipalities for approval. **CARRIED**

RECOMMENDATION 12 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT third reading of Bylaw No. 2889, 2020, being the Kaleden Extension of the Okanagan Falls Sewer Service Establishment Bylaw be rescinded. - **CARRIED**

RECOMMENDATION 13 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT Bylaw 2889, 2020 be read a third time.

RECOMMENDATION 14 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT Bylaw 2889, 2020 be amended to create a service for infrastructure required for the collection and conveyance of sewer effluent in a portion of the Kaleden community. - **CARRIED**

RECOMMENDATION 15 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT Bylaw 2889, 2020 be read a third time as amended and forwarded to the Inspector of Municipalities for approval. - **CARRIED**

RECOMMENDATION 16 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT third reading of Bylaw No. 2890, 2020, being the Kaleden Extension of the Okanagan Falls Sewer Service Loan Authorization Bylaw be rescinded. - **CARRIED**

RECOMMENDATION 17 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT Bylaw 2890, 2020 be read a third time.

RECOMMENDATION 18 (Weighted Corporate Vote – Majority)

It was MOVED and SECONDED

THAT Bylaw 2890, 2020 be amended to authorize the Regional District to borrow up to \$4,040,000 for the construction of the Kaleden Extension of the Okanagan Falls sewer service. - **CARRIED**

RECOMMENDATION 19 (Weighted Corporate Vote – Majority)

It was MOVED and SECONDED

THAT Bylaw 2890, 2020 be read a third time as amended and forwarded to the Inspector of Municipalities for approval. - **CARRIED**

RECOMMENDATION 20 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2923, 2021, Kaleden Extension of the Okanagan Falls Sewer Service Capital Reserve Establishment Bylaw be read a first, second and third time. - **CARRIED**

RECOMMENDATION 21 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT electoral approval for the adoption of Bylaw No. 2889 and Bylaw No. 2890 be obtained through assent vote (referendum); and,

THAT the assent vote take place on Saturday June 5, 2021; and further,

THAT Christy Malden be appointed as the Chief Election Officer and Gillian Cramm be appointed as Deputy Chief Election Officer for the Kaleden Extension to the Okanagan Falls Sewer Assent Vote; and further,

THAT the assent vote question be:

'Are you in favour of the Regional District of Okanagan-Similkameen adopting Bylaw No. 2889, 2020 Kaleden Extension of the Okanagan Falls Sewer Service Establishment Bylaw to create a service for the infrastructure required for the collection and conveyance of sewer effluent in a portion of the Kaleden area of the Regional District;

and,

Bylaw No. 2890, 2020 Kaleden Extension of the Okanagan Falls Sewer Service Loan Authorization Bylaw to authorize the long-term borrowing of up to \$4,040,000 (four million, forty thousand dollars) for the construction of the Kaleden extension of the Okanagan Falls sewer system?'

CARRIED

2. Dog Control Service Establishment Amendment Bylaw

a. Bylaw No. 2775.01

RECOMMENDATION 22 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT Regional District of Okanagan-Similkameen Dog Control Service Establishment Amendment Bylaw No. 2775.01, 2021, being a bylaw to include reference to Electoral Area "I" in the Dog Control Service Establishment bylaw, be read a first, second and third time and be forwarded to the Inspector of Municipalities for approval. - **CARRIED**

3. RDOS Fees and Charges Bylaw No. 2927, 2021

a. Bylaw No. 2927

b. Report of February 18, 2021

RECOMMENDATION 23 (Weighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT Regional District of Okanagan-Similkameen Fees and Charges Bylaw No. 2927, 2021 be read a first and second time.

It was MOVED and SECONDED

THAT Bylaw No. 2927, 2021 be referred back to the next Corporate Services Committee. - **CARRIED**

4 Items Removed from Consent Agenda – Corporate Issues

- a) Okanagan Falls Parks and Recreation Committee –November 12, 2020
This item will appear on the March 18, 2021 Consent Agenda.
 - b) Environment and Infrastructure Committee – February 18, 2021
It was MOVED and SECONDED (Weighted Corporate Vote – Simple Majority)
THAT the Regional District cap the contribution for a single chipping application to \$20,000 and set the number and amounts of applications accepted to comply with budget. - **CARRIED**
-

5 CAO REPORTS

- 1. Verbal Update
-

6 OTHER BUSINESS

- 1. Chair's Report
-

- 2. Directors Motions

- a. Area D Curbside Collection Fee, Landfill Tipping Fees, Sewer User Fees - Director Obirek
 - i. Administrative Report

It was MOVED and SECONDED

THAT administration conduct a review of the Okanagan Falls Landfill fees, Sewer Fees and Waste Collection fees, including exploration of the possibility of additional categories, and prior to the adoption of the 2021 Fees & Charges Bylaw and 2021-2025 Financial Plan. – **CARRIED**

Opposed: Director Bush

- b. Notice of Motion - Director Obirek

THAT the Board of Directors refer discussion on a proposed name change for the Garnett Family Park to the next Community Services Committee.

- 3. Board Members Verbal Update
-

7 ADJOURNMENT

IT WAS MOVED AND SECONDED

THAT the meeting adjourn. - **CARRIED**

The meeting adjourned at 2:29 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: March 18, 2021
RE: Development Variance Permit Application — Electoral Area “A”

Administrative Recommendation:

THAT Development Variance Permit No. A2021.011-DVP be approved

Purpose: To allow for an over-height detached garage (accessory building).

Owners: Thomas & Susan Fernandes Agent: NA Folio: A-01339.010

Civic: 809 45th Street Legal: Lot C, Plan 15656, District Lot 42, SDYD

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

Variance Request: to increase the maximum height of an accessory building or structure from 4.5 m to 5.36 m

Proposed Development:

This application is seeking a variance to the maximum height that applies to the subject property in order to undertake construction of a new detached garage.

Specifically, it is being proposed to increase the maximum building height for an accessory building in Residential Single Family One (RS1) zone from 4.5 meters to 5.36 meters.

In support of this request, the applicant has stated that *“The variance will allow for a 14’ high door which will be required to park our RV, which is 13’ 6” in doors. The extra height is required for the door hardware and truss depth”*

Site Context:

The subject property is approximately 2,918 m² in area and is hooked across 45th Street and north side of 8th Avenue. The property is currently developed to a single detached dwelling and a (detached) garage.

The surrounding pattern of development is characterised by residential along 45th Street and surrounded by larger agricultural parcels to the south.

Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on November 16, 1965, while available Regional District records indicate that a building permits for single family dwelling (no date), addition to single family dwelling (1976) and detached garage (1978) have previously been issued for this property.

Under the Electoral Area "A" Official Community Plan (OCP) Bylaw No. 2450, 2008, the subject property is currently designated Low Density Residential (LR), and is the subject of a Watercourse Development Permit (WDP) designations.

Under the Electoral Area "A" Zoning Bylaw No. 2451, 2008, the property is currently zoned Residential Single Family One Zone (RS1) which allows for single detached dwelling and accessory buildings as permitted uses.

Under Section 8.0 (Floodplain Regulations) of the Zoning Bylaw, the subject property is within the floodplain associated with Osoyoos Lake.

The property is within the Agricultural Land Reserve (ALR) and has been classified as "Residential" (Class 01) by BC Assessment.

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. Any comments will be on the agenda as separate item.

Analysis:

In considering this proposal, Administration notes that the purpose of this variance request is to accommodate a 13-foot RV for a one-storey garage.

Regulating the height of accessory structures through the Zoning Bylaw is done to ensure that a building does not impact the shade and outdoor privacy of adjacent properties, or views to significant landmarks, water bodies or other natural features.

Building height is also an important component of the built form of a neighbourhood and, depending upon the location of an accessory structure (i.e. near a street frontage) an excessive height can have an impact upon established streetscape characteristics.

Accordingly, when assessing variance requests a number of factors are taken into account, including the intent of the regulation; 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.

In this instance, Administration does not consider accommodating an over-height garage (with an increase of 0.86 meters) as impacting shade, views or outdoor privacy to neighbouring properties (See Attachment No. 2).

Further, the intent of the regulation is to ensure that the accessory building appears secondary in nature to the principal building. The proposal will match the proposed principal dwelling in design (i.e. pitched roof) and will be at a smaller scale (i.e. smaller footprint) to maintain dominance of the principal dwelling on the parcel.

The proposed garage will also be located further away from the road, adjacent to garage on the neighbouring property and behind the principal dwelling so that the streetscape is not overly dominated by the proposed over-height garage.

Administration usually has been skeptical with large over height accessory buildings that may be converted to an accessory dwelling in the future. However these concerns are alleviated, given that

proposed garage is one-storey and the extra height is to accommodate (13 feet high) RV and roof design.

Conversely, Administration notes that although located behind the principal dwelling, the proposed garage will still be visible from the roadway on a prominent street (45th Street).

For these reasons, Administration supports the requested variance and is recommending approval.

Alternatives:

1. That the Board deny Development Variance Permit No. A2021.011-DVP.
2. That the Board defer consideration of the application and it be referred to the Electoral Area "A" Advisory Planning Commission.

Respectfully submitted

R. Gadoya

Rushi Gadoya, Planning Technician

Endorsed by:



C. Garrish, Planning Manager

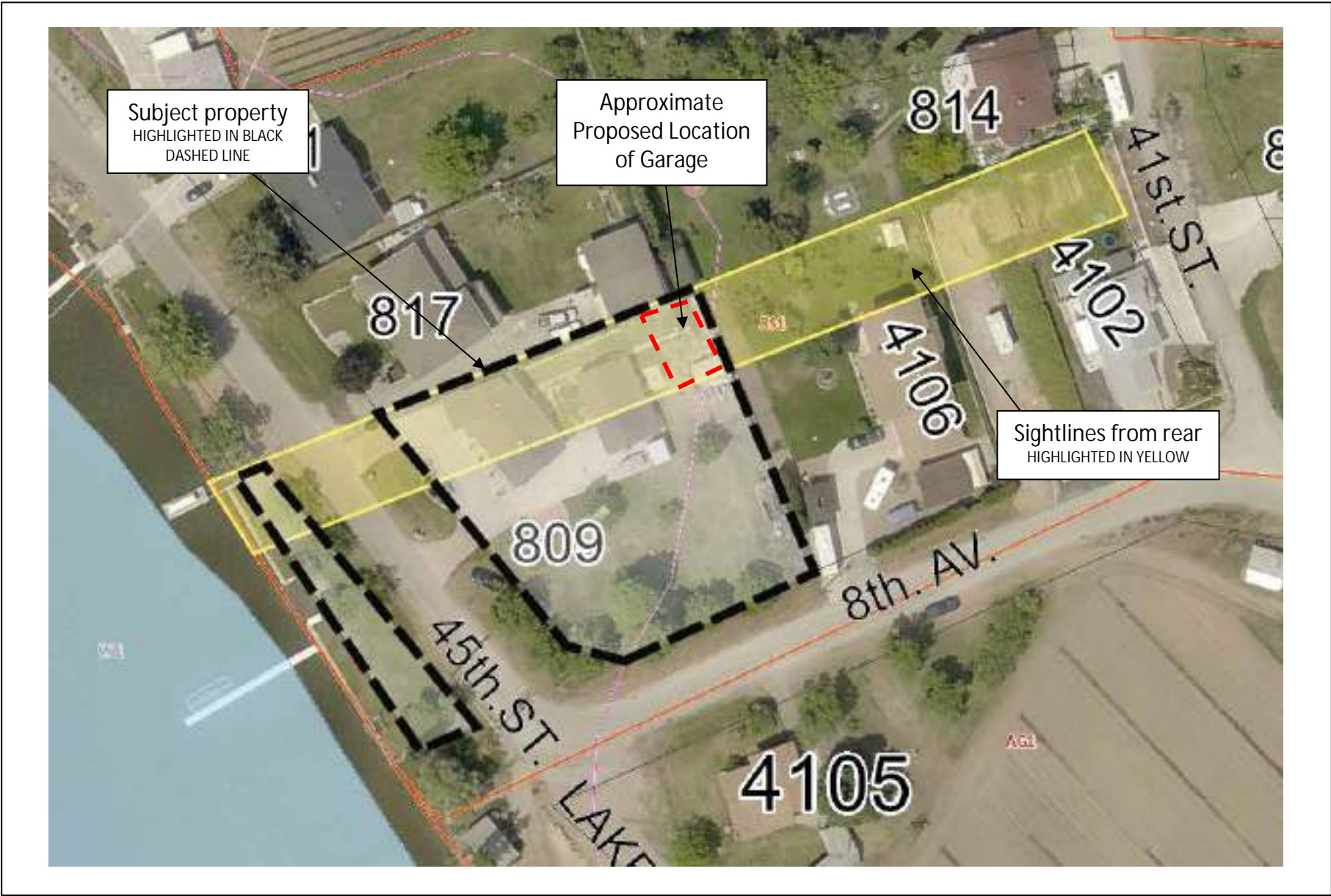
Attachments: No. 1 – Site Photo (Google Streetview)

No. 2 – Sitelines from neighbouring property at the rear

Attachment No. 1 – Site Photo (Google Streetview)



Attachment No. 2 – Sighlines from rear of the property





Development Variance Permit

FILE NO.: A2021.011-DVP

Owner: Thomas & Susan Fernandes
3719 62nd Avenue
Osoyoos, BC V0H 1V6

Agent: NA

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 C, Plan 15656, Except Plan 28383, District Lot 42, SDYD

Civic Address: 809 45th Street, Osoyoos

Parcel Identifier (PID): 008-754-411 Folio: A-01339.010

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "A" Zoning Bylaw No. 2451, 2008, in the Regional District of Okanagan-Similkameen:
 - a) the maximum height of an accessory building or structure in Residential Single Family One (RS1) Zone, as prescribed in Section 11.1.7 (b), is varied:
 - i) from: 4.5 metres

to: 5.36 metres to the outermost projection as shown on Schedule 'C'.

COVENANT REQUIREMENTS

7. Not Applicable

SECURITY REQUIREMENTS

8. Not applicable

EXPIRY OF PERMIT

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

Authorising resolution passed by the Regional Board on _____, 2021.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

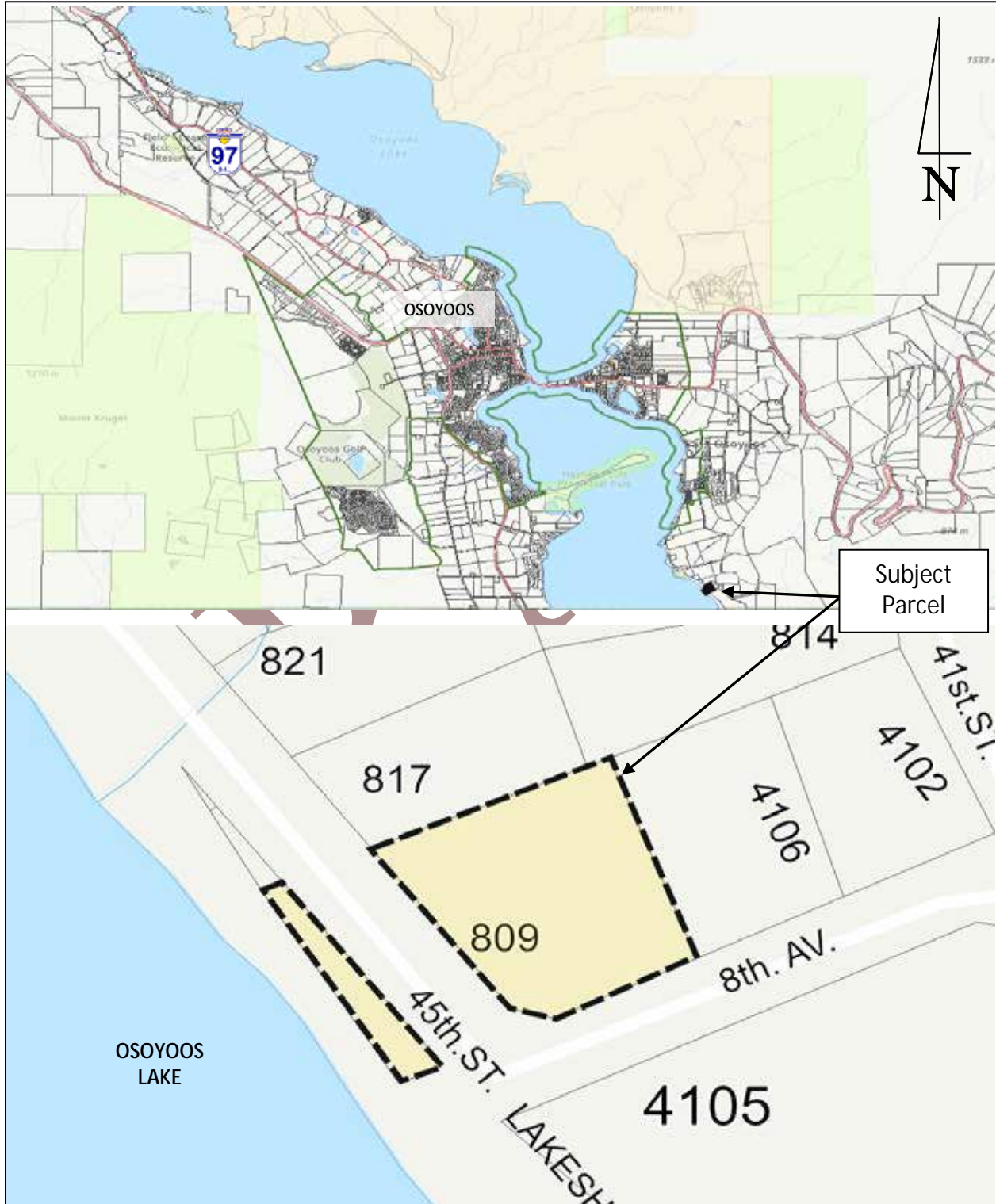
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

File No. A2021.011-DVP

Schedule 'A'



Regional District of Okanagan-Similkameen

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


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



Development Variance Permit

File No. A2021.011-DVP

Schedule 'B'



SITE AERIAL
Scale: N.T.S.

PROPOSED HOUSE & GARAGE	
Area	1,100 sqm
Volume	1,100 cu m
Height	10.0 m

LEGAL DESCRIPTION
Lot C Plan: KAP15656
DL 42 S.D.Y.D.
Except KAP28383

11.0 LOW DENSITY RESIDENTIAL

11.1. RESIDENTIAL, SINGLE FAMILY UNIT (SFR) (Z1)

11.2. Permitted Use:

- 1. Single detached dwelling
- 2. Accessory dwelling unit (ADU) (SFR)
- 3. Accessory structure (SFR)
- 4. Accessory structure (SFR) (SFR)
- 5. Accessory structure (SFR) (SFR)
- 6. Accessory structure (SFR) (SFR)

11.3. Minimum lot size: 1,000 sqm

11.4. Minimum lot width: 10.0 m

11.5. Minimum lot depth: 10.0 m

11.6. Minimum lot area: 10,000 sqm

11.7. Minimum height: 10.0 m

11.8. Minimum setbacks:

- 1. Front setback: 10.0 m
- 2. Side setback: 10.0 m
- 3. Rear setback: 10.0 m
- 4. Minimum lot area: 10,000 sqm
- 5. Minimum lot depth: 10.0 m

11.9. Minimum lot width: 10.0 m

11.10. Minimum lot depth: 10.0 m

11.11. Minimum lot area: 10,000 sqm

11.12. Minimum lot depth: 10.0 m

These Plans only for use at:
FERNANDES SHOP VARIANCE
804 Lakeshore Drive (45th St.)
Osoyoos, BC (RDOS 'A')

SITE PLAN
Scale: 1" = 20R



LEGEND

- 1. Proposed House & Garage
- 2. Proposed Driveway
- 3. Proposed Parking
- 4. Proposed Fencing
- 5. Proposed Setbacks
- 6. Proposed Utility Lines
- 7. Proposed Accessory Structure
- 8. Proposed Accessory Structure
- 9. Proposed Accessory Structure
- 10. Proposed Accessory Structure
- 11. Proposed Accessory Structure
- 12. Proposed Accessory Structure
- 13. Proposed Accessory Structure
- 14. Proposed Accessory Structure
- 15. Proposed Accessory Structure
- 16. Proposed Accessory Structure
- 17. Proposed Accessory Structure
- 18. Proposed Accessory Structure
- 19. Proposed Accessory Structure
- 20. Proposed Accessory Structure

DESIGNER'S DECLARATION

I, the undersigned, being duly qualified, certify that I am the author of the above plans and that I am a duly qualified professional person in the Province of British Columbia.

DESIGNER'S SIGNATURE: _____

DESIGNER'S NAME: _____

DESIGNER'S ADDRESS: _____

DESIGNER'S PHONE: _____

DESIGNER'S EMAIL: _____

DATE: 12/02/2021

PAGE: 2 of 4

SCALE: As Indicated

Regional District of Okanagan-Similkameen

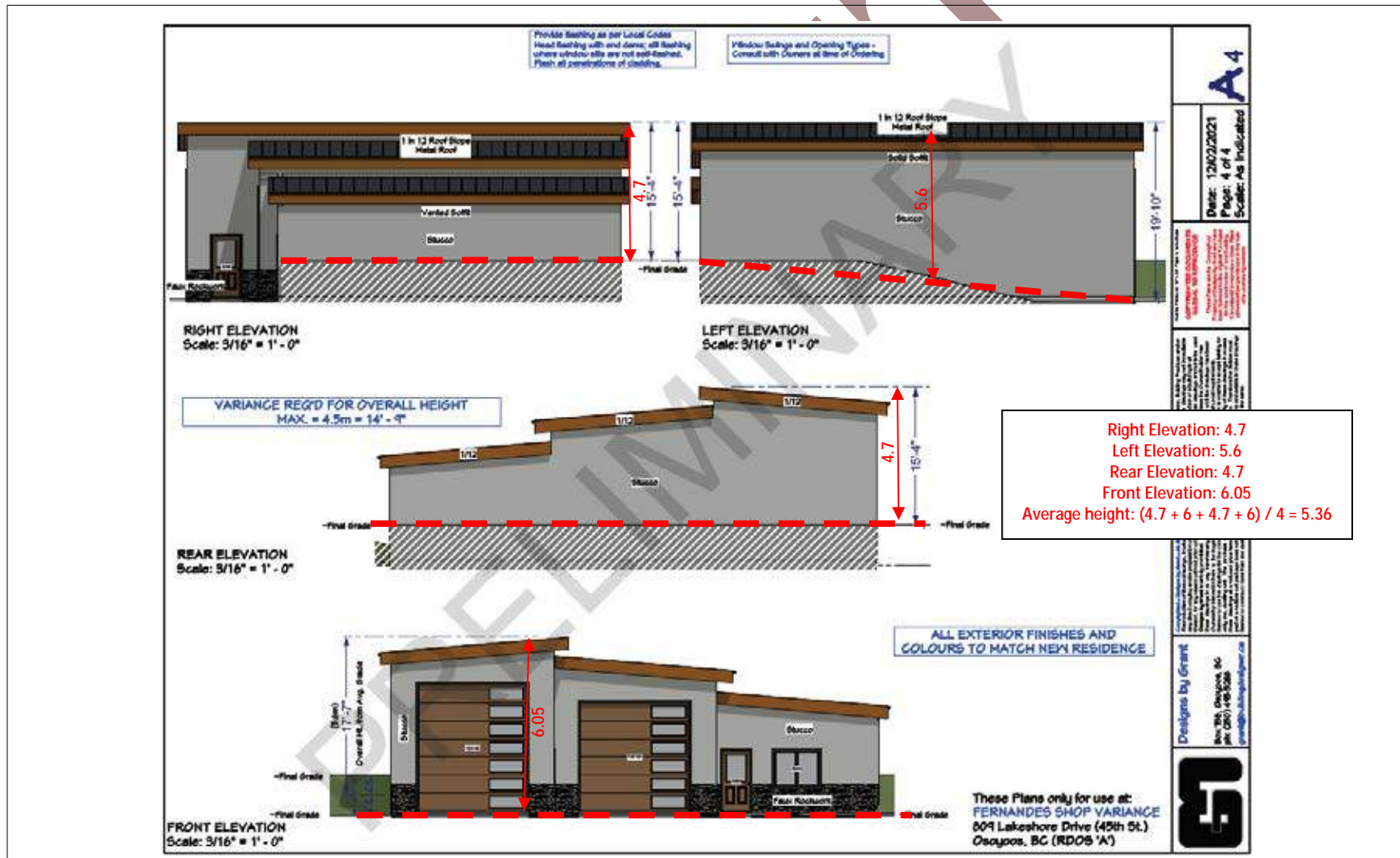
101 Martin St, Penticton, BC, V2A-5J9
 Telephone: 250-492-0237 Email: info@rdos.bc.ca



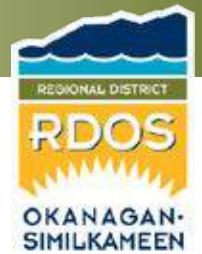
Development Variance Permit

File No. A2021.011-DVP

Schedule 'C'



ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: March 18, 2021
RE: Development Variance Permit Application — Electoral Area “E”

Administrative Recommendation:

THAT Development Variance Permit No. E2021.006-DVP be approved

Purpose: To allow for a new single detached dwelling

Owners: Martin Dicken, Garlen Knox & April Knox Agent: Garlen Knox Folio: E-00619.020

Civic: 4090 4th Street, Naramata Legal: Lot A, Plan EPP97466, District Lot 210, SDYD

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

Variance Request: to reduce the minimum front parcel line setback from 7.5 metres to 5.04 metres, minimum rear parcel line setback from 7.5 metres to 3.393 metres; and minimum interior side parcel line setback from 3.0 metres to 1.5 metres.

Proposed Development:

This application is seeking a variance to the front, rear and interior side parcel line setbacks that applies to the subject property in order to construct a new single detached dwelling with an attached garage.

The floor area of the dwelling will be approximately 266 m² (2,869 ft²) and the floor area of the attached garage will be approximately 60 m² (648 ft²).

Specifically, it is being proposed to vary the following setbacks for a principal building in the Residential Single Family One (RS1) zone:

- Minimum front parcel line setback from 7.5 metres to 5.04 metres;
- Minimum rear parcel line setback from 7.5 metres to 3.393 metres; and
- Minimum interior side parcel line setback from 3.0 metres to 1.5 metres.

In support of this request, the applicant has stated that “to stay within the current setbacks means losing lakefront view and a reduced house footprint...the proposed design allows for more consistent separation from neighbours to the east.”

Site Context:

The subject property is approximately 1,330 m² in area and is situated on the east side of Okanagan Lake at bend of 4th Street and the public lake access. The property was developed to a single detached dwelling, which has been demolished.

File No: E2021.006-DVP

The surrounding pattern of development is characterised by residential, with a tourist commercial use (i.e. Royal Anchor hotel) immediately to the west. It is in close proximity to Naramata Village Centre.

Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on December 2, 2019, while available Regional District records indicate that a building permit application for a single detached dwelling (2020).

Under the Electoral Area "E" Official Community Plan (OCP) Bylaw No. 2458, 2008, the subject property is currently designated Low Density Residential (LR), and is the subject of a Watercourse Development Permit (WDP). A WDP was previously issued to facilitate demolition of the existing cabin and construction of a new single detached dwelling (E2019.005-WDP) and is set to expire on April 8, 2021.

Under the Electoral Area "E" Zoning Bylaw No. 2459, 2008, the property is currently zoned Residential Single Family One (RS1) which permits a single detached dwelling and establishes setback for this use from property lines.

Under Section 8.0 (Floodplain Regulations) of the Zoning Bylaw, the subject property is assumed to be within the floodplain associated with Okanagan Lake at 343.66 metres Geodetic Survey of Canada datum.

BC Assessment has classified the property as "Residential" (Class 01).

Public Process:

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted until the commencement of the regular Board meeting. Any comments will be on the agenda as separate item.

Analysis:

The Zoning Bylaw's use of setback regulations is generally to provide physical separation between neighbouring properties in order to protect privacy and prevent the appearance of overcrowding. When a parcel is also adjacent a roadway, setbacks are further employed to maintain adequate sightlines for vehicle traffic movements.

Minimum setbacks from parcel lines are used to maintain a minimum space between houses in a residential neighbourhood to allow access to sunlight, to provide separation for fire safety or to mitigate nuisances (like noise) that might come from an adjacent building.

In this instance, Administration notes that the parcel has an irregular shape with panhandle lake access, creating a triangular shaped building area as it approaches the lake and a narrowing building area from the zig-zag parcel line abutting the rear lane.

Administration notes the more regular shaped portion of the parcel is utilized by the proposed septic system, which is a favourable placement by maximizing distance from the riparian area/lakeshore.

Front parcel line setback:

The proposed front parcel line setback encroachment is limited to a small triangular area of deck and is considered minor in nature.

Concerns of maintaining adequate sightlines for vehicle traffic is mitigated by the proposed encroachment abutting public lake access and not a roadway with regular street traffic. Further, the proposed front parcel line reduction has no impact on parking or vehicle maneuvering.

When considering E2019.008-DVP on the subject parcel, Administration previously noted that the Regional District has entered into an agreement with the Ministry to maintain lake accesses in Naramata and has zoned these areas as Parks and Recreation (PR) to denote that they are intended for public access.

Administration noted concerns of property owners adjacent to these PR-designated lake accesses potentially discouraging public access by blurring the line between public access and private lands.

To address this, Administration has included a condition of use to require screening along the western parcel line (outside of the SPEA) to create a clear boundary between public and private lands.

Rear parcel line setback:

The rear parcel line setback abuts a lane, which curves before terminating at this parcel. The zig-zag parcel line creates a rear parcel line setback that narrows the building envelope to provide a setback from a small triangular portion of lane.

The practical benefit of a rear parcel line setback from a lane is to maintain sightlines and safe lane access. In this instance, the house is not being accessed from the lane and the portion of the setback being varied is from the furthestmost point of the lane right-of-way at its termination point and does not interfere with access to other properties.

Interior side parcel line setback:

It is noted that there is no change to the interior side parcel line setback than what is currently permitted under E2019.008-DVP.

As with any interior side parcel line setback, Administration has concerns of overshadowing and loss of privacy to the abutting parcel; however, these concerns are somewhat mitigated by an established fence and hedge along the property line providing visual separation between neighbouring properties and the limited placement of window openings along this side of the building.

Alternative Recommendation:

Conversely, the proposed building could be redesigned in a manner that allows for reasonable enjoyment of the parcel and meets the zoning bylaw requirements by reducing the building size, or changing the building envelope.

However, it is noted that the proposed building has been reduced in size and redesigned to reduce encroachments from the previously issued E2019.008-DVP.

Summary:

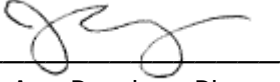
Given this proposal provides greater setbacks than what is currently permitted under E2019.008-DVP and the same screening conditions, Administration supports the requested variances and is recommending approval.

Alternatives:

1. That the Board deny Development Variance Permit No. E2021.006-DVP.

-
2. That the Board defer consideration of the application and it be referred to the Electoral Area "E" Advisory Planning Commission.

Respectfully submitted



JoAnn Peachey, Planner I

Endorsed by:



C. Garrish, Planning Manager

Attachments: No. 1 – Site Photo (March 2021)

No. 2 – Site Photo (March 2021)

Attachment No. 1 – Site Photo (March 2021)



PUBLIC LAKE ACCESS

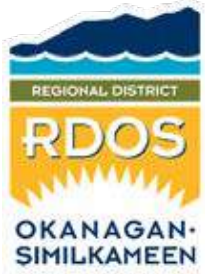
DRIVEWAY

VIEW FROM 4TH STREET

Attachment No. 2 – Site Photo (March 2021)



VIEW FROM PUBLIC LAKE ACCESS



Development Variance Permit

FILE NO.: E2021.006-DVP

Owner:

Agent:

GENERAL CONDITIONS

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

APPLICABILITY

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

Legal Description: Lot A, Plan EPP97466, District Lot 210, SDYD

Civic Address: 4090 4th Street, Naramata

Parcel Identifier (PID): 030-977-916 Folio: E-00619.020

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "E" Zoning Bylaw No. 2459, 2008, in the Regional District of Okanagan-Similkameen:
 - a) the minimum front parcel line setback for a principal building in the Residential Single Family One (RS1) Zone, as prescribed in Section 11.1.6(a)(i), is varied:
 - i) from: 7.5 metres

- to: 5.04 metres to the outermost projection as shown on Schedule 'B'.
 - b) the minimum rear parcel line setback for a principal building in the Residential Single Family One (RS1) Zone, as prescribed in Section 11.1.6(a)(ii), is varied:
 - i) from: 7.5 metres
 - to: 3.393 metres to the outermost projection as shown on Schedule 'B'.
 - c) the minimum interior side parcel line setback for a principal building in the Residential Single Family One (RS1) Zone, as prescribed in Section 11.1.6(a)(iv), is varied:
 - i) from: 3.0 metres
 - to: 1.5 metres to the outermost projection as shown on Schedule 'B'.
7. The land specified in Section 5 may be developed in accordance with the following conditions:
- a) a "screen", as defined in the Electoral Area "E" Zoning Bylaw, be installed along the western property boundary, excluding the Streamside Protection and Enhancement Area (SPEA) associated with Okanagan Lake.

COVENANT REQUIREMENTS

8. Not Applicable

SECURITY REQUIREMENTS

9. Not applicable

EXPIRY OF PERMIT

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

Authorising resolution passed by the Regional Board on _____, 2021.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

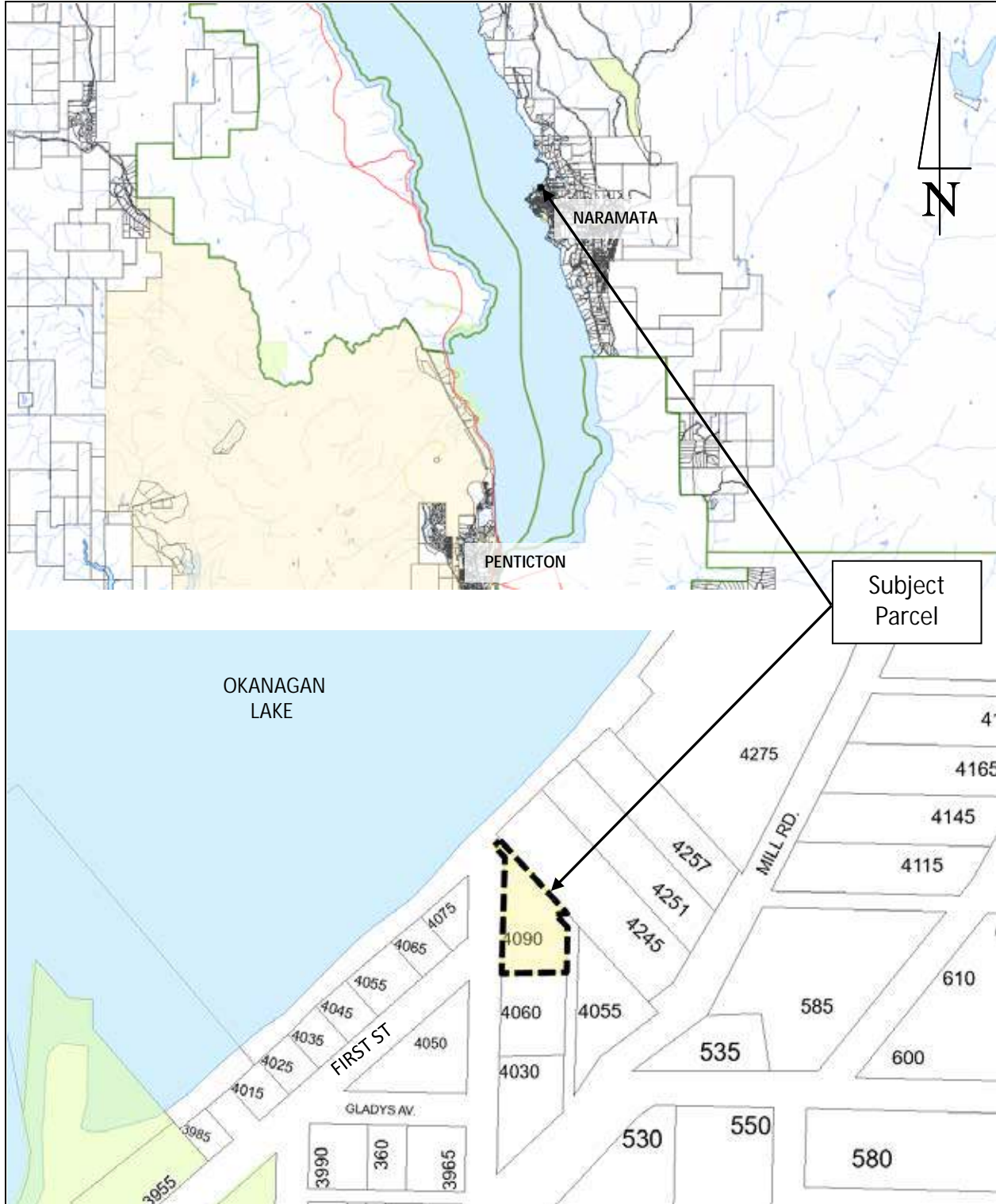
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

File No. E2021.006-DVP

Schedule 'A'



Regional District of Okanagan-Similkameen

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

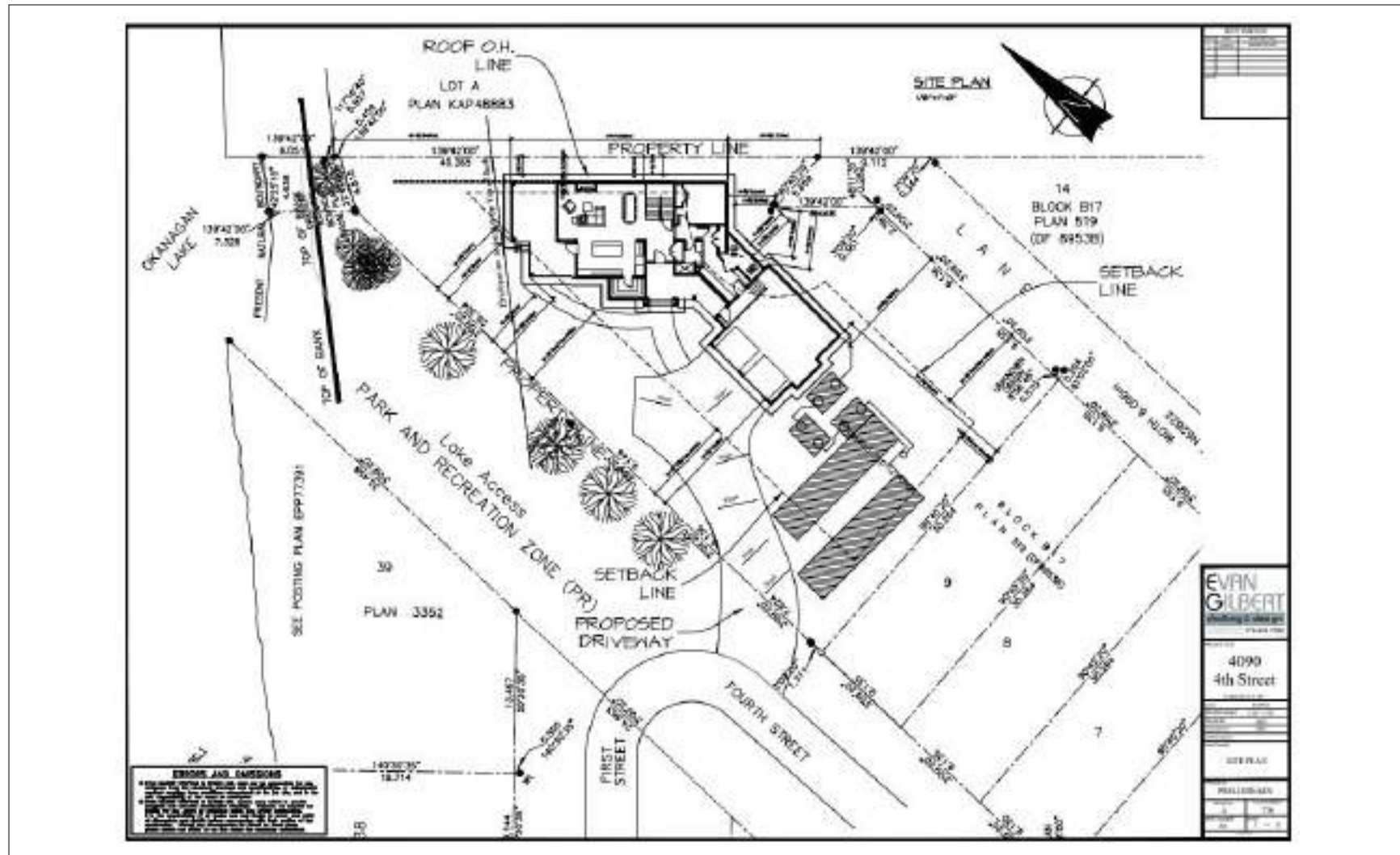
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. E2021.006-DVP

Schedule 'B'



Regional District of Okanagan-Similkameen

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

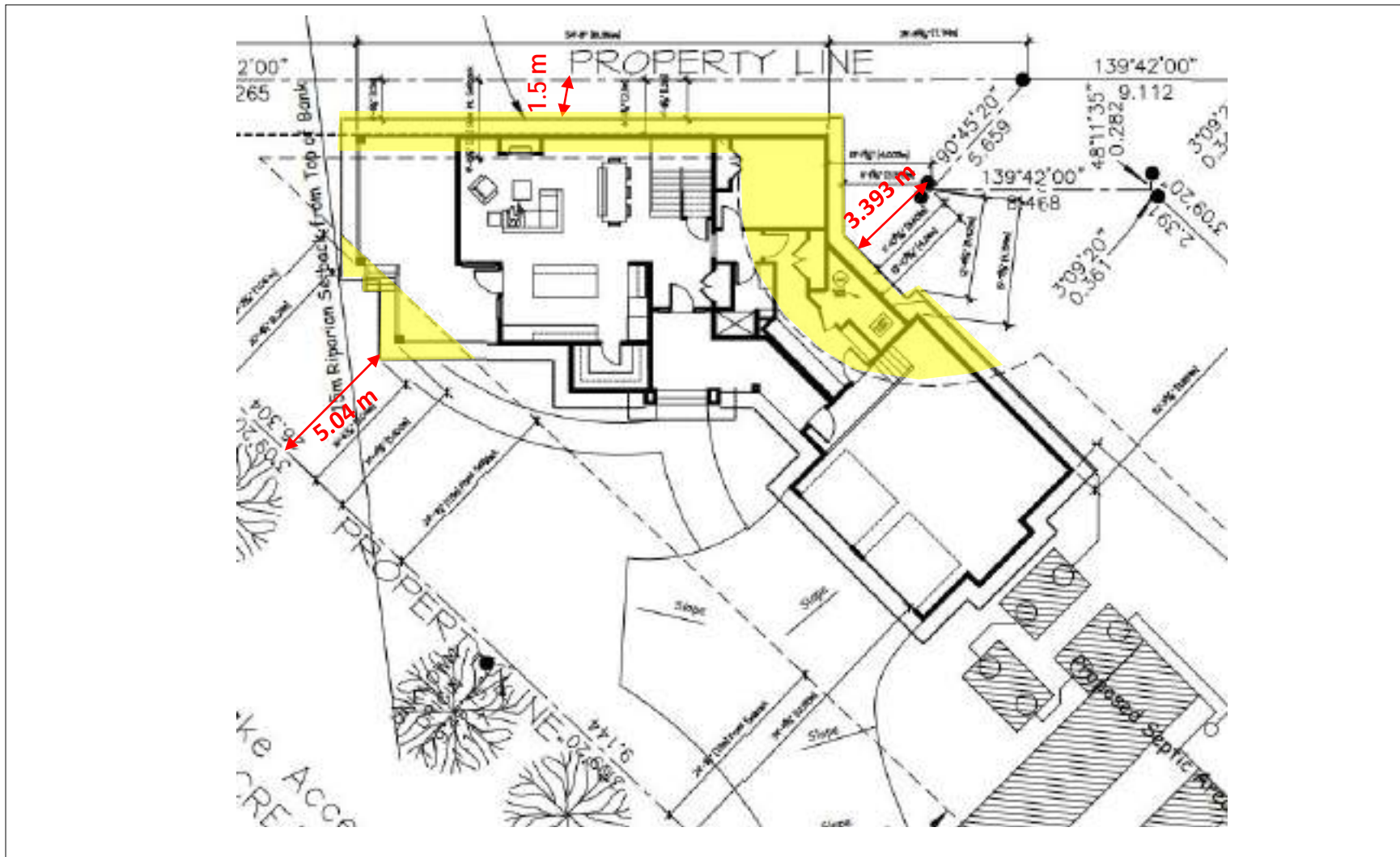
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. E2021.006-DVP

Schedule 'C'



Regional District of Okanagan-Similkameen

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

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



Development Variance Permit

File No. E2021.006-DVP

Schedule 'D'



Regional District of Okanagan-Similkameen

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

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



Development Variance Permit

File No. E2021.006-DVP

Schedule 'F'



Regional District of Okanagan-Similkameen

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

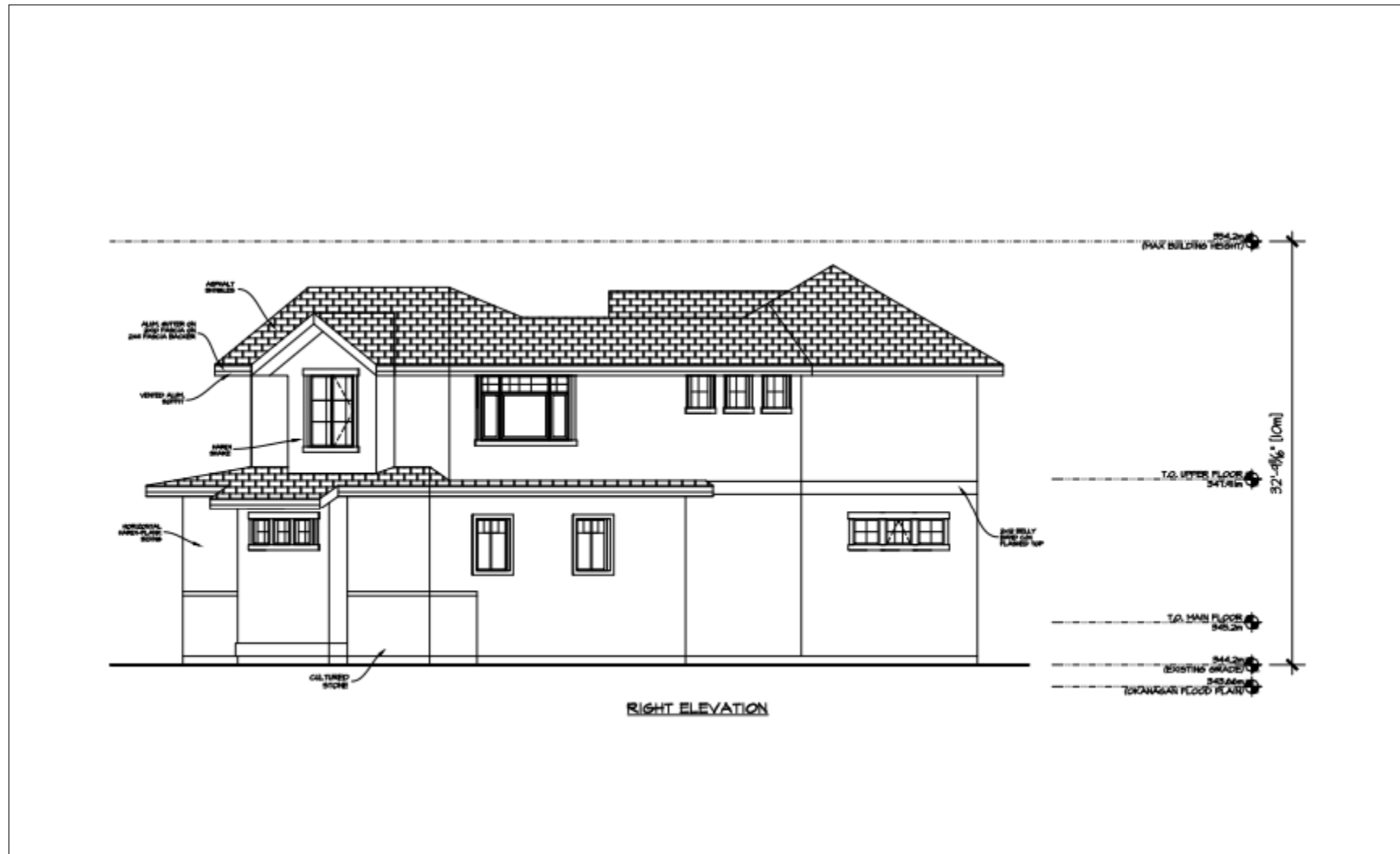
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. E2021.006-DVP

Schedule 'G'



Regional District of Okanagan-Similkameen

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

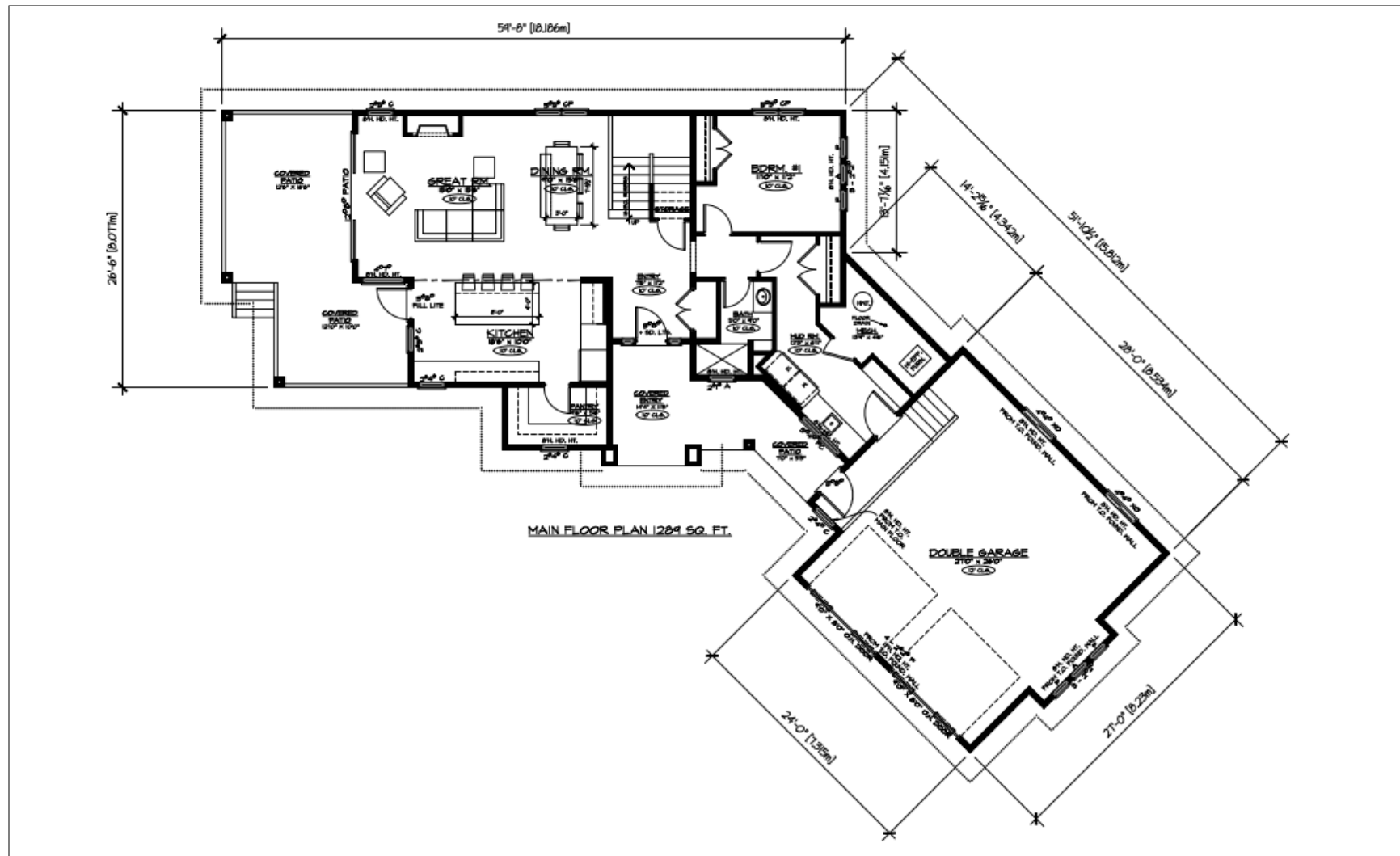
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. E2021.006-DVP

Schedule 'H'



Regional District of Okanagan-Similkameen

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

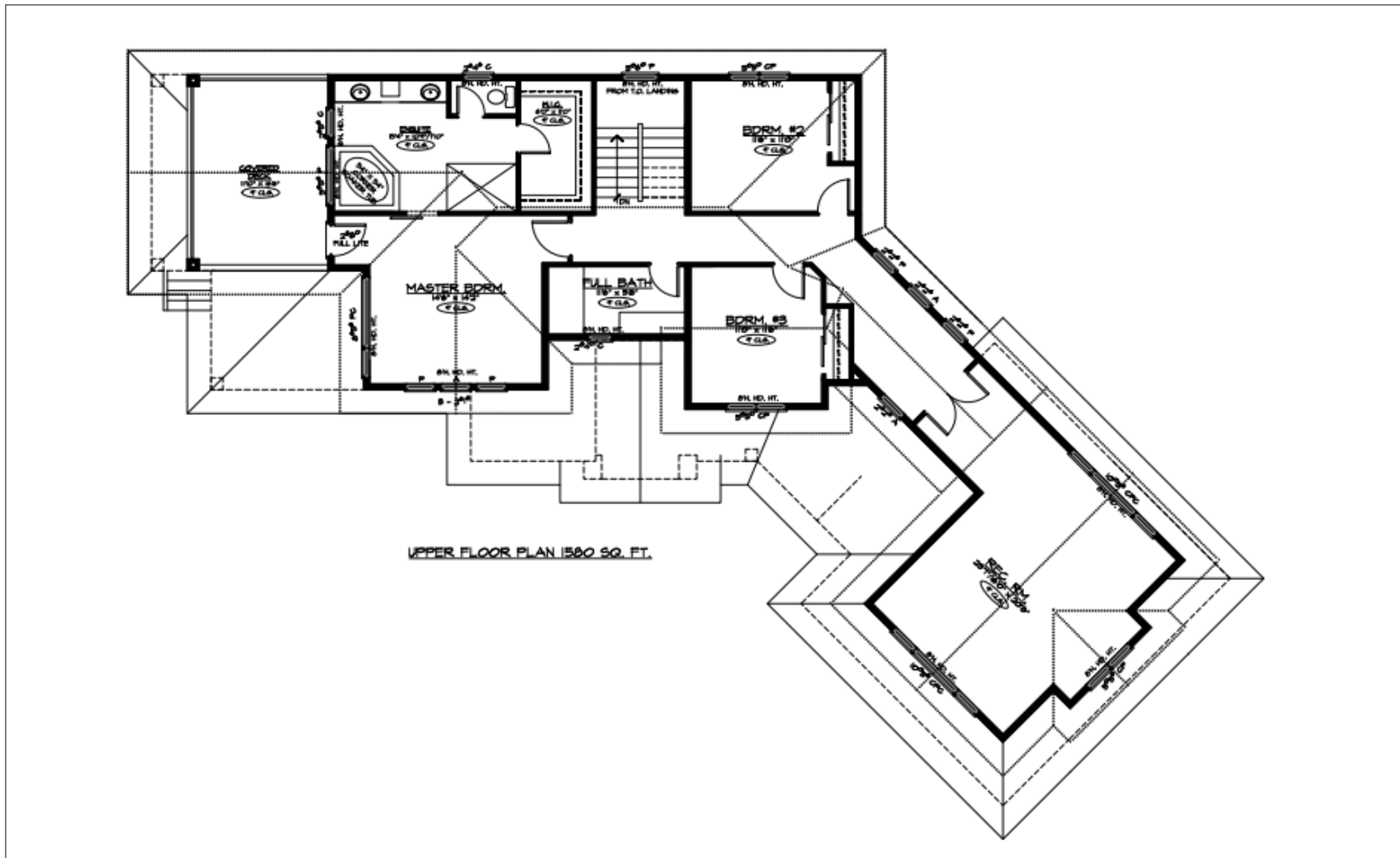
Telephone: 250-492-0237 Email: info@rdos.bc.ca



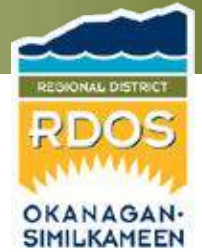
Development Variance Permit

File No. E2021.006-DVP

Schedule 'I'



ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: March 18, 2021
RE: Temporary Use Permit Application – Electoral Area “C”

Administrative Recommendation:

THAT Temporary Use Permit No. C2021.001-TUP be approved

Purpose: To allow for continuation of a short-term vacation rental use through renewal of a TUP

Owner: Andrew Peller Limited Applicant: Patricia Leslie Folio: C-06577.460

Civic: 553 Tinhorn Creek Road Legal: Lot C, Plan KAP87895, District Lot 2450S, SDYD

OCP: Agriculture (AG) Zoning: Agriculture Two Zone (AG2)

Proposed Development:

This application seeks approval for the renewal of Temporary Use Permit No. C2019.014-TUP, which authorizes the operation of a short-term vacation rental use of a three-bedroom dwelling for a three-year term to expire on December 31, 2023.

Site Context:

The subject parcel is approximately 1.007 ha in area, is situated on the west side of Tinhorn Creek Road. Tinhorn Creek Vineyards is located on the parcel to the south. The property is seen to be comprised of a single detached dwelling, swimming pool, and a small planted area farmed in conjunction with the abutting parcel (vineyard).

The surrounding pattern of development is characterised by agriculture.

Background:

The subject property was created by a subdivision plan deposited in the Land Title Office in Kamloops on November 12, 2008, while available Regional District records indicate that no Building Permits have previously been issued.

At its meeting of March 5, 2020, the Regional District Board resolved to approve TUP application No. 2019.014-TUP, subject to the following condition: that all deficiencies identified in the health and safety inspection are corrected by the applicant and inspected by an RDOS Building Official, prior to issuance.

On June 3, 2020, an RDOS Building Official conducted an inspection and advised that all deficiencies were corrected.

Under the Electoral Area “C” Official Community Plan (OCP) Bylaw No. 2458, 2008, the property is designated Agriculture (AG) and the subject parcel, with exception of the homesite, is identified as Important Ecosystem.

Section 9.3.14 of Electoral Area “C” OCP Bylaw speaks to preserving and protecting the existing agricultural land base in rural Oliver but also to supporting property owners being able to diversify and enhance uses secondary to agricultural uses (i.e. “bed and breakfast operations” and other “value-added” uses such as agri-tourism).

Section 22.3 of Electoral Area “C” OCP Bylaw contains criteria in evaluating a temporary use permit application. Section 20.3.5 and Section 20.3.6 specify conditions for temporary use permits and short-term vacation rentals respectively. The previously issued TUP for the subject property included conditions to limit or require the following:

- . Period of use (April-October);
- . Posting of information within vacation rental;
- . Maximum number of bedrooms (3);
- . Maximum occupancy (6);
- . Minimum number of on-site parking stalls (3);
- . Prohibition of camping or use of RVs or accessory buildings for vacation rental occupancy;
- . Providing TUP and contact information to neighbours; and
- . Correcting deficiencies identified in health and safety inspection.

Under the Electoral Area “C” Zoning Bylaw No. 2453, 2008, the property is currently zoned Agriculture Two Zone (AG2) which only allows for single detached dwellings as a principal use.

The property is also situated within the Agricultural Land Reserve (ALR) and, under Section 34 (Tourist Accommodation) of the *Agricultural Land Reserve Use Regulation*, “the use of agricultural land for providing accommodation for tourists is permitted in a principal residence that is a pre-existing residential structure”, if the number of bedrooms does not exceed 4 and accommodation is provided on a short-term basis only.

The subject property has been assessed as “residential” (Class 01) and “farm” (Class 09).

Public Process:

On February 23, 2021, a Public Information Meeting (PIM) was held electronically and was attended by no members of the public.

At its meeting of February 16, 2021, the Electoral Area “C” Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject development application be approved.

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. Any comments will be on the agenda as separate item.

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

Analysis:

In assessing this proposal, Administration notes that there have been no recorded complaints received in relation to the operation of this vacation rental use since issuance of the TUP and the applicant has indicated that there have been no changes to the use since the permit was issued in 2020 (i.e. the use remains limited to three (3) bedrooms and six (6) paying guests between April 1st and October 31st) and ownership remains unchanged.

While it is recognised that the Electoral Area "C" OCP Bylaw, contains a number of specific criteria against which vacation rental TUPs are to be assessed (i.e. septic capacity, screening, health & safety assessment and on-site vehicle parking provisions), this criteria was previously considered by the Board when it approved TUP No. A2019.014-TUP in 2020.

It should be noted that the Electoral Area "C" OCP Bylaw recognizes "on-going" vacation rental uses through temporary use permits; however, properties designated Residential are the only specified benefactors of this policy.

Although Agricultural designated properties are not specifically contemplated for "on-going" vacation rental uses, vacation rentals are seasonal and temporary in nature, as the terms of the permit specify a portion of the year in which such a use can occur and the single detached dwelling is used for remainder of the year in accordance with the Zoning Bylaw (i.e. for residential use).

As such, continuation of a temporary use permit for a vacation rental use is considered consistent with the administration of other vacation rentals in Area "C".

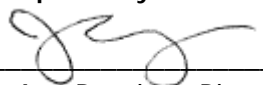
Accordingly, and in light of the absence of any change to the use or received complaints regarding its operation, Administration supports the continuation of a vacation rental use through a temporary use permit for a further three years (to December 31, 2023), provided the TUP includes the same conditions as the previously issued TUP as well the same COVID-19 protocols that have been applied to all vacation rental TUPs issued since the Provincial State of Emergency was declared.

Conversely, the addition of uses within an agricultural area that are more commercial in nature can pose potential land use conflicts with agricultural operations. By allowing additional uses to occur, the primary use of the property or surrounding properties as agricultural land can become threatened through the introduction of competing interests.

However, changing the duration of stay within an existing dwelling unit is not anticipated to introduce any land use conflicts that would not be present if the dwelling were used for residential purposes.

Alternatives:

1. THAT the Board of Directors deny Temporary Use Permit No. C2021.001-TUP.

Respectfully submitted:

JoAnn Peachey, Planner I**Endorsed By:**

C. Garrish, Planning Manager

Attachments: No. 1 – Agency Referral List

No. 2 – Site Photo

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a **p**, prior to Board consideration of TUP No. C2021.001-TUP:

p	Agricultural Land Commission (ALC)	p	Fortis
p	Interior Health Authority (IHA)	o	City of Penticton
p	Ministry of Agriculture	o	District of Summerland
o	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
o	Ministry of Forest, Lands, Natural Resource Operations & Rural Development (Archaeology Branch)	o	Village of Keremeos
o	Ministry of Jobs, Trade & Technology	o	Okanagan Nation Alliance (ONA)
o	Ministry of Transportation and Infrastructure	o	Penticton Indian Band (PIB)
o	Integrated Land Management Bureau	o	Osoyoos Indian Band (OIB)
o	BC Parks	o	Upper Similkameen Indian Band (USIB)
o	School District #53 (Areas A, B, C, D & G)	o	Lower Similkameen Indian Band (LSIB)
o	School District #58 (Area H)	o	Environment Canada
o	School District #67 (Areas D, E, F, I)	o	Fisheries and Oceans Canada
o	Central Okanagan Regional District	o	Canadian Wildlife Services
o	Kootenay Boundary Regional District	o	OK Falls Irrigation District
o	Thompson Nicola Regional District	o	Kaleden Irrigation District
o	Fraser Valley Regional District	o	Irrigation District / improvement Districts / etc.
p	Oliver Fire Department		

Attachment No. 2 – Site Photo (Google Earth)





TEMPORARY USE PERMIT

FILE NO.: C2021.001-TUP

Owner:

Agent:

GENERAL CONDITIONS

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

APPLICABILITY

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

Legal Description: Lot C, Plan KAP87895, District Lot 2450S, SDYD

Civic Address: 553 Tinhorn Creek Road

Parcel Identifier (PID): 027-724-476 Folio: C-06577.460

TEMPORARY USE

6. In accordance with Section 20.0 of the Electoral Area "C" Official Community Plan Bylaw No. 2452, 2008, the land specified in Section 5 may be used for a "vacation rental" use as defined in the Electoral Area "C" Zoning Bylaw, being the use of a residential dwelling unit for the temporary commercial accommodation of paying guests for a period of less than one month.

CONDITIONS OF TEMPORARY USE

7. The vacation rental use of the land is subject to the following conditions:
 - a) the vacation rental use shall occur only between April 1st and October 31st;
 - b) the following information must be posted within the dwelling unit while the vacation rental use is occurring:
 - i) the location of property lines by way of a map;
 - ii) a copy of the Regional District's Electoral Area "C" Noise Regulation and Prohibition Bylaw;
 - iii) measures to address water conservation;
 - iv) instructions on the use of appliances that could cause fires, and for evacuation of the building in the event of fire;
 - v) instructions on the storage and management of garbage;
 - vi) instructions on septic system care; and
 - vii) instructions on the control of pets (if pets are permitted by the operator) in accordance with the Regional District's Animal Control Bylaw.
 - c) the maximum number of bedrooms that may be occupied by paying guests shall be three (3);
 - d) the number of paying guests that may be accommodated at any time shall not exceed six (6);
 - e) a minimum of three (3) on-site vehicle parking spaces shall be provided for paying guests;
 - f) camping and the use of recreational vehicles, accessory buildings and accessory structures on the property for vacation rental occupancy are not permitted; and
 - g) current telephone contact information for a site manager or the property owner, updated from time to time as necessary, as well as a copy of this Temporary Use Permit shall be provided to the owner of each property situated within 100 metres of the land and to each occupant of such property if the occupier is not the owner.
 - h) vacation rental operation must follow the Ministry of Health's COVID-19 Guidance for the Hotel Sector during the Provincial State of Emergency, including environmental cleaning, staff health and communication, and any subsequent provincial health orders for hotel operators.
 - i) information shall be posted within the dwelling unit during the Provincial State of Emergency for COVID-19 following Provincial recommended communication, signage and posters for the Hotel Sector on the following topics:
 - i) Symptoms of COVID-19

- ii) B.C.'s COVID-19 Self-Assessment Tool
- iii) Handwashing
- iv) Respiratory/cough etiquette
- v) Self-isolation and self-monitoring
- j) a sign must be posted on the front entrance telling staff not to enter the premises if they are feeling ill.
- k) all guests must follow Provincial guidelines during the Provincial State of Emergency for COVID-19, including avoiding non-essential travel as a measure to protect vulnerable people in communities from COVID-19.

COVENANT REQUIREMENTS

8. Not applicable.

SECURITY REQUIREMENTS

9. Not applicable.

EXPIRY OF PERMIT

10. This Permit shall expire on December 31, 2023.

Authorising resolution passed by Regional Board on ____ day of _____, 2021.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

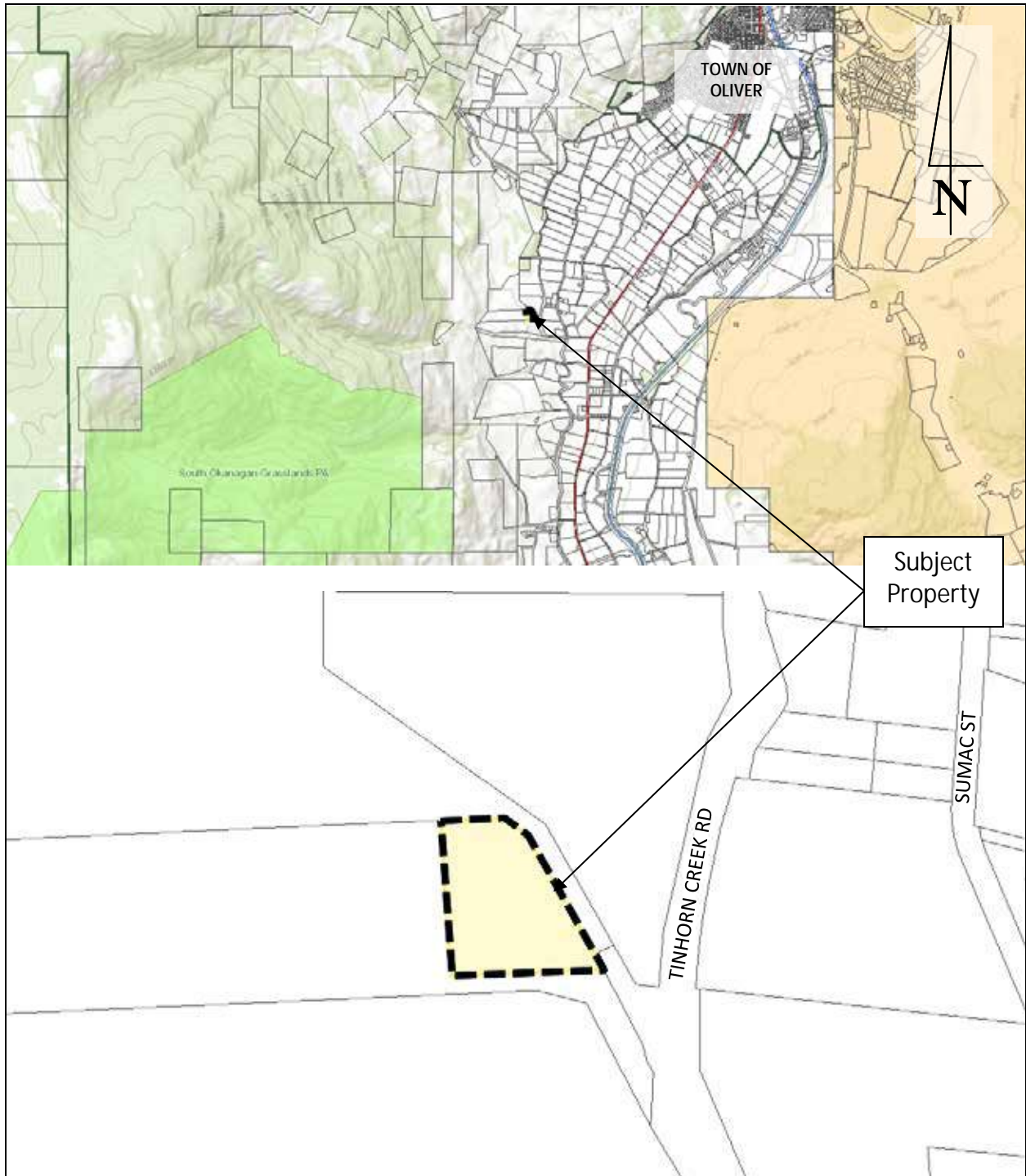
Telephone: 250-492-0237 Email: planning@rdos.bc.ca



Temporary Use Permit

File No. C2021.001-TUP

Schedule 'A'



Regional District of Okanagan-Similkameen

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

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



Temporary Use Permit

File No. C2021.001-TUP

Schedule 'B'



Regional District of Okanagan-Similkameen

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

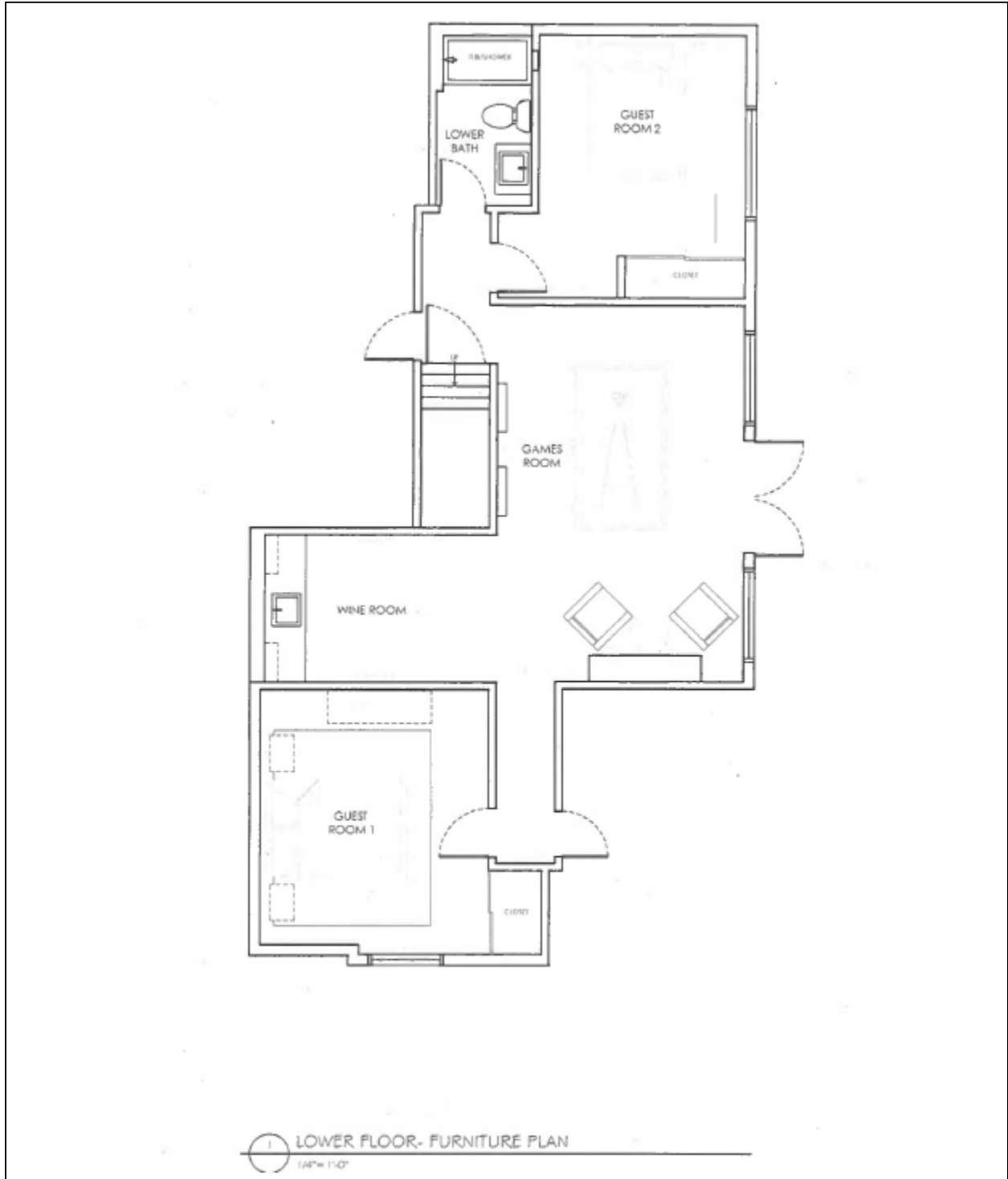
Telephone: 250-492-0237 Email: planning@rdos.bc.ca



Temporary Use Permit

File No. C2021.001-TUP

Schedule 'C'



Regional District of Okanagan-Similkameen

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

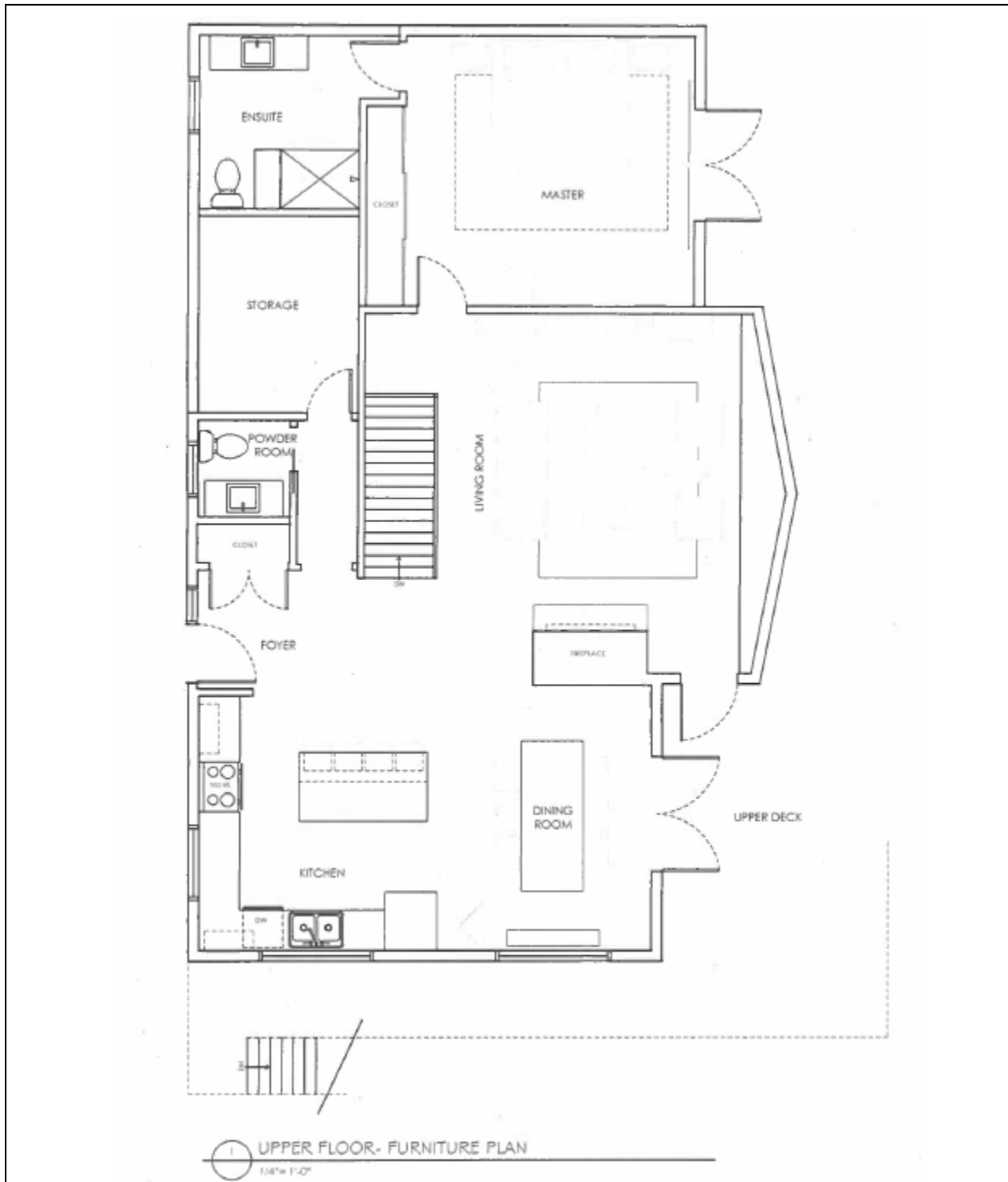
Telephone: 250-492-0237 Email: planning@rdos.bc.ca



Temporary Use Permit

File No. C2021.001-TUP

Schedule 'D'



Lauri Feindell

Subject: FW: TUP Referral (Project No. C2021.001-TUP)

From: Moraes, Ryan [mailto:Ryan.Moraes@fortisbc.com]
Sent: January 25, 2021 1:33 PM
To: Planning <planning@rdos.bc.ca>
Subject: RE: TUP Referral (Project No. C2021.001-TUP)

Hello,

FortisBC Gas has no concerns about this referral.

Regards,,

Ryan Moraes, Eng.L., ASCT | Planning & Design Technologist | FortisBC
1975 Springfield Rd | Kelowna, BC V1Y 7V7
☎250-490-2621 ☎ 778-214-0509 | ✉ryan.moraes@fortisbc.com



Interior Health

Every person matters

February 2, 2021

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

planning@rdos.bc.ca

To Whom It May Concern:

RE: File #: C2021.001-TUP
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



February 18, 2021

File No: C2021.001-TUP

Regional District of Okanagan-Similkameen
101 Martin Street
Penticton, B.C. V2A 5J9
Via E-mail: planning@rdos.bc.ca

Re: Temporary Use Permit at 553 Tinhorn Creek Road

To the Regional District of Okanagan Similkameen,

Thank you for providing the B.C. Ministry of Agriculture, Food and Fisheries the opportunity to comment on the Temporary Use Permit application for 553 Tinhorn Creek Road, Oliver. Ministry staff have reviewed the documents you have provided. From an agricultural perspective we can provide the following comments for your consideration:

- Ministry staff recognize the ALC permitted residential uses on this parcel as described in ALR Use Regulation sections 33 and 34 for both tourist and agri-tourism accommodation. It appears however that this TUP reapplication does not identify which section this accommodation is categorized.
- If the proposed temporary use is categorized as ALR agritourism accommodation, Ministry staff encourage the RDOS to request information on the agri-tourism activities to be conducted on site. The list of designated agri-tourism activities can be found under section 12(2) of the ALR Use Regulation.
- The Agricultural Land Reserve (ALR) is a provincial zone in which agriculture is recognized as the priority use. Farming is encouraged, and non-agricultural uses are restricted.

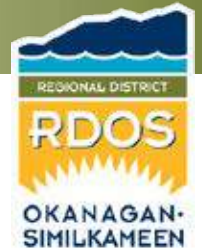
If you have any questions, please contact me directly at christina.forbes@gov.bc.ca.

Sincerely,

Christina Forbes, P.Ag., Regional Agrologist
B.C. Ministry of Agriculture, Food and Fisheries – Kelowna
Office: (236) 766-7057
E-mail: christina.forbes@gov.bc.ca

Email copy: Sara Huber, ALC Regional Planner, Sara.Huber@gov.bc.ca
Alison Fox, MAFF Land Use Planner, Alison.Fox@gov.bc.ca

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: March 18, 2021
RE: Temporary Use Permit Application – Electoral Area “C”

Administrative Recommendation:

THAT Temporary Use Permit No. C2021.002-TUP be approved

Purpose: To allow for continuation of a short-term vacation rental use through renewal of a TUP

Owner: Andrew Peller Limited Applicant: Patricia Leslie Folio: C06519.200

Legal: Lot 2, Plan 14038, District Lot 2450S, SDYD, Except Plan 14940 Civic: 4320 Black Sage Road

OCP: Agriculture (AG) Zoning: Agriculture Two (AG2)

Proposed Development:

This application seeks approval for the renewal of Temporary Use Permit No. C2019.015-TUP, which authorizes the operation of a short-term vacation rental use of a four-bedroom dwelling for a three-year term to expire on December 31, 2023.

Site Context:

The subject parcel is approximately 13.0 ha in area, is situated on the west side of Black Sage Road. The property is seen to be comprised of two single detached dwelling, a winery, and vineyard. The surrounding pattern of development is characterised by agriculture.

Background:

The subject property was created by a subdivision plan deposited in the Land Title Office in Kamloops on March 31, 1964, while available Regional District records indicate Building Permits have previously been issued for a single family dwelling and dormitory (1997), dormitory revisions (1997), dwelling alterations (2000 and 2002), winery (2006), and barrel storage addition (2011).

At its meeting of March 5, 2020, the Regional District Board resolved to approve TUP application No. 2019.015-TUP, subject to the following condition: that all deficiencies identified in the health and safety inspection are corrected by the applicant and inspected by an RDOS Building Official, prior to issuance.

On July 14, 2020, an RDOS Building Official conducted an inspection and advised that all deficiencies were corrected.

Under the Electoral Area “C” Official Community Plan (OCP) Bylaw No. 2458, 2008, the property is designated Agriculture (AG).

Section 9.3.14 of Electoral Area "C" OCP Bylaw speaks to preserving and protecting the existing agricultural land base in rural Oliver but also to supporting property owners being able to diversify and enhance uses secondary to agricultural uses (i.e. "bed and breakfast operations" and other "value-added" uses such as agri-tourism).

Section 22.3 of Electoral Area "C" OCP Bylaw contains criteria in evaluating a temporary use permit application. Section 20.3.5 and Section 20.3.6 specify conditions for temporary use permits and short-term vacation rentals respectively. The previously issued TUP for the subject property included conditions to limit or require the following:

- . Period of use (April-October);
- . Posting of information within vacation rental;
- . Maximum number of bedrooms (4);
- . Maximum occupancy (8);
- . Minimum number of on-site parking stalls (4);
- . Prohibition of camping or use of RVs or accessory buildings for vacation rental occupancy;
- . Providing TUP and contact information to neighbours; and
- . Correcting deficiencies identified in health and safety inspection.

Under the Electoral Area "C" Zoning Bylaw No. 2453, 2008, the property is currently zoned Agriculture Two Zone (AG2) which only allows for single detached dwellings as a principal use.

The property is also situated within the Agricultural Land Reserve (ALR) and, under Section 34 (Tourist Accommodation) of the *Agricultural Land Reserve Use Regulation*, "the use of agricultural land for providing accommodation for tourists is permitted in a principal residence that is a pre-existing residential structure", if the number of bedrooms does not exceed 4 and accommodation is provided on a short-term basis only.

The subject property has been assessed as "residential" (Class 01) and "farm" (Class 09).

Public Process:

On February 23, 2021, a Public Information Meeting (PIM) was held electronically and was attended by no members of the public.

At its meeting of February 16, 2021, the Electoral Area "C" Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject development application be approved.

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. Any comments will be on the agenda as separate item.

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

Analysis:

In assessing this proposal, Administration notes that there have been no recorded complaints received in relation to the operation of this vacation rental use since issuance of the TUP and the

applicant has indicated that there have been no changes to the use since the permit was issued in 2020 (i.e. the use remains limited to four (4) bedrooms and eight (8) paying guests between April 1st and October 31st) and ownership remains unchanged.

While it is recognised that the Electoral Area "C" OCP Bylaw, contains a number of specific criteria against which vacation rental TUPs are to be assessed (i.e. septic capacity, screening, health & safety assessment and on-site vehicle parking provisions), this criteria was previously considered by the Board when it approved TUP No. A2019.015-TUP in 2020.

It should be noted that the Electoral Area "C" OCP Bylaw recognizes "on-going" vacation rental uses through temporary use permits; however, properties designated Residential are the only specified benefactors of this policy.

Although Agricultural designated properties are not specifically contemplated for "on-going" vacation rental uses, vacation rentals are seasonal and temporary in nature, as the terms of the permit specify a portion of the year in which such a use can occur and the single detached dwelling is used for remainder of the year in accordance with the Zoning Bylaw (i.e. for residential use).

As such, continuation of a temporary use permit for a vacation rental use is considered consistent with the administration of other vacation rentals in Area "C".

Accordingly, and in light of the absence of any change to the use or received complaints regarding its operation, Administration supports the continuation of a vacation rental use through a temporary use permit for a further three years (to December 31, 2023), provided the TUP includes the same conditions as the previously issued TUP as well the same COVID-19 protocols that have been applied to all vacation rental TUPs issued since the Provincial State of Emergency was declared.

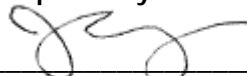
Conversely, the addition of uses within an agricultural area that are more commercial in nature can pose potential land use conflicts with agricultural operations. By allowing additional uses to occur, the primary use of the property or surrounding properties as agricultural land can become threatened through the introduction of competing interests.

However, changing the duration of stay within an existing dwelling unit is not anticipated to introduce any land use conflicts that would not be present if the dwelling were used for residential purposes.

Alternatives:

1. THAT the Board of Directors deny Temporary Use Permit No. C2021.002-TUP.

Respectfully submitted:



JoAnn Peachey, Planner I

Endorsed By:



C. Garrish, Planning Manager

Attachments: No. 1 – Agency Referral List

No. 2 – Site Photo

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a **p**, prior to Board consideration of TUP No. C2021.002-TUP:

p	Agricultural Land Commission (ALC)	p	Fortis
p	Interior Health Authority (IHA)	○	City of Penticton
p	Ministry of Agriculture	○	District of Summerland
○	Ministry of Energy, Mines & Petroleum Resources	○	Town of Oliver
○	Ministry of Municipal Affairs & Housing	○	Town of Osoyoos
p	Ministry of Environment & Climate Change Strategy	○	Town of Princeton
○	Ministry of Forest, Lands, Natural Resource Operations & Rural Development (Archaeology Branch)	○	Village of Keremeos
○	Ministry of Jobs, Trade & Technology	○	Okanagan Nation Alliance (ONA)
○	Ministry of Transportation and Infrastructure	○	Penticton Indian Band (PIB)
○	Integrated Land Management Bureau	○	Osoyoos Indian Band (OIB)
○	BC Parks	○	Upper Similkameen Indian Band (USIB)
○	School District #53 (Areas A, B, C, D & G)	○	Lower Similkameen Indian Band (LSIB)
○	School District #58 (Area H)	○	Environment Canada
○	School District #67 (Areas D, E, F, I)	○	Fisheries and Oceans Canada
○	Central Okanagan Regional District	○	Canadian Wildlife Services
○	Kootenay Boundary Regional District	○	OK Falls Irrigation District
○	Thompson Nicola Regional District	○	Kaleden Irrigation District
○	Fraser Valley Regional District	○	Irrigation District / improvement Districts / etc.
p	Oliver Fire Department		

Attachment No. 2 – Site Photo





TEMPORARY USE PERMIT

FILE NO.: C2021.002-TUP

Owner:

Agent:

GENERAL CONDITIONS

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

APPLICABILITY

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

Legal Description: Lot 2, Plan 14038, District Lot 2450S, SDYD, Except Plan 14940

Civic Address: 4320 Black Sage Road

Parcel Identifier (PID): 009-123-024 Folio: C-06519.200

TEMPORARY USE

6. In accordance with Section 20.0 of the Electoral Area "C" Official Community Plan Bylaw No. 2452, 2008, the land specified in Section 5 may be used for a "vacation rental" use as defined in the Electoral Area "C" Zoning Bylaw, being the use of a residential dwelling unit for the temporary commercial accommodation of paying guests for a period of less than one month.

CONDITIONS OF TEMPORARY USE

7. The vacation rental use of the land is subject to the following conditions:
 - a) the vacation rental use shall occur only between April 1st and October 31st;
 - b) the following information must be posted within the dwelling unit while the vacation rental use is occurring:
 - i) the location of property lines by way of a map;
 - ii) a copy of the Regional District's Electoral Area "C" Noise Regulation and Prohibition Bylaw;
 - iii) measures to address water conservation;
 - iv) instructions on the use of appliances that could cause fires, and for evacuation of the building in the event of fire;
 - v) instructions on the storage and management of garbage;
 - vi) instructions on septic system care; and
 - vii) instructions on the control of pets (if pets are permitted by the operator) in accordance with the Regional District's Animal Control Bylaw.
 - c) the maximum number of bedrooms that may be occupied by paying guests shall be four (4);
 - d) the number of paying guests that may be accommodated at any time shall not exceed eight (8);
 - e) a minimum of four (4) on-site vehicle parking spaces shall be provided for paying guests;
 - f) camping and the use of recreational vehicles, accessory buildings and accessory structures on the property for vacation rental occupancy are not permitted; and
 - g) current telephone contact information for a site manager or the property owner, updated from time to time as necessary, as well as a copy of this Temporary Use Permit shall be provided to the owner of each property situated within 100 metres of the land and to each occupant of such property if the occupier is not the owner.
 - h) vacation rental operation must follow the Ministry of Health's COVID-19 Guidance for the Hotel Sector during the Provincial State of Emergency, including environmental cleaning, staff health and communication, and any subsequent provincial health orders for hotel operators.
 - i) information shall be posted within the dwelling unit during the Provincial State of Emergency for COVID-19 following Provincial recommended communication, signage and posters for the Hotel Sector on the following topics:
 - i) Symptoms of COVID-19

- ii) B.C.'s COVID-19 Self-Assessment Tool
- iii) Handwashing
- iv) Respiratory/cough etiquette
- v) Self-isolation and self-monitoring
- j) a sign must be posted on the front entrance telling staff not to enter the premises if they are feeling ill.
- k) all guests must follow Provincial guidelines during the Provincial State of Emergency for COVID-19, including avoiding non-essential travel as a measure to protect vulnerable people in communities from COVID-19.

COVENANT REQUIREMENTS

8. Not applicable.

SECURITY REQUIREMENTS

9. Not applicable.

EXPIRY OF PERMIT

10. This Permit shall expire on December 31, 2023.

Authorising resolution passed by Regional Board on ____ day of _____, 2021.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

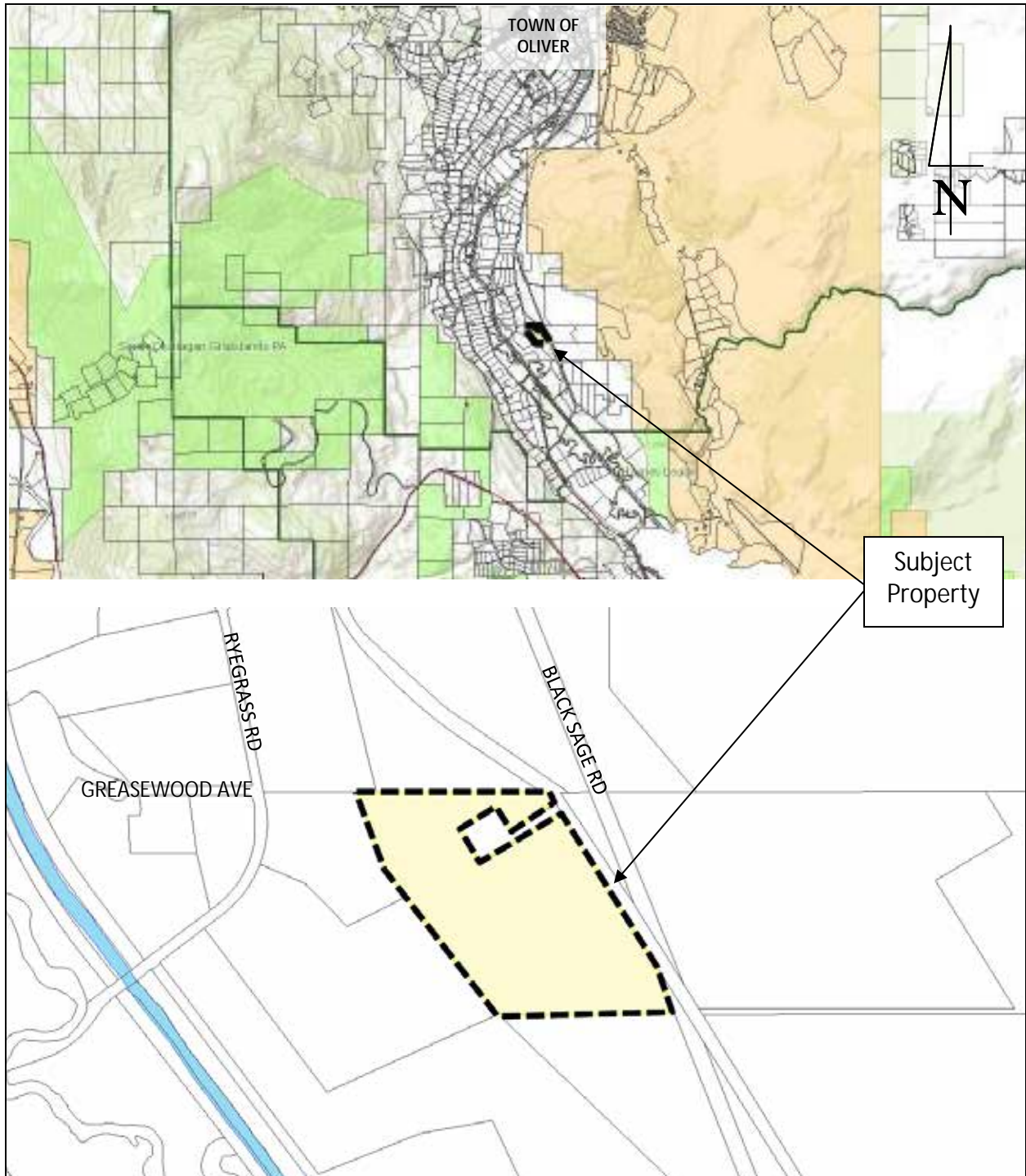
Telephone: 250-492-0237 Email: planning@rdos.bc.ca



Temporary Use Permit

File No. C2021.002-TUP

Schedule 'A'



Regional District of Okanagan-Similkameen

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

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



Temporary Use Permit

File No. C2021.002-TUP

Schedule 'B'



Regional District of Okanagan-Similkameen

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

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



Temporary Use Permit

File No. C2021.002-TUP

Schedule 'C'



Regional District of Okanagan-Similkameen

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

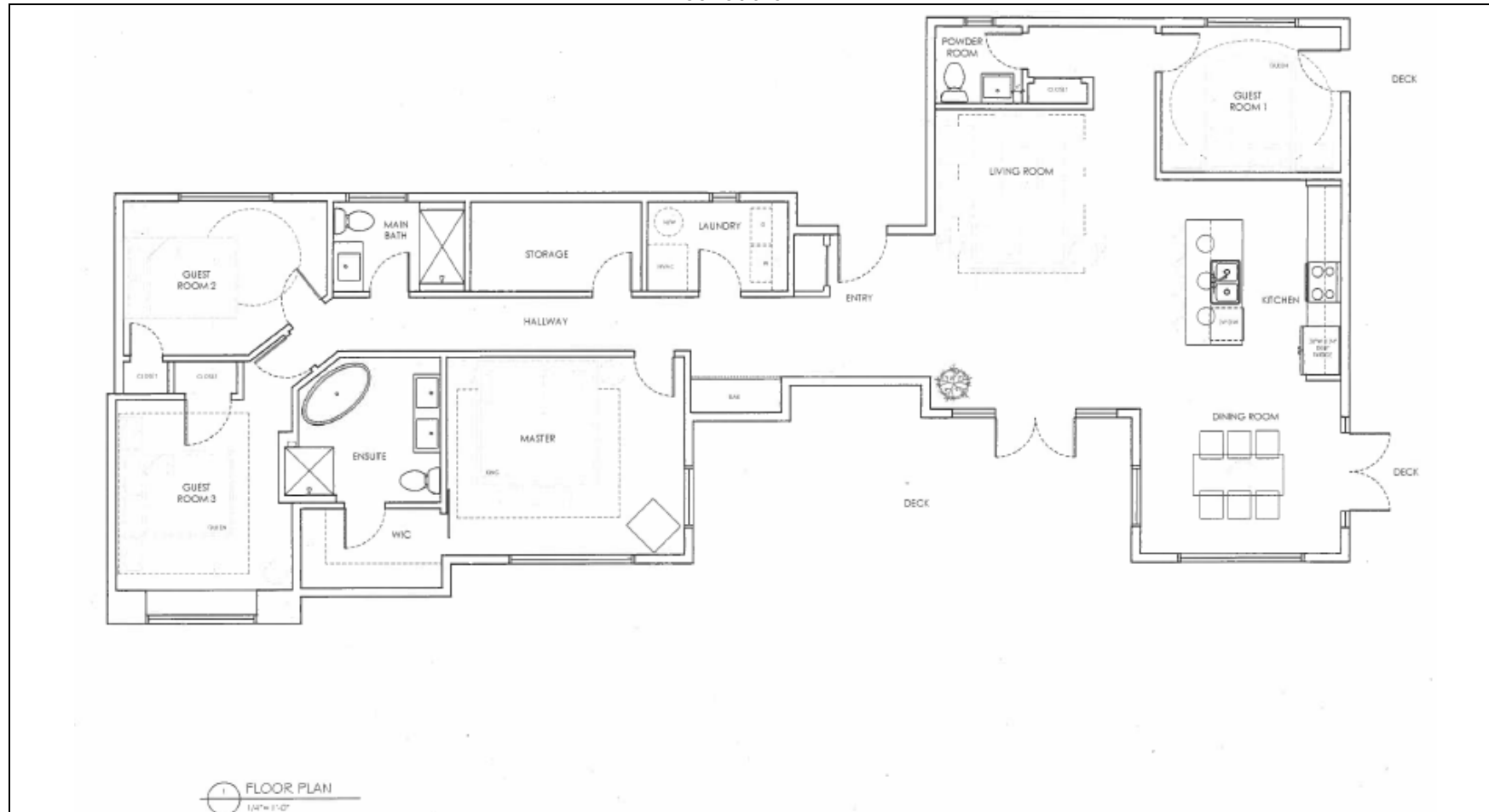
Telephone: 250-492-0237 Email: planning@rdos.bc.ca



Temporary Use Permit

File No. C2021.002-TUP

Schedule 'D'



Lauri Feindell

Subject: FW: RDO's File C2021.002.TUP

Original Message-----

From: Moraes, Ryan (mailto:Ryan.Moraes@fortisbc.com)

Sent: March 11, 2021 11:43 AM

To: Planning <planning@rdos.bc.ca>

Subject: RE: RDO's File C2021.002.TUP

Hello,

Fortis gas has no concerns with this TUP

Regards,

Ryan Moraes, P.L.Eng. ASCT | Planning &

Design Technologist | FortisBC

1975 Springfield Rd | Kelowna, BC V1Y 7V7

1250-490-2621 E 778-214-0509 ryan.moraes@fortisbc.com



February 18, 2021

File No: C2021.002-TUP

Regional District of Okanagan-Similkameen
101 Martin Street
Penticton, B.C. V2A 5J9
Via E-mail: planning@rdos.bc.ca

Re: Temporary Use Permit at 4320 Black Sage Road

To the Regional District of Okanagan Similkameen,

Thank you for providing the B.C. Ministry of Agriculture, Food and Fisheries the opportunity to comment on the Temporary Use Permit application for 4320 Black Sage Road, Oliver. Ministry staff have reviewed the documents you have provided. From an agricultural perspective we can provide the following comments for your consideration:

- Ministry staff recognize the ALC permitted residential uses on this parcel as described in ALR Use Regulation sections 33 and 34 for both tourist and agri-tourism accommodation. It appears however that this TUP reapplication does not identify which section this accommodation is categorized.
- If the proposed temporary use is categorized as ALR agritourism accommodation, Ministry staff encourage the RDOS to request information on the agri-tourism activities to be conducted on site. The list of designated agri-tourism activities can be found under section 12(2) of the ALR Use Regulation.
- The Agricultural Land Reserve (ALR) is a provincial zone in which agriculture is recognized as the priority use. Farming is encouraged, and non-agricultural uses are restricted.

If you have any questions, please contact me directly at christina.forbes@gov.bc.ca.

Sincerely,

Christina Forbes, P.Ag., Regional Agrologist
B.C. Ministry of Agriculture, Food and Fisheries – Kelowna
Office: (236) 766-7057
E-mail: christina.forbes@gov.bc.ca

Email copy: Sara Huber, ALC Regional Planner, Sara.Huber@gov.bc.ca
Alison Fox, MAFF Land Use Planner, Alison.Fox@gov.bc.ca

REFERRED FROM THE BOARD MEETING OF 4 MARCH 2021

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: March 18, 2021

RE: Building Bylaw Contraventions
Electoral Area: H Folio: H00905.450
PID: 025-462-491
Civic Address: 847 Highway 5A, Princeton

Administrative Recommendation:

THAT injunctive action be commenced against the owner of the lands described as Lot 3, District Lot 1185, KDYD, Plan 35988, with respect to works which have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2805, 2018.

Civic: 847 Highway 5A, Princeton Folio: H00905.450

Legal: Lot 3, District Lot 1185, KDYD, Plan 35988

Zone: Agricultural 3 (AG3)

Purpose:

To clarify the resolution made by the Regional District Board on January 23, 2020 to commence injunctive against against the property owner(s) of 847 Highway 5A, legally described as Lot 3, District Lot 1185, KDYD, Plan 35988 in relation to works which have been undertaken on the lands contrary to the Regional District Building Bylaw 2805, 2018.

Site Context

The subject property is approximately 78,794 m² (7.79 ha) in area and is situated at 847 Highway 5A, approximately 8 km northeast of Princeton. Building permits were issued to previous owners in 1987 and 1988 for a single family dwelling and a garage.

Reference:

RDOS Building Bylaw #2805, 2018 ("Building Bylaw")
[Board Report dated January 23, 2020](#)

Background:

This matter was before the Board on January 23, 2020 and the Board made the following resolution:

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, District Lot 1185, KDYD, Plan 35988, that certain works have been undertaken on the lands contrary to the Regional District Okanagan-Similkameen Building Bylaw No. 2805, 2018;

AND THAT the Regional District Board direct the owners to bring the property located at 847 Highway 5A and legally described as Lot 3, District Lot 1185, KDYD, Plan 35988 into compliance with the Regional District of Okanagan-Similkameen's Electoral Area 'H' Similkameen Valley Zoning Bylaw No. 2498, 2012 and the Untidy and Unsightly Premises Regulatory Control Bylaw No. 2637, 2013 within 30 days;

AND THAT if the property owners fail to comply within 30 days, injunctive action be commenced.

Legal counsel advises that the January 23rd resolution lacks clarity and would not suffice to assure the Court that authorization was given to proceed to injunctive action for contraventions of the Building Bylaw.

Analysis:

Since January, 2020, ongoing complaints have been received indicating that additional materials are being brought on to the property. As well, the Building Official has noted that additional structures have also been located on the property. Specifically, a structure which had been the subject of another enforcement action against the property owner has been relocated from Kennedy Lake to the subject property (see attached photos).

The property remains in contravention of RDOS regulations.

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.

A Section 302 Notice has been previously filed against the property title. Injunctive action is required for the non-compliant construction.

Alternatives:

1. That the RDOS not proceed to injunctive action for the Building Bylaw violations against Lot 3, District Lot 1185, KDYD, Plan 35988.

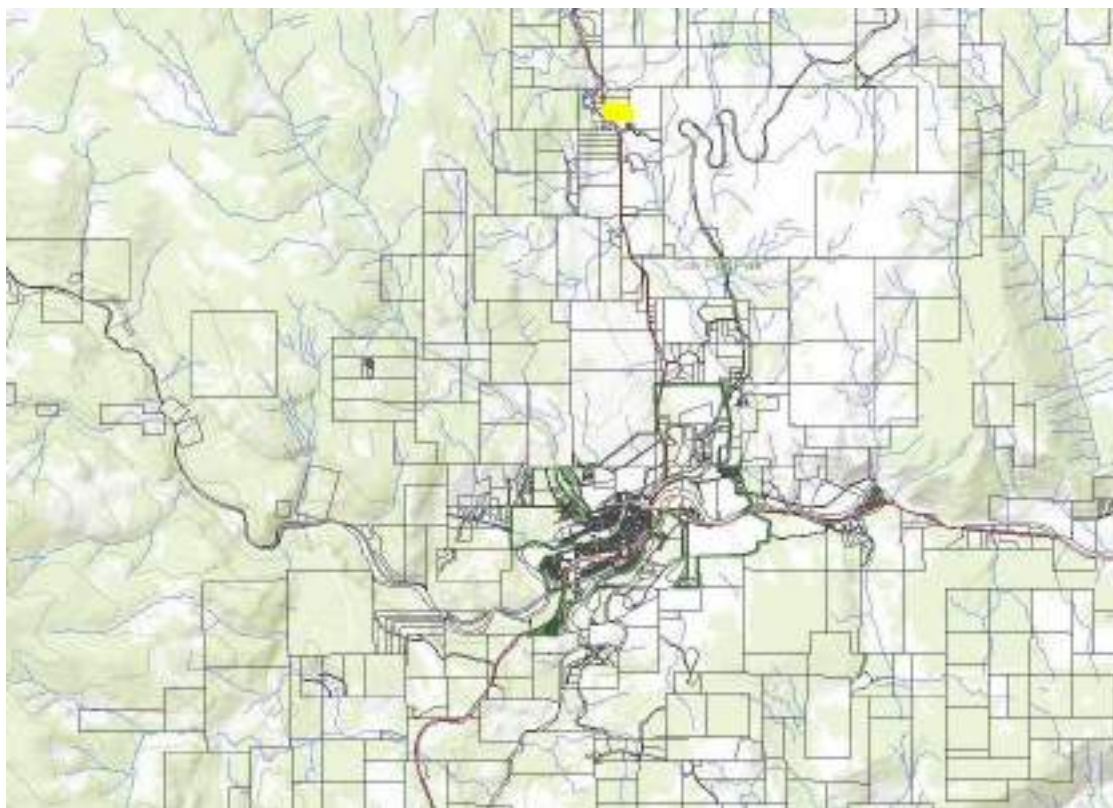
Respectfully submitted:

"L. Miller"

L. Miller, Building & Enforcement Services
Manager

Attachments: No. 1 – Parcel Map
No. 2 – Site Photos

ATTACHMENT No. 1



ATTACHMENT 2



847 HIGHWAY 5A - February 10, 2021

MARMOT CRESCENT, KENNEDY LAKE, MARCH 8, 2019



ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: March 18, 2021

RE: Electoral Area "A" OCP Bylaw No. 2905

Administrative Recommendation:

THAT the Electoral Area "A" Official Community Plan Bylaw No. 2905, 2021, be read a first and second time and proceed to public hearing;

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

AND THAT, in accordance with Section 477 of the *Local Government Act*, the Board of Directors has considered Amendment Bylaw No. 2905, 2021, in conjunction with its Financial and applicable Waste Management Plans;

AND THAT the holding of the public hearing be delegated to Director Pendergraft;

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

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

Purpose:

Bylaw No. 2905 represents a review and update of the Electoral Area "A" Official Community Plan (OCP) Bylaw and is proposing to repeal and replace the current Electoral Area "A" OCP Bylaw No. 2450, 2008.

Background:

At its meeting November 6, 2008, the Regional District Board adopted the current Electoral Area "A" OCP Bylaw No. 2450, 2008.

At its meeting of January 3, 2019, the Planning and Development (P&D) Committee of the Board directed that the Electoral Area "A" OCP Bylaw be reviewed commencing in the fourth quarter of 2019 (in place of the Electoral Area "C" OCP Bylaw) and subsequently included in the Board's 2019 Business Plan.

At its meeting of October 17, 2019, the contract for the review of the OCP Bylaw was awarded to EcoPlan International Inc., with work on the project commencing in November of 2019, with the scheduled end date being set for March of 2021.

Consultation Requirements:

Under Section 475 of the *Local Government Act*, during the development of an official community plan, the Regional District “must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected.”

The Act further requires that this consultation “should be early and ongoing” and involve the following:

1. *the board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;*
2. *the board of any regional district that is adjacent to the area covered by the plan;*
3. *the council of any municipality that is adjacent to the area covered by the plan;*
4. *first nations;*
5. *boards of education, greater boards and improvement district boards;*
6. *the Provincial and federal governments and their agencies.*

To ensure that the Regional District is meeting these requirements, the Board has adopted an *Official Community Plan Bylaw Consultation Policy* (2016) that requires a staff report be prepared prior to first and/or second reading of any new OCP Bylaw “summarizing the consultation undertaken, if additional consultation with external agencies, persons, organizations and authorities is required.”

According to the Policy, this “consultation may involve a variety of methods, including information meetings, open houses, flyers, surveys, dialogue and/or written correspondence.”

Public Engagement Process:

The consultations undertaken in support of this review have included the following:

- the completion of two (2) on-line community surveys;
- the distribution of four (4) Community Newsletters in November of 2019, June & November of 2020 and January of 2021;
- the distribution of postcards notifying the OCP Review project to the community;
- an on-line presentation to the Anarchist Mountain Community Association on July 15, 2020;
- presence at the Osoyoos Market on Main - Farmer's Market on Saturday July 25, 2020 and Saturday August 15, 2020;
- the convening of an in-person open house at the Sonora Centre on September 21, 2020 (attended by approximately 30-35 members of the public);
- an on-line public meeting on February 24, 2021 (attended by approximately 10-12 members of the public);
- engagement with external agencies, such as the Okanagan Basin Water Board, Interior Health, Ministry of Transportation and Infrastructure (MoTI), the Agricultural Land Commission, and the Town of Osoyoos (see Attachment No. 1);
- on-going discussions with staff at the Osoyoos Indian Band (OIB); and
- on-going dialogue with members of the Electoral Area “A” Advisory Planning Commission (APC) through meetings and electronic correspondence.

Pursuant to Section 477 of the *Local Government Act*, after first reading the Regional Board must consider the proposed OCP Bylaw in conjunction with Regional District's current financial and waste management plans. The proposed OCP Bylaw 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.

Agency Consideration:

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required prior to adoption as Bylaw No. 2905 is an official community plan and the Ministry's interest is restricted to zoning bylaws involving lands within 800 metres of a controlled access highway (i.e. Highway 97 & 3) under Section 52 of the *Transportation Act*. Nevertheless, MoTI was referred a copy of Bylaw No. 2905 and provided comment.

Pursuant to Section 476 of the *Local Government Act*, the Regional District must consult with the relevant School District when proposing to introduce an OCP for an area that includes the whole or any part of that School District. In this instance, School District No. 53 have been made aware of the proposed amendment bylaw.

Pursuant to Section 475 of the *Local Government Act*, the Regional District must consult with the Agricultural Land Commission (ALC) when proposing to adopt an OCP Bylaw which might affect lands in the Agricultural Land Reserve (ALR). Both the ALC and the Ministry of Agriculture have provided comments on Bylaw No. 2905.

Summary of Engagement:

Administration recommends that the public engagement outlined above should be considered appropriate consultation for the purpose of Section 475 of the *Local Government Act*, as well as the Board's *Official Community Plan Bylaw Consultation Policy (2016)*. As such, the consultation process undertaken is seen to be sufficiently early and does not need to further ongoing.

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

Analysis:

Draft OCP Bylaw No. 2905 is seen as meeting the statutory requirements set out under Section 473 of the *Local Government Act* (i.e. 5 year supply of land for residential housing needs; policies that speak to affordable, rental and special needs housing; greenhouse gas emissions reduction targets, etc.), and as aligning with the community's goals and objectives as well as those that have previously been adopted by Regional District Board (e.g. Regional Growth Strategy).

Administration appreciates the efforts of residents that participated in this project and provided feedback at the various stages of drafting the new Official Community Plan and is recommending that first reading of Bylaw No. 2905 be approved.

Administration would also like to highlight that the project is being delivered on schedule and has been completed within the allotted budget.

Alternatives:

1. THAT first reading of the Electoral Area "A" Official Community Plan Bylaw No. 2905 be denied.

-
2. THAT first reading of the Electoral Area "A" Official Community Plan Bylaw No. 2905 be deferred pending:
- a) *TBD*

Respectfully submitted:

A handwritten signature in blue ink, appearing to read 'C. Garrish', written over a horizontal line.

C. Garrish, Planning 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 Official Community Plan (OCP) Bylaw No. 2905:

p	Agricultural Land Commission (ALC)	p	Fortis
p	Interior Health Authority (IHA)	o	City of Penticton
p	Ministry of Agriculture	o	District of Summerland
p	Ministry of Energy, Mines & Petroleum Resources	o	Town of Oliver
o	Ministry of Municipal Affairs & Housing	p	Town of Osoyoos
p	Ministry of Forest, Lands, Natural Resource Operations & Rural Development (Ecosystem Section)	p	Ministry of Forest, Lands, Natural Resource Operations & Rural Development (Archaeology Branch)
o	Town of Princeton	o	Village of Keremeos
o	Ministry of Jobs, Trade & Technology	p	Okanagan Nation Alliance (ONA)
p	Ministry of Transportation and Infrastructure	o	Penticton Indian Band (PIB)
o	Integrated Land Management Bureau	p	Osoyoos Indian Band (OIB)
p	BC Parks	o	Upper Similkameen Indian Band (USIB)
p	School District #53	p	Lower Similkameen Indian Band (LSIB)
p	Okanagan Basin Water Board	o	Environment Canada
p	Telus	p	Fisheries and Oceans Canada
p	Kootenay Boundary Regional District	p	Canadian Wildlife Services
		p	Shaw Cable

AREA "A" OSOYOOS RURAL

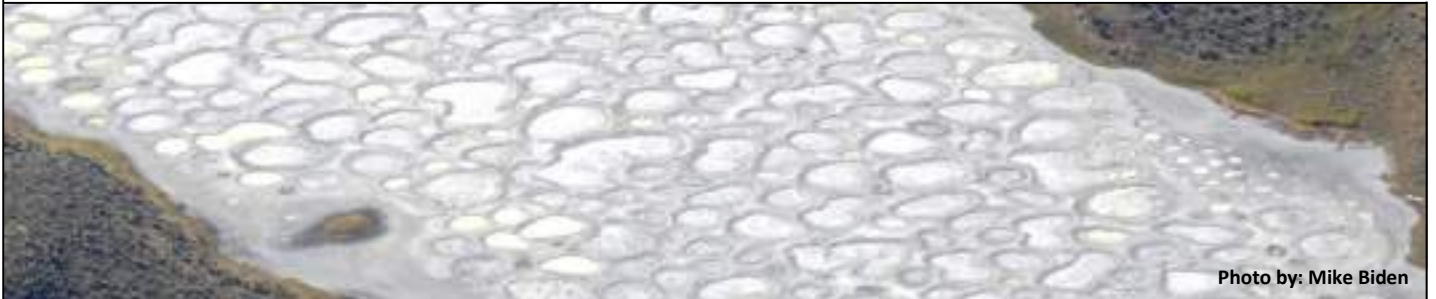


Photo by: Mike Biden

OCP Bylaw No. 2905, 2021 – Regional District of Okanagan-Similkameen

OFFICIAL COMMUNITY PLAN



Regional District of Okanagan-Similkameen
Electoral Area “A”
Official Community Plan Bylaw No. 2905, 2021

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LIST OF SCHEDULES AND MAPS

- Schedule 'A' Official Community Plan Text
- Schedule 'B' Official Community Plan Map
- Schedule 'C' Parks, Recreation and Trails
- Schedule 'D' Hazard Lands – Flood
- Schedule 'E' Hazard Lands – Steep Slopes
- Schedule 'F' Hazard Lands – Wildfire
- Schedule 'G' Transportation Network
- Schedule 'H' Environmentally Sensitive Development Permit Areas
- Schedule 'I' Watercourse Development Permit Areas

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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Regional District of Okanagan-Similkameen
Electoral Area “A”
Official Community Plan Bylaw No. 2905, 2021

A Bylaw to guide land use decisions within Electoral Area “A”
pursuant to Division 4 of Part 14 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 “A” 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 “A” 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 “A” Official Community Plan Bylaw No. 2905, 2021.

TRANSITION

The Electoral Area “A” Official Community Plan Bylaw No. 2450, 2008, is repealed.

READ A FIRST AND SECOND TIME on the ____ day of _____, 2021.

PUBLIC HEARING held on the ____ day of _____, 2021.

READ A THIRD TIME on the ____ day of _____, 2021.

ADOPTED on the ____ day of _____, 2021.

Chair

Corporate Officer

SCHEDULE 'A'

Regional District Okanagan-Similkameen

Electoral Area "A" Official Community Plan Bylaw No. 2905, 2021

1.0 INTERPRETATION AND ADMINISTRATION

The provisions of this Plan apply to all lands and water within Electoral Area “A” identified on Schedule ‘B’ Official Community Plan Map of this bylaw.

1.1 Purpose

The Electoral Area “A” 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, such as every decade.

The Official Community Plan provides a basis for the following actions:

- .1 The adoption or amendment of the Zoning Bylaw and other land use regulations;
- .2 The direction of public investment;
- .3 The guidance of elected officials, and others who have statutory approval authority, in the evaluation of proposals, referrals, and amendment of bylaws; and
- .4 Compliance with provincial legislation including the greenhouse gas management requirements of the *Local Government Act* and the *Climate Change Accountability Act*.

1.2 Interpretation

An Official Community Plan means an Official Community Plan as referred to in the *Local Government Act*, and as adopted by the Regional Board of Directors 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 Official Community Plan 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 Official Community Plan. All rezoning amendments must be consistent with this Official Community Plan that serves as a policy foundation for the Zoning Bylaw.
- .3 This Official Community Plan will be re-examined and updated in accordance with an Electoral Area Official Community Plan Bylaw Review schedule endorsed by the Regional District 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 Official Community Plan can only encourage senior levels of government to act; it cannot force or require senior governments to act. Furthermore, although the Official Community Plan 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 Official Community Plan should be read in isolation from the others to imply a particular action or consequence.

1.4 Development Approval Information

Electoral Area “A” (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. An applicant may be required 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, storm water run-off 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 features, and rare or endangered plant or animal species.
- .5 The ability of the proposed development to provide on-site water and wastewater 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 by the proposal.

- .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*.

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. Official Community Plans designate land for specific purposes, such as commercial/retail, residential, park, and industrial. Official Community Plans 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, Official Community Plans 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.

Local governments in British Columbia are given the authority to adopt an Official Community Plan through the *Local Government Act* (LGA), which describes what must be included in the Official Community Plan, what may optionally be included, and what steps need to be followed for the Official Community Plan to be adopted. The required content of an Official Community Plan is defined in Section 473 of the *Local Government Act*. Occasional updates also ensure the Official Community Plan remains consistent with other procedures, bylaws and government implementation tools.

2.2 Planning Process

Commencing in November 2019, development of the Plan included a community outreach component, which included two on-line project surveys, project newsletters, a project webpage on the RDOS website, meetings with community stakeholders and agencies throughout the process (e.g. Province, Town of Osoyoos, Osoyoos Indian Band, Anarchist Mountain Community Association), and regular update meetings with the Electoral Area "A" Advisory Planning Commission. It should be noted that in-person engagement was limited by the Coronavirus pandemic that emerged in the province in mid-March 2020. An in-person open house took place in mid-September 2020 that followed strict public health guidance.

2.3 Amending the Plan

An Official Community Plan 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 Official Community Plan may be revised by an amending bylaw pursuant to provisions outlined within the *Local Government Act*. A comprehensive review of the Official Community Plan will be undertaken in accordance with the Regional District Board's Official Community Plan Review Schedule to ensure it continues to reflect the long-range planning objectives of Plan Area residents, local government staff, and the Regional Board.

3.0 COMMUNITY PROFILE

3.1 Location and Geography

Covering 313 square kilometres, Electoral Area “A” is located in the Regional District of Okanagan-Similkameen (RDOS) at the south end of the Okanagan Valley on the international border of Canada with the United States of America. The rural Osoyoos area is the smallest Electoral Area in the region and makes up 2.8% of the total area of the RDOS. The entire Osoyoos area includes rural Osoyoos, Osoyoos Indian Band lands, and the Town of Osoyoos.



Figure 1: Plan Area Regional Context

3.2 History

Indigenous people have lived in the RDOS area for thousands of years prior to the arrival of Europeans. The original people of the Okanagan are known as the Syilx speaking people – the “Okanagans” and according to their history have been in the area since the beginning of people on this land. The Okanagans (Syilx) people occupied 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.

Okanagan First Nations once travelled widely to fishing, gathering and hunting areas. Each year, the first harvests of roots, berries, fish and game were celebrated by ceremonies honouring the food chiefs who provided for the people. During the winter, people returned to permanent winter villages and the names of many of the settlements in the Okanagan Valley – Osoyoos, Keremeos, Penticton and Kelowna – all come from Indigenous words for these settled areas and attest to the long history of the Syilx people on this land.

Osoyoos means ‘narrowing of the waters’ or ‘sand bar across’ and was the original place name for the area where the water was shallow enough to walk across, while Nk’Mip was originally the name of the village at the north end of Osoyoos.

The non-Indigenous historical records of the plan area date back to 1821 with establishment of the Hudson’s Bay Fur Brigade Trail. The Trail represented a fur trading supply route through the Okanagan Valley north to Kamloops. With 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 took the trail in 1847.

Non-Indigenous settlement in the plan area began in the mid 1850’s. During this period, 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.

The first fruit trees planted in the Okanagan were planted by Hiram “Okanagan” Smith on his land beside Osoyoos Lake. Over the years the region established itself as an agricultural area. Orchard development increased towards the early 1900’s when land speculators bought out the estates of the early ranchers and subdivided the parcels into smaller lots, some with irrigation systems. Grapes and wine making emerged as a new industry in the late 1950s and early 1960s.

3.3 Communities and Settlement Areas

Electoral Area “A” is largely rural area characterised by lower density housing largely concentrated around Osoyoos Lake and the valley bottom. The principal settlement areas include Anarchist Mountain, Kilpoola, Willow Beach, and smaller, rural residential agglomerations, including the area south of Swiwi’s (Haynes Point Park) located along Osoyoos Lake.

The predominant development pattern reflects the historic growth of this area in the 1920s under the provincial *Land Settlement and Development Act* (1917). The idea behind this legislation was to settle soldiers returning from the “Great War” on farmland. To this end, the provincial government acquired large ranch holdings in the

Osoyoos area and subdivided these into parcels ranging between 10 to 20 acres in size (e.g. 4.0 to 8.0 ha) for orchards.

Over the proceeding 100 years, some of these agricultural lands — principally in close proximity to Osoyoos Lake — were converted to recreational uses, initially as small-lot seasonal (cottage) properties or campgrounds catering to tourists, and later as year-round residential properties.

Starting in the 1970s, new communities adjacent Highway 3 such as “Kilpoola” in the west and on Anarchist Mountain in the east have emerged as smaller, rural-residential communities within Electoral Area “A”.

All of these communities are described further in Section 7.0 (Local Area Policies).

3.4 Osoyoos Indian Band

The Osoyoos Indian Band (OIB) has reserve land in Electoral Area “A”. The main 13,009 hectare reserve stretches from the Town of Osoyoos into Electoral Area “C” and the Town of Oliver on the east side of the Okanagan Valley. There is second much smaller reserve located adjacent to the main reserve in the Electoral Area “A”. The majority (335) of the OIB's 550 members live on the main reserve which is also where all OIB services, facilities, homes, and businesses are located.

OIB has nine companies employing more than 500 people on reserve, including Nk'Mip, a 4-star destination resort featuring Spirit Ridge Vineyard Resort & Spa, a golf course, an RV and campground on the shores of Osoyoos Lake, Nk'Mip Desert Cultural Centre, and Nk'Mip Cellars Winery, North America's first Indigenous winery. OIB also operates the Senkulmen Business Park to the east of the Town of Oliver and is a development partner in 241 unit The Cottages on Osoyoos Lake development located on OIB lands.

OIB is a member of the Okanagan Nation Alliance (ONA). The ONA was formed in 1981 as the inaugural First Nations government in the Okanagan which represents the eight member communities including Okanagan Indian Band, Upper Nicola Band, Westbank First Nation, Penticton Indian Band, Osoyoos Indian Band and Lower and Upper Similkameen Indian Bands and the Colville Confederated Tribes on areas of common concern. The ONA mandate is to work collectively to advance and assert Syilx/Okanagan Nation Title and Rights over the Okanagan Nation Territory. The organization facilitates collaborative working in areas of shared interest including Title and Rights, natural resource management, social services and economic development.



Figure 2: NK'Mip Desert Cultural Centre

3.5 Population and Demographics

The total population of Electoral Area “A” decreased slightly between 2011 and 2016, from 1,892 residents to 1,858, a change of 34 fewer residents, or 2%. Of the eight electoral areas that comprise the RDOS, half grew in population between 2011 and 2016 while the other half declined. Overall the population of the RDOS grew by 3% in this five-year time period (Figure 3).

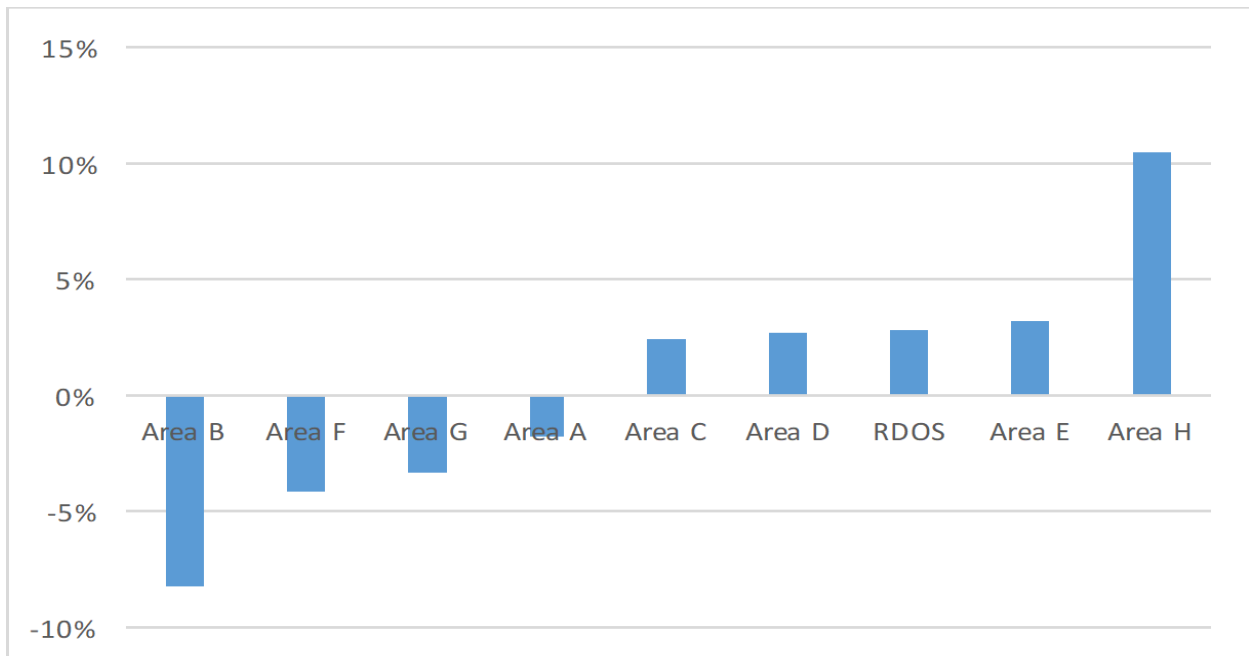


Figure 3: Regional Growth Rate Comparisons 2011-2016

The age and gender distribution of Electoral Area “A” is illustrated in Figure 4. Overall, approximately 51% of the population is female and 49% male. In Electoral Area “A”, the “baby boomer” generation (currently aged 55 - 75 years old) makes up the largest proportion of the population (46% of the population in 2016). In comparison, the 20 to 34-year old age group comprised only 5% of the population in the 2016 census. The profile shown in Figure 4 provides a strong contrast to the Province of BC, which is shown in Figure 5. Both show an aging population; however, the proportion of residents aged 20 - 34 years in Electoral Area “A” is quite low relative to the provincial average.

In 2016, the median age in Electoral Area “A” was 58 years, while the provincial median age was 43 years - a difference of 15 years. The median age for Electoral Area “A” is also higher than that of the RDOS where the median age in 2016 was 55 years. Electoral Area “A” has a significantly higher proportion of older residents in proportion to youth and young adults.

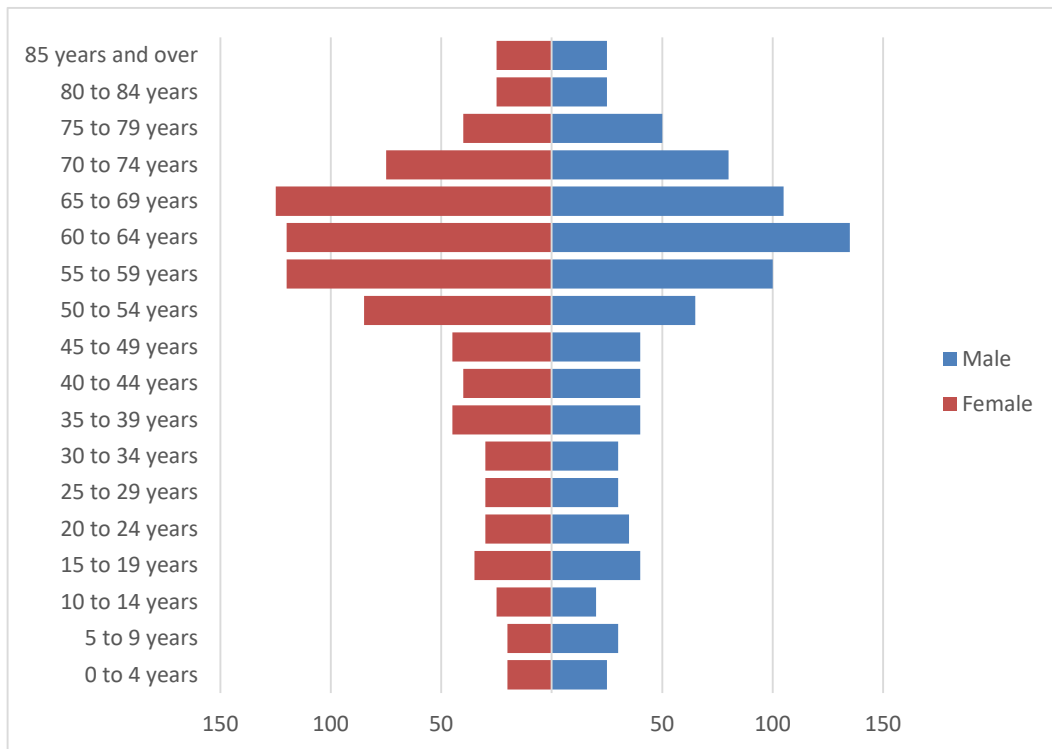


Figure 4: Electoral Area “A” 2016 Population by Gender and Age Cohort

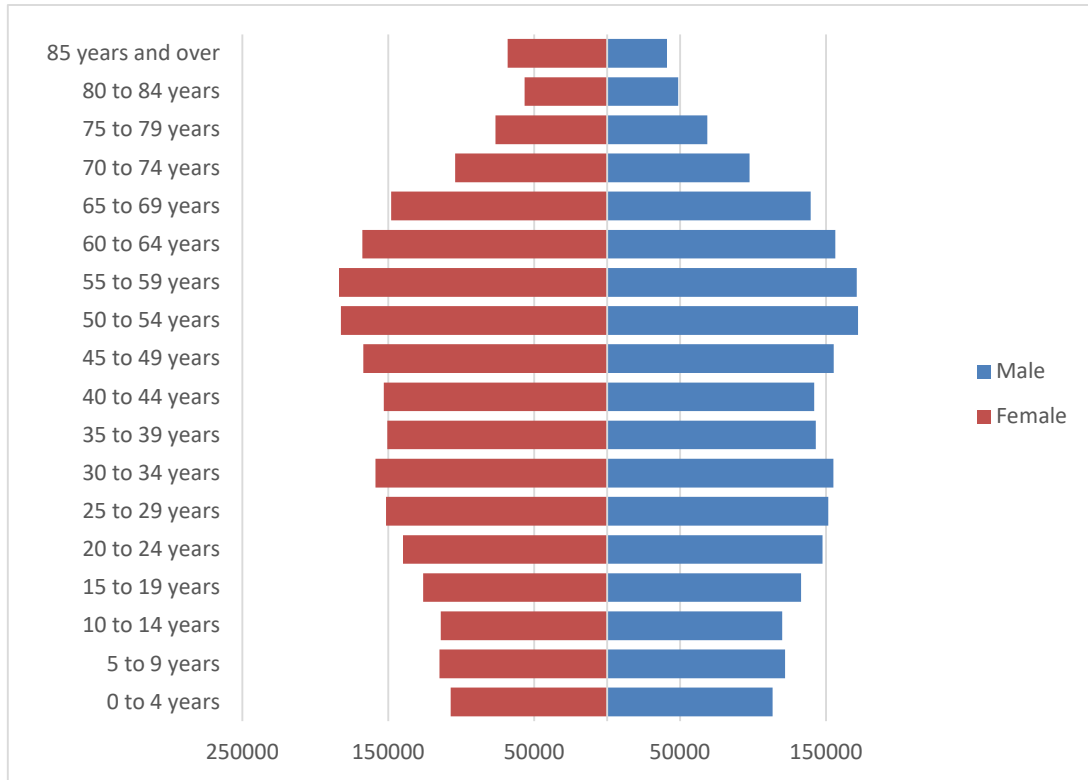


Figure 5: BC 2016 Population by Gender and Age Cohort

Total population figures from 1996 to 2016 suggest a stable population with a slight decline from 2006 to 2016 (Figure 6). If modest population growth or decline were to continue for the next 20 years, the population could be expected to be between 1,637 and 2,175 by 2041, given scenarios of +1% growth, +1.5% growth or -0.5% decline.

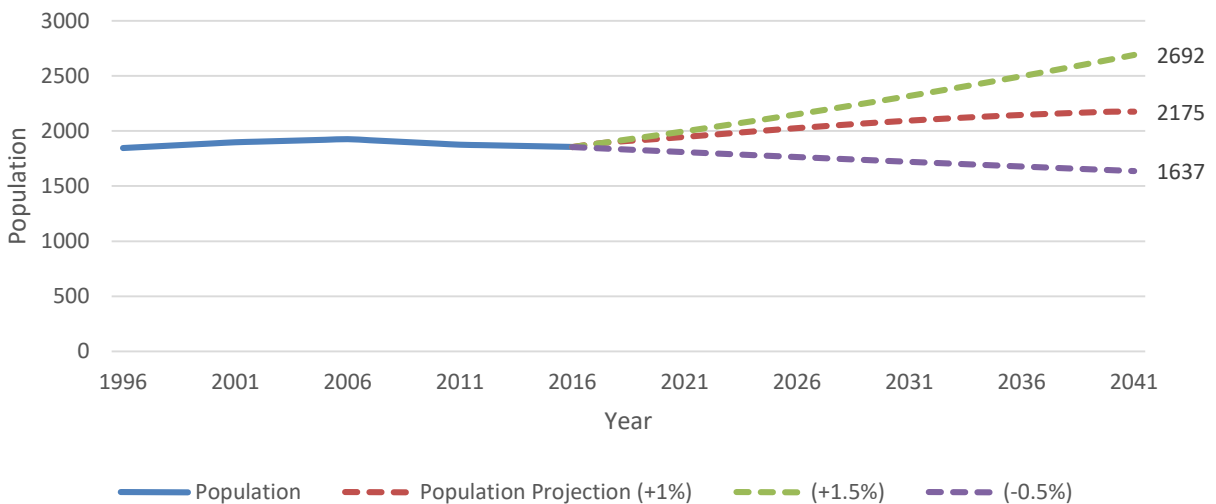


Figure 6: Electoral Area "A" Projected Population Growth (1996-2041)

3.6 Housing types

The overwhelming majority of housing in Electoral Area “A” consists of single-detached homes (Figure 7). This comprises 94% of all housing. The remaining housing forms are mobile homes, duplex/semi-detached housing, and apartment units fewer than five stories. Generally, the housing in Electoral Area “A” is relatively low-density and dispersed.

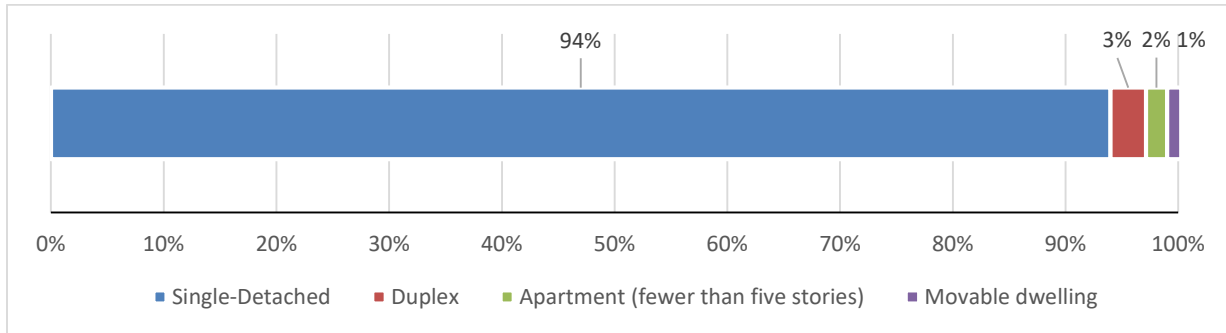


Figure 7: Housing by Dwelling Type in Electoral Area “A”, 2016

Most households (53%) in Electoral Area “A” are two person households (Figure 8). Together, one and two person households account for 72% of households. These smaller household sizes are consistent with the older population in the planning area.

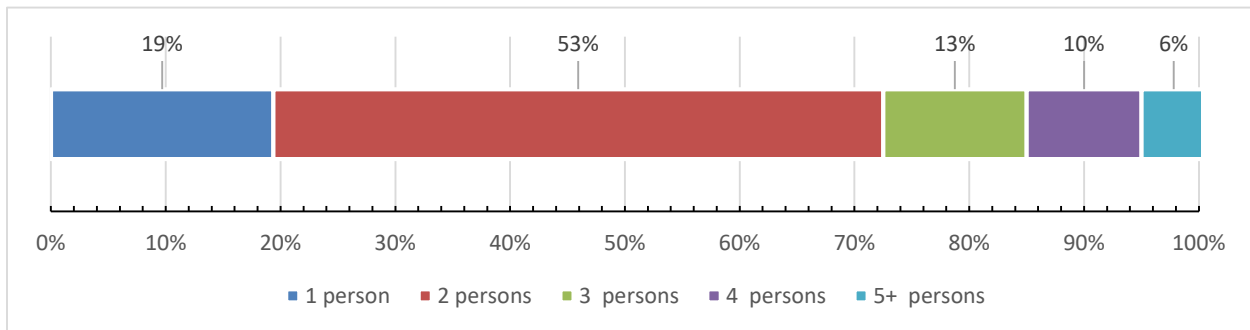


Figure 8: Electoral Area “A” Household Size, 2016

4.0 OFFICIAL COMMUNITY PLAN DESIGNATIONS

The future use and development of land within Electoral Area “A” must be consistent with the land use designations illustrated on Schedule ‘B’ (Official Community Plan Map).

Resource Area Designations

Resource Area RA

Agricultural Designations

Agriculture AG

Rural Holdings Designations

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

Administrative, Cultural and Institutional Designations

Administrative, Cultural and Institutional AI

Parks, Recreation and Trails Designations

Parks, Recreation and Trails P

Natural Environment and Conservation Designations

Conservation Area CA

Okanagan Basin Lakes BL

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 Official Community Plan 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 "A" is a predominantly rural region made up of smaller settlement areas and neighbourhoods. Residents value its rural character and preserving and stewarding its important agricultural areas, natural habitats, and recreation areas. Residents are also committed to ensuring water resources are well-managed and protected and that community wildfire risks are reduced.

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. The goals were first developed and refined through two rounds of community surveys and other outreach. The 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:

- .1 **Community safety and health.** Manage and reduce community wildfire risks and promote community wellbeing for all generations
- .2 **Water resources.** Protect and manage water resources, including both surface and groundwater, for residential uses, agriculture, and ecosystem health.
- .3 **Agriculture.** Maintain existing and encourage new, compatible agricultural activities in the Agricultural Land Reserve, while limiting subdivision of designated agricultural properties.
- .4 **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 character.
- .5 **Natural environment.** Steward and protect the area's natural features, including sensitive ecosystems and habitat.
- .6 **Infrastructure and services.** Improve and support the development of new infrastructure, including community water and sanitary sewer systems and improved internet connectivity.
- .7 **Transportation.** Maintain a safe and efficient multi-modal transportation system

for all road users working in cooperation with the Ministry of Transportation and Infrastructure.

- .8 **Osoyoos Indian Band engagement and collaboration.** Improve and expand communications, consultation and engagement with Osoyoos Indian Band.



Figure 9: Cherry trees in Electoral Area “A”

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) Bylaw for the South Okanagan in collaboration with local governments in the region – City of Penticton, District of Summerland, Town of Oliver, and the Town of Osoyoos.

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 "A", the South Okanagan RGS designates Willow Beach and Anarchist Mountain as Rural Growth Areas. There are no Primary Growth Areas in Electoral Area "A", although the Town of Osoyoos has this designation.

The South Okanagan RGS recognizes that "some infill development may occur" in areas not designated as Rural Growth Areas if development "does not significantly increase the number of units or the established density and respects the character of the communities." Under the objective of "Protect the character of rural areas", 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."

It should further be noted that the two designated Rural Growth Areas were included in the original South Okanagan RGS because, at the time, these areas had proposals for significantly higher densities. Neither area has been developed to the extent originally proposed.

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 approximately 470 people by 2031. Based on 2.3 people per household (2016 Census Canada figures), this indicates a potential need for the Plan Area to accommodate 205 new homes over the next 15 years.

Additional population estimate (2031)	470
Persons per household	2.3
New dwellings	205

Figure 10: New Dwelling Unit Requirements Projections

There are significant undeveloped areas designated for residential uses (including residential and small and large holding designations) in the existing rural growth areas. The Anarchist Mountain area contains 314 undeveloped Small Holdings (SH) and Large Holdings (LH) designated parcels.

Development concepts for the Willow Beach area indicate a capacity for around 80 single detached units. Accounting for the existing development at the site that would be replaced by proposed development, the Willow Beach area has a capacity to supply around 50 net new dwelling units.

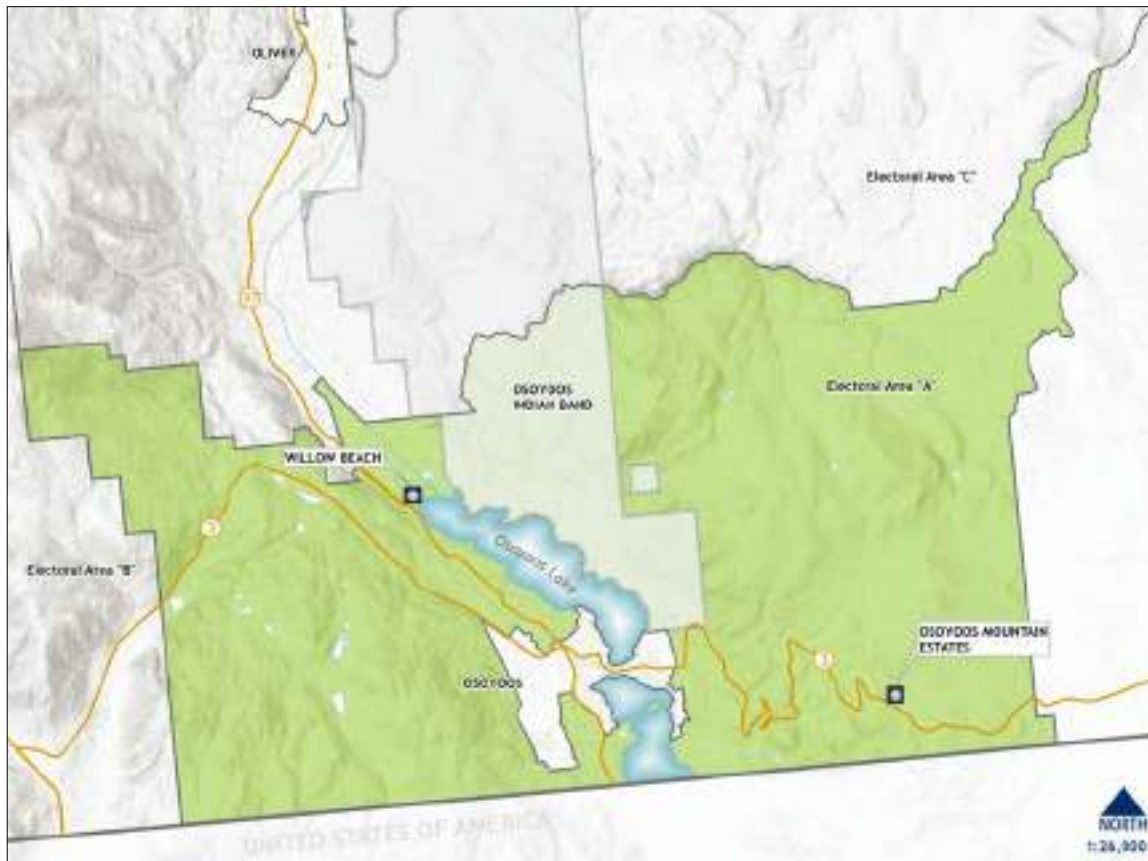


Figure 11: Plan Area Rural Growth Areas

Together, the Anarchist Mountain and Willow Beach Rural Growth Areas have the capacity to add an addition 374 units. This exceeds the projected need for 212 new dwellings by 2031, which would be required to meet the upper-bound population growth scenario of 1.5%.

6.3 Rural Growth Area Development Considerations and Constraints

Future growth and development in the two designated Rural Growth Areas will be influenced by a number of potential development constraints and considerations. These constraints and considerations are summarized by area on the following pages. Approximate Rural Growth containment boundaries are illustrated in accompanying figures.

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 regulations. It is not the intention of the Regional Board to encourage development of land within designated Agricultural areas or land identified as environmentally sensitive or watercourse development permit areas and terrain hazards within the defined growth boundary. Land with these designations or characteristics should continue to be protected from development.

6.3.1 Anarchist Mountain

The Regional District's South Okanagan Regional Growth Strategy Bylaw has designated Anarchist Mountain as a Rural Growth Area. Due to the geographic extent and rural-residential character of this area (e.g., parcels are generally not less than 1.0 ha in area spread out over an area representing two thousand hectares), future higher residential density and mixed-use growth potential is seen to be limited.

In recognition that the Anarchist Mountain area does not meet three of the criteria established for Rural Growth Areas (i.e., established rural settlement areas with a minimum of 200 lots and/or dwelling units; community water or community sewer services in place; and existing commercial or industrial) the suitability of maintaining its status as a Rural Growth Area is questionable.

Feedback from area residents provided through community surveys further indicated that there is limited desire for increased development in the area (although there is a desire for improved services). The Rural Growth Area boundary shown in Figure 12 is based on the boundaries of the commercial area, which is seen to be the most likely location for the development of community infrastructure and mixed-uses in future.



Figure 12: Anarchist Mountain Growth Area Boundary

6.3.2 Willow Beach Rural Growth Area

The Regional District’s South Okanagan Regional Growth Strategy Bylaw has designated Willow Beach as a Rural Growth Area. Due to the location of the site within the floodplain associated with Osoyoos Lake as well as the Okanagan River channel and the limited infrastructure servicing available growth potential is seen to be limited. Flood risk in the area is expected to increase over the next 25-years due to climate change.

In recognition that the Willow Beach site does not meet the criteria established for Rural Growth Areas (i.e. 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; and development pre-determined through zoning, but not yet developed) the suitability of maintaining its status as a Rural Growth Area is questionable. The Rural Growth Area boundary shown in Figure 13.



Figure 13: Willow Beach Rural Growth Area Containment Boundary

6.4 Objectives

- .1 Manage growth within the Plan Area by directing residential development to the designated Rural Growth Areas 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 Willow Beach and Anarchist Mountain as a designated Rural Growth Areas and will direct growth to these locations notwithstanding 6.5.4.
- .2 Recognizes the Town of Osoyoos and Town of Oliver 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 support Primary and Rural Growth Areas by discouraging the re-designation or re-zoning of land that permits increased residential densities outside of Growth Area containment boundaries.
- .4 Will review the suitability of Willow Beach and Anarchist Mountain as Rural Growth Areas when the Regional Growth Strategy is reviewed or updated.
- .5 Will ensure any new development in a designated Rural Growth Area provides community services pursuant to the Regional District's Subdivision and Development Servicing Bylaw.
- .6 Generally, does not support increasing densities or intensifying land uses within areas designated as an Environmentally Sensitive Development Permit Area or shown as an Important Ecosystem Area on Schedule 'C'. Increasing densities or intensifying land uses in areas previously zoned to allow such developments, however, will be considered if the development meets the policies and guidelines set out in this Plan.
- .7 Directs residential development away from designated Agricultural (AG) areas.
- .8 Supports water metering and other residential water conservation measures.
- .9 Requires new development on parcels less than 1.0 hectare in area to connect to a community sanitary sewer system.
- .10 Encourages residents to construct new dwellings that are energy efficient, low-impact buildings that include storm water management, water conservation, drought-resistant landscaping and minimal impervious surfaces.
- .11 Encourages residents to retrofit and construct energy efficient and low-carbon homes in accordance with the Regional District's *Building Climate Resilience in the Okanagan: A Homeowner's Resource Guide*.

7.0 LOCAL AREA POLICIES

7.1 Background

Due to the development of the Electoral Area as an agricultural community under the *Land Settlement and Development Act* (1917) in the early part of the 20th Century, the emergence of distinct local areas is not as pronounced as in other parts of the Regional District as the community coalesced around the Town of Osoyoos. Consequently, there is no common name applied to the agricultural lands that predominate in the valley bottom to the north and south of the Town of Osoyoos, although specific place names such as “Reflection Point” and “Willow Beach” do exist.

With improved transportation routes into and out of the South Okanagan after 1960, additional communities outside of the valley bottom began to emerge, specifically at Anarchist Mountain (to the east) and at “Kilpoola” (to the west).

While each of these communities have things in common, including a strong desire to maintain and protect the larger Plan Area’s rural qualities and environmental values, each community is also unique. This section of the Plan outlines policies for each of the Plan Area’s communities.

7.2 North West Osoyoos Lake

The lands located north of the Town of Osoyoos and bounded by Osoyoos Lake to the east and Highway 3 to the west represents a land area of approximately 955 ha that is primarily within the Agricultural Land Reserve (ALR). There are approximately 95 parcels that are currently assessed as “farm” by BC Assessment and can include value added operations such as wineries, fruit stands, packing and cold storage facilities and greenhouses.

Residential clusters can be found adjacent to Osoyoos Lake at 81st Street, 120th Avenue (“Reflection Point”), 87th Street, 95th Street and at “Willow Beach” (at the head of the lake). In total, there are 210 parcels zoned for Low Density Residential and Small Holdings uses in this area (as of 2021).

This area is bisected by Highway 97, which the main thorough fare through the South Okanagan and also an important approach route to the Town of Osoyoos.

The Town of Osoyoos operates a community water system in this area after assuming the functions of the former South Okanagan Lands Irrigation District in 1990. With the completion of the North West Sewer Extension project in 2008, the Town provides some community sewer connections to households in the Plan Area adjacent to Osoyoos Lake.

As discussed at Section 6.4, the former “Willow Beach” campground property was designated as a Rural Growth under the South Okanagan Regional Growth Strategy (RGS) Bylaw adopted in 2010. The Willow Beach site is considered to be of a high ecological value due to the number of wetlands it contains. The site also includes a

number of former oxbows and is within the floodplain associated with Osoyoos Lake and the Okanagan River and has a long history of flooding that is expected to increase over the next 25-years due to climate change.



Figure 14: Willow Beach

7.2.1 Policies

The Regional Board:

- .1 Supports the Town of Osoyoos providing community sewer connections to existing parcels fronting Osoyoos Lake in order to improve water quality in the area but does not support increasing density on parcels connected to the North West Sewer as this is an agricultural area and the potential for conflict from new residential uses.
- .2 Does not support the exclusion, subdivision or non-farm use of parcels designated as Agriculture under this bylaw and/or Agricultural Land Reserve (ALR) lands under the *Agricultural Land Commission Act*.
- .3 Encourages signage within provincial highway road dedications to comply with the Ministry of Transportation and Infrastructure's *Policy Manual for Supplemental Signs* (2005).
- .4 Encourages the establishment of a quality landscape and built form by limiting the amount of commercial signage and prohibiting the placement of commercial signage promoting third-party and off-site uses, particularly on important thoroughfares through the community such as Highway 97 and Highway 3.
- .5 Does not support the creation of new Commercial designations adjacent to Highway 97 and directs such uses to the Town of Osoyoos.
- .6 Will re-consider the suitability of Willow Beach as a Rural Growth Area when conducting a review of the RGS Bylaw.
- .7 Encourages the protection, stewardship and conservation of sensitive wetland, riparian, and lake habitats in the Willow Beach Rural Growth Area and surrounding land, including dedication of these lands to a conservation organisation.

- .8 Recognizes the potential archeological values in the area and encourages new development to work with Osoyoos Indian Band to safeguard culturally important sites.
- .9 Supports preserving the former BC Tree Fruits packinghouse site at 12611 87th Street (Lot 1, Plan KAP60396, District Lot 2450S, SDYD) for the future processing, packing and storage needs of the agricultural and food-processing industry in the South Okanagan.

7.3 Osoyoos Lake South

The lands located south of the Town of Osoyoos on the west and east side of Osoyoos Lake and bounded by the Town boundary to the west and Anarchist Mountain to the east represent a land area of approximately 780 ha that is primarily within the Agricultural Land Reserve (ALR). There are approximately 137 parcels that are currently assessed as “farm” by BC Assessment and can include value added operations such as wineries, fruit stands, packing and cold storage facilities and greenhouses.

There are significant low density residential developments in this area, including 85th, 87th & 91st Streets on the west side of the lake and 33rd, 35th & 39th Streets on the east side of the lake. In total, there are 241 parcels zoned for Low Density Residential and Small Holdings uses in this area (as of 2021).

The Town of Osoyoos operates a community water system in the west side of this area after assuming the functions of the former South Okanagan Lands Irrigation District (SOLID) in 1990, while the Osoyoos Irrigation District (OID) operates a similar system on the east side of the lake, and the Boundary Line Irrigation District operates a system south of the Town of Osoyoos. There is no community sewer system in this area, with the exception of a dedicated line that extends from the Town to service the buildings at the Canada Border Services Agency Osoyoos-Oroville Border Crossing.



Figure 15: Osoyoos Lake South (west side)

7.3.1 Policies

The Regional Board:

- .1 Encourages the establishment of a quality landscape and built form by limiting the amount of commercial signage and prohibiting the placement of commercial signage promoting third-party and off-site uses, particularly on important thoroughfares through the community such as Highways 97 & 3.
- .2 Does not support the creation of new Commercial designations adjacent to Highway 97 and directs such uses to the Town of Osoyoos.
- .3 Encourages signage within provincial highway road dedications to comply with the Ministry of Transportation and Infrastructure's *Policy Manual for Supplemental Signs* (2005).
- .4 Supports the eastward extension of the Town of Osoyoos boundary and community services such as water and sewer to include the residential and rural-residential parcels west of 33rd Street.
- .5 Does not support the exclusion, subdivision or non-farm use of parcels designated as Agriculture under this bylaw and/or Agricultural Land Reserve (ALR) lands under Section 15 of the *Agricultural Land Commission Act*.
- .6 Supports the retention of the parcel legally described as Block 2, Plan KAP4040, District Lot 2450S, SDYD, Portion Lot 634, as Conservation Area (CA) lands.
- .7 Supports the retention of existing Commercial Tourist (CT) designated lands near Osoyoos Lake as an important component of the seasonal tourist industry.

7.4 Anarchist Mountain

Anarchist Mountain is located approximately 15 km east of the Town of Osoyoos and, according to a 1952 description of the area, includes:

...some of the finest scenery that British Columbia has to offer. As travellers leave the valley floor, lush with orchards and ground crops, they glimpse from the benches desertlike country. A few miles farther, sand and sagebrush, cactus and greaseweed are left behind, and green and shady ranges watered by springs and creeks are reached. Here and there are tall trees and a wealth of wild flowers, as well as abundant grass and wildlife. Parklike vistas open, and to the west the Cascades rise tier on tier ...

The first European settlements on Anarchist occurred in the late 1880s as settlers attracted to the Camp McKinney mineral claims to the north began to spread out to the surrounding region. The Dwedney Trail traversed Anarchist Mountain and spurred the development of a post office and customs office on the mountain at this time.

The first road between Osoyoos and Bridesville, to the west, was constructed in 1910 and improved access to the Mountain. Mining eventually gave way to ranching and logging on the mountain and this was followed by the first residential subdivisions on the west side of the mountain in the early 1970s.

In 2003, a proposal to create an approximately 275 rural-residential parcels on the remainder of the Mountain was approved by the Regional District Board. Known as “Regal Ridge”, this eventually expanded through zoning to contemplate the development of over 600 residential units with a commercial core, golf course, public art and airport surrounded by approximately 1,100 ha of lands designated for conservation purposes was envisioned.

As of 2021, approximately 180 homes have been constructed within the “Regal Ridge” community and a volunteer fire department established on Anarchist Mountain and, despite being designated as a Rural Growth Area under the RGS Bylaw, there are no community water or sewer services within or planned for this area.

Anarchist Mountain comprises lands within high and very high wildfire hazard areas, but also with very high conservation values. Balancing new development with fire smart practises and maintaining the high environmental values are of chief concern for the community.

As Anarchist Mountain has been designed as a Rural Growth Area under the South Okanagan Regional Growth Strategy, a “growth boundary” has been established in Figure 16 under Section 6.3.

7.4.1 Policies

The Regional Board:

- .1 Supports the development of local Community Wildfire Protection Plan for the Anarchist Mountain area.
- .2 Encourages the involvement of the Anarchist Mountain FireSmart Committee in educating new residents and builders to learn about local fire hazards and what they can do to mitigate losses in the event of a wildfire.
- .3 Encourages *FireSmart* best practises on private land in and around the Anarchist Mountain area to reduce wildfire hazards in the area and to engage the local Anarchist Mountain Fire Department in educating new residents and builders on *FireSmart* best practises.
- .4 Supports home occupations throughout the area but will not support home industries on parcels less than 2.0 ha in area.
- .5 Encourages limiting future development to lands designated Large Holdings (LH) on lots greater than 4.0 ha in area.
- .6 Encourages the use of residential solar and wind power where facilities do not impact views from surrounding properties.

- .7 Supports efforts to maintain and protect the area’s high-quality well water and aquifer.
- .8 Supports the designation of the Rural Growth Area as “Anarchist Mountain Village” (AMV) at such time as it is proposed to develop the lands and establish community services such as water and sewer.
- .9 Supports the development of a community hall for the Anarchist Mountain community.
- .10 Supports the provision of high-speed internet for the area.
- .11 Will assess new residential development proposals within the designated Rural Growth Area containment boundary subject to water supply and community sewage disposal availability.
- .12 Will re-consider the suitability of designating Anarchist Mountain as a Rural Growth Area when conducting a future review of the RGS Bylaw.
- .13 Will consider new park land dedications in conjunction with the *Regal Ridge Park and Open Space Plan (2011)*.

7.5 Kilpoola

The Kilpoola settlement area is located south of Highway 3, along Old Richer Pass Road and Kruger Mountain Road, and consists of a variety of land designations, but is predominantly rural-residential. There are no community water or sewer systems servicing this area, nor are any anticipated in the foreseeable future.

7.5.1 Policies

The Regional Board:

- .1 Supports the protection of source water and water supply in the Kilpoola area by discouraging the rezoning and subdivision of properties as well as potential limits on accessory dwellings.
- .2 Supports the protection of high environmental values in the Kilpoola area by discouraging the rezoning and subdivision of properties as well as potential limits on accessory dwellings.
- .3 Encourages *FireSmart* best practises on private land in and around the Kilpoola area to reduce wildfire hazards.
- .4 Supports home occupations throughout the area but will not support home industries on parcels less than 2.0 ha in size.
- .5 Recognises the cultural significance of klil’x^w (Spotted Lake) to the Syilx/Okanagan Nation and will explore the implementation of land use regulations to protect this natural feature.



Figure 16: Kilpoola from the air

8.0 RESOURCE AREA

8.1 Background

This designation encompasses lands used and valued for grazing or rangelands, forestry, natural resource extraction, recreation, and environmental conservation opportunities. Designated Resource Areas (RA) in Electoral Area “A” reinforce the rural character of the Plan Area and are a valued community resource as employment lands and for recreation.

The Resource Area (RA) designation is intended to guide development outside of existing settlement areas, and, provide direction for responses to referrals from provincial, or other agencies. Resource Areas are described as large parcels of land that 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, low impact 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 land designated as a Resource Area (RA) generally being maintained as large land parcels (i.e., as un-surveyed Crown land, or as District Lots) or not less than 20.0 ha in area in recognition that these areas will remain rural, with limited to no community services and infrastructure.

- .3 Supports 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.
- .4 Supports communication with and participation by Osoyoos/Okanagan First Nations communities in the management and development of provincial land in Resource areas.
- .5 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.
- .6 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.
- .7 Supports the identification and establishment of a Watershed Resource Area (WRA) zone in the Zoning Bylaw for designated community watersheds 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 120.0 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.

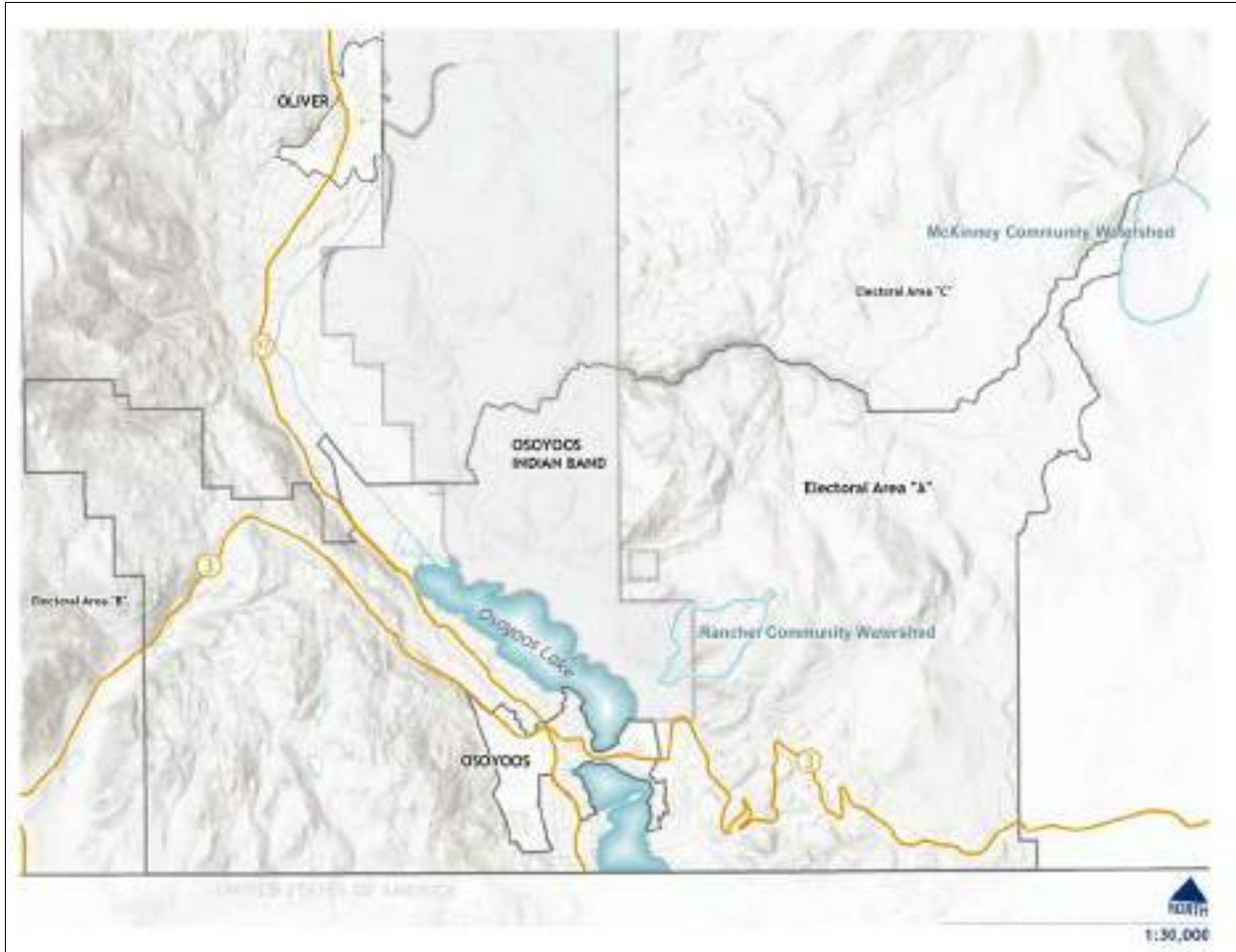


Figure 17: Plan Area – Designated Community Watersheds

- .8 Encourages the Province to have due consideration for the impact of resource extraction activities on existing adjacent residential developments and infrastructure such as roads.
- .9 Encourages the Province to not issue permits for mineral extraction and processing within 1,000.0 metres of Rural and Residential Designations.
- .10 Encourages the Provincial Government to refer applications for licences, permits, the disposition of Crown land, mineral exploration proposals involving surface disturbance of any other development or activity within the Rural Planning Area to the Regional District.
- .11 Does not support the use of lands designated Resource Area (RA) for indoor cannabis production as the large scale, industrial-style facilities required to accommodate this type of production are not considered an appropriate use.
- .12 Will consider proposals for a micro cannabis production facility on a case-by-case basis through a site-specific zoning amendment process, and may use the following criteria to assess an application:

- a) the facility is approved by Health Canada under its micro cultivation license;
- b) the parcel under application has an area not less than 2.0 hectares;
- c) the maximum size of the plant surface cultivation area is 200.0 m²;
- d) confirmation is provided that adequate water and servicing is available to the site; and
- e) if the parcel of land that is the subject of an application adjoins a Low or Medium Density Residential zone, the micro cannabis production facility will be setback 60.0 metres from that zone boundary.

9.0 AGRICULTURE

9.1 Background

Approximately 15% of land in Electoral Area “A” is within the Agricultural Land Reserve (ALR). This land area is designated Agriculture (AG) and comprises a total area of 3,786 ha. Most of the land in Electoral Area “A” designated AG is within the ALR; however, there are also small portions of AG in the rural west area that lie outside of the ALR. Additionally, there are significant portions of ALR land in the Anarchist Mountain area designated as “Small Holdings” and an area along the northeast border of Electoral Area “A” that are ALR and designated as “Resource Areas.”

The Agriculture (AG) designation within the Plan Area applies to land used or intended to be used for an agricultural operation or activity. This includes 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 agricultural use. This includes 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 Will generally not support applications to the Agricultural Land Commission (ALC) that seek to:
 - a) subdivide land or adjust the boundaries between parcels that results in the fragmentation of farm, vineyard or orchard units, or seek to create homesite parcels; or
 - b) introduce non-agricultural uses.

- .3 Recognizes agricultural land as necessary for agricultural businesses that provide regional economic stability and growth opportunities.
- .4 Will consider requests for the Regional District to initiate an application to the Agricultural Land Commission to have lands excluded from the Agricultural Land Reserve only within the context of a comprehensive review of this Official Community Plan (OCP) Bylaw.
- .5 Encourages property owners to seek, as an alternative to the exclusion of lands from the Agricultural Land Reserve, approval from the Agricultural Land Commission for other application types under the Agricultural Land Commission Act such as non-farm use, non-adhering residential use and subdivision.
- .6 Supports maintaining the integrity of the Agricultural Land Reserve (ALR) and its existing boundaries.
- .7 Encourages the preservation of environmental values in the Agriculture (AG) designation.
- .8 Supports and encourages developing food system infrastructure (production, processing, storage and distribution of food) to contribute to a resilient local and regional food supply.
- .9 Encourages the consolidation of small parcels into larger farm units that increase efficiency and enhance the land base of the ALR.
- .10 Encourages new development adjacent to agricultural areas to provide sufficient buffering in the form of setbacks, fencing and landscaping that is consistent with the *Ministry of Agriculture Guide to Edge Planning Promoting Compatibility Along Agricultural – Urban Edges*.
- .11 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.
- .12 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.
- .13 Supports the protection of normal farm practices within Agriculture (AG) designated lands including the *Farm Practices Protection (Right to Farm) Act*.
- .14 May consider supporting the following applications to subdivide parcels smaller than 4.0 ha within the Agricultural Land Reserve in the following cases:
 - a) for a homesite severance under the ALC’s homesite severance policy;
 - b) where the applicant can demonstrate that the subdivision or boundary adjustment will enhance agricultural viability; and
 - c) to support a public use such as a public park or community facility.

- .15 Does not support the use of lands designated Agriculture (AG) for indoor cannabis production as the large-scale, industrial-style facilities required to accommodate this type of production is not considered an appropriate use of farmland.
- .16 Will consider proposals for a micro cannabis production facility on a case-by-case basis through a site-specific zoning amendment process, and may use the following criteria to assess an application:
 - a) the facility is approved by Health Canada under its micro cultivation license;
 - b) the parcel under application has an area not less than 2.0 hectares;
 - c) the maximum size of the plant surface cultivation area is 200.0 m²;
 - d) confirmation is provided that adequate water and servicing is available to the site; and
 - e) if the parcel of land that is the subject of an application adjoins a Low or Medium Density Residential zone, the micro cannabis production facility will be setback 60.0 metres from that zone boundary.



Figure 18: Agricultural Lands in Electoral Area “A”

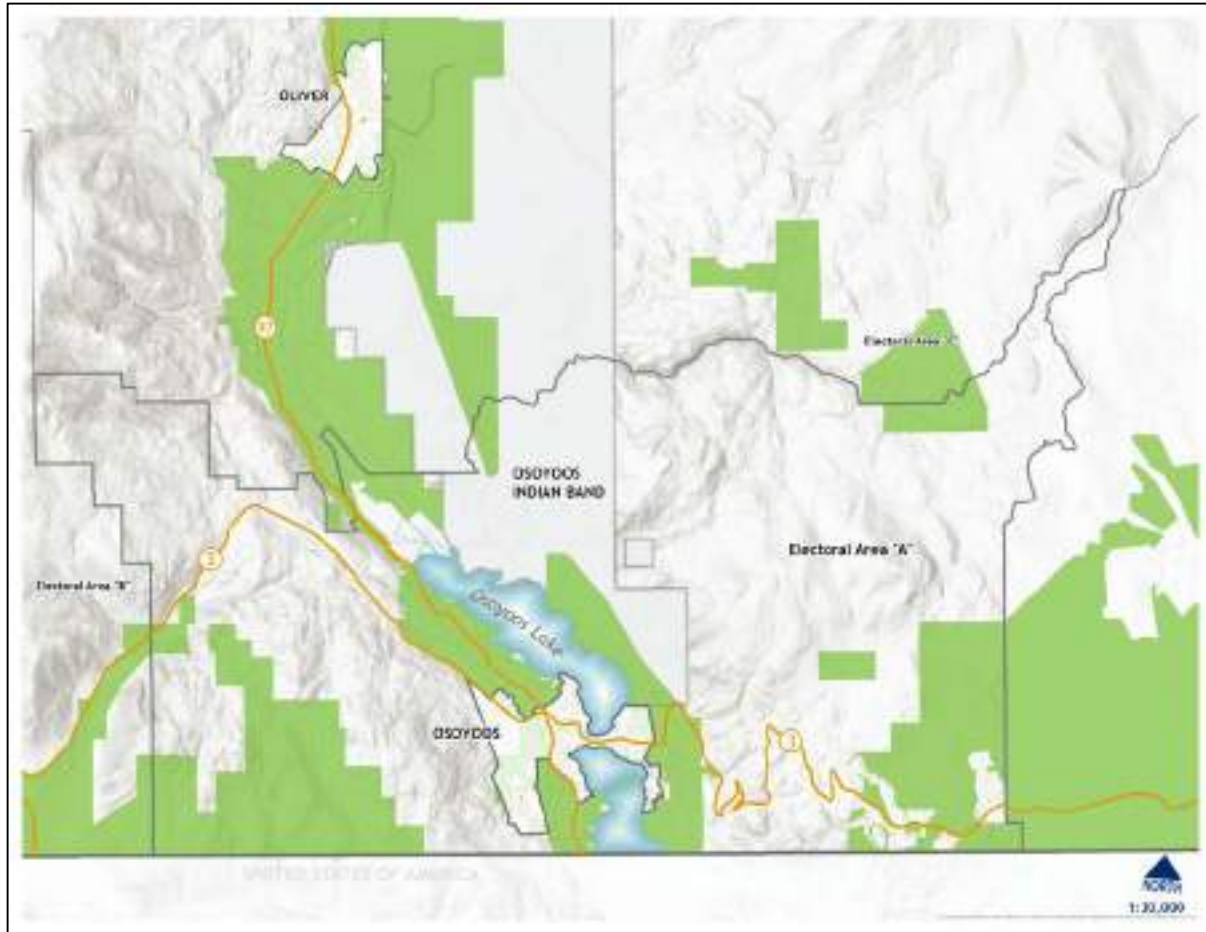


Figure 19: Agricultural Land Reserve, Electoral Area "A"

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 LH designation typically applies to large privately held properties between 4.0 ha and 8.0 ha in area and includes parcels of land generally used for acreages, hobby farms, limited agriculture, ranching, grazing, and other uses that fit with the character of this area. An LH designated parcel should have a range of parcel sizes but not less than of 4.0 ha. There are 150 parcels designated as LH in the Plan area with 59 parcels currently (2021) considered vacant or with building values less than \$10,000.

The SH designation includes parcels of land generally used for rural residential, part time farming, limited agriculture, home industry and other uses that fit with the character of the area. As with Large Holdings, SH designations are largely located outside the ALR. There are 398 parcels designated SH of which 241 are currently (2021) considered vacant or with building values less than \$10,000.

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 the re-designation of Large Holdings and Small Holdings properties to allow subdivision or higher residential densities.
- .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 that are larger than 2.0 ha 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 (LH) or Small Holdings (SH) 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 (LH) or Small Holdings (SH);
 - 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 applicable Regional District requirements;
 - 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 Encourages the protection and conservation of agriculturally productive land, and environmentally sensitive areas within designated Small Holdings (SH) and Large Holdings (LH) areas.
- .6 Encourages the Subdivision Approving Authority to ensure that rural developments and subdivisions allow for public access to Crown land.
- .7 Encourages voluntary environmental stewardship on private lands within Small and Large Holdings areas.
- .8 Encourages new developments that abut agricultural land or livestock grazing land to provide perimeter fencing.
- .9 Does not support the use of lands designated Large Holdings (LH) or Small Holdings (SH) for indoor cannabis production as the large-scale, industrial-style facilities required to accommodate this type of production is not considered an appropriate use of farmland

- .10 Will consider proposals for a micro cannabis production facility on a case-by-case basis through a site-specific zoning amendment process, and may use the following criteria to assess an application:
- a) the facility is approved by Health Canada under its micro cultivation license;
 - b) the parcel under application has an area not less than 2 hectares;
 - c) the maximum size of the plant surface cultivation area is 200 m²;
 - d) confirmation is provided that adequate water and servicing is available to the site; and
 - e) if the parcel of land that is the subject of an application adjoins a Low or Medium Density Residential zone, the micro cannabis production facility will be setback 60 metres from that zone boundary.

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, equestrian centres, 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 4.0 ha in area, for land designated Large Holdings (LH) in the Plan area through the Zoning Bylaw.
- .3 Supports secondary suites or accessory dwellings 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 (LH) parcels to less than 4.0 ha in size.

10.5 Policies – Small Holdings

The Regional Board:

- .1 Supports a range of uses on the lands designated Small Holdings (SH) 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 (SH) 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.
- .4 Supports secondary suites and accessory dwellings, subject to accessory dwellings on parcels less than 1.0 ha in area being connected to a community sewer system.

11.0 RESIDENTIAL

11.1 Background

There are two residential land use designations recognized within this Plan; Low Density Residential (LR) and Medium Density Residential (MR). Rural Holdings (i.e., Large Holdings and Small Holdings) are not included as residential designations.

- **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, triplexes, fourplexes, and those complementary secondary uses such as daycares, preschools, and small parks, which are integral to a medium density area.

Low Density Residential (LR) development in the Plan Area has typically occurred adjacent to or near Osoyoos Lake and low-density single detached dwellings are the predominant housing form throughout the Plan Area. Other forms of low-density residential housing include semi-detached, and manufactured homes.

Medium Density Residential (MR) designated lands in the Plan Area are limited to areas at the north end of Osoyoos Lake (Willow Beach) near the Town of Osoyoos.

Under the South Okanagan Regional Growth Strategy (RGS) Bylaw, Willow Beach and Anarchist Mountain have been designated as Rural Growth Areas in the Plan area, while the Town of Osoyoos is a designated Primary Growth Area.

The Plan supports these designations by directing new LR and MR designations to Rural Growth Areas, subject to servicing, as well as to Primary Growth Areas (i.e. Town of Osoyoos), and that proposed high density residential developments also be directed to Primary Growth Areas.

11.2 Objectives

- .1 Direct new residential development to existing serviced areas to protect the predominantly rural character of the Plan Area.
- .2 Minimize impacts from new residential development on the natural environment and the ALR.
- .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.

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 on non-residential designations in identified Rural Growth Areas.
- .2 Encourages residential infill development to maximize land use and servicing efficiencies.
- .3 Supports a range of residential densities and parcel sizes for the existing residential areas 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 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) impact on adjacent lands designated as Agriculture (AG);
 - g) proximity to and impact on Osoyoos Lake;
 - h) proximity to existing roads and other community and essential services;
 - i) susceptibility to natural hazards including, but not limited to, flooding, soil instability, land slide, rockfall, moderate or higher forest fire;
 - j) parkland dedication; and
 - k) demonstration of housing need, and provision for a variety of housing types.
- .6 Encourages new developments that abut agricultural land or livestock grazing land to provide perimeter fencing.
- .7 Encourages residential development that abuts land designated Agriculture (AG) to provide buffers pursuant to Ministry of Agriculture guidelines.
- .8 Requires that new parcels to be created by subdivision that are less than 1.0 ha in area be connected to a community sanitary sewer system.
- .9 Requires that secondary suites on parcels less than 1.0 ha in area be connected to a community sanitary sewer system or the same septic system that serves the principal dwelling unit.
- .10 Does not support the development of “micro cannabis production facilities” on land designated Low Density Residential (LR) or Medium Density Residential (MR).

11.4 Policies –Low Density Residential

The Regional Board:

- .1 Generally supports the use of lands designated Low Density Residential (LR) identified in Schedule 'B' (Official Community Plan Map) for single detached dwellings, duplexes, secondary suites, accessory dwellings, manufactured home parks, parks, religious buildings and facilities, institutional buildings, local convenience stores and other uses that fit with the low density residential character of the designation.
- .2 Establishes a maximum density for principal detached dwelling units on lands designated Low Density Residential (LR) to be 30 units per hectare for areas served by a community water system and a community sewage treatment system. The calculation of net density does not include accessory dwellings or secondary suites.
- .3 Supports a maximum net density for duplexes on lands designated Low Density Residential (LR) to be 45 dwelling units per hectare for areas served by a community water system and a community sewage treatment system.
- .4 Supports the re-designation of lands to Low Density Residential (LR) only within designated Primary and Rural Growth Areas in order to achieve lower servicing costs and to minimize environmental impacts.
- .5 Supports home occupations and bed and breakfasts within a single detached dwelling provided the operation does not have an unacceptable negative impact on the surrounding homes and the quality of life of existing residents.

11.5 Policies –Medium Density Residential

The Regional Board:

- .1 Generally supports the use of lands designated Medium Density Residential (MR) identified in Schedule 'B' (Official Community Plan Map) for multi-family developments, including triplexes, fourplexes, townhouses, apartment buildings and community care facilities that fit with the residential intent of the designation.
- .2 Supports a maximum net density on lands designated Medium Density Residential (MR) of 60 dwelling units per hectare for areas served by a community water system and a community sewage treatment system.
- .3 Supports the re-designation of lands to Medium Density Residential (MR) only within designated Rural Growth Areas in order to achieve lower servicing costs and to minimize environmental impacts.
- .4 Encourages affordable, community care housing, seniors housing, and special needs housing in Medium Density Residential (MR) areas.
- .5 Requires a high standard of architectural building design and landscaping for medium density residential development by supporting the inclusion of lands

designated as Medium Density Residential (MR) in a new Multi-Family Development Permit Area.

11.6 Policies - Vacation Rentals

The Regional Board:

- .1 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.
- .2 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 providing domestic water and accommodating on-site sewage disposal;
 - b) mitigating measures such as screening and fencing;
 - c) provision of adequate off-street parking;
 - d) confirmation that the structure proposed complies with the BC Building Code; and
 - e) benefits that such accommodation may provide to the community.

12.0 COMMERCIAL

12.1 Background

Commercial development in the Plan area is generally limited to existing commercial sites along Highway 97 and Highway 3, and adjacent to Osoyoos Lake. A portion of the Anarchist Mountain Rural Growth Area is designated Commercial (C) but is currently undeveloped.

Designated Commercial (C) uses include the sale of agricultural products and auto courts. Designated Commercial Tourist (CT) uses surround Osoyoos Lake which consist primarily of campgrounds, motels, and resorts. The Plan recognizes that large scale service and commercial development will be directed to existing settlement areas, such as the Town of Osoyoos, which are better able to function as service centers.

At the time of adoption of this Plan, the Regional District is not designating any additional areas for proposed commercial uses, as it considers that there is sufficient unused land presently designated for commercial uses.

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 Town of Osoyoos, which has the necessary infrastructure and support services.
- .4 May support future commercial development on locations away from Osoyoos Lake to reduce human impact on the lake and maintain and improve water quality and habitat, provided that the development:

- a) enhances local employment and diversify the economic base;
 - b) are located outside the ALR;
 - c) can accommodate on-site domestic water and sewage disposal, or have community water or sewer available;
 - d) enhances adjacent land uses or the character of the existing area;
 - e) can be accessed safely from local highways, Highway 97, or Highway 3;
 - f) can be adequately serviced by emergency services;
 - g) meets any Watercourse, Environmentally Sensitive, or Wildfire Interface Development Permit Area requirements; and
 - h) are outside areas susceptible to natural hazards, including steep slopes, flooding, soil instability, or rock fall.
- .5 Encourages signage within provincial highway road dedications to comply with the Ministry of Transportation and Infrastructure’s *Policy Manual for Supplemental Signs* (2005).

12.4 Policies – Tourist Commercial

The Regional Board:

- .6 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.
- .7 May support 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 (RA) or Large Holdings (LH) provided that development:
 - a) enhances local employment and diversify the economic base;
 - b) are located outside the ALR;
 - c) can accommodate on-site domestic water and communal sewage disposal, or have community water or sewer available;
 - d) enhances adjacent land uses or the character of the existing area;
 - e) can be accessed safely from local highways, Highway 97, or Highway 3;
 - f) can be adequately serviced by emergency services;
 - g) meets any Watercourse, Environmentally Sensitive, or Wildfire Interface Development Permit Area requirements; and
 - h) are outside areas susceptible to natural hazards, including steep slopes, flooding, soil instability, or rock fall.

13.0 INDUSTRIAL

13.1 Background

There are currently seven designated Industrial parcels in the Plan Area. These parcels are associated with the Osoyoos & District Sanitary Landfill. The principal industrial activity in the Plan Area is logging, which generally occurs on Crown lands that are subject to the Resource Area (RA) designation. Small-scale resource extraction also occurs within the Plan Area.

Limited and small-scale industrial uses (e.g., small scale sawmilling) can occur on lands designated as Resource Areas and Rural Holdings. Larger industrial activities, including light manufacturing and fabricating are encouraged to locate in designated, serviced industrial areas in the Town of Osoyoos' Buena Vista Business Park, Osoyoos Indian Band's Senkulmen Enterprise Park or 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 additional 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 Supports retaining existing industrial land use designations for small-scale industrial uses serving the needs of the community.
- .2 Encourage large-scale industrial uses requiring major services or with significant impacts to locate in the Town of Osoyoos' Buena Vista Business Park, Osoyoos Indian Band's Senkulmen Enterprise Park or Okanagan Falls.

13.3 Policies

The Regional Board:

- .1 Supports the use of lands designated Industrial (I) identified in Schedule 'B' *Official Community Plan Map* for activities associated with cannabis production, indoor; construction supply centre; fleet service; food and beverage processing; freight terminal; manufacturing; outdoor storage; packing, processing and storage of farm products; salvage operation; self-storage; service industry establishment; storage and warehouse; vehicle sales and rentals; veterinary establishment; and wholesale business.
- .2 Encourages larger-scale industrial and light manufacturing activities to locate in the Town of Osoyoos and other serviced and designated industrial areas in the Town of Oliver, Okanagan Falls, or the Senkulmen Enterprise Park on Osoyoos Indian Band Reserve lands.

- .3 May consider re-designating land Industrial, where appropriate, on a case-by-case basis.

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, cultural and historic sites, 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. 53 (Okanagan Similkameen). The Regional District has no mandate on education policies other than advocating to the School Districts on policy areas that impact the Regional District. At present, there are no schools within the Plan area. Osoyoos Elementary & Osoyoos Secondary are both located within the Town of Osoyoos.

14.2.1 Objective

- .1 Support existing educational facilities within the Town of Osoyoos that serve Electoral Area "A".

14.2.2 Policy

The Regional Board:

- .1 Continues to liaise with School District No. 53 (Okanagan Similkameen) concerning their needs and issues.

14.3 Protective Services

The Town of Osoyoos and the Osoyoos Rural Fire Protection District provides fire protection for the valley bottom area to the head of Osoyoos Lake, while the Town of Oliver provides fire protection services to Road 22. The Anarchist Mountain Fire District serves the area to the east of Osoyoos, including the Anarchist Mountain area.

Police services are provided by the RCMP, which has a station in the Town of Osoyoos, as does the BC Ambulance Service.

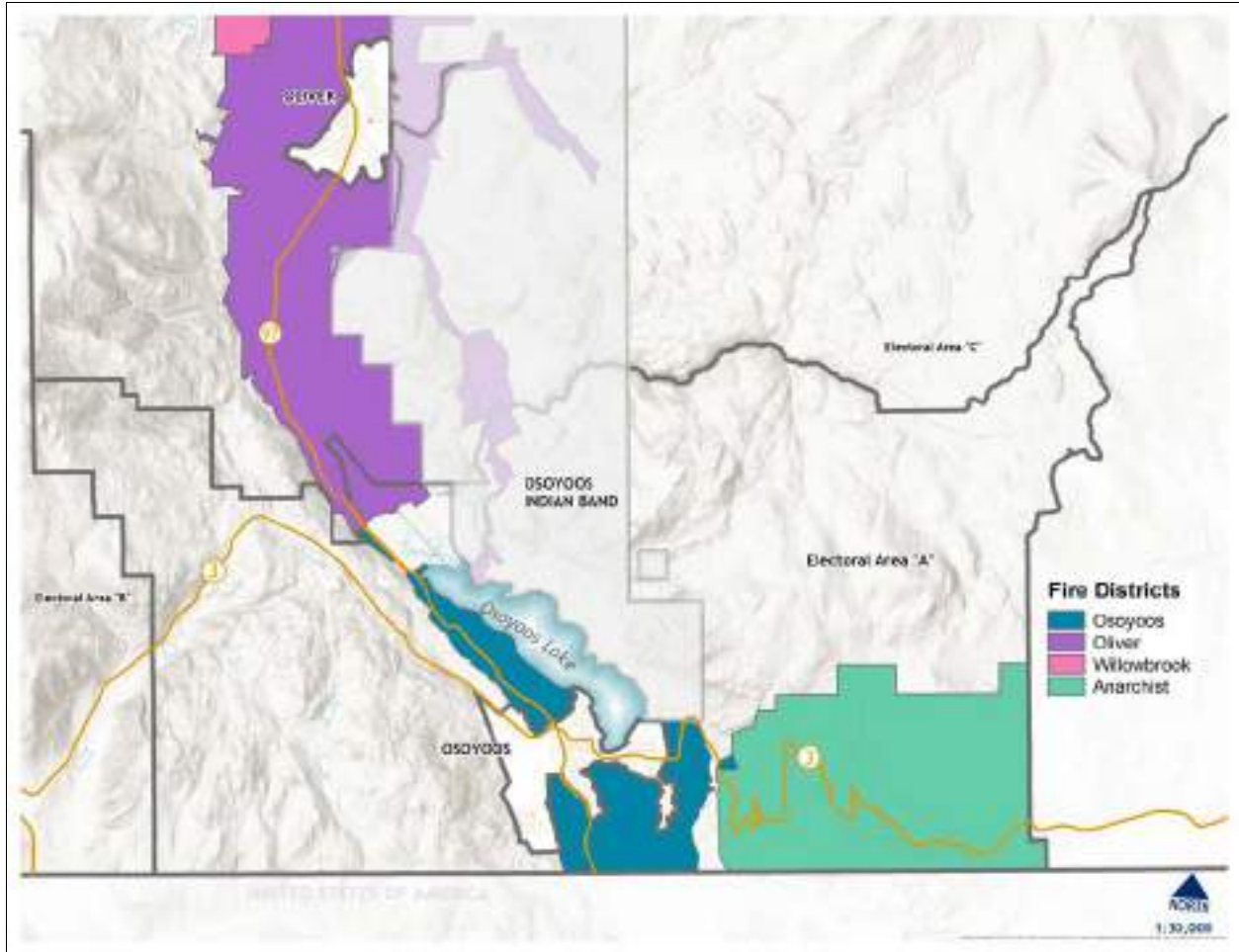


Figure 20: Plan Area Fire Protection Service Areas

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 and existing community water systems to be capable of fire suppression in accordance with the latest Fire Underwriters Survey (FUS).
- .3 Will work with the RCMP and Regional District 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 the location of new or relocated public facilities such as a fire hall 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 RDOS Regional Heritage Strategic Plan identifies several heritage resources or “valued settlements” located in Electoral Area “A”, including Spotted Lake, or *kłil’xʷ* as it is called by Syilx/Okanagan people, Swiws Park, Dividend Ridge Mine, Haynes Ranch, and Patullo Dam.

The Heritage Strategic Plan supports the following goals and objectives for Electoral Area “A”:

- Encourage the conservation of sites and structures with cultural heritage values.
- Recognize and validate heritage, cultural and historical sites in cooperation with appropriate provincial ministries, committees, societies and organizations.

With Indigenous traditional use activities dating back millennia, the Plan Area is home to important cultural sites and landscapes of value to the Osoyoos Indian Band and other Okanagan Nation Alliance members. Syilx place names are an integral part of Syilx culture.

Located west of the Town of Osoyoos in Electoral Area “A” off of Highway 3, Spotted Lake, or *kłil’xʷ* as it called by Syilx/Okanagan people, is a sacred medicine lake and a protected cultural heritage site of the Syilx/Okanagan People. In 1979, the Okanagan Elders and Chiefs came together and wrote the Statement of the Okanagan Tribal Chiefs on *kłil’xʷ* (Spotted Lake), which reflected the thoughts, feelings and voice of the Syilx/Okanagan people.

Since the dawn of history, Spotted Lake or kłil’xʷ as we call it, has been a sacred place. Indians from all tribes came to visit the lake for the medicine the lake contains. The ceremonial cairns, too numerous to count that surround the lake testify to that. Some of these are so ancient they have sunk underground and only their tops remain above ground. Some are buried

altogether. There are many stories told by our ancestors about the cures this lake has provided, physically and spiritually through its medicine powers.

In 2001, the Chiefs of the Okanagan Nation Alliance and the Minister of Indian Affairs and Northern Development successfully finalized the acquisition of a 22.6-hectare site of kłlil'xw (Spotted Lake) lands for the use and benefit of the Okanagan First Nation.

The importance of this sacred site cannot be underestimated. In order that it may be preserved for future generations, access to the lake is monitored by the Syilx/Okanagan Nation. Those wishing to visit the lake should seek permission by contacting the Okanagan Nation Alliance.

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 in cooperation with appropriate provincial ministries, interest groups and Indigenous governments.
- .2 Protect and steward kłlil'xw (Spotted Lake) in partnership with Osoyoos Indian Band and Okanagan Nation Alliance.
- .3 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.
- .4 Seek opportunities to work with Osoyoos Indian Band to recognize, protect and, where appropriate and feasible, interpret important cultural sites and features in the Plan Area.
- .5 Seek opportunities to recognize Syilx place names where they have been approved by Osoyoos Indian Band members.
- .6 Support incorporation of Osoyoos 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 Supports public education including the use of directional signage and interpretive plaques to enhance recognition of heritage resources.
- .6 Encourages developers to consider cultural and heritage resource opportunities in project planning and design.
- .7 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 Osoyoos Indian Band (OIB) members for use.
- .8 Should exchange information, identify issues of concern and coordinate efforts to address those issues with Osoyoos Indian Band (OIB) and other members of the Okanagan Nation Alliance (ONA) through appropriate planning and collaboration avenues.
- .9 Supports the stewardship of kłlil'xʷ (Spotted Lake) and the Syilx/Okanagan Nation's management of access to the lake.
- .10 Supports the designation of the federally owned parcels that surround kłlil'xʷ (Spotted Lake) as Conservation Area (CA) to help buffer and protect kłlil'xʷ (Spotted Lake) and its watershed.
- .11 Encourages the Federal Government to purchase undeveloped RA lands surrounding Spotted Lake wherever feasible and appropriate.



Figure 21: kłlil'xʷ (Spotted Lake)

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 Crown 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 future park use.

Some of the types of park and recreation facilities under the Parks, Recreation and Trails (PR) designation in the Plan Area include:

- **Regional Parks:** Osoyoos Lake Regional Park is 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 Park, Recreation and Trails.
- **Provincial Recreation Areas:** s̄w̄īw̄s Provincial Park (formerly Haynes Point) is a provincially designated Recreation Area.

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 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 currently includes three designated regional parks, the need for additional community parks is moderated both by the area's small population and the extensive opportunities available on Crown 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 Osoyoos 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.

In July 2019, the governments of Canada and British Columbia and the syilx/Okanagan Nation signed a Memorandum of Understanding (MoU) to formally work toward establishing a National Park Reserve in the South Okanagan-Similkameen. This MoU confirms the working boundary of the South Okanagan National Park Reserve, which includes 273 square kilometres of natural and cultural landscapes in the t̓xasq̓n (Mt Kobau), k̓l̓ilx̓w̓ (Spotted Lake), and n̓k̓lpulax̓w̓ (Kilpoola) areas of the iʔ n̓x̓w̓əl̓x̓w̓əl̓tantət̓ (South Okanagan - Similkameen) area, including BC Parks' South Okanagan Grasslands Protected Area, much of which covers the western side of the Plan Area. This national park would protect the area's ecological-diversity and integrity, strengthen relationships between all levels of government, and bring economic opportunities.

See Schedule 'C' (Parks, Recreation and Trails) for a map of designated trails in the Plan Area.

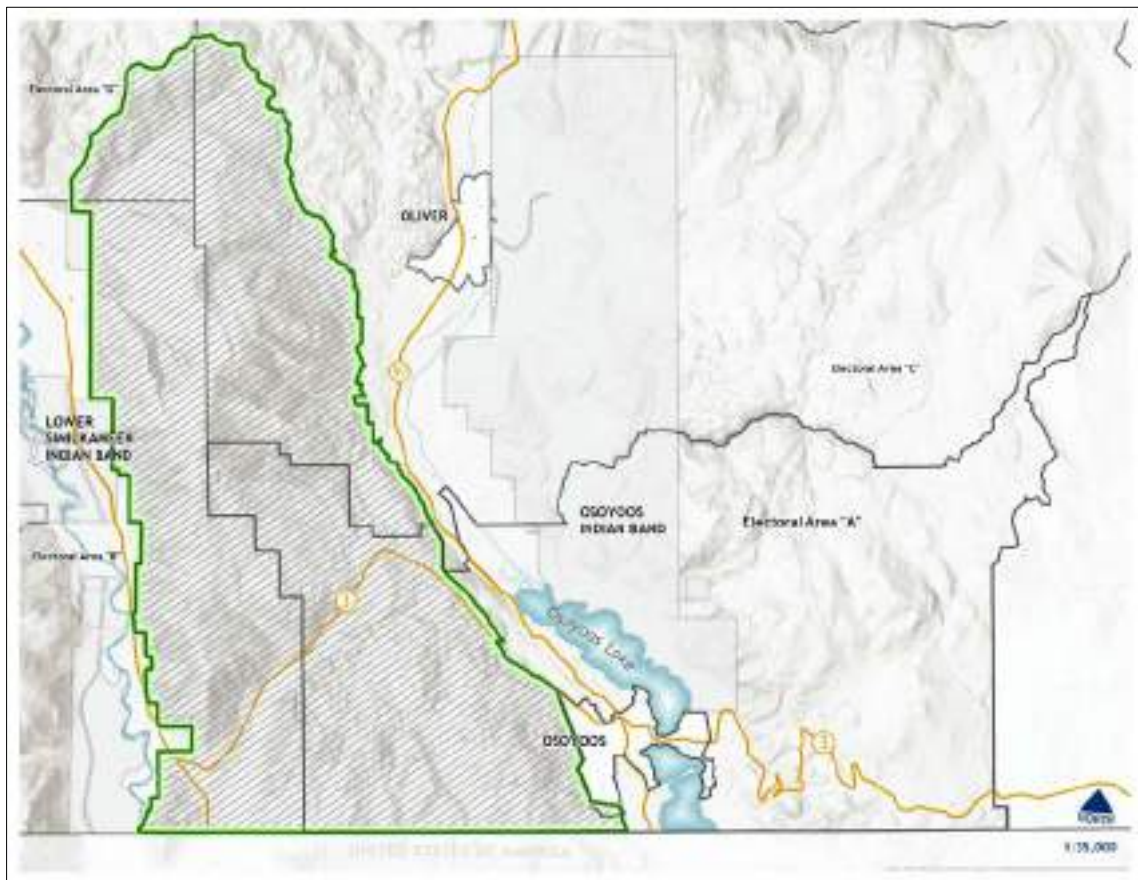


Figure 22: Proposed South Okanagan National Park Reserve

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 fairly and equitably 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, in order 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 Supports the continued public use of Osoyoos Lake Park.
- .11 Seeks to review this Official Community Plan for consistency with any National Park Reserve proposal approved by the Federal Government and which affects lands within the Plan Area.
- .12 Recognizes that parkland corridors located along the Okanagan River channel are located within a flood control right-of-way, and that the Province needs to undertake and maintain flood control works, activities and devices within the PR designation.
- .13 Seeks to continue to work towards developing a comprehensive system of linear parks, trails and pedestrian linkages throughout the Plan Area to accommodate a variety of

uses, including but not limited to walking, running, bicycling, horseback riding and cross-country skiing.

- .14 Seeks to ensure that future linear parks, trails, and pedestrian linkages connect to existing and future parks, schools, Crown land, and natural open space, and allow for easy pedestrian access through residential areas.
- .15 Seeks to continue to provide universal access to recreational amenities in the Plan Area, where feasible, including parks, trails, facilities and programs.
- .16 Strives to ensure that there are recreational opportunities that suit a variety of age groups and interests.
- .17 Supports local First Nations to continue traditional cultural practices and uses in any National Park Reserve that may be established in the Plan Area.
- .18 Will consider new parkland dedications at Anarchist Mountain in conjunction with the *Regal Ridge Park and Open Space Plan (2011)*.

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, park land in an amount up to 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 that may be required for park land 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 Ministry of Transportation standards;

- ii) in the case of trails and parks with pedestrian only access, 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 park land proposals should provide a benefit for 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 conservation organization 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 a large number of 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. The Plan Area is the most diverse and sensitive rural area in the South Okanagan with one of the highest concentrations of biodiversity and species-at-risk in Canada.

The Plan Area itself is home to many unique environmental features, including Kruger Mountain, Richter Pass as well as various lakes and streams important to biodiversity in the area.

Under the *Local Government Act*, the Regional District has the authority to establish Development Permit (DP) Areas in order 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. This area generally comprises 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 18.2 of this Plan.

Some other ecologically sensitive lands found on Crown 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 2(1)(b) of the *Riparian Areas Protection Regulation* (RAPR), the Regional District has implemented a Watercourse Development Permit (WDP) Area designation in order to protect riparian areas. WDP Areas are lands within 30 metres of the high-water mark or active floodplain of streams and ravines including lakes and watercourses, as well as and ditches, springs, and wetlands adjoining by surface flow, 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 Area).

16.1.1 Objectives – General

- .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 at 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, Osoyoos Lake, and several smaller lakes including Spotted, Kilpoola, Blue, and Richter Lakes. The Plan Area also includes the Okanagan River and various smaller streams including Haynes Creek, Nine Mile Creek, Inkameep 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 and around 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 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 ecosystems benefits that costly water treatment and recovery planning for species at risk cannot replace.

Most land above the high-water mark (natural boundary) is privately held while 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 active floodplain of 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 18.3). 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 Osoyoos Lake shoreline.
- .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 Protection Regulation*, has designated land within 30.0 metres of the high-water mark or active floodplain 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 upland areas or land above 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: the Haynes & Field Lease Ecological Reserves, Anarchist Mountain Protected Area, and South Okanagan Grasslands Protected Area. The Nature Trust of BC, Nature Conservancy of Canada, Ducks Unlimited Canada 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.
- .5 Encourage the integration of FireSmart approaches in the management of terrestrial areas where practical and appropriate.

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 rezoning 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 local, 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. In the Plan Area, the Conservation Area designation applies to a large area at the head of Osoyoos Lake held by various conservation organisations. In addition, approximately 50% of the “Regal Ridge” development situated on Anarchist Mountain was set aside for conservation purposes in 2004.

The two Federally owned parcels that comprise klil’xw (Spotted Lake) are designated Conservation Areas to help protect and steward the lake’s unique ecosystem and deep Syilx cultural values associated with the lake.

For a map of Conservation Areas in the Plan Area see Schedule ‘B’ (Official Community Plan Map).

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.
- .4 Encourage the integration of FireSmart approaches in Conservation Areas where practical and appropriate.

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 seek to work with local First Nations to incorporate it where feasible, practical and appropriate.

16.5 Okanagan Basin Lakes

The Okanagan watershed, or basin, is a narrow strip that spans from Armstrong in the north to the US border in the south and includes six main lakes – Okanagan, Kalamalka, Wood, Skaha, Vaseux and Osoyoos – and surrounding mountains. Penticton, Summerland, Oliver and Osoyoos as well as the surrounding rural areas all lie within the Okanagan Basin.

Water in the Okanagan Basin has a variety of uses including irrigation for crops, as a domestic supply for residential use and in various industrial and recreational activities. Achieving a balance among the many uses associated with the basin lakes, and particularly between private use and public access, is an on-going challenge.

The Basin Lakes designation serves to promote the major lakes in the Valley for community and visitor use, while also seeking to protect existing community infrastructure such as water intakes.

For a map of Basin Lakes areas in the Plan Area see Schedule 'B' (Official Community Plan Map).

16.5.1 Objective

- .1 Provide opportunities for water-based recreation on Osoyoos Lake, including small-scale docks and swimming platforms associated with adjacent residential use.

16.5.2 Policies – General

The Regional Board:

- .1 Generally supports the use of waters designated Okanagan Basin Lakes (BL) identified in Schedule 'B' (Official Community Plan Map) for water-based recreation, docks, boat launches, boatlifts, swimming platforms and moorage buoys.
- .2 Supports docks and swimming platforms being located away from or designed to have minimal impact on riparian habitat.
- .3 Requires dock and swimming platform proposals affecting lands designated as Watercourse Development Permit (WDP) Area to obtain a development permit in accordance with the requirements of Section 23.3 of this Bylaw.
- .4 Encourages docks to be designed, including anchor points, in a way that will not disturb riparian areas, except at the immediate footprint.
- .5 Encourages docks and swimming platforms to be located away from or designed to avoid negative impacts on adjacent structures and uses, including other docks and swimming platforms, beach access points, parks, utilities, water intakes, and other similar uses.
- .6 Consider that docks, swimming platforms, and marinas should not include non-moorage structures such as storage sheds, gazebos, raised decks or hot tubs.
- .7 Will consider group moorage, marina and other commercial dock proposals on a case-by-case basis through a zoning amendment process, and may use the following criteria to assess an application:
 - i) location of any existing community infrastructure such as water intakes, sewer lines and underground cables;
 - ii) presence of environmental and riparian values, such as fish habitat, as identified by a habitat assessment;
 - iii) compatibility with, and proximity to adjacent land uses; and
 - iv) intensity of the use (e.g. number of berths or inclusion of non-moorage structures).



Figure 23: Park at Reflection Point, Electoral Area “A”

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.

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.

In the next few decades, climate change will have a significant change on fire hazard within Electoral Area "A" based on the decreases in precipitation and changes in forest fuel structure and composition (Associated Environmental, 2017).

See Schedule 'D' (Hazard Lands – Flood), Schedule 'E' (Hazard Lands – Steep Slopes), and Schedule 'F' (Hazard Lands – Wildfire) for maps of key hazard areas in the Plan Area. High risk wildfire interface areas are subject to a Wildfire Interface Development Permit Area (Section 23.4). See Schedule 'J' (Wildfire Development Permit Area) for the development permit 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 Minimize wildfire hazards to people and property in existing and proposed new development.
- .5 Minimize exposure to future flood damage by avoiding or minimizing development adjacent to Osoyoos Lake and Okanagan River Channel.

17.3 Policies - General

The Regional Board:

- .1 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.
- .2 Encourage the provincial Approving Officer 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 are registered as s. 219 covenants to inform future property owners.
- .3 Will not support the rezoning of development on lands with natural hazards or hazardous geotechnical conditions as identified by the Regional District or other agencies having jurisdiction, unless the applicant can provide a report by a Qualified Professional Engineer or Geoscientist that the land can be safely used for the use intended.
- .4 Encourages provincial and/or federal agencies to conduct further research on possible radon health risks in and around the Plan Area.
- .5 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.
- .6 Supports providing information on radon and radon mitigation opportunities to Plan Area residents.

17.4 Policies – Steep Slopes

The Regional Board:

- .1 Discourages development on slopes with grades in excess of 30% to avoid geotechnical hazards.
- .2 Will recommend that the Approving Officer require a geotechnical report indicating the land can be safely used for the use intended for a subdivision where the new development is located on slopes greater than 30%, including those areas that may be regraded to slopes less than 30% after development, in order to address potential soil instability, hazardous conditions and environmental sensitivity.

17.5 Policies - Flood Hazard Management

The Regional Board:

- .1 Discourages development of land susceptible to flooding and encourages those lands to be used for parks, open space, habitat conservation, recreation or agricultural uses.
- .2 Requires that where land subject to flooding is to be developed 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 the floodplain regulation of the Zoning Bylaw with any relaxation subject to the recommendations of a report prepared by a qualified Professional Engineer or Geoscientist, where applicable.
- .3 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.
- .4 Supports minimizing exposure to future flood damage by avoiding development adjacent to Osoyoos Lake and Okanagan River Channel or implementing flood mitigation measures.
- .5 Supports mitigating the impacts of potential flooding on buildings and properties in the floodplain area and affected by groundwater through design and site grading prior to construction as per the recommendations of a report prepared by a qualified Professional Engineer or Geoscientist.

17.6 Policies - Wildfire Hazard Mitigation

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 with recommendations concerning but not limited to the following:
 - a) incorporating fuel breaks adjacent to, or on, residential subdivisions;
 - b) establishing zones around proposed building sites which are clear of debris and highly combustible materials;
 - 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, building material standards, and vegetation pursuant to Provincial FireSmart guidelines.
- .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 new developments with moderate or higher fire hazard ratings 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 and regular maintenance of eaves. 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 by the province that could be enhanced to support water extraction by firefighting equipment.

18.0 TRANSPORTATION

18.1 Background

The Province identifies Highway 97 and Highway 3 as Controlled Access highways and is projecting that Highway 97 will see increased traffic volumes over the next 20 years. As of 2021, 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, Highway 3), which 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., 87th Street) are mostly paved secondary roads linking rural communities.
- Local Roads (e.g., Bullmoose Road, Old Richter Passage Road, 160th Avenue) are generally gravel roads providing access to smaller, secondary settlement areas.

In addition, Schedule 'C' (Parks, Recreation and Trails) shows existing trails within the Plan Area.

BC Transit's *South Okanagan Transit Future Plan* (2015), provides a vision for transportation in the region. Transit options in Electoral Area "A" are limited but the Plan Area has one of the highest levels of riders within the RDOS system. As of 2021, there is one bus service (Route 40 & 41) that runs twice a week between the Town of Osoyoos and City of Penticton. There are five bus stops within the Town of Osoyoos before heading north to Oliver, OK Falls, Kaleden and Penticton but no bus stops within Electoral Area "A" itself.

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 Highways 97 and 3.
- .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 The Regional District supports, where possible, the establishment of bicycle lanes adjacent to arterial roads, for transportation purposes in addition to recreation.
- .2 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.
- .3 Encourages MoTI and the Approving Officer to ensure that each new parcel of land to be created by subdivision has frontage on, and reasonable and practical access to, a public road.
- .4 Where existing highways and roads have deficient right-of-way widths, MoTI and or the Approving Officer should secure, where possible, additional land to remove all or part of the deficiency.
- .5 Encourages the Province to widen and pave shoulders on designated cycle routes and improve safety signage for cyclists and drivers.
- .6 Encourages the Province to require traffic impact studies as part of subdivision 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.
- .7 Encourages MoTI to support enforcement of relevant provincial legislation regarding the control of roadside parking along provincial highways, local roads and on Crown land and implement more effective tools to manage illegal roadside parking, including improved regulatory signage.
- .8 Supports the implementation of the Okanagan-Similkameen Transit Future Plan.
- .9 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.
- .10 Encourages the Province and the RCMP to improve traffic safety and enforcement on all Plan Area roads.

- .11 Supports the closure of unused, unconstructed road right of ways, where such closures result in traffic pattern improvements and are not detrimental to the use of adjoining lands.
- .12 Supports the creation of a pedestrian and other non-vehicular right-of-ways between established residential and park areas, and between tourist commercial developments within the plan area, and exploring this in cooperation with MoTI.

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. Roads, road right-of-ways and stormwater management are 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, wastewater and drainage systems support good health and safety and meet recognized standards of service.
- .3 Maintain and foster relationships with provincial agencies, Improvement and Irrigation Districts, and other operators 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 Supports 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 to be created by subdivision with a land area of less than 1.0 ha 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

Two major water systems exist within Electoral Area “A”, Osoyoos Rural Water Systems No. 8 and No. 9. Both systems are owned and operated by the Town of Osoyoos to service rural residents north and south of the Town. A number of other water systems were identified within Electoral Area “A”, including:

- Osoyoos Irrigation District (OID)
- Brookvale Holiday Resort Water System
- Osoyoos Lake Park Water System
- Boundary Irrigation District

- Burrowing Owl Estates Winery Water System
- Willow Beach Mobile Home Park Water System
- Idle-O Apartments Water System

The remainder of the Plan Area is serviced through individual groundwater wells or surface-water licenses.

The Town of Osoyoos provides water from six active groundwater wells. Water is currently treated with chlorine disinfection, which began in the fall of 2018. Water systems are required to comply with Interior Health’s 4-3-2-1-0 objective.

The Town of Osoyoos is investigating the potential of switching to a surface water source. A water quality sampling plan is planned to determine if this is an option.

The Osoyoos Irrigation District (OID) is located on the east bench of Osoyoos Lake, east of the Town of Osoyoos. The system was constructed in 1967 and consists of approximately 150 domestic connections and 40 agricultural connections, supplied by a submerged intake in Osoyoos Lake and treated with chlorination. This system was used to service both domestic and irrigation demands until a groundwater well was drilled to provide potable water to the area. The groundwater well is now used during the irrigation off season to supply water to the domestic connections in the area.

Surface water is a critical resource within the Plan Area for residential use, agriculture, and the environment. Protecting Osoyoos Lake water quality is highlighted in multiple OCP policy sections.

The capacity of all Electoral Area “A” water systems can be increased through water conservation measures, and the Regional District has actively encouraged water conservation and additional measures have been recommended to the RDOS, such as leak detection and water metering.

19.4.1 Objectives

- .1 Continue cooperation and coordination between water purveyors (Town of Osoyoos, private and irrigation districts) and the Province to ensure sustainable water quantity and quality is provided to residents in the Plan Area.
- .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 require new development to demonstrate a proven and adequate water supply and meet all current water quality regulations as well as the Interior Health Authority drinking water objective.
- .2 Will work with and support the Town of Osoyoos to determine a long-term treatment plan for existing water systems in the Plan Area.
- .3 Encourages all groundwater users within Electoral Area “A” 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 Encourages well owners using water for domestic purposes to register their well in the provincial database in order to document water use and help ensure existing uses are considered in future water license applications.
- .5 Supports working work with water purveyors to establish water conservation programs, including the promotion of xeriscaping and the use of other waterwise landscaping.
- .6 Actively promotes, educates, coordinates and implements water conservation practices, and will work with water utilities to establish water conservation programs including pricing and metering.
- .7 Strongly discourages the creation of new private community water utilities.
- .8 Strives to ensure that new developments do not restrict or limit the availability of water supply for existing users and agricultural irrigation.
- .9 Supports working with other stakeholders on regional water management initiatives to protect, revitalize and restore watersheds within the Plan Area, including the identification and establishment of a Watershed Resource Area (WRA) zone in the Zoning Bylaw for designated community watersheds under the *Forest and Range Practices Act*.
- .10 Supports reviewing fire protection and fire suppression provisions throughout Electoral Area “A” and working with service providers to ensure an adequate level of fire protection is provided for new and existing developments.

19.5 Wastewater and Sewage

The Town of Osoyoos’ Northwest Sector Sanitary Sewer system services 137 properties located along Osoyoos Lake, north of the Town’s boundary and up to an area known as “Willow Beach”. The remaining properties in the Plan Area are serviced with on-site septic. Liquid waste from users within the Plan Area is not accepted at the Town of Osoyoos’ treatment facility, and is instead landfilled at the Osoyoos landfill, also located within Electoral Area “A”.

Individual on-site septic systems are not viewed as a long-term sustainable method of sewage disposal unless parcels are over 1.0 ha in size. This method of disposal also increases the probability of groundwater contamination and nutrient loading into watercourses and lakes, such as Osoyoos Lake.

19.5.1 Objectives

- .1 Reduce levels of nutrients and effluent disposal into watercourses.
- .2 Encourage investigating options for septage receiving at the Town of Osoyoos' WWTP.
- .3 Maintain healthy aquatic and groundwater environments and protect human health from water contamination.
- .4 Establish long-term sustainable sewage collection and disposal methods for existing and proposed properties smaller than one hectare and adjacent to watercourses.

19.5.2 Policies

The Regional Board:

- .1 Encourages the Province to educate residents about the requirements for properly maintaining a septic tank and tile fields.
- .2 In areas where there is no community sanitary sewer or water systems, requires all 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 the Ministry of Health and the Interior Health Authority (IHA) for on-site sewage disposal and private groundwater wells.
- .3 Encourages the Ministry of Health 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.
- .4 Does not support the use of septic holding tanks for existing or new developments.
- .5 Strongly discourages the creation of new private community sanitary sewer utilities.

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 the responsibility of MoTI, and their contractor, and predominantly comprises open ditches, natural drainage courses and absorption into the ground through dry wells. Osoyoos 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 Improve the management of stormwater quality and quantity within the Plan Area.
- .2 Ensure off-site surface runoff for new development does not exceed predevelopment flows.
- .3 Coordinate stormwater management with the Ministry of Transportation and Infrastructure where subdivision approval is involved.

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 Encourages MoTI to involve the Regional District in developing terms of reference for community Storm Water Management Plans (SWMP).
- .5 Supports the sharing of all storm water reports between government agencies.
- .6 Encourages property owners to:
 - a) maintain private driveway culverts and watercourse crossings to ensure high flow capacity can be accommodated; and,
 - b) upgrade substandard driveway culverts to ensure that 1:200 year storm flows can be accommodated.

19.7 Solid Waste

The Regional District adopted a Solid Waste Management Plan (2012) that specifies how a waste diversion rate over 70% will be achieved.

At present, solid waste is collected and deposited at the Osoyoos & District Sanitary Landfill, which also serves the Town of Osoyoos and Osoyoos Indian Band. Since composting was started at the landfill in 2016, waste volume has decreased significantly and the landfill has an estimated usable life between 23 and 30 years, dependent on the waste generation rate.

19.7.1 Objectives

- .1 Reduce the volume of solid waste requiring disposal in accordance with Provincial waste reduction targets.
- .2 Increase recycling, source separation and reuse in the Plan Area.
- .3 Maximize the diversion of organic waste from the landfill by increased composting or burning.
- .4 Increase the reuse and recycling of construction, demolition and renovation waste.

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.
- .3 Supports continuing public education to recognize and encourage the critically important role of area residents and businesses in implementing the Solid Waste Management Plan.
- .4 Encourages well designed development that supports the delivery of the solid waste services to existing and future residents.

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 service and the *Local Government Act* does not allow for the Regional District to regulate these services by bylaw when subdivision is being undertaken. Nevertheless, these utilities play a vital role in the level of services to a community and, 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 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 extraction of mineral and aggregate resources. The objectives and policies of this section remain broad in nature to offer guidance to senior governments in their decision-making process. Figure 24 illustrates *potential* aggregate extraction areas in the Plan Area and existing aggregate operations.

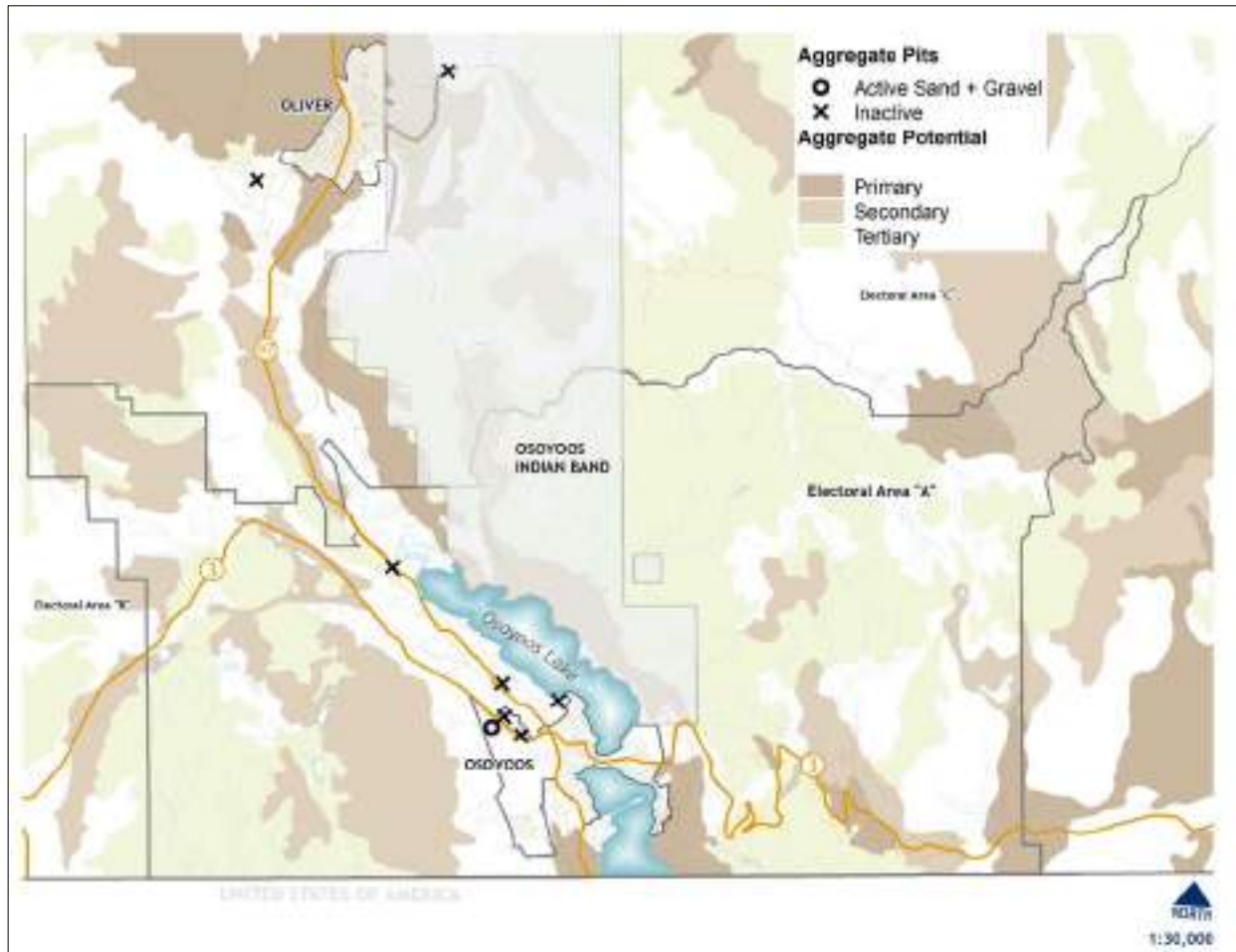


Figure 24: Resource Extraction Potential

20.2 Objectives

- .1 Protect sand and gravel aggregate supplies for anticipated future needs.
- .2 Protect non-agricultural lands with 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 significant 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 Will consider the use of land designated Resource Area (RA) for sand and gravel extraction, where the uses will not cause a significant visual, environmental, or cultural resource disturbance.
- .3 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.
- .4 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.
- .5 Encourages the Province to include in their licensing, the rehabilitation of aggregate extraction and processing sites after extraction and processing are completed.
- .6 May consider implementing conditions set by the ALC to mitigate the impact of aggregate extraction and processing sites on lands outside the ALR.
- .7 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 residential foundations could import radon gas that could persist indoors 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.

- .8 Does not support the exploration and mining of uranium within the Plan Area.
- .9 Will not issue temporary use permits for aggregate processing activities or asphalt plants within 600 metres of a Residential Designation or Small Holdings designation.
- .10 Supports timely reclamation of aggregate resource extraction sites on private land.

21.0 CLIMATE CHANGE MITIGATION AND ADAPTATION

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 187 local governments that are signatory to the B.C. Climate Action Charter, the RDOS is committed to reducing GHGs and has agreed to take actions to achieve certain goals. Under the *Climate Change Accountability Act*, B.C.'s GHG emissions are to be reduced by at least 40% below 2007 levels by 2030, at least 60% below 2007 levels by 2040 and by at least 80% by 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.

The three Okanagan regional districts commissioned a climate change report to assist in medium- and long-term planning. The February 2020 report, termed *Climate Change for the Okanagan Region*, provided information on anticipated climate change for the medium-term future (2050s) and the long-term future (2080s).

In the past, the Okanagan region experienced just under a week per year, on average, of days above 30°C. By the 2050s, the region can expect an average of over three weeks above 30°C per year and over five weeks per year by the 2080s. The valley bottoms are projected to experience the greatest changes, with approximately 50 additional days above 30°C projected by the 2080s, compared to the past.

In the past, the coldest winter night for the Okanagan region was about -25°C. By the 2050s, the coldest night is expected to warm by 6°C to -19°C, and by the 2080s, temperatures are projected to warm by 10°C to -15°C. While the coldest night is projected to warm in all seasons, the coldest night in winter is projected to warm more rapidly than other seasons.

The largest precipitation increases are expected to occur during the spring and autumn months with between 10% and 20% more precipitation during these seasons by the 2080s. Summer will remain the driest season and become even drier. By the 2080s, the region can expect about one quarter less precipitation than in the past. Natural year-to-year variation could result in some years experiencing extended periods without (or with low) precipitation.

For the Okanagan as a whole, climate change is anticipated to cause far-reaching impacts and generate new risks. This includes heat waves and droughts and reduced precipitation, combined with warmer summer temperatures, which will likely result in the depletion of water resources, loss of wetlands, stress on local fisheries, and depletion of aquatic species. Warmer winters will on average result in less snow accumulation on the valley uplands, reducing water availability and increasing the need for water storage. Groundwater and aquifer recharge will also be compromised as drought conditions increase. Warmer temperatures will also enhance the potential for invasive species, pests, and pathogens across the region. Extreme events such as flooding, wildfires, and landslides will increase in intensity.

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 reduction targets in the *Climate Change Accountability Act*.
- .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 40% below 2007 levels by 2030, 60% by 2040 and 80% by 2050 as per the *Climate Change Accountability Act*.
- .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 Supports continuing public education as essential to the success of climate change adaptation and mitigation.
- .4 Will work towards a corporate GHG reduction strategy to achieve carbon neutral operations.
- .5 Supports investigation of the BC Energy Step Code as an optional compliance path in the BC Building Code that local governments may use as an incentive or requirement for energy efficiency in new construction that goes above and beyond the requirements of the BC Building Code.
- .6 Encourages builders to use the performance approach in the BC Energy Step Code as a compliance path to meet or exceed the energy-efficiency requirements of the BC Building Code.
- .7 Support innovative building technology that improves energy conservation such as the installation of energy efficient appliances and alternative energy systems, alternate siting of buildings, the use of solar panels to maximize passive solar gain, heat exchange pumps and insulation standards that exceed the BC Building Code.
- .8 Encourages homeowners to retrofit existing homes to become more energy efficient and to reduce their carbon footprint.
- .9 Encourages applicants for subdivision and new building construction consider the orientation of lots in subdivision proposals and building designs that take passive solar power potential into consideration.
- .10 Encourage builders to exceed the current energy conservation standards of the BC Building Code as provided in the Energy Step Code using either “prescriptive” or “performance” approaches to comply with the code’s efficiency requirements.
- .11 Supports current initiatives to enhance energy conservation such as the BC Energy Step Code, and Passive House standards for building and site design and construction.
- .12 Encourages the Province to update its Climate Action Plan Thompson / Okanagan Region 2016 – 2018 to better understand what actions the RDOS can take to improve community-wide resiliency to climate hazards.
- .13 Supports ongoing public education to help residents understand changing risks posed by climate change (e.g., drought, heat waves, flooding, wildfire) and take actions to address them and improve community resiliency.
- .14 Supports working with Interior Health to educate residents on climate change and to help reduce the health impact heat can have on residents through the development of a Heat Alert and Response System.

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 maximum of three years. 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 consider allowing 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 of 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 a public road 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 Board 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 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, 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 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 (10) persons, with an aggregate occupancy of two (2) persons per bedroom within a dwelling unit when such dwelling unit is being occupied as a vacation rental;
 - f) the provision of one (1) 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 security so as to ensure compliance with the conditions of a permit.

23.0 DEVELOPMENT PERMIT AREAS

23.1 Background

Pursuant to 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 “A” OCP:

- Environmentally Sensitive Development Permit (ESDP) Area; and
- 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. Specifically, BC's pocket desert, Kruger Mountain, Osoyoos Lake, the oxbows and wetlands of Okanagan River, Richter Pass with the natural ridgeline views between Highway 3 and Osoyoos Lake. It is the close proximity of these diverse habitats that contribute 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 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 in order 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 or team that includes a Registered Professional Biologist in British Columbia (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 30.0 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 Area

Lands designated as Watercourse Development Permit Area are:

- .1 shown as Watercourse Development Permit Area on Schedule 'D'; or
- .2 within 30.0 metres of a stream; or
- .3 where a stream is in a ravine:
 - a) within 30.0 metres of the top of a ravine bank when the ravine is less than 60.0 metres wide; or
 - b) within 10.0 metres of the top of a ravine bank when the ravine is more than 60.0 metres wide.

The definitions used in the *Local Government Act* and provincial *Riparian Area Protection Regulation* (RAPR) shall apply.

23.3.3 Justification

To regulate development activities within riparian assessment areas as a means to protect aquatic habitat, enhance, conserve and restore watercourses and their riparian areas.

23.3.4 Development requiring a permit

- .1 A development permit is required, except where exempt under Section 23.3.8 (Exemptions), for residential, commercial or industrial development on lands within the WDP area, which includes the following:
 - 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.

23.3.5 Guidelines

- .1 A Development Permit is required for development within the WDP Area, and shall be in accordance with the following guidelines:

- a) An Assessment Report, prepared in accordance with Part 4 (Assessments and Assessment Reports) of the provincial *Riparian Area Protection Regulation*, must be received by the Regional District in respect of the proposed development from the responsible provincial minister.

23.3.6 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.

23.3.7 Expedited Development Permit

In the following cases the Regional District may issue a development permit without the provision of an Assessment Report:

- .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 a 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 physical alterations are 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 RDOS for approval.

23.3.8 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 park land, open space, roads or trails.
- .2 the construction, repair, maintenance or alteration of public utility works, including sanitary sewer, storm sewer, 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 conditions in the development permit have all been met, or the conditions addressed in the previous development permit will not be affected.
- .4 A letter is provided by a QEP confirming that there is no watercourse or riparian area as defined by the *Riparian Areas Protection Regulation* on the parcel of land.
- .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 IAS certified Arborist with the provision of environmental monitoring to ensure the tree removal is carried out in accordance with the report recommendations.
- .7 Development Permit provisions do not apply to activities such as 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 Development and land alteration proposals for which an authorization by DFO for HADD has been granted.
- .9 Changes in an about a stream approved pursuant to Section 11 of the *Water Sustainability Act*.
- .10 Emergency procedures to prevent, control, or reduce erosion, or other immediate threats to life and property including:

- a) emergency flood or protection works;
- b) clearing of an obstruction from bridge, culvert, or drainage flow, repairs to bridges and safety fences;
- c) any emergency works to be undertaken in accordance with the Provincial *Water Sustainability Act* and *Wildlife Act*, and the federal *Fisheries Act*.

Notwithstanding the above, emergency actions for flood protection and clearing of obstructions by anyone other than the Regional District must be reported to the Regional District immediately to secure exemption under this provision. Note that once the emergency has passed, a development permit may be required for remediation or permanent protection works.

24.0 IMPLEMENTATION AND MONITORING

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 recommended by the Joint Council (i.e., Regional District, Penticton Indian Band, Lower Similkameen, Osoyoos Indian Band).

Recognizing this Plan is a living document the Plan should be reviewed and updated every seven to 10 years and a comprehensive 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
6.6.3	Will review the suitability of Willow Beach and Anarchist Mountain as Rural Growth Areas when the Regional Growth Strategy is reviewed or updated.

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.

24.4 Subdivision and Development Servicing Bylaw

The Regional District’s Subdivision and Development Servicing Bylaw sets out minimum levels of works and services and standards for roads, sidewalks, curb and gutter, water systems, sewer systems, storm drainage, and street lighting. Subdivisions must meet these standards before they are a “Letter of Compliance” is provided to the Ministry of Transportation and Infrastructure (MoTI) by the Regional District. The Subdivision and Development 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. 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.

Actions	Lead Responsibility
Short-term (one to three years)	
Revise OCP where required from South Okanagan Regional Growth Strategy update.	RDOS

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 “A” OCP accordingly as resources permit.

~ end of Schedule ‘A’ ~

Official Community Plan Map

Schedule 'B' – Electoral Area "A" Official Community Plan Bylaw No. 2905, 2021.

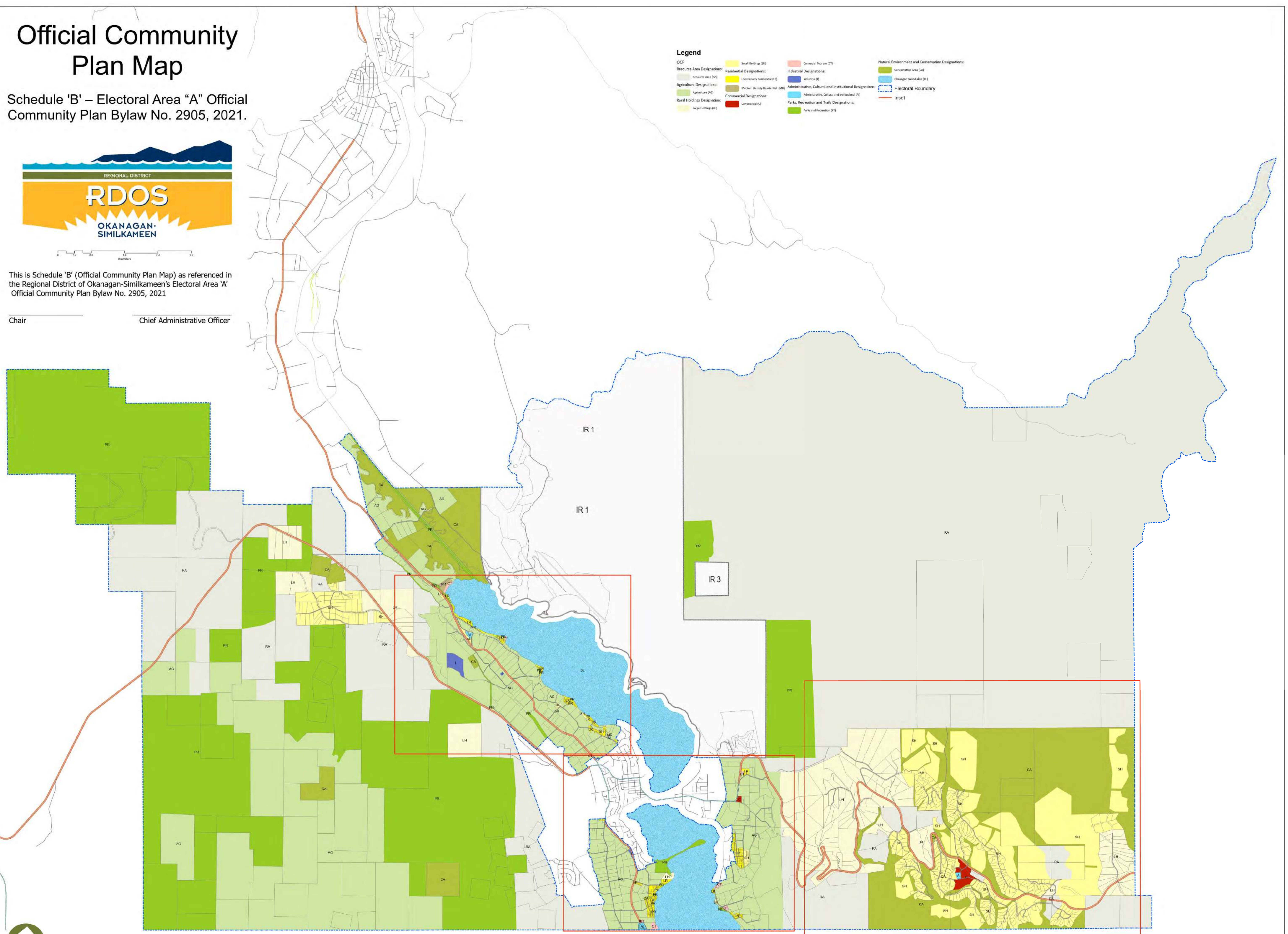


This is Schedule 'B' (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area 'A' Official Community Plan Bylaw No. 2905, 2021.

Chair _____ Chief Administrative Officer _____

Legend

OCIP	Small Holdings (SH)	Commercial Tourism (CT)	Natural Environment and Conservation Designations:
Resource Area Designations:	Residential Designations:	Industrial Designations:	Conservation Area (CA)
Resource Area (RA)	Low Density Residential (LD)	Industrial (I)	Okanagan Basin Lakes (OL)
Agriculture Designations:	Medium Density Residential (MD)	Administrative, Cultural and Institutional Designations:	Electoral Boundary
Agriculture (AG)	Commercial Designations:	Administrative, Cultural and Institutional (ACI)	Inset
Rural Holdings Designation:	Commercial (C)	Parks, Recreation and Trails Designations:	
Large Holdings (LH)		Parks and Recreation (PR)	



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Date: March 18, 2021

Official Community Plan Map

Schedule 'B' – Osoyoos Rural Official Community Plan Bylaw No. 2905, 2021.

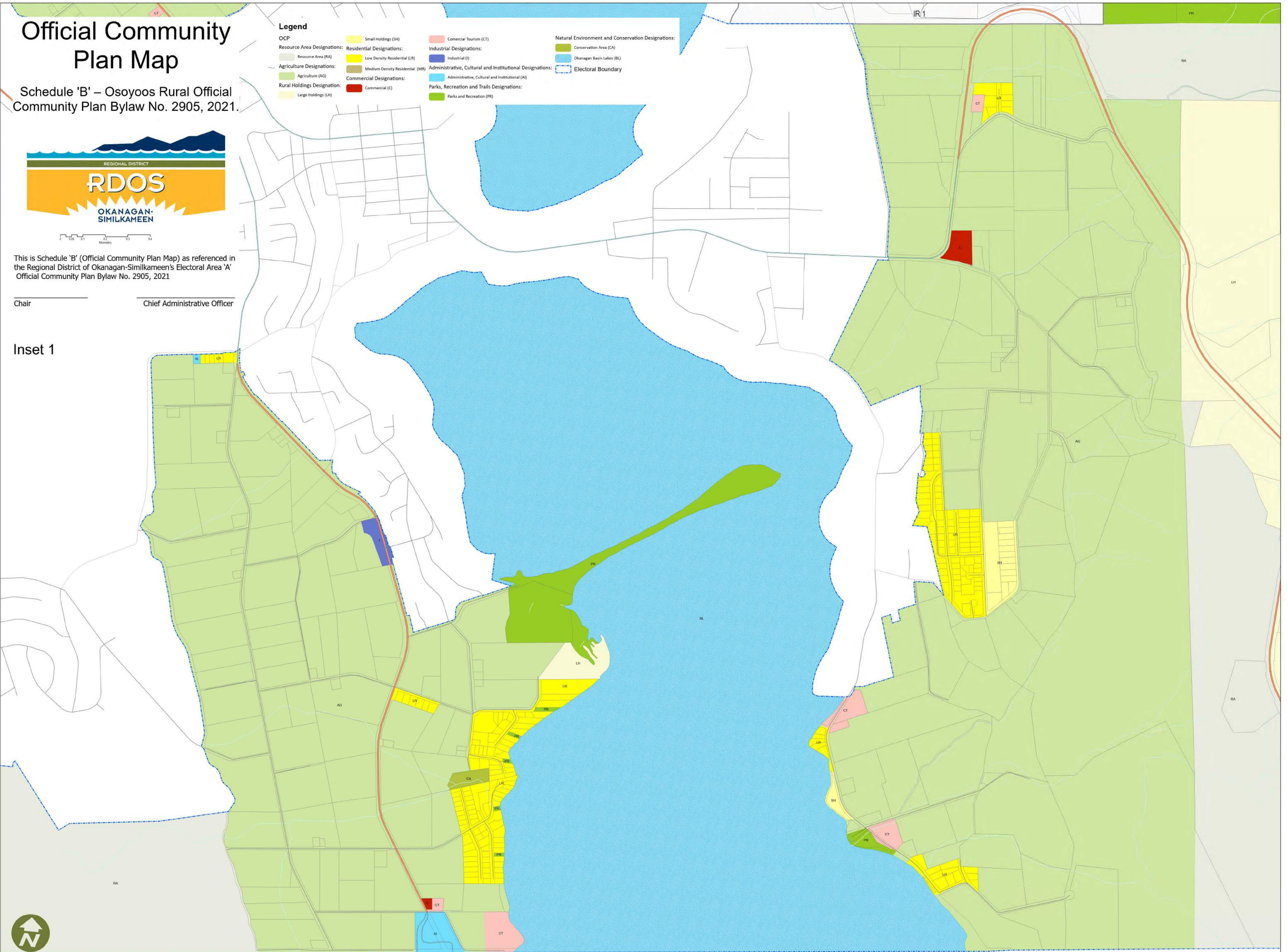


This is Schedule 'B' (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area 'A' Official Community Plan Bylaw No. 2905, 2021

Chair _____ Chief Administrative Officer _____

Inset 1

- Legend**
- | | | | |
|------------------------------------|----------------------------------|---|--|
| OCP | Small Holdings (SH) | Commercial Tourism (CT) | Natural Environment and Conservation Designations: |
| Resource Area Designations: | Residential Designations: | Industrial Designations: | Conservation Area (CA) |
| Resource Area (RA) | Low Density Residential (LR) | Industrial (I) | Okanagan Basin Lakes (BL) |
| Agriculture Designations: | Medium Density Residential (MR) | Administrative, Cultural and Institutional Designations: | Electoral Boundary |
| Agriculture (AG) | Commercial Designations: | Administrative, Cultural and Institutional (AI) | |
| Rural Holdings Designation: | Commercial (C) | Parks, Recreation and Trails Designations: | |
| Large Holdings (LH) | | Parks and Recreation (PR) | |



Legend

- | | | |
|------------------------------------|----------------------------------|---|
| OCP | Residential Designations: | Administrative, Cultural and Institutional Designations: |
| Resource Area Designations: | Low Density Residential (LR) | Administrative, Cultural and Institutional (AI) |
| Resource Area (RA) | Medium Density Residential (MR) | Parks, Recreation and Trails Designations: |
| Agriculture Designations: | Commercial (C) | Parks and Recreation (PR) |
| Agriculture (AG) | Commercial Tourism (CT) | Natural Environment and Conservation Designations: |
| Rural Holdings Designation: | Industrial Designations: | Conservation Area (CA) |
| Large Holdings (LH) | Industrial (I) | Okanagan Basin Lakes (BL) |
| Small Holdings (SH) | | Electoral Boundary |

Official Community Plan Map

Schedule 'B' – Electoral Area "A" Official Community Plan Bylaw No. 2905, 2021.



This is Schedule 'B' (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area 'A' Official Community Plan Bylaw No. 2905, 2021.

Chair _____ Chief Administrative Officer _____

Inset 2

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Date: March 18, 2021



Official Community Plan Map

Schedule 'B' – Electoral Area "A" Official Community Plan Bylaw No. 2905, 2021.

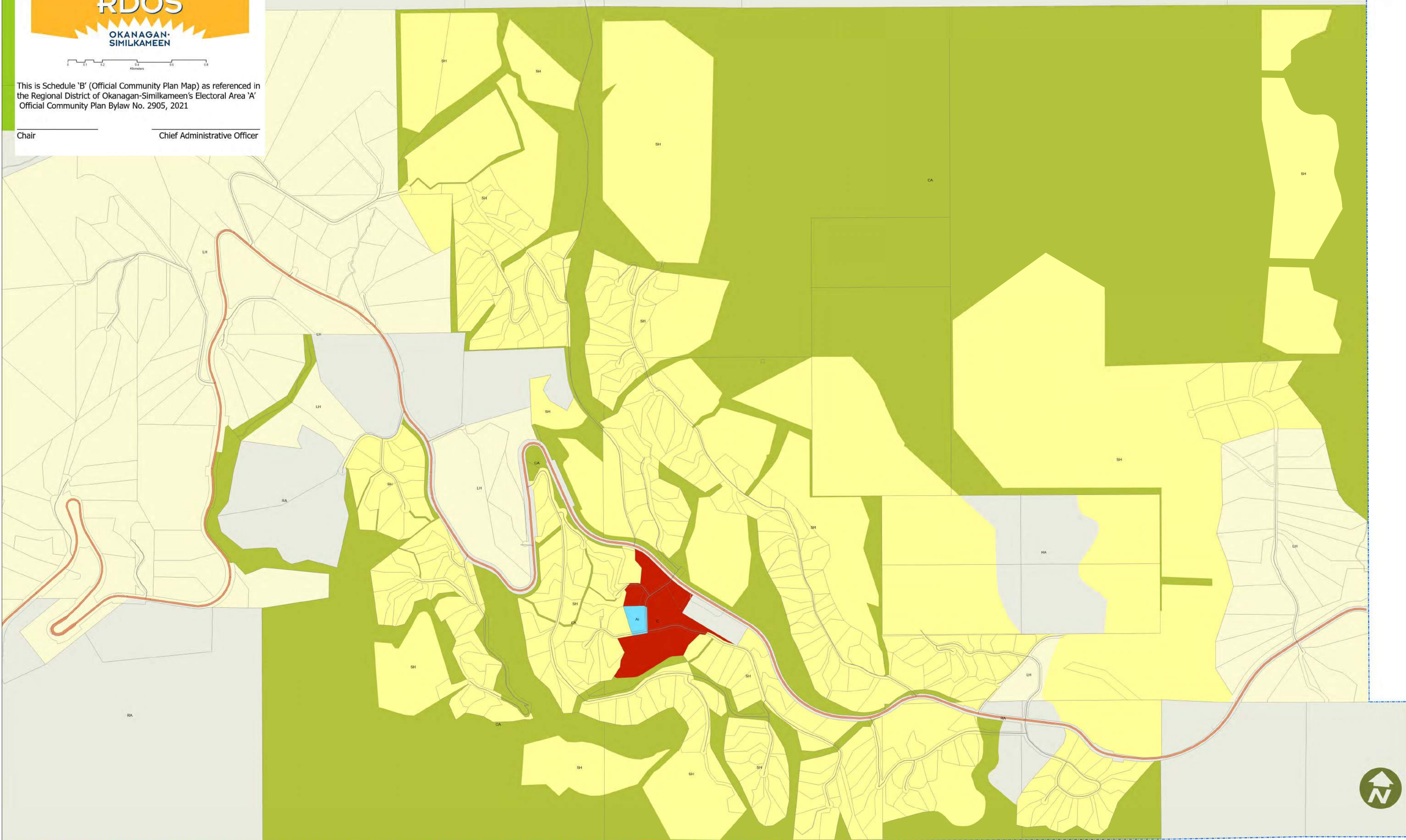


This is Schedule 'B' (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area 'A' Official Community Plan Bylaw No. 2905, 2021.

Chair _____ Chief Administrative Officer _____

Legend

OCF	Small Holdings (SH)	Commercial Tourism (CT)	Parks, Recreation and Trails Designations:
Resource Area Designations:	Low Density Residential (LR)	Industrial (I)	Parks and Recreation (PR)
Resource Area (RA)	Medium Density Residential (MR)	Administrative, Cultural and Institutional Designations:	Natural Environment and Conservation Designations:
Agriculture Designations:	Commercial Designations:	Administrative, Cultural and Institutional (AC)	Conservation Area (CA)
Agriculture (AC)	Commercial (C)	Electoral Boundary	Okanagan Basin Lakes (BL)
Rural Holdings Designation:			
Large Holdings (LH)			



PARKS, RECREATION AND TRAILS

Schedule 'C' – Electoral Area "A" Official Community Plan Bylaw No. 2905, 2021.



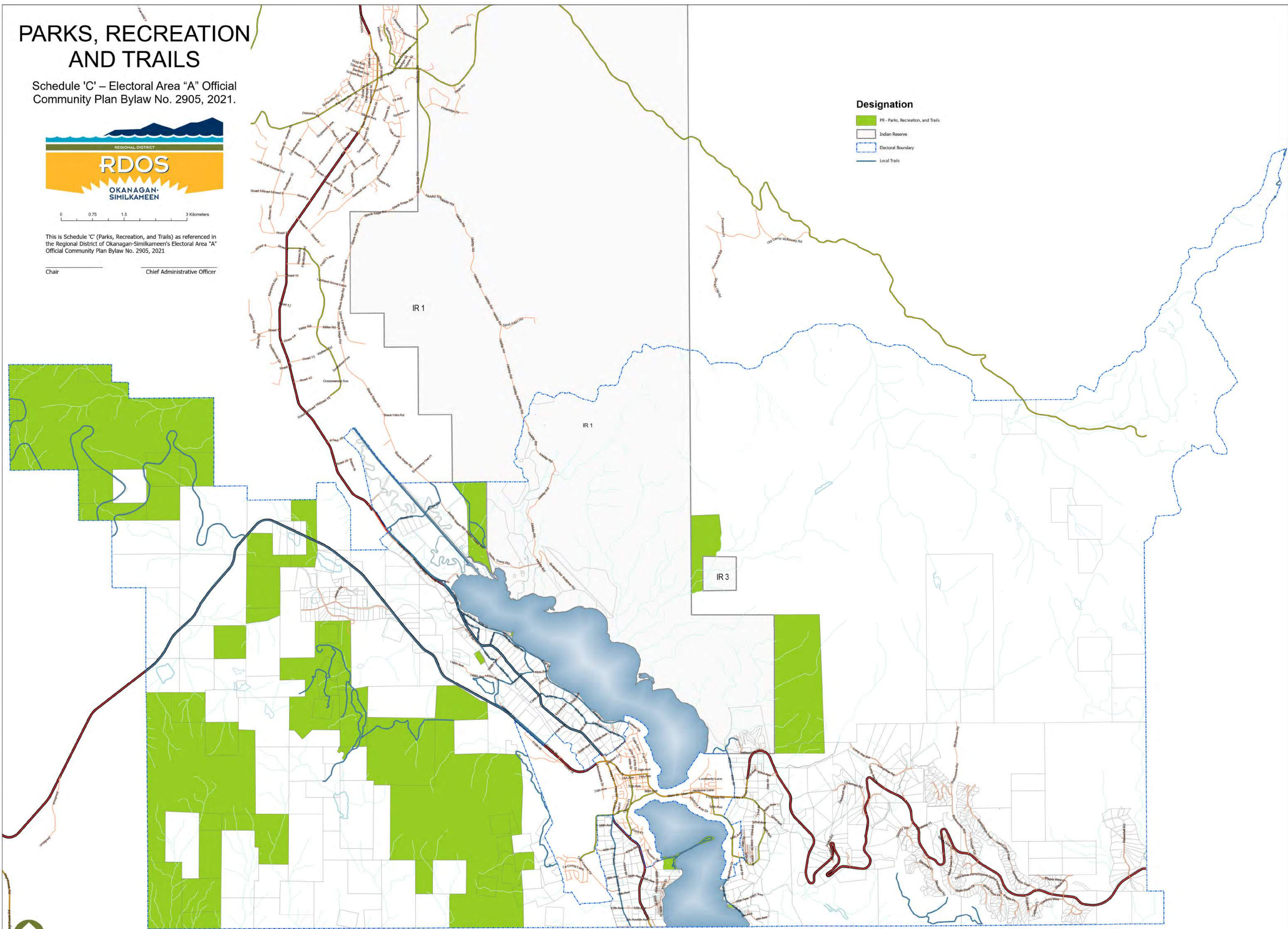
0 0.75 1.5 3 Kilometers

This is Schedule 'C' (Parks, Recreation, and Trails) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "A" Official Community Plan Bylaw No. 2905, 2021.

Chair _____ Chief Administrative Officer _____

Designation

- PR - Parks, Recreation, and Trails
- Indian Reserve
- Electoral Boundary
- Local Trails



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Date: March 18, 2021

HAZARD LANDS FLOODING

Schedule 'D' – Electoral Area "A" Official Community Plan Bylaw No. 2905, 2021.



This is Schedule 'D' (Hazard Lands - Flooding) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "A" Official Community Plan Bylaw No. 2905, 2020.

Chair _____ Chief Administrative Officer _____

Electoral Boundary

Flood Hazard Area *

- NOTES:
1. The flood hazard area* indicated on this map shows the extents of the 'Lake Shoreline Flood Construction Zone' and the 'River Flood Construction Level Zone' in the OSWB's 'Okanagan Mainstem Floodplain Mapping Project Report' (NHC, 2020).
 2. Okanagan Flood Modeling Data as shown was created in April 2020 by NHC for the Okanagan Basin Water Board. See the 'Okanagan Mainstem Floodplain Mapping' report (31 March 2020).
 3. The design flood event is 200-YEAR MID-CENTURY* and varies by lake. Flood extents data considers mid-century climate change impacts and may include wind setup, wave effects, and freeboard (0.6m).
 4. The accuracy of simulated flood levels is limited by the reliability and extent of water level, flow, and climatic data. The accuracy of the floodplain extents is limited by the accuracy of the design flood flow, the hydraulic model, and the digital surface representation of local topography. Localized areas above or below the mapped inundation may be generalized. Therefore, floodplain maps should be considered an administrative tool that indicates flood elevations and floodplain boundaries for a designated flood. A qualified professional is to be consulted for site-specific engineering analysis.

IR 1

IR 3



HAZARD LANDS STEEP SLOPES

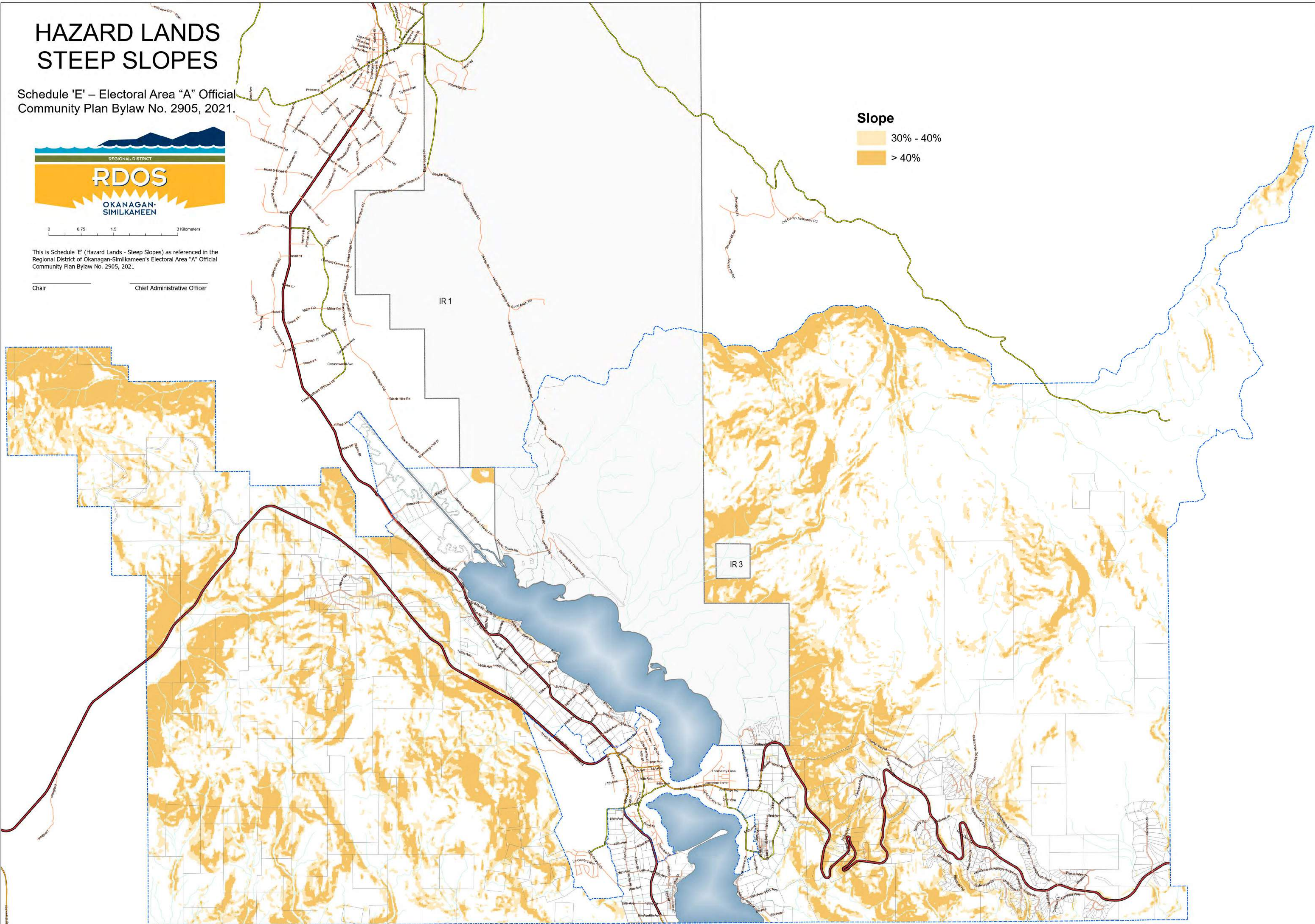
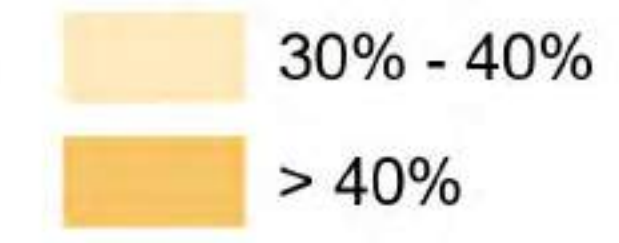
Schedule 'E' – Electoral Area "A" Official
Community Plan Bylaw No. 2905, 2021.



This is Schedule 'E' (Hazard Lands - Steep Slopes) as referenced in the
Regional District of Okanagan-Similkameen's Electoral Area "A" Official
Community Plan Bylaw No. 2905, 2021.

Chair _____ Chief Administrative Officer _____

Slope



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Date: March 18, 2021

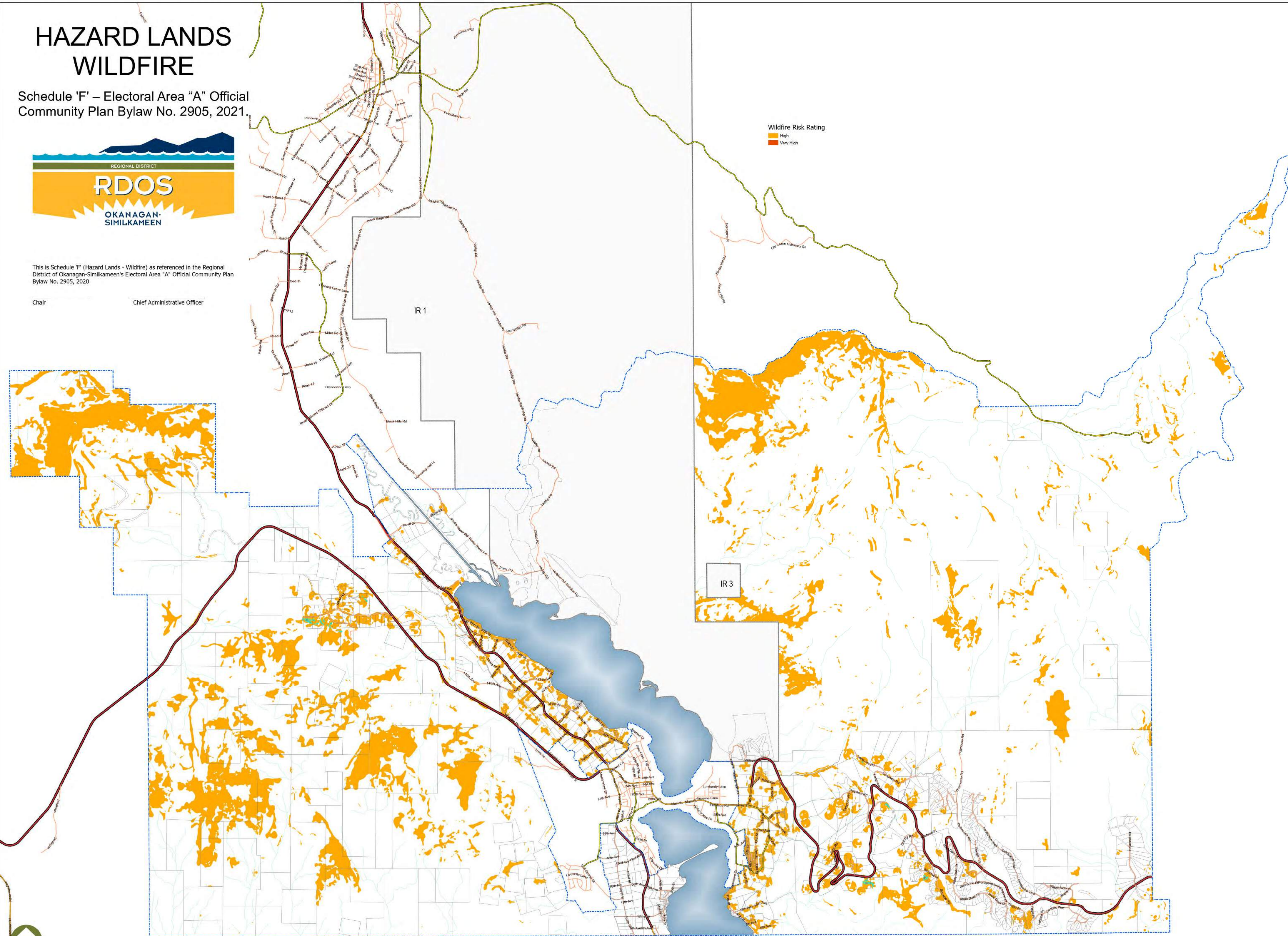
HAZARD LANDS WILDFIRE

Schedule 'F' – Electoral Area "A" Official
Community Plan Bylaw No. 2905, 2021.



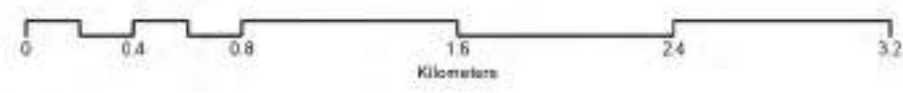
This is Schedule 'F' (Hazard Lands - Wildfire) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "A" Official Community Plan Bylaw No. 2905, 2020

Chair _____ Chief Administrative Officer _____



Transportation Network

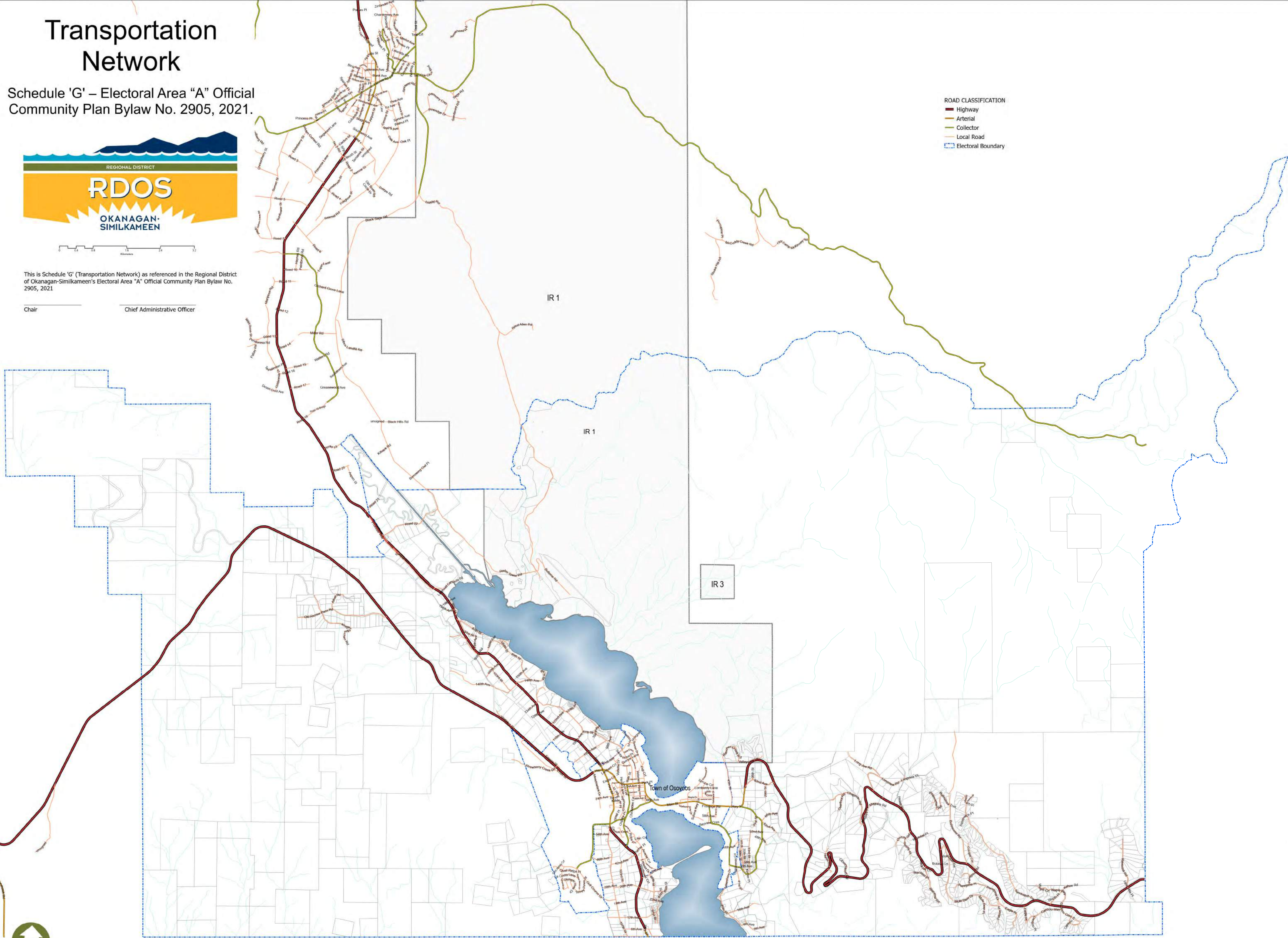
Schedule 'G' – Electoral Area "A" Official Community Plan Bylaw No. 2905, 2021.



This is Schedule 'G' (Transportation Network) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "A" Official Community Plan Bylaw No. 2905, 2021

Chair _____ Chief Administrative Officer _____

- ROAD CLASSIFICATION
- Highway
 - Arterial
 - Collector
 - Local Road
 - Electoral Boundary

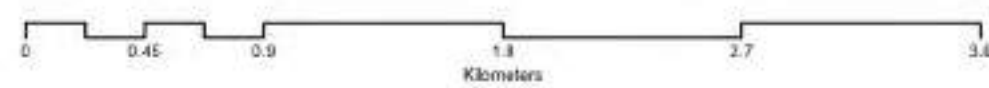


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Date: March 18, 2021

Environmentally Sensitive Development Permit Area

Schedule 'H' – Electoral Area "A" Official Community Plan Bylaw No. 2905, 2021.

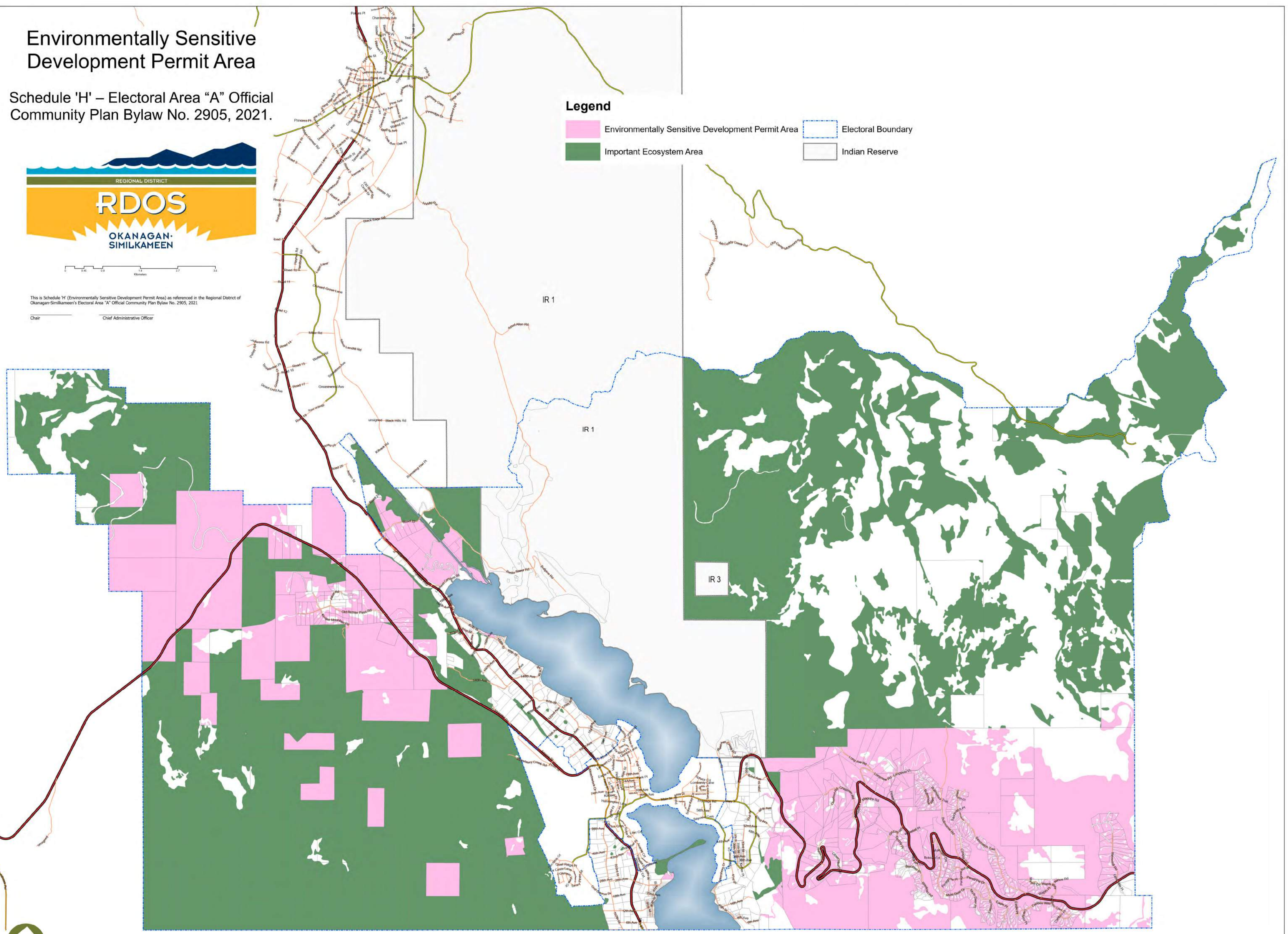


This is Schedule 'H' (Environmentally Sensitive Development Permit Area) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "A" Official Community Plan Bylaw No. 2905, 2021.

Chair _____ Chief Administrative Officer _____

Legend

- Environmentally Sensitive Development Permit Area
- Important Ecosystem Area
- Electoral Boundary
- Indian Reserve

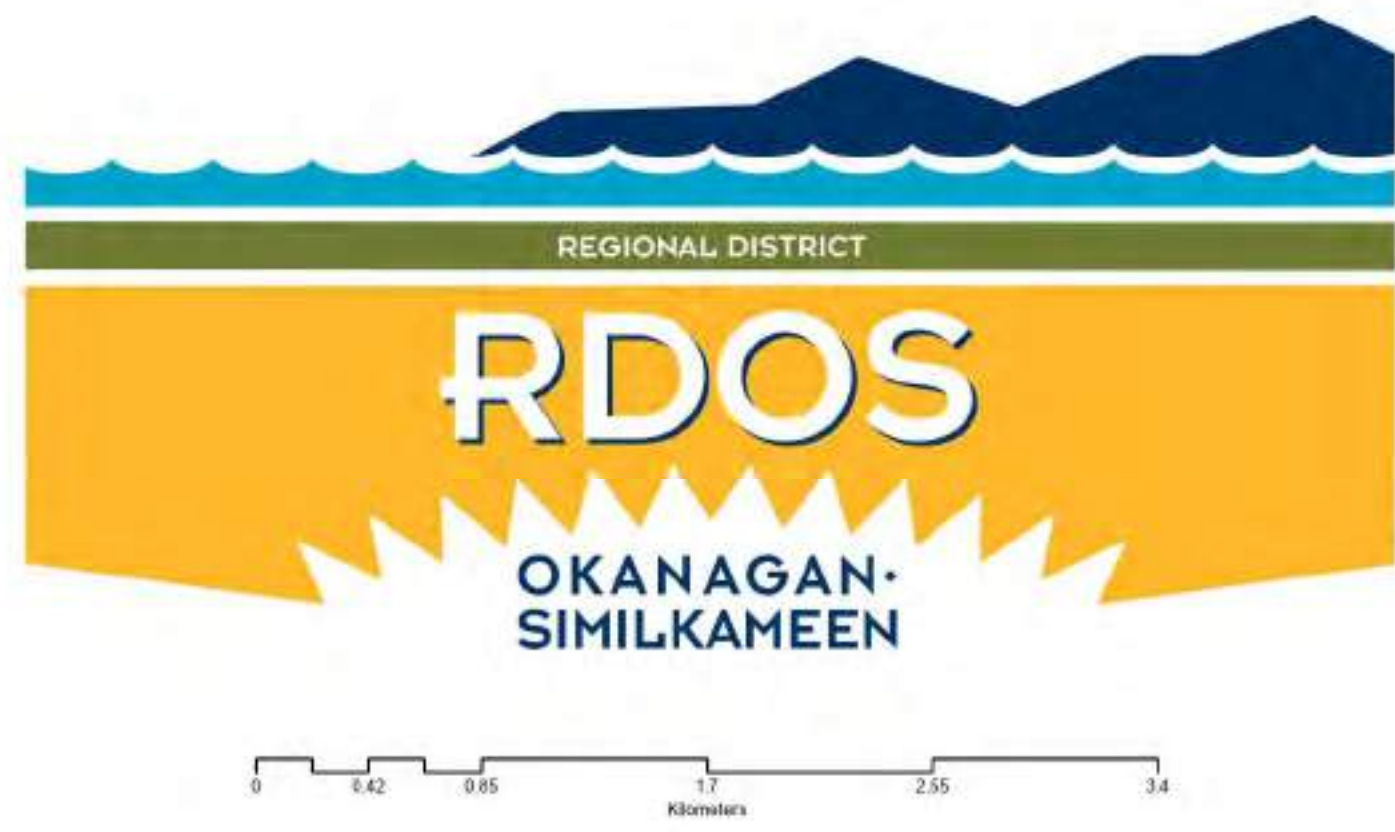


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Date: March 18, 2021

Watercourse Development Permit Area

Schedule 'I' – Electoral Area "A" Official Community Plan Bylaw No. 2905, 2021.



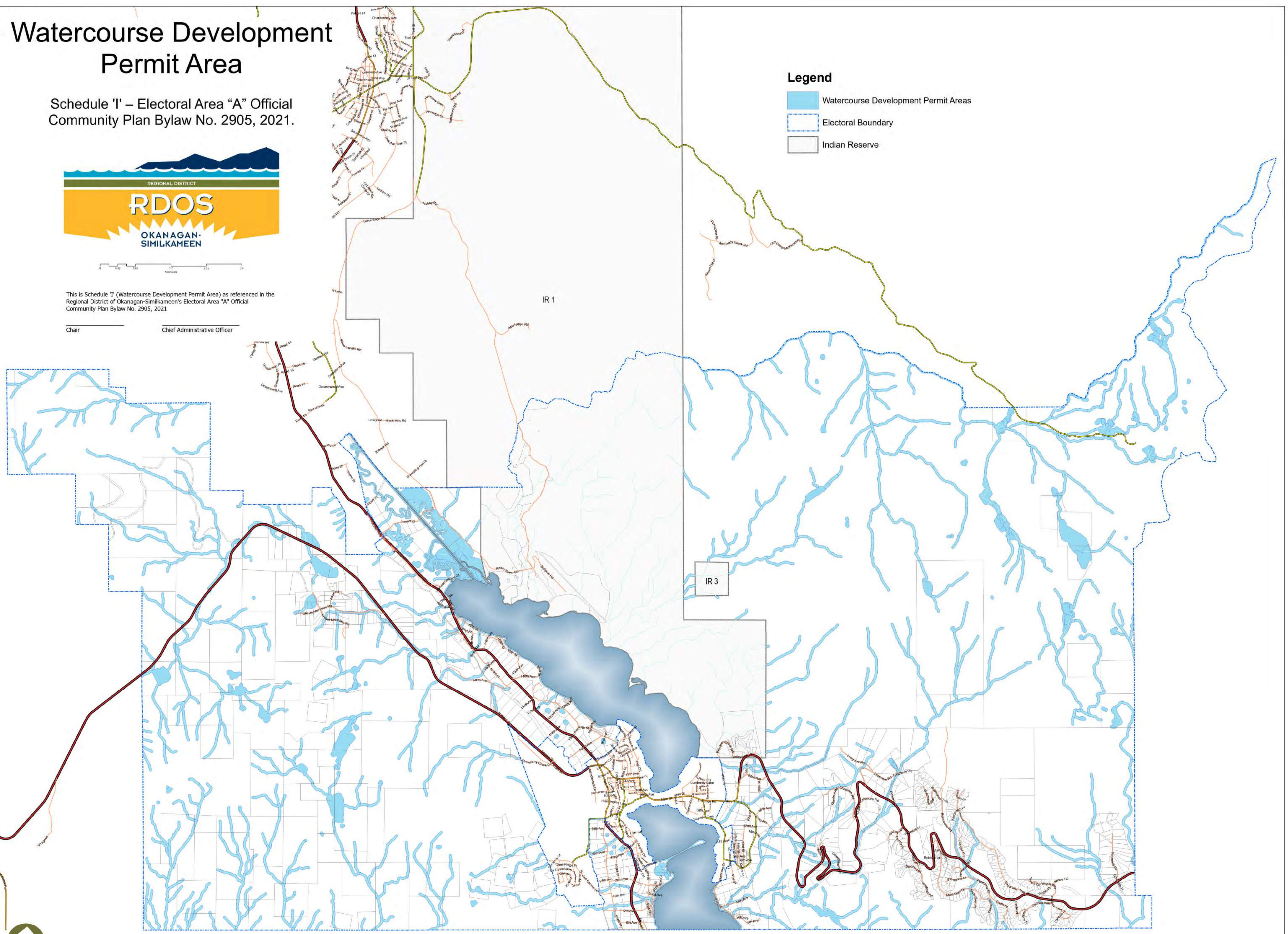
0 1.42 2.83 4.25 5.66 Kilometers

This is Schedule 'I' (Watercourse Development Permit Area) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "A" Official Community Plan Bylaw No. 2905, 2021

Chair _____ Chief Administrative Officer _____

Legend

- Watercourse Development Permit Areas
- Electoral Boundary
- Indian Reserve



1:28,500

Date: March 18, 2021

Lauri Feindell

From: Benke, Mitch TRAN:EX <Mitch.Benke@gov.bc.ca>
Sent: July 22, 2020 4:56 PM
To: Graham Farstad
Cc: Christopher Garrish
Subject: RE: Area A Official Community Plan for RDOS

Hello Graham,

This is in response to your request regarding Ministry comments on the draft RDOS OCP Bylaw for Area 'A'. As it has been my colleagues in the past who have responded to draft OCP Bylaw updates, I was somewhat unfamiliar with the formal referral and review process.

I have had the opportunity to review our past files, and have determined that the draft OCP Bylaw is required to come to the Ministry, as part of the RDOS formal Bylaw Referral process, to our Ministry and other RDOS referral agencies. This is the Ministry's assurance that the draft OCP Bylaw that is being referred to our Ministry, is the final draft, as determined by the RDOS, and also assurance that the Ministry's comments are forwarded directly to the RDOS, as per our policy.

Therefore, the Ministry is prepared to provide comments on the Area 'A' draft OCP Bylaw, however only in response to a formal Bylaw Referral from the RDOS.

My apologies for any confusion or delay that this may have caused.

Regards,

Mitch Benke | Development Officer
Ministry of Transportation & Infrastructure | Okanagan Shuswap District
102 Industrial Place, Penticton, BC V2A 7C8
Tel: 250-490-2226 | Cell: 250-809-8555 | Fax: 250-490-2231
Email: Mitch.Benke@gov.bc.ca
Website: [Ministry Home](#) [Permit Application](#) [Subdivision Application](#)

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From: Graham Farstad <graham@arlingtongroup.ca>
Sent: July 10, 2020 4:17 PM
To: Penticton Development Approvals TRAN:EX <DA.Penticton@gov.bc.ca>
Cc: 'John Ingram' <john@ecoplan.ca>
Subject: Area A Official Community Plan for RDOS

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attention Mitch Benke
Development Officer
Ministry of Transportation & Infrastructure
Okanagan Shuswap District

Attached is the draft Official Community Plan for Area "A", the rural area around the Town of Osoybos. The RDOS has retained several consulting groups to undertake the OCP update working closely with planning staff at the regional district. Attached is the draft text. The transportation section is on pages 75-77.

Also attached are Schedule B Proposed Land Uses and Schedule G Transportation Network

Your Ministry's comments on the draft, particularly the Background, Objectives and Policies in the Transportation Section 18 and Schedule G map would be most appreciated. We would like confirmation that the Transportation Network is correct or if any modifications should be made. Also we would appreciate any comments on policies and objectives.

The formal referral will not take place until later this year, but we would like to address any issues at the draft stage.

Graham Farstad, MCIP

Principal

the Arlington Group

604-202-9177



Agricultural Land Commission
201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000 | Fax: 604 660-7033
www.alc.gov.bc.ca

October 20, 2020

Reply to the attention of Sara Huber
ALC Planning Review: 46716

Graham Farstad
Principal, Arlington Group
Graham@arlingtongroup.ca

Delivered Electronically

Re: Regional District of Okanagan Similkameen Electoral Area "A" Rural Osoyoos Official Community Plan Update

Thank you for forwarding a draft copy of the Regional District of Okanagan Similkameen (RDOS) Electoral Area "A" Rural Osoyoos Official Community Plan Bylaw No. 2905 (the "Bylaw") to the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the OCP is consistent with the purposes of the *ALC Act* (ALC Act), the Agricultural Land Reserve (ALR) General Regulation, (the "ALR General Regulation"), the ALR Use Regulation (the "ALR Use Regulation"), and any decisions of the ALC.

The Bylaws involves 313 km² of land within Rural Osoyoos, including such communities as Kilpoola, Willowbeach, Spotted Lake, and Anarchist Mountain, including 1858 residents. Based on previous population trends, the potential population could range between 1,637 and 2,175 by 2041.

1.4.9 Development Approval Information – this section outlines criterion that may be applied/considered when development is taking place within the Bylaw boundaries. One such policy outlines the requirement to ensure that buffers are in place to ensure that no negative impact is caused to adjoining farming and rural areas. While ensuring a buffer is in place is important reduce the potential for urban/rural conflicts, the RDOS may wish to expand this policy to consider a range of other options for reducing such conflicts and mitigating the impacts in addition to only buffering. For example, the policy may be reworded as follows:

*.9 How the proposed development **will mitigate the impact on** provides buffers for adjoining farming and rural areas, **including the provision of buffering** to ensure no negative impact is caused.*

4.0 Official Community Plan Designations – The Bylaw has a single designation for Agriculture (AG). ALC staff support a single agricultural designation.

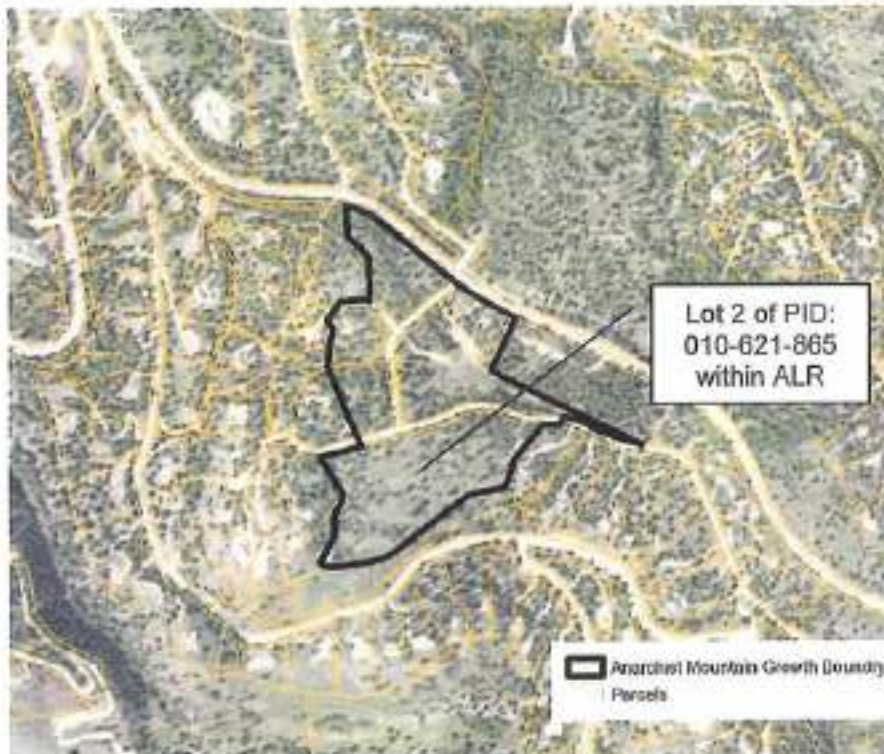
5.2 Broad Goals – The Bylaw identifies maintaining and encouraging new compatible agricultural activities in the ALR and limiting subdivision of agriculturally designated properties. ALC staff note that this goal does not indicate support for primary agricultural activities, but rather "compatible" agricultural activities. ALC staff recommends amending as follows:

***Agriculture.** Maintain existing and encourage new, **primary agricultural and associated** compatible agricultural activities in the Agricultural Land Reserve, while limiting subdivision of designated agricultural properties.*

6.2 Rural Growth Areas and Capacity – The Bylaw estimates that the population within the Bylaw area could increase by 470 people by 2031, with an associated need for 205 new homes. This need can be accommodated within the two identified growth areas: Anarchist Mountain and Willow Creek. The ALC supports containing development within specific growth areas and infill development – and directing development away from lands within the ALR. However, ALC staff has specific notes for the growth areas in the following sections (6.3.1 and 6.3.2).

6.3 Rural Growth Area Development Considerations and Constraints – This section advises that in order to create a coherent growth containment boundary lands under provincial legislation, such as the ALR, are to be included within the boundary. However, this section notes that the Regional Board's intent is not to encourage development of land within the Agriculturally designated properties within the growth boundary and that such lands should be continued to be protected from development. It is the ALC's preference that lands in the ALR not be included within future growth boundaries, as it heightens expectations for future development. ALC staff recommends removing such areas from the growth boundary.

6.3.1 Anarchist Mountain – Anarchist Mount is designated as a Rural Growth Area and already has 314 undeveloped Small Holdings (SH) and Large Holdings (LH) designated properties. This area was generally excluded from the ALR in 2002 due to agricultural limitations (e.g. slope) and was intended to support a rural, cluster housing development in future (Application 19769; Resolution #563/2002). However, ALC staff note that Remainder Lot 2 of PID: 010-621-865 is still within the ALR. In moving forward with any future development proposal, the exclusion of the property from the ALR would be required.



6.3.2 Willow Beach Rural Growth Area – The Willow Beach Rural Growth Area, comprised generally of PID: 005-731-216, PID: 002-036-738 and some of PID: 002-036-967) is anticipated

to accommodate around 60 single detached units. The Growth Area is outside of the ALR but is adjacent to the ALR on its southwestern boundary (albeit separated by Highway 97). While the Bylaw states that the future development of this area is questionable ALC staff recommends that any development on this property contemplate the potential impacts on, and mitigation of such impacts on surrounding agricultural lands.

7.2 Northwest Osoyoos Lake – This area includes 955 ha primarily within the ALR. This section includes a policy (Policy 7.2.1.1 – however ALC staff note the numbering may be in error and may be 7.2.1.2) to not support the exclusion, subdivision, non-farm use of properties designated Agriculture and as ALR. ALC staff support this objective but note that the protection could be expanded to lands designated Agriculture and/or the ALR, rather than requiring both. Staff also note that the RDOS could support agriculture further beyond stopping exclusion, subdivision, and non-farm use of agricultural lands by adding an objective to actively support primary and ancillary agriculture in this area. Policy 7.2.1.8 also indicates the Regional Board's desire to maintain the BC Tree Fruits packinghouse site at 12611 87 Street (PID: 023-848-511) for future processing, packing, and storage needs of the agricultural and food-processing industry in the South Okanagan. This property is currently within the ALR, thus any processing, packing or storage must be compliant with the ALC Act and its regulations.

7.3 Okanagan Lake South – This area includes 780 ha within the ALR, and includes Policy 7.2.1.1 to not support the exclusion, subdivision, non-farm use of properties designated Agriculture and as ALR. As mentioned above, ALC staff support this objective but note that the protection could be expanded to lands designated Agriculture and/or the ALR, rather than requiring both. Staff also note that the RDOS could support agriculture further beyond stopping exclusion, subdivision, and non-farm use of agricultural lands by adding an objective to actively support primary and ancillary agriculture in this area.

9.0 Agriculture – This section describes the policies associated with the agricultural designation. The Bylaw specifies that the plan area includes 3786 ha ALR land, making up 15% of the plan area.

Policy 9.3.2 states that the Regional Board will generally not support applications which propose subdivision which result in the fragmentation of farm, vineyard, or orchard units, or which seek to create homesite parcels, or other applications which introduce non-agricultural uses. ALC staff support this policy but note that Policy 9.3.11 states that the Regional Board may consider supporting subdivision applications on parcels 4 ha or less for homesite severance, boundary adjustments for the betterment of agriculture, or to support a public park or community facility. It appears that these two policies may be slightly contradictory to one another.

Policy 9.3.6 states that the Regional Board will generally consider requests to initiate an exclusion application to the ALC only within the context of a comprehensive review of the OCP. ALC staff have no objection to this policy and note that this is the ALC's preferred approach for exclusion applications following the implementation of Bill 15.

Policies 9.3.12 and 9.3.13 specify the regulations related to cannabis production, including the Regional Board's lack of support for indoor cannabis production, and the criteria for establishing a micro-cannabis production proposal through a site-specific zoning amendment. ALC staff note that while cannabis production in the ALR is permitted and may not be prohibited by local government if the production is consistent with s. 8 of the ALR Use Regulation (i.e. grown outdoors, grown inside of a structure with a base consisting entirely of soil, or grown within a

structure that existed or was under construction prior to July 13, 2016, for the purpose of growing crops), ALC staff do not find the criterion unreasonable.

10.0 Rural Holdings – The RH designation includes two categories: Large Holdings (LH) and Small Holdings (SH). This designation includes lands that are generally used for rural purposes, including agriculture. The Bylaw notes that this designation does not include ALR lands, but during staff's review of the Schedule B - OCP Map, it appears that some ALR properties fall within the SH designation, particularly around Anarchist Mountain. ALC staff generally do not object to this designation, noting that it supports agricultural use.

Non-Agricultural Designations – ALC staff note that there are several other non-agricultural designations which apply to ALR lands (described below in Schedule B - OCP Map). These designations are addressed by each property to which they apply.

22.0 Temporary Use Permits – Section 22.3.4 includes policies for the Regional Board's review of TUP applications. These criteria do not include a consideration of impact on agriculture. The RDOS may wish to incorporate into the criteria the requirement to consider impacts of the temporary use on agriculture.

Schedule B - OCP Map – ALC staff have summarized their comments in the following sections by the specific designations and associated properties which fall under the designation.

Administrative, Cultural, and Institutional (AI)

- **PID: 010-997-075.** The property is designated AI, but there is no previous application/approval from the ALC. Please clarify whether the use predates the ALR and/or any other rationale for its designation as AI.
- **PID: 001-868-144, PID: 010-379-976, PID: 010-746-360, and PID: 011-189-304:** These properties are designated AI and constitute the Canadian/American border uses. ALC staff recognize that these lands are under federal jurisdiction and thus supersede the ALC Act. ALC staff therefore have no objection to this designation.

Conservation Area (CA)

- **PID: 015-225-330.** The property is designated as CA but there is no associated application/approval from the ALC. ALC staff lack the statutory authority to authorize a non-agricultural designation but do not object to it, provided the use is consistent with the provisions in the ALR Use Regulation.
- **PIN: 90036294:** ALC staff note that there is no previous application/approval from the ALC. As mentioned above, ALC staff cannot authorize a non-farm designation, but do not object to this designation provided the property is used in accordance with the provisions within the ALR Use Regulation.

Commercial (C)

- **PID: 010-557-903.** In 2006 the ALC refused an application to exclude the property from the ALR (Application 42872; Resolution 252/2006). However, at this time the ALC did note that the property contained a convenience store, seasonal fruit stand, garage, and cold storage use which predated the establishment of the ALR. Provided

the uses on the property meet s.23(2) of the ALC Act, ALC staff do not object to the designation, but lack the authority to formally endorse the designation.

- **Portion of PID: 010-621-865:** This area was generally excluded from the ALR in 2002 due to agricultural limitations (e.g. slope) and was intended to support a rural, cluster housing development in future (Application 19769; Resolution #563/2002). However, this property was not excluded at that time. The C designation may be premature in advance of excluding the land from the ALR.

Commercial Tourism (CT)

- **Portion of PID: 004-371-429:** There is an established campground on the CT designated portion of the property. An application is currently under review by the ALC for the exclusion of this land from the ALR (Application 59583).
- **PID: 009-904-131 and PID: 009-904-123:** The properties are designated CT, but there is no previous application/approval from the ALC. Further clarification may be needed as to the use of this property and rationale for its designation as CT.
- **PID: 007-094-540:** The property is designated CT, but there is no previous application/approval from the ALC. Further clarification may be needed as to the use of this property and rationale for its designation as CT.
- **PID: 001-624-766, PID: 026-761-688, and PID: 001-624-831:** The properties are designated CT, but there is no previous application/approval from the ALC. Further clarification may be needed as to the use of this property and rationale for its designation as CT.
- **PID: 017-567-896:** In 1980, ALC approved subdivision and use of this area for 10 cabins for five years (Application 38303; Resolution #1235/1990). Further clarification is needed to determine whether the approval for this use has been extended beyond 1995.
- **PID: 009-442-928:** The property is designated CT, but there is no previous application/approval from the ALC. Further clarification may be needed as to the use of this property and rationale for its designation as CT.

Industrial (I)

- **PID: 006-648-754, PID: 010-376-926 and PIN: 90056724:** ALC staff note that the landfill on these properties predates the ALR and that the ALC approved its expansion in 1978 (Application 32967; Resolution #8933/1978). In 2018, the ALC also clarified that the composting facility operated on the properties is within the footprint of the landfill and the ALC considers that it is consistent with the activities found at a 'landfill', thus did not require the minimum of 50% finished compost to be applied at the facility (Issue 51186). Given this, ALC staff do not object to the designation of these properties as Industrial.
- **PID: 011-046-155:** A portion of this property is designated Industrial. ALC staff note that in 2000, the ALC approved the use of an existing shop on the property within an 0.8 ha area to be used for the repair and maintenance of agricultural equipment.

(Application 15557; Resolution #310/2000). This designation appears to be located within this same area. ALC staff therefore do not object.

Low Density Residential (LR)

- Several properties along the west side of Osoyoos Lake are designated as LR. These are generally small lots. ALC staff have no objection but lack the statutory authority to endorse this designation. ALC staff note that these properties remain within the ALR so uses must be consistent with ALC Act and its regulations.

Parks and Recreation (PR)

- Several different properties are designated as PR throughout the plan area. Generally, ALC staff has no objection to this designation, provided the park uses are consistent with the ALC Act and its regulations.

Small Holdings (SH)

- Several properties around Anarchist Mountain are designated as SH. Generally, ALC staff has no objection, noting that the designation supports agricultural use.

As noted above, there is further correspondence needed on several properties to confirm their status and consistency with the ALC Act and its regulations.

The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any Orders of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-3258 or by e-mail (Sara.Huber@gov.bc.ca).

Yours truly,

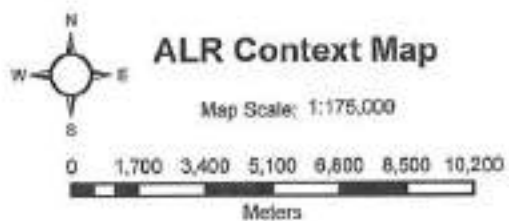
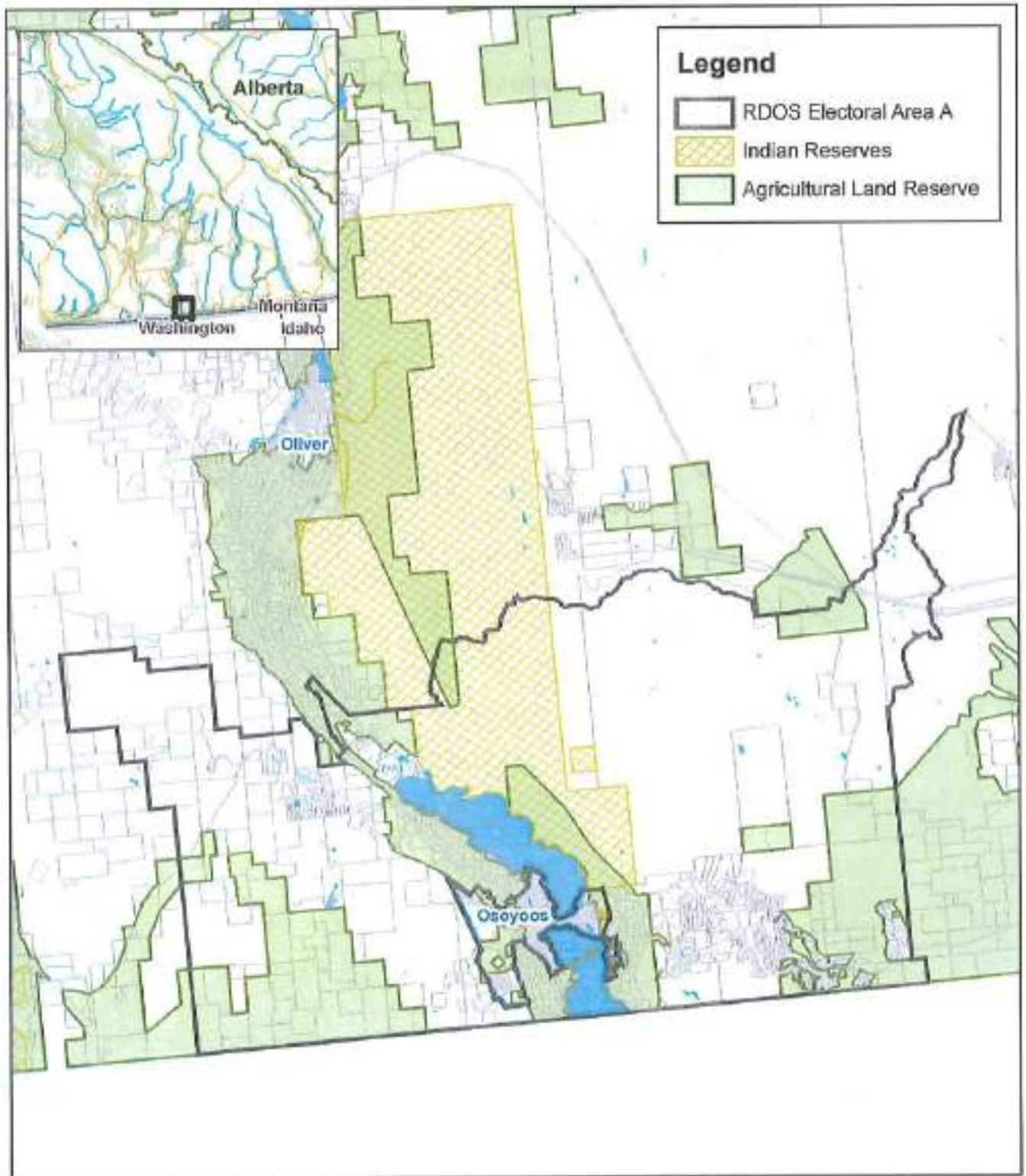
PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: RDOS Electoral Area A Draft Bylaw No. 2905

CC: Ministry of Agriculture – Attention: Christina Forbes
46716m2



ALC File #:	48716
Mapsheet #:	82E
Map Produced:	July 24, 2020
Regional District:	Okanagan-Similkameen

RESPONSE SUMMARY

ELECTORAL AREA "A" OCP BYLAW NO. 2905

- | | |
|---|--|
| <input type="checkbox"/> Approval Recommended for Reasons Outlined Below | <input type="checkbox"/> Interests Unaffected by Bylaw |
| <input type="checkbox"/> Approval Recommended Subject to Conditions Below | <input checked="" type="checkbox"/> Approval Not Recommended Due to Reasons Outlined Below |

The Canadian Wildlife Service (CWS) branch of Environment Climate Change Canada (ECCC), appreciates the opportunity to provide comment and would like to express concerns related to the proposed Official Community Plan (OCP) bylaw update.

The proposed land use designations within the OCP update designate the area commonly known as the "Osoyoos west bench" as 'Resource Area'. CWS is concerned that this designation fails to recognize the high conservation value of this area for wildlife in general, and in particular for a number of species protected under Canada's Species at Risk Act (SARA).

The Osoyoos west bench provides habitat for a high concentration of species listed under Schedule 1 of the Species at Risk Act, some of which occur nowhere else in Canada. As such, significant portions of the west bench currently designated as 'Resource Area' include Critical Habitat, designated under SARA, for highly endangered species. CWS is concerned that by failing to designate these lands as "Conservation Area" (or similar) under the OCP, the Regional District has not adequately evaluated or communicated the ecological importance of these lands.

Although these lands are primarily provincially-managed Crown lands, they are in close proximity to a rapidly growing population center. In this context a "Conservation Area" land use designation would more appropriately communicate the risks of any proposed expansion or development in this area. Actions that would lead to the destruction of critical habitat in this area could carry legal risk under SARA.

In conclusion, ECCC is concerned that the land use designations should adequately convey the importance of the Osoyoos west bench area for conservation of Species at Risk. ECCC would encourage the Regional District to consider re-evaluating the proposed designation within the OCP.

Signature: *Todd Kemper*

Signed By: Todd Kemper

Agency: Canadian Wildlife Service (ECCC)

Title: Conservation Biologist

Date: December 4, 2020

Christopher Garrish

From: Referrals <Referrals@fortisbc.com>
Sent: October 21, 2020 2:20 PM
To: Planning
Subject: FW: [External Email] - Bylaw Referral - Draft Electoral Area "A" (Rural Osoyoos) OCP Bylaw No. 2905 (Project No. A2020.001-ZONE)
Attachments: Bylaw Referral Sheet - Electoral Area "A" OCP Bylaw No. 2905 (2020-10-20).docx

Hello,

FortisBC Energy Inc. has reviewed the subject proposal and has no objections or concerns.

Best regards,

Mai Farmer
Property Services Assistant
Property Services
Phone604-576-7010 x57010



From: Christopher Garrish <cgarrish@rdos.bc.ca>
Sent: Tuesday, October 20, 2020 12:51 PM
To: Huber, Sara ALC:EX <Sara.Huber@gov.bc.ca>; Forbes, Christina D AGRI:EX <Christina.Forbes@gov.bc.ca>; HBE@interiorhealth.ca; ReferralAppsREG8@gov.bc.ca; mmd-kamloops@gov.bc.ca; lisa.c@shaw.ca; Gina MacKay <GMackay@osoyoos.ca>; jcvitko@sd53.bc.ca; info@obwb.ca; plandept@rdkb.com; archdataequest@gov.bc.ca; Baric, Keith J ENV:EX <Keith.Baric@gov.bc.ca>; Referrals <Referrals@fortisbc.com>; FBC Lands <FBClands@fortisbc.com>; ken.brock@canada.ca; lucy.reiss@canada.ca; ReferralsPacific@dfo-mpo.gc.ca; fincity@telus.net
Cc: John Ingram <john@ecoplan.ca>
Subject: [External Email] - Bylaw Referral - Draft Electoral Area "A" (Rural Osoyoos) OCP Bylaw No. 2905 (Project No. A2020.001-ZONE)

CAUTION: This is an external email.
Do not respond, click on links or open attachments unless you recognize the sender.

Friends,

The Regional District of Okanagan-Similkameen (RDOS) is seeking input from agencies whose interests may be affected by the introduction of a new Official Community Plan (OCP) Bylaw for Electoral Area "A" (being the Rural Osoyoos area, which includes lands around Osoyoos Lake, Anarchist Mountain and the Richter Pass area) and that comments on the draft bylaw be provided by **December 4, 2020**.

Attached to this email is the Bylaw Referral Sheet that can be used to provide comment to the Regional District, however, emails and/or formal letters are also gladly accepted and can be sent to planning@rdos.bc.ca.

A copy of the Draft Bylaw and Map Schedules can be accessed at the following links:

[Draft Electoral Area "A" Official Community Plan Bylaw No. 2905](#) (version 2020-10-20)

Christopher Garrish

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: November 24, 2020 8:39 AM
To: Planning
Subject: Electoral A RDOS (A2020.001-ZONE)

With respect to the above noted file,

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities within the RDOS along public roads and lanes servicing properties in the region. In respect to the official community plan changes that encourage higher density growth in more rural locations, future applicants should be aware that significant FBC(E) infrastructure upgrades may be required to service these developments, the cost of which could be substantial. Furthermore, applicants are encouraged to seek design and servicing solutions early in their planning phase as longer timeframes may be required by FBC(E) designers to deliver solutions and guidance.

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

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

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

Best Regards,

Steve Danielson, AACI, SR/WA
Contract Land Agent | Property Services | FortisBC Inc.
2850 Benvoulin Rd
Kelowna, BC V1W 2E3
Mobile: 250.681.3365
Fax: 1.866.636.6171
FBCLands@fortisbc.com



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Services, Inc. and Forms Generator, Inc.

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Interior Health
Every person matters

October 7, 2020

John Ingram
Principal & Senior Planner
Eco Plan International
208 -131 Water Street
Vancouver, BC V6B 4M3

RE: Regional District of Okanagan Similkameen: Electoral Area A: Official Community Plan Review

Dear John Ingram,

Interior Health thanks you for the opportunity to comment on the Regional District of Okanagan Similkameen's Electoral Area A Draft Official Community Plan (OCP).

When updating OCPs, communities have the opportunity to improve the future health status of residents by promoting healthy built environment principles through their long range plans. Chronic diseases, such as diabetes, some cancers and cardiovascular disease are largely preventable and are influenced by citizen's levels of physical activity and food security – both which can be influenced by community planning. Considering how Area A is designed and connected, how readily accessible health food options are and how elements of the natural environment can be protected and incorporated into the community can all help to reduce chronic disease.

Governments historically have focused on providing equal services to all residents. Today some governments are starting to take on equity lens to their planning, which considers how services and resources can be distributed to those that need them the most. Planning for equity contributes to the development of sustainable, resilient and healthy communities by more effectively and systematically addressing community well-being¹.

A healthy built environment (HBE) is planned and built in a way, which health evidence demonstrates, has a positive impact on people's physical, mental and social health. The [Healthy Built Environment Linkages Toolkit](#) is an evidence based resource which links planning principles to health outcomes. The HBE Linkages Toolkit focuses on five core features: Neighborhood Design, Transportation Networks, Natural Environments, Food Systems and Housing.

The Draft OCP has been reviewed with health, equity and the HBE in mind and the following suggestions/comments are for your consideration:

- Including an equity lens to your OCP; using explicit and actionable statements of equity can support the planning and development of healthy and equitable communities.
- Removal of hazardous land areas from Rural Growth Areas would protect the residents from the potential hardships of dealing with natural disasters, thus reducing stress levels.
- Design connected routes for active transportation and support multiple modalities increases residents' mental and physical health by allowing them to be more physically active. While connectivity is mentioned

¹ Supporting Equity in Planning and Policy: Local Government Action Guides for Healthy Communities, Plan H, 2020. <https://planh.ca/resources/action-guides/supporting-equity-planning-and-policy-action-guide>

Bus: 250-469-7070 x12287
Tanya.Osbome@interiorhealth.ca
www.interiorhealth.ca

POPULATION HEALTH
505 Doyie Avenue
Kelowna BC V1Y 0C5

- within section 15.0 (Parks, Recreation and Trails), there is no mention of connectivity of trails, pathways, etc. within section 17.0 (Transportation).
- Expansion of natural elements, such as trees, across the landscape will support energy conservation goals as well as have many health co-benefits;
 - Policy 16.3.2.9 should be encouraged in all sections of 16.0 Natural Environment and Conservation, as planting species appropriate to the site and environmental conditions maximizes the positive effects vegetation can have on air quality, which can greatly impact human health.
 - Planning as well as public education supports improve community resiliency to climate change (21.3.13);
 - Heat is also a natural hazard that can have grave impacts on people of any age. The development of a [Heat Alert and Response System \(HARS\)](#) would help reduce the health impact heat can have on residents. Interior Health has developed a [toolkit](#) to help communities with this type of planning.
 - Ensuring all spaces and places are universally accessible ensures equitable access for all residents and visitors within the community, which will improve community health outcomes (for example in policy 16.2.1.3 and 16.5.2.5)
 - Support and partner on efforts to prevent, reduce and alleviate local poverty, as appropriate;
 - Policy 11.3.4 is a very promising poverty mitigation statement; it could be strengthened by expanding upon the concept of “supports housing for a range of income levels” by integrating wording around supporting a mix of market and non-market rental units in all neighborhoods.
 - Promoting smoke free areas has multiple co-benefits; ensures healthy, smoke-free air for park users, reduces risk of fires – including wildfires (5.2.1), reduces toxins in the soil and water (5.2.4), and reduces smoking-related litter (5.2.5).
 - Prioritizing affordable housing options through diverse housing forms and tenure types for residents of all ages (11.5.4) increases quality of life, while decreasing financial and psychological stress.
 - It is great to see the many strong policy recommendations in the current OCP draft (2020-07-17) that support protection and efficiency of Agricultural land for agricultural uses and discourages activities that will compromise agriculture viability (6.5.7, 7.3.1.5, 9.3.1, 9.3.2, 9.3.5, 9.3.11, 9.3.12).
 - Farmland preservation helps to maintain a level of potential for food production that contributes to food self-sufficiency, which in turn supports healthy eating.
 - Consider including policy the specifically address food system infrastructure (production, processing, storage and distribution of food) to contribute to a food supply that is resilient to outside stressors.
 - When considering the impacts of applications requesting exclusion from ALR or development proposals on agriculture land, consider also the impacts on food system capacity and food security. Minimizing negative impacts supports the health of the community.
 - Promoting sufficient buffering (9.3.7, 10.3.8, 11.3.6, 11.3.7) when new developments are adjacent to agricultural areas can benefit residents by reducing noise, dust and odors. Requiring the buffers to be installed on the parcels being developed supports protection of adjacent agricultural land for agricultural activities. Potential conflict can best be addressed through planning that directs new development and densification away from agriculture land, close to serviced areas which is great to see supported in policy 6.5.7.
 - When evaluating new rural developments against the implications and impacts on agricultural uses in the area (10.3.3), consider the impacts on food system capacity and food security specifically. Minimizing negative impacts supports the health of the community.
 - In section 11.5, Medium Density Residential, consider policy to provide space and capacity for residents to grow food which contributes to healthy eating, physical activity and mental health of residents. Social connections are also enhanced in shared spaces.

- Indigenous foods, foodlands and waters contribute to healthy eating, physical health and are core parts of culture and identity for Indigenous populations. Interior Health recommends connecting with appropriate Indigenous organizations to inform policies that address their needs.
- Section 24.8 (Monitoring) lists several broad indicators; there are a wide range of different indicators that correlate with the Healthy Built Environment key planning principals that are not health specific indicators.
 - We would be happy to support identifying indicators that would support healthier living for Area A residents.

Below are some resources which we hope you will find useful. Thank you for the opportunity to comment on your DRAFT OCP. If you have any questions or concerns, please feel free to contact Tanya via phone 250-469-7070 x12287 or email Tanya.Osborne@interiorhealth.ca or Kristi at Kristi.Estergaard@interiorhealth.ca

Sincerely,



Tanya Osborne, BAHS
Community Health Facilitator
Healthy Communities



Kristi Estergaard, RD
Public Health Dietitian
Healthy Communities

Resource Documents/Links:

Active Living, Children & Youth, Canadian Institute of Planners

Fact sheet about community design features associated with child and youth health outcomes

<http://cip-icu.ca/Files/Resources/FACTSHEETS-ChildrenYouth-FINALenglish.aspx>

Age-Friendly, Province of BC

Webpage about how to make a community more age-friendly

<https://www2.gov.bc.ca/gov/content/family-social-supports/seniors/about-seniorsbc/seniors-related-initiatives/age-friendly-bc>

Agriculture's Connection to Health, Provincial Health Service Authority (PHSA)

http://www.bccdc.ca/pop-public-health/Documents/AgConnectiontoHealth_FullReport_April2016.pdf

Healthy Built Environment (HBE) Linkages Toolkit, PHSA

Highlights key HBE factors that influence health with reliable summary of health evidence

<http://www.bccdc.ca/health-professionals/professional-resources/healthy-built-environment-linkages-toolkit>

Heat Alert and Response Toolkit, Interior Health

Provides practical information and resources to assist in the development and implementation of systems and strategies to respond to extreme heat, specifically in rural communities

https://www.interiorhealth.ca/YourEnvironment/Emergency/ExtremeHeat/Documents/Heat_Alert_and_Response_Planning_Toolkit_for_Interior_BC_Communities.pdf

Improving Travel Options in Small and Rural Communities, Transport Canada

Guide to improve travel options for residents in small and rural communities

https://data.fcm.ca/documents/tools/GMF/Transport_Canada/ImprovingTravelSmallRural_EN.pdf

Planning a healthy community starts here, Plan H

www.planh.ca

Supporting Equity in Planning and Policy Action Guide, Plan H

<https://planh.ca/resources/action-guides/supporting-equity-planning-and-policy-action-guide>

How do Local Governments Improve Health and Community Well-being? Plan H

Guide for local governments which highlights the important role local governments play in promoting health and supporting healthier communities

https://planh.ca/sites/default/files/planh_local_government_guide-web_0.pdf

Resources for Rural and Small Communities, Plan H

<https://planh.ca/rural-resources>



December 4, 2020

File: 0280-30

Local Government File: A2020.001-ZONE

Christopher Garrish
Regional District Okanagan Similkameen
101 Martin Street
Penticton, B.C. V2A 5J9
Via E-mail: planning@rdos.bc.ca

Dear Christopher Garrish:

**Re: Regional District of Okanagan Similkameen Electoral Area Amendment Bylaw
No. 2913, 2020 – ALR Exclusion Policy**

Thank you for providing B.C. Ministry of Agriculture staff the opportunity to comment on the draft Official Community Plan Bylaw for Electoral Area 'A'. Overall ministry staff consider the objectives and policies affecting agriculture to be positive given the emphasis on protecting agricultural land and minimizing conflict. We offer the following comments that may help to provide increased clarity and suggestions for wording or additional objectives or policies that may support agriculture in the Regional District:

5.2.3 Broad Goals – Agriculture – the goal to maintain and encourage agricultural activities in the Agricultural Land Reserve (ALR) is good, although it is unclear what 'compatible' means. The goal could also be made a bit stronger with the addition of "and maintaining and encouraging agricultural properties be of a size that will be viable for agriculture" after "limiting subdivision of designated agricultural properties".

5.2.4 Broad Goals – Residential development and housing – it is unclear what the reference to 'rural character' means as it could be taken to be encouraging more housing in the ALR or Agriculture designation. If this is not the case, we think this should be made clear.

6.2 Rural Growth Areas and Capacity – The plan to concentrate growth in rural growth areas is sound and will help to protect agricultural land. Where possible, the RDOS should incorporate edge planning as it appears that these areas abut agricultural areas and ALR lands. Some of these areas, such as Willow Beach appear to have a quite limited land base for both development and buffer areas; however, given the trend of intensification of production in agricultural areas, it would be wise to try to implement as many strategies as possible to minimize conflict. If the plan to not have some these areas develop to their build-out capacity is supported in the future by the RDOS Regional Board, we recommend that some thought be put toward how to buffer these areas from adjacent ALR and Agriculture designated lands.

6.3 Rural Growth Area Development Considerations and Constraints – We support the statement that Agricultural areas should continue to be protected from development.

6.5.4 – Willow Beach Rural Growth Area - Policies – As mentioned above, directing growth to those areas which have servicing may also allow for some buffering of the existing development in this area. North of the Willow Beach area is a significant amount of land designated Agriculture that is not in the ALR. Ministry staff would support inclusion of these lands into the ALR in order to solidify this direction from the Board and to give these parcels the best chance of being farmed into the future.

7.2.1.1 - Policies (may be a typographical error and perhaps should be .2?) We generally support the statement that the Regional Board does not support exclusion, subdivision or non-farm use of parcels designated as Agriculture under this bylaw and as ALR, as this is quite a strong statement in support of agriculture. However, there may be some circumstances where non-farm uses may support a farm operation and this policy could be strengthened by acknowledging that there may be some limited circumstances where non-farm use could be supported if it would be to the benefit of a farm operation or agriculture in the area. In addition, there is no mention of non-adhering residential use applications. There may be some circumstances where non-adhering residential use applications could be supported, such as for temporary farm worker housing, which would be of benefit to agriculture, although additional housing not related to a farm business can be detrimental to agriculture.

7.2.1.8 Policies - We support the statement to preserve the former BC Tree Fruits packinghouse site for future processing, packing and storage needs of the agricultural and food processing industry in the South Okanagan.

8.2 Resource Area - Objectives – section 8.1 mentions that these lands are often used for grazing or rangelands. An objective to support the continued use of land for this purpose would be helpful in addition to the policy statement in 8.3.1.

8.3 – Resource Area – Policies – Ministry staff support the policies regarding the use of the lands for grazing or rangelands, large lot sizes, and noxious weed control. We note that some areas containing this designation are within the Okanagan-Keremeos Livestock District, and it may be worth having a policy encouraging owners who do not want livestock traversing their properties to fence them out.

9.3 - Agriculture - Policies – The policies in this section are generally quite strongly supportive of the objectives of the Agriculture designation to protect the agricultural land base and to minimize the impacts of agriculture and ranching on sensitive environmental resources. The policies in s.9.3.2 and 9.3.10 to discourage non-farm uses and fragmentation of farmland and to encourage new development adjacent to the agricultural areas to provide sufficient buffering will certainly help to minimize conflict. This section may also benefit from a statement that supports

working with the Town of Osoyoos to ensure that adequate buffering occurs where lands within their jurisdiction are adjacent to agricultural areas within RDOS Electoral Area 'A'.

9.3.12 – While ministry staff support the statement that the Regional Board will support the agricultural and rural economy by encouraging secondary, value-added uses, it is unclear what is meant by 'secondary processing' and what might be considered compatible with surrounding land uses. Processing of agricultural products is a permitted use in the ALR provided that at least 50% of the products being processed come from the farm where the processing is occurring, and is a use that may not be prohibited by local government except through a farm bylaw under s.552 of the *Local Government Act*. This section could benefit from being clearer about this point and perhaps should refer just to "processing" rather than "secondary processing".

23.0 Development Permit Areas – The RDOS may wish to consider a development permit area for protection of farming for any areas planned for development that abut the ALR or the Agriculture designated areas. While the most intensive development is likely to happen in the Town of Osoyoos, rural residential areas can also not be overly compatible with agricultural areas. Establishing a development permit area is a stronger policy for protecting agricultural land that encouragement statements such as s. 9.3.10.

If you have any questions, please contact us directly at the email addresses or numbers below.

Sincerely,



Alison Fox, P.Ag.
Land Use Agrologist
BC Ministry of Agriculture, Food and
Fisheries
Alison.Fox@gov.bc.ca
(778) 666-0566



Christina Forbes, P.Ag
Regional Agrologist
B.C. Ministry of Agriculture, Food and
Fisheries – Kelowna
E-mail: Christina.Forbes@gov.bc.ca
Office: (250) 861-7201

Email copy: Sara Huber, Regional Planner, Agricultural Land Commission

Lauri Feindell

From: Benke, Mitch TRAN:EX <Mitch.Benke@gov.bc.ca>
Sent: October 1, 2020 9:14 AM
To: Graham Farstad
Cc: Christopher Garrish
Subject: RDOS Area "A" (Osoyoos Rural) OCP Review

Hello Graham,

Our office has received comments from our Regional Planning engineering group. The Ministry has reviewed the Transportation Section, and has cross-referenced it with the last OCP review, for which the Ministry provided comments (Area "F"). The following policies (Section 18.3) have been added from the previously reviewed OCP, and were the focus of this review. The Ministry's comments are in red.

- 18.3.1 The Regional District supports, where possible, the establishment of bicycle lanes adjacent to arterial roads, for transportation purposes in addition to recreation.
The Ministry supports active transportation improvements, where operationally feasible.
- 18.3.3 Encourages MoTI and the Approving Officer to ensure that each new parcel of land to be created by subdivision has frontage on, and reasonable and practical access to, a public road.
This is the Ministry's typical practice, pursuant to Section 75 of the Land Title Act.
- 18.3.4 Where existing highways and roads have deficient right-of-way widths, MoTI and or the Approving Officer should secure, where possible, additional land to remove all or part of the deficiency.
This is the Ministry's typical practice, where applicable. Areas where the Ministry is in encroachment or trespass, the Ministry actively works towards right-of-way acquisition to resolve the issue.
- 18.3.6 Encourages the Province to require traffic impact studies as part of subdivision 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.
The Ministry supports these items, and they align with Ministry Guidelines as well.
- 18.3.7 Encourages MoTI to enforce the relevant provincial legislation regarding the control of roadside parking along provincial highways, local roads and on Crown land and implement more effective tools to manage illegal roadside parking, including improved ticketing processes and opportunities for permitted on-road parking areas.
The Ministry typically does not engage in enforcement or ticketing of vehicles, unless it involves commercial vehicles through the Ministry's Commercial Vehicle Safety and Enforcement (CVSE) Branch. The Ministry would be involved in regulatory signage in some cases.
- 18.3.11 Supports the closure of unused, unconstructed road right of ways, where such closures result in traffic pattern improvements and are not detrimental to the use of adjoining lands.
The Ministry must consider many factors regarding the closure of public road, either constructed or unconstructed. Under Section 60(1) of the Transportation Act, the Ministry may close all or part of a provincial public highway, if that closure is in the public interest. In addition to considering access to adjacent properties, highway maintenance, stormwater drainage, utility infrastructure, and statutory requirements (such as access to lands beyond and access to water), the Ministry also may advertise the proposed closure to obtain comments from the public.

18.3.12 Supports the creation of a pedestrian and other non-vehicular right-of-ways between established residential and park areas, and between tourist commercial developments within the plan area, and exploring this in cooperation with MoTI.

If this is a Regional District initiative, the Ministry would be involved as a reviewing agency, or to possibly cooperate to improve active transportation, where operationally feasible. If it is between Regional District residential areas and parks, the Ministry's right-of-way would not likely be impacted, but Development Services may be involved in reviewing these initiatives through the rural subdivision process.

With the exception of the item regarding parking/ticketing enforcement, as outlined above, the draft OCP Transportation Section and associated policies are generally in accordance with the Ministry's current policies and practices.

The Ministry does not have any major works planned in the Osoyoos area, either in planning or for capital construction. The Ministry expects there may be some preservation works (paving, bridge rehab or replacement) at some point in the future, as fiscal budgetary funds are allocated. In addition, the Ministry will continue to monitor safety on our highway system, and address issues as they arise. The Ministry is also not aware of any changes to our provincial road designation through the Osoyoos area.

Please contact me if you have any questions.

Regards,

Mitch Benke | Development Officer
Ministry of Transportation & Infrastructure | Okanagan Shuswap District
102 Industrial Place, Penticton, BC V2A 7C8
Tel: 250-490-2226 | Cell: 250-809-8555 | Fax: 250-490-2231
Email: Mitch.Benke@gov.bc.ca
Website: [Ministry Home](#) [Permit Application](#) [Subdivision Application](#)

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Your File #: A2020-001-ZONE

eDAS File #: 2020-05243

Date: Nov/27/2020

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

Attention: Christopher Garrish, Planning Manager

**Re: Proposed Official Community Plan for Area 'A':
Electoral Area 'A' Osoyoos Rural**

The Ministry has no concerns or further comments with the proposed Electoral Area 'A' OCP Bylaw No. 2905, 2020.

If you have any questions, please feel free to call Penticton Development Services at (250) 712-3660.

Sincerely,

Mitch Benke
Development Officer

Local District Address
Penticton Area Office 102 Industrial Plaza Penticton, BC V2A 7G5 Canada Phone: (250) 712-3660 Fax: (250) 490-2231

Comments from Per Nilsen and Sarah Boyle

November 25, 2020./ Dec 4, 2020

Pg 4 – Whereas clauses – good opportunity to start to integrate the concept of the 2016 Green by-laws toolkit (https://stewardshipcentrebc.ca/PDF_docs/GreenBylaws/GreenBylawsToolkit_2016.pdf)

1.1 – Purpose – good opportunity to broaden beyond greenhouse gas mgmt. requirements and begin to incorporate some green by-laws concepts (see link provided above).

3.2 History – no mention of the long-standing national park proposal which overlaps portion of the planning area. There is mention of the park proposal in chapter 16.

3.4 Osoyoos Indian Band – no mention of their involvement in national park proposal and ongoing support representing ONA.

5.1 Vision – broad and does include reference to preserving and stewardship of natural habitats and recreation areas

Goals – also quite broad and do include references to preservation and stewardship, working with OIB.

-

7.5 Kilpoola Settlement Area (pg 33)

- within the park proposal
- policies favourable to protection and conservation
- recognition of the cultural importance of Spotted Lake

Should cross reference section 14.4.1 for additional information on Objectives and policies

8.0 – good place to refer to crown lands and OIB being involved in negotiations regarding a proposed national park reserve focused exclusively on provincial crown lands (as an example?)

Schedule 'B' (Official Community Plan Map)– get copy of map and compare. for grazing or rangelands – how were the AG (Agriculture lands) and PR 9Parks and Recreation)lands mapped out and identified? Parks Canada has been looking at ALR and Productivity maps from AG BC, (attached), they don't seem to line up with what is identified in Schedule B. ? I'd appreciate knowing the source of other datasets being used to inform these layers?

8.2 Resource Areas – Objectives

- generally positive including recognition of importance of connectivity
- support low impact recreation activities but not defined

9. Agriculture – page 39

Objectives and policies – positive and favourable to conservation

Policy 5.

"Encourages property owners to seek, as an alternative to the exclusion of lands from the Agricultural Land Reserve, approval from the Agricultural Land Commission for other application types under the Agricultural Land Commission Act such as non-farm use, non-adhering residential use and subdivision."

Is conservation an option as a non farm use?

The Agriculture (AG) designation within the Plan Area applies to land used or intended to be used for an agricultural operation or activity. This includes 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.

9.3 Policies . As an NPR is a non-agricultural use, unless one counts that grazing will be maintained on the landscape.

Figure 19 – where is the ALR mapping based from? See the fine scale mapping attached... It doesn't appear to match up with the map in Schedule B

14.4 Heritage and Cultural Resources

Further reference to Spotted Lake and this time reference to OIB

14.4.1 Objectives and Policies

There are several references to "Plan Area" but it is not clear what area is being referred to, is it just Spotted Lake which is the focus just above or are they referring to the whole of Election Area A?

Policy 14.4.2.11 Encourages the federal government to purchase additional undeveloped RA lands around Spotted Lake.

15. Parks, Recreation and Trails

This section has a paragraph which refers to the national park proposal. On the next page there is Figure 22 – national park proposal but it is not referenced in the paragraph about the park proposal. I think this should appear much earlier in the plan as indicated earlier in my comments as it provides important context for the whole plan.

The Paragraph referencing the proposed NPR needs some sort of linkage/bridging to the following paragraph explaining how much of AREA A (Plan area) is actually within the proposed NPR area- the following paragraph makes it sound like it is all of Area A, which it is not, i.e. ~35% of the proposed NPR

area is comprised of Plan Area A; only provincial crown lands would be included in the proposed NPR, no private lands. | and then reference Figure 22.

15.2 Objectives – could add something about promoting conserving areas to promote connectivity between parks

15.3 Policies

5 Encourages the Province to undertake a backcountry recreation planning process. (and/or federal government?).

16. "Seeks to review this Official Community Plan for consistency with any National Park Reserve proposal approved by the Federal Government and which affects lands within the Plan Area. "

17. "Supports local First Nations to continue traditional cultural practices and uses in any National Park Reserve that may be established in the Plan Area. "

16. Natural Environment and Conservation

16.1 Background

No mention of the national park proposal or its potential contribution to conservation.

Most of the park proposal is identified in the plan as an Important Ecosystem Area or Environmentally Sensitive Development Permit Area. See Schedule H.

16.1.2 General policies

Plan does mention incorporation of traditional ecological knowledge working with OIB and other bands

16.3 Terrestrial areas and 16.4 Conservation Areas

Objectives and policies are all favourable to national park proposal.

19.4 Water Supply and Distribution

No mention of the 2016 BC Water Sustainability Act and the requirements to register wells, and/or apply for a new well.

21. Climate Change

Refers to relatively new report

The February 2020 report, termed Climate Change for the Okanagan Region, provided information on anticipated climate change for the medium-term future (2050s) and the long-term future (2080s).

Passing reference in policies to role of public education and improving climate resiliency. There could be additional recognition of the role of parks and protected areas in providing carbon storage, climate

refugia, buffers against flooding, watershed protection, contribution to water conservation etc. There is some mention of this in the later section on Development Permit Areas Background Section 23.2.4

23.2.6 –

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; Why have this? Wouldn't a farm already be subject to the ALR definition? What about riparian regs and SAR regs?

24 Implementation and Monitoring

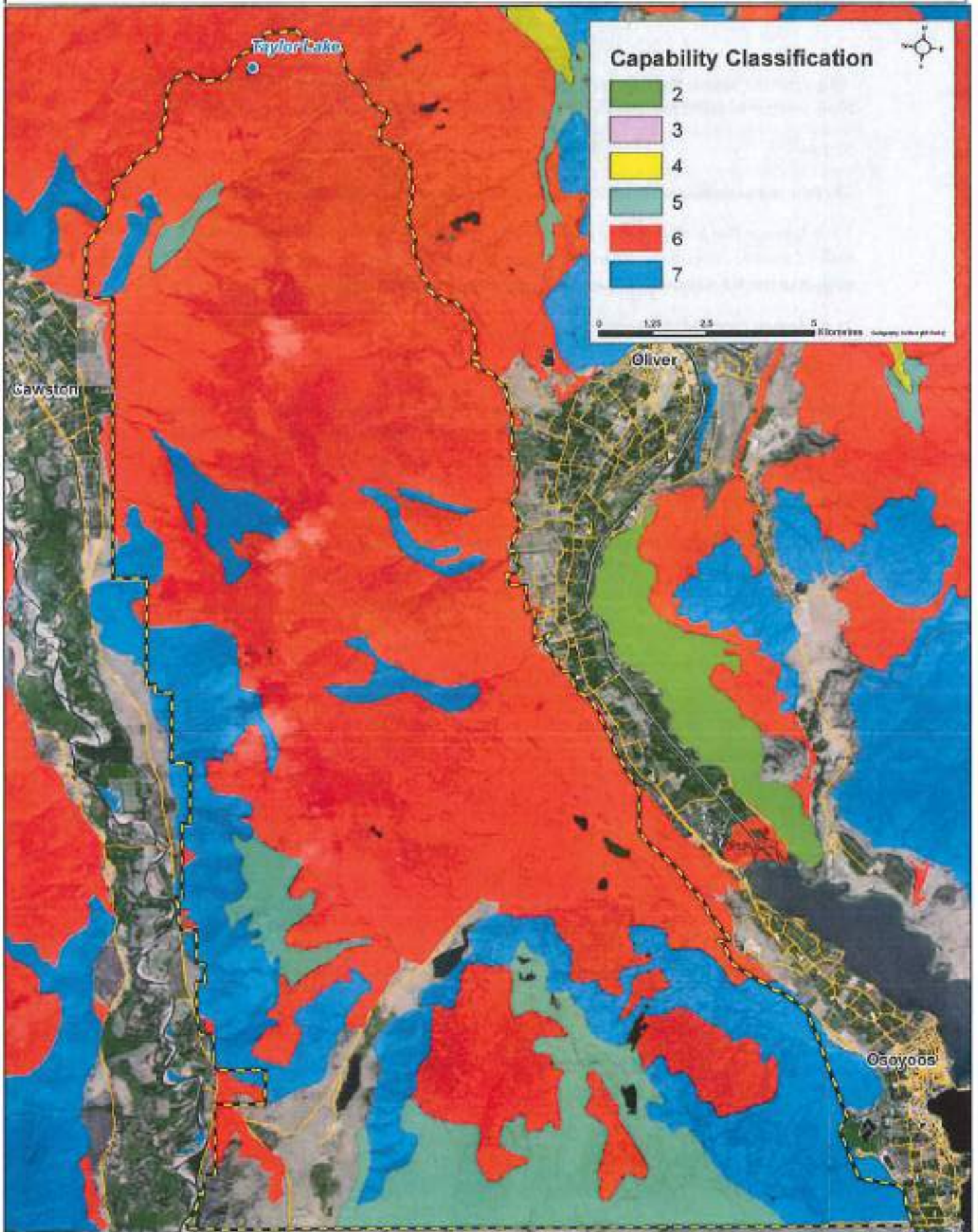
24.2 Refinements and Amendments

Earlier in the plan Section 15.3 there is reference to seeking to reviewing the plan for consistency with the national park proposal, however, the national park proposal going ahead is not mentioned here in the list of reasons to consider refinements to be made to the official plan.

24.8 Monitoring

Progress on national park proposal is something they should continue to monitor also.

Agricultural Capability (South Okanagan Similkameen Proposed National Park Reserve)



Class 1 Land in Class 1 is level or nearly level. The soils are deep, well to imperfectly drained under natural conditions, or have good artificial water table control, and hold moisture well. They can be managed and cropped without difficulty. Productivity is easily maintained for a wide range of field crops

Class 2 Land in class 2 has limitations which constitute a continuous minor management problem or may cause lower crop yields compared to Class 1 land but which does not pose a threat of crop loss under good management. The soils in Class 2 are deep, hold moisture well and can be managed and cropped with little difficulty.

Class 3 The limitations are more severe than for Class 2 land and management practises are more difficult to apply and maintain. The limitations may restrict the choice of suitable crops or affect one or more of the following practises: timing and ease of tillage, planting and harvesting, and methods of soil conservation

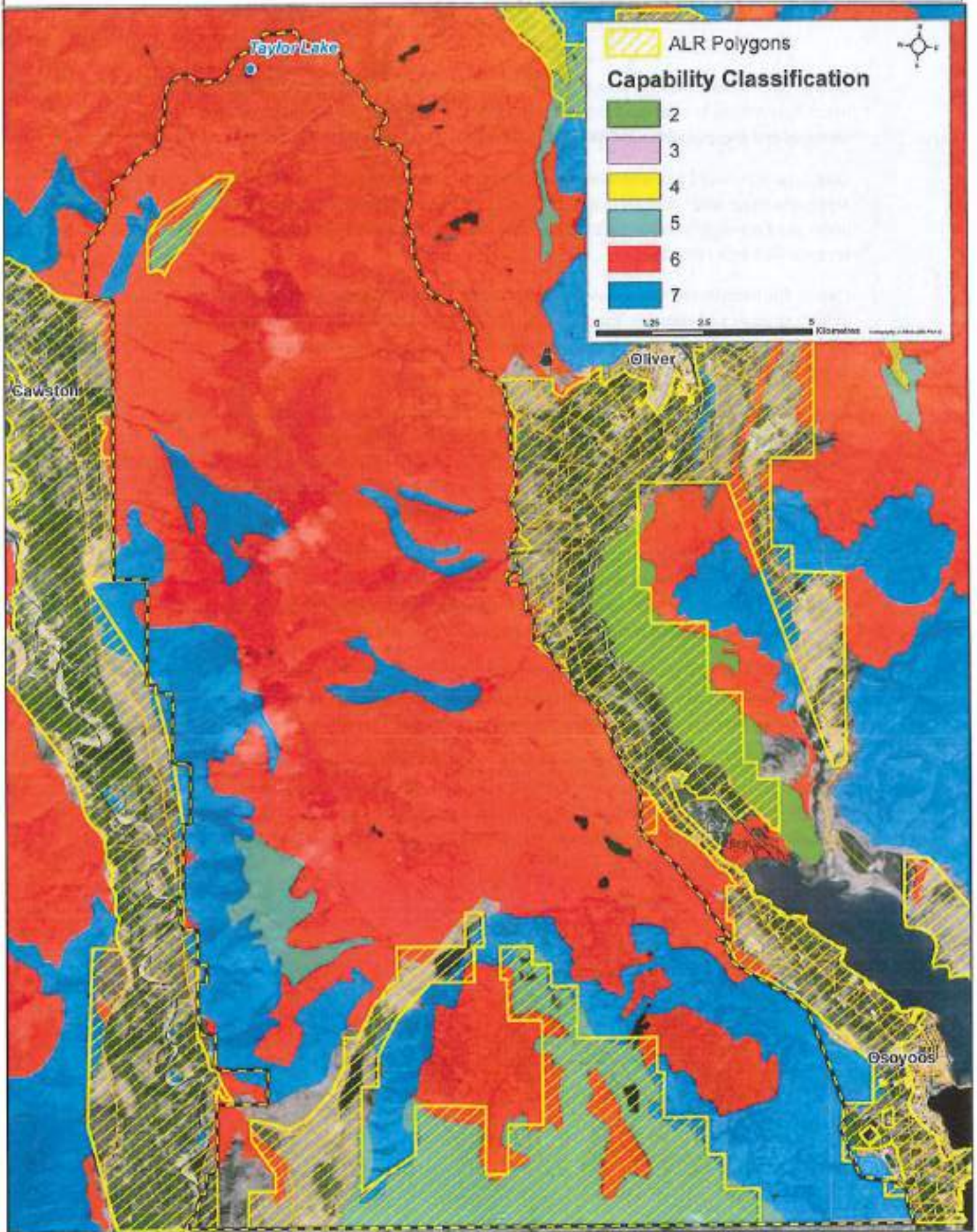
Class 4 Land in Class 4 has limitations which make it suitable for only a few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practises are required. The limitations may seriously affect one or more of the following practises: timing and ease of tillage, planting and harvesting, and methods of soil conservation

Class 5 Land in Class 5 is generally limited to the production of perennial crops or other specially adapted crops. Productivity of these suited crops may be high. Class 5 lands can be cultivated and some may be used for cultivated field crops provided unusually intensive management is employed and/or the crop is particularly adapted to the conditions peculiar to these lands.

Class 6 Land in Class 6 provides sustained natural grazing for domestic livestock and is not arable in its present condition. Land is placed in this class because of severe climate, or the terrain is unsuitable for cultivation or use of farm machinery, or the soils do not respond to intensive improvement practises

Class 7 All classified areas not included in Classes 1 to 6 inclusive are placed in this class. Class 7 land may have limitations equivalent to Class 6 land but they do not provide natural sustained grazing by domestic livestock due to climate and resulting unsuitable natural vegetation. Also included are rockland, other non-soil areas, and small water-bodies not shown on maps. Some unimproved Class 7 land can be improved by draining or diking

Agricultural Capability (South Okanagan Similkameen Proposed National Park Reserve)



RESPONSE SUMMARY

ELECTORAL AREA "A" OCP BYLAW NO. 2905

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

Council considered this at the Dec 7th, 2020 Council Meeting with the following staff recommendations see below:

That the RDOS give further consideration to amending the draft Area "A" OCP - ESDP guidelines such that they would apply to all environmentally sensitive areas within Area "A" with a caveat regarding exemptions where land is being altered to adhere to fire smart practices and

That the RDOS give consideration to amending the draft Area "A" OCP to include policies regarding seasonal workers as it relates to the demands of the agriculture industry.

Signature: _____

Signed By: _____

Agency: _____

Title: _____

Date: _____

TOWN OF ORCUTTS



Bylaw Referral

Regional District of Okanagan-Similkameen

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

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

OFFICE USE ONLY	
Date:	October 20, 2020
Bylaw:	2905
File:	A2020.001-ZONE

You are requested to comment on the attached bylaw for potential effect on your agency's interests. We would appreciate your response **WITHIN 45 DAYS**. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

Please email your reply to planning@rdos.bc.ca by **December 4, 2020**.

PURPOSE OF THE BYLAW: In October of 2019, the Regional District initiated a review and update of the Electoral Area "A" (Osoyoos Rural) OCP Bylaw. This Review was conducted in accordance with the requirements of the *Local Government Act* which specifies purpose, required content, and adoption procedures of an OCP Bylaw.

The current OCP was originally adopted in 2004 and subsequently repealed and replaced in 2008 as part of a larger review of Regional District land use bylaws [NOTE: this process did not result in any substantive changes to the original OCP].

The Draft Electoral Area "A" OCP Bylaw No. 2905 contains objectives, policies, and land use designations that will provide direction for land use and development consistent with community values and are intended to balance the demands placed on the land base in order to ensure an equitable, comprehensive and logical distribution of land uses.

GENERAL LOCATION: Electoral Area "A" is located in the Regional District of Okanagan-Similkameen (RDOS) at the south end of the Okanagan Valley on the international border of Canada with the United States of America. Electoral Area "A" is the smallest electoral area in the Regional District and makes up 2.8% of the total land area of the RDOS.

AREA OF PROPERTY AFFECTED:	ALR STATUS:	OCP DESIGNATION:	ZONING DISTRICT:
313 sq km (approx.)	Yes in part	various	various

OTHER INFORMATION:

Additional information, including the draft OCP bylaw and associated map schedules are available for viewing at the Electoral Area "A" project webpage at: <https://www.rdos.bc.ca/development-services/planning/strategic-projects/electoral-area-a-ocp-bylaw-review>

Please fill out the Response Summary on the back of this form. If your agency's interests are "Unaffected" no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.


Christopher Garrish, M.C.P., R.P.P.

AGENCY REFERRAL LIST

<input type="checkbox"/> Agricultural Land Commission (ALC)	<input type="checkbox"/> Town of Osoyoos	<input type="checkbox"/> Canadian Wildlife Services
<input type="checkbox"/> Interior Health Authority (IHA)	<input type="checkbox"/> School District #53	<input type="checkbox"/> Fisheries and Oceans Canada
<input type="checkbox"/> Ministry of Agriculture	<input type="checkbox"/> Okanagan Basin Water Board (OBWB)	<input type="checkbox"/> Ministry of Transportation and Infrastructure (MoT)
<input type="checkbox"/> Ministry of Forest, Lands, and Natural Resources Operation (Archaeology Branch)	<input type="checkbox"/> Ministry of Forest, Lands, and Natural Resources Operation (Ecosystems Section)	<input type="checkbox"/> Kootenay Boundary Regional District
<input type="checkbox"/> Osoyoos Indian Band (OIB)	<input type="checkbox"/> Lower Similkameen Indian Band (LSIB)	<input type="checkbox"/> Okanagan Nation Alliance (ONA)
<input type="checkbox"/> Ministry of Energy, Mines & Petroleum Resources	<input type="checkbox"/> BC Parks	<input type="checkbox"/>
<input type="checkbox"/> Shaw Cable	<input type="checkbox"/> Fortis	<input type="checkbox"/> Telus

19.6.1 Objectives

1. Improve the management of stormwater quality and quantity within the Plan Area.
2. Ensure off-site surface runoff for new development does not exceed predevelopment flows.
3. Coordinate stormwater management with the Ministry of Transportation and Infrastructure where subdivision approval is involved.

Commented [AWS15]: I think we should add to by the province to have MOTI no longer be the subdivision approval agency.

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 protects 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. Encourages MoTI to involve the Regional District in developing terms of reference for community Storm Water Management Plans (SWMP).
5. Supports the sharing of all storm water reports between government agencies.
6. Encourages property owners to:
 - a) maintain private driveway culverts and watercourse crossings to ensure high flow capacity can be accommodated; and,
 - b) upgrade substandard driveway culverts to ensure that 1:200 year storm flows can be accommodated.

Commented [AWS16]: Is there a way to do more than "encourage"? I have indicated that MOTI approving officers have to follow bylaws by the local jurisdiction. What kind of structures can RDCS put in place that are more protective?

19.7 Solid Waste

The Regional District adopted a Solid Waste Management Plan (2012) that specifies how a waste diversion rate over 70% will be achieved.

At present, solid waste is collected and deposited at the Osoyoos & District Sanitary Landfill, which also serves the Town of Osoyoos and Osoyoos Indian Band. Since composting was started at the landfill in 2016, waste volume has decreased significantly and the landfill has an estimated usable life between 23 and 30 years, dependent on the waste generation rate.

QBWB: (2020-07-21)

Individual on-site septic systems are not viewed as a long-term sustainable method of sewage disposal unless parcels are over 1.0 ha in size. This method of disposal also increases the probability of groundwater contamination and nutrient loading into watercourses and lakes, such as Osoyoos Lake.

19.5.1 Objectives

1. Reduce levels of nutrients and effluent disposal into watercourses.
2. Encourage investigating options for septage receiving at the Town of Osoyoos' WWTP.
3. Maintain healthy aquatic and groundwater environments and protect human health from water contamination.
4. Establish long-term sustainable sewage collection and disposal methods for existing and proposed properties smaller than one hectare and adjacent to watercourses.

19.5.2 Policies

The Regional Board:

1. Encourages the Province to educate residents about the requirements for properly maintaining a septic tank and tie fields.
2. In areas where there is no community sanitary sewer or water systems, requires all 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 the Ministry of Health and the Interior Health Authority (IHA) for on-site sewage disposal and private groundwater wells.
3. Encourages the Ministry of Health 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.
4. Does not support the use of septic holding tanks for existing or new developments.
5. Strongly discourages the creation of new private community sanitary sewer utilities.

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 the responsibility of MoTI, and their contractor, and predominantly comprises open ditches, natural drainage courses and absorption into the ground through dry wells. Osoyoos 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.

19.4.2 Policies

[The Regional Board]

Commented [AWS14]: These are good policies. Approved.

1. Will require new development to demonstrate a proven and adequate water supply and meet all current water quality regulations as well as the Interior Health Authority drinking water objective.
2. Work with and support the Town of Osoyoos to determine a long-term treatment plans for existing water systems.
3. Encourages all groundwater users within Electoral Area "A" 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. Encourages well owners using water for domestic purposes to register their well in the provincial database in order to document water use and help ensure existing uses are considered in future water license applications.
5. Supports working with water purveyors to establish water conservation programs.
6. Actively promotes, educates, coordinates and implements water conservation practices, and will work with water utilities to establish water conservation programs including pricing and metering.
7. Strongly discourages the creation of new private community water utilities.
8. Strives to ensure that new developments do not restrict or limit the availability of water supply for existing users and agricultural irrigation.
9. Supports working with other stakeholders on regional water management initiatives to protect, revitalize and restore watersheds within the Plan Area, including the identification and establishment of a Watershed Resource Area (WRA) zone in the Zoning Bylaw for designated community watersheds under the *Forest and Range Practices Act*.
10. Supports reviewing fire protection and fire suppression provisions throughout Electoral Area "A" and working with service providers to ensure an adequate level of fire protection is provided for new and existing developments.

19.5 Wastewater and Sewage

The Town of Osoyoos' Northwest Sector Sanitary Sewer system services 137 properties located along Osoyoos Lake, north of the Town's boundary and up to an area known as "Willow Beach". The remaining properties in the RDOS are serviced with on-site septic. Liquid waste from users within the RDOS is not accepted at the Town of Osoyoos' treatment facility, and is instead landfilled at the Osoyoos landfill, also located within Electoral Area "A".

- Osoyoos Irrigation District (OID)
- Osoyoos Lake Park Water System
- Burrowing Owl Estates Winery Water System
- Idle-O Apartments Water System
- Brookvale Holiday Resort Water System
- Boundary Irrigation District
- Willow Beach Mobile Home Park Water System

The remainder of the Plan Area is serviced through individual groundwater wells or surface-water licenses.

The Town of Osoyoos provides water from six active groundwater wells. Water is currently treated with chlorine disinfection, which began in the fall of 2018. Water systems are required to comply with Interior Health's 4-3-2-1-0 objective.

The Town of Osoyoos is investigating the potential of switching to a surface water source. A water quality sampling plan is planned to determine if this is an option.

Commented [NWS13]: Any new surface water intake should be designed to inhibit attachment of microorganisms (chlorine or other method).

The Osoyoos Irrigation District (OID) is located on the east bench of Osoyoos Lake, east of the Town of Osoyoos. The system was constructed in 1967 and consists of approximately 150 domestic connections and 40 agricultural connections, supplied by a submerged intake in Osoyoos Lake and treated with chlorination. This system was used to service both domestic and irrigation demands until a groundwater well was drilled to provide potable water to the area. The groundwater well is now used during the irrigation off season to supply water to the domestic connections in the area.

Surface water is a critical resource within the Plan Area for residential use, agriculture, and e. Protecting Osoyoos Lake water quality is highlighted in multiple OCP policy sections.

The capacity of all Electoral Area "A" water systems can be increased through water conservation measures, and the Regional District has actively encouraged water conservation and additional measures have been recommended to the RDOS, such as leak detection and water metering.

19.4.1 Objectives

- .1 Continue cooperation and coordination between water purveyors (Town of Osoyoos, private and irrigation districts) and the Province to ensure sustainable water quantity and quality is provided to residents in the Plan Area.
- .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.

19.0 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. Roads, road right-of-ways and stormwater management are 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, wastewater and drainage systems support good health and safety and meet recognized standards of service.
3. Maintain and foster relationships with provincial agencies, Improvement and Irrigation Districts, and other operators that influence the delivery and management of community infrastructure.
4. Discourage the development of private systems for the provision of water and sewer services.

Commented [AWS12]: Thank you! There are often very good reasons!

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 to be created by subdivision with a land area of less than 1.0 ha 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

Two major water systems exist within Electoral Area "A", Osoyoos Rural Water Systems No. 8 and No. 9. Both systems are owned and operated by the Town of Osoyoos to service rural residents north and south of the Town. A number of other water systems were identified within Electoral Area "A", including:

- .12 Supports the creation of a pedestrian and other non-vehicular right-of-ways between established residential and park areas, and between tourist commercial developments within the plan area, and exploring this in cooperation with MoTI.

DRAFT

- 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, building material standards, and vegetation pursuant to Provincial FireSmart guidelines.
- .16 Using the FireSmart guide as a principal guidance document, strives to foster wildfire awareness and resiliency through public education materials, programs and events.
- .17 Strongly encourages that new developments with moderate or higher fire hazard ratings to incorporate best practice interface forest fire mitigation techniques for buildings and landscaping.
- .18 Should review and update wildfire protection approaches as often as necessary based on changing community circumstances, climate change driven ecosystem conditions, and mitigation techniques.
- .19 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 and regular maintenance of eaves. 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.
- .20 Supports pursuing provincial funding and resources to undertake wildfire risk reduction in the community/forest interface areas.
- .21 Supports the development of an inventory of accessible water sources by the province that could be enhanced to support water extraction by firefighting equipment.

17.5 Policies - Flood Hazard Management

The Regional Board:

1. Discourages development of land susceptible to flooding and encourages those lands to be used for parks, open space, habitat conservation, recreation or agricultural uses.
2. Requires that where land subject to flooding is to be developed 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 the floodplain regulation of the Zoning Bylaw with any relaxation subject to the recommendations of a report prepared by a qualified Professional Engineer or Geoscientist, where applicable.
3. 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.
4. Supports minimizing exposure to future flood damage by avoiding development adjacent to the Osoyoos Lake and Okanagan River Channel or implementing flood mitigation measures.
5. Supports mitigating the impacts of potential flooding on buildings and properties in the floodplain area and affected by groundwater through design and site grading prior to construction as per the recommendations of a report prepared by a qualified Professional Engineer or Geoscientist.

Commented [AWS11]: This may need to be updated, considering that the "design flood", or 1-in-33 year flood probability for mid-century, provided in the new flood map is 17 cm higher than the flood level from 1994.

17.6 Policies - Wildfire Hazard Mitigation

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 'P' (Hazard Lands – Wildfire), the Regional District may require a fire hazard risk assessment by a qualified professional with recommendations concerning but not limited to the following:
 - a) incorporating fuel breaks adjacent to, or on, residential subdivisions;
 - b) establishing zones around proposed building sites which are clear of debris and highly combustible materials;
 - 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;

- .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 Minimize wildfire hazards to people and property in existing and proposed new development.
- .5 Minimize exposure to future flood damage by avoiding or minimizing development in the Osoyoos Lake and Okanagan River.

Commented [AWS10]: Is this a typo? Within the habit?

17.3 Policies - General

The Regional Board:

- .1 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.
- .2 Encourage the provincial Approving Officer 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 are registered as s. 219 covenants to inform future property owners.
- .3 Will not support the rezoning of development on lands with natural hazards or hazardous geotechnical conditions as identified by the Regional District or other agencies having jurisdiction, unless the applicant can provide a report by a Qualified Professional Engineer or Geoscientist that the land can be safely used for the use intended.
- .4 Encourages provincial and/or federal agencies to conduct further research on possible radon health risks in and around the Plan Area.
- .5 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.
- .6 Supports providing information on radon and radon mitigation opportunities to Plan Area residents.

17.4 Policies – Steep Slopes

The Regional Board:

- .1 Discourages development on slopes with grades in excess of 30% to avoid geotechnical hazards.
- .2 Will recommend that the Approving Officer require a geotechnical report indicating the land can be safely used for the use intended for a subdivision where the new development is located on slopes greater than 30%, including those areas that may be regraded to slopes less than 30% after development, in order to address potential soil instability, hazardous conditions and environmental sensitivity.

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.

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 (>2 structure/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.

In the next few decades, climate change will likely have a significant change on fire hazard within Electoral Area "A" based on the decreases in precipitation and changes in forest fuel structure and composition (Associated Environmental, 2017).

See Schedule 'D' (Hazard Lands – Flood), Schedule 'E' (Hazard Lands – Steep Slopes), and Schedule 'F' (Hazard Lands – Wildfire) for maps of key hazard areas in the Plan Area. High risk wildfire interface areas are subject to a Wildfire Interface Development Permit Area (Section 23.4). See Schedule 'J' (Wildfire Development Permit Area) for the development permit 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.

11.4 Policies –Low Density Residential

The Regional Board:

1. Generally supports the use of lands designated Low Density Residential (LR) identified in Schedule 'B' (Official Community Plan Map) for single detached dwellings, duplexes, secondary suites, manufactured homes, small parks, small religious buildings and facilities, institutional buildings and other uses that fit with the low density residential character of the designation.
2. Establishes a maximum density for principal detached dwelling units on lands designated Low Density Residential (LR) to be 30 dwelling units per ha, subject to servicing requirements. The calculation of net density does not include secondary suites or accessory dwellings.
3. Establishes a maximum density for principal detached dwelling units (duplexes) on lands designated Low Density Residential (LR) to be 45 dwelling units per ha, subject to servicing requirements.
4. Supports home occupations and bed and breakfasts within a single detached dwelling provided the operation does not have an unacceptable negative impact on the surrounding homes and the quality of life of existing residents.

11.5 Policies –Medium Density Residential

1. Generally supports the use of lands designated Medium Density Residential (MR) identified in Schedule 'B' (Official Community Plan Map) for multi-family developments, including triplexes, fourplexes, townhouses and apartment buildings that fit with the residential intent of the designation.
2. Establishes a maximum density on lands designated Medium Density Residential (MR) to be 60 dwelling units per ha, subject to servicing requirements.
3. Supports the re-designation of lands to Medium Density Residential (MR) only within designated Rural Growth Areas in order to achieve lower servicing costs and to minimize environmental impacts.
4. Encourages affordable, community care housing, seniors housing, and special needs housing in Medium Density Residential (MR) areas.
5. Requires a high standard of architectural building design and landscaping for medium density residential development by supporting the inclusion of lands designated as Medium Density Residential (MR) in a new Multi-Family Development Permit Area.

11.6 Policies - Vacation Rentals

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 on non-residential designations.
2. Encourages residential infill development to maximize land use and servicing efficiencies.
3. Supports a range of residential densities and parcel sizes for the existing residential areas 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. 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) impact on adjacent lands designated as Agriculture (AG);
 - g) proximity to and impact on Osageos Lake;
 - h) proximity to existing roads and other community and essential services;
 - i) susceptibility to natural hazards including, but not limited to, flooding, soil instability, landslides, rockfall, moderate or higher forest fire;
 - j) parkland dedication; and
 - k) demonstration of housing need, and provision for a variety of housing types.
6. Encourages new developments that abut agricultural land or livestock grazing land to provide perimeter fencing.
7. Encourages residential development that abuts land designated Agriculture (AG) to provide buffers pursuant to Ministry of Agriculture guidelines.
8. Requires that new parcels to be created by subdivision that are less than 1.0 ha in area be connected to a community sanitary sewer system.
9. Requires that secondary suites on parcels less than 1.0 ha in area be connected to a community sanitary sewer system or the same septic system that serves the principal dwelling unit.

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Commented [AWS9]: Thank you!

11.0 RESIDENTIAL

11.1 Background

Low-density single detached dwellings are the predominant housing form throughout the Plan Area including settlement areas. Other forms of low-density residential housing include semi-detached, and manufactured homes.

There are two residential land use designations recognized within this Plan; Low Density Residential (LR) and Medium Density Residential (MR). Rural Holdings (i.e., Large Holdings and Small Holdings) are not included as residential designations.

- **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 neighborhood.
- **Medium Density Residential (MR):** Includes townhouses, triplexes, fourplexes, and those complementary secondary uses such as daycares, preschools, and small parks, which are integral to a medium density area.

Low Density Residential (LR) development in the Plan Area has also typically occurred adjacent to or near Osoyoos Lake. Other forms of low-density residential housing include semi-detached, and manufactured homes.

Medium Density Residential (MR) designated lands in the Plan Area are limited to areas at the north end of Osoyoos Lake (Willow Beach) near the Town of Osoyoos.

Under the South Okanagan Regional Growth Strategy (RGS) Bylaw, Willow Beach and Anarchist Mountain have been designated as Rural Growth Areas in the Plan area, while the Town of Osoyoos is a designated Primary Growth Area.

11.2 Objectives

1. Direct new residential development to existing serviced areas to protect the predominately rural character of the Plan Area.
2. Minimize impact from new residential development on the natural environment and the ALR.
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.

Commented [A158]: Willow Beach should be evaluated as a potential hazard area.

11.3 Policies – General Residential

The Regional Board:

- 10 Will consider proposals for a micro cannabis production facility on a case-by-case basis through a site-specific zoning amendment process, and may use the following criteria to assess an application:
- the facility is approved by Health Canada under its micro cultivation license;
 - the parcel under application has an area not less than 2 hectares;
 - the maximum size of the plant surface cultivation area is 200 m²;
 - confirmation is provided that adequate water and servicing is available to the site; and
 - if the parcel of land that is the subject of an application adjoins a Low or Medium Density Residential zone, the micro cannabis production facility will be setback 60 metres from that zone boundary.

10.4 Policies – Large Holdings

The Regional Board:

- Supports the use of lands designated Large Holdings identified in Schedule 'B' (Official Community Plan Map) for ranching, grazing, equestrian centres, open space, limited residential use and other uses that will have minimal environmental impact and preserve the lands in a largely undeveloped state.
- Will establish a range of densities and parcel sizes, to be no less than 4.0 ha in area, for land designated Large Holdings (LH) in the Plan area through the Zoning Bylaw.
- Supports secondary suites or accessory dwellings and may consider additional accessory dwellings based on the size of parcel.
- Discourages changes in land designation or zoning that will allow for incompatible land uses or the subdivision of Large Holdings (LH) parcels to less than 4.0 ha in size.

10.5 Policies – Small Holdings

The Regional Board:

- Supports a range of uses on the lands designated Small Holdings (SH) 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.
- Will establish a range of densities and parcel sizes from 0.2 ha to 2.0 ha, for lands designated Small Holdings (SH) in the Plan Area through the Zoning Bylaw.
- Supports a minimum parcel size of one hectare for lands without community sewer within the Small Holdings (SH) designation.
- Supports secondary suites and accessory dwellings, subject to accessory dwellings on parcels less than 1.0 ha in area being connected to a community sewer system.

number of former oxbows and is within the floodplain associated with Osoyoos Lake and the Okanagan River and has a long history of flooding.



Figure 14: Willow Beach

7.2.1 Policies

The Regional Board:

1. Supports the Town of Osoyoos providing community sewer connections to existing parcels fronting Osoyoos Lake in order to improve water quality in the area but does not support increasing density on parcels connected to the North West Sewer as this is an agricultural area and the potential for conflict from new residential uses.
1. Does not support the exclusion, subdivision or non-farm use of parcels designated as Agriculture under this bylaw and as Agricultural Land Reserve (ALR) lands under the *Agricultural Land Commission Act*.
2. Encourages signage within provincial highway road dedications to comply with the Ministry of Transportation and Infrastructure's *Policy Manual for Supplemental Signs* (2005).
3. Encourages the establishment of a quality landscape and built form by limiting the amount of commercial signage and prohibiting the placement of commercial signage promoting third-party and off-site uses, particularly on important thoroughfares through the community such as Highway 97 and Highway 3.
4. Does not support the creation of new Commercial designations adjacent to Highway 97 and directs such uses to the Town of Osoyoos.
5. Will re-consider the suitability of Willow Beach as a Rural Growth Area when conducting a review of the RGS Bylaw.
6. Encourages the protection, stewardship and conservation of sensitive wetland, riparian, and lake habitats in the Willow Beach Rural Growth Area and surrounding land, including dedication of these lands to a conservation organisation.

Commented [A157]: I think this is very nice, given all the considerations about flooding as well as the environmental value of the wetlands.

7.0 LOCAL AREA POLICIES

7.1 Background

Due to the development of the Electoral Area as an agricultural community under the *Land Settlement and Development Act* (1917) in the early part of the 20th Century, the emergence of distinct local areas is not as pronounced as in other parts of the Regional District as the community coalesced around the Town of Osoyoos. Consequently, there is no common name applied to the agricultural lands that predominate in the valley bottom to the north and south of the Town of Osoyoos, although specific place names such as "Reflection Point" and "Willow Beach" do exist.

With improved transportation routes into and out of the South Okanagan after 1960, additional communities outside of the valley bottom began to emerge, specifically at Anarchist Mountain (to the east) and at "Kilpoola" (to the west).

While each of these communities have things in common, including a strong desire to maintain and protect the larger Plan Area's rural qualities and environmental values, each community is also unique. This section of the Plan outlines policies for each of the Plan Area's communities.

7.2 North West Osoyoos Lake

The lands located north of the Town of Osoyoos and bounded by Osoyoos Lake to the east and Highway 3 to the west represents a land area of approximately 955 ha that is primarily within the Agricultural Land Reserve (ALR). There are approximately 95 parcels that are currently assessed as "farm" by BC Assessment and these further includes value added operations such as wineries, fruit stands, packing and cold storage facilities and greenhouses.

Residential clusters can be found adjacent to Osoyoos Lake at 81st Street, 120th Avenue ("Reflection Point"), 87th Street, 95th Street and at "Willow Beach" (at the head of the lake). In total, there are 210 parcels zoned for Low Density Residential and Small Holdings uses in this area (as of 2020).

This area is bisected by Highway 97, which the main thorough fare through the South Okanagan and also an important approach route to the Town of Osoyoos.

The Town of Osoyoos operates a community water system in this area after assuming the functions of the former South Okanagan Lands Irrigation District in 1990. With the completion of the North West Sewer Extension project in 2008, the Town provides some community sewer connections to households in the Plan Area adjacent to Osoyoos Lake.

As discussed at Section 6.4, the former "Willow Beach" campground property was designated as a Rural Growth under the South Okanagan Regional Growth Strategy (RGS) Bylaw adopted in 2010. The Willow Beach site is considered to be of a high ecological value due to the number of wetlands it contains. The site also includes a

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6.5 Policies

The Regional Board:

1. Recognizes Willow Beach and Anarchist Mountain as a designated Rural Growth Areas and will direct growth to these locations.
2. Recognizes the Town of Osoyoos and Town of Oliver 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 support Primary and Rural Growth Areas by discouraging the re-designation or re-zoning of land that permits increased residential densities outside of Growth Area containment boundaries.
4. Will review the suitability of Willow Beach and Anarchist Mountain as Rural Growth Areas when the Regional Growth Strategy is reviewed or updated.
5. Will ensure any new development in a designated Rural Growth Area provides community services pursuant to the Regional District's Subdivision and Development Servicing Bylaw.
6. Generally, does not support increasing densities or intensifying land uses within areas designated as an Environmentally Sensitive Development Permit Area or shown as an Important Ecosystem Area on Schedule 'C'. Increasing densities or intensifying land uses in areas previously zoned to allow such developments, however, will be considered if the development meets the policies and guidelines set out in this Plan.
7. Directs residential development away from designated Agricultural (AG) areas.
8. Supports water metering and other residential water conservation measures.
9. Requires new development on parcels less than 1.0 hectare in area to connect to a community sanitary sewer system.
10. Encourages residents to construct new dwellings that are energy efficient, low-impact buildings that include storm water management, water conservation, drought-resistant landscaping and minimal impervious surfaces.
11. Encourages residents to retrofit and construct energy efficient and low-carbon homes in accordance with the Regional District's *Building Climate Resilience in the Okanagan: A Homeowner's Resource Guide*.

Commented [AWS4]: I'm not a development planner, but this sentence may give the other statements in this document.

Commented [AWS5]: At a minimum, I'd recommend that if the RDCS is directing growth to Willow Beach (until it's reconsidered in the RGS update), it should change it's development servicing bylaw to require a new final construction levels.

Commented [AWS6]: Thank you!

developed) the suitability of maintaining its status as a Rural Growth Area is questionable. The Rural Growth Area boundary shown in Figure 13.

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Figure 13: Willow Beach Rural Growth Area Containment Boundary

6.4 Objectives

1. Manage growth within the Plan Area by directing residential development to the designated Rural Growth Areas 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.



Figure 12: Anarchist Mountain Growth Area Boundary

6.3.2 Willow Beach Rural Growth Area

The Regional District's South Okanagan Regional Growth Strategy Bylaw has designated Willow Beach as a Rural Growth Area. Due to the location of the site within the floodplain associated with Osoyoos Lake as well as the Okanagan River channel and the limited infrastructure servicing available growth potential is seen to be limited.

In recognition that the Willow Beach site does not meet the criteria established for Rural Growth Areas (i.e. 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; and development pre-determined through zoning, but not yet

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Commented [AWS3]: And the flood risk will increase over the next 25 years due to climate change.

Together, the Anarchist Mountain and Willow Beach Rural Growth Areas have the capacity to add an additional 374 units. This exceeds the projected need for 212 new dwellings by 2031, which would be required to meet the upper-bound population growth scenario of 1.5%.

6.3 Rural Growth Area Development Considerations and Constraints

Future growth and development in the two designated Rural Growth Areas will be influenced by a number of potential development constraints and considerations. These constraints and considerations are summarized by area on the following pages. Approximate Rural Growth containment boundaries are illustrated in accompanying figures.

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 regulations. It is not the intention of the Regional Board to encourage development of land within designated Agricultural areas or land identified as environmentally sensitive or watercourse development permit areas and terrain hazards within the defined growth boundary. Land with these designations or characteristics should continue to be protected from development.

6.3.1 Anarchist Mountain

The Regional District's South Okanagan Regional Growth Strategy Bylaw has designated Anarchist Mountain as a Rural Growth Area. Due to the geographic extent and rural-residential character of this area (e.g. parcels are generally not less than 1.0 ha in area spread out over an area representing two thousand hectares), future higher residential density and mixed-use growth potential is seen to be limited.

In recognition that the Anarchist Mountain area does not meet three of the criteria established for Rural Growth Areas (i.e. established rural settlement areas with a minimum of 200 lots and/or dwelling units; community water or community sewer services in place; and existing commercial or industrial) the suitability of maintaining its status as a Rural Growth Area is questionable.

Feedback from area residents provided through community surveys further indicated that there is limited desire for increased development in the area (although there is a desire for improved services). The Rural Growth Area boundary shown in Figure 12 is based on the boundaries of the commercial area, which is seen to be the most likely location for the development of community infrastructure and mixed-uses in future.

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 approximately 470 people by 2031. Based on 2.3 people per household (2016 Census Canada figures), this indicates a potential need for the Plan Area to accommodate 205 new homes over the next 15 years.

Additional population estimate (2031)	470
Persons per household	2.3
New dwellings	205

Figure 10: New Dwelling Unit Requirements Projections

There are significant undeveloped areas designated for residential uses (including residential and small and large holding designations) in the existing rural growth areas. The Anarchist Mountain area contains 314 undeveloped Small Holdings (SH) and Large Holdings (LH) designated parcels.

Development concepts for the Willow Beach area indicate a capacity for around 80 single detached units. Accounting for the existing development at the site that would be replaced by proposed development, the Willow Beach area has a capacity to supply around 50 net new dwelling units.

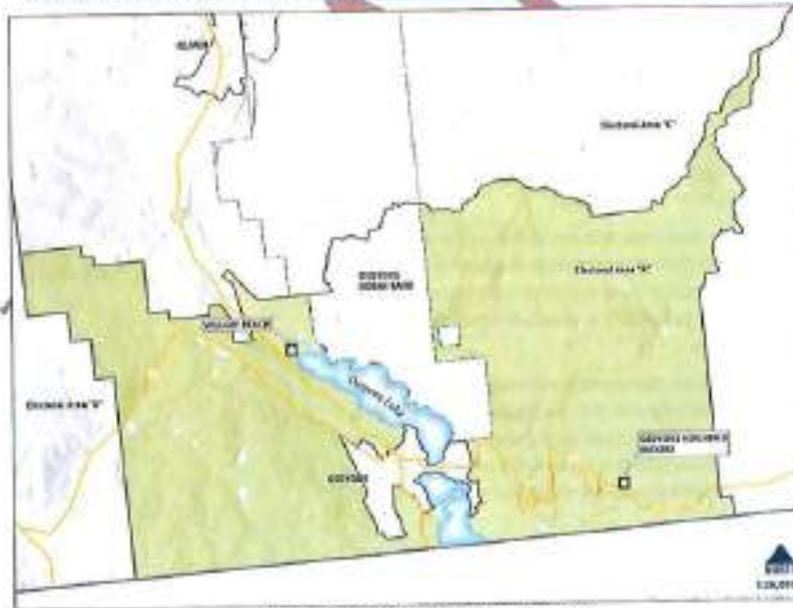


Figure 11: Plan Area Rural Growth Areas

Commented [AWS1]: As development increases in Willow Beach, the RDCS should ensure that there is infrastructure (sewer, access etc.) for millial farming/travelling equipment.

Commented [AWS2]: The area where Willow Beach is located is in a high flood risk zone. Further consideration should be given to flood construction levels and flood mitigation measures when approving development.

September 29, 2020

To RDOS Board of Directors:

OCP Concerns & Recommended Solutions – Anarchist Mountain

1. **Wildfire** is the **biggest threat and risk to the community**. As such, the Official Community Plan needs to address the following areas to mitigate the hazards from wildfires:
 - a. **Support the development of Community Wildfire Protection Plan (CWPP) specifically for our community**. We are identified as living in a high to very high risk of wildfire area. A CWPP requires funding to support the use of consultants to develop an understanding of fire behavior based on our specific area – unique topography, severe climatic conditions (high temperatures, low humidity, winds, dry lightning strikes), fire prone vegetation (coniferous trees, sage brush, tall dry grass), homes interspersed amongst empty lots/large tracks of vacant land. The plan would identify (based on science/history) how fires are likely to behave, where they will start, what path they will take, the severity, etc. We can then look at a few scenarios and compare them against what our current capabilities are on how well we are prepared to deal with them, and identify our gaps. Based on the gaps, we can provide specific recommendations for the AMFD, the community, and our FireSmart committee on how to better prepare our community against the threat of wildfires.
 - b. **Environmentally Sensitive Development Permit (ESDP) areas or “Pink Zone” on private lands contradicts Fire Smart principles and limits a property owner’s ability to protect their property and neighbouring properties from the impact of wildfire in the community**. i.e. no raking of needles, no thinning of trees, no cutting brush/tall grasses, etc. A house that is FireSmarted has a much better chance of surviving both the initial fire storm and subsequent spot fires than a house that is not - that is a fact. Depending on how much warning is available and the type of wildfire, the fire department and Forestry will triage the emergency, determine which assets are defensible, and deploy their limited resources in a manner that provides the most benefit to the aggregate community - that may be a bitter pill to swallow but that too is a fact.
 - c. **Building Code and/or building permit process does not provide a fire smart audit/guidance at the design phase**. The time to influence the use of fire resistant building materials and designs is when the property is being contemplated not after it has been built. Need to increase distance of propane tanks from the home, encourage use of fire resistant materials, incorporate use of external sprinklers, space outbuildings further from homes, etc. Our FireSmart committee members can assist in this process. We DO NOT SUPPORT the use of a Development Permit that creates added bureaucracy and cost by requiring the use of a “Qualified Professional,” imposes a bond on the property to ensure compliance and makes use of bylaw enforcement officers and the threat of penalties to enforce compliance. For Anarchist Mountain, a much simpler approach, with no cost to government or homeowner would be to add a box (and required signature) on the permit process that requests that the new homeowner get in contact with the local FireSmart committee (chairperson) and/or local Fire Chief to have a discussion and/or complete a FireSmart audit, on what to consider in their home design and property to mitigate the dangers of wildfire in our area. This would all be based on education without enforcement. There could be a spot on the application whereby we provide a signature that the conversation took place as a condition of advancing the permit. I believe we have enough knowledge and expertise in our local area to educate the prospective owner of the hazards and advise on what to do to mitigate wildfire.

impacts. We also understand that not everyone will listen to our advice and to that I say "fine," up to them," but recognize that as part of the triage process, the local Fire Department will determine whether a structure is defensible and will likely skip past their home if it has been built largely of combustible materials and not FireSmarted". Our limited resources (water, equipment and firefighters) will be deployed where they can maximize the benefit to the community. Using this approach, we will open a dialogue that is collaborative, inclusive, welcoming, and encourage homeowners to work together harmoniously within our community AND by adopting this approach the vast majority will be supportive and comply.

d. **Infrastructure Limitations** (as they relate to fire fighting and wildfires).

- i. Many roads have only 1 point of access/egress to the principal road (Hwy 3). This not only jeopardizes the safety of our residents in the event of a wildfire, but also determines whether the AMFD can safely be deployed to fight a fire
- ii. No fire hydrants and few open water storage ponds available to fight fires.
- iii. No natural gas lines. As such many residents have propane storage tanks in close proximity to their homes which create a severe risk in the event of a wild fire.

e. **Issues with some absentee land owners**

- i. Many empty lots, conservation lands, and crown lands are not FireSmarted which limit the effectiveness of those neighbouring properties that do FireSmart and limit the overall effectiveness of FireSmarting initiatives within the community.
- ii. Some temporary residents camp during weekends, light campfires during dry months and can pose a threat to others. A wildfire last year on Raven was a recent example initiated by an owner departing their site and not fully extinguishing their camp fire. Other issues garbage is left behind on departure from "camped lands" attracting bears, disposal of sewage on ground where no sewage tanks exist.

2. **Community Wants to Maintain A Rural Lifestyle.** Most residents have chosen to live on Anarchist Mountain to enjoy the wildlife, space, peace, freedom, tranquility and environmental beauty of a rural lifestyle free of traffic, noise, pollution, etc. A place where neighbours help neighbours, the community works together to help each other. To support this lifestyle:

- i. **Limit any future development to large rural lots.** Currently they range from 5(?) to 160 acre parcels.
- ii. **No traffic lights** – some feel they are needed as Hwy 3 traffic increases, majority oppose.
- iii. **Street lights only at the intersection of where a road intersects Hwy 3.** This is also a safety requirement in the winter as we experience many foggy days that limit visibility. Many in the community do not fully support this initiative as it creates light pollution. A more acceptable solution may be to add only amber lights at these critical intersections that are more effective in cutting through fog and to only operate during the winter months when fog is more prevalent.
- iv. **Maintain our ability to house farm animals on larger parcels** - horses, livestock, chickens, sheep, goats, etc. Currently this is allowed based on parcel size and zoning, we do not want to lose or dilute this
- v. **Maintain ability to be self-sufficient** - grow our own food, supply our own power through solar or wind. Recognize there needs to be a limit on size of structures to not obstruct others views, etc.
- vi. **Limit commercial developments to neighbouring towns.** Do not allow commercial cannabis growing operations. Support community markets.
- vii. **Ensure there are no arbitrarily government imposed rules, restrictions, and bylaws implemented without first consulting and gaining agreement from members of the community.** A process

including community engagement and agreement must be followed. Do not limit the ability of a property owner to use their land to support a rural lifestyle.

3. Address Other Infrastructure Limitations

- i. **Lack of high-speed internet.** Residents currently make use of either satellite or cellular service, both have limited bandwidth, are slow at times, and expensive relative to high speed fiber optic options available to urban centers.
- ii. **Ensure residents can continue to have access to good quality well water.** Anything that may jeopardize the current aquifers that supply good quality well drinking water needs to be addressed. Any new development must only be approved after an extensive hydrology study verifies ample well water exists to support the added development without impacting current users.
- iii. **Support the development of a Community Hall.** Although land has been put aside for a future community hall, the community lacks a structure that it can use for all of its community functions.

Building community involvement in the preservation and enjoyment of Anarchist Mountain's natural and cultural environment.

I hope this will offer a better insight into our fire and community preparedness priorities.

Thank you,

Jamie

Jamie V. Wright
President, AMCS



Christopher Garrish

From: Concy Anders [REDACTED]
Sent: October 17, 2020 5:08 PM
To: Christopher Garrish
Subject: OCP Area A

I am somewhat tardy in sending this email however I wanted to comment on some observations made at the OCP Open House at Sonora Centre in Osoyoos about a month ago that you and the consultants coordinated.

What I believe was new or forgotten information to many area residents is the background that was shared at the meeting regarding the early work that Adrian Erickson and Regal Ridge had done regarding the defining of properties in getting this development going in the first place. I think if this was known and appreciated by some residents, it may have saved you some of the frustration received regarding the pink zone issue.

Further to this, it gave me a better understanding of some possible background behind the question on the OCP Survey regarding Rural Growth Areas Anarchist and Willow Beach. I was confused by the survey question and if I had known the work done by RR including consideration for potential incorporation in the future, I and possibly others may have answered the question differently. Many things have happened since Regal Ridge was developed and many residents are relatively new to the area.

My 2 cents worth :-)

Residents enjoy living in the area and one of the reasons we chose to move here was the caring feeling of this being a good place to call home and that it did not have the hodge podge atmosphere we saw in some other parts of BC. Hopefully it remains this way with good stewardship, pride of ownership and enjoyment now and for future generations.

Thank you for the work you do on our behalf.

Attention: Chris Garrish

Candy Anders <[REDACTED]>

Tue 9/10/2020 3:46 PM

To: Planning E-Box <planning@rdos.bc.ca>

Email to: Chris Garrish

Mark Pendergraft

After time mulling over some things, I am writing to express my thoughts and concerns regarding a few current topics

OCP - in general, I am in favour of it and very pleased with the cooperation and communication you have had with the FireSmarting team. I support FireSmarting principles including concern about vacant properties' responsibilities, use of proper building materials and concern about access on roads with no alternative access.

Defining the area as rural is a bit ambiguous. For example, on Anarchist Mountain in the former Regal Ridge development, we have a country lifestyle yet enjoy the benefits similar to towns with good roads and maintenance/service, garbage and recycling pickup etc. I recommend more support in the management of invasive weeds on both public and private lands, unsightly premises, temporary residents (i.e. weekenders, seasonal) where there is risk of fire, garbage/wildlife risk, sewage improperly disposed of etc. I am okay with RV's where the property owner is actively building their home as most are acting responsibly

EDSP - although this is a separate initiative of RDOS and was recently cancelled at your board meeting, the concerns of the 'pink zone' in this area seemed to overshadow many things. It had some areas of merit and I am supportive of the concerns raised regarding FireSmarting, thank you for listening to that team. What does bother me is this pink zone thing (i.e. building permit infractions) seemed to overshadow other things in the community for a while and the initiative taken by some ticked off by fines encouraged others to oppose any other proposed bylaw (i.e. metal structures) based on a 'no more rules' philosophy. The July 29 letter on Anarchist Community Society website suggesting to residents what to complain about to the RDOS is not necessarily the opinion of all residents including newer residents who do not know the history.

For example, the letter spoke about a 'broad brush' complaintI am of the opinion that the RDOS does not go out of its way to make rules unless there is a concern/need for it. Highlighting the metal storage containers proposed bylaw is not necessarily the opinion of the whole community. Although I understand perhaps the issue started with concern in Apex, let's address it before it does become a problem in other parts of the district. Concerns include safety, environmental and property values, pride of ownership and living in the RDOS.

Thank you for the opportunity to voice my concerns and opinions. If you wish to contact me, my contact information is below.

Best regards,

Candy Anders



The following pages of text comes unaltered from Encyclopædia Britannica (1911) as found on the internet, and I have only coloured the specific references to “**small holding(s)**”, “**agricultural**” and “**land**” and “**rural**”. The footnotes are mine, and the link between these **▲** words has been very strong through the centuries, which is one reason not to change the OCP Bylaw for Area “A”.

Please continue to have the Small Holdings that are within the Agricultural Lane Reserve with a Rural Land Use Designation. There is no comparison between the 14 ALR Small Holdings in the areas dubbed “North West Osoyoos Lake” (in the heading of Section 7.2), and the many non-ALR Small Holdings in the area dubbed “Anarchist Mountain” (in the heading of Section 7.4), and (in passing) there are NO Small Holdings AT ALL in the area dubbed “Osoyoos Lake South” (in the heading of Section 7.3). (And those in the Old Richter Pass Road area also seem to have been omitted from the OCP Bylaw Update.)

ALLOTMENTS AND SMALL HOLDINGS. As the meaning of these terms in **agricultural** tenure varies in different localities, it may be as well to say at once that for the present purpose they are definable as pieces of **land** detached from cottages, and hired or owned by labouring men to supplement their main income.¹ We do not include any farm, however small, from which the occupier derives his entire support by dairying, market-gardening, or other form of *la petite culture*. So, also, no account is taken of the tiny garden plot, used for growing vegetables for the table and simple flowers, which is properly an appurtenance of the cottage. Clearing away what is extraneous, the essential point round which much controversy has raged is the labourer's share in the **land**. The claim advanced depends upon tradition. In **agriculture**, the oldest of all industries, a cash payment is not even now regarded as discharging the obligations between master and servant. Mr Wilson Fox, in reporting to the Board of Trade on the earnings of **agricultural** labourers in Great Britain, gives, as a typical survival of an old custom, the case of a shepherd whose total income was calculated at £60 a year, but who got only £16 in money, the rest being made up by rights of grazing livestock, growing crops on his master's **land**, and kindred privileges. That is exactly in the spirit that used to pervade **agriculture**, and doubtless had its origin in the manorial system. If we turn back to the 13th century, from Walter of Henley's *Husbandry* it will be seen that practically there were only two classes engaged in **agriculture**, and corresponding with them were two kinds of **land**. There were, on the one hand, the employer, the lord, and his demesne **land**; on the other, the villeins and the **land** held in villeinage. Putting aside for the moment any discussion of the exact degree of servitude, it will be seen that the essence of the bargain was that the villein should be permitted to cultivate a virgate of **land** for his own use in return for service rendered on the home farm. This is not altered by the fact that the conditions approached those of slavery, that the villeins were *adscripti glebae*, that in some cases their wives and sons were bequeathed by deed to the service of religious houses, and that in many other respects their freedom was limited. Out of this, in the course of centuries, was developed the system prevailing today. Lammas **lands** are indeed a survival from it. There are in the valley of the Lea, and close to London, to take one example, **lands** allotted annually in little strips till the crops are carried, when, the day being fixed by a reeve, the **land** becomes a common pasture till the spring closing takes place once more. Perhaps the feature of this old system that bears most directly on the question of allotments was the treatment of the waste of the manor. The lord, like his tenants, was limited by custom as regards the number of beasts he could graze

¹ From Webster's New International Dictionary, Second Edition (1934), p. 2373: **Small holding**, (Eng. Law) – A piece of **land** detached from a cottage, and hired or owned by a laboring man and cultivated to supplement his main income; – so called with reference to statutes intended to promote the acquisition of such **holdings** (**Small Holdings and Allotment Acts, 1908, 1926**). In this sense the term does not include any farm, however small, from which the occupier derives his main support. See Allotment, 3.

on it. After the havoc of the Black Death in 1349, many changes were necessitated by the scarcity and dearness of labour. It became less unusual for **land** to be let and for money payment to be accepted instead of services. There was a great demand for wool, and to conduct sheep-farming on a large scale necessitated a rearrangement of the manor and the enclosure of many common fields under the statute of Merton and the statute of Westminster the Second.² Nevertheless, up to the 18th century, a vast proportion of **agricultural land** was technically waste, on which rights of common were exercised by yeomen, some of whom had acquired holdings by the ordinary methods of purchase or inheritance, while others had merely squatted and built a house on the waste. It is to this period that belongs a certain injustice to which the peasantry were subject. No reasonable doubt can be entertained of the necessity of enclosure. Husbandry, after long stagnation, was making great advance; and among others, Arthur Young raised his voice against the clumsy inconvenient common fields that were the first to be enclosed. Between 1709 and 1797 no fewer than 3110 acts, affecting, as far as can be calculated, about 3,000,000 acres, were put into operation. They seem mostly to have been directed to the common fields. In the first half of the 19th century the movement went on apace. In a single year, 1801, no fewer than 119 acts were passed; and between 1801 and 1842 close on 2000 acts were passed - many of them expressly directed to the enclosure of wastes and commons. The same thing continued till 1869. It touched the peasant directly and indirectly. The enclosure of the common fields proved most hurtful to the small farmer; the enclosure of the waste injured the labourer by depriving him, without adequate compensation, of such useful privileges as the right to graze a cow, a pig, geese or other small animals. It also discouraged him by tending to the extinction of **small tenancies** and freeholds that were no longer workable at a profit when common rights ceased to go with them. The industrious labourer could previously nourish a hope of bettering his condition by obtaining a **small holding**. Yet though the labourer suffered, impartial study does not show any intentional injustice. He held a very weak position when those interested in a common affixed to the church door a notice that they intended to petition. As Mr Cowper (afterwards Lord Mount Temple) said in the House of Commons on the 13th of March 1844, "the course adopted had been to compensate the owner of the cottage to whom the common right belonged, forgetting the claims of the occupier by whom they were enjoyed"; and in the same debate Sir Robert Peel pointed out that not only the rights of the tenant, but those of his successors ought to have been studied. The course adopted divorced the labourer from the soil.

Parliament, as a matter of fact, had from a very early period recognized the wisdom of contenting the peasant. In the 14th century the labourer lived in rude abundance. Next century a **rural** exodus began, owing to the practice of enclosing the **holdings** and turning them into sheep walks. In 1487 an act was passed enjoining landlords to "keep up houses of husbandry," and attach convenient **land** to them. Within the next hundred years a number of similar attempts were made to control what we may call the sheep fever of the time. Then we arrive at the reign of Elizabeth and the famous **Small Holdings Act passed in 1597** - an anticipation of the three-acres-and-a-cow policy advocated towards the end of the 19th century. It required that no person shall "build, convert or ordain any cottage for habitation or dwelling for persons engaged in husbandry" unless the owner "do assign or lay to the same cottage or building four acres of ground at the least." It also provided against any "inmate or under-sitter" being admitted to what was sacred to one family. This measure was not conceived in the spirit of modern political economy, but it had the effect of staying the **rural** exodus. It was repealed in 1775 on the ground that it restricted the building of cottages. By that time the modern feeling in favour of allotments had begun to ripen, and it was contended that some compensation should be made to the labourers for depriving them of the advantages of the waste. Up to then the English labouring rustic had been very well off. Food was abundant and cheap, so were clothes and boots; he could graze his cow or pig on the common, and also obtain fuel from it. Now he fell on evil days. Prices rose, wages fell, privileges were lost, and in many cases he had to sell the patch of **land** whose possession made all the difference between hardship and comfort. All this was seen plainly enough both by statesmen and private philanthropists. One of the first experiments was described by Sir John Sinclair in a note to the report of a select committee of the House of

² The second statute (1285) of king Edward I has become known as *De donis conditionalibus*.

Commons on waste **lands** in 1795. About 1772 the lord of the manor of some common able **lands** near Tewkesbury had with great success set out 25 acres in allotments for the use of some of the poor. Sir John was very much struck with the result, and so heartily applauded the idea that the committee recommended that any general enclosure bill should have a clause in it providing for "the accommodation of **land**." Sir Thomas Bernard and W. Wilberforce took an active part in advocating the principle of allotments, on the ground, to summarize their argument in language employed later by a witness before the House of Commons, that "it keeps the cottagers buoyant and makes them industrious." In 1806, at the suggestion of the rector, a clause assigning an allotment of half an acre to every cottage was inserted in an enclosure bill then under consideration for the parish of Broad Somerford in Wiltshire. This was done, "and the example was followed by nearly every adjoining parish in that part of Wiltshire." Passing over several praiseworthy establishments of allotments by private persons, we come to 1819, when parliament passed an act akin in spirit to several that came into existence during the later portion of the Victorian era. It empowered the churchwardens and overseers of any parish, with the consent of the vestry, to purchase or hire **land** not exceeding 25 acres, and to let it in portions to "any poor and industrious inhabitant of the parish." This was amended in 1831 by an act extending the quantity of **land** to 50 acres, and also conveying an important new power to enable the same authorities to enclose from any waste or common, land not exceeding 50 acres to be devoted to the same purpose. This was followed next year by an act relating to fuel, and in 1834 the Poor Law Commissioners reported favourably on the principle of granting allotments. In 1843 an important inquiry into the subject was made by a committee of the House of Commons, which produced a number of valuable suggestions. One consequence was the bill of 1845, brought into parliament by Mr Cowper. It passed the House of Commons; and there Mr Bright made a remark that probably summarized a general opinion, since it never came to a third reading in the House of Lords. He said that "the voluntary system of arrangement would do all the good that was expected to accrue from the allotment system."

At this point in the history of the movement it may be as well to pause and ask what was the net result of so much legislation and benevolent action. Messrs Tremenheere and Tufnall, who prefixed an admirable epitome of what had been done to the report of the commission "appointed to inquire into the employment of women, young persons and children in **agriculture**" (1867), expressed considerable disappointment. Between 1710 and 1867, 7,660,413 statute acres were added to the cultivated area of England and Wales, or about one-third of the area in cultivation at the latter date; and of this total, 484,893 acres were enclosed between 1845 and 1867. Of the latter, only 2119 acres were assigned as public allotments for gardens to the labouring poor. It was found to be the case, as it is now, that **land** was taken up more readily when offered privately and voluntarily than when it came through official sources. Meanwhile competent and thoughtful men saw well that the sullen discontent of the peasantry continued, in Lord Bacon's phrase, to threaten "the might and manhood of the kingdom." It had existed since the beginning of the Napoleonic wars, and had become more articulate with the spread of education. We shall see a consciousness of its presence reflected in the minds of statesmen and politicians as we briefly examine the later phase of the movement. This found expression in the clauses against enclosure introduced by Lord Beaconsfield in 1876, and gave force to the three-acres-and-a-cow agitation, of which the more prominent leaders were Joseph Arch and Jesse Collings. In 1882 the Allotments Extension Act was passed, the object of which was to let the parishioners have charity **land** in allotments, provided it or the revenue from it was not used for apprenticeship, ecclesiastical or educational purposes. A committee of the House of Commons, appointed in 1885 to inquire into the housing of the working classes, reported strongly in favour of allotments, and this was followed in 1887 by the Allotments Act - the first measure in which the principle of compulsory acquisition was admitted in regard to other than charity lands. Its administration was first given to the sanitary authority, but passed to the district councils when these bodies were established in 1894. The local body is empowered to hire or purchase suitable **land**, and if they do not find any in the market they are to petition the county council, which after due inquiry may issue a provisional order compelling owners to sell **land**, and the Local Government Board may introduce a bill into parliament to confirm the order. It was found that the sanitary authority did not carry out the scheme, and in

1890 another act was passed for the purpose of allowing applicants for allotments, when the sanitary authority failed to provide **land**, to appeal to the county council. Judging from the evidence laid before the commission on **agricultural depression (1894)**, the act of 1887 was not a conspicuous success. Most of the witnesses reported in such terms as these - "the Allotments Act has been quite inoperative in Cornwall"; "the act has been a dead letter in the district (Wigtownshire)"; "the Allotments Act has not been in operation in Flintshire"; "nothing has been done in the district of Pembrokeshire under the act." No evidence whatever was adduced to show that in a single district a different state of things had to be recorded. From a return presented by the Local Government Board to parliament in 1896 we learn that eighty-three rural sanitary authorities had acquired **land** for allotment prior to the 28th of December 1894, the date at which these authorities ceased to exist under the provisions of the Local Government Act 1894. **Land** was acquired by compulsory purchase in only one parish; by purchase or agreement in eighteen parishes; by hire by agreement in 132 parishes. The total acreage dealt with was 1836 acres 1 rood 34 poles, and the total number of tenants 4711. The number of county councils that up to the same date had acquired **land** was twelve, and they had done so by compulsory purchase in one parish, by purchase or agreement in five parishes, by hire by agreement in twenty-four parishes. The total area dealt with was only 413 acres 1 rood 5 poles, and the total number of tenants 825. The complete totals affected at the date of the return (August 21, 1895) by the acts, therefore, were 2249 acres 2 roods 29 poles, and 5536 tenants. A considerable extension has taken place since.

The **Small Holdings Act** introduced by Mr Henry Chaplin, and passed by parliament in 1892 was an attempt to appease the **rural** discontent that had been seething for some time past and was silently but most eloquently expressed in a steady migration from the villages. The object of this measure was to help the deserving labouring man to acquire a **small holding**, that is to say, a portion of land not less than one acre or more than fifty acres in extent and of an annual value not exceeding £50. It is not necessary here to describe the legal steps by which this was to be accomplished. The essence of the bargain was that a fifth of the purchase money should be paid down, and the remainder in half-yearly instalments spread over a period not exceeding fifty years. But if the local authority thought fit a portion of the purchase money, not exceeding one fourth, might remain unpaid, and be secured by a perpetual rent charge upon the holding. It cannot be said that this act has attained the object for which it was drawn up. From a return made to the House of Commons in 1895 it was shown that eight county councils had acquired **land** under the **Small Holdings Act**, which amounted in the aggregate to 483 acres. A further return was made in 1903, which showed that the total quantity of **land** acquired from the commencement of the act up to the end of 1902 was only 652 acres.

It is, however, an English characteristic to prefer private to public arrangements, and probably a very great majority of the allotments and **small holdings** cultivated in 1907 were due to individual initiative. There are no means of arriving at the exact figures, but data exist whereby it is at least possible to form some rough idea of them. It is not the custom to give in the annual **agricultural** returns any statement of the manner in which **land** is held, and the information is to be found in the returns presented to parliament from time to time. From the following table, which includes both the **holdings** owned and tenanted, it will be seen that between 1895 and 1904 the tendency was for the **holdings** to decrease in number; while the **holdings** of from 50 to 300 acres slightly increased, those from 5 to 50 acres were almost stationary, and there was a decrease in those between 1 and 5 acres.

	1895.		1904.		These figures become doubly instructive when considered in connexion with the decline of the strictly rural population. It will, therefore, be useful to place beside them a summary published in a report on the decline of rural population in Great Britain issued by the ▼ Board of Agriculture and Fisheries in 1906.
	Number.	Per cent.	Number.	Per cent.	
1 to 5 acres	117,968	22.68	110,974	21.69	
5 to 50 "	235,481	45.28	32,476	45.44	
50 to 300 "	147,870	28.43	150,050	29.33	
Above 300 "	18,787	3.61	18,084	3.54	

Total.		520,106	100	511,584	100		
Class.	1881.	1891.	1901.	Increase (+) or Decrease (-).		These figures must of course be approximate. The effect of recent de- velopment in methods of travelling ³ and the grow- ing custom for towns- men either to live wholly in the country or to take week-end cottages, has	
				1881 - 1891.	1891 - 1901.		
	No.	No.	No.	No.	No.		
Farmers and Graziers	279,126	277,943	277,694	- 1,183	- 249		
Farm Bailiffs and Foremen	22,895	21,453	27,317	- 1,442	+ 5,864		
Shepherds	33,125	31,686	35,022	- 1,439	+ 3,336		
Agricultural Labourers	983,919	866,543	689,292	- 117,376	- 177,251		

made it impossible to draw a strict line of demarcation between **rural** and urban populations. Still they are near enough for practical purposes, and they amply justify the efforts of those who are trying to stay the **rural** exodus.

While legislation had not, up to 1908, achieved any noteworthy result in the creation of **small holdings**, and still left doubts as to the practicability of re-creating the English yeoman by act of parliament, many successful efforts have been made by individuals. One of the most interesting is that of the earl of Harrington at Sleaford in Lincolnshire. In this case the most noteworthy feature is that between the landlord and the tenants there is a body called the South Lincolnshire **Small Holdings** Association, which took 650 acres from Lord Harrington on a twenty years' lease. These acres used to be let to four or five tenants. They were in 1905 divided among one hundred and seventy tenants. The **Small Holders'** Association guaranteed the rent, which works out at about 33s. per acre, to Lord Harrington. They let the men on yearly tenancy have it at about 40s. an acre, the difference being used to meet the expenses of dividing the **lands** into **small holdings**, maintaining drains, fences and roads connected with them, and other unavoidable outlays. In this way the landlord is assured of his rent, and the association has lost nothing, as the men were very punctual in their payments. But very great care was bestowed in choosing the men for the holdings. They were in a sense picked men, but men must be picked to work the business satisfactorily. Lincolnshire is pre-eminently a county of **small holdings**, and the labouring residents in it have been accustomed to the management of them from their infancy onwards. Here as elsewhere the provision of suitable houses formed a difficulty, some of the tenants having to walk several miles to their holdings. Lord Harrington availed himself as much as possible of the buildings that existed, dividing the old farm houses so as to make them suitable for the small tenants. At Cowbit farm, many of the ordinary labourers cottages, which were put up at a cost of about £300 a pair, have by the addition of little dairies and other alterations been made suitable for the tenants. From facts collected on the spot we have come to the conclusion that on the **small holdings** a good tenant makes an average profit of about £4 an acre, but on an allotment cultivated by means of the spade it would probably be at the rate of over £6 an acre. Lord Harrington was also successful in establishing **small holdings** on the Humberston estate in North Lincolnshire and on his Buckinghamshire estate, near Aylesbury. At Newport Pagnell the attempt failed because the demand was artificial, the ground arable, and the men not capable of dealing with it.

Other examples of the establishment of **small holdings** can only receive brief reference. The Norfolk **Small Holdings** Association acquired three farms at Whissonsett, Watton and Swafham, which are broken up into small lots and let mostly to the village tradespeople. Sir Pearce Edgecumbe established **small holdings** at Rew, some of which have been purchased by the occupiers, and Mr A. B. Markham created similar ownerships at Twyford (Leicestershire). At Cudworth in Surrey a group was formed, but the owners were actuated more by the desire to lead a simple life than to prove the remunerative value of **small holdings**. Mr W. J.

³ The automobile, of course!

Harris created **small holdings** in Devon, each of which is let on a life tenancy. There the **rural** exodus has been more than arrested. Mr James Tomkinson established in Cheshire a number of graduated **holdings**, so contrived as to offer the successful holders a chance of stepping upwards.

The earl of Harrowby made an interesting experiment on his Sandon estate in Staffordshire in the midst of a pretty, broken and undulating country. The estate consists of about 6000 acres, one-third of which is laid out in **small holdings**. These fall naturally into three divisions. First, there are those which belong to men who have regular employment, and would therefore find it impossible to cultivate any great quantity of **land**. Many of that class are anxious to have a **holding** of some sort, as it lends a certain elasticity to their incomes and provides them with a never-failing interest. One who may be taken as typical hired six acres with a good cottage and a large garden, paying a rent of £20 a year. When this **holding** was created it had already a suitable cottage, but £100 was needed to provide outbuildings, and Lord Harrowby's custom is to charge 5% on outlay of this kind. This £5, however, is included in the total rent of £20 paid for cottage, **land** and garden. The man was not only content, but wished to get some more **land**. The next class consists of those who have not enough **land** to live on but eke out their livelihood by casual labour. Usually a man of this sort requires from 35 to 50 acres of land mostly pasture. He can attend to it and yet give a certain number of days to estate work. The third class is that of the small farmer who gains his entire livelihood from the **land**. The obstacle to breaking up large farms into small lies of course in the expense of providing the necessary equipment. It has been found here that a cottage suitable for a small farmer costs about £400 to build in a substantial manner, and the outbuildings about £200. This makes an addition therefore of about £30 to the rent of the **land**. The ardour with which these tenancies were sought when vacant formed the best testimony to the soundness of the principle applied by Lord Harrowby.

A nest of **small holdings** was created at Winterslow, near Salisbury, by Major R. M. Poore. The **holders** completed the purchase by 1906, and the work may be pronounced a complete success. Major Poore originally conceived the idea when **land** was cheap in 1892, owing to the depression in **agriculture**. He purchased an estate that came into the market at the time. The price came to an average of £10 an acre, and the men themselves made the average for selling it out again £15 on a principle of instalments. His object was not to make any profit from the transaction, and he formed what is termed a Landholders' Court, formed of the men themselves, every ten choosing one to represent them. This court was found to act well. It collected the instalments, which are paid in advance; and of course the members of it, down to the minutest detail, knew not only the circumstances but the character of every applicant for **land**. The result speaks for itself. The owners are, in the true sense of the word, peasants. They do not depend on the **land** for a living, but work in various callings - many being woodmen - for wages that average about 15s. a week. The **holdings** vary in size from less than an acre to ten acres, and are technically held on a lease of 999 years, practically freehold, though by the adoption of a leasehold form a saving was effected in the cost of transfer. On the **holdings** most of the men have erected houses, using for the purpose chalk dug up from their gardens, it lying only a few inches below the surface. It is not rock, but soft chalk, so that they are practically mud walls; but being as a rule at least 18 inches thick, the houses are very cool in summer and warm in winter. Major Poore calculated that in seven years these poor people - there are not thirty of them altogether - managed to produce for their houses and **land** a gross sum of not less than £5000. This he attributed to the loyal manner in which even distant members of the family have helped.

The class of **holding** which owes its existence to the act of 1892 may be illustrated by the history of the Worcestershire **small holdings**. The inception of the scheme was due to the decline of the nail-making business, which caused a number of the inhabitants to be without occupation. Two candidates for election to the county council looking out for a popular cry found it in the demand for **land**. They promised to do their best in this direction, and thanks to the energetic action of Mr Willis Bund, the chairman, the act was put in force. Woodrow Farm, adjoining the village of Catshill in the neighbourhood of Birmingham, was purchased on terms that

enabled the **land** to be sold to the peasant cultivator at £40 an acre. They were paying this back at the rate of 4% on the purchase money, a rate that included both interest and sinking fund, so that at the end of forty years they would own the **small** estates free from encumbrance. The huge population of Birmingham is close to the properties. The men turned their attention mostly to strawberries, to which many acres were devoted. Costermongers would come out from Birmingham and buy the fruit on the spot, selling part of it to the villas on the way back, and part in the Birmingham market. The experience gained in working the act enabled the committee on **small holdings** to make a number of practical suggestions for future legislation.

It remains to note the passing in 1907 of a new English **Small Holdings and Allotments Act**,⁴ experience of which is too recent for its provisions to be more than indicated here. The act transferred to the Board of **Agriculture** the duties generally of the Local Government Board, and transferred to parish councils or parish meetings the powers and duties of **rural** district councils; it required county councils to ascertain the demand for **land** without previous representation to them, and gave power for its compulsory acquisition; and the maximum **holding** of an allotment was raised from one acre to five. Both compulsory purchase and compulsory hiring (for not less than 14 nor more than 35 years) were authorized, value and compensation being decided by a single arbitrator. A coercive authority was applied to the county councils in the form of commissioners appointed by the Board of **Agriculture**, who were to hold inquiries independently and to take action themselves in case of a defaulting county council. They were to ascertain the local demand for **small holdings**, and to report to the Board, who might then require a county council to prepare a scheme, which, when approved, it was to carry out, the commissioners being empowered to do so in the alternative.

Size of Holding .	Occupied by Owner.		Occupied by Tenant.		Total.	<i>Foreign Countries.</i> - It remains to give a brief outline of what small holdings are like outside Great Britain. From the results of the Belgian Agricultural Inquiry of 1895 the following table has been compiled, assuming that one hectare = 2½ acres:-
	Whole.	More than half.	More than half.	Whole.		
	No.	No.	No.	No.	No.	
1¼ acres and under	109,169	8,759	34,779	305,413	458,120	
1¼ acres > 5 acres	27,395	19,544	58,829	70,465	176,233	
5 acres > 10 acres	12,089	13,873	30,340	25,006	81,308	
10 acres > 50 acres	16,690	18,909	33,443	28,387	97,429	
50 to 100 acres	2,021	1,497	3,315	4,517	11,350	
Over 100 acres	903	470	1,417	2,395	5,185	
Total.	168,267	63,052	162,123	436,183	829,625	

It will be seen from this table that Belgium is pre-eminently a country of **small holdings**, more than half of the total number being under 50 acres in extent. Of course it is largely a country of market gardens; but as the **holdings** are most numerous in Brabant East and West Flanders and Hainault, the provinces showing the largest number of milch cows, it would seem that dairying and *la petite culture* go together.

There is a slight tendency for the **holdings** to decrease in number. In Germany⁵ the number of **small holdings** is proportionately much larger than in Great Britain. The returns collected in 1895 showed that there were 3,235,169, or 58.22% of the total number of **holdings** under 5 acres in area; and of these no fewer than 11% are held by servants as part of their wages. The table below compiled for the *Journal of the Board of Agri-*

⁴ This Act was passed in the House of Commons toward the end of 1907, and in the House of Lords in early 1908.

⁵ It should be noted that Germany had been unified in 1870, and that practices in constituent states may have differed greatly. France, however, had been a unified country since the French Revolution, feudal rights were abolished in the Spanish Netherlands (the current Belgium) in 1795, and Denmark had been a unified country for many centuries. For the Netherlands, see the **Comments** on the next page. In all these countries, the link between "**rural**", "**agricultural**" and "**small holdings**" was strong.

culture enable us to compare the other **holdings** with those of Great Britain. Great Britain, it will be seen, has over 40% of large farms of between 50 and 500 acres as compared with Germany's 12.6, while the latter has 86.8 of **small holdings**, compared with England's 58.6.

France also has a far larger proportion of **small holdings** than Great Britain: its cultivated area of 85,759,000 acres being divided into 5,618,000 separate holdings, of which the size averages a little over 15 acres as against 63 in Great Britain. Of the whole number, 4,190,795 are farmed by the owners, 934,338 are in *métayage*, and 1,078,184 by tenants. The leading feature is the peasant proprietary. Half of the arable, more than half of the pasture, six-sevenths of the vineyards and two-thirds of the garden **lands** are farmed by their owners. Comparison with Great Britain is difficult; but it would appear that, whereas only 11% of British 520,000 **agricultural holdings** are farmed by the owners, the proportion in France is 75%. A further point to be noted is that the average **agricultural** tenancy in France is just one-fourth of what it is in Great Britain, and the average owner-farmed estate only one-sixth.

Size of Holdings.	Germany.		Great Britain.		In France the tendency is for the very small holdings to increase in number owing to subdivision, with a consequent decrease of the size of the average holding . Between the years 1882 and 1892 there was a decrease of 138,237 in the total number of proprietors, the larger properties moving towards consolidation and those of the peasant proprietors towards subdivision.
	Number.	Per cent.	Number.	Per cent.	
5 to 50 acres	2,014,940	86.8	235,481	58.6	
50 to 500 acres	292,982	12.6	161,438	40.1	
Over 500 acres	13,809	0.6	5,219	1.3	
Total.	2,321,731	100	402,138	100	

Comment by JAdR: Translating the word "**small holding**" into Netherlands gives yet another indication between the words in red in the title of this Appendix 1. Google translate renders: **small holding** – noun – "klein boerenbedrijf", "boerderijtje", (that in a literal reverse translation gives "**small farming holding**", "farmlet" (the diminutive form of the word for "farm").

From Wikipedia: (It appears that in the Republic of the United Provinces, farmers did not own the **land** but paid **feu-duty** and **tenurial rents**, so the system was entirely different from that in Great Britain.) and **Abolition (of the feudal system):** In the southern provinces (modern-day Belgium) *heerlijkheden* and the associated rights were abolished after the French invasion of 1795. In the northern provinces (modern-day Netherlands) they were declared abolished around the same time as part of the inauguration of the Batavian Republic.⁶ This was formalised in the 1798 Batavian Constitution (Bataafsche Staatsregeling). A distinction was made between the feudal rights of appointment and patronage, which were completely abolished, and the income-related rights, which were more complicated. Some of these were feudal in nature and abolished. Others were similar to contractual or property rights and therefore their loss was compensable. Lordly claims for reparations flooded in. Some *heerlijkheid* rights were maintained or later restored as property rights and still exist today.

The overwhelming majority of the remaining rights disappeared in Belgium on the introduction of the 1830 constitution and in the Netherlands with the 1848 constitutional amendments. Most of the administrative

⁶ This was a vassal state of France. In 1806 Napoleon made his brother Louis "King of Holland", but in 1810 he fired him again and annexed the country to France. Why? To draft 25,000 young men for his attack on Russia. A direct ancestor of mine was one of them, and unlike many, he returned from there. Sergeant van Barreloo lost his right arm in the service of Prince Willem, during the Battle of Quatre Bras, prior to the Battle of Waterloo, just southwest of Brussel!

functions of a *heerlijkheid* were transferred to the municipality and fell under the new Municipality Act (*Gemeentewet*). Responsibility for the manor courts and judicial system were taken over by the national government.

After this, the use of the title "Lord of..." is based on the ownership of the remaining non-abolished rights. To this day there are people in the Netherlands who use the title "Lord of...". Unlike in the U.K., there is no trade today in 'lord of the manor' titles.

Those interested in the formation of **small holdings** in Great Britain will find much to interest them in the history of Danish legislation. British policy for many generations was to preserve demesne **land**, and there are many devices for insuring that a spendthrift life-owner shall not be able to scatter the family inheritance; but as long ago as 1769 the Danish legislators set an exactly opposite example. They enacted that peasant **land** should not be incorporated or worked with estate **land**; it must always remain in the ownership and occupation of peasants. In this spirit all subsequent legislation was conceived, and the allotment law that came into force in October 1899 bears some resemblance to the English **Small Holdings Act of 1892**. It provides that labourers able to satisfy certain conditions as to character may obtain from the state a loan equal to nine-tenths of the purchase money of the **land** they wish to acquire. This **land** should be from 5 to 7 acres in extent and of medium quality, but the limits are from 2¼ to 10¼ acres in the case of better or poorer **land**. The total value should not exceed 4000 kr. (£222). The interest payable on the loan received from the state is 3%. The loan itself is repayable after the first five years by annual instalments of 4% until half is paid off; the remainder by instalments of 3½%, including interest. Provision is, however, made for cases where the borrower desired to pay off the loan in larger sums. Regulations are laid down regarding the transfer of such properties and also their testamentary disposition. The Treasury was empowered to devote a sum of 2,000,000 kr. (£111,000) to this purpose for five years; after that the **land** is subject to revision.

Number and Size of Holdings in Denmark in 1901.

Groups.		Number.	Percentage of Number.	Acreage.	Percentage of Area.	Average size in Acres.
Tøndeland ⁷ .	Acres.					
Under 1	Under 1.36	68,380	27.3	23,455	.3	.34
1 — 3	1.36 — 4	18,777	7.5	58,553	.7	3.12
3 — 27	4 — 36.7	93,060	37.2	1,408,549	15.8	15.14
27 — 108	36.7 — 147	60,872	24.4	4,459,077	50.1	73.25
108 — 216	147 — 294	6,502	2.6	1,272,398	14.3	195.69
Over 216	Over 294	2,392	1.0	1,674,730	18.8	700.14
Total.		249,983	100.0	8,898,762	100.0	35.59

Even before this law was passed Denmark was a country of **small holdings**, the peasant farms amounting to 66% of the whole, and the number is bound to increase, since the incorporation of farms is illegal, while there is no obstacle to their division. Between 1835 and 1885, the number of **small holdings** of less than one

⁷ **Adapted from Wikipedia:** The word "*tønde*" ("barrel" in Dansk) may originate from the area of fields one could seed with a barrel of grain seeds. The acre is the equivalent Anglo-Saxon unit. Because the official barrel size varied by country, the area unit does too. One barrel can be approximated as half a hectare. In Denmark the *tønde* was used as an official area unit until the introduction of the metric system in 1907. A *tønde* was divided in 8 *skæpper*, a *skæppe* was divided into 4 *flødingkar* and a *flødingkar* into 3 *album*. (My wife's maiden name is "Van Tonder" and yes, her family originated in the Town of Tønder, in Denmark. Tønder was granted port privileges by the Hanseatic League in 1243, making it Denmark's oldest privileged market town.

tandekarthorn increased from 24,800 to 92,856. What gives point to these remarks is, that Denmark seems in the way to arrest its **rural** exodus, and was one of the first countries to escape from the **agricultural** depression due to the extraordinary fall in grain prices. The distribution of land in Denmark may be gathered from a glance at the preceding table for the compilation of which we are indebted to Major Craigie.

AUTHORITIES.—Walter of Henley's *Husbandry*; *The English Village Community*, by Frederic Seebohm; *Annals of Agriculture*, by Arthur Young; *The Agricultural Labourer*, by E. Keibel; *Report on the Employment of Women and Children in Agriculture*, 1867 (historical sketch by Messrs Tremenheere and Tufnall); *A Study of Small Holdings*, by W. E. Bear; *The Law and the Labourer*, by C. W. Stubbs; "**Agricultural Holdings** in England and Abroad," by Major Craigie (*Statistical Society's Journal*, vol. 1.); *The Return to the Land*, by Senator Jules Méline; *Land Reform*, by the Right Hon. Jesse Collings, M.P.; *Report on the Decline in the Agricultural Population of Great Britain*, issued by the Board of **Agriculture** and Fisheries; *Report of the Departmental Committee appointed by the Board of Agriculture and Fisheries to enquire into and report upon the subject of Small Holdings in Great Britain.* (P.A.G.)

(End of the entry under the term "Allotments and **Small Holdings**" in the 1911 Encyclopædia Britannica, which gives no reference at all to Canada or the United States of America.)

Copy of the text of an e-mail sent on 2020-08-27 at 1:47 PM.

(The one sent to the PAAB was a draft, while the text above is the final Appendix 1.)

Dear Members of the Property Assessment Appeal Board,

With your kind indulgence, we would like to submit an "Appendix 1" to our submission which is due by 4.30 p.m. today.

This is a copy of a draft, to be presented to the RDDS, about their DRAFT OCP Bylaw, to which our Response Letter refers on its Page 8 of 12.

This is a copy of the text about "**Small Holdings**" in Encl. Brit. (1911), with footnotes and e.g. a dictionary definition. The date 1594 should be 1597.

If the general belief is that English common law and statute law is valid in Canada unless repealed, might it be argued that **Small Holdings** is also a legal term?

In countries like e.g. Australia, Trinidad & Tobago and South Africa (the latter under codified Roman Dutch law), the word is used in legislation, always coupled with "**agricultural**" **land** use. I have asked a local Area "A" resident who happens to be a lawyer, for comments and possible emendations to the draft.

Due to this afternoon's deadline on Appeal 2020-17-00008, it would be appreciated for the record – as it seems to bear on the Response and Rebuttal Response.

Note its date – 2020-08-12 – which was before the Assessors two submissions were received.

Yours truly, Jacob and Lydia de Raadt, Osoyoos, B.C.

Jacob A. de Raadt

2020-08-31.

Mr. Christopher Garrish, MCIP,

Planning Manager, RDOS.

by e-mail.

Comments on the DRAFT Area "A" OCP Bylaw Update Bylaw dated 2020-07-17.

Dear Sir,

Please find attached my **initial comments** on the above document and its supporting documents, some of which are general and others are more specific, particularly as objections to how **"Small Holdings"** are dealt with in this OCP Update Bylaw, compared to the current OCP Bylaw. To explain this follows a comparison of the legends.

OCP	Designation	
Rural Designations:		Schedule "B" of the existing Osoyoos Rural Official Community Plan Bylaw No 2450, 2008 (shown at far left) counts as "Small Holdings" parcels with a "Rural Designation", (i.e. both within and those excluded from the Agricultural Land Reserve). The proposed "Schedule B" (DRAFT of 2020-06-01) (shown at left) seems to extinguish the word "Rural" from the Legend. Does this mean that a Small Holding stands to lose its current Rural Designation? That cannot be.
Resource Area (RA)	BL - Okanagan Basin Lakes	
Agriculture (AG)	AG - Agriculture	
Large Holdings (LH)	RA - Resource Area	
Small Holdings (SH)	LH - Large Holdings	
	SH - Small Holdings	
Existing Schedule "B" Legend.	Proposed Schedule "B" Legend.	

Why? The word "Small holding" has a **legal definition**. From **Webster's New International Dictionary**, Second Edition (1934), p. 2373: **Small holding, (Eng. Law) – A piece of land detached from a cottage, and hired or owned by a laboring man and cultivated to supplement his main income; - so called with reference to statutes intended to promote the acquisition of such holdings (Small Holdings and Allotment Acts, 1908, 1926). In this sense the term does not include any farm, however small, from which the occupier derives his main support.** And there is (according to Encyc. Britt. (1911 ed.) a history of about 650 years about **small holdings** always being in a **rural or agricultural** area, which was entrenched in law by Queen Elizabeth I's statute (1597). One might argue that, just like the Royal Proclamation of 1763, it is still **valid in Canada**, since no law has overruled or superseded it. If so, RDOS would have no right, duty or privilege to change an English term in Law. **See Appendix 1.**¹

The DRAFT OCP Update of 2020-07-17 shows this in ► "Section 4.0 Official Community Plan Designations" on page 20 of 107: (a) Does this really mean that Small Holdings within the ALR are no longer to be considered as "Agricultural"? (b) Also, where has the "Agricultural Protection Zone" gone, which features so prominently in the current OCP, to protect lands designated as AG and SH?	Agricultural Designations	
	Agriculture	AG
	Rural Holdings Designations	
	Large Holdings	LH
	Small Holdings	SH

¹ This Appendix 1 has also been submitted to the Property Assessment Appeal Board, as part of a 2020 assessment appeal rebuttal.

Section 6.2 "Rural Growth Areas and Capacity" describes a different type of "Small Holdings" than those in Section 7.2. NONE of those at Anarchist Mountain are in the ALR.	There are significant undeveloped areas designated for residential uses (including residential and small and large holding designations) in the existing rural growth areas. The Anarchist Mountain area contains 314 undeveloped Small Holdings (SH) and Large Holdings (LH) designated parcels.
Section 7.1 on page 29 of 107 should exclude the phrase "Reflection Point" as it is not part of the "background" in	is no common name applied to the agricultural lands that predominate in the valley bottom to the north and south of the Town of Osoyoos, although specific place names such as "Reflection Point" and "Willow Beach" do exist.
the preceding or following background paragraphs, but a name that coined by a recent re-developer (Infinity). In fact, the original "Reflection Point" is not the spit of illegal truckload attrition into Osoyoos Lake in this area, but the high ground on the current Toor vineyard (Blue Sky), that reflected into the water of the cove of Osoyoos Lake, when seen from the north. This cove pre-existed the construction of the CP Railway in 1944 – and has now all been filled up and raised as Strata Lots 16 – 30 in Phase 2 of that disastrous development project. It is a phrase (name) to be avoided.	
Section 7.2 on page 30 of 107: the number 210 should be broken down between Low Density Residential and Small Holdings. I believe that there are only 14 Small Holdings.	Residential clusters can be found adjacent to Osoyoos Lake at 81 st Street, 120 th Avenue ("Reflection Point"), 87 th Street, 95 th Street and at "Willow Beach" (at the head of the lake). In total, there are 230 parcels zoned for Low Density Residential and Small Holdings uses in this area (as of 2020).

(If the name "Reflection Point" is really needed in this Section (as a cluster), please mention this is a strata development, **the only one in the area**. The original Developer (Horse Whisperer) did not even apply for or mention a strata development at all, not even at the Public Hearing for rezoning of the land in September 2007. How a strata development was subsequently approved without a second Public Hearing, is not a question I can answer, but perhaps the OCP Update Bylaw should address this kind of perceived former anomalies, and add a section on ways to avoid such abuses and things.)

Section 7.3 on page 31 of 107 has contains an error on Low Density Residential and Small Holdings uses: Of the 241 that are mentioned, NONE are small Holdings. The words "and Small holdings" can be deleted .	There are significant low density residential developments in this area, including 85 th , 87 th & 91 st Streets on the west side of the lake and 33 rd , 35 th & 39 th Streets on the east side of the lake. In total, there are 241 parcels zoned for Low Density Residential and Small Holdings uses in this area (as of 2020).
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Additionally, there are significant portions of ALR land in the Anarchist Mountain area designated as "Small Holdings" and an area along the northeast border of Electoral Area "A" that are ALR and designated as "Resource Areas."	Section 9.0 is very confusing . When comparing a 2014 ALR Map with the current OCP Bylaw's Schedule "B", I noted that all the SH designated
parcels on Anarchist Mountain are not within the ALR. Where are these "significant portions of ALR land? The text in the DRAFT must be wrong! But if not, even these "Small Holdings" are very different to the 14 Small Holdings in the area mentioned above in Section 7.2. See the map on the next page . If Small Holdings <u>uses</u> are no longer going to be linked Agricultural <u>uses</u> , (as they ought to be from 1597, and as still recognized or inferred in the current OCP Bylaw, by using the legal term), could this not cause confusion within the OCP Update Bylaw? Should there perhaps be two kinds of "Small Holdings" – one in the ALR (14 of them) and one outside the ALR? The latter should not even be defined as Small Holdings but by a name that is more separate from "agriculture" like " Country Living ". I believe that the adjacent Thompson-Niocola Regional District has done that with their Zoning Bylaw No. 2400, creating an SH-1 zoning. (But I might be wrong, because I cannot see an SH-2 zoning, and as you know, a zoning bylaw is different than an OCP bylaw.)	

Section 9.1 also shows the following on page 37 of 107: My comments: I believe it is appropriate to start distinguishing between " grapes " that are eaten as a "food" like most of the other phrases in	The Agriculture (AG) designation within the Plan Area applies to land used or intended to be used for an agricultural operation or activity. This includes 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.
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this paragraph ("livestock, poultry, farmed game, fur bearing animals, crops, fruit, grain, vegetables, milk, eggs, honey, mushrooms, horticultural and aquaculture products") and "**grapes grown for liquor**" as it is "**no food**". I have yet to see "table grapes" grown in this former food-growing valley. Basically, **grapes to make wine are not fruit, nor agricultural**.

I believe that I am not the first or the only person to decry the very recent changes in what is supposed to be considered as "agricultural" because over the past 7 years, I have seen very many orchards around us disappear. This is extremely

sad and will become irreversible if no stop is put to supporting the liquor industry, whether local, national or global. How this can be addressed in an OCP Update Bylaw that has a limited time frame of effectiveness, while the harm to agriculture may already have been done (and is long-term and extremely hard to reverse), I do not know. I honestly wish I knew.



The "map collage" on this page was copied from ALR maps 82E.003 and 82E.004 and is not perfect. But I do not think to have missed more than a little bit of the many curves on Highway 3. So this is for illustrative purposes only. See text on the previous page. None of the SH (and LR) designated properties on Anarchist Mountain are in the ALR.



Now I must confess that I do not know the area well enough to state or deny that some potential exists for more Small Holdings (SH) or even Large Holdings (LH) designated properties on Anarchist Mountain, which might then be located in the ALR.

This sentence in Section 9.1 ignores the 14 parcels currently designated as "Small Holdings" within the ALR, zoned AG1.

Additionally, there are significant portions of ALR land in the Anarchist Mountain area designated as "Small Holdings" and an area along the northeast border of Electoral Area "A" that are ALR and designated as "Resource Areas."



Excerpt of the existing Schedule "B", not shown in inserts.

No currently Small Holding (SH) designated properties on Anarchist Mountain are zoned AG1.

It is also noticed that the Map, Schedule "B" of the current OCP Bylaw clearly indicates about 54 Small Holdings (SH) designated properties in the area accessed off Highway 3 and Richter Pass Road, but that "Schedule "B" of the DRAFT OCP Bylaw seems to ignore or eliminate that area from the update. As these properties are (just like those on Anarchist Mountain) also outside the ALR, I would suggest designating that area "Country Living" as well. (This might not be easily done as the people have horses, unlike those at Anarchist Mountain.)

And the Richter Pass development is older, horse breeding is rural and agricultural but does not provide any food, may perhaps result in an additional challenge for you and your staff and the consultant, to be resolved with consultation.



◀ Excerpt from ALR Map 82E.003.

The implication of keeping the (legal?) link between the 14 Small Holdings (SH) designated properties with "rural" & "agricultural" uses, all surrounded by land with an AG designation and AG1 zoning, in the North West Osoyoos Lake area of Section 7.2, also affects the application of the (federal) Farm Practices Protection (Right to Farm) Act.

Additionally to the DRAFT OCP Bylaw, Section 3.5 (Population and Demographics) says nothing about the following:

- Temporary farm workers – which are a numerical reality in Area "A" and also use of the housing in Area "A".
- Seasonal residents or vacation residents – which may or may not have been included in the recent censuses.
- Vacation visitors in B&B and Airbnb operations, whether authorized or unauthorized.

I would therefore strongly suggest that an additional clause (f) be added to Section 11.6 Policies - Vacation Rentals with the wording below, as a criterion that the Board may use to assess TUP applications:

.2 (f) an assurance by the applicant that the short-term vacation rental applied for will only occur while part of the residence remains occupied by its owner or long term lessee.

This captions the very essence of the idea of a B&B: The owner provides breakfast.

- .1 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.
- .2 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 providing domestic water and accommodating on-site sewage disposal;
 - b) mitigating measures such as screening and fencing;
 - c) provision of adequate off-street parking;
 - d) confirmation that the structure proposed complies with the BC Building Code; and
 - e) benefits that such accommodation may provide to the community.

This suggestion of a criterion .2 (f) may be seen by some as prohibiting or restricting B&B and particularly Airbnb uses, but the very recent denial of a Temporary Use Permit (on the East Bench) bears witness to the fact that temporary housing is being abused. Having lived for six years adjacent to Osoyoos' most highly rated B&B (according to TripAdvisor), we have had no problems with this legitimate operation by our neighbours who sold the property and moved away. We have also no complaint about the current operator. But some brand-new houses (or completely renovated houses), in which nobody has ever lived after completion of the work, are currently openly advertised on-line as Airbnb's. Now I ought to feel somewhat sorry for the builder in that he cannot sell his house after completion, but I am suspicious because it might be true that the non-resident owner (or builder) built this house with the main intent to make it available for short-term vacation rental, assuming appreciation of the property for some future year listing and sale. In doing this, the area's (meaning Area "A" and the Town of Osoyoos) normal rental needs become skewed, and adds to the already acute shortage of affordable rental housing.

Further comments on a few other parts of the DRAFT OCP Bylaw, as well as on the DRAFT Housing Needs Report of 2020-12-19, will be provided to you in the very near future, as well as a completed Community Workbook & Survey document that was obtained at the Osoyoos Farmer's and Artisan's Market on Saturday 2020-08-15. But I wanted to send this today.

Yours truly,

Jacob A. de Raadt.

with Appendix 1.

c.c. Mr. Mark Pendergraft, Area "A": Director, RDOS Board.

Jacob A. de Raedt, Esq.,

2020-10-07.

Mr. Christopher Garrish, MCIP,

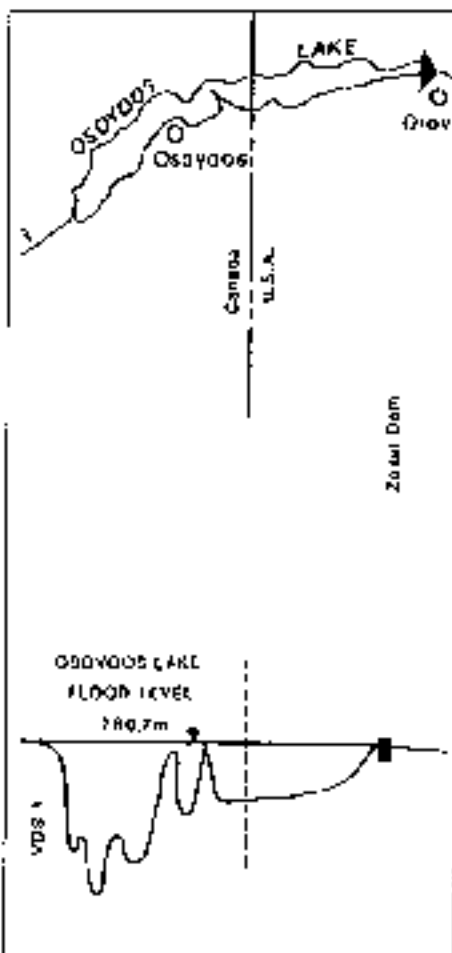
Planning Manager, RDOS.

by e mail.

Comments on the DRAFT Area "A" OCP Update Bylaw dated 2020-07-17.

Dear Sir,

Please find in this letter my **third batch of comments** on the above document and its supporting documents, some of which are general and others more specific. My main concerns are about the high-water level of Osoyoos Lake that has been **assumed** throughout the OCP, as I have reason to believe that for many years, this has been considered as the "flood level" from Figure 2 of the document below ▼.



**A DESIGN BRIEF ON THE
FLOODPLAIN MAPPING STUDY
OKANAGAN RIVER**

An Overview of the Study Undertaken
to Produce Floodplain Mapping for the
Okanagan River from Osoyoos to Penticton

◀ Excerpt (plan and profile) from **Figure 2**. Note the Osoyoos Lake flood level elevation of **280.7 metres** for the whole distance between Zozel Dam (shown at right) to Lakehead Campground (shown at left).

A. With all due respect to the author of the above 1992 Design Brief, it would appear that the hydraulic principle of a "backwater curve" has yet to be adequately investigated for the length of Osoyoos Lake, which can be calculated as ± 18 kilometres (as the crow flies) between Zozel Dam and Lakehead Campground. If this engineering principle had been considered, as it has been in use for many years in the United States and many other countries, a conclusion would likely have been reached that a "flood level" of 280.7 m is only valid for the immediate area above Zozel Dam, but that it is somewhat higher to the north, following a parabolic curve (that can be calculated) and might be even a metre higher than 280.7 m at the discharge end of the channel that replaced the oxbows of the Okanagan River many years ago. That reality needs to be faced, and ought also to be reflected in the RDOS's OCP Bylaw. If not, it is possible that errors are made with development projects and

the interpretation of the (newly revised) Watercourse Development Permit Area stipulations. I have previously expressed concerns to you with respect to some situations in Electoral Area "A" along Osoyoos Lake, north of the Town of Osoyoos. Some of these stem from "accretions" **(after 1992)** which should not have been allowed.

My personal observations of high-water levels at specific locations in my direct vicinity also lead me to believe that serious or less serious errors were already made in a few locations. Some property pins are below the "high-water level" for much of the year. As a result, SPEA calculations were based on erroneous assumptions.

500 IN GRADUALLY VARIED FLOW IN UNIFORM CHANNELS

of values reported by the various investigators. In the interest of safety, it is desirable to plan for any possibility within these limits.

B. GRADUALLY VARIED FLOW IN UNIFORM CHANNELS

1. Occurrence of Backwater Effects. Uniform flow at the normal depth, with the water surface parallel to the grade line of the channel bottom, represents a very special case among the possible water-surface profiles for steady flow in uniform channels. In general, steady flow in uniform channels varies gradually in depth from section to section. As discussed in the previous articles, flow at the normal depth is actually rare in nature, and great care must be taken, when conducting experiments with a working fluid, measurements of supposedly uniform flow, to make sure that the flow profile is actually uniform within the limits of accuracy required. The type of water-surface profile for steady flow, some of which may easily be mistaken for uniform flow, are often known as backwater curves.

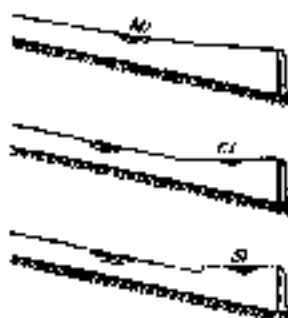


FIG. 2. Types of backwater profiles upstream from a dam.

Although the normal depth may be rare in actual occurrence, it is an abstraction of great utility, and its computed value is a parameter of importance in the prediction of water-surface profiles. Together with the critical depth, it forms the basis for the classification of all the possible types of water-surface curves in gradually varied steady flow.

The backwater curves take their name from the transition curve at the lower end of a stream flowing into a lake or pool. This curve has the shape possible forms shown in Fig. 2. The horizontal line represents the Jayman's idea of backwater, consisting of a horizontal line level with the crest of the spillway. Actually, the C1 curve is very rare. It occurs only when conditions are precisely intermediate between those causing the very common M1 curve and those causing the less common S1 curve. Figure 2, it must also be noted, conveys a very important fact about backwater curves: the distributed state makes the angle of slope of the line very large, although it is very small. In fact, the vertical distances in the figure may be of the order of 20

501 IN GRADUALLY VARIED CHANNEL FLOW

feet, whereas the horizontal distance may be as many miles. At the point where the level pool enclosed by the hump intersects the former stream profile, the additional height of the β curve is a constant, and it may easily be several feet, with a gradually rising effect extending miles up and downstream. The rate of change in depth is, in fact, so imperceptible that it cannot possibly be observed with the aid of precise instruments.

2. Classification of Surface Profiles. In addition to the foregoing backwater curves, there are nine other possible water-surface profiles. All twelve are shown schematically in Fig. 3. The diversity of shapes is controlled by the different bottom slopes and relative values of normal and critical depths. Channels which slope downward in the direction of flow are divided into three classes, according to whether the normal depth is greater than the critical depth (mild slope), equal to the critical depth (critical slope), or less than the critical depth (steep slope). A mild slope is one so flat that it will sustain uniform flow only at subcritical velocity; a critical slope has just enough inclination to sustain uniform flow at critical velocity; and a steep slope will sustain uniform flow at supercritical velocity. In addition, there are two cases in which the channel does not slope downward in the direction of flow: horizontal, and upward-sloping or adverse.

It has been noted that for steady, uniform flow the so-called friction slope S_f (i.e., the slope of the total-head line) is equal to the slope S_0 of the channel bottom. If the flow is steady and non-uniform, on the other hand, the additional factors of changing depth and velocity here must be taken into account; that is,

$$S_f = S_0 + \frac{dy}{dx} + \frac{d}{dx} \left(\frac{V^2}{2g} \right) \quad (11)$$

Now

$$\frac{d}{dx} \left(\frac{V^2}{2g} \right) = \frac{d}{dx} \left(\frac{Q^2}{2gA^3} \right) = - \frac{Q^2}{gA^4} \frac{dA}{dx} + \frac{Q^2}{2gA^4} \frac{dA}{dx} \frac{dy}{dx}$$

and since $dA = B dy$, where B is the water-surface width,

$$\frac{d}{dx} \left(\frac{V^2}{2g} \right) = \frac{Q^2 B}{gA^4} \frac{dy}{dx}$$

Substituting and rearranging,

$$\frac{dy}{dx} = \frac{S_0 - S_f}{1 - (Q^2 B / gA^4)} \quad (12)$$

which is the general differential equation of gradually varied flow.

The above pages 509 and 510 are copied from "Engineering Hydraulics", ed. Hunter Rouse, Wiley, 1950, the Proceedings of the Fourth Hydraulics Conference, Iowa Institute of Hydraulic Research, 1949. This was my textbook at the University of Pretoria (1965). The backwater curve principles were already known 70 years ago.

For System Dam - First Construction - Slope of Grade =

Backwater for $Q = 100,000 \text{ cfs}$
 Manning's Coefficient $n = 0.025$

$\frac{2g}{1.49^2} \frac{Q^2}{A^3} = 0.0031$ $S_0 = 0.0055 \frac{V^2}{2g}$

Station	Water Surface Elevation (ft)	Area	Velocity (ft/sec)	Friction Slope	Hydraulic Radius (ft)	$\frac{2g}{1.49^2} \frac{Q^2}{A^3}$	$\frac{V^2}{2g}$	Friction Slope	Length of Reach (ft)	Profile	Depth of Flow (ft)	Correction of Profile
10+00	164.0	10,000	10.0	0.0031	10.0	0.0031	5.0	0.0031	0.00	A0	10.0	0.00
9+00	163.0	11,000	9.1	0.0031	9.1	0.0031	4.9	0.0031	100	C1	10.0	0.00
8+00	162.0	12,000	8.3	0.0031	8.3	0.0031	4.8	0.0031	200	M1	10.0	0.00
7+00	161.0	13,000	7.7	0.0031	7.7	0.0031	4.7	0.0031	300	S1	10.0	0.00
6+00	160.0	14,000	7.1	0.0031	7.1	0.0031	4.6	0.0031	400		10.0	0.00
5+00	159.0	15,000	6.7	0.0031	6.7	0.0031	4.5	0.0031	500		10.0	0.00
4+00	158.0	16,000	6.3	0.0031	6.3	0.0031	4.4	0.0031	600		10.0	0.00
3+00	157.0	17,000	5.9	0.0031	5.9	0.0031	4.3	0.0031	700		10.0	0.00
2+00	156.0	18,000	5.6	0.0031	5.6	0.0031	4.2	0.0031	800		10.0	0.00
1+00	155.0	19,000	5.3	0.0031	5.3	0.0031	4.1	0.0031	900		10.0	0.00

FIG. 7. Typical backwater computation, standard step method.

Other pages in the book show that it was widely used for water reservoirs in the USA like Lake Mead (AZ / MV) and Fort Loudoun Dam (TN, 1943). My assumption is that a M1 curve would be applicable to Osoyoos Lake. The MOTI (2009) and the City of Surrey (1990's) (through the same consulting firm) have calculated backwater curves for the Nicomekl River and the Serpentine River.

Both these rivers have seawalls where they terminate in Boundary Bay. While in previous decades, an extremely arduous process of manual calculations¹ was needed for calculating backwater, the advent of digital terrain models and computers have made this work more than a few quantum leaps easier. In 1950, other methods like the "standard step method"² existed; one of them was "Grimm's Method", another was "Leach's Diagram".

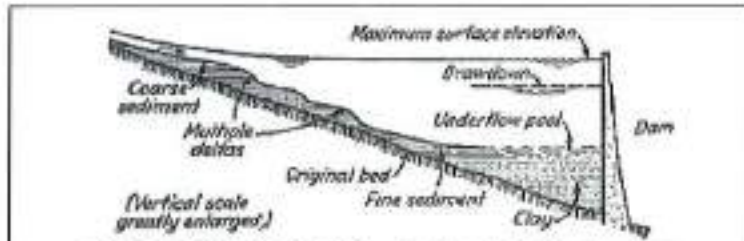


Fig. 23. Schematic representation of sediment deposition in reservoirs.

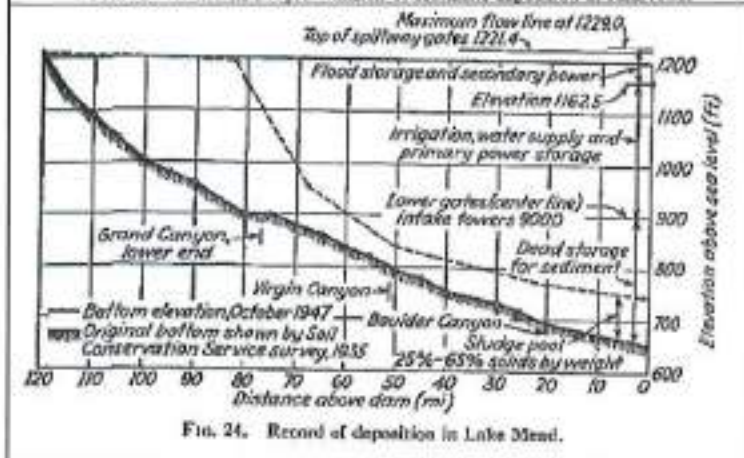


Fig. 24. Record of deposition in Lake Mead.

◀ From page 830 of my textbook, (about sedimentation in reservoirs) comes this Fig. 23 that schematically shows the backwater curve of the maximum surface elevation. From this, the Flood Level of 280.7m would be appropriate at Zozel Dam but not at the Highway 3 (Main Street) bridge in the Town of Osoyoos, nor at the Lakehead Campground.

◀ From page 831 of my textbook, a section of Lake Mead that does not show the backwater curve based on the maximum flow line of 1229.0 feet, but shows how much this major reservoir had already been silted up in 1947³, so that at the west boundary of the Grand Canyon, there was no storage capacity left. The City of Las Vegas currently spends many millions of dollars to drill for potable water in the very bottom of Lake Mead, which is mostly empty with a wide white ring along the edges.

Many other large dams around the world exhibit the same problems of siltation, according to ICOLD.

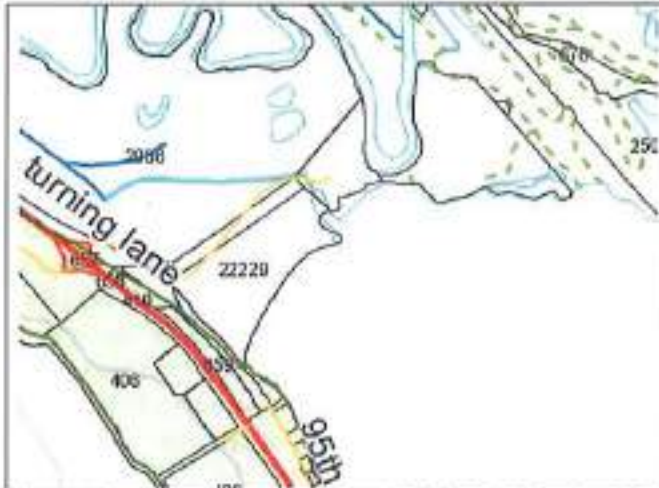
I would assume that **IF** a parabolic "backwater curve" would be calculated for Osoyoos Lake, its resulting high-water level elevations along Osoyoos Lake (**meaning not 820.7m from one end to the other**) could easily be copied into the RDOS OCP Bylaw and also to **Schedule I**, the Watercourse Development Permit Area. (There seems to be room enough on Schedule I for a Table of Elevations.) That's where the numbers ought to be, as a "plan" and valuable "tool" for all future development along Osoyoos Lake. **My suggestion is that RDOS retain a consulting firm to do this calculation, before proceeding with completion of the OCP Bylaw Update.**

Concluding this "point A", it ought to be very evident that the impact on the actual "development potential" for the **Lakehead Campground** area might perhaps be dramatically **reduced** (or even completely **eliminated**) if the site would prove to be "below" a **flood level** of (say) **282.7 metres** instead of the **280.7 metres** that has been "assumed" to date. Added to this, a much welcomed serious approach to the determination of the Streamside Protection Environmental Area (now called the **Streamside Protected Area**) would be possible, through the recently "revamped" Watercourse Development Permit process, to avoid the errors made fairly recently along the shore of Osoyoos Lake, as it seems that in the past, not much more than lip service was given to due process.

¹ See at <https://lorenz.org/history/zuiderzee/zuiderzee.htm> for information on the "father of numerical hydraulics", and also at https://en.wikipedia.org/wiki/Zuiderzee_Works

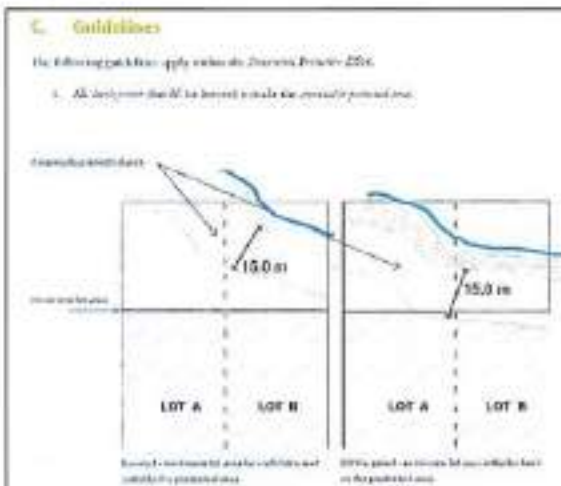
² See <https://www.youtube.com/watch?v=2I2NubMUFak> and <https://www.youtube.com/watch?v=cAhhb8gJAoY> for lectures on this.

³ Incredibly, this was only twelve years after its completion!



◀ The ALR Map seems to indicate that the land at **Lakehead Campground** is quite flat, and not much land exists above the normal water level. I am sure that the RDOS already has the **detailed information**. It should be stressed that a potential developer might be much inclined to raise the property with a "soil depositing permit", in order to increase a currently undevelopable parcel, perhaps even by applying for an "accretion", as had been done before at a minimum of three sites that I know of: (1) Osoyoos Lake Park, (2) the Horse Whisperer property (long ago, before permitting existed), and (3) the area around 13827 and 13829 - 81 Street, fairly recently.

The end result of this in **Phase 1** of the "Reflection Point subdivision" is shown on the photo at right ▼ below.



Excerpt from the District of North Vancouver's OCP called Bylaw 7900, as revised on 2020-10-29.

This is one of my many photos that shows the property pins are below "high water" level for much of the year.

What is evidently allowed in North Vancouver (**the right-hand sketch of LOT B**) means that the "lot area" may extend within a streamside protected area, but not within the body of water itself. In Area "A", a development was allowed with property pins within the body of water, likely "assuming" the 280.7 metres high-water level.

The other strange situation with ▲ this development was that all the civil servicing (as well as asphalt paving) had already been completed in **the summer of 2016**, a few months before the RDOS Watercourse Development Permit was issued in early November 2016. (Due process?)

A general note before moving on. The text of the **DRAFT OCP** Bylaw mentions the word "protected" 12 times and the word "protection" 44 times. Not many of the latter actually deal with the **environmental protection**.

B. From the previous **Figures 23 and 24**, the matter of siltation into Osoyoos Lake ought to be reflected somewhere in the OCP Bylaw. During one of the annual meetings of the International Osoyoos Lake Board of Control, the US members presented quite detailed survey information about the outlet of Osoyoos Lake, near Veteran's Park, Oroville, WA. No wonder; that is where the lake is at its shallowest and most vulnerable to siltation. South of that point, closer to Zozel Dam, water velocities would be higher due to an actual riverbed cross-section.



But we all know that the **Lower Basin** of Osoyoos Lake is shallow, particularly at Haines Point (where the sharp ^ shows on the profile) and that siltation **north** of Haines Point would be more likely than **south** of the sand bar that separates the park and Lakeshore Drive. The fact that opposite Haines Point, all the land is within the Town of Osoyoos, is somehow irrelevant. I am pretty sure (but have no data to prove it!) that when Zozel Dam was rebuilt (around 1993), **WA** and particularly **US** officials would have calculated the required backwater curves. On the other hand, if so, I would not be surprised to hear that they only did this for **the US portion** of Osoyoos Lake, south of the border; thence an (ongoing?) concern about siltation at Veteran's Park. The other concern south of us is the backwater curve of the Similkameen River, which results from blockage when both rivers would peak simultaneously (which almost happened two years ago).

As far as the **Upper Basin** of Osoyoos Lake is concerned, this is much deeper and as a result, likely much less vulnerable to siltation. The part of the Lower Basin between the "bar" at Haines Point and the bridge at Highway 3 (Main Street) seems to be shallow along the edges, with reeds and Eurasian Milfoil, and these areas need to be protected from siltation. (In the seven* years that I have lived in Area "A", I have yet to see that fancy machine at work, which is used to combat Eurasian Milfoil on the Upper Basin.)

C. Comments on the text of the OCP Draft Bylaw:

<p>1.0 INTERPRETATION AND ADMINISTRATION</p> <p>The provisions of this Plan apply to all lands and water within Electoral Area "A" identified on Schedule 'B' Official Community Plan Map of this bylaw.</p>	<p><u>Section 1.0:</u> So the OCP Bylaw does not apply to all "water" (singular) that is within Provincial jurisdiction, like Osoyoos Lake itself. But if so, why does Schedule 'B' give this a BL (Okanagan Basin Lakes) Land Use Designation?</p>
<p>.5 The ability of the proposed development to provide on-site water and septic disposal or to connect to community services, if available.</p>	<p><u>Section 1.4.5:</u> I believe the term is "on-site wastewater" according to the Regulations.</p>
<p>7.2.1 Policies</p> <p>The Regional Board:</p> <p>.1 Supports the Town of Osoyoos providing community sewer connections to existing parcels fronting Osoyoos Lake in order to improve water quality in the area but does not support increasing density on parcels connected to the North West Sewer as this is an agricultural area and the potential for conflict from new residential uses.</p>	<p><u>Section 7.2.1.1:</u> Can sanitary sewer connections improve water quality? What water is meant but lake water? The community water system installed in 2018 (in part of the former System 8) is not from Well #6 (as was first intended) but a "blend" of town water. The high manganese content of this "blend" makes it actually "not fit for drinking" according to the Town's consulting firm in February 2019, based on new federal requirements for Mn content. Osoyoos Lake water in this area, still available to some (but not all) property owners during the summer months, is also chlorinated but has no manganese. It has a better quality and leaves no nasty pink stain. I am in support of the remainder of the sentence.</p>
<p>.4 Supports the eastward extension of the Town of Osoyoos boundary and community services such as water and sewer to include the residential and rural-residential parcels west of 33rd Street.</p>	<p><u>Section 7.3.1.4:</u> What is meant by the term "rural-residential"? It shows 4x in the document: 3x referring to Kilpoola or Anarchist Mountain and only 1x to the East Bench. There</p>

is no rural-residential parcel at all west of 33rd Street; only **Low Density Residential (LR)** with some **Agriculture (AG)** parcels to the north, on the Existing Schedule 'B'. I find it strange that the DRAFT OCP Update says almost nothing about the East Bench. That's suspicious, and it may have been part of the Terms of Reference given to the consultant (a theory I cannot prove) or might be explained by an uncomfortable feeling (that can also not be proven) that I've had for a while – that a future annexation of part of that area by the Town of Osoyoos is already a "given" or **fait accompli**.

Section 7.5 – first line – has a spelling error as it should be Old Richter Pass Road. To date, I have never heard the word Kilpoola referring to this area. Kilpoola Lake is actually **5 km south** of the LH and SH designated properties on Old Richter Pass Road. Perhaps it ought to be called the Old Richter Pass Road area, to increase clarity to local usage. The North arrow on all Maps (in this and all Schedules and in the text) are **wrong**, and show some direction about 4 degrees to the east of true North. (Perhaps this was done on purpose to distinguish it as a “draft”.)

<ul style="list-style-type: none"> • 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, triplexes, fourplexes, and those complementary secondary uses such as daycares, preschools, and small parks, which are integral to a medium density area. 	<p><u>Section 11.1:</u> I do not see the need for a Medium Density Residential (MR) land use designation in Area “A”, as this land use and its density belong in a municipality and not in a Rural Plan. On the new Schedule ‘B’, I see this colour at Lakehead Campground (is there already a proposal for it?),</p>
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and at Country Squire Retirement Villa (existing). The latter does not need it as it is **pre-existing, non-conforming** anyway.

Figure 17 on page 35 is titled “Designated Community Watersheds” but it is clear that only one such watershed is proposed for Electoral Area “A” – so the identification of the other one (in Electoral Area “C”) does not seem to be needed.

<p>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.</p>	<p><u>Section 8.3.7.e:</u> Why would the Province be encouraged to manage “all Crown land” while some of it is under federal ownership and jurisdiction?</p>
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Is it not the Federal government’s duty to do manage federal land? Why would the Provincial government be prepared to take on this extras liability as if it is “downloaded”? Why would the RDOS make a policy statement about such “encouraging” (and others in this section)? **We have surely had enough downloading since it started in the 1980’s!**

<p>9.1 Background Approximately 15% of land in Electoral Area “A” is within the Agricultural Land Reserve (ALR). This land area is designated Agriculture (AG) and comprises a total area of 3,786 ha. Most of the land in Electoral Area “A” designated AG is within the ALR; however, there are also small portions of AG in the rural west area that lie outside of the ALR. Additionally, there are significant portions of ALR land in the Anarchist Mountain area designated as “Small Holdings” and an area along the northeast border of Electoral Area “A” that are ALR and designated as “Resource Areas.”</p>	<p><u>Section 9.1:</u> This paragraph ignores the truth that fourteen properties within the ALR are designated Small Holdings (SH), and that this Update seems to change that by “creating” a new SH designation which no longer considers the “agricultural” and “rural” context. See my objections to this trend in my initial comments, dated 2020-08-31.</p>
<p>.7 Encourages new development adjacent to agricultural areas to provide sufficient buffering in the form of setbacks, fencing and landscaping that is consistent with the <i>Ministry of Agriculture Guide to Edge Planning Promoting Compatibility Along Agricultural – Urban Edges</i>.</p>	<p><u>Section 9.3.7:</u> This “encouragement” should also apply to the fourteen Small Holdings (SH) designated parcels within the ALR. Obviously,</p>

the Ministry of Agriculture’s Guide about “urban edges” **should and could not** to be used for these particular setbacks.

<p>e) if the parcel of land that is the subject of an application adjoins a Low or Medium Density Residential zone, the micro cannabis production facility will be setback 60.0 metres from that zone boundary.</p>	<p>A (minimum?) setback of 60.0 metres should be stated for all Land Use Designations and not only for RA (8.3.12.e) and AG (9.3.13.e)</p>
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This setback requirement for Small Holdings (SH) should be added in Section 10.4, while there are some strange “errors” in Section 10.3.10.e (under LH) where “Medium Density Residential” is obviously wrong and the 60 metres should be **60.0 metres** (as in the rest of the document). An acquaintance of us who lives on a small property on Canyon Road, close to the former sawmill west of Rock Creek, had a lot of **unwanted odour** from the cannabis operation that went into that site.

This seems to be the extent of my comments today. Thank you for your consideration to these concerns.

Yours truly,  Jacob A. de Raadt.

c.c. Mr. Mark Pendergraft, Area “A: Director, RDOS Board.

Jacob A. de Raadt, Esq.

2020-10-19.

Mr. Christopher Garrish, MCIP,

Planning Manager, RDOS.

by e-mail.

Additional Comments on the DRAFT Area "A" OCP Update Bylaw dated 2020-07-17.

Dear Sir,

Please find in this letter my fourth batch of comments on the above document and its supporting documents, some of which are general and others more specific. My main concern this time is "transportation" and in particular, "transportation by road", which is (in my long held view and current regular experience of Highways 3 and 97 through Area "A") not getting its due amount of attention in the "Draft". I would be remiss in my life-long professionalism and ethics if not suggesting that more needs to be said, as many years ago I was a member of a team preparing formal Transportation Studies for Alberta towns with populations similar Osoyoos at present, (Lacombe and Stettler¹) and those results were used in OCP Bylaw updates. I also prepared many transportation and traffic impact studies for annexation proposals and development projects around Calgary.

1. The current "Draft" mentions the word "transportation" only 21x, some of them in headings and titles that do not mean anything by themselves. The first paragraph of **Section 2.1 (Background) on page 10** states that "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." so whether this noble purpose is met, we need to proceed to **Section 5.2 (Broad Goals) on page 19** at point 5.2.7: "Transportation. Maintain a safe and efficient transportation system for all road users." That seems to narrow the purpose (or goal) down to the crux of the matter, but sadly makes an assumption that the current (transportation) system is already safe and efficient, (so that it can be maintained in that shape). That is where (in my humble opinion) the water starts to get murky, because this point 5.2.7. indicates absolutely no policy about what might RCOS be needed to have as a policy if the existing system is not "safe and efficient". That "assumption" may well be false, in which case Section 5.2.7 would be meaningless.

2. The second paragraph of **Section 7.1 (Background) on page 27** (under the Heading 7.0 LOCAL AREA POLICIES) does not give a policy: "With improved transportation routes into and out of the South Okanagan after 1960, additional communities outside of the valley bottom began to emerge, specifically at Anarchist Mountain (to the east) and at "Kilpoola" (to the west)." My concern with this is that the words are not really true. The land development projects on Anarchist Mountain did not occur as a result of the completion of the Hope-Princeton portion of Highway 3, and the words "tourism", "retirement", "vacation homes" and the like ought to be used in any rephrasing of that sentence to have it make sense and be truthful as well. My previous concern about a

¹ And some years later, I was YTG's Project Manager for the Takhini Area Transportation Study in Whitehorse, Yukon.

community supposedly called "Kilpoola" are known to you; the reason for land development on Old Richter Pass Road was likely also independent of the completion of the highway through E.C. Manning Provincial Park.

3. In **Section 7.2.1 (Policies) on page 28**, (still under 7.0 LOCAL AREA POLICIES) the rubber hits the road with **"The Regional Board: "2 Encourages signage within provincial highway road dedications to comply with the Ministry of Transportation and Infrastructure's Policy Manual for Supplemental Signs (2005)." This only seems to mean an RDOS policy of "encouraging" another legal entity (MOTI) to comply with its policy. Why? Well, obviously because all "roads" (actually road "right-of-ways" or "dedications") within Area "A"² are under the jurisdiction of the MOTI (= "Her Majesty the Queen in right of the Province of British Columbia"³) until QEII dies, and then it becomes "the King". It appears that the only thing that RDOS may do, is to "classify" them (see ▼)**

Now everybody would agree that only Highway 3 and Highway 97 run through Area "A" and that none of the arterial, collector or local roads (as shown on Schedule G of which the legend is shown at right) ought to be considered "provincial highways", but then two questions arise:

- (a) How can RDOS do **this encouraging of the MOTI**, if the MOTI seems to be unwilling and/or unable to enforce their policy?
- (b) If (and how) RDOS can do anything about signage on these **other roads** that are located in Area "A" but under control of the MOTI?

Obviously, the MOTI's Policy Manual for Supplemental Signs (2005) can

only apply to provincial highways and not to these arterial, collector and local roads. This is where the draft's RDOS policy seems to fall apart as a platitude. Moreover, what about "private signage" along **all roadways**?

ROAD CLASSIFICATION

-  Highway
-  Arterial
-  Collector
-  Local Road

4. Well the very next **Section 7.2.1.3**, with the words **"Encourages the establishment of a quality landscape and built form by limiting the amount of commercial signage and prohibiting the placement of commercial signage promoting third-party and off-site uses, particularly on important thoroughfares through the community such as Highway 97 and Highway 3."** **seems to cover that point and answer that question**. Once again, the word "encouraging" might be seen as a paper tiger, because it only deals with **proposed private signs and not with existing (authorized and unauthorized?) ones**, of which there are many, too many in fact, and not only on Highways 3 and 97. The words in Section 7.2.1.3. might be workable (and enforceable) for new (Building Permit) applications for yet one or two or three more fruits stands or wineries, but it does nothing for private signs on the highway right-of-way that popped up overnight without even an application, or for those that, (like the US signs for "Burma Shave") clutter the highways on an annual or perennial basis, so that I cannot properly see approaching traffic from the north when in the driver seat of my Chevrolet Tracker close to home. An unparalleled proliferation of disarranging private signs (as if I really need to be reminded what an apricot or a cucumber looks like!) that is likely causing a lack of drivers' attention to the job at hand, and initiating a fender bender crash (or worse) at many occasions. Even for **new private signs**, the existing policy (is there one?) through the Building Permit process, has not worked well, and has resulted in a **much too wide driveways and "landscaping" within a "local road right-of-way"** close to us. Not encouraging news for you, perhaps, but I question if Section 7.2.1.3. is good enough to be **workable and enforceable**, because the OCP is a "planning tool". Now to whom does the attentive local resident (like me) complain about this situation: **The RDOS Bylaw Officer or the MOTI?** Note that both are 60 km away, and if the latter, the privatization of "highway main-

² Even the short 122nd Avenue in front of my house is under the complete control of the MOTI and not of the RDOS.

³ Until the Community Charter of the ± turn of the century, this was also true in all but the four BC "Charter Cities".

tenance functions" would likely in former days have caused a thick file with red tape before any preventative or corrective action were taken, or dozens of inter-office e-mails today. And I have yet to mention realtors' signs bright and beautiful, big and small, that stay on for years, it seems. Compared with them, federal and provincial election signs are well regulated; perhaps RDOS ought to take a lesson or two from Returning Officers. (These comments also apply to Sections 7.3.1.3 and 12.3.5.)

5. What is sadly lacking, and (in my opinion) needs to be added in this OCP Update Bylaw is a certain level of recognition that since 2004, both Highway 3 (called the Crowsnest Highway) and Highway 97 (called the Okanagan Highway) – as they run through Electoral Area "A" – are part of Canada's National Highway System (in the "feeder route" class to the Trans-Canada, which is in the "core route" class) which can be seen and well explained at the website with this link: [https://en.wikipedia.org/wiki/National_Highway_System_\(Canada\)](https://en.wikipedia.org/wiki/National_Highway_System_(Canada)) and note the words in the second paragraph about a possible funding source outside the provincial government coffers: **"However, the federal government provides some funding assistance for important maintenance and expansion projects on designated highways through cost sharing programs."** The importance of this ought to trigger an RDOS policy statement, as "expansion" or even "upgrading" might well be included in "maintenance". While the two sections of Highway 3 (both east and west) are not likely to be "upgraded" due to the two mountain passes, Highway 87 (in my opinion) is not quite "up to par" geometrically, particularly when compared to Highway US 97 south of the border with Washington State. **Let me explain: I believe that it does not meet current design criteria in a number of locations.**

6. While working for six years in Arizona, my job function was to prepare "AASHTO Controlling Design Criteria Reports" for about fifteen major highway maintenance projects called Pavement Preservation Projects (for which I also had to prepare "Final Project Assessment Reports." These formal (legal?) documents had to be signed off by a senior manager at ADOT and by a senior manager at the Arizona Division of the Federal Highways Administration. The FPA's dealt with (a) "what need to be done", (b) "when will that work be done" and (c) "who pays for what part of the work." Most costs were from one or multiple federal funding sources. Page 9 of <https://apps.azdot.gov/files/Roadway-Engineering/predesign/2009-aashto-guide.pdf> shows the 13 criteria:

AASHTO CONTROLLING DESIGN CRITERIA REPORT	
There are thirteen "AASHTO Criteria":	
1. Design Speed	8. Grade
2. Lane Width	9. Stopping Sight Distance *
3. Shoulder Width	10. Cross Slope
4. Bridge Width	11. Vertical Clearance
5. Horizontal Alignment	12. Horizontal Clearance
6. Superelevation	13. Structural Capacity/Bridge Barrier
7. Vertical Alignment	
* Note: There are three aspects of stopping sight distance that are reviewed: Vertical curve stopping sight distance, horizontal curve stopping sight distance and intersection stopping sight distance. AASHTO policies and guides provide values for these "AASHTO Criteria". Design exceptions are required if these criteria do not conform to the values as set forth in the standards of the following publications: 1. A Policy on Geometric Design of Highways and Streets, 2004 2. A Policy on Design Standards – Interstate System, 2005	

Clicking on the blue hyperlinks on that page 4 will lead to a description of the “**current design criteria.**” Most “maintenance projects” needed an AASHTO Controlling Design Criteria Report, and if any could not be met, a “Design Exception Letter” had to be written, together with a justification based on crash statistics, and this had to be approved by ADOT and the FHWA. (On one of my projects, the FHWA refused, so that a “non-conforming criterion” had to be “fixed” – **adding another few million dollars to the project cost!**)

Now please do not misunderstand me, as if I would suggest that provincial highways in our province and autonomous country should be upgraded to US requirements, as they are e.g. in the AASHTO Policy Green Book. By no means, every state in the USA has its own “highway design standards”, but they follow the general “Policies” of that Green Book. The BC MOTI also has its own “highway design standards” and so have Alberta and the other Canadian provinces⁴, while Canada has the “**Manual of geometric design standards for Canadian roads and streets**” from an organization first prefaced by the letters CGRA (Canadian Good Roads Association), then RTAC and then TAC. These documents are all “**updated**” occasionally (last in 2017), but not in their major principles or concepts, just like an OCP Bylaw, and the operating word in all of this is “**current**”. **My concern is that Highway 97 in Electoral “A” does not meet some current MOTI design criteria at some locations.**

The acronym AASHTO stands for the American Association of State Highway and Transportation Officials, of which **British Columbia’s MOTI** (as well as counterparts in **eight other Canadian provinces/territories**) are **International Associate Members**.⁵ See at <https://meetings.transportation.org/overview-benefits/associate-members-application/#international> and the footnote ▼ below. I believe that the sections of the Okanagan Highway through Area “A” ought to be “**upgraded**”, and not only “**maintained**” to remain at what was designed (**in good faith, when vehicles were different in many ways, the traffic volume was much less and traffic safety was yet to be studied**) according to the design standards that existed when it was first built. Current road users, also including those visitors entering BC from US 97 south of us, deserve a proper Okanagan Highway – and the RDOS ought to “**promote**” or “**encourage**” that “**upgrading**” with a strong policy statement in the OCP Update Bylaw. **The first step ought to be made; if not now, will it ever be done?** The “status quo” is unacceptable, RDOS ought to be “proactive” instead of “reactive” in this OCP Bylaw Update.

Last fall, a resident of Area “A” whose former senior employment was with the BC Government Lands Branch, told me that the MOTI (in its former guise MoTH) studied the realignment of Highway 97 south of Cemetery Hill. In those days, that kind of work was done in Victoria through the Major Projects Section of the Ministry. It is unknown if any possible alignments were brought to the attention of the public, but **perhaps they were shown to the RDOS**. In those days, traffic volumes were much lower and design standards different, annual mileage traveled by local drivers and by tourists was less, and nobody had even envisaged a National Highway System, in which Highway 97 is a natural extension of US 97 that first started at Weed in California in **1926**. (Would an “upgrading” in Area “A” perhaps be possible, just in time for the **upcoming centennial** of the highway system?)

⁴ In 2008, I discovered that Mexico had adopted an almost verbatim translated version of the 1995 AASHTO Green Book.

⁵ “International Associate Members are agencies in the Territorial Governments of the United States, adjoining provinces and other territories of Canada and States of Mexico in which the official highway responsibilities are lodged and their duly constituted heads and other chief directing officials engaged in the administration and technical work of such agencies. The Executive Committee may also approve as an International Associate Member any highway or transportation agency of any other nation, or State, Province, or Territory thereof and their duly constituted heads and other chief directing officials. **International Associate Members have the privilege of attending meetings and committee sessions and taking part in discussions but not of voting.**”

In fact, https://en.wikipedia.org/wiki/U.S._Route_97 states: "US 97 intersects SR 20 near Omak before US 97 crosses the Canada–US border north of Oroville, Washington and becomes British Columbia Highway 97 at Osoyoos, BC. **BC Highway 97 is the longest uninterrupted highway in the province** winding south-to-north, eventually becoming part of the Alaska Highway and passing into the Yukon Territory. However, the '97' designation ends at the BC/Yukon border." and later: "The Alaska Highway portion of Alaska Route 2 was once proposed to be part of US 97. This never came to pass, as the Yukon Territory declined to also renumber its portion of the highway to '97'. The Alaska International Rail and Highway Commission lobbied for the designation of US 97 from Fairbanks, Alaska to Mexico City in the late 1950s." (This just for historical context.)

Of course, I also recognize that RDOS might be in a bind by being "proactive" in an OCP Update Bylaw, as it is not an actual "government". Canada has a system of three levels of government (federal, provincial and local), and in this model, Electoral Area "A" is not a "local government entity", while a Regional District is not the "provincial government" itself. As is known from e.g. the Lower Mainland, a local government may participate in programs from an adjacent regional district, while formally being part of the Greater Vancouver Regional District (that currently calls itself Metro Vancouver, which name has been questioned in court). South of us, a county is the principal political and administrative subdivision of a state; Okanogan County is a political and administrative subdivision of the State of Washington. Comparing RDOS (or Electoral Area "A") to the country south of us is not really possible. In the US, the principle of **subsidiarity** is held (that decisions should be made at the lowest level possible). The **American federalist system** is based on all the states having power except for that which they, collectively, hand over to the federal government. In Canada, it goes the other way. The federal government has the power except for that which it relinquishes to the provinces. Perhaps that is how and why and how we have been overwhelmed with "downloading" for the past thirty-odd years, so that our highway system is now inadequately funded for anything but minor maintenance, e.g. **asphalt resurfacing** (just before provincial elections) to show "your tax dollars at work" for newly blackened and crack-less travel lanes and paint lines, **without addressing geometric, structural and traffic operational needs**. (Sorry for my sarcasm!)

7. From the gist thus far, you may gather that I am in complete agreement with the policy statement in **7.2.1.4**.

8. Traffic operationally, "**access management**" which was formerly called "**access control**" is considered a problem on Highway 97 (and on Highway 3 to a lesser extent). I believe that the OCP Update Bylaw should be stronger in **Section 12.3.1.4**: "May support future commercial development on locations away from Osoyoos Lake to reduce human impact on the lake and maintain and improve water quality and habitat, provided that the development: **e) can be accessed safely from local highways, Highway 97, or Highway 3.**" (and also Section 12.4.7(e), although that might contradict Section 12.4.6.). As stated above, the policy as it stands does nothing to **reduce the too many access locations that already exist** (whether by permit or not, whether supposedly grandfathered or not). I realize that by being "**proactive**", this RDOS OCP Update Bylaw may seem to intrude and step on the toes of the MOTI, **but so what?** A highway on the National Highway System ought to be treated as "more than a normal provincial highway that is not on the National Highway System". That was the intent, and if needed, the RDOS might take the MOTI to task to prove that they are fulfilling their mandate to the travelling public regarding traffic safety. The reduction of (mainly commercial) access locations ought to be "encouraged" in the OCP Update Bylaw. I believe that if you do not do it, the MOTI will never do it, as it has political implications. Moreover, in the whole Ministry (I recently heard from a reputable source) there is nobody with the designation Professional Traffic Operations Engineer® (PTOE). An Improved text of these

sections (and others) is needed to conform to the first sentence of Section 18.1, where the term “Controlled Access Highways” is correctly stated.

9. Section 15.4.4.(d)(i) is a bit different, as it deals with new parkland development: “vehicular ingress and egress should meet Ministry of Transportation standards;” which is obviously a provincial function and does not specifically address provincial highways, only the “standards” of the MOTI, which is vague, because they might be differently interpreted by different people in different offices of different Ministries. As an example, (1) the picnic ground and (2) the parking lot for that picnic ground at the bottom of 120th Street come mind. There is no “vehicular ingress and egress” to the picnic ground, but the Approving Officer in the MOTI office in Kelowna approved the subdivision plans for both Phase I and Phase II, and engineering drawings show **no access**.

10. Regarding traffic volumes on Highway 3 and Highway 97, I googled this in and found the AADT (Average Annual Daily Traffic) volumes <https://www.th.gov.bc.ca/trafficData/legacy/TDP-97-03.html> on these highways through Area “A” (which renders a .zip file), from which the following has been copied:

Highway 3 West (159) ⁶	Highway 3 East (161) ⁷	Highway 97 South (496) ⁸	Highway 97 North (497) ⁹
1713 in 1995	1624 in 1994	2270 in 1994	6254 in 1994
1719 in 2000	1781 in 2000	1842 in 2000	7086 in 2000
1628 in 2006	1493 in 2006	1653 in 2004	7395 in 2005
1674 in 2009	1621 in 2007 (last count)	1637 in 2008	7216 in 2009
1929 in 2012		1771 in 2008	7448 in 2012
1813 in 2013 (last count)		1475 in 2015 (last count)	7214 in 2013 (last count)

11. Further to questioning the validity of these data (see e.g. in the footnotes below), much could be said about the appropriate interpretation of these **historic traffic counts**, and I want to tell about a project I handled in Arizona, where **SR 95** is the highway between **Quartzsite** and the intersection with **US 93** within the **City of Parker**. A “political” request came for a set of passing lanes on this two-lane highway that runs straight north in the desert. The AADT of this stretch was in the order on **1600 vehicles per day**, and this clearly did not meet ADOT’s “warrant” or “standard” for passing lanes at all. However, due to the considerable winter traffic volumes generated by many thousands of snowbirds and annual “rock and gem” shows at Quartzsite (which fact was

⁶ Segment: **Route 3 From Junction Route 3A To Junction Route 97** – but this is a long stretch of highway, and the location of the counting station is only given as **49.03948 degrees North and 119.6994 degrees West of Greenwich**, **(which point is near the Nighthawk cutoff, outside Area “A”, and therefore does not include any traffic from the development on Old Richter Pass Road.)**

⁷ Segment: **Route 3 From 82Nd Avenue Osoyoos To Rock Creek Cut-Off Road** – but this is a long stretch of highway, and the location of the counting station is only given as **49.01702 degrees North and 119.2017 degrees West of Greenwich**. **(which point is east of Ravenhill Road, likely outside Area “A” (= outside the Regional District) and therefore does not include any traffic from development on Anarchist Mountain.)**

⁸ Segment: **Route 97 From Us Border To Junction Route 3 (Osoyoos)** – which is a short stretch of highway, with meaningful results.

⁹ Segment: **Route 97 From Junction Route 3 (Osoyoos) To Road 2 (338 Th Avenue)** – but this is a long stretch of highway that runs in Electoral Areas “A” and “C”, and the location of the counting station is only given as **49.03788 degrees North and 119.4794 degrees West of Greenwich**. **(which point is close to “Cemetery Hill” within Area “A”, but does not include any of the local traffic between that point and the Town of Osoyoos, like garbage dump traffic, several fruit packing plants and a bottle washing plant. It also does not count any traffic from the Osoyoos Cottages development (outside Area “A”, on OIB land) that travels to Oliver.)**

generally known), I initiated a detailed one-week traffic count, to be done during February. This yielded an average daily traffic result of about **4500 vehicles per day**. My Project Assessment Report (and AASHTO Controlling Design Criteria Report) used this number, and the project was very successfully approved as needed. It was constructed south of the bridge over Bouse Wash. Only after returning to BC in 2008, my wife and I saw the completed project when "boondocking" free on BLM land near Bouse.

12. Some statements in **Section 18.1 Background** of the DRAFT OCP Update Bylaw are therefore to be taken **with a grain of salt**. I note that this is more extensive than Section 15 in the existing **OCP Bylaw No. 2450, 2008**. Not knowing which of the **objectives** of (more than) twelve years ago have been fulfilled and realized (because I did not live here then), I would commend you for starting something good, which you may want to make better by some of my comments. One particular concern is that of the lack of an emergency "detours" or "bypasses".



(a) Between the north end of **87 Street** (that comes from the Town of Osoyoos) and the very awkward intersection(s?) at **146 Street** (that serves the Desert Centre and the Osoyoos Dump) there is absolutely no alternative north-south road link. In case of a major traffic mishap (which we called an accident years ago) there is no way for an ambulance, fire truck or police vehicle to detour or bypass the scene of the incident. North of **146 Street**, the long and structurally unsound **89 Street** loop could be used; only locals would do that. (2) North of the north link of **89 Street** (a.k.a. 168 Avenue) a similar situation exists, to where **176 Avenue** intersects that accesses Lakeview Cemetery. This is an unacceptable transportation condition that doesn't warrant the verbiage

under the first bullet in **Section 18.1**: "Highways (Highway 97, Highway 3), which 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;" which is boilerplate with generalities and platitudes. The "rapid" is not there (due to some sharp horizontal curves)¹⁰, the "large volumes" is hyperbole, to the word "regional" should be added "international"; "continuity" is only "so-so" because of (a) and (b) and a few other deficiencies, like at Hilltop on Highway 97 South. That section has some more similar challenging situations, where an added inconvenienced party might be the Canada Customs Agency staff, who might want to barrel up the highway and meet an incident site without a convenient and known bypass or detour. (You might counter that this is also true for Highway 3 East and Highway 3 West, as it is for **Highway 37** that is closed north of **Dease Lake** today due to a crash, as I complete this submission. But Dease Lake or Watson Lake Yukon does not have a population of 7000 (like Osoyoos + Area "A") that has no hospital for mostly senior residents. I argued this unsafe stretch of Highway 97 a few years ago when Osoyoos was threatened by school closures. I would therefore suggest that the OCP Update Bylaw **contain a challenge to the MOTI to reverse** the information that you must have received from them, as shown in the first paragraph of Section 18.1, which currently reads: "As of 2020, no development of new major road systems by the Province is anticipated within the Plan Area."

Now I do not know if you or any of your staff wrote this, or if this was given as input from somebody from the MOTI, and in light of the foregoing, this Utopian view is just not valid. Please reconsider writing something more realistic, though it might only be a "policy statement or two" that after all belong in an Official Community Plan.

¹⁰ "that do not comply with current design criteria" is the standard term. NEVER use the word "substandard"! ADOT was sued for it.

13. Under the second bullet of Section 18.1 Background, I suggest to add to the wording: “Collector Roads (e.g., 87th Street) are mostly paved secondary roads linking rural communities.” something that reflects the fact that 87 Street runs into the Town of Osoyoos. It is a lifeline for some like ourselves, who can avoid Highway 97, and for many when there is a mishap on Highway 97 North. I believe that 87 Street should actually be considered an “Arterial Road” instead of a “Collector Road” as it likely carries just as much traffic as the loop of 25 Street/82 Avenue east of town. That leads me back to the first bullet, because Highways 3 and 97 serve “local traffic” as well as “through traffic”. And on Schedule ‘G’, would it perhaps be possible to change the colour scheme for the road classifications, (see page 2 above) as the existing differences are a bit difficult to see.

14. The text at the third bullet in Section 18.1 Background reads: “Local Roads (e.g., Bullmoose Road, Old Richter Passage Road, 160th Avenue) are generally gravel roads providing access to smaller, secondary settlement areas.” I believe that Old Richter Pass Road (not Passage) is actually not gravel, but “chip-sealed” as many of the local roads (and 87 Street, and 25 Street/82 Avenue) are. Very few local roads are “gravel roads”; one I can think of is the horrible one to Blue Lake and Kilpoola Lake (where there is no “smaller, secondary settlement area” at all, as mentioned before.

15. The last paragraph of Section 18.1 Background reads: “BC Transit’s South Okanagan Transit Future Plan (2015), provides a vision for transportation in the region. Transit options in Electoral Area “A” are limited but the Plan Area has one of the highest levels of riders within the RDOS system. As of 2020, there is one bus service (Route 40 & 41) that runs twice a week between the Town of Osoyoos and City of Penticton. There are five bus stops within the Town of Osoyoos before heading north to Oliver, OK Falls, Kaleden and Penticton but no bus stops within Electoral Area “A” itself.” This might sadly all be very true, particularly for aficionados of the public transport mode like me (by the way, “transportation” is a dirty Americanism; Canada and other English speaking countries have a Department of Transport, eh?), but it needs to be added to. What does “one of the highest levels of riders” actually mean, without giving any number? I know of **NOBODY** in the Osoyoos area (i.e. in ToD and Area “A”) that has **ever taken a bus** to Oliver or Penticton. I am confident that I am not alone, and I say this as someone who, for many years during his professional career, has taken a bus to work on the basis of **choice**, not **need**, who also was a member of the Whitehorse Transit Commission, ranked very high as a system during the 1980’s among systems of a similar size. Because it **served** the community; the local one **does not do so**. And by the way, Route 41 is called “Osoyoos Local” and **does not even run within Area “A” at all**. (The right-of-way of 92 Avenue is within the Town of Osoyoos.) **Please delete any reference to this route.**

16. Section 18.2 Objectives needs some attention. Further to what has already been noted, the following:

Ad points .1 and .2: No concern, except that “international” goods traffic might be added, prodding the MOTI.

Ad point .3: The only “school” in Area “A” is a non-certified independent school; it borders a street within the Town of Osoyoos and most likely serves Town of Osoyoos residents. Please reconsider this example of boiler-plate text. Area “A” has hardly any parks.

Ad points .4 and .5: No concern, although I note the word “serves” in point .5. In the late 1990’s, I served on the Township of Langley’s PTAT, (Public Transit Access Taskforce), to develop BC Transit’s mini-bus routes through the City of Langley, Fort Langley/Walnut Grove and Ferndale/Brookwood. That was quite challenging; these routes were initiated but have not really been successful financially. Within Area “A”, I do believe that the ridership does not exist (and it never will be there), and that any bus stop (on Highway 97 North) would need to be on the Provincial Highway. The alternative of a route along 87th Street is inconceivably unthinkable.

Ad point .6: The **wrong use of the phrase "multi-modal"** in this text: "Provide a **multi-modal** transportation system and secure road and trail networks for all forms of transport, including pedestrians and bicycles." This might perhaps only be a typographical error, as is if it should be "**multi-modal**", but there is more to it. The terms "multi-modal" (hyphenated and non-hyphenated) "intermodal" were buzzwords from the 1990's; in Arizona there was (and still is) an **ADOT Multimodal Planning Division** (with a Priority Programming Group, responsible for developing the Five-Year Transportation Facilities Construction Program for highways and airports under the Priority Programming Law) while the Roadway Engineering Group fell under an **Intermodal Transportation Division**. I believe that the phrase "multi-modal" actually belongs to the realm of goods movement; moving containers at the Port of Vancouver onto trucks or trains is a multi-modal transport activity, as **different modes of transporting goods** is involved. However, reading part of the very recent paper at https://www.vtpi.org/multimodal_planning.pdf, I may be wrong, as the meaning has changed. I do not deny that pedestrians and bicycles are modes of how people transport themselves, and that this is an important function in an DCP. Earlier in my career, I served as Senior Research Officer, with my stated field of investigation "the engineering aspects of pedestrian safety".

On page 16 are the actual policies, where it starts in **Section 18.3** by "**The Regional Board**".... My comments:

Ad point .1: It reads "**The Regional District supports, where possible, the establishment of bicycle lanes adjacent to arterial roads, for transportation purposes in addition to recreation.** I would suggest that this be improved and rewritten so that **highway shoulders not be used for bicycle lanes**. Now "highways" are already a separate classification than "arterials", so this text seems to say: "Take the bicycles off the highway shoulders!" Does it. No. The text as written could very easily be interpreted to include them, particularly by the phrase "where possible", and the statement might then become: "Well it is not possible anywhere else, so keep the highway shoulders available for cyclists." Bicycle lanes should be on the **minor roads** (like **collector roads** and **local roads**) and **not even on the arterial roads**. This was already recognized by the City of Calgary in the mid-1970's, when that city (of half a million) became Canada's prime example of how cycle paths had to be planned and built. **It would be ever so nice to have bicycles banned from Highway 97 "where possible"**. Perhaps that ought to be an RDOS policy statement, and this inevitably leads me back to pointing out the **lack of road connectivity in certain section of Area "A"**.

Ad point .2: It reads: "**Supports and encourages the provision of safe pedestrian and cycling opportunities along all Plan Area local roads where feasible and appropriate as improvements are made to the roadways.**" See above, and I am in agreement with this. The problem is obviously that **the majority of local roads in Area "A" are cul-de-sacs**, and that the local roads should only connect to collector roads, that collector roads should only connect to local roads and arterial roads, and that arterial roads should only connect to collector roads and highways) according to the trusted model of roadway classification, shown in many textbooks, and ... that this is not possible in Area "A" where e.g. **122nd Avenue (a local road) connects to Highway 97**.

Ad point .3: It reads: "**Encourages MOTI and the Approving Officer to ensure that each new parcel of land to be created by subdivision has frontage on, and reasonable and practical access to, a public road.**" My questions are

- (a) Why it mentions "MOTI and the Approving Officer", if there is only one Approving Officer, a MOTI employee?
- (b) I really thought that what is stated in this point has already been "**automatic**" and that for more than a century, all new parcels have frontage on and access to a public road. Why quote the obvious? In all my years

working in BC, I only encountered one **land-locked parcel**, on a hand-drawn legal plan from the **1890's**, east of Prest Road in Chilliwack. (Although I now realize that in Port Mann townsite (north Surrey) surveyed in **1911**, such anomalies also abounded. https://en.wikipedia.org/wiki/Port_Mann) My Chilliwack client used that land for a lot line adjustment subdivision, so **it no longer exists**, and for several clients, Grassroots Consulting Services handled planning & engineering for subdivision applications off Grosvenor Road in that part of the City of Surrey.

Ad point .4: It reads: **"Where existing highways and roads have deficient right-of-way widths, MoTI and or the Approving Officer should secure, where possible, additional land to remove all or part of the deficiency."** My comments are similar to those on point .2 above, as I always thought this was "automatic". The problem might be that it is not clear **WHO** decides IF particular "highways and roads" have a deficient right-of-way width. Currently, if this is already the MOTI, (as argued above on page 2), the whole point .4 might be a bit redundant. However, many (local, collector and arterial) road right-of-ways in Area "A" are currently as wide as when they were surveyed many years ago, which might be deficient by today's MTI standards. (When our property was surveyed in 1970, the owner had to dedicate 13 feet for widening the existing 40 feet to 66 feet, expecting that owners on the other side of 122nd Avenue would do the same. This would prove that it already a requirement.

Ad point .5: It reads: **"Encourages the Province to widen and pave shoulders on designated cycle routes and improve safety signage for cyclists and drivers."** My question is if "designated cycle routes" would include Highways 3 and 97 or not. As you are well aware, none of the arterial, collector or local road in Area "A" have any shoulders at all, and would it be somewhat presumptuous (?) of the RDOS to encourage and expect the MOTI toward "widening and paving 87 Street" (a local road, see above for arguing that it ought to be an arterial) which would or should or ought to become a "designated cycle route"?

Ad point .6: This text is well written and I have no comments on it, except that **"access management and control"** is tautological, the first word 'management' is modern and 'control' is the word used many years ago.

Ad point .7: It reads: **"Encourages MoTI to enforce the relevant provincial legislation regarding the control of roadside parking along provincial highways, local roads and on Crown land and implement more effective tools to manage illegal roadside parking, including improved ticketing processes and opportunities for permitted on-road parking areas."** This kind of **"encouraging"** may not mean a lot in Area "A" where one can often see an (abandoned?) vehicle parked along the arterial, collector and local roads, and even on the highway-right-of way of Highways 3 and 97. (Mind you, I do not mean on the shoulders!) It seems that in this text, **"local" encompasses "arterial" and "collector"**, which is **inconsistent** with the remainder of the OCP Update Bylaw. It would also appear that this text (correctly!) tries to get the RDOS Bylaw off the complaints that may be raised by local citizens, putting the onus on the MOTI (which seems to have been delinquent in its duties), as who knows, they might well delegate the job of removals to their privatized highway maintenance contractor.

Ad points .8 and .9: See above on my view on the "future" of transit in Area "A". One more thing: At an ITE Conference in Calgary, I once heard that Calgary Transit serves 90% of the City residents with a bus route within 400 metres from their homes. You would agree with me transit planning goes hand-in-hand with subdivision layout ideas and density and such parameters, which do not bear at all on Area "A" with its slightly shrinking and rapidly maturing (one year per year!) population. However, just imagine what might have happened if the CP railway right-of-way had not been abandoned and sold off many years ago. That right-of-way might have been utilized for building a **continuous north-south road** (as an arterial or provincial highway) with superb geometrical design criteria, and this might have made a tremendous impact on Area "A" and the ToO, which we

cannot in hindsight even think about. Even after abandoning the trains, the right-of-way might also have been kept for a hiking/biking trail, connecting further north to Okanagan Falls and Penticton. In that case also, this OCP Update Bylaw would have been totally different. Alas, errors from the past cannot be redone.

Ad point .10: It reads: **“Encourages the Province and the RCMP to improve traffic safety and enforcement on all Plan Area roads.”** I have no idea why the RCMP (a federal entity) has to play any role in traffic safety on roads that are by definition under provincial jurisdiction (see below). Let the Mounties stick to enforcement (and they already have enough on their plate, all over the country.) In 1989/90, I sat on Abbotsford/Matsqui’s Joint Traffic Safety Committee, headed by the young Mr. Mike de Jong (pun intended) under the initiative of the young and active Ms. Mavis Johnson of ICBC https://tirf.ca/wp-content/uploads/2016/08/bios_Mavis-4.pdf who came from North Vancouver every month. This was (I believe) the first time that ICBC got involved in such committees, and I met her later at several ITE meetings, after ICBC had been merged into the MOTI, when papers about a number of traffic safety issues were prepared under her name and/or oversight and/or funding approval. Traffic safety is a provincial jurisdiction and responsibility, of which the MOTI has unfortunately absconded itself. **The word “encourages” in this policy statement should be much stronger (but I do not know what it should be.)**

Ad point .11: I support this policy wholeheartedly. In the 1990’s, Grassroots Consulting Services’ “Project 2” was a “road closure” application gone sour (through a realtor enticing an older couple to subdivide their land in two). I took over, and the simple idea of closing an unconstructed lane became possible as a “road exchange” with a narrow strip of widening of 124th Street and 76th Avenue. Why? For a road closure, the Provincial Government was involved, while a road exchange could be handled by a City bylaw, not involving Victoria. I am not sure whether the same situation would apply where the MOTI actually “owns” the road right-of-way.

Ad point .12: The text reads: **“Supports the creation of a pedestrian and other non-vehicular right-of-ways between established residential and park areas, and between tourist commercial developments within the plan area, and exploring this in cooperation with MoTI.”** I am ambivalent about pedestrian walkways where they could result in a black servant girl who was raped at night, (I handled a lane closure next to the Australian Ambassador’s official residence in Pretoria 1968) and am aware of a very successful system of walkways around Jarvis Elementary School in North Delta, BC, where many pupils can walk to school through the playground. But society has changed, with more psychopaths on cycle paths (= a tongue twister from Mr. Kurt Alberts, planner and later mayor of the Township of Langley) **so that “exploring with MOTI” should be the operative phrase.**

19. On Section 19.1 Background that seems to need a correction. It reads: **“Infrastructure and services within the jurisdiction of the Regional District include water distribution, solid waste management, and community sanitary sewer systems. Roads, road right-of-ways and stormwater management are 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.”** The **perceived error** is that **“communication services”** (like Telus, Rogers, Eastlink West and a host of others) are not to be defined as “utilities”.

20. In Section 19.2 Objectives 4, I sincerely hope that the text in point .4 **“Discourage the development of private systems for the provision of water and sewer services”** does not have an impact on the many properties in Area “A” that are served by a septic system, a.k.a. an on-site wastewater system. Does this verbiage make them all “pre-existing, non-conforming”?

21. In Section 19.4. Water Supply and Distribution, the last paragraph reads: **“The capacity of all Electoral Area “A” water systems can be increased through water conservation measures, and the Regional District has**

actively encouraged water conservation and additional measures have been recommended to the RDOS, such as leak detection and water metering.” My comments: The first sentence contains an **error**. One cannot increase the **capacity** of a water system through water conservation measures, just as little as one can increase the capacity of a teapot by pouring smaller cups of tea. The **capacity** is something fixed for the water system, ultimately it is the amount of water in the wells or Osoyoos Lake; the **capability** of the water system can be increased by installing more and larger facilities like pumps, treatment plants and reservoirs. This makes the system more **capable** to provide a service.

22. As far as Section 19.4.2 Policies goes, it reads: “The Regional Board: .1 Will require new development to demonstrate a proven and adequate water supply and meet all current water quality regulations as well as the Interior Health Authority drinking water objective.” You may not be aware that the Town of Osoyoos’ drinking water, currently purveyed to the southern 1/3 of the former SOLID’s System 8, is “**unfit for drinking**” due to too high manganese content. This was divulged at a Town of Osoyoos Council meeting during February 2019, and ought to be reflected in the OCP Update Bylaw. How, I do not know, but otherwise, not a single “**new development**” would be allowed under this policy, until the Town of Osoyoos completes a \$ 22 million demineralization plant.

23. Under Section 19.5 Wastewater and Sewage, paragraph two reads: “Individual on-site septic systems are not viewed as a long-term sustainable method of sewage disposal unless parcels are over 1.0 ha in size. This method of disposal also increases the probability of groundwater contamination and nutrient loading into watercourses and lakes, such as Osoyoos Lake.” I would like to dispute this verbiage, because in the late 1990’s, and again in 2009 to 2013, Grassroots Consulting Service was responsible for about 20 “innovative systems” in the Lower Mainland, using the BioGreen® technology, and some of these were on properties smaller than 1 hectare. These systems are currently classified as “Type 3” systems in the SEWERAGE SYSTEM REGULATION - B.C. Reg. 326/2004, available at https://www.bclaws.ca/civix/document/id/crbc/crbc/326_2004

24. In Section 19.5.2, Policies, I would like to question the verbiage about the “Province” and the “Ministry of Health”, because from my personal experience, d.b.a. Grassroots Consulting Services, their duties were all taken over by the Health Authorities in the late 1990’s, and after the adoption of the Community Charter, even more so as the municipalities got out of the picture. Maybe a clear picture would result from a meeting with IHA.

25. Section 19.8 Other Utilities, reads: “Utility services, including electrical, gas, phone and Internet are vital services to a community. The Regional District is not the provider of these utility service and the Local Government Act does not allow for the Regional District to regulate these services by bylaw when subdivision is being undertaken. Nevertheless, these utilities play a vital role in the level of services to a community and, 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 are not well serviced by high-speed Internet or cellular phone service. Residents support the improvement of communication services in the community.” On this, once again, my cautionary comment that those in red above are not to be construed as “utilities”. They are only service providers. Being on solar power and not a customer of FortisBC Electricity (which is a utility), this was forcefully brought to our attention in a conflict with Telus Mobility (which is not). This also would seem to affect the remainder in Sections 19.8.1 and Section 19.8.2, and I like bringing in solar power into this document (the growth industry of the century?) although I prefer to

live at 12V DC without bothering to consider selling to FortisBC Electricity, which somehow compelled me into my current status in 2015.

Sorry to day, due to time constraints, as today is the deadline for comments, I forego the opportunity to comment on the remaining sections. I trust that if my comments thus far would have an impact on the text in those sections, you would be able to consider mine at such locations, mutatis mutandis.

It has actually been a pleasure to write these comments, and I sincerely trust that you may receive them with a similar measure of pleasure, so as to make this Update Bylaw successful.

Yours very truly,

A large black rectangular redaction box covering the signature area.

Jacob A. de Raadt.

c.c. Mr. Mark Pendergraft, Area "A" Director, RDOS Board.

From: [Jacob de Bondt](#)
To: [Christopher Garrish](#)
Cc: [Mark Pendergraft](#)
Subject: OCP Bylaw changes - comment 1.
Date: February 11, 2021 2:06:11 PM

Dear Christopher,

Thank you for designating 87th Street as a "Collector Road" in the current Draft OCP Bylaw for Area 'A', in Section 18 – Transportation.

I am happy about this designation, but noted a few weeks ago that newly placed signage on 87th Street designates it as part of the "KVR Route" for bicycles (although the KVR never went as far south as Osoyoos, and you can check the book "McCullough's Wonder" about that).

Now what does this mean for the brand new Policy in Section 18.3.5 – where (1) there are no shoulders at all, (2) sight distance is limited, and (3) some very steep sections, which may well cause the cyclists to curse the decision to "designate" this as a (long distance) cycle route?

.5 Encourages the Province to widen and pave shoulders on designated cycle routes and improve safety signage for cyclists and drivers.

Please do not get me wrong, bicycles should never have been allowed on the "Controlled Access highway" that is called Highway 97, and by the way also part of Canada's "National Highway System" as I already commented to you earlier (and is not yet shown in Section 18.1, first sentence). This "encouraging" ought to be a bit stronger, and have teeth in it. Otherwise, the MOTI will completely ignore it.

The BBC News (on CBC very early in the morning) used the term "impoverished society" earlier this week, in a response to the question on how the economy is going to recuperate after this

**pandemic. WHO will ever have money to build paved shoulders?
The World Health Organization?**

In this light, in retrospect, (with 20/20 vision of 2020!), the abandonment of the right-of-way of the CP railway north of Osoyoos could be seen as a huge mistake. Can you imagine if that whole right-of-way would have been kept for use as a hiking and cycling trail?

Jacob.

From: [Alex Giovanni](#)
To: [Planning](#)
Cc: [Christopher Garrish](#); [Kathleen Lausman](#); [Jim Thorpe](#); [Mark Pendergraft](#)
Subject: Area A OCP proposed changes - Land Designations
Date: February 15, 2021 3:39:09 PM

In looking at your latest draft, it appears there are quite a bit of changes proposed with respect to land designations which I suspect will affect future zoning permitted uses for private land owners. **I would expect that the larger the parcel, the less restrictive the uses and the more freedoms and permitted uses the land owner would possess.** However; this is not apparent in this document, in particular it appears proposed changes to Resource Area, RA (parcels 20 Ha and greater) have more restrictive uses than the smaller neighbouring Large and Small Holdings category. RA seems to now have been written exclusively for very large parcels of unoccupied remote crown lands but in reality there are many private land owners that own and reside on these properties and wish to maintain a rural lifestyle of ranching, hobby farming, raising livestock, establishing rural community businesses, etc. all uses that support the desire to maintain a rural lifestyle in our area. **RA should not have fewer permitted uses than neighbouring smaller land parcel designations.**

In particular section 5.3.8 of the existing OCP RA which states "Provides for property owners or occupiers to diversify and enhance uses secondary to Resource Area uses with home industry, home occupation, or bed and breakfast establishment business opportunities, provided that these developments are compatible with the rural character of the area." has been removed. Why was this excluded? Why is this document looking to restrict the current permitted uses?

Regards,
Alex

From: [Alex Giovanni](#)
To: [Christopher Gorrish](#)
Cc: [Mark Pondercraft](#)
Subject: Re: Area A OCP proposed changes - Land Designations
Date: February 24, 2021 6:53:26 PM
Attachments: [image001.png](#)
[image002.png](#)

Hi Chris,

Thanks for your response.

You are correct that the current Land Use Bylaw provides RA zoned parcels with greater permitted uses than LH zoned parcels.

However; If I understand correctly, according to clause 1.1.1 of the new OCP, one of the purposes of the OCP is "**The adoption or amendment of the Zoning Bylaw and other land use regulations**". As such, I understand the OCP is an overarching document that provides general guidance to other more specific documents such as the detailed Land Use Bylaw, and any changes made to the OCP may also result in changes to the land use bylaw.

If section 8.3.1 of the new OCP will be modified to include the general permitted uses that were formerly listed in section 5.3.8 of the old OCP, then I have no concerns. If not, then I believe there is a risk that RA in the Zoning Bylaw may be modified in the future based on the exclusion of clause 5.3.8 in the new OCP language resulting in a reduction of some of the existing permitted uses.

Regards,
Alex

VISION



The Draft Electoral Area "A" OCP includes a Vision that describes a preferred future for the Plan Area. It was developed based on feedback from the first Community Survey and goals included in the existing 2008 Electoral Area "A" OCP.

Electoral Area "A" is a predominantly rural region made up of smaller settlement areas and neighbourhoods. Residents value its rural character and preserving and stewarding its important agricultural areas, natural habitats, and recreation areas. Residents are also committed to ensuring water resources are well-managed and protected and that community wildfire risks are reduced.

Are the values you consider important for Electoral Area "A" as a whole included in the vision statement above?

Yes

No

Mostly

If you answered "Mostly" or "No", please briefly explain what you think is missing or should be changed.

PLEASE SEE MY SUGGESTION FOR A VISION AND GOALS TO ACCOMPLISH THIS VISION, ATTACHED AS A SEPARATE DOCUMENT. (ENCLOSURE NO. 1 - 2 PAGES)

DRAFT

1A - Vision:

"Electoral Area A shall be a Trailblazer in creating a vibrant, diverse, progressive and attractive community to live and work in."

Goals: (To achieve this vision)

Enhance the rural character and appeal by preserving and stewarding its important agricultural areas, natural habitats and recreation areas.

Ensure that water resources are well managed and protected

Focus on measures to reduce wildfire risks

Encourage and support our farmers to create "value added" activities to increase their economic security and to enhance our destination for agro tourism.

Establish a local College/University by finding a suitable site and partners such as Okanagan College and UBC Okanagan.

Offer local specialized education programs in agriculture, terroir/viticulture, culinary arts, agro tourism, entrepreneurship and other trades.

Support gender equality by establishing a STEAM (Science, Technology, Engineering, Arts and Math) program for girls both in High School and at our local College/University.

Attract companies involved in the Digital Economy, such as High Tech and other ICT sectors (Information and Communications Technology), who work in fields such as manufacturing, trade, culture and finance, to establish local operations as start-ups and subsidiaries by offering qualified female employees from the STEARA program. (One of the biggest challenges this sector is working to improve is the current gender gap where women represent % of the high tech workforce in Canada. (The job growth in the tech industry is 4 times as fast as other businesses.

Search other business sectors to create more diversity and highlight the benefits of relocating here.

Consult with our existing businesses and farmers to identify which sectors are missing today.

Create more diversity in our housing sector to make our area a more attractive relocation destination and to meet the current and future needs that people are searching for.

Work with our local realtors to promote our area as an excellent location for resourceful people within all business sectors to consider as a relocation.

Encourage more Residential Cluster type developments that are consistent with our vision and goals. (As opposed to our current limitation of growth areas that restrict our future development, growth and attractiveness) Reconsider using the term and defining Rural Growth Areas and replace it with "Residential Clusters".

Work to provide appropriate daycare to meet current and future needs.

Initiate a process to find a suitable location, and search for partners, to establish a Primary Health Care Centre in our area.

Take appropriate measures to ensure that staff at the ROOS are helpful, supportive and encouraging to proponents with projects that are consistent with our vision and goals, as opposed to negative attitudes and discouragement. Working as a team, with the Board, Staff and Proponents on the same page, is the best way to accomplish the desired goals.

Support the development of a new recreational centre that includes a complete aquatic centre to improve our services for all citizens especially as attractive winter activities (This would also create a very attractive activity for seniors and for younger children, teaching them swimming skills especially considering the fact that we are located on a lake community).

Approach the Osoyoos Indian Band to identify and implement projects that are mutually beneficial.






More goals can be added continuously to accomplish our vision.

BROAD GOALS

1B

The following Broad Goals are meant to reflect the input and priorities of Electoral Area "A" residents and business owners. They will be the guiding principles of the updated Electoral Area "A" OCP. The goals were first developed and refined through two rounds of community surveys (including the ongoing survey) and other outreach.

Please number the Broad Goals in order of importance to you from 1 to 8, with 1 being the most important Broad Goal to you and 8 being the least important Broad Goal to you.

- | | | | |
|--------------------------|---|--------------------------|---|
| <input type="checkbox"/> |  Community safety and health. Manage and reduce community wildfire risks and promote community wellbeing for all generations | <input type="checkbox"/> |  Natural environment. Steward and protect the area's natural features, including sensitive ecosystems and habitat. |
| <input type="checkbox"/> |  Agriculture. Maintain existing and encourage new, compatible agricultural activities in the Agricultural Land Reserve, while limiting subdivision of designated agricultural properties. | <input type="checkbox"/> |  Infrastructure and services. Improve and support the development of new infrastructure, including community water and sanitary sewer systems and improved internet connectivity. |
| <input type="checkbox"/> |  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 character. | <input type="checkbox"/> |  Transportation. Maintain a safe and efficient transportation system for all road users. |
| <input type="checkbox"/> |  Water resources. Protect and manage water resources, including both surface and groundwater, for residential uses, agriculture, and ecosystem health. | <input type="checkbox"/> |  Osoyos Indian Band engagement and collaboration. Improve and expand communications, consultation and engagement with Osoyos Indian Band. |

Are the values you consider important for Electoral Area "A" as a whole included in the Broad Goals summarized above?

- Yes No Mostly

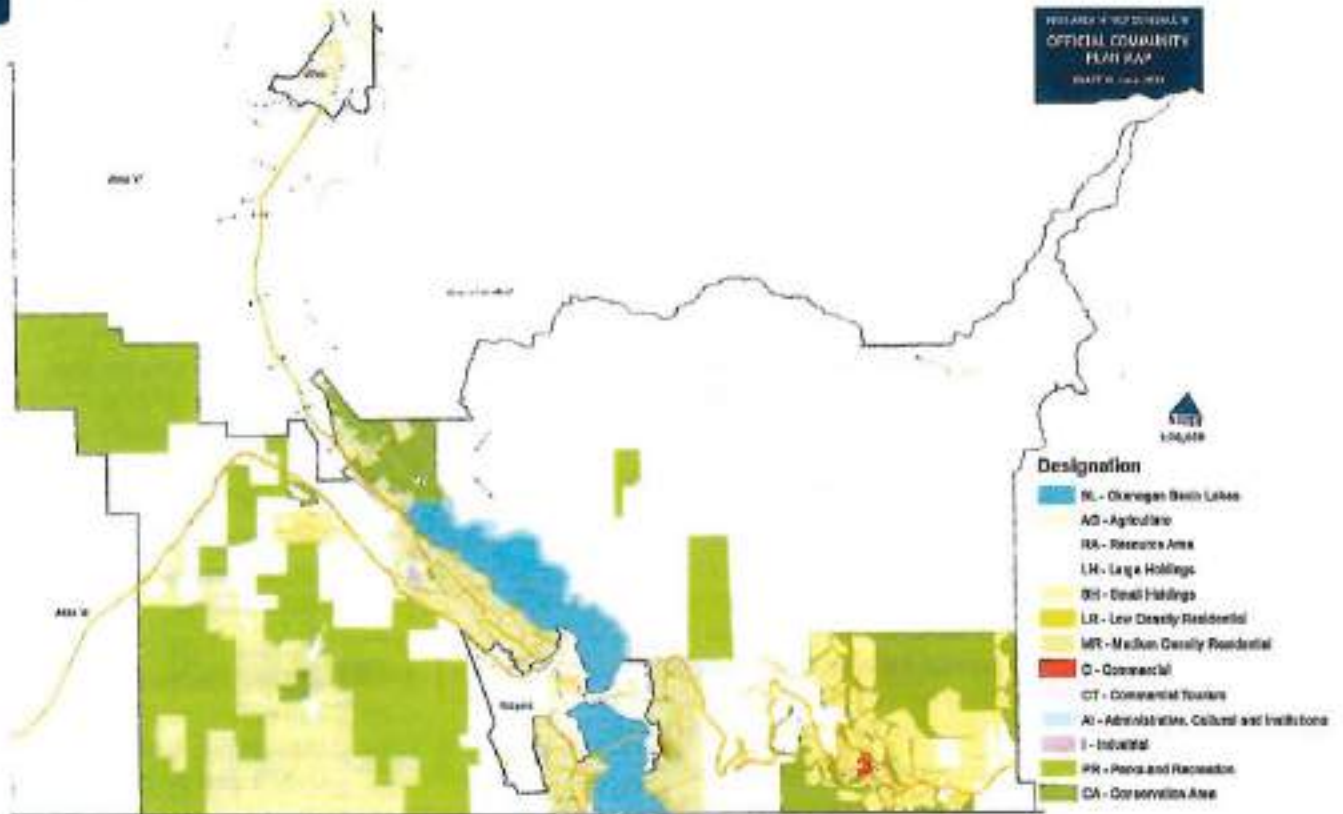
If you answered "Mostly" or "No", please briefly explain what you think is missing or should be changed.

PLEASE SEE MY ATTACHED DOCUMENT.
(ENCLOSURE NO. 1 - 2 PAGES)

LAND USE DESIGNATIONS

2A

The map shows the proposed land use designations for Electoral Area "A". Changes from the existing Electoral Area "A" OCP are minimal.



Do you have any questions or feedback on the land use designations?

LOCAL AREA POLICIES

2B

Please review the handout provided of the Draft Electoral Area "A" OCP Local Area Policies chapter. Which of the four Local Areas do you live in?

- North West Osoyoos Lake
- Anarchist Mountain
- Not Applicable. I do not live in Electoral Area "A"
- Osoyoos Lake South
- Kilpoola

Do you have any comments or feedback on the Local Area policies for where you live?

OTHER PROJECTS

3A

Willow Beach and Anarchist Mountain are designated as "Rural Growth Areas" in the existing South Okanagan Regional Growth Strategy.



Do you support reviewing the suitability of Willow Beach and Anarchist Mountain as Rural Growth Areas?

Yes

No

Don't know/
Need more information

PLEASE SEE ATTACHED DOCUMENT. (ENCLOSURE NO. 2 - 2 PAGES)

3B

Would you support the creation of new permitting requirements for construction occurring in wildfire prone areas?

Yes

No

Don't know/
Need more information

3C

Are you aware the Regional District is undertaking a separate review of the environmentally sensitive development permit areas in all South Okanagan Electoral Areas?

Yes

No

Don't know/
Need more information

Is there anything you would like this review process to consider?

3A – Other Projects

Reviewing the suitability of Willow Beach

Draft for Area A Official Community Plan:

7.2.1. Policies

The Regional Board:

.5 Will re-consider the suitability of Willow Beach as a Rural Growth Area when conducting a review of the RGS Bylaw.

I have very limited information regarding Willow Beach. As far as I know the area has been purchased by a professional development company. I do not know the name of the company nor do I know anyone connected to this firm.

The draft points out that the Willow Beach site is considered to be of high ecological value due to the number of wetlands it contains. The site includes a number of former oxbows and is within the floodplain associated with Osoyoos Lake and the Okanagan River and has a long history of flooding that is expected to increase over the next 25-years due to climate change.

As a professional developer I would assume that appropriate mitigation measures have been planned by this company to address current and future flood conditions. As far as I know Willow Beach is also connected to the town of Osoyoos sewer and water services.

I do not know any details regarding the scope of the plans for developing Willow Beach. However I believe that this is a very attractive location for people searching to relocate to our area.

When the Regional Board re-considers the suitability of Willow Beach as a Rural Growth Area, I would suggest that this is viewed thru a lens of a suitable Residential Cluster development for this particular location.

.8 Supports preserving the former BC Tree Fruits packinghouse site at 12611 87th Street (Lot 1, Plan KAP60396, District Lot 24505, SDYD) for the future processing, packing and storage needs of the agricultural and food-processing industry in the South Okanagan.

I have very little information regarding this issue other than what I recall reading in the local newspaper some time ago. From what I remember the cooperative for the Tree Fruit farmers made a decision to close down this facility based on the fact that 10 million plus dollars would have to be invested in order for this facility to comply with the standards that are required today. The cooperative also has a facility that meets all required standards located in Oliver. My understanding is that the farmers who formerly brought their crops to the packing house at 87th Street now have to go to the facility in Oliver. I would assume that this is somewhat inconvenient for these farmers.

ENCLOSURE NO 1
P 2/2

As one of the goals I pointed out regarding my suggestion to support a Vision for Electoral Area A, I mentioned finding a suitable location for a local College/University. In my opinion this could be a very interesting location for a College/University.

This could also provide our farmers with an opportunity to improve their education and skills in agriculture, terroir/viticulture, agro tourism, entrepreneurship and other related courses.

I also mentioned attracting companies involved in the Digital Economy to establish local operations as start-ups and subsidiaries. This would be an excellent location to create an incubator to support these start-ups in my opinion.

Offering a STEAM program at this local College/University would also create local education and employment opportunities for our local farmer's family members and other locals.

If our local farmers are made aware of and are invited to participate in the process of creating a local College/University, perhaps they would see this as a much better investment for their future than preserving the current packing house for its previous use.

Lauri Feindell

From: kathleen lausman [REDACTED]
Sent: August 9, 2020 4:24 PM
To: john@ecoplan.ca
Cc: Christopher Garrish
Subject: Comments on the Draft OCP & Revisions

Good afternoon John,

Following are comments on the OCP revisions - latest version.

These comments are based on some extensive research (RDOS history of governance decisions on these issues, mapping standards, QEP reports, etc.) - given we are newer residents and lots of discussion with our neighbours both long standing residents and some new comers. There is general consensus on these issues. These comments are mostly process based and apply to a number of the OCP sections.

I'm not getting a strong sense that local governments measure achievement in terms of value for money. It would be grand to see some evidence of this. However, if the data is incorrect and the application of 'mitigation' measures are scattered, it would be difficult to set measurable goals.

It seems the RDOS has required an ESDPA at the land development stage then duplicated this requirement at the individual land owner building permit stage. For the most part, individual lots have already undergone considerable development to prepare them for building structures on & connecting to services (water, power, installing septic) during the development stage.

However:

Recognizing the limitations of the Local Government Act [regulation is the only/favourite tool] and [funding] limitations at the municipal level;

1. There remain large gaps in the land development and management plan at the RDOS. While the RDOS attempts constant regulation on private land for most everything - there is NO PLAN or regulation for the development/management of Crown land, Hwy right of ways, power corporation land, conservation areas, recreation areas etc. particularly with respect to protecting Environmentally Sensitive flora/fauna or Fire Smart - at least not something that's published. The ESDPA excludes these areas.

Of course this creates large gaps in the effectiveness of any effort - public or private - to address these environmental issues with any degree of success. Both flora/fauna growth and forest fires are opportunistic. They do not consider arbitrary land ownership boundaries or regulations.

2. The data and mapping the RDOS and other levels of Gov are using and perpetuating is incorrect. Whether used at the development permitting stage or the more micro building permitting stage, it is not useful. This applies to both the 'Environmental Protection' aspiration or Fire Smart risk capture. The 'Pink Zone' map is arbitrary and includes many acres of developed land. The map experts also strongly suggest - as mapping standards have changed since the mid 1990's - that scale of 1:20,000 or even smaller scales 1:5000 still require 'ground truthing' for accuracy and confirmation. Likewise the Green Bylaws Toolkit - 2016 strongly suggests decisions should be "evidence based". Without real verified data, there is little evidence on which to make Bylaw decisions.

Concerning as well is the lack of any reference to the history of land use on Anarchist Mountain - logging, cattle grazing, forest fires - and the impact that would have had on the flora/fauna over the past decades.

3. There is also obvious conflict between protecting the environment (Keeping Nature in our Future) and protecting against forest fires - (Fire Smart Guidelines). Forest fires are destructive - to the environment: flora/fauna, soils, waterways, bank stability and built assets which form the economic base for tourism and property tax. Conflicting Bylaw or Policy is never workable.

These issues are at the root of a lack of confidence in historic & current processes and consequently the desire to have some influence on change for more effective results. The RDOS governance approach needs to change or at least the use of some new and better 'tools'.

Collaboration with citizens would be a good step toward improving outcomes. There are a number of 'organized' neighbourhood groups/societies like the AMS that are both the local experts on the Fire Smart issues & risk level, and the level of Environmentally Sensitive data existing on their land. Setting goals based on actual data along side community organizations - would generate a clearer knowledge base on actual conditions, while drafting a more relevant approach and garnering more participation and achieving better results than punitive & costly Bylaws. [This is not a reference to the current 'public consultation' efforts.] This would instead be workshops to review local knowledge as input into an education & guidance document for use by landowners of every type. Our local Volunteer Fire Fighters are extremely knowledgeable and already offer advice on how to protect the environment as a private landowner. A great example of the power of collaboration.

Advocating for this type of approach now could save loads of unproductive time in updating RDOS Policy/Bylaws using the same 'hammer' (regulation) and the same 'nails' (unverified information). Hopefully, the RDOS can set this new progressive standard of governance others could follow.

The residents on Anarchist Mountain chose to locate & build here for the quality of the environment and rural living and are less than enthusiastic with over-regulation, especially without merit.

These comments are an authentic reaction to an otherwise great place to live. I trust your process finds some value in this feedback.

Sincerely,
Kathleen Lausman, BES, MBA

From: [Helen Malloy](#)
To: [Christopher Garrish](#)
Cc: [Mark Pendergraft](#)
Subject: Thanks for the provisions of FireSmart in the Draft OCP
Date: February 15, 2021 12:19:41 PM

I wrote to you last year asking if there was some way of integrating FireSmart standards with those of the Official Community Plan.

Having just recently reviewed the current draft of the OCP, I see that that has been established, and I appreciate your efforts on achieving that realignment .

Sincerely,

Helen Malloy

August 12, 2020

Directors, RDOS
101 Martin St.
Penticton, BC
V2A 5J9

Dear Sirs:

Re: Imprecise EDPA Mapping

As community, residents on Anarchist Mountain we are generally upset by the requirement of an Environmentally Sensitive Development Permit (ESDP) prior to receiving building permits. Until our (the Anarchist Mountain Community Society (AMCS)) recent activities to raise community awareness of the issue, we were not even aware of the ESDP process. The ESDP requirements were effectively a covenant placed on title after most people purchased the land and then not publicly disclosed to landowners with any credible effort.

Most fundamentally, restrictions on landowners imposed by the process are at odds with the guidelines of FireSmart – those being the removal of ground fuels surrounding homes. RDOS is aware of this issue and is perhaps already considering making competent changes to Environmental Development Permit Areas (EDPAs).

Our further complaint about the system is in its imprecise mapping at the local scale. We understand that local governments have the right to impose EDPAs to protect riparian and sensitive ecosystems, but also understand that EDPAs must be designated on reasonable evidence and with reasonably certain boundaries.

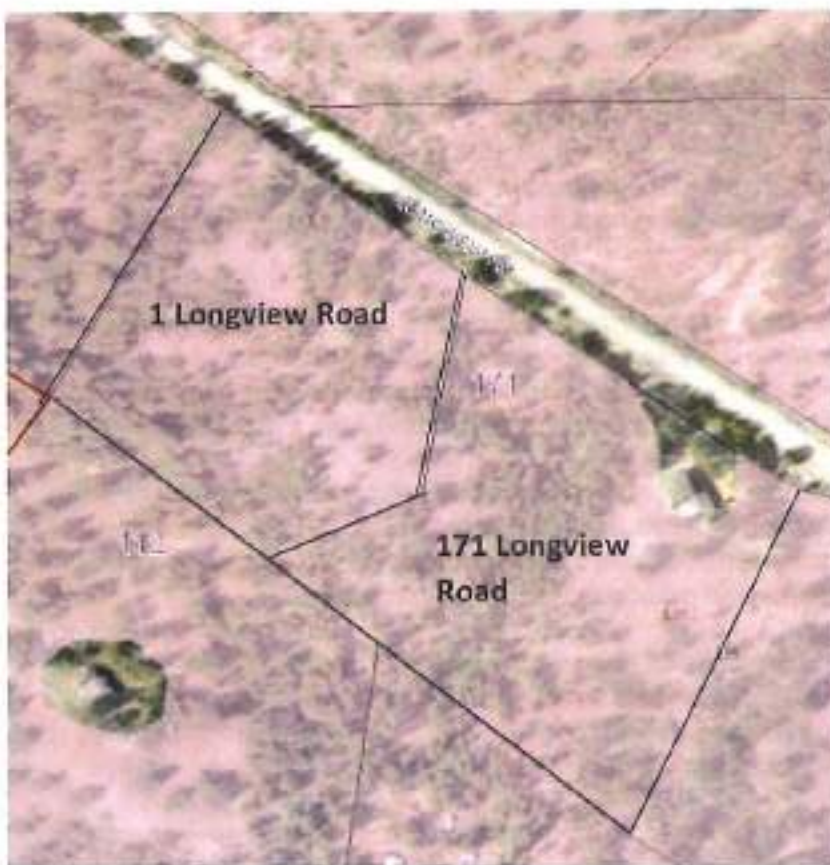
We would argue that the boundaries outlined by the RDOS in Area 'A' are not reasonably mapped. As an example, we submit our own property at 1 and 171 Longview Road, Osoyoos (below). Clearly very little attention went into the mapping of the EDPA on our property; 99% of which is in the "pink zone".

We, and all residents we have spoken to on the subject, feel that the environmental protection intent of the ESDP process would be adequately met if EDPAs were moved off personal holdings and pertained only to public and crown land within Area 'A'. Mark Pendergraft, Area 'A' Director, is reportedly in agreement with this proposed change. In any event a property owner who purchased their property prior to the ESDP covenant being placed on title should be 'grandfathered' and left out of the pink zone IMMEDIATELY. We recommend that the RDOS Building Permit Department should be responsible for studying the plans of a new resident property owner to protect riparian and sensitive ecosystems, not the property owner, having to locate, contact and

schedule an appointment with him or her to walk the property in question and receive a substantial bill to do so.

We would also add that people who live in the rural environment do not need to be told that it is worth protecting. At the same time, they are generally averse to arbitrary and imprecise regulation.

Also, it seems there is no real value in getting an ESDP. In cases we are aware of, after paying fees to the RDOS and to the QEP, no difference has been made as to whether projects proceed; the only effect is that residents' lives have been made more difficult, more complicated and more expensive. This is not the purpose of local government.



kindest Regards,

John Middleton, Dianne Hughes and Jessica Middleton
Resident Property Owners, Longview Road

Dear RDOS,

June 21, 2020

I am writing in regard to the letter/petition the Anarchist Mountain Community Society in Osoyoos is circulating regarding the Pink Zone.

I am pro Pink Zone.

We have so much wildlife on our property, I counted this winter/spring around 40 different bird species at our feeder and waterer. We had the endangered Lewis' woodpecker visiting.

Recently we found the threatened Great Basin Gopher snake in the yard, and I am sure the rattlers, bull snakes and rubber boas are still here as well and show up as soon as the weather warms up. The Western Skink lives here, and I am sure many unseen reptiles and even amphibians (sometimes we can hear a frog or toad) as well.

And mammals roam, from deer to bear to coyote....eating the mice, voles, chipmunks, marmots, packrats. A herd of bighorn sheep travels through every year.

Insects are bountiful, many important butterfly species.

Now is the time where lupines, brown eyed susans, yarrow and many other wildflowers bloom and I can't wait until the mariposa lilies show up.

And. Of course, nature has way more to offer than what I can mention here in a few words.

Now my concern:

AMCS wants to get rid of the Pink Zone.

Did you ever check properties in my neighborhood, which totally destroy the native land with their heavy equipment? Do this "empty-nesters", as they call them, most of them from the city, realize that even that cleaning up is disturbing the wildlife so that they do not nest or abandon rearing young?

I mention here, just as examples from our neighborhood, properties like 117 Maguire Road, where so much is turned over, making driveways, stone walls, a driveway to Hwy 3. Or look at 246 and 164 Chapman Road, where the excavator doesn't stop roaming around. And who was allowed at 112 Maguire Road to clear-cut all the trees?

These, for example, are no habitats for our precious wildlife and flora anymore.

Let us not take away more habitat from our wildlife and flora!

My petition is: KEEP THE PINK ZONE!

Thanks for listening,

Claudia Punter Zueger


RECEIVED
Regional District

JUN 26 2020

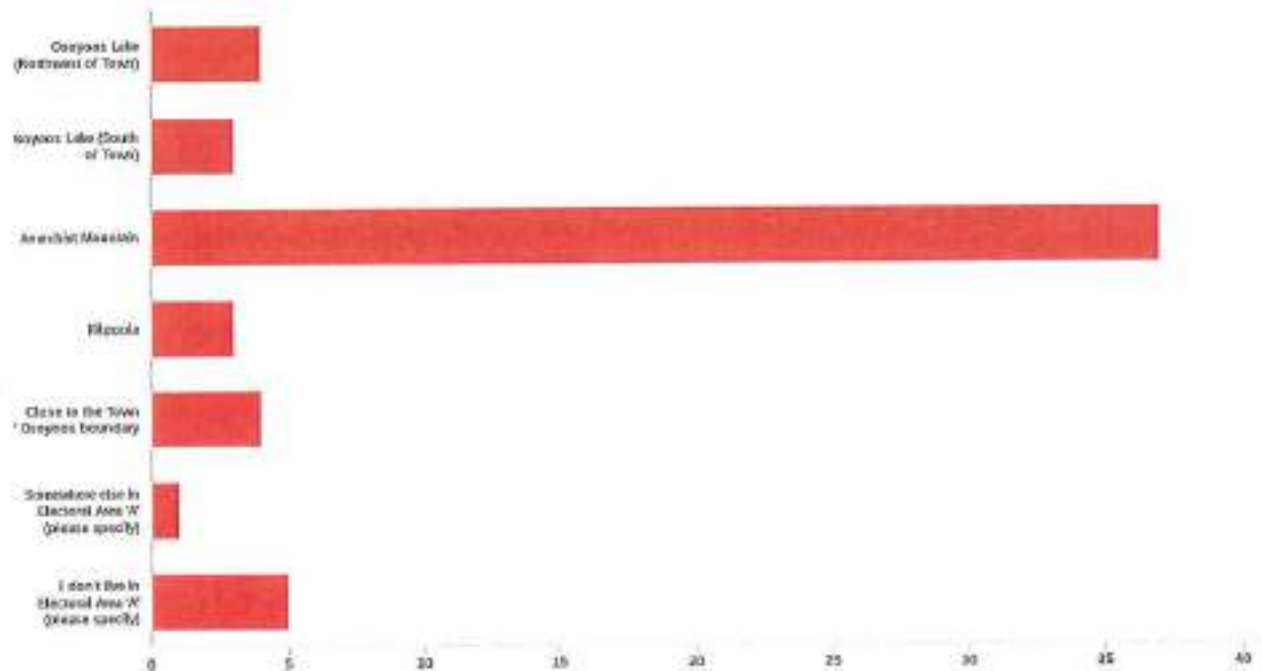
101 Martin Street
Penticton BC V2A 5J9

Default Report

Electoral Area "A" Official Community Plan Update

October 27, 2020 1:08 PM PDT

Q2.2 - 1) Where do you live in Electoral Area "A"?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	1) Where do you live in Electoral Area "A"? - Selected Choice	1.00	7.00	3.40	1.44	2.07	57

#	Field	Choice Count
1	Osoyoos Lake (Northwest of Town)	7.02% 4
2	Osoyoos Lake (South of Town)	5.26% 3
3	Anerchist Mountain	64.91% 37
4	Klappan	5.26% 3
5	Close to the Town of Osoyoos boundary	7.02% 4
6	Somewhere else in Electoral Area "A" (please specify)	1.75% 1
7	I don't live in Electoral Area "A" (please specify)	8.77% 5

n Field

Choice
Count

57

Showing rows 1 - 3 of 3

Q2.2_5_TEXT - Somewhere else in Electoral Area 'R' (please specify)

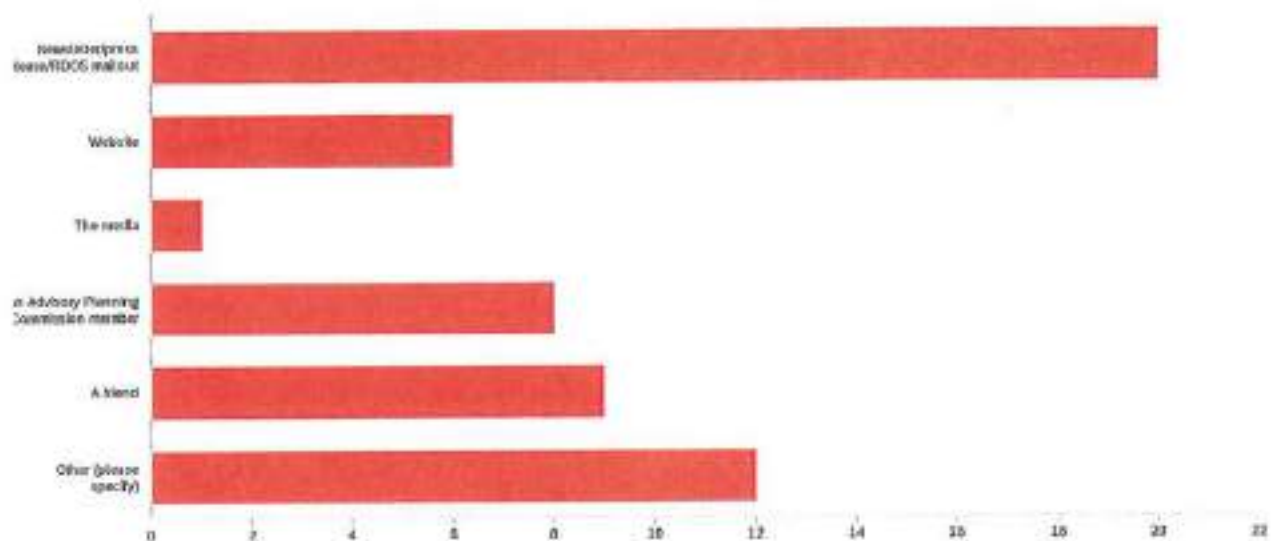
10001, 10002, 10003

Q2.2_6_TEXT - I don't live in Electoral Area 'A' (please specify)

Somewhere else in Electoral Area 'A' (please specify)

Ezz Bench of Osageos

Q2.3 - 2) How did you hear about the OCP Update project?



#	Field	Minimum	Maximum	Mean	Std. Deviation	Variance	Count
1	2) How did you hear about the OCP Update project? - Selected Choice	1.00	6.00	3.29	2.04	4.17	58

#	Field	Choice Count
1	Newsletters/press release/ROOS mailout	35.71% 20
2	Website	10.71% 6
3	The media	1.79% 1
4	An Advisory Planning Commission member	14.29% 8
5	A friend	16.07% 9
6	Other (please specify)	25.43% 12
		58

Showing rows 1 - 7 of 7

Q2.3_6_TEXT - Other (please specify)

Other (please specify)

Anarchist Mountain Community Society

CC BY (please specify)

Amesbury Mountain Community Society Website

Religion 1

Amesbury Mountain Community Society

Friends within the community

Amesbury Mountain Community Society

AMS S Website

Amesbury Mountain Society

Facebook

Facebook

My project

Civ. Ready

Q2.4 - 3) What are your concerns with the current 2008 Official Community Plan for

Electoral Area "A"?

3) What are your concerns with the current 2008 Official Community Plan for...

the document does not effectively consider wild fire risk or fire fighting availability.

UCP maps are not in sync with other RDOs maps reference ALR, FSRM, RA

Lacks fire smart, appropriate emergency evacuation plans, limit bylaws and enforcement for growing rural area! development of a garbage and bins, unattended RVs or undeveloped acreages, scenarios remaining on acreages beyond completion of building, fire hazards with contents of sections which fire departments would be overwhelmed

I don't see anything about minimizing risk of wildfire, flooding

More flexible building bylaws & rules

The "Yuk Zone" areas need more definition leaving out resident owned properties.

Land development

Most residents in Area A don't even know there is an OCP. The media don't pay much attention to rural areas!

in 2008

1. It is not clear what elements are enforceable by guidance. The OCP notes Environmental Sensitive Development Features (ESDFs) however the zoning bylaw which is enforceable is silent on OCP requirements.
2. Unlike the Land Use Bylaws, there is no definition of terms within the OCP.
3. There is a current conflict of imposing ESDF on private lands with First Nation principles.

Lip service going forward - a box checked

In general my concern is that like all OCPs the current and the draft plan for Area A don't have the teeth required to resist pressure for growth and development. I am concerned that although an OCP involves significant public engagement, when it comes to requests for variances and rezoning, the process is very slow (the board can meet once or twice and vote for a rezoning with next to no public involvement); yet it is the zoning bylaws that development and land use are governed by not the OCP. This wording is a case in point: Section 6.3 "It is not the intention of the Regional Board to encourage development of land within designated Agricultural areas or land identified as environmentally sensitive or watercourse development permit areas and terrain hazards within the defined growth boundary. Land with these designations or characteristics should continue to be protected from development." Change "should be protected" to "will be protected" in this sentence and I would believe that the OCP can function as it is intended, to with some teeth. Otherwise, it is a nice exercise for the people to think they are having meaningful input but it seems to be just lip service. Where development has been determined through zoning, but not yet developed. Within Electoral Area "A", the South Okanagan RUCS designates Willow Bend and Applegate Mountain as Rural Growth Areas. Are areas ever rezoned in a direction that limits growth? There have been requests for partial properties on Anarchiz Mountain should not all be ESDF zones... what if proof were given that the entire Mountain is ESDF worthy, as it is currently shown on the map? Recent changes of zoning from SH5 to SH2 for the undeveloped OME lands at the top of Raven Hill along an underground water course and along the banks of 9 mile creek... is a direct illustration of arbitrary zoning change with 2 opportunities for public input... how is input qualified? Is it quantity or quality of input? If to rezoning made on this rezoning, it was done to bring the area into some uniformity with other Areas? for whose convenience, I wonder? This rezoning is in direct conflict with ESDF, water course development, wildfire safety, water supply...???

Immediate removal of Park zone restrictions OCP 1

3) What are your concerns with the current 2008 Official Community Plan (ocp) .

One concern is the arbitrary Pink Zone that is a direct contradiction to Fire Smart practices. I am sure that if a fire came through our area it would be more devastating for the neighborhood than the planned and careful removal of fire hazardous dens (dead trees and) it does logic

We are genuinely concerned about the "pink zone" areas in our community which do not appear to be properly addressed or outlined in this report. Forcing home owners to pay for an environmental assessment on a development that already was in existence before this situation is unreasonable and perceived as a money grab. When we found out about it it was very difficult to find that was not listed on the title document when we did a search. This appears to be an arbitrary abuse of RDOS resources and a direct conflict to our fire safe model which was an important part of making the decision to purchase up here. We are also concerned about the potential to group different types of areas under one header with respect to building different issues.

Over regulating affecting privately owned property.

No concerns, I like the OCP as it is now.

Industrial dump sites with multiple RVs, trailers, tents. Bylaws not enforced

The Environmental "Pink Zone" does not belong on these properties in our high risk wild fire community

Concur with the material collected in the first round of the community survey.

Water quality, garbage dump at Paul's Greenhouse, miles

The pink zone

Road conditions, the pink zone which wasn't there in 2008, no community center.

Pink zones

The pink zone is unconditional and should be removed

None

Development areas are limited. Hard to open up the west side to development

The current OCP contains a provision for Environmentally Sensitive Development Permit Areas on private property. The requirement to get an ESDP is an onerous burden on property owners that does not tell them anything that do not already know. It does not provide a benefit to the landowner, to society, or to the environment, and provides no value for the time and money spent on the process.

Lack of connection with the ESDP "protection" ... too restrictive on anything, very, and in direct conflict with Fire Smart policies and fire risk mitigation. Current fire risk assessment not realistic with actual fire risk on Anarchist Mt.

Planning undertaken without accurate data. Its problematic to make decisions based on poor data

Get an up to date fire and fuel identification residents to be able to fight invasive species and plant fuel species.

conflict between ESDP and Fire Smart recommendations

ESDP areas placed on private property

ESDP amendment # 2710

3) What are your concerns with the current 2008 Official Community Plan?

Do not want high speed internet in the area. Aka 5G. No thank you. Our internet is fast enough here.

2) Is guidance and not followed by the R-207 board. It includes enforceable and nonenforceable concepts that are not defined. It is subordinate to the OCP, which is out of date. The OCP relies on outdated and uncalculated scientific mapping in a draconian manner.

5.anned Lake / Growth Areas

Q2.5 - 4) What would you like to see included in an updated Official Community Plan for Electoral Area "A"?

4) What would you like to see included in an updated Official Community Plan...

1. More emphasis on fire mitigation strategies through funding of fire smart activities in high risk areas. 2. This is a desirable place to live and people will continue to relocate here. Increased densification strategies need to be considered particularly in the valley bottom where single family zoning predominates. 3. Affordable housing strategies need to be considered to attract younger workers.

Less governmental intrusion into private property matters

Financial education and support, Garbage bylaws in rural areas (i.e. bear resistant containers and community options, deer bylaws on undeveloped lots on undeveloped acreages using permits within certain bylaw control seasons that promotes harmony with rural surroundings, protection of habitat areas where there are endangered species (i.e. Porcupine Quail, etc)

FireSmart information/education to all; not just Arsenite! Manage/Preservation of natural wildlife; garbage management and bylaws to decrease risk of animals being euthanized (i.e. bears) Ensuring bylaws for housing are maintained especially on empty lots (i.e. rural) so they don't become compounds or storage for derelict vehicles and buildings. Sea cans are becoming a common thing for storage buildings and decreasing visual appeal in neighbourhoods; affect property values. Better tree educational management (i.e. planting, compliance by tourists, etc); better air quality (i.e. less agricultural burning of yard/lawn waste)

less development on lower west-facing side of Anahat Mountain; increased/enhanced protection of sensitive ecology; revised or enforced water source protection

More flexibility in building & environmental regulations

More infrastructure plans (i.e. improved internet), attention to fire/sanitary, invasive weed management including vessel properties, environmental compliance operations, bylaw enforcement, community centre support

An upgraded data base of the flora and fauna which can be accessed by home users to use

Fewer zones changing from R1 to mid density for housing need

It'd like to see more publicity in Times-Chronicle about Area A.

more thought put into the implementation and evaluation portion of the plan

4) What would you like to see included in an updated Official Community Plan

1. Wildfire is the greatest threat and risk to the community. The OCP needs to have language to address these threats. Specifically the OCP should at require that Anachrist Mountain develop its own specific Community Wildfire Protection Plan (CWPP). This is a must to guide the community and the AWPD in what it can do to mitigate the impact from wildfires. 2) remove the requirement of an ESDP for private lands, this is redundant to what was already previously completed by the developer (Pegal Ridge) AND it directly conflicts FireSmart guidelines; 3) Building codes and/or the Building permit process needs to include a FireSmart Audit/Guidance at the building design phase. To reduce bureaucracy and cost. The PM FireSmart committee members can complete this exercise and expense to the homeowner. 4) Askless Infrastructure Ltd. and/or as they relate to lighting wildfires - 5) Sandstone Roads need to have more than one point of access/egress to Hwy 1. 6) More water storage ponds or tanks are required to store water to combat fires. 7) Natural gas fire infrastructure required to reduce the hazards associated with large propane tanks in close proximity to homes; 8) Absentee land owners who ramp on empty lots need to FireSmart their properties and abide by compliance restrictions, and waste management. 2. Community wants to maintain a Rural Lifestyle. The following considerations to support this category include: a) Limit future development to large size rural lots, min 2.5 Ha, b) No traffic lights, c) Street lights only to mark entrance of roads off principal (Hwy 1), and only lit during the foggy winter months to improve visibility and reduce chance of accidents, d) maintain ability to house farm animals on larger parcels as indicated in current zoning requirements, e) maintain ability to be self sufficient i.e. grow gardens, generate own power (solar, wind), etc. f) Limit commercial developments to neighbouring towns of Usayos and Rock Creek and support community markets/grocers no arbitrarily government imposed rules, restrictions, and bylaws implemented without first consulting and gaining agreement from members of the community. 3. Address Other Infrastructure Considerations, a) Lack of reliable high speed internet, b) Ensure residents can continue to have access to good quality well water. Any new development must only be approved after an extensive hydrology study to ensure sufficient ground water exists to support the water development without impacting current users. c) Support the development of a community hall.

The contents to the definition of Fire Smart and the ESDA. Trying to make the OCP one size fits all approach. Min. is not the same as the other Area 4 communities as they are not the same as it and they need to be tailored to as well. Planners need to consult with local residents and local Advisory planning committees and actually go to the communities and not make decisions from afar.

Further recreation opportunities, constructed and marked hiking trails, bike routes

Fibre Optics on Anachrist, protected areas for wildlife (without loss of homeowners)

above concerns addressed in addition to removing Anachrist Mountain as a Rural Growth Area. It is completely unsuitable. Updated Schedule F, Qualification of and Enforcement of Schedule H

A re-consideration of the development of Willow Beach as a residential area.

Yes

I would like to see the Board and consultants actually listen to local concerns, step back and look at the needs of each community rather than the entire Area 4 with one brush.

Much more clarity with respect to the environmental safe zones and how they are applied and how they get there. Where is the underlying support. Where is the map showing these designations.

Minimum standards for property conditions i.e. junk storage, etc.

I would like to see more control on areas, such as the Willow Beach area. I would also hope that the lands in the Agriculture Land Reserve remain forested.

A very clear message on the amount of land. Exactly what is allowed, how many mobile home can be parked there and emphasizing that RPO's will take action to enforce bylaws.

An emphasis on the Environmental Home Zone for private properties on Anachrist Mountain. We need to be able to Fire Smart our properties due to the risk of wildfires.

Naming further to add.

Rules that deal with pets and unsightly properties

4) What would you like to see included in an updated Official Community Plan...

Mitigate water

Removal of the pink zone

Plan for a community hall, no pink zone, road repairs.

Better consultation with landowners prior to decision making

The safety plan that is specific to Anahim Mountain

No shipping containers on SH zoned properties.

Less regulations. Use an over regulated city.

Emphasis on best water quality. Improved / additional recreation sites for trails

It would be preferable if the requirement for an ESDP or private property be excluded from the OCP

Better the risk mapping. Data to show ACTUAL environmental values on Anahim Mtn versus perceived env values are proven by competent independent study.

A commitment to data-based decision making & more serious involvement on potentially impacted residents

Wild Fire Preparedness Plan. Assistance in getting a new Community Hall, 40 and Natural Gas.

exclusion of ESDP as this area has already been zoned in the past and in its place a realistic Wildfire Protection plan as wildfire will impact on us all. (New & found included)

Additional development permit exemptions for homeowners to install gardens and pathways etc. These are normal homeowner activities that should not require an environmental assessment for Anahim Mountain properties.

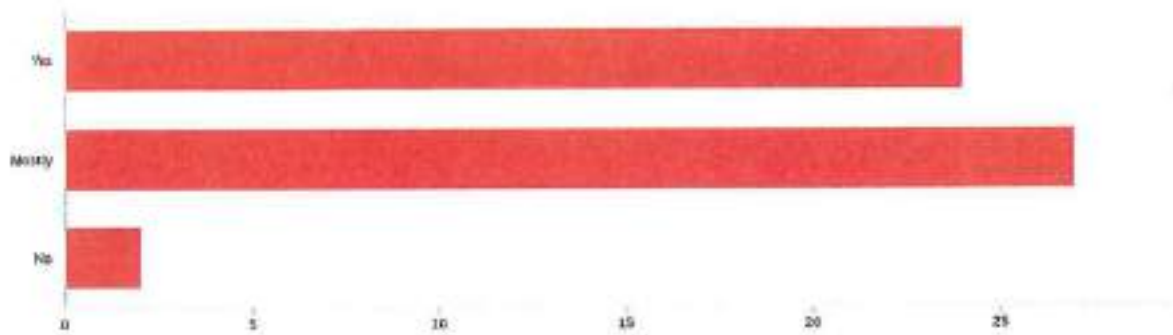
better enforcement re: invasive weeds especially absentee landowners and highway route corridors, no permanent screen style metal containers on small landholdings, encouragement for natural gas supply to residences, like optic cables ensure multiple egress routes for lengthy dead end streets, no further subdivision of designated lot areas,

Better water systems

More specific integration of Forman principles in the goals for each zoning category (M1, S11, etc.) As it stands there is no goal of ensuring that future development is consistent with Forman principles

Wildfire mapping

Q2.6 - 5) The Draft OCP includes a Vision that describes a preferred future for the Plan Area. It was developed based on feedback from the first Community Survey and goals included in the existing OCP. Electoral Area "A" is a predominantly rural region made up of smaller settlement areas and neighbourhoods. Residents value its rural character and preserving and stewarding its important agricultural areas, natural habitats, and recreation areas. Residents are also committed to ensuring water resources are well-managed and protected and that community wildfire risks are reduced. Are the values you consider important for Electoral Area "A" as a whole included in the vision statement above?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	5) The Draft OCP includes a Vision that describes a preferred future for the Plan Area. It was developed based on feedback from the first Community Survey and goals included in the existing OCP. Electoral Area "A" is a predominantly rural region made up of smaller settlement areas and neighbourhoods. Residents value its rural character and preserving and stewarding its important agricultural areas, natural habitats, and recreation areas. Residents are also committed to ensuring water resources are well-managed and protected and that community wildfire risks are reduced. Are the values you consider important for Electoral Area "A" as a whole included in the vision statement above?	1.00	4.00	1.62	0.68	0.46	53

A	Field	Choice	Count
1	Yes	1/1/2019	24
2	Mostly	1/2/2019	23
1	No	1/1/19	2
			53

Showing rows 1 - 4 of 4

Q2.7 - If you answered "Mostly" or "No", please briefly explain what you think is missing or should be changed:

If you answered "Mostly" or "No", please briefly explain what you think is...

We need to address housing affordability if we are to attract the service and agricultural workers that we desperately need.

Not sure of the "So what happens next" aspect of the plan is Residents' voice... and commitments!

Delete the requirement to have a Dan Tech survey completed when applying for a building permit. This is a cash grab!

Need to ensure lot sizes remain large (greater than 2.5 HA), no multi-unit development other than community markets, no high density housing. Residents maintain ability to raise farm animals, grow their own food, and generate their own power to become self sufficient.

The ESMA for Arachin Min is overly inconsistent and needs to be changed

That we have the right to be stewards of our own properties without declared Pink Zones.

"While rural in nature, it also supports home-based businesses through low impact, wireless technology."

If words like, no one would expect a vision to sound... it is easy to have a vision.... go to another to actively engage and bring it into reality...!

Plans should include timelines/principles

If we are to attract young families to the South Okanagan then affordable housing, including secondary suites, carriage houses and smaller homes on rural properties can be part of the solution. Not everyone wants to live in Okanagan or Okeech. We can still maintain our rural character with some of these options. I do not think we should be trying to develop industries unless they operate as small businesses from homes.

The important value that is missing is that residents want to have the right to protect and manage their property through self determination rather than more regulation

I believe that what should be included in the values is respect for the values of the people who choose to live in a predominantly rural area. These values include mutual respect for a value, not wanting to be caught up in political red tape and wanting to live their own lives without government interference. 22

Polking is very important. We need more crime prevention. We pay high property taxes but see no good policing in return. We are just left to our own devices. There are enough people living on Arachin mountain that we should have a dedicated police officer and admin here to deal with our breaking illegal campers and motor bike riders.

We should have the same rules as all the other areas like animal control, garbage on properties, immigrant workers should have proper facilities provided by the farmers that employ them

Remove the pink zone.

Preserving natural habitat and reducing wildfire risk are a consideration some times.

I feel that environmental friendly words inhibit the ability to ensure that the properties are fire smart there is no mention of fire prevention.

If you answered "Mostly" or "No", please briefly explain what you think is

SHS zoned properties on Anandist are suburban houses with space around. It's not really rural (for people who grill during the morning and wash the grill in the afternoon).

Preserving natural habitats - yes but get rid of the pine zones and focus on the real sensitive areas and not just paint everything pink.

Only regulatory/punitive redcamp's tes south of OR falls are Sports park and small area on south east lake shore - this should be tripped up as a joint venture with Prov. B/C

The residents of Area A have a very strong understanding of stewardship of the area. I, for one, would prefer if the ADOS could resist making life more complicated, more expensive and more expensive. I deeply resent having to spend time waiting toward preventing the ADOS from getting current ways with plans that do not make life better in Area A.

Rather "methodical" statements the devil is in the details.

Residents can continue to the Vision in principle, however a lack of actual data suggests implementation would be a guessing game without achieving the intended end goals & without any believable metrics to gauge progress.12

That description is at a very high level and its generality needs further definition as defined by the residents.

very vague statement that could imply that we would want B/C/D to have control over how the stewarding is handled - residents in our area are quite capable of their own stewardship.

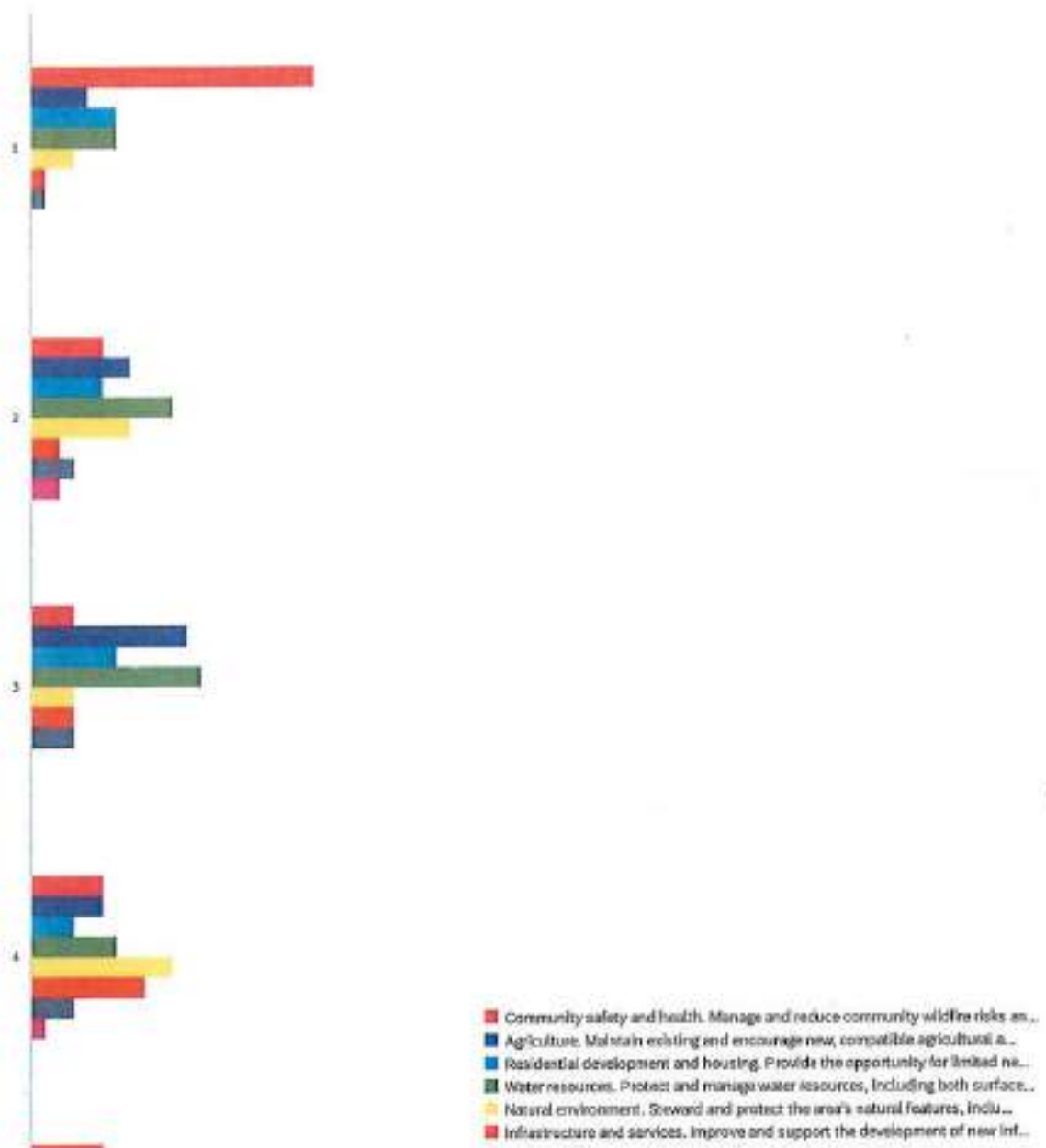
knife-to-edge would be good, including loss of boats and music on the lake

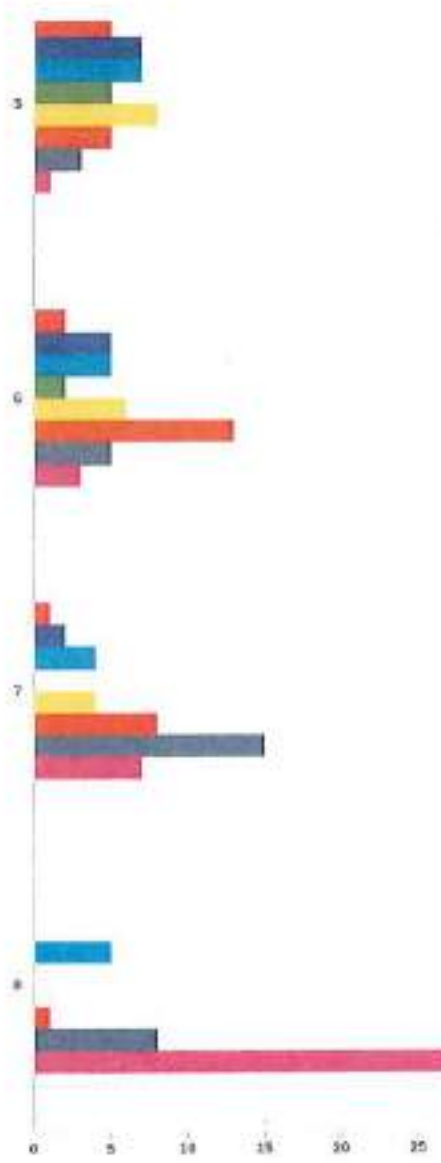
B/C/D is overstepping their bounds in trying to control private properties

needs better definition of what preservation of "rural nature" means and what it specifically excludes or includes

I am concerned the climate change studies will bring about higher taxes and/or take away control from the people and put it in the hands of the government.

Q2.8 - 6) The Draft OCP includes refreshed Broad Goals that support the Vision and provide the foundation for the objectives and policies of the updated OCP. Please arrange the Broad Goals in order of importance to you by numbering them from 1 to 8, with 1 being the most important Broad Goal to you and 8 being the least important Broad Goal to you.





■ Transportation. Maintain a safe and efficient transportation system for all...
■ Osageon Indian Band engagement and collaboration, improve and expand commut...

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Community safety and health. Manage and reduce community wildfire risks and promote community wellbeing for all generations.	1.00	7.00	2.51	1.81	3.27	41
2	Agriculture. Maintain existing and encourage new, compatible agricultural activities in the Agricultural Land Reserve, while limiting subdivision of designated agricultural properties.	1.00	7.00	3.66	1.68	2.81	41
3	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 character.	1.00	8.00	4.37	2.90	5.31	41
4	Water resources. Protect and manage water resources, including both surface and groundwater, for residential, agricultural, and ecosystem health.	1.00	6.00	3.00	1.38	1.90	41

#	Field	Minimum	Maximum	Mean	Std. Deviation	Variance	Count
5	Natural environment. Steward and protect the area's natural features including sensitive ecosystems and habitat.	1.00	7.00	4.15	1.75	3.06	41
6	Infrastructure and services. Improve and support the development of new infrastructure, including utility, water and sewer and internet connectivity.	1.00	9.00	5.20	1.61	2.59	41
7	Transportation. Maintain a safe and efficient transportation system for all road users.	1.00	8.00	5.40	1.95	3.84	41
8	Osagean Indian Band engagement and collaboration. Improve and expand communications, consultation, and engagement with Osagean Indian Band.	1.00	8.00	3.72	1.45	2.22	41

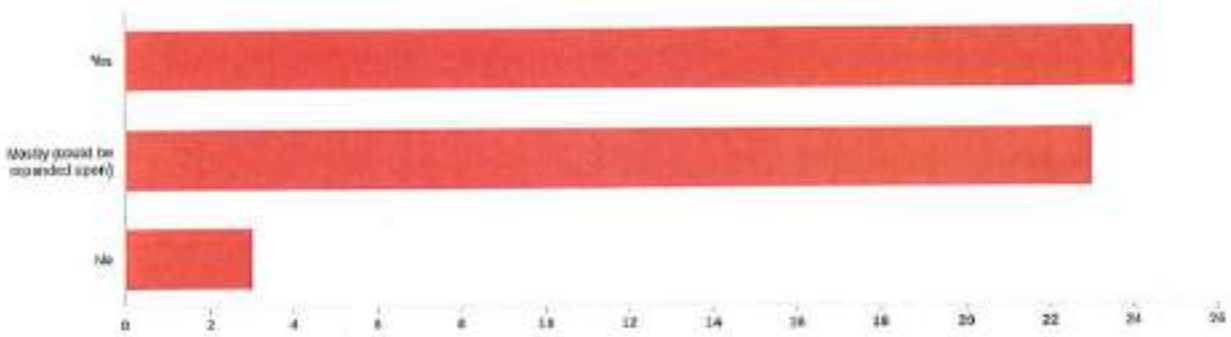
#	Field	1	2	3	4	5	6	7	8
1	Community safety and health. Manage and reduce community wildfire risks and promote community well-being for all generations.	15 (37%)	20 (49%)	3 (7%)	2 (5%)	1 (2%)	0 (0%)	0 (0%)	0 (0%)
2	Agriculture. Maintain existing and encourage new, compatible agricultural activities in the Agricultural Land Reserve, while limiting subdivision of designated agricultural properties.	5 (12%)	7 (17%)	11 (27%)	15 (37%)	7 (17%)	5 (12%)	2 (5%)	0 (0%)
3	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 character.	0 (0%)	5 (12%)	5 (12%)	8 (20%)	8 (20%)	7 (17%)	5 (12%)	4 (10%)
4	Water resources. Protect and manage water resources, including both surface and groundwater, for residential, agricultural, and ecosystem health.	0 (0%)	0 (0%)	10 (24%)	12 (29%)	10 (24%)	5 (12%)	2 (5%)	0 (0%)

Y	Field	1	2	3	4	5	6	7	8
5	Natural environment. Steward and protect the area's natural features, including sensitive ecosystems and habitat.	2,026 3	1,008 1	2,061 3	2,066 10	19,411 8	11,576 6	3,364 4	0,129
6	Infrastructure and services. Improve and support the development of new infrastructure, including community water and sewer and Internet connectivity.	2,461 1	1,164 2	1,164 3	19,526 8	2,254 5	21,374 13	13,616 9	2,149
7	Transportation. Maintain a safe and efficient transportation system for all road users.	2,415 1	7,324 3	1,224 3	7,124 3	7,124 3	12,401 5	36,142 15	19,113
8	Deepest Indian Band engagement and collaboration. Improve and expand communications, consultation, and engagement with Stoyeas Indian Band.	6,067 6	4,424 2	6,274 3	3,124 1	2,146 1	7,324 3	13,074 7	65,679

Showing rows 1 - 8 of 8

Q2.9 - 7) Are the values you consider important for Electoral Area "A" as a whole

included in the Broad Goals summarized above?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	7) Are the values you consider important for Electoral Area "A" as a whole included in the Broad Goals summarized above?	1.00	3.00	1.98	0.60	0.35	50

#	Field	Choice Count
1	Yes	48.00% 24
2	Mostly (could be expanded upon)	46.00% 23
3	No	5.00% 3
		50

Showing rows 1 - 4 of 4

Q2.10 - If you answered "Mostly" or "No", please briefly explain what you think is missing or should be changed:

If you answered "Mostly" or "No", please briefly explain what you think is

Abandon leaving for service and agricultural workers needs to be specifically addressed

Not signed by local characteristics of the area, including less governmental interference

Natural environment - protect wild animals by better control of garbage and effluents, no signs or in place to enforce

To support and maintain a rural lifestyle future development needs to be limited to large lot sizes (min 2.5 Ha). Agricultural practices should not be limited to ALR lands, other homeowners should maintain ability to raise farm animals, grow gardens, etc. Commercial developments should be restricted to neighboring communities such as Osoyoos and Rock Creek.

Some of the goals could include the desire to educate residents about specific topics in Natural Environment, Water Resources, Agriculture, DIB, so they can make informed opinions and decisions.

"Natural environment" may conflict with Fishman Priorities

The specifics of sensitive ecosystems - define and identify

As per previous comment

Control of tree cutting for commercial firewood sellers, especially, on crown land. One tree-fell, land will be cut down for fire wood. Trail use by ATVs should be limited to back country land that is not needed by motorized access.

Animal control, unsightly properties, farm workers getting poorer accommodation and toilet facilities from the farmers that employ them.

Again, remove the pick zone.

Don't need community water and sewer. Don't use Community Hall

Natural environment should be restricted to riparian and crown land not private property. In the Agriculture we would eliminate the restriction of being able to subdivide large acreages. Osoyoos Indian band remove the restriction of having to consult on private land owners property.

We need to have fire prevention and fire smarting of property a priority and elimination of the pick zone on private land.

I don't see why we have to consult with DIB when I've seen what they've just done to the high priority on the lake. Bulldozing the waterfront and dumping sand to make a beach at their new RV Park. If we asked if we could do that they would be up in arms.

Engaging in making our area vibrant / tourist friendly

The only item of value is to ensure wildlife risks. Internet connectivity is handled by private companies. What could the WDCS do? The rest of the items do not require initiation or expense by the RUCO.

Generally OK

If you answered "Mostly" or "No", please briefly explain what you think is

Your ideas would not be prioritized. The current numbering (1-6) is all that survey would accept. It does not represent my input.

To clarify #1 I see this need for the Town of Cascoos. No expansion of housing on Anacristi Mountain.

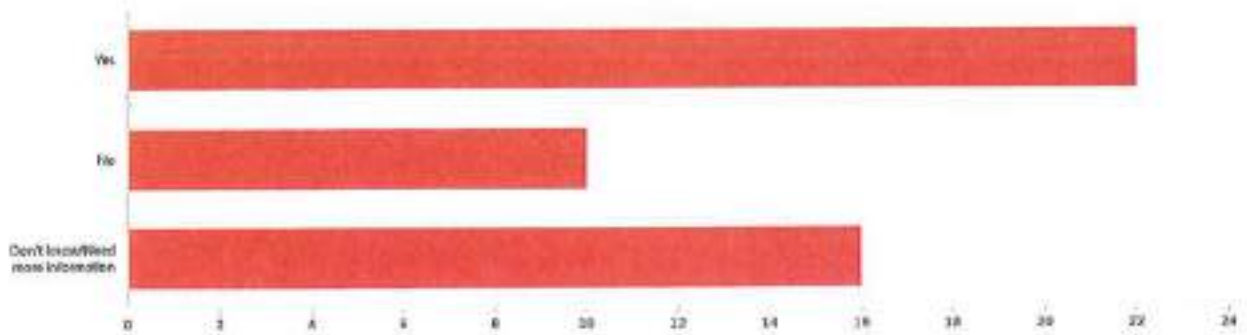
on Anacristi we do not require community water and/or sewer, rather natural gas would be great in addition to Opik from Tejas.

The old Mega Ridge had a minimal set of development covenants placed on its land titles. We have been led to believe these are not enforceable. The development was initially established as an estates area and we would like to see it maintain that nature.

Water systems yes. Improved internet no. Star internet is fast here. Still trying to get 5G in our neighborhood. We don't want it.

Does not include fire safety as a broad goal. Does not include policies to ensure that the integrity of the OCP is ensured when the RDCS board makes a decision. The OCP is guidance and currently ignored by the RDCS board with no explanation when they don't want to follow it. Makes this process and the OCP/RDCS meaningless. There should be guidelines for the decision makers on how the HG's and OCP are to be applied in decision making.

Q3.2 - 8) Both Willow Beach and Anarchist Mountain are currently designated as "Rural Growth Areas" under the South Okanagan Regional Growth Strategy. Do you support the REVIEW of the suitability of these areas as Rural Growth Areas when the Regional Growth Strategy is updated (expected 2020/2021)?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	B) Both Willow Beach and Anarchist Mountain are currently designated as "Rural Growth Areas" under the South Okanagan Regional Growth Strategy. Do you support the REVIEW of the suitability of these areas as Rural Growth Areas when the Regional Growth Strategy is updated (expected 2020/2021)?	1.00	4.00	2.22	1.31	1.73	49

#	Field	Choice Count
1	Yes	45.93% 22
2	No	20.41% 10
4	Don't know/Need more information	33.33% 18
		49

Showing rows 1 - 4 of 4

Q3.3 - Why did you select the answer you did?

Why did you select the answer you did?

These are the two areas that have the capability of supporting growth.

As a high % of oak interface area Anarchist Mt should remain low density with minimum lot sizes of 3 acres

Only growth that aligns with the COP priorities and values should be considered

Willow Beach is ideal for public use as a park and/or wild land interpretive centre; development as a provincial park would be ideal

Willow Beach does not appear to be a potential 'Rural Growth Area'

Don't understand why these areas are special

I agree that the Anarchist Mountain communities are Rural and there is no need for this to change, we value the rural life style.

Need further explanation of them

Willow Beach is a musquobo infested swamp, not suitable for housing.

Both seem to be good choices, as one is in a floodplain and the other is facing community infrastructure

Need to define "Rural Growth". I do not support increased density and/or commercial development on Anarchist Mountain other than community markets.

Re Anarchist Mt: Need some kind of business growth (retail, convenience store, fuel station etc) and an area for Senky Housing.

The COP process recognizes the unique qualities to both areas.

I don't think any rural growth is required in the area. This outdated (1952) source of information is ethically incorrect, offensive and needs to be updated with facts ... 7. Anarchist Mountain (Anarchist Mountain) is located approximately 15 km east of the Town of Osoyoos and, according to a 1952 description of the area, includes: ... some of the finest scenery that British Columbia has to offer. As travellers leave the valley floor, lush with orchards and ground crops, they glimpse from the benches desertlike country. A few miles farther, sand and sagebrush, cactus and grasswood are left behind, and green and shady ranges watered by springs and creeks are reached. Here and there are tall trees and a wealth of wild flowers, as well as abundant grass and wildlife. Parklike vistas open, and to the west the Cascades rise fier on fire ...

In our opinion Anarchist Mountain is suitable for rural growth...

It is time to re-examine both of these areas.

I want to know exactly what that growth will be, how it will enhance our community.

If they are already designated as suitable then don't change it.

Willow Beach is entirely unsuitable as a growth area. Swampy, and musquobo infested. It should remain as a wildlife sanctuary.

Anarchist Mountain has no community water or sewer services. It does not have proven large water resources for intensive development. The environment is fragile, the road is dangerous. Development would destroy the natural habitat. It is unsuitable as a rural growth area.

Why did you select the answer you did?

I don't know what a Rural Growth Area is and where it is on Ananish Mountain

Unfamiliar with the area

Sensitive area

There are several lots already created and ready for build.

Not sure why a review is needed

We feel the density is or rapidly already in Ananish area.

The area is fine the way it is more growth is not needed

Willow Beach is a swamp. Very limited potential. Lots will be very expensive. Lots of seepage on the west side that can be developed much cheaper and with nice views. Royal Ridge is a different thing. They get way more snow up there. A lot of people buy up there and then realize they didn't move here from Fairbairn just to live in all that snow. Many sell the place after a couple years and move to the valley below. Living on that windy (snow) road is a pain in the butt. Plus the cabin being snowed out for people commuting there a couple times a day mounts up.

Was need to tell me when the implications of a Rural Growth Area are. I am in a rural area because I don't want growth?

Willow Beach should not be in the RGS. It floods regularly. It is unsuitable for development. Also the position on Ananish Mt that is shown as RGS area should also be removed...this is not ever likely to be developed. And now there are perhaps 100 vacant lots awaiting purchasers. And in Klipoke would be much better candidates for RGS consideration if residents agree.

The RGS has approved this development years ago. Then enacted Bylaws which restrict development after the fact. What the RGS has given more data driven Fire Smart commitment with updated legislation, the Review would be prudent in addition of the bigger picture & would likely conflict as the many Bylaws/Policies already conflict.

I support NO New Growth for both of these areas.

Due to the fact that there is no where for the population of Oxygens to expand out to... Letter up here on the mountain than to live near sidewalks

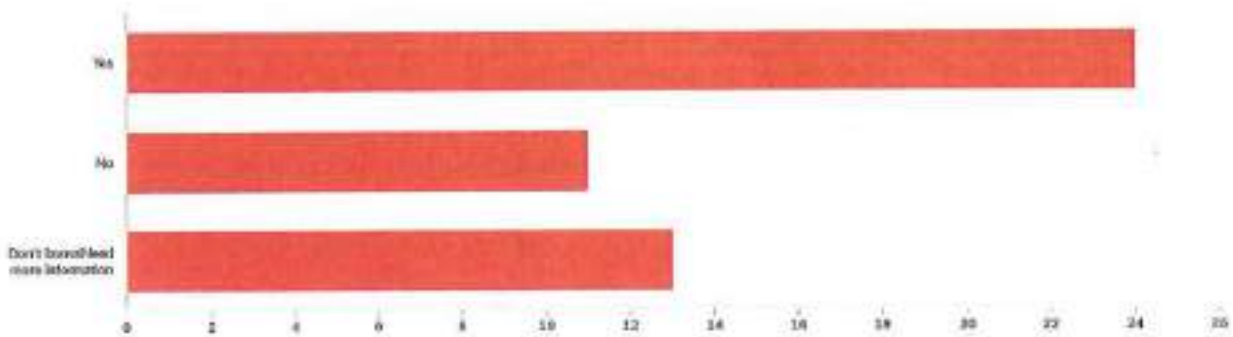
Willow beach is flood susceptible and very sensitive habitat. It should not be further developed and the trailers removed. My comment on Anandish, except do not remove land from RLU

Ananish Mountain needs its future village center to remain designated as a rural growth area

need better definition of what would be permitted for land

Agree that Willow Beach is unsuited for large development given its environmentally sensitive nature and the risk of flooding. Agree that Ananish Mt is a high risk area for fire, insufficient water resources, and sending people to the mountain encourages other growth with all the transportation issues that involves.

Q3.4 - 9) The Draft OCP places greater emphasis on working with Osoyoos Indian Band to recognize, protect and, where appropriate and feasible, interpret important Syilx heritage and cultural resources in the Plan Area including Spotted lake (kllil'xw). Do you agree with this objective?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Q) The Draft OCP places greater emphasis on working with Osoyoos Indian Band to recognize, protect and, where appropriate and feasible, interpret important Syilx heritage and cultural resources in the Plan Area including Spotted lake (kllil'xw). Do you agree with this objective?	1.00	5.00	2.31	1.69	2.84	48

#	Field	Choice Count
1	Yes	50.00% 24
2	No	22.92% 11
3	Don't know/need more information	27.08% 13
		48

Showing rows 1 - 4 of 4

Q3.5 - Why did you select the answer you did?

Why did you select the answer you did?

Each cultural group should protect its own culture and heritage. Nobody should have to give somebody else's culture more than their own.

Involvement of all stakeholders, including OIB is very important.

I don't have enough information on why this is important.

Cooperation and consultation are important to maintain social and working relationships and cultural understanding.

Historical/cultural sites are important in placing us all with a historical perspective of our area.

I believe the native nations need to be our land stewards and promote any initiative for that change.

It makes good all around sense the more people looking after the land the better the health of our surroundings will be.

Only a few Band members seem to be interested in their own destiny.

Important part of reconciliation.

From my perspective the OIB continues to gain preferential treatment in the community. If they do not pay the same level of taxes as others, they have more rights and privileges than others. The hunting and fishing privileges appear to be one of the reasons for reduced wildlife counts.

Because we're on unceded traditional territories, it's the right thing to do (we'd be dinosaurs if we didn't and would continue the colonist approach if we didn't).

We must stop ignoring native heritage and culture, and instead embrace it as part of our meaningful history.

With the proviso that it is meaningful, current and not just some plan to maximize tourist interest in ancient history.

We need to hear what the Band has to say. We all live on the same Area A and we rely on each other as interdependent.

I believe the current government structure already addresses those issues. I believe that the cultural resources and projects are moving in the right direction.

I think most Band members don't give a damn, but at least we should be willing to listen to their concerns.

The Indian names are important. The OIB should be involved in improving environments, protection for everyone, not losing original points.

Essential to recognize the cultural, values and historical contributions of the original population.

Should not matter.

Not to sure how this affects us.

There is no enough information presented to make an informed decision.

Why did you select the answer you did?

Let the national parks people deal with that. That is Federal staff not RBOG staff

I thought Spotted Lake was a done deal. If there are other off reserve areas they wish to be interested in for cultural reasons, let's identify now and come to a consensus so that plans can proceed more quickly in future.

The Indians comprise 4.3% of the population. The rest of us also like our heritage and culture.

Generally yes... but my support is contingent on a case by case basis depending upon issues/ projects

The deal is always in the details. The Dist OCF should commit to working more closely with ALL landowners

While they continue to develop the reserve without regard for wetlands and sensitive habitat, putting in high density housing, they are not deserving of our assistance and cooperation.

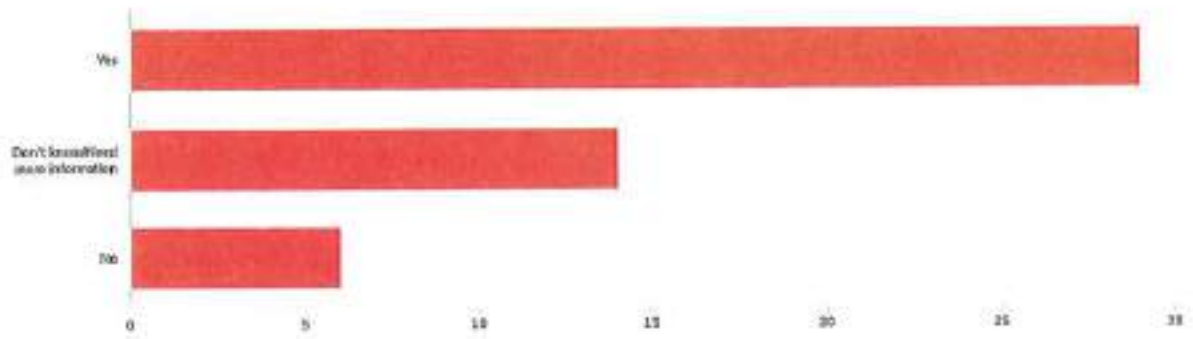
2 sets of rules does not work in any community!

They are public land, an important and valued part of the district.

yes, for Spotted Lake we do not know if there is anything beyond that.

Have no idea what important heritage and cultural resources there might be in the Plain Area.

Q3.6 - 10) The RDOS supports ongoing public education to help residents understand growing risks posed by climate change (e.g., increased drought, heat waves, flooding, wildfire) and taking actions to address them to improve community resiliency. The Draft OCP includes an expanded climate change adaptation section with policies to improve community resiliency. Do you agree with this direction?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	10) The RDOS supports ongoing public education to help residents understand growing risks posed by climate change (e.g., increased drought, heat waves, flooding, wildfire) and taking actions to address them to improve community resiliency. The Draft OCP includes an expanded climate change adaptation section with policies to improve community resiliency. Do you agree with this direction?	1.00	6.00	2.76	2.13	4.55	49

#	Field	Choice Count
1	Yes	59.18% 29
5	Don't know/need more information	28.57% 14
6	No	12.24% 6
		49

Q3.7 - Why did you select the answer you did?

Why did you select the answer you did?

Wildfire risk is the greatest risk to our community.

Agree with the implications of the statement.

Wildfire risk along with wise water use are of paramount importance.

Wildfire and flooding require more community education and citizen accountability to minimize the risk of great loss of homes, lives and land.

Anything we can do to reduce human impact on climate change and global warming is a good thing.

Climate change is a fact which we must all deal with if we expect to continue as a species.

This is an important answer and deserves in depth understanding before agreeing with a government proposal.

Climate change seems to be here for at least the next few decades. People need to adapt.

However, I feel it could still be improved upon (i.e. include fire smart planning in implementation section, include heat alert system planning, put in more environmental protection statements, etc.)

Agree with the statement in principle, I am up for education but wonder where the line is drawn between education and prescriptive bylaws forcing residents to comply with something which I do not support.

KE Anarchist Min agree re wildfire but he & SGA contextualize these efforts.

We must face reality, and ultimately I believe it is the responsibility of residents to take active measures.

Because it is typically more relevant than anything else we are currently doing and should have the most direct and immediate impact on any plans made for future use and development.

Nature is imposing climate change on the entire world. We need to be proactive if we are to survive. What will happen to our water quantity and quality as the earth warms? What are the consequences of increased seasonal temperatures throughout the Okanogan and especially for us in the south? How will changing temperatures influence our major economic drivers - namely Agriculture and Tourism? These are only a few of the issues that need to be explored and articulated in the near and distant future.

I don't think anyone has the power to influence climate change. I think we have also forgotten that climate does change and has cycles and that we need to be prepared for all extremes of our cycles based on recorded statistics.

Climate change seems to be a part of life, so we have to learn to live with it in the future.

Climate change is happening and we need to move forward and start acting to address what may happen.

Critically important and long-sighted policy.

I think people have a good understanding already.

Not enough information.

Why did you select the answer you did?

There needs to be more information about this topic with experts providing exactly what you are proposing. Existing ideas with the "climate change" label is not scientific enough and may lead to opposing changes that are just another way to add taxes to an already broken system.

Climate change is Federal and Provincial. Let them deal with it.

Is this a required function of RDOS, *Some also* surely is covering the same ground in province

The South has adapted to a changing climate for cars. There isn't too much that the RDOS can do about it except fund for the initial traffic breakdown and spend more money. The tax issue is going to be a bigger problem for our streets if it's long than climate change.

BUT -- Funding and supporting Fire Smart activities is important and RDOS is NOT supporting Fire Smart with public funding or coordinated planning with Area A communities (I am a Fire Chief)

Perhaps the RDOS should take an opportunity to listen & learn from the many residents that have "on-the-ground" knowledge rather than take this paternal approach of "public education" provision is desired rather than dictates. However the RDOS needs to be encouraged to listen & learn.

The general description sounds good but government tends to define things in their own terms. Please clarify.

fires and flooding are an annual concern. I would like to see the complete ban of the tax of Osageos extended to the rural areas

You can't blame Mother Nature, if you think you are this again.

generally in favor, but would appreciate more specificity

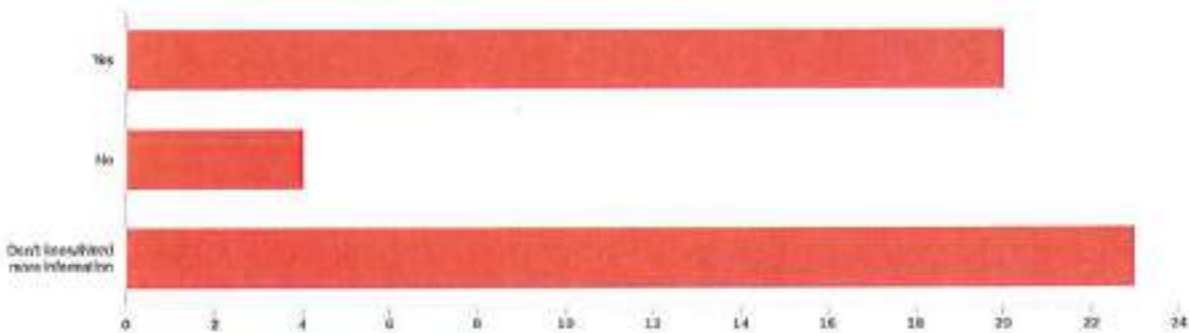
We know that because we can take care of ourselves. We don't need the government stepping in and doing things their way which then creates problems instead of helping.

This is nice jargon but really isn't very helpful in understanding "ongoing public education" translates into "policy to improve community resiliency" Too much jargon, not enough specifics about what you actually intend to facilitate. Does this mean that the plan is to be used to guide individual behavior relating to climate change?

Q3.8 - 11) The Draft OCP includes a policy to retain the former BC Tree Fruits

packinghouse on the west side of Osoyoos Lake for use by the agricultural industry. Do

you support this policy?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	11) The Draft OCP includes a policy to retain the former BC Tree Fruits packinghouse on the west side of Osoyoos Lake for use by the agricultural industry. Do you support this policy?	1.00	5.00	3.04	1.93	3.74	47

#	Field	Choice Count
1	Yes	(2.55%) 20
2	No	(8.51%) 4
5	Don't know/Need more information	(49.14%) 23

47

Showing rows 1 - 4 of 4

Q3.9 - Why did you select the answer you did?

Why did you select the answer you did?

I know little about the issue.

Not in my area of influence or concern

Maintaining agriculture is important as it is diminishing. This supports the economy and food supply especially when so much local nutritious fruit and vegetables are grown here

the parking house is an important resource for local fruit and vegetables, it supports the local economy

What are its proposed uses?

Important to have resources for agricultural industry in South Okanagan

The growers need space to store produce for delivery or shipping and they need offices for managing those activities

Its still a viable asset if used

if the land is good for agriculture, it should be used for agriculture. Otherwise, it might be useful for residential development.

I don't know enough about this. The decision should be based on market forces and economics. It makes sense to keep it then keep it. No public funds should be used to subsidize its existence.

Not in the area I live up to the residents on that area

I don't know the implications

Are there plans to re-use?? Or?

NEED MORE INFO

It is a large piece of land many uses are possible. No single response. MN is equivocal without more information.

This decision should be based on sound financial information and fairness to local agricultural producers.

I don't know if the agricultural industry will ever need this property again. Small parking areas and windows seem to have made the facility obsolete

Its an ugly building. Would be better to put something more attractive and useful in its place

If it there let the industry use it

Not familiar with potential use for the facility

Too many fruit orchards are being converted to wineries.

Why did you select the answer you did?

Don't feel it is agricultural area.

No. Tear it down. Turn it back into farmland or make it a new area for growth. Would make a lovely suburban

Could be a great historical park/recreation site

The area needs the jobs and tax revenue provided by agri-business

Depends on what projects are proposed in that area . . . if positive programs . . . then perhaps I'd support.

There is no background info for this aspirational policy. Merit of industry support? Creditworthiness? Purpose?

It seems that most of the farmers have sources in place to sell and store their own produce - so me it seems that this facility would be under utilized - might be better to update and change the zoning of this to be mid to high density housing as there seems to be a shortage of such in this area

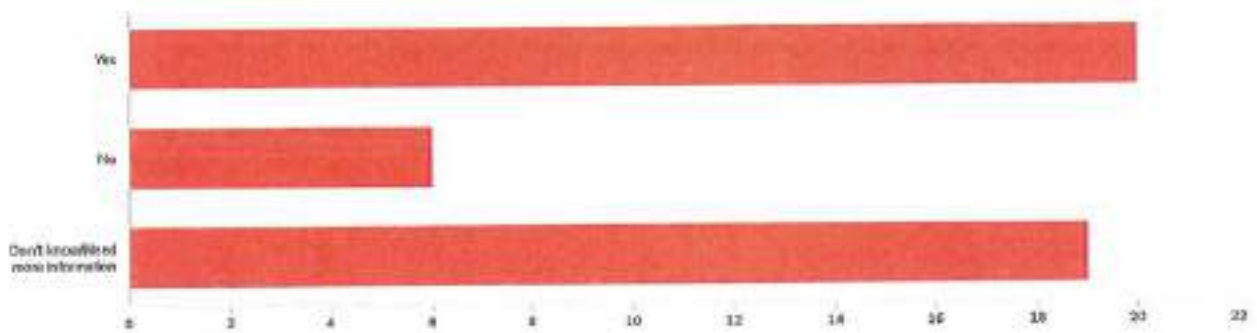
Without much more information along the lines, the pressure is increasing as it is.

Need more info whether well prices and costs etc

believe it is an advantage to this region

Not sure why that would be singled out in this CCP. And what role the greater public has in the business decisions of whoever owns that parking house. Seems like the owner should get to make this decision, not the RDQS. Yes, there is a government policy of pushing agricultural activity but is this really an issue for the CCP or does it belong to the Agricultural Land Commission?

Q3.10 - 12) The Draft OCP supports protecting water supply and quality along with also protecting rural lifestyle values in the Kipoola area by discouraging the rezoning and subdivision of properties. Do you agree with this direction?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	12) The Draft OCP supports protecting water supply and quality along with also protecting rural lifestyle values in the Kipoola area by discouraging the rezoning and subdivision of properties. Do you agree with this direction?	1.00	5.00	2.82	1.89	3.57	45

#	Field	Choice Count
1	Yes	44.44% 20
2	No	13.33% 6
5	Don't know/Need more information	42.22% 19
		45

Showing rows 1 - 4 of 4

Q3.11 - Why did you select the answer you did?

Why did you select the answer you did?

I am not familiar with this area.

not in my area of influence or concern

water supply is key *and any restriction* this is for the greater good for humans, wildlife and nature, and plays a role in fire protection

it supports my values

A single inflexible policy is not the way with non-urban society members

The whole valley needs protection as a wildlife corridor.

Further subdivision would spoil that area for wildlife, and for natural habitat

water supply and quality particularly of high importance

Although I agree with protecting water supply and quality in our community, I don't know enough about the Riposo region. A hydrology study needs to be completed to ensure any new development can tap into the existing groundwater without affecting existing residents.

not in the area I live up to residents in that area

Fragmentation of properties works against long-term rural lifestyles--once properties are fragmented, it is almost impossible to put them back together again..

Its time a line was drawn on subdivision and population growth in the desert.

My understanding is that there is Crown Land and range land in the area with limited or no agricultural value. If this is the case then future development might be possible as long as water is available.

I think discussing is the wrong approach. Prudent authority that enhances these directions

Present residents I love the Riposo area because of its rural character. Property owners should be informed that subdivision for profit will not be allowed, in perpetuity, no exceptions.

Water is limited in high areas. The aquifers can't support unlimited extraction. There should certainly be a study before any further subdivisions allowed

Protecting the water supply is good however telling property owners what they can or cannot do with their properties is not always the correct thing to do

Any further subdivision would severely impact the soil quality of the area.

I don't know about that area.

It's private property

Why did you select the website you did?

More development in that area would be a good thing.

We should be able to subdivide just the same as everyone else.

Is this a problem? Area is pretty much developed - if residents decide

Water supply? We were concerned about flooding a moment ago. Why do you want to discourage subdivision in X pool but Angelus Mountain is a "Rural Growth Area"?

Flies up to Kipukwa residents to decide. Make sure there is adequate public consultation with data to back up reasoning -decis.

Protecting water supply is always important. Easy - what is the current state? What is projected use by the AG industry? What is the state of the sources?

have not been following what is happening in the Kipukwa area - are some of CDS included in the National Park proposal?

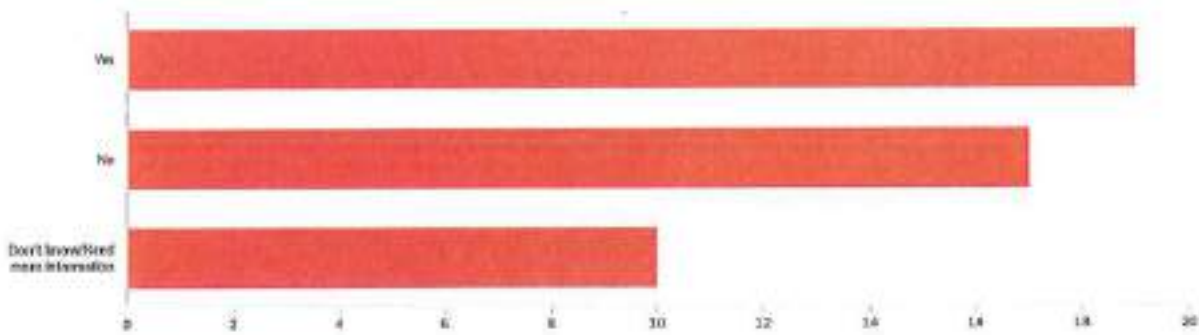
Turn it into National park rather than continued subdivision and development

Again RDOS wants to have too much control on what we do with our private properties

believe water availability is an issue

I don't know anything about the water needs in Kipukwa. Seems like this is a problem with the building or zoning or subdivision bylaws. If you want to protect water supply, require all new subdivisions to provide minimum water volumes. (I think it already does that). If there is a risk that there is not sufficient water, then change that bylaw to make it more prescriptive. The OCP isn't going to help since it's only guidance and not followed by the HUDS board unless it sets them.

Q3.12 - 13) The Draft OCP supports the development of different housing types to support affordability. Would you support removing the 90.0 square metre (967 square feet) floor area restriction on secondary suites in Electoral Area "A"?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	13) The Draft OCP supports the development of different housing types to support affordability. Would you support removing the 90.0 square metre (967 square feet) floor area restriction on secondary suites in Electoral Area "A"?	1.00	5.00	2.24	1.62	2.31	46

#	Field	Choice	Count
1	Yes	41.30%	19
2	No	36.96%	17
5	Don't know/need more information	21.74%	10
			46

Showing rows 1 - 4 of 4

Q3.13 - Why did you select the answer you did?

Why did you select the answer you did?

We need more affordable housing

The Royal Ridge subdivision's level of minimum standard of housing should remain to sustain current housing values

If a smaller space is desirable and affordable without decreasing the area property values, then why not?

667 sq ft is the size of a small house; it is quite adequate for a secondary suite

Approximately 1000sq ft is large enough for a secondary suite which is as large as some family houses

Housing is important however ensure right type of housing to safety, environmental, and fits in with community including aesthetic values

Higher density is not the answer. Living space is important for family health

Smaller sq ft per unit allows us to house the people in an affordable manner without removing excess air lands. We need agriculture and we need farming in proper places

Some people like to live in less expensive small suites. Their choice, if small ones are available

more diverse housing stock can foster good mental and physical health and improved quality of life.

Depends on where in Area A. I can support smaller footprints in existing larger communities in ranch type buildings. I cannot support having single family homes smaller than 90 square metres as I believe it reduces property values of the neighbourhood.

Size could be smaller

What are the alternatives being considered?

What? Where? for whom?

Need ability to house several workers at hotel, restaurant, etc. facilities

This where I think the specific community needs to be addressed and not the whole of Area A

I have no objection to small secondary suites in residential neighbourhoods as long as the owner lives onsite. I would not support multiple suites in a house if the owner doesn't live there

Over-developing would destroy the beautiful area we live and live in

Housing needs to be of a size that does not look like some small cabin. We already have many homes on Anarchist Mountain that look like this

I don't think enlarging the size of secondary suites would change the rural quality of the area

It would reduce all home values.

Why did you select the answer you did?

I don't want a roller park in the area

Secondary suite on Anarchist Mountain is not appropriate

Too small. The Provincial Govt changed the building code to remove the size limitations on suites. In theory the suite can be the same size as the main residence. About 1,600sq ft would be a nice size.

New building opportunities, new housing needs of low income workers, vacancy rates need to be considered

Municipal government are the cause of housing problems. Reduce the government restrictions and the expense associated with developing more housing. If there is a greater supply of housing, prices will drop and more people can afford housing

a demographically diverse community is a healthier community. Housing options are critical to encourage diversity

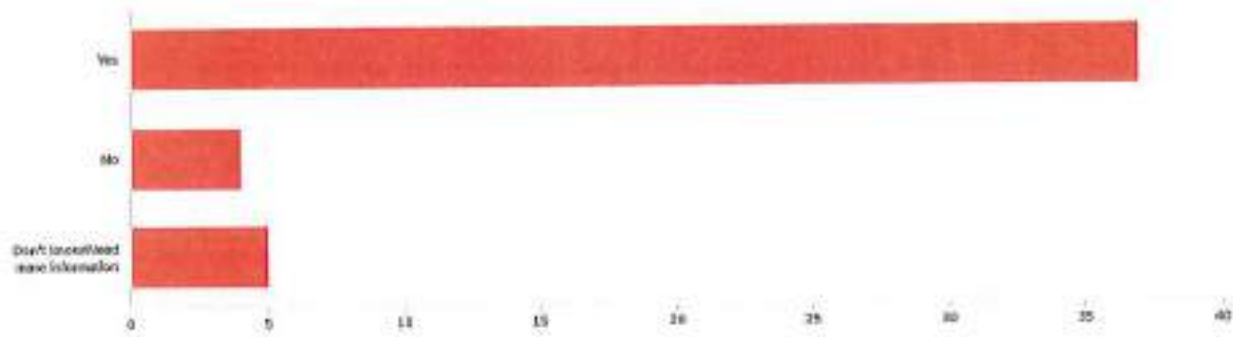
That kind of density doesn't help in the long term. Build low rise apartments specific to the needs of mid and low income working people

Too much housing on order already, eroding the feasibility of farming. Size of affordable housing should be sufficient at 1000 square feet

believe small living units should be limited to town of Coquihale, not the rural areas

What is a secondary suite? Don't use jargon or a specifically defined term when asking a question unless you explain the meaning of that specific term. I might answer differently depending on what you mean by that term

Q3.14 - 14) Should the RDOS be doing more to mitigate wildfire hazard risks in Electoral Area "A", such as supporting more use of provincial FireSmart development principles?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	14) Should the RDOS be doing more to mitigate wildfire hazard risks in Electoral Area "A", such as supporting more use of provincial FireSmart development principles?	1.00	5.00	1.52	1.25	1.55	46

#	Field	Choice Count
1	Yes	80.43% 37
2	No	8.70% 4
5	Don't know/need more information	10.87% 5
		46

Showing rows 1 - 4 of 4

Q3.15 - Why did you select the answer you did?

Why did you select the answer you did?

While I support the use of Fire Smart principles I do not support a prescriptive approach by RDOS.

Depends on intention of the statement. Do not support imposing prescriptive fire smart regulations on private property.

As a firefighter I wholeheartedly support this. It is very much needed especially after seeing the lack of fire smarting in the Heritage Hills communities while on the line at that fire.

Anarchist Mountain took it upon themselves to become fire smart, and it has paid off with community engagement. After Heritage Hills fire in Fort Collins, it was evident (from being on scene) that the residents did not know about FireSmart. The firefighters were FireSmarting on site, very quickly, and lessons were learned. This also has an economic benefit to the community and insurance rates.

will explain why

common sense and warnings of safety should be enough.

Fort Collins summers are here to stay. It makes sense to be prepared to avoid loss of houses due to wildfires.

The RDOS needs to support the development of Community Wildfire Protection Plans specific to unique topography and climate conditions of a given area (i.e. Anarchist Mountain). Governments appear to have ample funds to fight wildfires but provide little to support prevention. Anarchist Mountain as an example has been a certified FireSmart Community since 2015, this has been through the hard work of many volunteers with little to no help from local governments. A strict budget to manage community wildfire burn areas and promote continued education can go a long way to building our resiliency. We require funds to hire a consultant to create our own CWPP which is a must to developing a long range plan.

The report history for forest fire answers that question. More funding and action needs to be done before fires get worse.

Live in high risk area

Individual homeowners need to be aware and responsible for their own homes.

Climate change extremes are a reality

The pink zone on Anarchist Mountain appears to conflict with FireSmart principles. This is concerning.

Need more info...

Aside from seasonal flooding in the valley bottom wildfires are the greatest hazard we face in Area A.

This is imperative for Anarchist Mt. and is exactly the reason the pink zone should not be implemented as a standard.

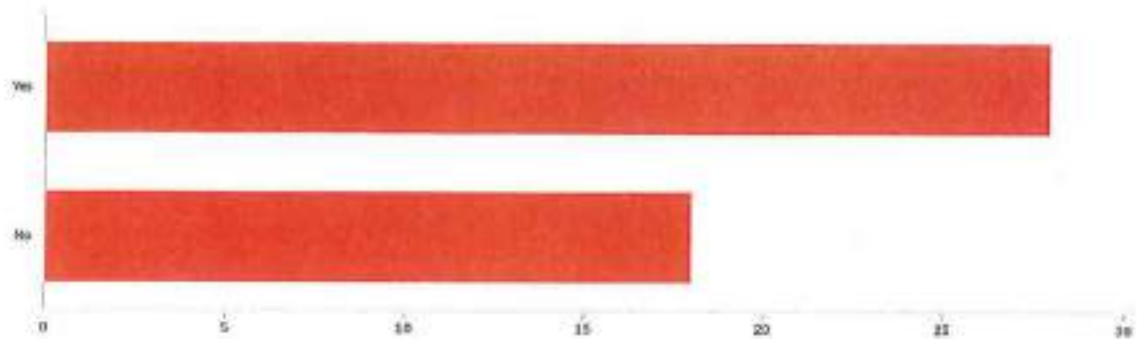
Current and proposed policies are in conflict. As outlined.

No explanation necessary!

A mobile wood chipping machine would be a great service, so we don't have to resort to open fires.

FireSmart is a sensible, recognizable way to reduce the chance of homes being lost to wildfires.

Q3.16 - 15) Are you aware the Regional District is undertaking a separate review of the environmentally sensitive development permit areas in all South Okanagan Electoral Areas?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	15) Are you aware the Regional District is undertaking a separate review of the environmentally sensitive development permit areas in all South Okanagan Electoral Areas?	1.00	2.00	1.39	0.49	0.24	46

#	Field	Choice	Count
1	Yes	60.07%	28
2	No	39.13%	18
			46

Showing rows 1 - 3 of 3

Why did you select the answer you did?

Education is key to ensure that wildfire exposure is minimized.

The pink zone is in conflict with fire smothering

• large in footprint

This is urgently needed and should be done with priority

Forest fires suck, I don't attribute it to climate change. It used to be better here than it has been the past several years but the fires were worse. We had two really bad years and this year isn't too bad yet. Too many of the fires are started by humans, not nature. Throw them in jail for a long time.

I have this to the province

Arachnid Mountain sleazy has a very well developed FireSmart program. It should be supported.

Absolutely. Arachnid is an approved Fire Smart Community (5 or 6 yrs running) one or only a few in BC. But NO financial support is available from RDCS: RDCS should get grant funds from available sources and forward grants to Fire Smart programs through our RDM's

RTASE actively mislead the resident Fire Department. They say 'report' does not contain accurate data & therefore misstates risk.

training, equipment, and a large facility for both is needed in the mid to long term.

have been impacted by the sleazy:

no brain.

The ESPO contradicts what FireSmart goals

fire is the biggest risk we face

You can't ask a question like this without including information about the development principles. How can I say 'I don't want the OCP to support principles that I know nothing about?' As a minimum, tell me where to go to review these principles before I answer this question. You assume too much about what people know.

Q3.17 - Is there anything you would like this review process to consider?

Is there anything you would like this review process to consider?

ESDP reviews should be done at the initial/early stage.

Must be sensible and not interfere with landowner's right to enjoy and protect their own property

Preserving best practices

Provincial landowners has sensitive areas that require protection from further development, especially since there is Burnaway Owl living on Milk Deer Drive Point. It is important also that recreation vehicles not be allowed in some areas as a result. Dumping in rural areas has become an issue as well, and this can affect nature/wildlife sensitive areas

Bylaws for all burning and empty lot management

Do NOT use a single blanket designation for all such areas. There are many specific variables applicable to various areas, which have to be appreciated in the overall review.

Concern on management of invasive species, unsightly premises, temporary structures or trailers, risk of fire, garbage/waste management, sewage (improperly disposed), Concern on metal structure impacts on safety, environment.

Redefine the "pink zone" leaving out residences. Review and upgrade plants and species identification for protection

Active enforcement of Okanagan Lake shoreline (SPCA)

consider the health implications of some of the policies, include more emphasis on better transportation modes, such as connectivity between trails/patways

I would like to understand why the ESDP areas were added to land that was already subjected to an existing environmental review process as part of gaining subdivision development approval for the Royal Ridge development. As intended, indirect, and costly process that limits a property owner's ability to protect their property and neighbouring properties from the impact of wildlife in the community. The ESDP process should be completed only once during the land development process. Any permit on lands can be split off and deemed "Conservation Area" during that process if required.

Listen to the residents and actually go to the areas and make a proper review not just pictures from the sky. The current ESDA for Anarchist Min is completely inaccurate and out of date is so inaccurate.

Environmental sensitivity is ultimately when private landowners consider it inconvenient to their own purposes. Unless care is taken, the ongoing pressures against recognizing environmental sensitivity will reduce the care of the land and its environment.

Please don't dilute it, instead give it teeth and scientific proof of importance. Perhaps put tax dollars towards doing the studies required. There are a lot of people who think they have some blanket rights to do what they like because they pay taxes on a piece of land. The range lands have been all but abandoned to poor management, excessive weed control, oil, junk and rusted knapsacks, few species of birds grow very well along corridors and within the range lands (which is also part of the conservation area designated next to UFAE lands) yet if the OCP there is "damage" paid to the desire to control them 13.1.2.1 also question the overvaluing of only the at risk and sensitive species. How do we think they got to be so? we need to value the entire system. The Okanagan Valley is a major bird migration route, birds move up the mountainsides on their flight ... they ALL need food, water, and wild lands not just the ones that are currently at risk ... look a lot a broader definition to ward science on species, to determine the long range plan for protection of wild birds and habitat.

A review is appropriate if for no other reason than to educate residents about the risks involved to describe environmentally sensitive areas. Property owners need to be fully aware of their responsibilities with respect to these areas and the plants and animals within them. At the same time it is incumbent upon the RSO/S to identify the species in the pink zones that render an area "environmentally sensitive". Shifting that responsibility to individual landowners is uneven and inappropriate.

Is there anything you would like the review process to consider?

The pink zone should not be a sweeping zone for the whole area; rest of the ground data needs to be collected. Residents concerns need to be listened to. How can consultants from different geographical area provide the on the ground information needed to make informed decisions about environmentally sensitive land.

Please avoid open interaction with the municipalities and areas affected. Do not turn this in to a money grab. Make sure that policy does not conflict with the smart etc. Remove Pink Zone restriction (ESDP) on privately owned lands as it was adopted after this area was developed. The Pink Zone restricts property owners with legal issues encroaching on rights to enjoy private property, potentially reduces land value, increases cost of development and contributes FireSmart pinpoints. Wildlife risk is of the utmost importance for private property owners in our area, thus conflicts between the 'pink zone' requirements and Fire Smarting need to be resolved. Under section 40(2) of the Local Government Act, in order for an ESDP to be valid, the Official Community Plan must (a) describe the special conditions or objectives that justify the designation, and (b) Specify guidelines respecting the manner by which the special conditions or objectives will be addressed. There should be evidence of specific species at risk and the scientific basis for ESDP in our area. We question holding the ESDP requirement information not based on species location data and using information which can't be shared with the public (who it they are regulating). This is a lack of data efficacy and a lack of transparency. It remains unknown that everywhere on Anishnabek Mtn is ecologically sensitive and that all properties should be subject to ESDP requirements. Unless there is documented proof of ecological values on all properties on Anishnabek Mountain that are regulated, then the ESDP program appears to be arbitrary. Clarification on where the background for ESDP mapping came from is needed.

I would like to see more attention being shown to enforcement of lakeshore protected areas. At the present time, no enforcement seem to be done.

Water availability, motorized vehicle access and parking, logging for firewood are all important.

Wildfires and FireSmart

Not to my knowledge, way it passed by this well-deligned and well-executed project..

It conflicts with life smart, infringes on my personal rights as a property owner and adds to the building costs.

We bought our property before the pink zone existed, and now we're told not to touch the land because of environmentally sensitive areas. We would not have purchased this land if we had known there were these before purchase. Also why are we taxed on land we are told is a pink zone and shouldn't be disturbed.

More direct consultation with individual private landowners before policies are put in place.

The pink zone needs to be eliminated on private land holdings.

Yes. Get rid of it. There has been any mass raping of the lands. There might be the odd person that has cleared their land completely but the vast majority (probably over 99%) don't. It's like we're being punished because of a few idiots. You're filled of laws being written because we have to protect the "stupid people" and/or "idiots". Common sense has gone by the wayside.

The ESDP requirement should be removed from rural properties in all areas.

ESDP program MUST be changed to coordinate seamlessly with Fire Smart activities. Currently due to ESDP rules - property owners are allowed to Fire Smart only within 10 M of their principal residence. This is not satisfactory. No data has been provided to prove to property owners that there are "high sensitive" values on their property that is within "ESDP" areas. The onus should be on the regulator to prove a need for this extensive legislation rather than requiring property owners to prove there isn't an area value issue.

Actual real, verified, on the ground data. is extremely BAD practice to implement Policy/Laws using inaccurate data.

Consider the people, not the public coffers. Help with an updated online land review paid for by tax money NOT permit money.

Feel on the ground data

Protect potholes from killing, and mandate control and therefore access to private lands by GR, control of buildings and other invasive species including weeds.

Is there anything you would like the review process to consider?

Existing private properties should be grandfathered and not included in the EUSP as these properties already have been disturbed. It is just a money grab for the RDDS and any assessments that are required by the RDDSI

There should be an exemption allowing Anavahis Mountain property owners to eliminate landscaping changes anywhere on their property. The effect of minor improvements by a few owners will be negligible on the overall area but the development permit requirement seriously affects the ability of owners to enjoy their own property

The current pink zone designation is not realistic insofar as it should allow reasonable development within the proximity of primary residences if not impacting primary watercourses or significant wildlife corridors. Some of the existing pink zones make no sense whatsoever and appear to be very arbitrary zones outside of existing building plots

Scientific foundation of the permit program. The burden of proof would be first on the RDDS to prove that an area is environmentally sensitive and then shift to the landowner. But so far, all the RDDS has done is relied on outdated and insufficient information, making it the landowner's responsibility to prove the negative. Easy for the RDDS, hard for the landowner and that's not right. Also agree with the need for more consistency for reporting, OLF qualifications, and the scope of review for purposes of submitting the application

Q4.2 - Is there any specific information on the OCP update that you are interested in?

Is there any specific information on the OCP update that you are interested in...

Anarchist Mountain area

FireStrait, Bylaws on garbage bear activity areas, Bylaws on RV's left on empty lots, Sensitivity areas/development

zoning for the lower west face of Anarchist Mountain

The proposed review of the environmentally sensitive area development permit rules.

When is the next meeting to discuss in depth plans BEFORE any changes are made?

Zone change from RL to med density and height allowance

Changes proposed, Future Community Consultations, Time Line,

When the meetings will be and that they are actually in person and not just by the internet so they people will be limited

All of it.

all of it

all of it

Future lots for Willow Beach area

No

Pink zone and how areas were chosen without consultation with private landowners

Pink zone area discussions and actions.

In light of the current COVID crisis and the effect on the economy, would the information made public on how the RUCO plans to significantly reduce its budget and significantly reduce the mill rate for 2021.

I would like to know the source of the risk mapping (lots) being proposed to be included in the revised. How do we know its accurate and who decides?

I'm interested in the OCP committing to using real, verified data as a decision tool, & not conflicting between different Goals, Policies, Bylaws

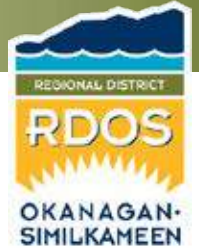
ESRD

primarily Anarchist Mountain but also anything with respect to the proposed Madonna Park

Is there any specific information on the OCP update that you are interested in?

How will public comments be integrated into the redraft? At what point in the process will comments be incorporated and what is the nature of comments that will make a difference to the integration? Who will make the decision about what comments are integrated? Will the RDU's explain why some comments are not incorporated? Is the OCP or not the appropriate regulatory mechanism for achieving a public concern? If not, will the RDU's explain what alternative mechanisms are available for achieving that public goal? Put another way: will the RDU's tell the public why it cannot incorporate a comment into the revised OCP and what further process might achieve that goal?

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: March 18, 2021
RE: Amendment of the Development Procedures Bylaw No. 2500, 2011

Administrative Recommendation:

THAT Bylaw No. 2500.19, being a bylaw of the Regional District of Okanagan-Similkameen to amend the Development Procedures Bylaw to clarify the processing procedures to be followed for development variance permit (DVP) applications, be read a first, second and third time.

Purpose:

The purpose of the proposed amendment to the *Development Procedures Bylaw No. 2500, 2011*, is to clarify the processing procedures to be followed for development variance permit (DVP) applications.

Specifically, it is being proposed to remove a delegation that allows individual area directors to direct an application to be considered by an Electoral Area Advisory Planning Commission (APC) prior to consideration by the Board.

Background:

Under Section 460 (Development approval procedures) of the *Local Government Act*, the Regional District must, by bylaw, define procedures under which an owner of land may apply for an amendment to an Official Community Plan (OCP) or Zoning Bylaw.

At its meeting of March 3, 2011, the Board adopted the Regional District's *Development Procedures Bylaw No. 2500, 2011*. This bylaw establishes, amongst other things, processing procedures for land use development applications.

At its meeting of June 2, 2016, the Planning and Development (P&D) Committee of the Board resolved to direct staff to amend the processing procedure for DVP applications so that an Electoral Area Director could direct such an application to their APC prior to being considered by the Board. Amendment Bylaw No. 2500.07, 2016, was subsequently adopted by the Board at its meeting of June 16, 2016.

At its meeting of March 4, 2021, the Board resolved that Amendment Bylaw No. 2500.19 be initiated in order to remove this delegation to individual directors regarding the processing procedures for DVP applications.

Analysis:

Administration considers the current processing procedures for DVP applications to be procedurally unfair due to:

- there being no criteria available to inform the public of the likelihood of an application being considered by an Electoral Area APC prior to the Board;

-
- the promotion of inequalities as similar variance requests may potentially be subjected to different processing procedures depending on the Electoral Area in which the property under application is located; and
 - the uncertainty regarding the ability of the Board to lawfully delegate a permit processing decision to a single Electoral Area Director.

Administration notes that consideration by an APC prior to the Board can add 4-6 weeks to the processing time of an application due to APCs meeting on a monthly basis (and challenges with achieving quorum), and may also increase the amount of staff time required to process an application (i.e. scheduling, notifying and attending APC meetings) when the variance being sought may be uncontroversial and not warrant input from an APC.

Administration considers that a majority of variance applications that come before the Board are generally of a minor nature and can be determined based upon staff analysis and feedback received from adjacent property owners and residents.

In those instances where a variance may be of a more substantial nature or has engendered significant community interest and requires additional input, the option to refer a proposal to the relevant APC for input will remain available to the Board.

Accordingly, Administration supports the proposed amendment to the Development Procedures Bylaw as it will support a majority of DVP applications being processed in as an efficient a manner as possible.

Conversely, should the Board support continued consideration of DVP applications by the Electoral Area APCs prior to consideration by the Board itself, Administration strongly favours this being a mandatory requirement for *all* DVP applications (i.e. that this be a direction of the Board itself and not delegated to individual directors).

The Board is asked to be aware, however, that such an approach will likely increase the processing times for DVP applications as well as the amount of staff resources that need to be devoted to bringing such applications forward to an APC and the Board.

Alternatives:

1. THAT consideration of first reading of Regional District of Okanagan-Similkameen Development Procedures Amendment Bylaw No. 2500.19 be deferred; or
2. THAT first reading of Regional District of Okanagan-Similkameen Development Procedures Amendment Bylaw No. 2500.19 be denied.

Respectfully submitted:



C. Garrish, Planning Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2500.19, 2021

**A Bylaw to amend the Regional District of Okanagan-Similkameen
Development Procedures Bylaw 2500, 2011**

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 Development Procedures Amendment Bylaw No. 2500.19, 2021."
2. The "Regional District of Okanagan-Similkameen Development Procedures Bylaw No. 2500, 2011" is amended by:
 - (i) replacing sub-section 2.5 (Processing Procedures) under Schedule 4 (Application for a Development Variance Permit) in its entirety with the following:
 - .5 Development Services staff will notify the relevant Area Director(s) of the application.

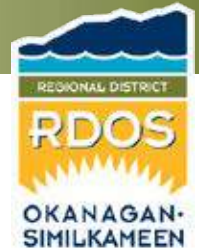
READ A FIRST, SECOND AND THIRD TIME on the ____ day of _____, 2021.

ADOPTED on the ____ day of _____, 2021.

Board Chair

Corporate Officer

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: March 18, 2021
RE: Zoning Bylaw Amendment – Electoral Area “I” (Twin Lakes Golf Resort Ltd.)

Administrative Recommendation:

THAT Bylaw No. 2457.20, 2018, being the Electoral Area “I” Zoning Amendment Bylaw, be read a third time; and,

THAT, prior to adoption of Amendment Bylaw 2457.20, 2018, a ‘no build’ statutory 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. 2 in the Administrative Report from the Chief Administrative Officer dated March 18, 2021, shall not 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.
-

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

Owner: Twin Lakes Golf Resort Ltd Applicant: Suki Sekhon Folio: D-02342.001 & D-02343.000

Legal: Lot 2, Plan KAP26332, DL 228s & 2169, SDYD, except Plan H15455; and Civic: 79 Twin Lakes Road
Lot A, Plan KAP46761, District Lots 228s, 2169 & 4098s, SDYD, except Plan KAP53180

Zones: various Proposed Zoning: various

Proposed Development:

The applicant is seeking to rezone parts of two legal parcels in order to facilitate the development of the Twin Lakes Golf Resort, which is going to “compliment the existing golf course use with up to 232 new residential units and tourism facilities, in two proposed phases, over the next 25 years.”

In order to facilitate this, the applicant is proposing to ‘transfer’ existing residential densities from “Lot 2” to “Lot A” (see Attachment No. 2). This will result in the following zoning changes:

- “Lot 2”: from part Residential Single Family One (RS1) and part Medium Density Residential One (RM1) to Resource Area (RA); and
- Lot “A”: from General Commercial Site Specific (C1s) and Golf Course Commercial (CT3) to a new Twin Lakes Village (TLV) Zone.

In support of the proposal, the applicant has stated that community benefits will include greater safety through increased daily residential interaction; maintaining a rural like setting with less than

10% of the Twin Lakes Golf Resort Lands used as residential; a mix of housing types; encouraging both seasonal and permanent use; and land stewardship and preservation.

Site Context:

The TLGR currently owns two parcels of land in the Twin Lakes area with development proposed on both. The parcels are located to the south adjacent to Highway 3A and north of Nipit / Twin Lake.

“Lot 2” is approximately 41.4 ha in size, currently vacant and consists of rolling hills, steep rocky outcrops, grasslands and treed areas.

“Lot A” is approximately 66 ha in size and is principally used as a golf course and clubhouse as well as a seasonal RV Park Campground.

Surrounding properties are a mixed land use of larger Resource Area and Large Holdings properties, while the properties surrounding Nipit Lake are a mix of residential zonings.

Background:

On February 1, 2018, the applicant hosted a community open house at the Twin Lakes golf clubhouse, at which approximately 36 members of the public were present.

On June 12, 2018, a Public Information Meeting was held ahead of the Advisory Planning Commission (APC) meeting, and was attended by approximately 37 members of the public.

At its meeting of June 12, 2018, the Electoral Area “D” Advisory Planning Commission (APC) resolved to recommend to the RDOS Board the development application be approved subject to several conditions.

At its meeting of August 3, 2018, the Board resolved to approve first reading of Amendment Bylaw No. 2457.20, 2018, and deferred consideration of second reading pending the completion of a number of conditions by the applicant.

At its meeting of March 21, 2019, the Board resolved to approve second reading of the amendment bylaw and required of the property owner that they enter into a works and servicing agreement (WSA) prior to consideration of third reading.

On August 5, 2020, an electronic Public Information Meeting was held in order to provide an overview of proposed changes to the amendment bylaw to allow for the retention of the existing RV Park and to respond to separate amendments subsequently applied to the Electoral Area “I” Zoning Bylaw.

On December 7, 2020 an electronic Public Hearing was held online via WebEx, and was attended by the agent and property owner and approximately 25 members of the public.

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

Approval from the Ministry of Transportation and Infrastructure (MoTI) is required prior to adoption as the proposed amendments involve lands within 800 metres of a controlled access highway (i.e. Highway 3A).

Analysis:

In considering this proposal, Administration notes that increasing densities at the Twin Lakes “village” and removing the existing RS1 and RM1 zones from “Lot 2” is consistent with the Regional Growth Strategy (RGS) Bylaw as well as the Electoral Area “1” OCP.

In recognition of the significant concerns expressed by the community on groundwater sustainability, the Plan recognizes that balancing any new development with water conservation and environmental stewardship is important and provides assessment criteria for new development at the Twin Lakes Rural Growth Area. The proposed Twin Lakes Golf Resort is generally seen to be consistent with this criteria:

- Water supply will be monitored prior to further development;
- Establishment of adequate community water and sewer infrastructure;
- The overall development is phased, and the Phase 1 building strata is also proposed to be phased;
- The new Twin Lakes Village zone will provide a focus on a village development concept;
- Water conservation including water metering, re-use and xeriscaping will be incorporated;
- Water will be monitored for availability from groundwater wells servicing residential and from the golf course use.

Also of importance, the proposal will remove low and medium density residential zoning from the hillside on “Lot 2” and return this zoning to Resource Area (RA), which will help preserve the rural character and environmental values of this area.

Works and Servicing Agreement:

In order to meet the infrastructure servicing objectives of the Plan, the applicant is proposing to create a community water and sewer system that will subsequently be turned over to the Regional District to own and operate under proposed RDOS service areas.

To ensure this infrastructure is constructed to Regional District standards, the Board required the property owner enter into a works and servicing agreement (WSA) prior to consideration of 3rd reading. Administration is anticipating that this agreement will be executed prior to the Board meeting of March 18, 2021.

Water Availability – “Phase 2”:

Further to the direction provided by the Board at first reading, a “no build” statutory covenant (with a “priority” clause) is to be registered against “Lot A” prior to consideration of adoption. The purpose of this statutory covenant is to ensure that there is adequate water available to service the proposed development and that the following be demonstrated prior to “Phase 2” commencing:

- 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.*

A draft statutory covenant has already been prepared and agreed to by the property owner and Administration and will be registered against title should third reading be approved by the Board.

Proposed Changes to the Amendment Bylaw:

Due to a request from the applicant to amend their proposal to retain the campground use at its existing location on "Lot A" as opposed to introducing new zoning for this same use on "Lot 2" it is being proposed that Amendment Bylaw No. 2457.20, 2018, be revised.

In addition, due to on-going land use bylaw amendments being pursued by the Regional District in support of a single zoning bylaw for the Okanagan Electoral Areas, other revisions to the Amendment Bylaw are required.

Accordingly, it is recommended that the following revisions to the amendment bylaw be approved at third reading:

- the proposed Twin Lakes Village Centre (TLV) Zone be applied to an approximately 0.725 ha area currently proposed to be zoned Residential Multiple Unit Three (RM3);
- permitted uses in the TLV Zone be amended by:
 - Ø replacing "multi-dwelling units" with "apartment building" and "townhouse";
 - Ø adding "campground", "community hall", "duplex"; and
 - Ø deleting "accessory dwelling".
- amending minimum parcel size requirements for subdivision to introduce regulations for the strata subdivision of duplex units (i.e. 550 m² parent parcel size and 225 m² when strata subdividing the units);
- amending the maximum density allowance as follows:
 - Ø from 55 dwelling units/ha for apartment buildings and townhouses to 60 dwelling units/ha; and
 - Ø introducing a provision of duplexes (i.e. 2 dwelling units per parcel for duplexes, provided that both dwellings are located in one (1) residential building).
- deleting the maximum Floor Area Ratio (FAR) requirement of 2.0;
- increasing the front setback from 3.0 metres to 4.5 metres;
- amending the maximum parcel coverage regulation by introducing a 45% provision for duplexes; and
- deleting a site specific provision that would have allowed "campground" as a permitted use in the Resource Area (RA) Zone to be applied to Lot 2, Plan KAP26332, District Lot 228S 2169, SDYD, Except Plan H15455.

Summary:

In summary, at this stage, Administration supports the 3rd reading of the zoning amendment bylaw No. 2457.20, 2018, Electoral Area, as the Board conditions put forward in 1st and 2nd reading have been met.

Alternatives:

1. THAT Bylaw No. 2457.20, 2018, Electoral Area "I" Zoning Amendment Bylaw be deferred; or
2. THAT first and second readings of Bylaw No. 2457.20, 2018, Electoral Area "I" Zoning Amendment Bylaw be rescinded and the bylaw abandoned.

Attachments:

- No. 1 - Overview of Proposed Amendment Bylaw Change ZONE
- No. 2 - Applicant's Site Plan
- No. 3 - Site Photo

Respectfully submitted:

Cory Labrecque

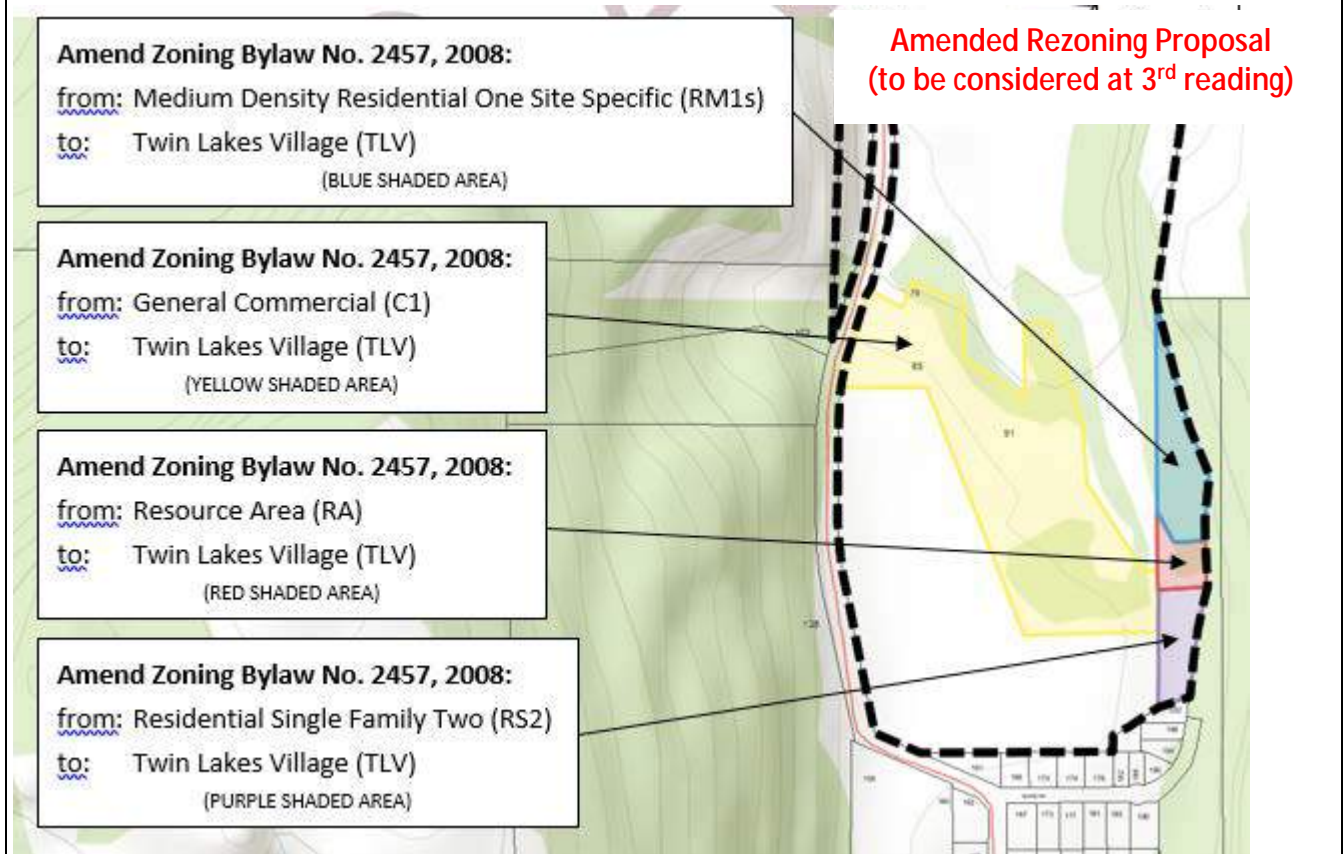
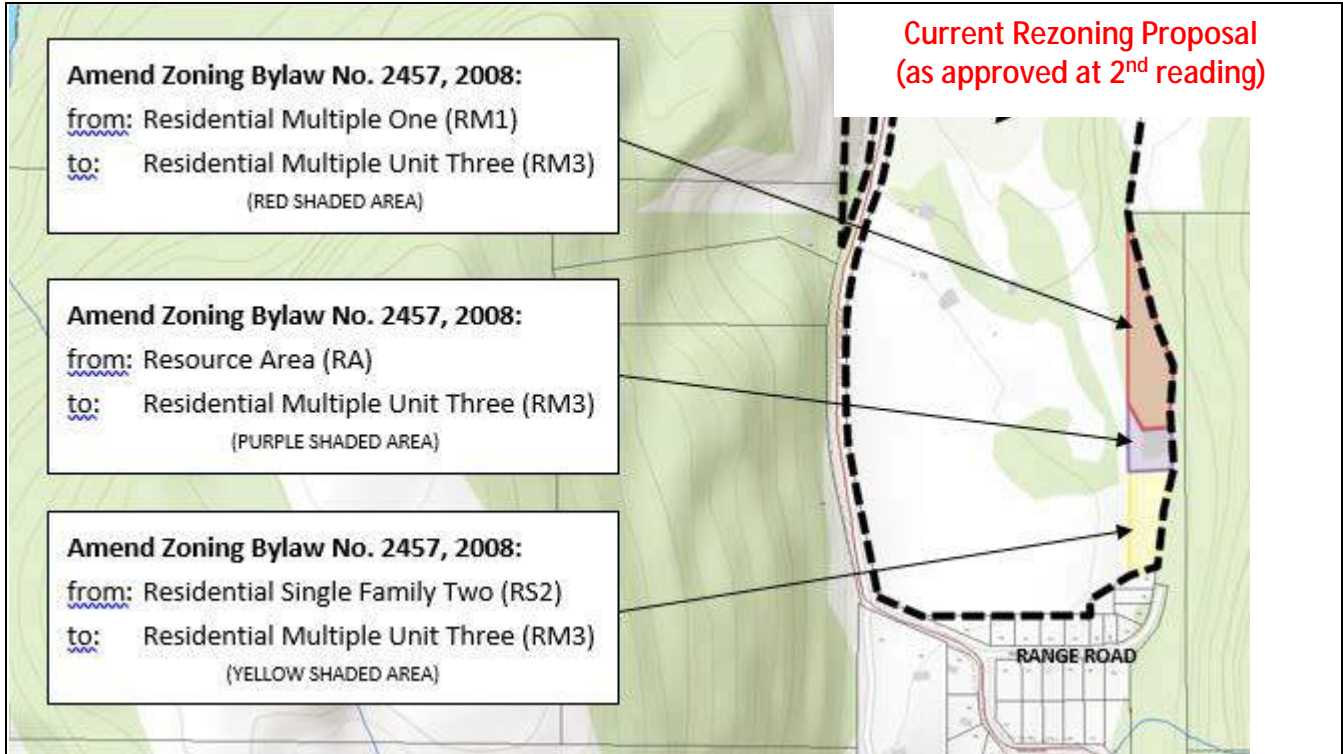
Cory Labrecque, Planner II

Endorsed By:

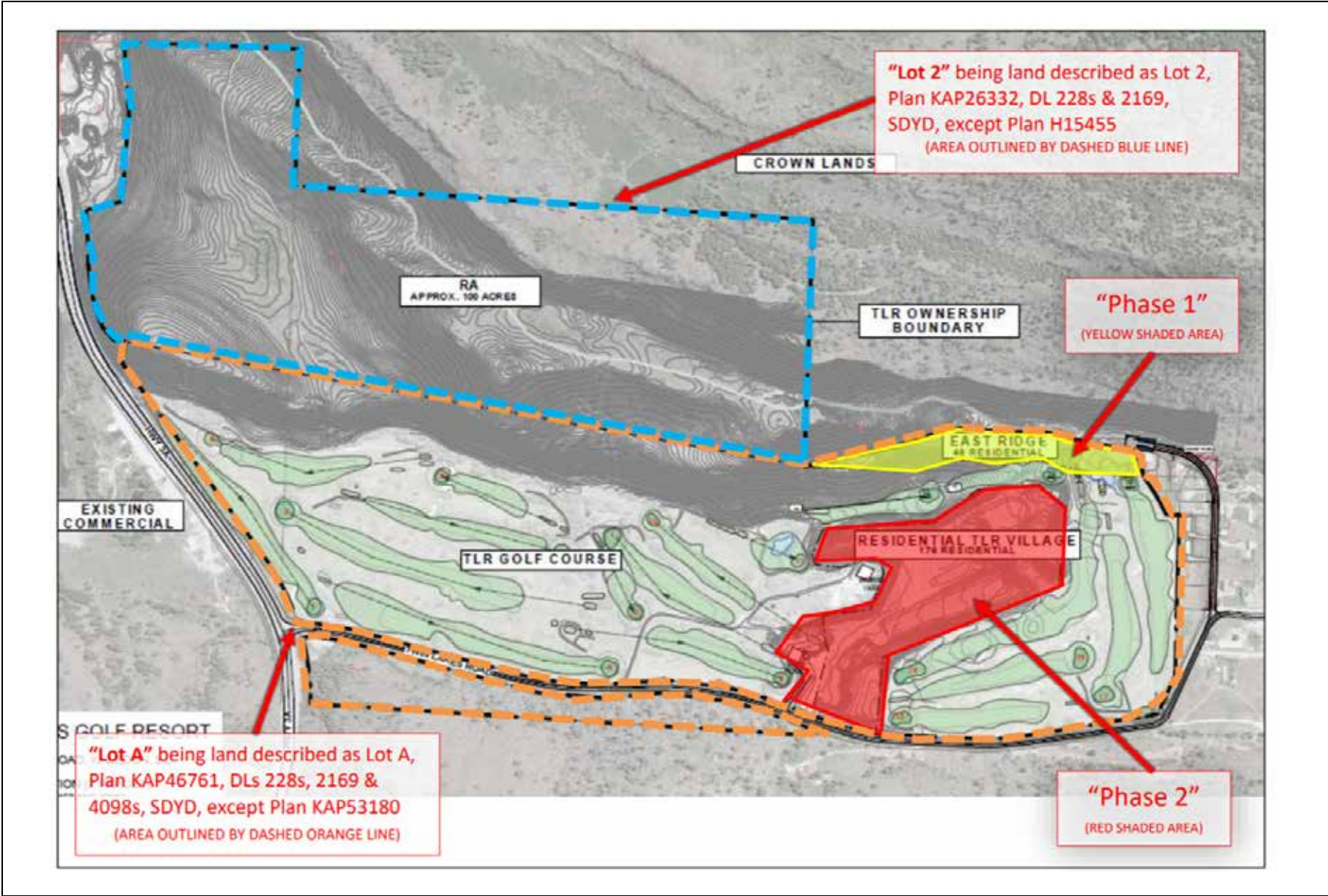


C. Garrish, Planning Manager

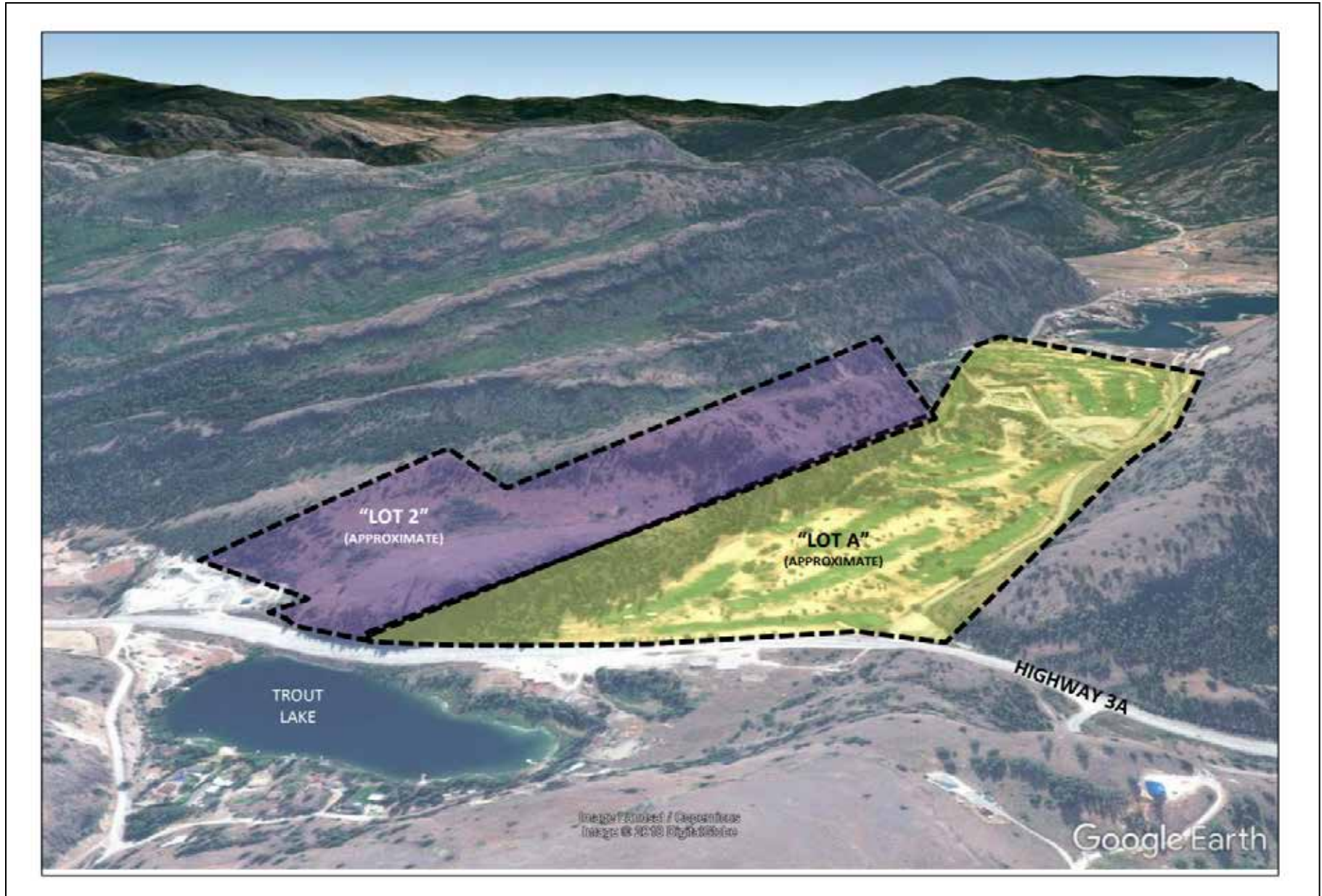
Attachment No. 1 – Overview of Proposed Amendment Bylaw Changes



Attachment No. 2 – Applicant’s Site Plan



Attachment No. 3 – Site Photo



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2457.20, 2018

A Bylaw to amend the Electoral Area "I" 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 "I" Zoning Amendment Bylaw No. 2457.20, 2018."
2. The Electoral Area "I" Zoning Bylaw No. 2457, 2008, is amended by:
 - i) adding a new reference to "Twin Lakes Village Zone TLV" under "Village Centre Zones" at Section 5.1 (Zoning Districts) of Section 5.0 (Creation of Zones).
 - ii) adding a new Section 13.2 (Twin Lakes Village Zone (TLV) under Section 13.0 (Village Centre) to read as follows:

13.2 TWIN LAKES VILLAGE ZONE (TLV)

13.2.1 Permitted Uses:

Principal uses:

- a) apartment building, subject to Section 13.2.10;
- b) art galleries, libraries, museums;
- c) campground, subject to Section 13.1.10;
- d) community hall;
- e) duplex;
- f) eating and drinking establishment;
- g) indoor recreational facilities;
- h) office;

- i) personal service establishment;
- j) retail store, general;
- k) townhouse, subject to Section 13.2.10;
- l) tourist accommodation;
- m) vacation rentals, subject to Section 7.28;

Secondary uses:

- n) home occupation, subject to Section 7.17; and
- o) accessory buildings and structures, subject to Section 7.13.

13.2.2 Site Specific Twin Lakes Village (TLVs) Provisions:

- a) see Section 19.29

13.2.3 Minimum Parcel Size for Subdivision:

- a) 225.0 m² for the purpose of subdividing a duplex under the *Strata Property Act*, when connected to a community sewer and water system;
- b) 550.0 m², when connected to a community sewer and water system;
- c) 0.5 ha, when connected to community sewer system and serviced by well; or
- d) 1.0 ha, when serviced by well and approved septic system.

13.2.4 Minimum Parcel Width for Subdivision:

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

13.2.5 Maximum Density:

- a) 60 dwelling units per ha for apartment buildings and townhouses, subject to servicing requirements; and
- b) two (2) dwelling units per parcel for duplexes, provided that both dwellings are located in one (1) residential building.

13.2.7 Minimum Setbacks:

- a) Buildings and Structures:
 - i) Front parcel line: 4.5 metres
 - ii) Rear parcel line: 3.0 metres
 - iii) Interior side parcel line: 3.0 metres
 - iv) Exterior side parcel line: 4.5 metres

- b) Accessory Buildings or Structures:
 - i) Front parcel line: 4.5 metres
 - ii) Rear parcel line: 1.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres

13.2.8 Maximum Height:

- a) No building or structure shall exceed a height of 15.0 metres;
- b) No accessory building or structure shall exceed a height of 5.5 metres.

13.2.9 Maximum Parcel Coverage:

- a) 75% for apartment buildings or townhouses;
- b) 45% for duplexes.

13.2.10 Conditions of Use:

- a) the minimum land area on which an apartment building or townhouse use may be undertaken shall be 1,000.0 m².
- b) dwelling units located in the same building as a commercial use shall have separate entrances from the exterior of the building and shall not share a common hallway with a commercial use.
- c) a minimum area of 10.0 m² of amenity space shall be provided per dwelling unit.
- d) the maximum number of campground units per hectare shall not exceed 75; 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 for any campground use.

- iii) adding a new Section 19.29 (Site Specific Twin Lakes Village Provisions) under Section 19.0 (Site Specific Regulations) to read as follows:

19.29 Site Specific Twin Lakes Village (TLVs) Provisions:

- .1 Not applicable

- 3. The Zoning Map, being Schedule '2' of the Electoral Area "I" Zoning Bylaw No. 2457, 2008, is amended by:

- i) changing the land use designation of an approximately 3.12 ha part of the land described as Lot 2, Plan KAP26332, District Lots 228S 2169, SDYD, Except Plan

- H15455, and as shown shaded purple on Schedule 'B', which forms part of this Bylaw, from Medium Density Residential One Site Specific (RM1s) to Resource Area (RA);
- ii) changing the land use designation of an approximately 18.15 ha part of the land described as Lot 2, Plan KAP26332, District Lots 228S 2169, SDYD, Except Plan H15455, and as shown shaded yellow on Schedule 'B', which forms part of this Bylaw, from Residential Single Family One (RS1) to Resource Area (RA);
 - iii) changing the land use designation of an approximately 1.1 ha part of the land described as Lot A, Plan KAP46761, District Lots 228S, 2169 & 4098S, SDYD, Except Plan KAP53180 (79 Twin Lakes Road), and as shown shaded red on Schedule 'C', which forms part of this Bylaw, from Medium Density Residential One Site Specific (RM1s) to Golf Course Commercial (CT3);
 - iv) changing the land use designation of an approximately 1.43 ha part of the lands described as Lot A, Plan KAP46761, District Lots 228S, 2169 & 4098S, SDYD, Except Plan KAP53180 (79 Twin Lakes Road), and as shown shaded purple on Schedule 'C', which forms part of this Bylaw, from Residential Single Family One (RS1) to Golf Course Commercial (CT3);
 - v) changing the land use designation of an approximately 7.32 ha part of the lands described as Lot A, Plan KAP46761, District Lots 228S, 2169 & 4098S, SDYD, Except Plan KAP53180 (79 Twin Lakes Road), and as shown shaded yellow on Schedule 'C', which forms part of this Bylaw, from Resource Area (RA) to Golf Course Commercial (CT3);
 - vi) changing the land use designation of an approximately 1,500 m² part of the lands described as District Lot 4098S, SDYD, Portion EX BLK A, Except Plan KAP53180, and as shown shaded purple on Schedule 'D', which forms part of this Bylaw, from Medium Density Residential One Site Specific (RM1s) to Resource Area (RA);
 - vii) changing the land use designation of an approximately 8.00 ha part of the lands described as Lot A, Plan KAP46761, District Lots 228S, 2169 & 4098S, SDYD, Except Plan KAP53180 (79 Twin Lakes Road), and as shown shaded yellow on Schedule 'E', which forms part of this Bylaw, from General Commercial (C1) to Twin Lakes Village (TLV);
 - viii) changing the land use designation of an approximately 1.2 ha part of the lands described as Lot A, Plan KAP46761, District Lots 228S, 2169 & 4098S, SDYD, Except Plan KAP53180 (79 Twin Lakes Road), and as shown shaded blue on Schedule 'E', which forms part of this Bylaw, from Medium Density Residential One Site Specific (RM1s) to Twin Lakes Village (TLV);
 - ix) changing the land use designation of an approximately 4,315 m² part of the lands described as Lot A, Plan KAP46761, District Lots 228S, 2169 & 4098S, SDYD, Except Plan KAP53180 (79 Twin Lakes Road), and as shown shaded red on Schedule 'E', which forms part of this Bylaw, from Resource Area (RA) to Twin Lakes Village (TLV); and

- x) changing the land use designation of an approximately 7,250 m² part of the lands described as Lot A, Plan KAP46761, District Lots 228S, 2169 & 4098S, SDYD, Except Plan KAP53180 (79 Twin Lakes Road), and as shown shaded purple on Schedule 'E', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Twin Lakes Village (TLV).

READ A FIRST TIME this 2nd day of August, 2018.

READ A SECOND TIME this 21st day of March, 2019.

PUBLIC HEARING held on this 7th day of December, 2020.

READ A THIRD TIME, AS AMENDED, this ___ day of _____, 2021.

I hereby certify the foregoing to be a true and correct copy of the "Electoral Area "I" Zoning Amendment Bylaw No. 2457.20, 2018" as read a Third time, as amended, by the Regional Board on this ___ day of ___, 2021.

Dated at Penticton, BC this ___ day of ___, 2021.

Chief Administrative Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ___ day of _____, 2021.

ADOPTED this ___ day of ___, 2021.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

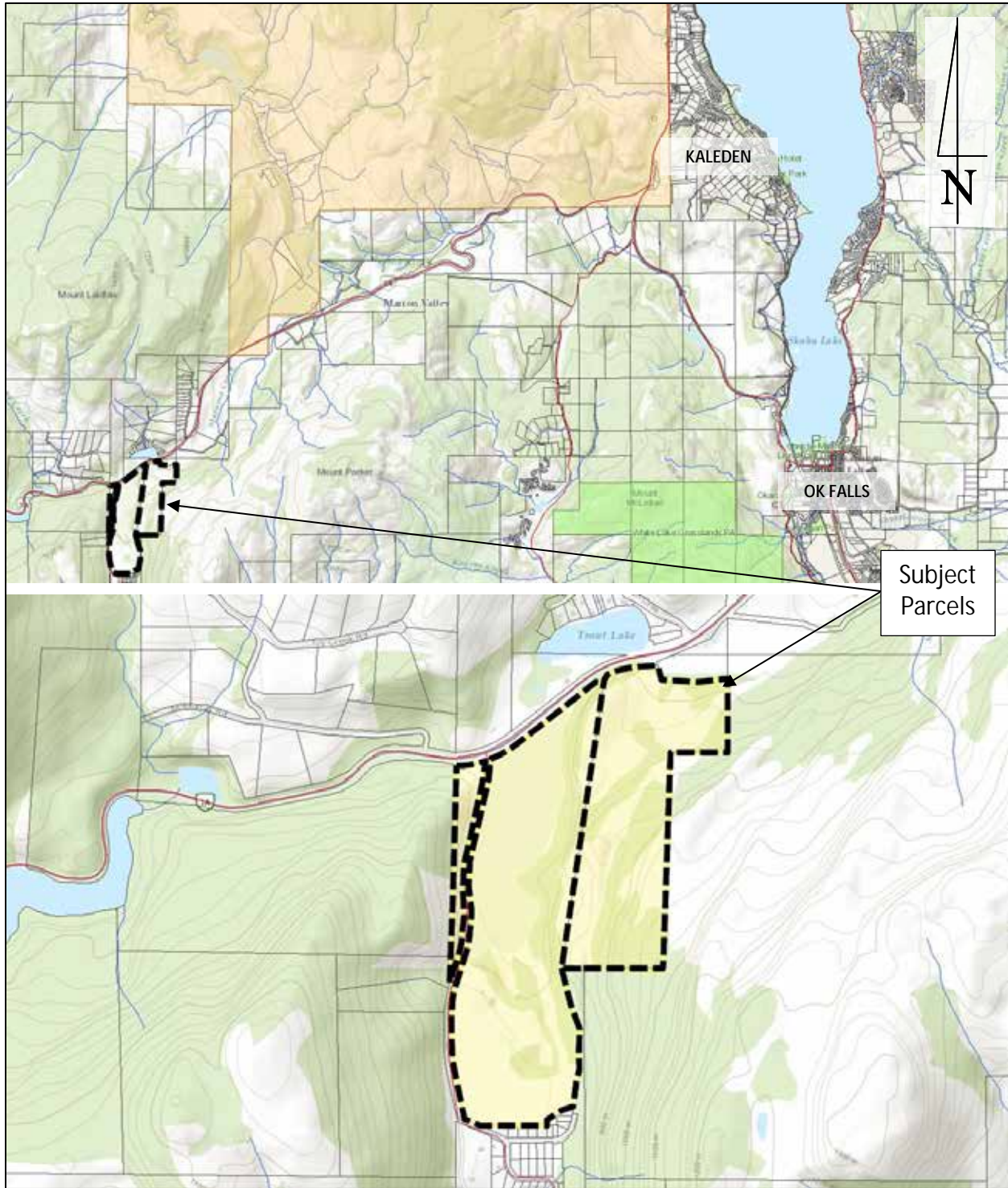
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2457.20, 2018

Project No: D2017.069-ZONE

Schedule 'A'



Regional District of Okanagan-Similkameen

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

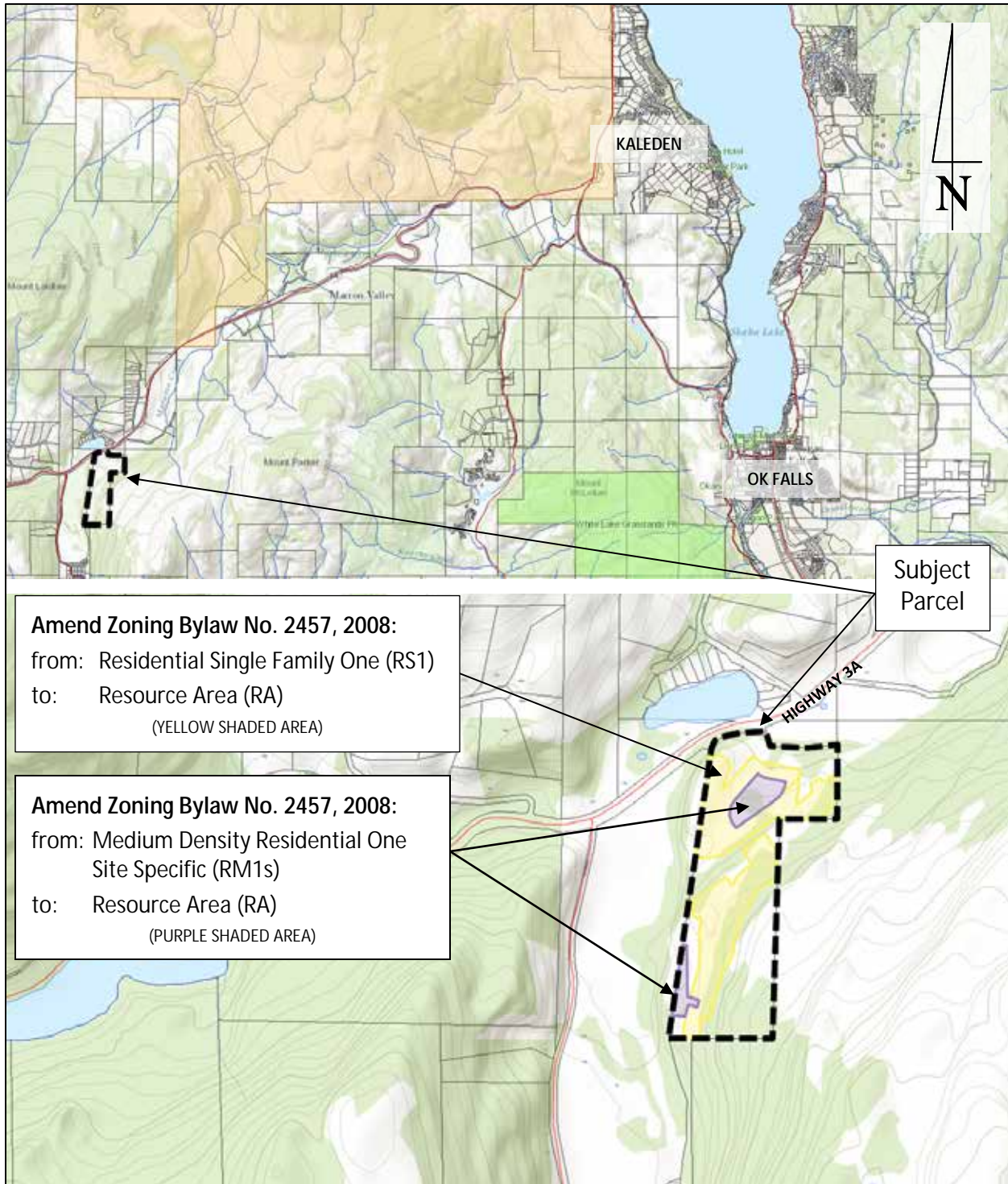
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2457.20, 2018

Project No: D2017.069-ZONE

Schedule 'B'



Regional District of Okanagan-Similkameen

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

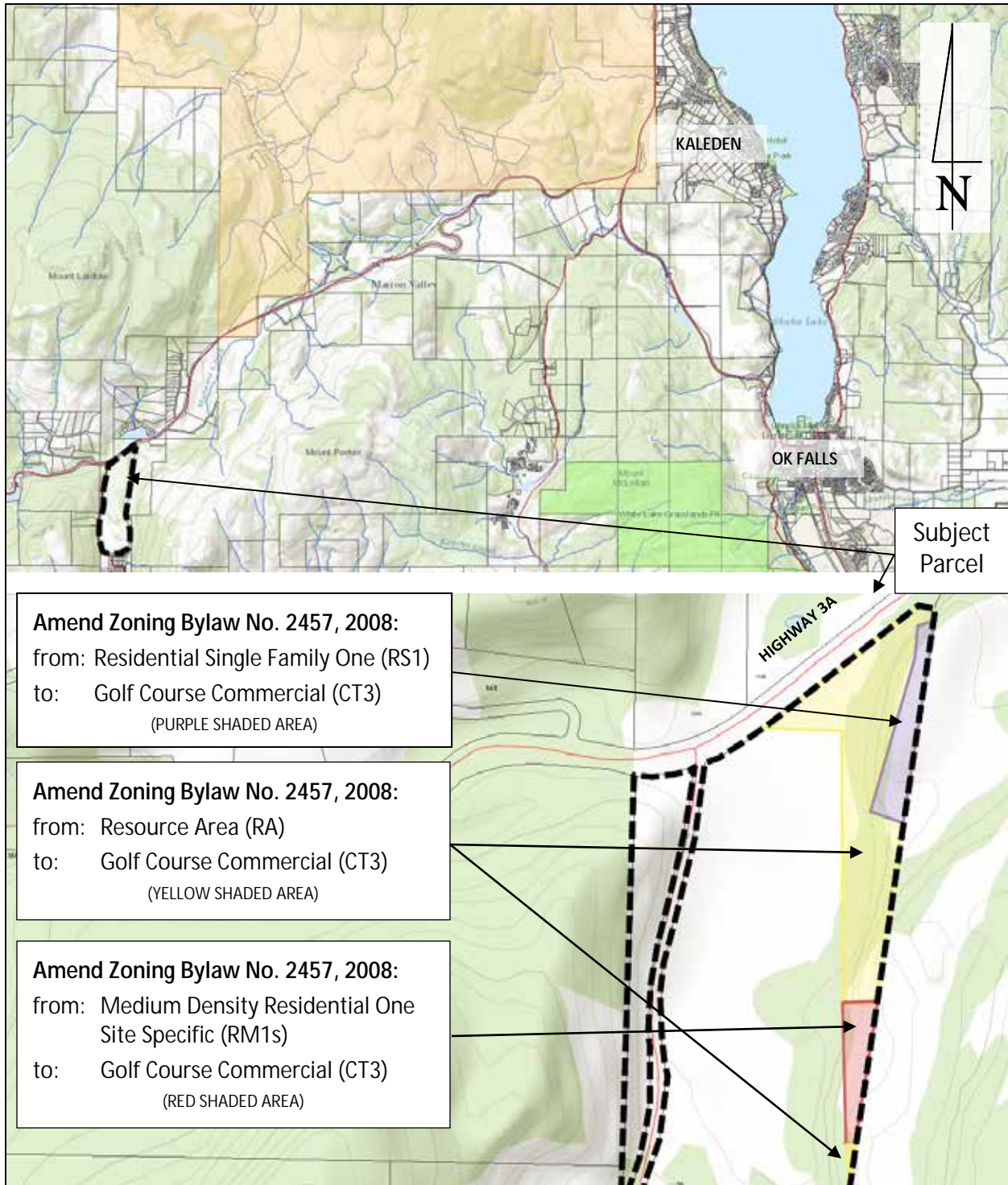
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2457.20, 2018

Project No: D2017.069-ZONE

Schedule 'C'



Regional District of Okanagan-Similkameen

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

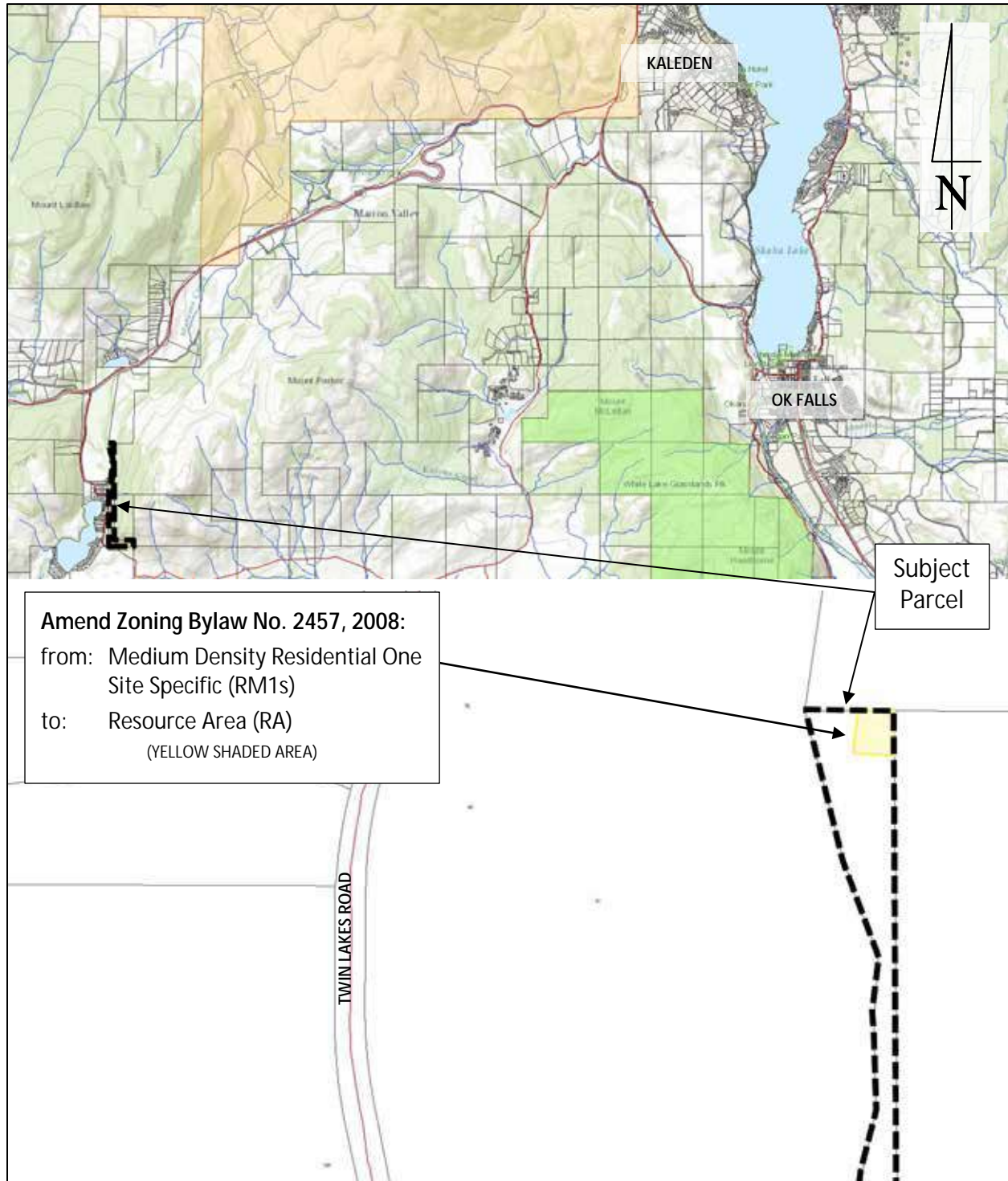
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2457.20, 2018

Project No: D2017.069-ZONE

Schedule 'D'



Regional District of Okanagan-Similkameen

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

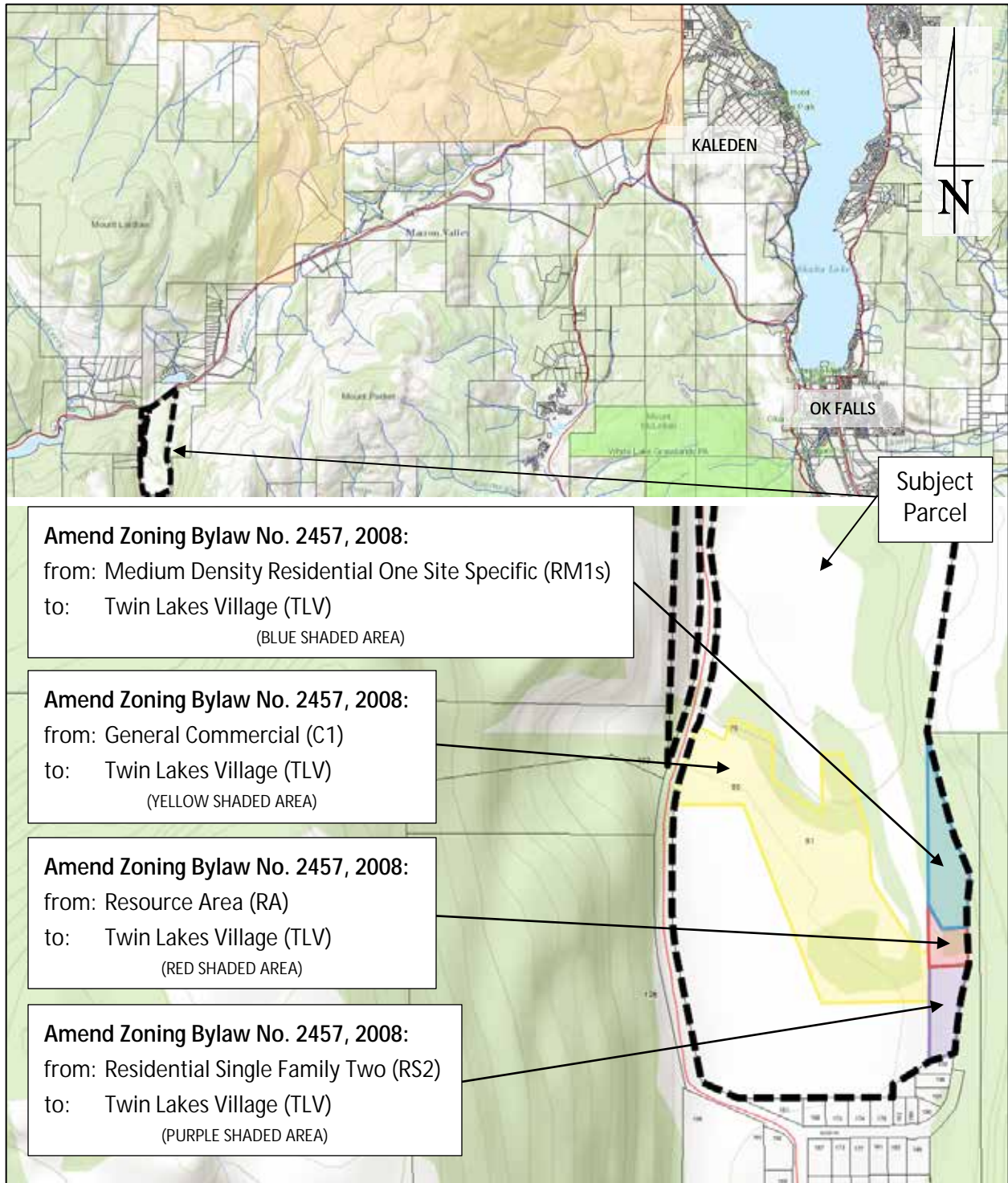
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2457.20, 2018

Project No: D2017.069-ZONE

Schedule 'E'





TO: Regional Board of Directors

FROM: Director Monteith

DATE: December 7, 2020

RE: Public Hearing Report - Amendment Bylaw No. 2457.20, 2018

Purpose of Bylaw:

The proposed amendments to the Electoral Area "1" Zoning Bylaw No. 2457.20, 2018, are related to the proposed development of a phased multi-use development resort at the Twin Lakes Golf Course.

Public Hearing Overview:

The Public Hearing for Bylaw No. 2457.20, 2018 was convened on Monday, December 7, 2020, at 6:00 pm, electronically via the RDOS's WebEx online meeting platform.

Pursuant to Section 464, 465 & 468 of the *Local Government Act*, Chair Monteith called the Public Hearing to order at 6:05 p.m. in order to consider the amendment bylaw.

Members of the Regional District staff present were:

- Cory Labrecque, Planner II
- Stephen Juch, Development Engineering Supervisor

There were approximately 25 members of the public present in the electronic meeting.

In accordance with Section 466, the time and place of the public hearing was advertised in the November 25, 2020 and December 2, 2020, editions of the Penticton Western.

Copies of reports and correspondence received related to Bylaw No. 2457.2018, were available for viewing at the Regional District office during the required posting period.

Summary of Representations:

There were no written briefs submitted during the public hearing.

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

C. Labrecque, Planner II outlined the proposed bylaw.

Chair Monteith asked if anyone wished to speak to the proposed bylaw.

Valerie Windsor, 306 Westview Road: Stated their opposition to the bylaw. Expressed concerns related to the viability of water, and questioned if there is enough water to support the proposed development, including those who live in the area full time and those who have summer homes.

Patrick Walker, 178 Twin Lakes Road: Stated their opposition to the bylaw. Expressed concerns about impact of the development in relation to water flows to fight fires in the area.

Marie-Eve Lamarche, 236 Twin Lakes Road: Stated their opposition to the bylaw. Concerned that the development would lower the water aquifer and negatively affect the surrounding community. Expressed concerns that increased daily traffic would negatively impact safety on the local roads and increase public access and pollution on the lake, and that increased population in the area would lead to an increase in risk of fire.

Patrick Walker, 178 Twin Lakes Road: Stated their opposition to the bylaw. Expressed their main concern is future water shortages. Expressed concerns around whether the development would be sustainable, and about water related shortages leading to requiring a deeper well on their property in the future.

Jennifer Strong, 305 Westview Road: Stated their opposition to the bylaw. Read out part of the letter that they emailed to the RDOS on December 6, 2020. (The letter is included in the public representations).

John Geary, Twin Lakes: Stated their opposition to the bylaw. Expressed concerns about water shortages, and the methods that will be used to determine if the development is sustainable for the future. Expressed concerns about an increase in crime and traffic in the area, increased usage of the lake, and around increased parking issues on west side of the lake near the boat ramp

David Hetherington, 264 Westview Road: Stated their opposition to the bylaw. Expressed concerns around traffic, traffic access, water shortages. Also expressed concerns about the impacts on nearby nature's trust land from increased recreation and usage of the area, and concerns about possible contamination from a possible previous dump site on the property.

William Rogocky, 202 Range Road: Stated their opposition to the bylaw. Would like to see the proposed road redesigned to be put beside their property. Concerned about narrow roadway and traffic safety impacts for local children.

Coral Brown, 158 Twin Lakes Road: Stated their opposition to the bylaw. Concerned about water use and recharge and that there is not enough water for the water to be sustainable. Expressed concern that if the water is not sustainable, and asked who would be responsible or liable in that case. Expressed concerns about impacts on DRAC, and about snow pack and water supply in the area.

Peter Jensen, 194 Range Road: Expressed concerns over water supply and increased traffic on Twin Lakes Road. Concerned about fire protection and is uncertain about if there would be added fire protection for the area. Also concerned about the increase of weekend party-goers.

Marie-Eve Lamarche, 236 Twin Lakes Road: Concerned about Airbnb rentals and the need for a bylaw to address increased crime in the area. Concerned about lack of parking supply at the boat ramp and species-at-risk in the area.

Neal Moretti, 302 Westview Road: Stated their opposition to the bylaw. Concerned about that the development would not be appropriate for the community, including increased density in a rural area. Concerned about future water supply related to the proposed development.

William Rogocky, 2020 Range Road: Expressed concern that there may only be one way in and out of the development, and wondering if there will be two accesses to get back out onto Highway 3A in the case of a fire.

Suki Sekhon (applicant): Expressed that they have spent significant time and funds to study the water supply. Expressed that they have addressed a number of requests from the local community, including reducing the overall development footprint, removing the hillside development proposal, phasing the development, and committing to a water and sewer system that would be more sustainable and benefit the community in the long term. Expressed they felt the water supply issue had already been studied and resolved.

Sandra Wilson, 445 Eastview Road: Expressed concern that there has been a longer term cycle of flood and drought, and concerned about future drought affecting the water supply.

Valerie Windsor, 306 Westview Road: Reiterated opposition to the bylaw. Expressed concern over the water supply, and that there is no guarantee that there is going to be sufficient water for a resort development.

Verna Mumby, 305 Westview Road: Stated their opposition to the bylaw. Reiterated concerns in a letter to the RDOS about water and does not support placing development above confirmation of water source. Expressed species-at-risk on the property. Concerned about traffic, fire, and visitors trespassing on properties. Expressed that the proposed zoning change does not serve the broader public interest.

Brian Willman, 234 Twin Lakes Road: Expressed concerns about water supply that the golf course might be impacted by future water shortages.

Coral Brown, 158 Twin Lakes Road: Expressed concerns in relation to water supply and cyclical long-term flooding and drought. Expressed concern about an upcoming period of drought, given climate change and nearby logging.

Chair Monteith: asked a second time if there was anyone who wished to speak further to the proposed bylaw.

Chair Monteith: asked a third time if there was anyone who wished to speak further to the proposed bylaw and hearing none, declared the public hearing closed at 7:28 p.m.

Recorded by:

Cory Labrecque

C. Labrecque
Planner II

Confirmed:

S. Juch

S. Juch
Engineering Supervisor

Confirmed:

S. Monteith

S. Monteith
Chair

Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: June 22, 2018 9:24 AM
To: Planning
Subject: Twin Lakes Rd, 75, 85, 91, Lot 2 Twin Lakes (D2017.069 - ZONE)

With respect to the above noted file,

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Twin Lakes Road and Highway 3A. Bringing electrical service to the proposed development areas will require significant extension work the cost of which may be substantial. To date, arrangements have not been completed to meet either the cost, civil work or the land rights requirement to service the proposed development and/or subdivision. The applicant is responsible for costs associated any changes to the proposed lots' existing service, if any, as well as the provision of appropriate land rights where required.

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

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

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

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

- Electrician's Name and Phone number
- **FortisBC Total Connected Load Form**
- Other technical information relative to electrical servicing

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

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

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

Best Regards,

*Steven Danielson,
Contract Land Agent for:*

**Nicholas Mirsky, B.Comm., AACI, SR/WA
Supervisor | Property Services | FortisBC Inc.**

2850 Benvoulin Rd
Kelowna, BC V1W 2E3
Office: 250.459.8033
Mobile: 250.718.9398
Fax: 1 866.535.6171
nicholas.mirsky@fortisbc.com

Steven Danielson - June 22, 2018



Penticton Indian Band

Natural Resources Department

R.R. #2, Site #0, Comp.19

Penticton, B.C. CAN

V2A 6J7

Referrals@pib.ca | www.pib.ca

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

July-06-18

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

Regional District of Okanagan Similkameen
101 Martin Street
Penticton, BC V2A 6J9

RTS ID: 3311

Referral ID: Bylaws: 2457.20, 2018

Referral Date: June-06-18

Reference ID:

Summary: This proposal is to amend numerous designations within the zoning bylaw in order to allow for the development of a phased multi-use development resort at the Twin Lakes Golf Course.

ATTENTION: Evelyn Riechert

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 or 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 in 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, Penikese 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: 1115

	SubTotal	Tax	Total
Admin (12%)	\$ 52.50	\$ 0.00	\$ 52.50
G.I.S. Tracking and Review (GIS Project Technician)	\$ 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 Penikese Indian Band. re: P.C.132 RTS #3311

indent,

Vonessa Gonzales
Referrals Administrator
P: 250-492-0411
Referrals@pib.ca

RTS ID: 3311
CC:



Penticton Indian Band

Natural Resources Department
775 Westhills Drive | BLDG #2, Site B2, Comp. 19
Penticton, British Columbia
Canada V2A 6J7

Referrals@pib.ca | www.pib.ca
Telephone: 250-492-0411 Fax: 250-493-2802

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

July-06-18

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

RTS ID: 3311

Referral Date: June-06-18

Referral ID: Bylaws: 2457.20, 2018

Reference ID:

Summary: This proposal is to amend numerous designations within the zoning bylaw in order to allow for the development of a phased multi-use development resort at the Twin Lakes Golf Course.

Attention: Evelyn Riechert

RE: Request for a 60 (sixty) day extension

I thank you for the above application that was received on July-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 Tsilhqot'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 economically 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.

Linnémt,
Vanessa Gonzales
Referrals Administrator

RTS ID: 3311

CC:

From: [James Pepper](#)
To: ["PIB Referrals"; Lauri Feindell](#)
Subject: RE: D2017.069-ZONE - bylaw Referral (Twin Lakes)
Date: July 11, 2018 1:50:00 PM
Attachments:

Good Afternoon Lauri,

The proposed Twin Lakes development is significant and located in an area of cultural importance for the syilx Nation and Penticton Indian Band. At this time PIB does not support D2017.069-ZONE - bylaw Referral as we have not received sufficient information to determine potential impacts resulting from the proposed development. The development is certain to have an impact on syilx lands and resources. The potential increase in water use and deposition is of particular concern.

I would like to further discuss this process with you prior to moving forward. Please let me know when you are available for a phone call.

Again, at this time, PIB does support or in any other manner agree with the D2017.069-ZONE bylaw referral to support the proposed development at Twin Lakes.

Sincerely,

PIB Email Signature





Your File #: D2017.069-
ZONE Twin
Lakes (2457 20)
eDAS File #: 2018-03376
Date: July 6, 2018

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

Attention: Lauri Feindell, Planning Secretary

**Re: Proposed Text Amendment Bylaw for:
Lot A, District Lot 228s, 2169 & 4098a, SDYD, Plan KAP46761, except Plan
KAP53180 and
Lot 2, District Lot 228s and 2169, SDYD, Plan 26332 except Plan H15455
79 Twin Lakes Road, Kaleden, BC**

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*, subject to the following condition:

- 1. An amendment to Section 13.1.7-Minimum Setbacks – to reflect the Provincial Setback requirement of 4.5 metres as stated in the Provincial Public Undertakings Regulation #513/2004. This is usually considered with the Front Yard Setback.

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
122 Industrial Place
Penticton, BC V2A 7C8
Canada
Phone: (250) 490-2280 Fax: (250) 490-2231

CC Application - July 9, 2018

Ministry of Agriculture

Integrated Land Management Bureau

Ministry of Transportation & Infrastructure

School District 67

Okanagan Nation Alliance (ONA)

RESPONSE SUMMARY

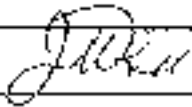
AMENDMENT BYLAW NO. 2457.20, 2018

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: July 4, 2018



Your File #: D2017.069-
ZONE Twin
Lakes (2457.20)
eDAS File #: 2018-03376
Date: July 31, 2020

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

Attention: Lauri Feindell, Planning Secretary

**Re: Proposed Bylaw 2457.20 for:
Lot A, District Lot 228s, 2169 & 4098s, SDYD, Plan KAP46761, except Plan
KAP53180 and Lot 2, District Lot 228s and 2169, SDYD, Plan 26332 except
Plan H15455 - 79 Twin Lakes Road, Kaleden, 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
Development Officer

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

Christopher Garrish

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: August 6, 2020 10:48 AM
To: Planning
Cc: Lauri Feindell
Subject: RE: Bylaw Referral - D2017.069-ZONE

Hello RDOS Planners,

Thank you for your referral D2017.069-ZONE regarding 79 Twin Lakes Road, PIDs 017694841, LOT A DISTRICT LOTS 228S, 2169 AND 4098S SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP46761 EXCEPT PLAN KAP53180 and 005141541, LOT 2 DISTRICT LOTS 228S AND 2169 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 26332 EXCEPT PLAN H15455. Please review the screenshot of the property below (outlined in yellow) and notify me immediately if it does not represent the property listed in your referral.

Results of Provincial Archaeological Inventory Search

According to Provincial records, previously recorded archaeological site **DiQw-4** is located on both properties.

Given the subsurface nature of most archaeological deposits, boundaries of archaeological sites are difficult to determine without subsurface testing. Therefore, any mapped boundaries are approximate, and it is possible that the site is more or less extensive than currently mapped.

DiQw-4 was recorded in 1967 as part of an archaeological survey of the upper Okanagan Valley. The site was described as an 'open campsite' with no surface features. Sub-surface artifacts were likely lithics (stone tools and/or flakes of stone produced by making/modifying stone tools) and fire-broken rock, but the site record only indicates sub-surface cultural material.

The site has not been investigated since its original recording so the condition and size of the site are currently unknown.

In addition to the presence of the archaeological site, archaeological potential modelling for the area indicates that the properties have high to moderate potential for unknown/unrecorded archaeological deposits, as indicated by the brown (high potential) and the beige (moderate potential) areas shown in the screenshot below.

Archaeology Branch Advice

DiQw-4 is protected under the *Heritage Conservation Act* (HCA) and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch.

If land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) are planned within the protected archaeological site (red areas shown in the screenshot below), a Provincial heritage permit is required. Permit applications are available on the [Archaeology Branch website](#). Completing a permit application usually requires archaeological expertise, and an archaeological impact assessment (AIA) may be required before a permit can be issued. Most applicants will therefore engage an eligible consulting archaeologist to review proposed activities, verify archaeological records, and work with the Archaeology Branch on the applicant's behalf to identify permit requirements, prepare permit application(s), and conduct any required archaeological study.

If land-altering activities are planned outside of the archaeological site (red areas shown in the screenshot below), a Provincial heritage permit may not be required prior to commencement of those activities. However, there is high potential for the archaeological site to extend beyond the limits indicated on the screenshot below or for other unknown archaeological deposits to exist, and a Provincial heritage permit will be required if archaeological deposits are exposed and/or impacted during land-altering activities. Unpermitted damage or alteration of a protected archaeological site is a contravention of the HCA and requires that land-altering activities be halted until the contravention has been investigated and permit requirements have been established. This can result in significant project delays.

Therefore, the Archaeology Branch strongly recommends engaging an eligible consulting archaeologist prior to any land-altering activities. The archaeologist will review the proposed activities, verify archaeological records, and possibly conduct a walk-over and/or an archaeological impact assessment (AIA) of the project area to determine whether the proposed activities are likely to damage or alter any unrecorded portions of the protected archaeological site.

Please notify all individuals involved in land-altering activities (e.g., owners, developers, equipment operators) that if archaeological material is encountered during development, they **must stop all activities immediately** and contact the Archaeology Branch for direction at 250-953-3334.

Rationale and Supplemental Information

- A protected archaeological site is located both properties, and there is high potential for previously unidentified portions of the site or for other unknown archaeological deposits to exist on other parts of the properties.
- Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed.
- If a permit is required, be advised that the permit application and issuance process takes approximately 8-12 weeks; the permit application process includes referral to First Nations and subsequent engagement.
- The Archaeology Branch must consider numerous factors (e.g., proposed activities and potential impacts to the archaeological site[s]) when determining whether to issue a permit and under what terms and conditions.
- The Archaeology Branch has the authority to require a person to obtain an archaeological impact assessment, at the person's expense, in certain circumstances, as set out in the *Heritage Conservation Act*.
- Occupying an existing dwelling or building without any land alteration does not require a Provincial heritage permit.

How to Find an Eligible Consulting Archaeologist

An eligible consulting archaeologist is one who can hold a Provincial heritage permit to conduct archaeological studies. To verify an archaeologist's eligibility, ask an archaeologist if he or she can hold a permit in your area, or contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists are listed on the BC Association of Professional Archaeologists website (www.bcapa.ca) and in local directories.

Questions?

For questions about the archaeological permitting and assessment process, please contact the Archaeology Branch at 250-953-3334 or archaeology@gov.bc.ca.

For more general information, visit the Archaeology Branch website at www.gov.bc.ca/archaeology.

Please let me know if you have any questions regarding this information.

Kind regards,

Christopher Garrish

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: August 6, 2020 10:57 AM
To: Planning
Cc: Lauri Feindell
Subject: FW: D2017.069-ZONE - bylaw Referral (Twin Lakes)

Hello again RDOS Planners!

I discovered that there had been a previous referral response for the property back in 2018, and my response of today (Aug 6, 2020) neglected to mention DiQw-6, which is also present on Lot A. Please refer to the referral response below and let me know if you have any questions.

Kind regards,



Diana Cooper
Archaeologist/Archaeological Site Inventory Information & Data Administrator
Archaeology Branch | [Ministry of Forests, Lands, Natural Resource Operations and Rural Development](#)
Phone: [\(250\) 953-3343](tel:250-953-3343) | Email: diana.cooper@gov.bc.ca | Website: www.gov.bc.ca/archaeology

From: Cooper, Diana FLNR:EX
Sent: July 12, 2018 11:04 AM
To: 'eriechert@rdos.bc.ca' <eriechert@rdos.bc.ca>
Cc: 'Lauri Feindell' <lfeindell@rdos.bc.ca>
Subject: RE: D2017.069-ZONE - bylaw Referral (Twin Lakes)

Hello Evelyn,

Thank you for your referral regarding proposed bylaw changes for 79 Twin Lakes Road, PID 017694841, Lot 2, DL 228s & 2169, SDYD, Plan 26332, except Plan H15455; and Lot A, DLs 228s, 2169 & 4098s, SDYD, Plan KAP46761, except Plan KAP53180, PID 005141541. According to Provincial records, previously recorded archaeological sites DiQw-4 and DiQw-6 are recorded on the properties.

In addition, archaeological potential modelling for the area indicates that portions of the properties have potential to contain unknown/unrecorded archaeological deposits, as indicated by the brown/orange areas (high potential) and beige areas (moderate potential) in the screenshot below.

DiQw-4 and DiQw-6 are protected under the *Heritage Conservation Act* and must not be altered or damaged without a permit from the Archaeology Branch. Given the subsurface nature of archaeological deposits, boundaries of archaeological sites are difficult to determine without extensive subsurface testing. Therefore, any mapped boundaries are considered to be approximate and it is possible that the sites are more or less extensive than currently mapped.



Penticton Indian Band
Natural Resources Department
841 Westhills Drive | Penticton, B.C.
V2A 0E8
Referrals@pib.ca | www.pib.ca
Telephone: 250-492-0411
Fax: 250-493-2882

Project Name:

Bylaw Referral - D2017.069-ZONE

FN Consultation ID:

L-200723-D2017069-ZONE

Consulting Org Contact:

Planning RDOS

Consulting Organization:

[Regional District of Okanagan-Similkameen](#)

Date Received:

Friday, July 31, 2020

WITHOUT PREJUDICE AND NOT TO BE CONSTRUED AS CONSULTATION

July 31, 2020

Attention: Planning RDOS

File number: D2017.069-ZONE

RE: 40 (forty) day extension

Thank you for the above application that was sent on July 23, 2020.

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, the Penticton Indian Band will be able to ensure that an informed review process will occur. We are setting the new timeline to be 40 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 economically 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.

limləmt,

Maryssa Bonneau
Referrals Administrator
P: 250-492-0411
Referrals@pib.ca



Penticton Indian Band
Natural Resources Department
841 Westhills Drive | Penticton, B.C.
V2A 0E8
Referrals@pib.ca | www.pib.ca
Telephone: 250-492-0411
Fax: 250-493-2882

Project Name:

Bylaw Referral - D2017.069-ZONE

FN Consultation ID:

L-200723-D2017069-ZONE

Consulting Org Contact:

Planning RDOS

Consulting Organization:

[Regional District of Okanagan-Similkameen](#)

Date Received:

Friday, July 31, 2020

Activity No Payment

WITHOUT PREJUDICE AND NOT TO BE CONSTRUED AS CONSULTATION

September 3, 2020

File number: D2017.069-ZONE

Attention: Planning RDOS

Re: Bylaw Referral - D2017.069-ZONE

We are writing regarding your failure to pay invoice #L-200723-D2017069-ZONE 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 July 31, 2020.

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 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.

limit.

Maryssa Bonneau
Referrals Administrator
P: 250-492-0411
Referrals@pib.ca



Penticton Indian Band
Natural Resources Department
841 Westhills Drive | Penticton, B.C.
V2A 0E8
Referrals@pib.ca | www.pib.ca
Telephone: 250-492-0411
Fax: 250-493-2882

Project Name:

Bylaw Referral - D2017.069-ZONE

FN Consultation ID:

L-200723-D2017069-ZONE

Consulting Org Contact:

Planning RDOS

Consulting Organization:

[Regional District of Okanagan-Similkameen](#)

Date Received:

Friday, July 31, 2020

WITHOUT PREJUDICE AND NOT TO BE CONSTRUED AS CONSULTATION

July 31, 2020

Attention: Planning RDOS

File Number: D2017.069-ZONE

We are in receipt of the above referral. This proposed activity is within the PIB Area of Interest within the Okanagan Nation's Territory, and the lands and resources 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.

PIB has specific referral processing requirements for both government and proponents which are integral to the exercise of our management right and to ensuring that the Crown can meet its duty to consult and accommodate our rights, including our Aboriginal title and management rights. According to this process, proponents are required to pay a \$500 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 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, PIB 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.

Invoice Number: L-200723-D2017069-ZONE

SubTotal Tax Total

Referral Processing \$ 500.00 \$ 0.00 \$ 500.00

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

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

limlømt,

Maryssa Bonneau

Referrals Administrator

P: 250-492-0411

Referrals@pib.ca



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Christopher Garrish

From: Moraes, Ryan <Ryan.Moraes@fortisbc.com>
Sent: November 27, 2020 9:43 AM
To: Planning
Subject: RE: RDOS Referral - Twin Lakes Golf Course

Hello,

Fortis Gas has no concerns with the rezoning.

Regards,

Ryan Moraes, AScT | Planning & Design Technologist | FortisBC

1260 Commercial Way | Penticton, BC V2A 3H5

☎ 250-490-2621 📞 778-214-0509 | ✉ ryan.moraes@fortisbc.com

From: Referrals <Referrals@fortisbc.com>
Sent: Friday, November 27, 2020 9:37 AM
To: Moraes, Ryan <Ryan.Moraes@fortisbc.com>
Subject: RDOS Referral - Twin Lakes Golf Course

Property Referral: 2020-1638

Hi Ryan,

Please review the attached / below and provide your comments directly to planning@rdos.bc.ca by **December 7, 2020**.

If FortisBC Energy Inc. is affected, please copy referrals@fortisbc.com in on your response so that we may update our records.

Thank you,

Mai Farmer
Property Services Assistant
Property Services
Phone 604-576-7010 x57010



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

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

Lauri Feindell

From: Coral Brown [REDACTED]
Sent: June 27, 2018 11:57 AM
To: Lauri Feindell
Cc: Evelyn Riechert
Subject: Re: FW: D2017.069-ZONE - bylaw Referral (Twin Lakes)
Attachments: D2017.069-ZONE (TLGR).docx

Lauri,

Sorry, we lost the skysurfer internet about 5 years ago and I have been in contact with RDOS many times since then - even on the OCP review with Evelyn. Please consider giving us an extension so that we, I.N.T.D. & GILLASS, can check with our membership since it states we should have month to respond.

Our main concern is for sustainable water in the dry year water cycle and we already know there is not enough water for existing residents in dry years (3 previous hydrogeological studies), but as the TLGR owner states "TLGR has lots of water", We agree the "Golf Course has lots of water" but the water here is finite and TLGR will draw the water in the aquifer from upstream - water pools under the flat area of the TLGR - (above the TLGR water moves naturally at 85 ft. /mile northward according to the Appendix A of the Betham Report).

Lauri Feindell

From: Meeks, Tori FLNR:FX <Tori.Meeks@gov.bc.ca>
Sent: June 13, 2018 5:42 PM
To: Lauri Feindell
Subject: Re: D2017.069-ZONE - bylaw Referral (Twin Lakes)
Attachments: image002.png

Thanks Lauri, mountain resorts branch interests are unaffected.

Tori





July 9, 2018

File: D2017.069-ZONE

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

Attention: Evalyn Reichert

Re: Rezoning to re-allocate density allowances at 79 Twin Lakes Rd., Kaleden, B.C.

The Ecosystems Section of the Ministry of Forests, Lands, Natural Resources & Rural Development has reviewed the above noted referral. We understand that the application is for rezoning to re-allocate density allowances at 79 Twin Lakes Rd. According to our records, the proposed area contains many environmental values that should be considered before this rezoning. The environmental values present may dictate what amount of development is appropriate and its configuration. As such, we have assessed this referral to be a known and potential risk to wildlife, fish or their habitats based on the information available.

The identified values are as follows:

- federal Critical Habitat for Lewis's woodpecker
- proposed federal Critical Habitat for rattlesnake, gopher snake and desert night snake
- showy phlox critical habitat
- potential critical habitat for tiger salamander
- badger habitat and den site
- very high and high conservation ranking

We recommend that the proponent retain a qualified professional (QP) to conduct an assessment of the site prior to re-zoning in order to evaluate the environmental values present, determine the potential for adverse effects to environmental values as a result of resulting development, and develop value-specific mitigation measures to avoid or limit adverse effects. The results of this assessment should be submitted to the undersigned for review using the attached *Thompson Okanagan Region Qualified Professional Checklist for Environmental Values* (attached). The submitted Checklist must be based on the development as proposed currently. QPs are encouraged to contact

Ministry of
Forests, Lands and
Natural Resource Operations

Resource Management
Thompson Okanagan Region
1259 Uthmaniyah Drive
Kelowna, BC V2C 5Z6

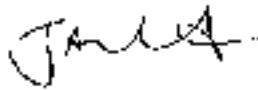
Telephone: (250) 371-6200
Facsimile: (250) 825-4000

July 12, 2018 (E. Reichert)

the undersigned directly for further information if necessary. We will notify the referring agency of any outstanding recommendations for consideration in the approving the application following review of the Checklist. In rare instances, a more detailed assessment (e.g., environmental impact assessment (EIA)) may be required based on our review of the completed Checklist.

We appreciate the opportunity to contribute to this application as part of the Ministry's One Land Manager model. Please contact the undersigned if you cannot follow the recommendations provided in this referral response. It is the proponent's responsibility to ensure his/her activities are in compliance with all relevant legislation, including the *Water Sustainability Act* and the *Wildlife Act*. The undersigned may be reached at jamie.leatham@gov.bc.ca or 250-490-8294 if you have further questions or require additional information.

Sincerely,



Jamie Leatham, M.Sc.
Ecosystems Biologist
For the Referral Committee

JJjl

Attachment: *Thompson Okanagan Region Qualified Professional Checklist for Environmental Values*

June 7, 2018

RDOS Okanagan-Similkameen

RE: Project No. D2017.069-Zone Proposed rezoning of 79 Twin Lakes Road

I am writing this in opposition to the above proposed rezoning for the following reasons:

We moved to this area from Penticton to get away from dense population, noise and a higher crime rate. We currently reside in the last house, Lot #6, on Range Rd. It is a peaceful and serene setting where we enjoy a lovely view and the peace and quiet that attracted us to this area. If this rezoning passes we will lose all of that!

What we will initially get is the destruction of "old growth trees" and months of putting up with construction noise and traffic. What we will end up with is a Multi-Unit Housing Complex which will drastically impact the traffic along our now quiet street, a view of not trees but structures and more people equals an increase in our crime rate. Thank you very much – NOT!

In years past the proposal of multi housing units being built here has not passed due to concerns with water issues. Has that somehow been miraculously corrected?

You want to put another 40 to 50 units in this area without any fire protection services? That certainly increases our risk. So far we've seen, in the proposed plans, only one entrance/exit into this new development, how would that impact us all in case we were required to evacuate?

With the predicted decline in real estate sales how many of these structures will be left sitting empty? If you talk to a majority of real estate agents they will tell you that this area is not a favorable market area. We currently have 2 homes and two vacant lots up for sale just on Range Rd.

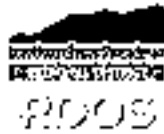
Certainly the idea of this proposal passing sickens us.

If by chance this proposal does pass we would like to request a qualified survey be completed to establish our true property lines prior to any construction beginning. When the initial survey stakes were placed for this proposal I was told by the gentleman doing the work that where the stakes were being placed was a "close estimate" of our property lines.

We would also like to submit because our 6-lot Strata completed Phase 1 of the original Twin Lakes Development the new proposed development should be considered an outside lot line not an inside lot line.

Sincerely,

Kathleen Greene & Bill Rogocky - 



Feedback Form: Open House February 1, 2018

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.: D2017.069 ZONE

FROM: Name: MARTIN CARON
(please print)

Street Address

Tel/Email

RE: Electoral Area "D" Zoning Amendment Proposal: Twin Lakes Golf Resort

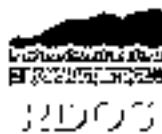
My comments / concerns are:

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

Written submissions received from this Open House will be compiled and used to assist RDOS and the Proponent to move forward with the application

- Request TRAFFIC to use golf course access and NOT RANBY RD
- Request Rule About Working Hours & Monday to Friday Between 7:30 AM and 4:30 PM Saturday 7:00 AM til 3:00 PM - Sunday & No work
- The reason why I moved here is for sport. Please keep it
- The development should be done on a 3 year plan, hitting a bigger MAX power, soil don't stretch to a 10 year project

Further information can be found at [www.rdos.bc.ca/Planning/Current Applications & Decisions/Electoral Area D-1/D2017.069-ZONE](http://www.rdos.bc.ca/Planning/Current%20Applications%20&%20Decisions/Electoral%20Area%20D-1/D2017.069-ZONE)




Feedback Form: Open House February 1, 2018

OKANAGAN
SIMILKAMEEN

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

TO: Regional District of Okanagan Similkameen FILE NO.: D2017.069-ZONE

FROM: Name: YARD + JACQUELINE (LOKKE)
(please print)

Street Address: 
Tel/Email: 

RE: Electoral Area "D" Zoning Amendment Proposal: Twin Lakes Golf Resort

My comments / concerns are:

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

Written submissions received from this Open House will be compiled and used to assist RDOS and the Proponent to move forward with the application

DO NOT USE BANGOR ROAD AS THE ACCESS TO THE DEVELOPMENT. ACCESS MUST COME THROUGH TWIN LAKE RD, THE DEVELOPERS OWN PROPERTY OR FROM HWY 3A

WE WILL NOT ACCEPT MANY HOURS OF CONSTRUCTION, VEHICLES + POTENTIAL BUSINESS COMING UP + DOWN, AND PARKING ON SUCH A NARROW, RURAL ROAD.

THE STOP SIGN ON BANGOR ROAD IS ALSO A HAZARDOUS AREA FOR TRAFFIC COMING NORTH UP TWIN LAKE ROAD. EXTRA TRAFFIC WILL ONLY MAKE THE INTERSECTION MORE DANGEROUS.

Further information can be found at [www.rdos.bc.ca/Planning/Current Applications & Decisions/Electoral Area D-1/D2017.069-ZONE](http://www.rdos.bc.ca/Planning/Current%20Applications%20&%20Decisions/Electoral%20Area%20D-1/D2017.069-ZONE)

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 (Rédaction de l'accès à l'information et de la protection des renseignements personnels) ("PIPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with PIPA. Should you have any questions about the collection, use or disclosure of this information, please contact: Manager of Legislative Services, RDOS, 401 Martin Street, Penticton, BC, V2A 5J9, 250 492 0237

I refuse amendment bylaw no. 2457.20 outright. There is no proven sustainable water supply for the proposed new construction. This evidence includes the Golder Study, critiqued by the Ministry of Forests, Lands, and Natural Resources.

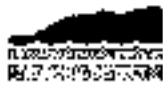
I refuse a community water system and regulation since I invested in my own well, and will not agree to have a water meter on it. My family and I strongly practice water conservation methods due to a lack of water already due to the dryness of our climate in the Okanagan and global warming/climate change.

I am asking and demanding from the Board supposed to protect its citizens to do just that, to ignore the extra few million dollars they can get from this development, and to keep their citizens from dying of thirst.

May Cooper

University of British Columbia -- University Student

Local Resident



RDOS

OKANAGAN-SIMILKAMEEN

Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen FILE NO.: D2017.069¹-ZONE

FROM: Name: Dennis Laramee
(please print)

Street Address: _____

Tel/Email: _____

RE: **Electoral Area "D" Zoning Amendment Bylaw No. 2457.20, 2017
79 Twin Lakes Road (Twin Lakes Golf Course Resort)**

My comments / concerns are:

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

Written submissions received from this information meeting will be considered by the Regional District Board prior to 2nd reading of Amendment Bylaw No. 2455.31

I support this development as well as any future development on what I think is called Parkers Hill. It is good to see our community grow with growth so will our community services expand. It could only be good for all.

Feedback Forms must be completed and returned to the Regional District no later than Friday June 29th, 2018

Further information can be found at www.rdos.bc.ca/Planning/Current Applications & Decisions/Electoral Area D-1/D2017.069-ZONE

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's "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.

Agricultural Land Reserve
 Ministry of Agriculture

Lower Mainland Improvement District
 Integrated Land Management Bureau

Canadian Wildlife Services
 Ministry of Transportation &
Infrastructure

School District 67

Okanagan Nation Alliance (ONNA)

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2457.20, 2018

Approval Recommended for Reasons
Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to
Conditions Below

Approval Not Recommended Due
to Reasons Outlined Below

I refuse this development as described
in amendment bylaw no. 2457.20, 2018
In the past few years people in our area came to
a situation where they had no water in
their wells. The proposed plan will drain
our aquifer and their farm will risk all
the residents in the area.

Signature: _____

Signed By: Eliot Allman

Agency: _____

Title: Resident

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2457/20, 2018


Approval Recommended for Reasons Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to Conditions Below

Approval Not Recommended Due to Reasons Outlined Below

- Risk for ^{damaging} ecosystem
- Risk for ^{loss of} aquifer
- Not enough water supply.
- Violation of human right for not supplying clean and sufficient water to the citizens.
- Instead of protecting the existing residence R.O.S is supporting a developer that has interest outside the community.

Signature: 

Signed By: Concerned citizen

Agency: _____

Title: _____

Lauri Feindell

From: A C [REDACTED]
Sent: July 7, 2018 11:34 PM
To: Planning
Subject: Response to Rezoning Bylaw No. 2457.20, 2018 from 25 people
Attachments: Signed response to bylaw No. 2457.20, 2018.pdf; 2018-07-06 Letter to RDOS regarding rezoning.docx

Dear Council Members,

Please find attached our signed and scanned Bylaw Referral form regarding the proposed rezoning for the potential development at Twin Lakes Golf Course.

Also included is our letter which explains our concerns and objection to this amendment which is signed by 25 people.

Please let us know if you have any questions.

Amir & Orit Couper

Dear RDOS Council Members,

We are Twin Lakes residents and we are very concerned about the proposed development of Suki Sekhon at Twin Lakes Golf course due to the fact that the aquifer cannot sustain the current residences, let alone more residents in this area. The past 4 hydrogeological studies done in this area, including the Golder study, have not proven sustainable water supply for the already existing residents of Twin Lakes. Also the Golder study was paid for by the developer Suki Sekhon, thereby making this a conflict of interest.

Historically there is 20 year water cycle, with 10 years wet and 10 years dry. We are obviously currently in the wet cycle, but just as recent as 2009 it was a dry year and many Twin Lakes residences were without water. Right now in the wet years it is costing our government hundreds of thousands of dollars in emergency measures. For example it costs \$80,000 to run one diesel pump for a few months and currently there are 2 pumps operating to prevent flooding to the homes of Twin Lakes. The military had to come and build an eight foot wall to prevent 9 homes from flooding and we cannot even imagine what the cost of this was. What is apparent is that the Twin Lakes area is a sensitive and dynamic water system and we need a management structure to mitigate between the wet and dry years. We need to triple check and err on the side of caution before bringing more development that would upset the already precarious balance here.

We understand that Suki is in a process of getting approval for rezoning so he is one step closer to implementing phase 1 of his development of 46 units. Approving this rezoning bylaw is a mistake when the most pressing and important issue that needs to be on the agenda is what is currently being done to help the existing residents of Twin Lakes manage the water way so they don't run out of water like they did in 2009 or get flooded out.

One possible solution is to store water in the wet years but due to different invested interests this option is meeting opposition. For example, the land surrounding Upper Twin Lake (Horn Lake) is owned by the Nature's Trust of BC. This land is being leased by the Clifton family for cattle grazing. It seems the Nature's Trust are against storing more water in Upper Twin Lake/Horn Lake because this would reduce the land for grazing cattle and jeopardize the money they receive from leasing the lands.

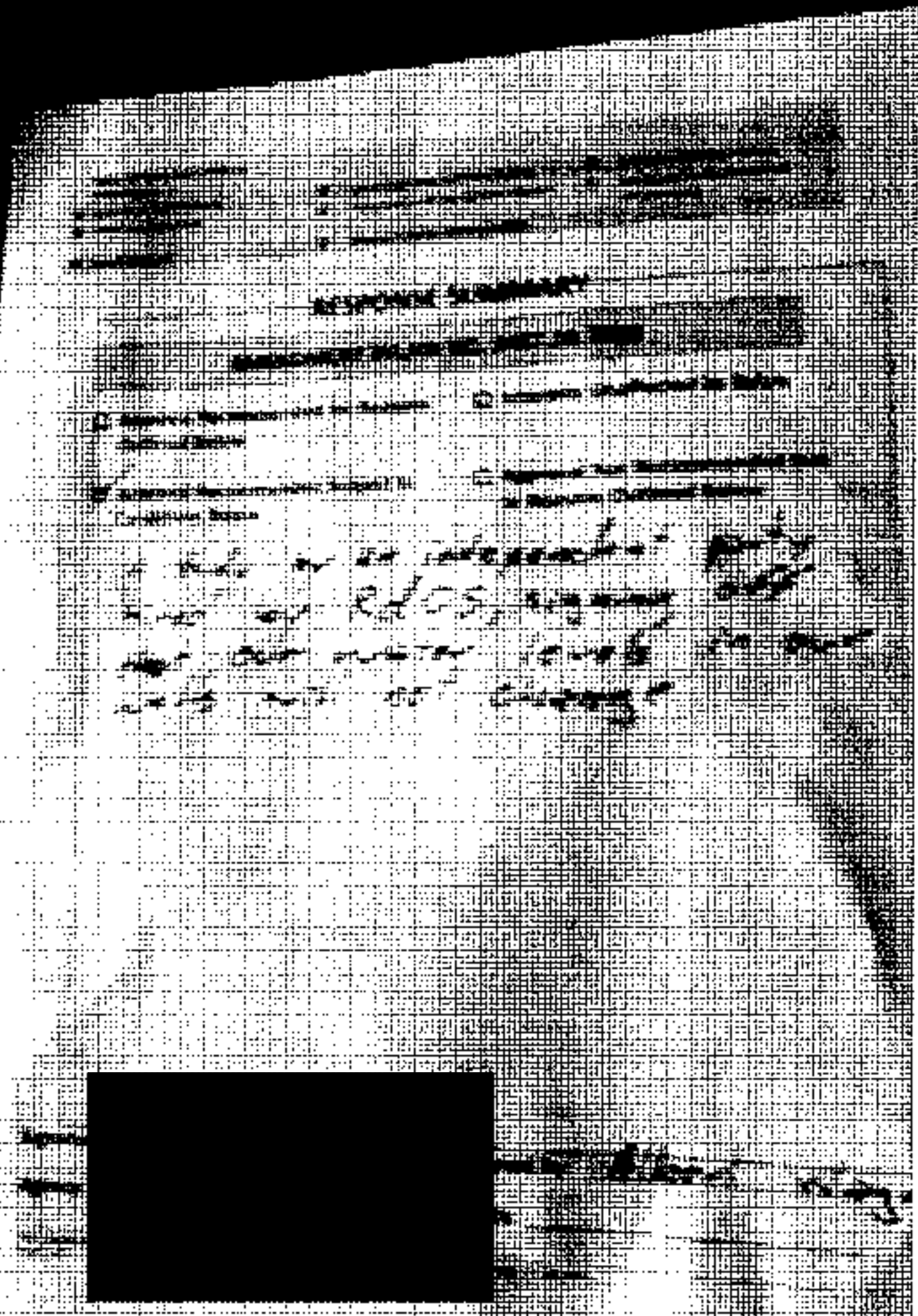
We are not against development but development uses water and risks hundreds of people that can be without water and homeless. Who will be responsible for providing water when the Twin Lakes water way has a dry year? There was an overdevelopment in Barton Creek in Texas where a developer built many residences which dried up and destroyed the aquifer. Now all the residences in Barton Creek have been abandoned. Everyone loses when this happens, including the developer. We don't want to be without water and without our homes. We want our local representatives to take proactive measures to protect the water and our homes that are currently at risk now. We

feel it would be grossly negligent of the council to move forward with the development at Twin Lakes as they would blatantly ignore the current water issues that were proven in studies and jeopardize the security of people living in this area. No planning or poor planning and over development now can have devastating consequences for our future and future generations. We strongly oppose the rezoning application of Suki Sekhon at Twin Lakes Golf Course.

Sincerely,

Amir & Orit Cooper, Yam Cooper, May Cooper, Sharel Cooper, Laura Fidalgo, Idan Cooper Fidalgo, Elad Milman, Gloria Bucil, Florian Hohenbichler, Anita Bains, Stephanie LeClair, Steinar Gronnesby, Aviva LeClair Gronnesby, Sandra Light, Nir Light, Mefodie Light, Elena Light, Allison Ward, Georgia Afendoulis, Carolyn Cartwright, Ann LeClair, Patty Irwin, Ron Nissim, Adiel Nissim

Residents, Visitors, and potential home buyers in the area



Lauri Feindell

From: S C [REDACTED]
Sent: July 17, 2018 2:38 PM
To: Planning
Subject: Disapproval To Amendment 2457,20
Attachments: Refusal to Amendment 2457,20 - Sharel.PDF

Dear Planning Department,

Attached are my reasons for the disapproval of the proposed new development in the Twin Lakes area and the amendment of bylaw no. 2457.20.

Please see that my opinion on the matter is acknowledged by all departments in the RDOS concerned with this proposed new development.

Regards,

Sharel

Lauri Feindell

From: Ron Niss.m [REDACTED]
Sent: July 17, 2018 5:23 PM
To: Planning
Subject: Bylaw referral - amendment bylaw number 2457.20, 2018
Attachments: Bylaw referral.pdf

Dear planner,

Attached my concerns.

Just to let you know that I was looking for a property in the Twin Lakes area for a while. I was ready to make an offer for a property at the time but luckily I became aware of the plans to develop that area.

I don't see that area earning much from such development. It will lose its charm. Imagine dozens or a hundred cars coming out from that intersection on the highway. Next thing will be an annoying traffic lights.

Do you have any plans to deal with that development other than collecting more property tax?

Let the people that are looking for condos go to the cities. Why Twin Lakes?

Thanks for the consideration.

Ron

Peter and Melissa Jensen

Wednesday, June 13, 2018

**RE: Twin Lakes Golf Course
File # D2017.069-ZONE**

Good day,

We support the proposed development, subject to the comments listed below.

Range Road & Alternative Road for construction and traffic flow including emergency exit:

We are not at all in favour of Range Road being the only road in / out for this new development. This road is not wide enough as is to accommodate increase in safe traffic.

MOT and Twin Lakes Golf Course must have a third-party firm conduct a full traffic impact assessment and report. This will be linked to the traffic flow study and report as listed below for twin lakes road.

Such a large development will lead to a lot of traffic issues on Range Road and other local roads.

Just think about the ongoing construction traffic for many years to come.

What about winter months and would Twin lakes golf course not be required to have an Emergency or other primary entrance / exit from such a large concentration of town homes ? What if there was a fire or other natural disaster?

It makes no sense to us that Range Road will be the only primary road in and out for this development and we hope MOT along with any third party firm will conduct a proper and complete traffic impact and assessment for Range Road and the other local roads and recommend alternative primary entrance and exit to to Phase one.

Building Scheme, Existing Homes and Property Values:

The proposed town home building scheme is completely out of the existing building design and may also have an impact on existing property values. Such small town homes as proposes will attract weekend visitors, short term renters, and as stated by Sukl possibly those seeking affordable housing.

Is this really a place for such? We are just asking as there are zero amenities nor public transportation available here. High Density homes such as these small town homes may be suitable elsewhere but the ROI for a developer would be close to the same by building another 15 nice family homes.

Such will sell and be occupied all year round which is far better than town homes occupied by weekend visitors, Airbnb, etc.

Back Road to Oliver / HWT 97 / Observatory:

The backroad going down from Twin lakes to HWY 97 and Oliver, will without a doubt have an increase in traffic and this road is not in the best of shape as is. Yes, re-pavement has happened however look at all the washouts underneath the road and we will in all likelihood see more of those over the next years. The road is also a concern for winter travelling. Not sure if an traffic Impact Report has been conducted for any of the roads impacted by the proposed development however MOT and Twin Lakes Golf Course should have such prepared by a third-party so residents and anyone impacted by the large volume of new traffic can study this report and come forward with his or her concerns.

Entrance / Exit from Golf Course / Parking and Clubhouse:

We are extremely concerned with current traffic coming and going from the golf course parking as majority of traffic will pull out from this parking area while traffic is coming from the south (Over Hill) and we have been in many near collisions ourselves. Visibility is far from ideal. This part of the road is also EXTREMELY dangerous during winter months as it is often really slick and icy and traffic is often going up and down in the center of the road to avoid sliding off into the ditch on either side of the road. If this part of the road is not addressed then there surely will be accidents to come especially with so many new town homes and new occupants travelling up and down this road.

Water:

Unlike most others, we do not feel that this will be an issue for phase one.

Thank you,

Peter & Melissa Jensen

Feedback_Form_June12



RD 06

Regional District of Okanagan Similkameen
250-2500-0727 / Email: public@rd06.bc.ca

Feedback Form

Regional District of Okanagan Similkameen
250-2500-0727 / Email: public@rd06.bc.ca

TO: Regional District of Okanagan Similkameen FILE NO: 0201-069-0702

FROM: Name: Karen Evans (please print)

Street Address: [REDACTED]

City: [REDACTED]

RE: Electoral Area "D" Zoning Amendment; Bylaw No. 2457.20, 2017
79 Twin Lakes Road (Twin Lakes Golf Course Report)

How do you feel about the proposal?

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

Vendor claims info received from his website demonstrating what is contained by the Regional District Board brief to 1st reading of Amendment Bylaw No. 2455.21.

Some lakes nearby are dead. There is a lakey stream on Twin Lakes that goes the distance
to the lake. The stream is dead because of the dam. The water is not flowing in the stream.
at the stream and the water is not flowing. The water is not flowing in the stream.
does not work with the water. It comes in from the lake. The water is not flowing in the
stream. We will have to stop using the water. The water is not flowing in the stream.
stream. Please make the proposal to consider that there is a water problem.
 Some one is going to suffer.

Feedback forms must be completed and returned to the Regional District no later than Friday 15 June 2017.

Further information can be found at www.rd06.bc.ca/Planning/Current/Proposals/Development/Feedback or by calling 250-2500-0727.

For more information on the Regional District of Okanagan Similkameen, visit our website at www.rd06.bc.ca or call 250-2500-0727. We are committed to providing excellent customer service and ensuring that our services are accessible to all. If you have any questions or concerns, please contact us at 250-2500-0727. Thank you for your feedback and participation in our planning process. Management, Regional District of Okanagan Similkameen, 2500-2500-0727.





Feedback Form: Open House February 1, 2018

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

TO: Regional District of Okanagan Similkameen

FILE NO.:

D2017,069-ZONE

FROM: Name:

Richard Hawthorne

(please print)

Street Address:

Tel/Email:



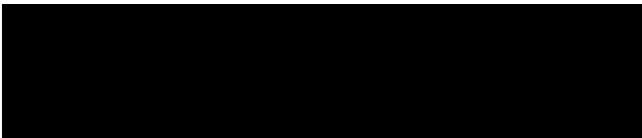
RE: Electoral Area "D" Zoning Amendment Proposal: Twin Lakes Golf Resort

My comments / concerns are:

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

Written submissions received from this Open House will be compiled and used to assist RDOS and the Proponent to move forward with the application

My concerns are related to what will be done with waste water from any treatment plant. The most effective treatment facilities cannot remove everything (most notably pharmaceuticals and biocides). Our water source is from FRUIT LAKE and I am concerned that having a waste water treatment plant nearby may impact our water, it may also affect nearby ground water supplies also (wells). It is my understanding that they plan to use the effluent to irrigate the golf course, but what will they do with all that water during the time of year they do not irrigate?



Further information can be found at [www.rdos.bc.ca/Planning/Current Applications & Decisions/Electoral Area D-1/D2017,069-ZONE](http://www.rdos.bc.ca/Planning/Current%20Applications%20&%20Decisions/Electoral%20Area%20D-1/D2017,069-ZONE)

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 Equitable Services, RDOS, 101 Merlin Street, Penticton, BC V2A 5J9, 250-492-0237.





Feedback Form

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

2017-05-23
10:00 AM
0000 071100
2017-05-23 10:00 AM
2017-05-23 10:00 AM

OKANAGAN-SIMILKAMEEN

TO: Regional District of Okanagan Similkameen FILE NO.: D2017.069-ZONE

FROM: Name: J. Cody Hunter
(please print)

Street Address: [Redacted]
Tel/Email: [Redacted]

RE: Electoral Area "D" Zoning Amendment Bylaw No. 2457.20, 2017
79 Twin Lakes Road (Twin Lakes Golf Course Resort)

My comments / concerns are:

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

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2455.31



- ① The RDOS and Province must establish a water shed management plan to adequately support and protect the interests and viability of the current homes in the area and any future development considered above.
- ② 12 Four Plexes = 48 units is High Density. It does not fit with the community profile.
- ③ This development is not green. There is no public transit forcing all residents to drive cars. (100+)
- ④ Twin Lake Road and Range Rd are not designed to safely manage the projected volume of traffic (100+)
- ⑤ It not likely that these 4 plexes will be occupied by F/T owners who invest in the community. It is likely they will be used as Vacation Rentals which often means they will be occupied by short term people who are focused on partying. This generated profits for the owner and

Feedback Forms must be completed and returned to the Regional District no later than Friday, 23, 2018

Further information can be found at www.rdos.bc.ca/Planning/Current Applications & Decisions/Electoral Area D-1/D2017.069-ZONE

local property owners.

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 (Risque d'information) ("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: Open House February 1, 2018

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

OKANAGAN-
SIMILKAHEEN

TO: Regional District of Okanagan Similkameen FILE NO.: D2017.069-ZONE

FROM: Name: BRUCE ANDERSON

Street Address:

Tel/Email:

RE: Electoral Area "D" Zoning Amendment Proposal: Twin Lakes Golf Resort

My comments / concerns are:

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

Written submissions received from this Open House will be compiled and used to assist RDOS and the Proponent to move forward with the application

Further information can be found at [www.rdos.bc.ca/Planning/Current Applications & Decisions/Electoral Area D-1/D2017.069-ZONE](http://www.rdos.bc.ca/Planning/Current%20Applications%20&%20Decisions/Electoral%20Area%20D-1/D2017.069-ZONE)

- Agricultural Land Reserve
- Ministry of Agriculture

- Lower Nitrate Improvement District
- Integrated Land Management Bureau

- Canadian Wildlife Services
- Ministry of Transportation & Infrastructure

School District 67

Okanagan Nation Alliance (ONA)

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2457.20, 2018

Approval Recommended for Reasons Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to Conditions Below

Approval Not Recommended Due to Reasons Outlined Below

The area has no proven sustainable water supply in the past Hydrogeological studies therefore any new development + population growth would risk the water supply in the area, if the aquifer is drained to supply water it will be destroyed.

There is also a risk to the ecosystems in the area that would most likely be destroyed.

I feel there will also be a risk to water systems getting contaminated with development in the area

Signature:



Signed By: Georgina A. Escobedo

Agency:

A Concerned area Visitor

Title:

concerned area visitor / future resident

- Agricultural Land Reserve
- Ministry of Agriculture
- School District 67

- Lower Nipit Improvement District
- Integrated Land Management Bureau
- Okanagan Nation Alliance (ONA)

- Canadian Wildlife Services
- Ministry of Transportation & Infrastructure

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2457.20, 2018

Approval Recommended for Reasons Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to Conditions Below

Approval Not Recommended Due to Reasons Outlined Below

Having multi family homes on the golf course will be detrimental to our water supply. A few homes in a development would be ok but 46-4plex units would be too much of a strain. This year was a flood year. What about those drought years? We would need an unbiased water study. We cannot afford to have our property values decrease due to over use of water that is not in unlimited supply. There are many wells that access the same aquifer & if ~~the~~ the ~~majority~~ majority of users are at the lower end of the water supply. What happens to those with wells above? Not to mention increased traffic & what about a fire hall?

Signature: _____

Signed By: Paula Hauer Turnkales

Agency: _____

Title: _____

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2457.20, 2018

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

- Approving this zoning is premature. First, prove that there is sustainable water in this upland sensitive Twin Lake valley before considering any further allotment of water - where rezoning will lead. The previous studies, including the 2016 TLGR Golder Study did not prove sustainable water in dry years. We have been in wet years since 2010 and so in June, 2018 it was easy for the Golf Course Developer to state, "TLGR has lots of water – we just dug a hole 4 inches deep and found water". Now, in July, the TLG Course has large, dry, brown areas except where the irrigation is abundant.
- The TLGR is down gradient from Twin Lake. The Twin Lake acts as a reservoir or "canary in the coal mine" for the #261 Twin Lake Aquifer. It is the lake not the Golf Course wells which will signal a diminishing, dangerous water situation. Water in the Twin Lakes aquifer moves downhill at a faster rate, but then, slows and pools under the level TLGR before turning around Parker Mt. under Trout Lake and again coursing down gradient in the Mamara Creek Valley. Thus TLGR wells draw from the aquifer which is recharged mainly by the up gradient Twin Lake. Twin Lake & the aquifer is recharged by snow melt on Orofino Mt. – it is recharge- limited.
- Use of filtered TLGR water maybe safe for a test glass of water, but is there a way to filter the endocrine disrupters which seep to Trout Lake residents who must (because the aquifer is only under Trout Lake) all draw their water from Trout Lake?

Thus all residents in the Twin Lake basin which are up gradient from the TLGR may potentially be affected by a loss of water quantity and the downstream Trout Lake area residents by a decrease in water quality.

Signature: _____

Signed By: Coral Brown

Agency: Lower Nipit Improvement District Title: Chairperson _____

Date: July 27, 2018

From:

Sent: February-18-18 1:49 PM

Subject: Re: Twin Lakes Golf Course zoning change

Received, thank you.

On Feb 18, 2018 1:28 PM, ""

I wish to comment in my personal capacity as well as chair of the Greater Twin Lakes Area Stewardship Society.

Generally we support growth which can bring benefits such as a fire service and access to sewer and water in the future.

We still have concerns over water availability in dry years and look forward to hearing the developers (Golders) response to the critics (the 3 government hydrologists, Western water and Dobson). Some of their concerns were crucial, such as the Nature Trust Water Licence. These concerns are somewhat mitigated, at least at the early stages, by the proposal to shut down watering of the golf course in times of drought. This could provide a substantial buffer. Of critical importance would be enforcement as well as the establishment of trigger points which are considered appropriate by a hydrologist representing the community.

Board Date: August 2, 2018

Agenda Item: B.2.b.

D2017.069-ZONE

Additional Representations

TECHNICAL MEMORANDUM**DATE** 9 July 2018**Reference No.** 1114930112-002-TM-Rev1**TO** Mr. Suki Sekhon
Twin Lakes Golf Course Ltd.**FROM** Jacqueline Foley,
Darlene Atkinson**EMAIL** jfoley@golder.com,
datkinson@golder.com**UPDATE ON ONGOING WATER MONITORING PROGRAM FOR TWIN LAKES GOLF RESORT,
TWIN LAKES, BC**

Golder Associates Ltd. (Golder) is pleased to submit this technical memorandum providing an update on the ongoing water monitoring program associated with the Twin Lakes Golf Resort proposed development at Twin Lakes, BC. The water monitoring program is being completed subsequent to the completion of a hydrogeological assessment for the Twin Lakes watershed, and as a result of recommendations therein. The purpose of this memorandum is to support ongoing conversations between Twin Lakes Golf Resort Ltd. and the Regional District of Okanagan Similkameen.

Golder was initially retained in 2011 by the CRS Group of Companies to complete a hydrogeological assessment for a proposed residential development associated with the Twin Lakes Golf Resort. The proposed development is being completed in a phased approach, with Phase 1 consisting of 50 residential units, and full build-out consisting of approximately 220 units. The purpose of the hydrogeological assessment was to develop an improved understanding of the hydrogeological regime of the Twin Lakes watershed, and evaluate the sustainable groundwater use for the aquifer at Phase 1, applying various climate scenarios. A conceptual model was developed and a numerical model created to represent the hydrogeological regime. The results of the hydrogeological assessment are summarized in Golder's January 2016 report titled *"Hydrogeological Assessment, Groundwater Availability Study, Proposed Residential Development (Phase I) Twin Lakes, BC"*.

The numerical model concluded that sufficient groundwater was available for the proposed Phase 1 development, and it was recommended that a water monitoring program be developed in a phased approach. The water monitoring program included the collection of groundwater and surface water data, such that the numerical model developed as part of the assessment could be updated at a later date for Phase 2, to refine hydrogeological parameters and aquifer and lake level predictions.

Twin Lakes Golf Resort has been collecting surface water and groundwater elevation data since approximately 2010, and we propose to continue the monitoring program until at least 2020, collecting 10 years of hydrological data. Surface water elevation data are collected from three surface water bodies (Horn Lake, Twin Lake and Trout Lake), and groundwater elevation data are collected from several surrounding groundwater wells. Water levels are collected automatically using pressure transducers, as well as manually during the monitoring program. To date, the information gathered has not changed any of our recommendations in our 2016 report.

It is understood that Twin Lakes Golf Resort Ltd. will retain a qualified professional to update the numerical model following completion of approximately 10 years of water level monitoring, or upon completion of Phase 1, in order to confirm groundwater and surface water model predictions, and to engage in collaborative discussion with the Regional District of Okanagan Similkameen regarding full build-out of the proposed development in the future.

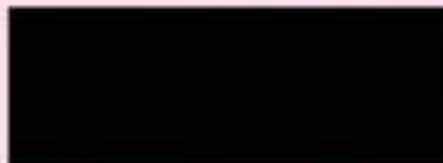
We trust this provides you with the information you require at this time. Should you have any questions or require additional clarification, please feel free to contact Jacqueline Foley at 250-860-8424 at your convenience.

GOLDER ASSOCIATES LTD.



Jacqueline Foley, MSc, Geol.
Associate, Senior Hydrogeologist

JF/DA/asd/lmk



Darlene Atkinson, MSc, PEng
Associate, Senior Environmental Engineer

\\golder\g2slgaf\c:\own\eddy\2011\11493011-1493-0112 twin lakes\07 deliverables\1114930112-002-tm-rev1\1114930112-002-tm-rev1-2016 ge monitoring-05jul_16.docx



Lauri Feindell

To: James pepper
Subject: RE: Twin Lakes rezoning

From: James Pepper [REDACTED]
Sent: July-30-18 2:28 PM
To: 'James Pepper' <jpepper@pib.ca>; Evelyn Riechert <eriechert@rdos.bc.ca>
Cc: [REDACTED]
Subject: RE: Twin Lakes rezoning

Hi Evelyn,

It looks like we are aligned on a number of factors – especially water. Do you know if any of the other standard information has been collected? If not, PIB would like to see several additional "No Build" covenants:

1. THAT a 'no ground disturbance' covenant be registered on the title of "Lot A" in order that any ground disturbance cannot proceed until a Cultural Assessment is conducted which concludes that no Cultural impact will result from the proposed development, the Pentiction Indian Band must be involved in this assessment;
2. THAT a 'no build' covenant be registered on the title of "Lot A" until an environmental study, including species at risk, is completed which concludes that no species at risk or environmental impacts will result from the proposed development, the Pentiction Indian Band must be involved in this assessment;
3. THAT the property owner petitions and receives approval from the Pentiction Indian Band prior to the occurrence of any development.

Please let me know when you are free to discuss.



Lauri Feindell

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: July 12, 2018 11:04 AM
To: Evelyn Riechert
Cc: Lauri Feindell
Subject: RE: D2017.069-ZONE - bylaw Referral (Twin Lakes)

Hello Evelyn,

Thank you for your referral regarding proposed bylaw changes for 79 Twin Lakes Road, PID 017694841, Lot 2, DL 228s & 2169, SDYD, Plan 26332, except Plan H15455; and Lot A, DLs 228s, 2169 & 4098s, SDYD, Plan KAP46761, except Plan KAP53180, PID 005141541. According to Provincial records, previously recorded archaeological sites DiQw-4 and DiQw-6 are recorded on the properties.

In addition, archaeological potential modelling for the area indicates that portions of the properties have potential to contain unknown/unrecorded archaeological deposits, as indicated by the brown/orange areas (high potential) and beige areas (moderate potential) in the screenshot below.

DiQw-4 and DiQw-6 are protected under the *Heritage Conservation Act* and must not be altered or damaged without a permit from the Archaeology Branch. Given the subsurface nature of archaeological deposits, boundaries of archaeological sites are difficult to determine without extensive subsurface testing. Therefore, any mapped boundaries are considered to be approximate and it is possible that the sites are more or less extensive than currently mapped.

Prior to any land-altering activities (e.g. addition to home, property redevelopment, extensive landscaping, service installation), an Eligible Consulting Archaeologist should be engaged to determine the steps in managing impacts to the archaeological sites.

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.

Occupying an existing dwelling or building without any land alterations does not require archaeological study or permitting.

If a permit is required, proponents should be advised that the permit application and issuance process takes approximately 8-10 weeks and should plan their development schedule accordingly.

If work is planned that is **outside of the red areas** as shown in the screenshot below, the Archaeology Branch cannot require the proponent conduct an archaeological study or obtain a permit prior to development. In this instance it is a risk management decision for the proponent. However, the Archaeology Branch strongly encourages engaging an archaeologist prior to development as the site may extend beyond the limits indicated on the attached screenshot.

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.



If you or your clients have questions, please visit the FAQ page at <http://www.for.gov.bc.ca/archaeology/faq.htm> and the Property Owners and Developers web page at http://www.for.gov.bc.ca/archaeology/property_owners_and_developers/index.htm.

If you or your clients have further questions regarding the permitting process, please contact Nathan Friesen (Supervisor, Archaeology Branch) at 250-953-3306 or Nathan.P.Friesen@gov.bc.ca.

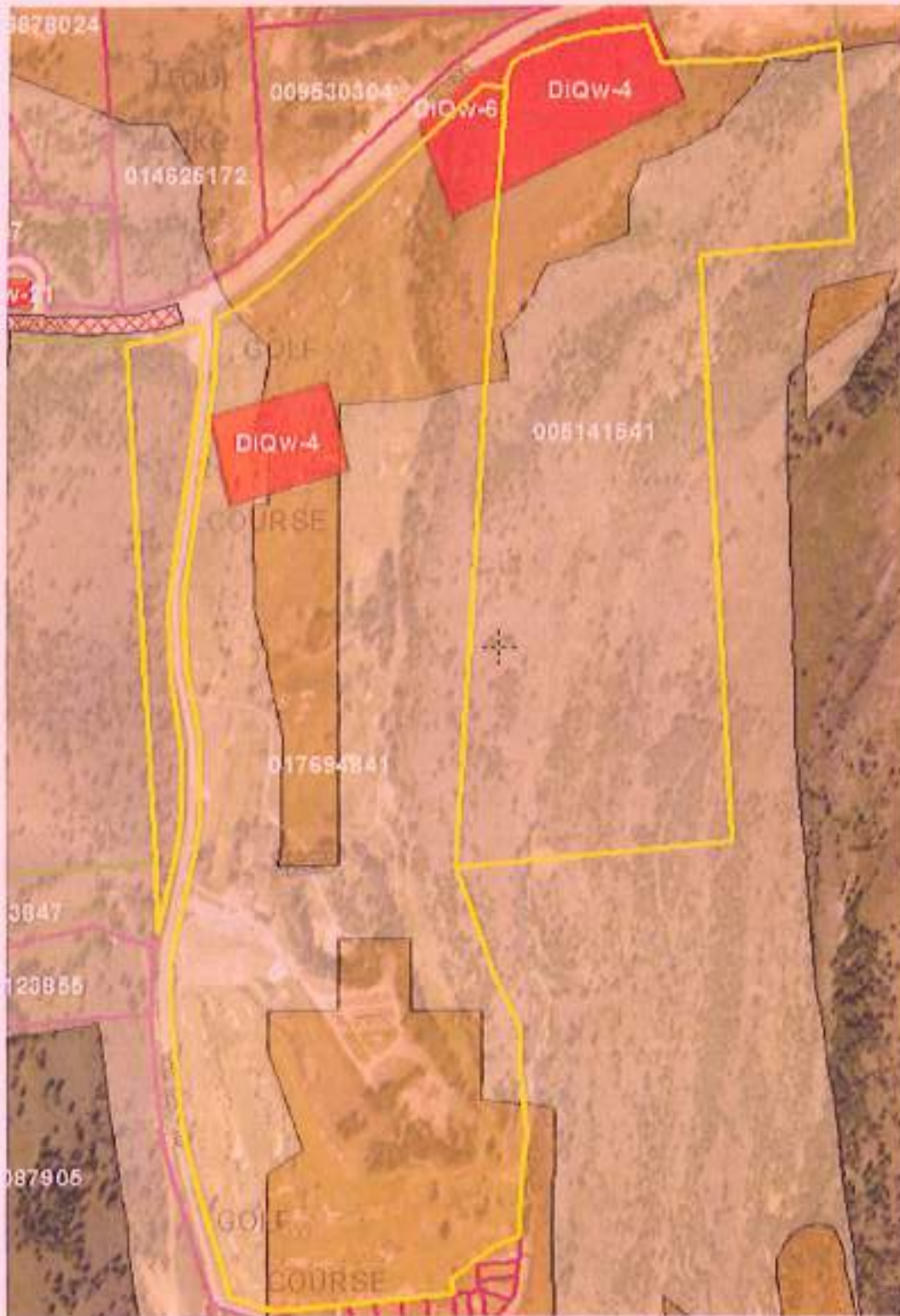
Please review the screenshot of the properties below (outlined in yellow) in relation to the archaeological site (red area). If this is not the property as described in the referral, please contact me.

Please feel free to contact me should you have any questions regarding this information.



Kind regards,

Diana



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

Archaeology Branch | Ministry of Forests, Lands, Natural Resource Operations and Rural Development
Unit 3 – 1250 Quadra Street, Victoria, BC V8W2K7 | PO Box 9816 Stn Prov Govt, Victoria BC V8W9W3



Lauri Feindell

From: Evelyn Riechert
Sent: July 27, 2018 3:49 PM
To: Planning
Cc: Stephen Juch
Subject: FW: D2017.069-ZONE, #79 Twinlakes Road
Attachments: 2016 Review of 2016 Golder report for LNID by Don Dobson (1).pdf



Evelyn Riechert • MCIP RPP, Planner
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250.490.4204 • t.f. 1.877.610.3737 • f. 250.492.0063
www.rdos.bc.ca • eriechert@rdos.bc.ca
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From: Andy and Jodie Reeder [REDACTED]
Sent: July-27-18 2:44 PM
To: Evelyn Riechert <eriechert@rdos.bc.ca>
Subject: D2017.069-ZONE, #79 Twinlakes Road

Hi Evelyn

This is in response to an email that I received from Coral Brown with respect to the development rezoning referenced above. I am the registered owner of 220 Twin Lakes road. While I'm not within 100metres of the development, I am within one kilometre of the aforementioned development and will be injuriously affected along with many others in the community if there is not enough capacity within the aquifer to support this development. I don't believe that I received a notice of the proposed zoning change. This may be due my proximity to the development. However, I understand that you are accepting comments despite the expired timeline and I certainly appreciate any consideration of my comments.

I have read the Golder and Associates 2016 hydrological aquifer capacity assessment, the subsequent assessment by Western Water Associated, the Provincial water licensing agency and Don Dobson's subsequent assessment (attached). From the attached and from the Province's assessment of the review, it's clear that there is considerable doubt about available water for additional demands. I believe that the issue of water availability should be resolved before any rezoning proceeds.

Don Dobson states "it appears that modeling work undertaken by Golder has used a value of 2,200 L/unit/per day for the entire Twin Lakes area. While there are good reasons for the RDOS to consider revising its bylaw and reducing the design flows, for the purposes of the assessments undertaken by Golder it does not seem reasonable to use a value of 2,200 l/unit/day as a blanket value that would apply to all residents without first confirming that a reduction in design flow of 75% can be accommodated by existing development.

Within the 2016 review by Golder and Associates states the validity of the study is premised on the area consumption of 2,200 L/unit/day and that the large existing agricultural licences will ever be fully utilized in the future. Both of these assertions seem faulty, given the comments by the Province and Don Dobson above.

Further, the Average Daily Demand and the Maximum Daily Demand water flows are developed by looking at multiple years of water demand on the subject water system. Choosing water demands from either greater Victoria, or even Vernon should not be applied to rural areas as the lot sizes and densities, are substantially different from rural



areas. Also, there is significant differences in climate between Victoria and the Okanagan. I would suggest that you use actual numbers from more rural type of water systems within the Okanagan based on actual consumption (ie. Faulder, Naramata) should you wish to change or vary the bylaw. Please note that I have some experience and expertise in this area.

Should there be enough water, I am not opposed to the development. However, I am very opposed to the development as long as there is reasonable doubt about the capacity of the aquifer. With respect to question of water availability, I believe that the Regional Board should err on the side of caution as the consequences of running out of water from the aquifer are so substantial.

Thank you for your consideration

Andrew Reeder, P.Eng.,



File: 228-001/16039

December 20, 2016

Lower Nipit Improvement District
RR# 1, Site 26A, C1
Kaleden, BC V0H 1K0

Attention: Coral Brown

Re: Review of "Hydrogeological Assessment Groundwater Availability Study, Proposed Residential Development (Phase 1), Twin Lakes, BC" by Golder Associates

The following comments are provided for your review regarding the 2016 Golder Associates report titled "Hydrogeological Assessment Groundwater Availability Study, Proposed Residential Development (Phase 1), Twin Lakes, BC", dated January 26, 2016. I reviewed your document "2016 Independent Review of 2016 Golder Study" and will not repeat many of the points that you have documented.

My comments based on my review of the report are as follows:

1. In 2011 Golder completed a review of the EBA's 1994 and 2011 reports and the Summit 2010 report that provided divergent views on whether or not there was sufficient groundwater for development proposed on the TLGR lands. Golder, 2011 concluded in its report to MoTI titled "Review of Groundwater Reports, Twin Lakes, Penticton, BC" that "The results indicated that, based on the range of parameters provided within the reviewed reports, additional groundwater withdrawals from the Twin Lakes watershed would likely result in *"further and unacceptable declines in water levels in lake and groundwater levels in the catchment"*."
2. In its 2016 report, "Golder is of the opinion that projected future groundwater usage at the proposed Phase 1 development at the TLGR, within the range of climate and other physical parameters evaluated, should be sustainable at the proposed rate of 600 m³/d."
3. This "opinion" is premised on:
 - a. The projected groundwater withdrawal rates proposed by Twin Lakes Golf Resort and MSR being controlled by bylaws, variance permits and/or regulations promulgated by the appropriate regional, provincial or federal authority; and,
 - b. Groundwater withdrawals for the Phase 1 development at the proposed rate (2,200 L/unit/d) and surface water withdrawals being adequately enforced and monitored.
4. The RDOS subdivision servicing bylaw no. 2000 Schedule A currently requires a design flow of 8,000 l/single family unit/day and a peak hour domestic flow of 13,600 l/single family unit/day. These are the bylaw requirements for all the existing residential development in the Twin Lakes area to date, and most likely the basis for the design of the existing properties. The consultant for the TLGR, MSR Solutions Inc., has requested that the RDOS either amend its bylaw or provide a development variance permit that would reduce the

2580 Dunsmuir Road, Kelowna, BC V1W 2V3 (O) 250.861.5595 (Cell) 250.878.4502



- design flows to 2,200 L/single family unit/day. It is interesting that this request was made to the RDOS for the proposed development but appears to have been applied to the entire Twin Lakes area – retroactively.
5. It appears that the modeling work undertaken by Golder has used a value of 2,200 L/single family unit/day for the entire Twin Lakes area.
 6. While there are good reasons for the RDOS to consider revising its bylaw and reducing the design flows, for the purposes of the assessments undertaken by Golder it does not seem reasonable to use a value of 2,200 L/single family unit/day as a blanket value that would apply to all residents without first confirming that a reduction in design flow of 75% can be accommodated by existing development.
 7. Golder's "opinion" that the aquifer can sustain the Phase 1 development + all existing and future development on all private lands, is based on the reduced design flow for all groundwater users AND further, that there will enforcement of the 2,200 L/residence/day on all residents.
 8. In my opinion the assumption made by Golder that if all the existing residents were to conform to the reduced supply recommended by MSR, then there may be sufficient water for the Phase 1 development, places an unreasonable burden on the community to change its water use so that a developer can develop, is not technically sound.
 9. Golder decided to use a steady-state model rather than a transient model. They state that aquifers are not in steady-state, but decided to use a steady-state model regardless. The rationale for using this type of model is not clear. When the approach was reviewed by groundwater professionals at MFLNRO they identified concerns using a steady-state model as it does not address seasonal variations in groundwater levels and also the impacts of maximum groundwater extraction and recommended using "a more comprehensive uncertainty analysis". This recommendation was not implemented.
 10. The assumption by Golder and MSR, that surface water licenses that are not currently being used should not be considered in the supply and demand analysis is wrong. There are irrigation water licenses for lands held by the Nature Trust have a demand of ~300,000 m³/yr and these licenses are in good standing. The Nature Trust has the right to use these licenses to the maximum allowed, for the purposes specified in the license, whenever they choose or, they could decide to sell the lands and a new owner would have the right to utilize these licenses since they are appurtenant to the lands. For this reason the demand for all water licenses in good standing must be included in a supply and demand analysis.
 11. Golder states that when the Nature Trust water license demand is included that the model indicates that the level of Twin Lake would be drawn down by 26.6 m annually when present and future groundwater demands are modeled. This would be unacceptable to the residents and likely the province.
 12. It is stated by Golder that the TLGR currently uses ~75% of all the water used in the Twin Lakes area and that in Golder's opinion this is reasonable and unlikely to change. For a single development to consume the majority of a limited resource and request the right to use even more is not reasonable.
 13. It is a concern that Golder chose not to consult with LNID during the project in order to solicit knowledge and data from the Improvement district that has 50 years of history managing the water and collecting data in the Twin Lakes area. For Golder to make statements "Little is known about...." when referring to information on the water resources in the area is a very serious oversight. Also to state that they were not able to explain why



the level of Twin Lake was lower in 2012 than in 2013 when LNID knew why, raises questions regarding the credibility of the results of the assessments.

14. In addition to these comments by the consultant, I am also concerned about the data used by Golder in its modeling as detailed in your response. In an area where there are known and documented water supply concerns, as well as limited data, any supply and demand analysis should use data that represents a conservative supply in conjunction with realistic demands that would produce conservative results.

The Twin Lakes system is a very complicated, unique, closed system that involves the interactions between annual precipitation, surface runoff and groundwater flows. The Twin Lakes area is recognized as having a unique climate as it is sheltered by mountains to the south, west and north. Unfortunately there is very limited climate data at this time but there is a climate station in the area now collecting data that will be useful in the future once sufficient data is available. Because there is limited data on surface runoff, groundwater flux and flows, and the area has a history of sustained periods of drought, there are very compelling reasons to proceed with a high degree of caution when making decisions on further development that will result in additional demands on a limited water resource. The RDOS in its recent OCP review recognizes that water is a limiting resource and has included additional requirements to help address this issue. It is a start but by no means the whole solution.

Golder has completed an analysis of a proposal for development of Phase 1 on the TLGR lands based on information provided to them and using a number of assumptions. If one reduces the demand significantly in a supply and demand study and applies specific assumptions it is possible to achieve any desired result. My assessment of the details of the groundwater modeling completed by Golder is that it is very detailed BUT, I believe that the fundamentals used in the analysis in the Twin Lakes area are flawed and do not provide an appropriately balanced approach.

I would be pleased to discuss these matters with you at your convenience.

Yours sincerely,



D.A. Dobson, PEng



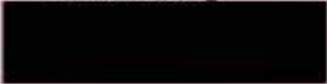
Lauri Feindell

To: Brad Dollevoet
Subject: RE: Twin Lakes Development Rezoning application Ammendment ByLaw No. 2457,20,2018

Dear Ms. Kozakevich,

I am writing on behalf of many concerned citizens at Twin Lakes. I and so many others are deeply concerned that as the hydrogeology reports state, our aquifer is already at capacity of use. Re-zoning should not be approved until water availability and sustainability have been proven for this development. Andrew Reeder P. Eng. addressed this issue succinctly in his submission to the RDOS, included below. We are also attaching the 2016 Golder Report Critique from Don Dobson P. Eng. We hope you will read these statements and consider them very carefully. Water is life, and our lives are depending on due consideration being given the science in the hydrogeology reports as Andrew discusses. If water sustainability is proven, we would not oppose the development.

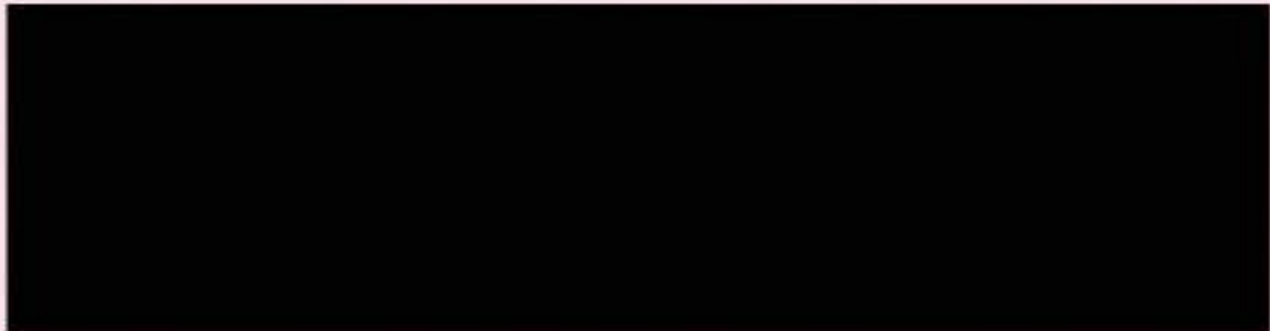
Thank you for your time and consideration.

Jennifer Strong




2018 Bylaw referral D2017.069-ZONE (TLGR) 1.pdf

Thus all residents in the Twin Lake basin which are up gradient from the TLGR may potentially be affected by a loss of water quantity and the downstream Trout Lake area residents by a decrease in water quality.



Ministry of Agriculture

Integrated Land Management Bureau

Ministry of Transportation & Infrastructure

School District 67

Okanagan Nation Alliance (ONA)

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2457.20, 2018

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

At Strata K551 we have a licensed well that provides water to 9 strata properties. When the lake is low the quality and quantity of water in our well is affected.

There needs to be proof of water before any further zoning or rezoning is undertaken. Our strata and well have been in place for 40 years and according to FITFIR rules we have rights to the water ahead of any new developments but we can not exercise our rights if the water is gone.

Before anymore plans are made there needs to be a plan for how water will be controlled and monitored, and decisions made about who and how the rules are enforced

Signature: _____

Signed By: Pamela Mann

Agency/Title: StrataK551

Chairperson James Mann President _____

Date: July 27, 2018



RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2457.20, 2018

Approval Recommended for Reasons Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to Conditions Below

Approval Not Recommended Due to Reasons Outlined Below

- Approving this zoning is premature. First, prove that there is sustainable water in this upland sensitive Twin Lake valley before considering any further allotment of water - where rezoning will lead. The previous studies, including the 2016 TLGR Golder Study did not prove sustainable water in dry years. We have been in wet years since 2010 and so in June, 2018 it was easy for the Golf Course Developer to state, "TLGR has lots of water – we just dug a hole 4 inches deep and found water". Now, in July, the TLG Course has large, dry, brown areas except where the irrigation is abundant.
- The TLGR is down gradient from Twin Lake. The Twin Lake acts as a reservoir or "canary in the coal mine" for the #261 Twin Lake Aquifer. It is the lake not the Golf Course wells which will signal a diminishing, dangerous water situation. Water in the Twin Lakes aquifer moves downhill at a faster rate, but then, slows and pools under the level TLGR before turning around Parker Mt. under Trout Lake and again coursing down gradient in the Mamara Creek Valley. Thus TLGR wells draw from the aquifer which is recharged mainly by the up gradient Twin Lake. Twin Lake & the aquifer is recharged by snow melt on Orofino Mt. – it is recharge- limited.
- Use of filtered TLGR water maybe safe for a test glass of water, but is there a way to filter the endocrine disrupters which seep to Trout Lake residents who must (because the aquifer is only under Trout Lake) all draw their water from Trout Lake?



Thus all residents in the Twin Lake basin which are up gradient from the TLGR may potentially be affected by a loss of water quantity and the downstream Trout Lake area residents by a decrease in water quality.

Signature: XConnie Bellinger [REDACTED]

[REDACTED]

Date: July 27, 2018



Agricultural Land Reserve

Ministry of Agriculture

School District 67

Lower Nipit Improvement District

Integrated Land Management Bureau

Okanagan Nation Alliance (ONA)

Canadian Wildlife Services

Ministry of Transportation & Infrastructure

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2457.20, 2018

Approval Recommended for Reasons Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to Conditions Below

Approval Not Recommended Due to Reasons Outlined Below

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- The TLGR is down gradient from Twin Lake. The Twin Lake acts as a reservoir or "canary in the coal mine" for the #261 Twin Lake Aquifer. It is the lake not the Golf Course wells which will signal a diminishing, dangerous water situation. Water in the Twin Lakes aquifer moves downhill at a faster rate, but then, slows and pools under the level TLGR before turning around Parker Mt. under Trout Lake and again coursing down gradient in the Mamara Creek Valley. Thus TLGR wells draw from the aquifer which is recharged mainly by the up gradient Twin Lake. Twin Lake & the aquifer is recharged by snow melt on Orofino Mt. – it is recharge- limited.
- Use of filtered TLGR water maybe safe for a test glass of water, but is there a way to filter the endocrine disrupters which seep to Trout Lake residents who must (because the aquifer is only under Trout Lake) all draw their water from Trout Lake?



Thus all residents in the Twin Lake basin which are up gradient from the TLGR may potentially be affected by a loss of water quantity and the downstream Trout Lake area residents by a decrease in water quality.

Signature: G Choma

Signed By: Glenna Choma

Date: July 27, 2018



Lauri Feindell

From: Yam C <[REDACTED]>
Sent: July 23, 2016 2:05 PM
To: Lauri Feindell
Subject: Re: Response to amendment Bylaw No.2457.20

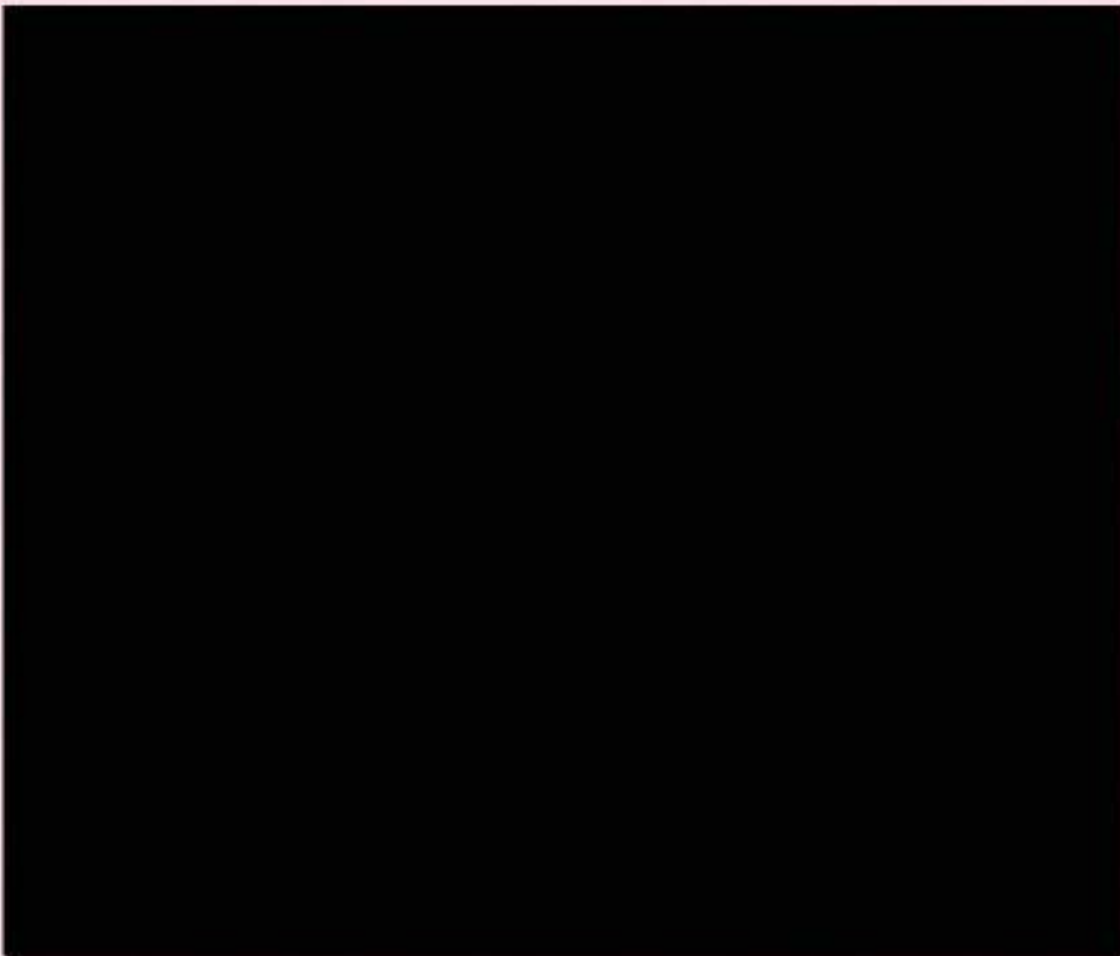
Hi Lauri,

Here is what it says:

"I refuse the amendment bylaw no 2457.20. There is no proven sustainable water supply in the area. Several studies have proven that, and I want to live here for a long time. If the aquifer dries up, no one will be able to live here anymore."

Thanks

Yam



Resource Operations and Rural Development

Agricultural Land Reserve

Ministry of Agriculture

School District 67

Lower Nipit Improvement District

Integrated Land Management Bureau

Okanagan Nation Alliance (ONA)

Canadian Wildlife Services

Ministry of Transportation & Infrastructure

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2457.20, 2018

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

No proven sustainable water for the development or myself

Signature: _____

Signed By: DAVIDE AMBLER

Agency: _____

Title: _____



From: JGStrong [REDACTED]
Sent: July 31, 2018 8:36 PM
To: Karla Kozakevich <kkozakevich@rdos.bc.ca>
Subject: Questions regarding the Twin Lakes Development Rezoning application Ammendment ByLaw No. 2457,20,2018

Dear Ms. Kozakevich,

Further to our email of July 29th, please ALSO consider the following when examining the Twin Lake Development Rezoning application;

1. Why are the unbiased earlier hydrogeology reports which stated that the aquifer is at capacity with current use, being ignored by RDOS staff who have said that they are only considering the latest review (Golder 2) paid for by the developer?
2. Why are all the residents, including new residents who would buy in a new development, being put at risk of loss of water?
3. Why was the previous approval for 36 units and why is the current rezoning application being pushed through prior to proof of water availability?
4. What monitoring is proposed?
5. If the water and sewer infrastructure is eventually to be extended to all residences, how much more will existing residents be paying?
6. Why is this critical decision being pushed through so close to the coming election?
7. The Golder 2 report paid for by the developer was eviscerated by experts Dobson (attached) and Reeder (sent in an earlier email, below), and a response from Golder ought to be sought. Has this been done? If so, where is the response?
8. Under the circumstances, we think it reasonable to ask to see the original draft of Golder 2, prior to all the revisions the developer required before releasing it.
9. What are the implications of the lapsed variance permit?
10. How does building more than 250 homes and more structures help 'Land Stewardship and Preservation' as the developer suggests?
11. Is the RDOS proposing to ignore the letter from the Ecosystems section of the Ministry of Forests recommending an assessment?

Again, thank you for your time and careful consideration of this critical decision.

Sincerely,

Jennifer Strong (on behalf of many concerned citizens at Twin Lakes.
[REDACTED]

Board Date: August 2, 2018

Agenda Item: B.2.b.

D2017.069-ZONE

Additional Representation

Suki Sekhon:

- Golder Associates Report (July 9, 2018)
- Hydrogeological Assessment (January 26 2016)

Email and attachments (May Cooper and residents)

Lauri Feindell

From: Suki Sekhon [REDACTED]
Sent: August 1, 2018 2:22 PM
To: [REDACTED]
Cc:
Subject: Twin Lakes - Bylaw No. 2457.20, 2018, Electoral Area "D" Zoning Amendment Bylaw
Attachments: Pages from Groundwater Availability Report 26JAN2016.pdf; 1114930112-002-TM-Rev1-2018 GW Monitoring-09JUL_18 (005).pdf

Attention RDOS Board Members

We are writing in regard to the previous and present propaganda against the Twin Lakes development project on the availability of water.

Please see attached a summary of the Groundwater Availability Report and the update by the environmental engineering firm, Golder Associates that clearly states a 50-lot development (Phase I) will have little or no impact on the water supply in the area. The proposal meets the current OCP and is consistent with the RDOS planning objectives.

It has been 8 years working with RDOS, MOT, consultants and the area residents through the OCP and we now have a long term sustainable plan through this application which is supported by the staff of the RDOS.

Should you have any questions, please give me a call on my cell at 604-506-5100.

Sincerely,

Suki Sekhon | President & CEO
CRS Group of Companies
[REDACTED]



TECHNICAL MEMORANDUM

Reference No. 1114930112-002-TM-Rev1

DATE 9 July 2018
TO Mr. Suki Sekhon
Twin Lakes Golf Course Ltd.
FROM Jacqueline Foley,
Darlene Atkinson

EMAIL jfoley@golder.com,
datkinson@golder.com

UPDATE ON ONGOING WATER MONITORING PROGRAM FOR TWIN LAKES GOLF RESORT, TWIN LAKES, BC

Golder Associates Ltd. (Golder) is pleased to submit this technical memorandum providing an update on the ongoing water monitoring program associated with the Twin Lakes Golf Resort proposed development at Twin Lakes, BC. The water monitoring program is being completed subsequent to the completion of a hydrogeological assessment for the Twin Lakes watershed, and as a result of recommendations therein. The purpose of this memorandum is to support ongoing conversations between Twin Lakes Golf Resort Ltd. and the Regional District of Okanagan Similkameen.

Golder was initially retained in 2011 by the CRS Group of Companies to complete a hydrogeological assessment for a proposed residential development associated with the Twin Lakes Golf Resort. The proposed development is being completed in a phased approach, with Phase 1 consisting of 50 residential units, and full build-out consisting of approximately 220 units. The purpose of the hydrogeological assessment was to develop an improved understanding of the hydrogeological regime of the Twin Lakes watershed, and evaluate the sustainable groundwater use for the aquifer at Phase 1, applying various climate scenarios. A conceptual model was developed and a numerical model created to represent the hydrogeological regime. The results of the hydrogeological assessment are summarized in Golder's January 2016 report titled *Hydrogeological Assessment, Groundwater Availability Study, Proposed Residential Development (Phase 1) Twin Lakes, BC*.

The numerical model concluded that sufficient groundwater was available for the proposed Phase 1 development, and it was recommended that a water monitoring program be developed in a phased approach. The water monitoring program included the collection of groundwater and surface water data, such that the numerical model developed as part of the assessment could be updated at a later date for Phase 2, to refine hydrogeological parameters and aquifer and lake level predictions.

Twin Lakes Golf Resort has been collecting surface water and groundwater elevation data since approximately 2010, and we propose to continue the monitoring program until at least 2020, collecting 10 years of hydrological data. Surface water elevation data are collected from three surface water bodies (Horn Lake, Twin Lake and Trout Lake), and groundwater elevation data are collected from several surrounding groundwater wells. Water levels are collected automatically using pressure transducers, as well as manually during the monitoring program. **To date, the information gathered has not changed any of our recommendations in our 2016 report.**



Executive Summary

This report summarizes the results of a hydrogeological assessment conducted for Twin Lakes Golf Resort in Twin Lakes (Twin Lakes Valley), BC. Development of the scope of work for this project was initiated in 2011, with refinement of the scope occurring iteratively over the next several years (2012 through 2015). Twin Lakes Golf Resort is proposing a 50 unit residential development (Phase I) to be constructed in the area of the golf resort at Twin Lakes (TLGR¹). As part of the development approval process, Twin Lakes Golf Resort has submitted an application to the Ministry of Transportation and Infrastructure (MOTI). Prior to MOTI approval and to address concerns regarding the availability of water in the Twin Lakes Valley, the Regional District of Okanagan-Similkameen (RDOS) has stipulated that a sustainable groundwater source be identified to supply the proposed Phase I development. As outlined in a Water Use Plan prepared for the Twin Lakes Valley by MSR Solutions Inc. (MSR, 2012; and MSR, 2015), and as approved in principal by RDOS, Twin Lakes Golf Resort is proposing an average day demand of 2,200 L/unit/d for Phase I of the development. This assessment is for the 50 units of Phase 1, plus the existing and future irrigation demand at the TLGR, and existing and future water demand outside of the TLGR.

It is estimated that currently the TLGR accounts for approximately 75% of water used in the Twin Lakes Valley for domestic and irrigation purposes (excluding return to ground and surface water licenses). It is Golder's opinion that it is acceptable to assume that the water use values used in the assessment are appropriate and are unlikely to be changed dramatically by users outside of their control.

The hydrogeological assessment was conducted to: i) develop an improved understanding of the hydrogeological regime of the Twin Lakes watershed (catchment), by gathering additional, and refining existing, hydrogeological information to allow a reasonable evaluation to be made of the groundwater flows through the Twin Lakes Valley; and ii) evaluate the sustainable groundwater use for the aquifer in the Twin Lakes Valley for various climate scenarios, including dry periods, with the proposed Phase I development at TLGR, using a calibrated numerical groundwater flow model developed as part of the work.

We understand that MOTI and RDOS will be seeking the technical assistance of the Ministry of Environment (MoE) and the Ministry of Forest, Lands and Natural Resource Operations (MoFLNRO) to: make a decision on whether a sustainable supply of groundwater is available for the proposed residential development at TLGR; and to review the methodologies and results of this Groundwater Availability Study. Where applicable, this Study attempts to address questions and comments provided by MoE and MoFLNRO on behalf of RDOS based on their review of a previous draft report.

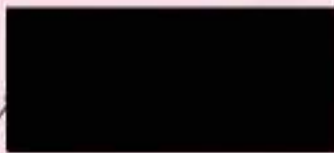
The Study Area defined for this assessment included the entire Twin Lakes catchment (watershed) and the western portion of the Marama Creek catchment in the area of Trout Lake, and is considered to be of sufficient area for this assessment. The Study Area Aquifer was defined for the numerical model, and included the unconsolidated sand and gravel aquifer within the Twin Lakes Valley bottom, and to a distance of approximately 400 m east of Trout Lake within the Marama Creek Valley bottom. For the purposes of this report, and given

¹ Where the reference is to the physical location of the Twin Lakes Golf Resort, the acronym TLGR is used. Where the reference is to the Twin Lakes Golf Resort ownership, the name has been spelled out in entirety.

It is understood that Twin Lakes Golf Resort Ltd. will retain a qualified professional to update the numerical model following completion of approximately 10 years of water level monitoring, or upon completion of Phase 1, in order to confirm groundwater and surface water model predictions, and to engage in collaborative discussion with the Regional District of Okanagan Similkameen regarding full build-out of the proposed development in the future.

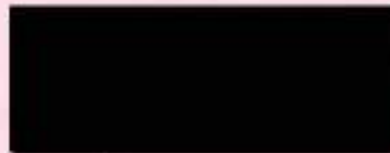
We trust this provides you with the information you require at this time. Should you have any questions or require additional clarification, please feel free to contact Jacqueline Foley at 250-860-8424 at your convenience.

GOLDER ASSOCIATES LTD.



Jacqueline Foley, MSc, Geol.
Associate, Senior Hydrogeologist

JF/DA/asd/lmk



Darlene Atkinson, MSc, PEng
Associate, Senior Environmental Engineer



January 26, 2016

HYDROGEOLOGICAL ASSESSMENT

Groundwater Availability Study, Proposed Residential Development (Phase I), Twin Lakes, BC

Submitted to:
Mr. Suki Sekhon
CRS Group of Companies
730 - 475 West Georgia Street
Vancouver, BC
V6B 4M9



REPORT



Report Number: 1114930112-R-Rev0

Distribution:

2 copies - CRS Group of Companies
2 copies - Golder Associates Ltd.





HYDROGEOLOGICAL ASSESSMENT

that the portion of the aquifer within the Marama Creek Valley bottom is small and close to the aquifer within the Twin Lakes Valley bottom, the Study Area Aquifer is hereafter described as being located within the Twin Lakes Valley.

Numerical Model

A coupled groundwater-surface water steady-state numerical model was developed for the Study Area based on the conceptual model of assessed hydrological and hydrogeological conditions. The numerical model was developed to estimate groundwater flux through the Study Area Aquifer; to assess whether the projected future groundwater use at the proposed Phase I development at the TLGR would be sustainable over the long term (an infinite period of time); and to evaluate the potential future impacts of the projected groundwater use on the Study Area Aquifer and the lakes. Using the numerical hydrogeological model, various climate scenarios were assessed based on current and proposed water uses.

Results

The numerical model developed for the Study Area provided estimates of groundwater flux through the Study Area Aquifer, with respect to normal and drier climate conditions, and resultant changes in saturated thicknesses of the Study Area Aquifer under projected future groundwater usage. While not included in the Executive Summary, a synopsis of the predicted groundwater and surface water flow budgets for each scenario, with the inferred resulting saturated aquifer thicknesses and lake stage levels for each scenario, is provided in tabular format as an attachment to this report and is discussed in Section 7.4 of this report.

The following provides the key points based on the results of the numerical modelling:

- Based on the future withdrawals at the rates specified in the MSR Water Use Plan (i.e., total of 600 m³/d within the Study Area), the groundwater requirements for the proposed Phase I development at the TLGR will result in impacts, that are assessed to be small, to the groundwater and lake system within the Study Area.
- Projected future groundwater usage at the proposed Phase I development at the TLGR, within the range of climate and other physical parameters evaluated, should be sustainable at the proposed net withdrawal rate of 600 m³/d within the Study Area.
- Surface water licenses within the Study Area, specifically those associated with Twin Lake and Horn Creek, are inferred to be over allocated. Application of the larger surface water licenses (i.e. Nature Trust and Lower Nipit Improvement District) resulted in significant decreases (26.6 m) to water levels within Twin Lake, but did not significantly affect aquifer levels or groundwater availability.



HYDROGEOLOGICAL ASSESSMENT

Conclusions

Based on the assumptions provided, and the results of the Study, which assume implementation of water conservation strategies, return of irrigation and wastewater to ground, and limited agricultural groundwater usage, and subject to:

- 1) The projected groundwater withdrawal rates proposed by Twin Lake Golf Resort and MSR being controlled by bylaws, variance permits and/or regulations promulgated by the appropriate regional, provincial or federal authority; and,
- 2) Groundwater withdrawals for the Phase I development at the proposed reduced rate (2,200 L/unit/d) and surface water withdrawals being adequately enforced and monitored.

Golder is of the opinion that projected future groundwater usage at the proposed Phase I development at the TLGR, within the range of climate and other physical parameters evaluated, should be sustainable at the proposed rate of 600 m³/d. At all times, TLGR should adhere to their water management plan and irrigation best management practices, as outlined in MSR (2012). In terms of Twin Lake Golf Resort's proposed Phase I development at the TLGR, if approved, the development should be completed as stipulated in 2) above.

Recommendations

Recommendations made by Golder for Twin Lakes Golf Resort, and which support the RDOS Draft Official Community Plan (OCP), consist of the following:

- Continue implementing best water management practices in the overall Twin Lakes catchment, including the ongoing long term monitoring (surface water, groundwater), and enhance aquifer recharge where possible.
- Implement water conservation and best management practices related to the proposed Phase I development at the TLGR.

Recommendations made by Golder for RDOS or the appropriate regulatory authority (MoE, MoFLNRO), consist of the following:

- Implement practices and policies that are outlined within the Draft OCP, in support of water resource protection and management, including enacting appropriate bylaws or regulations for the Twin Lakes catchment that would allow both monitoring and regulation of all water use in the catchment.

Review and revise surface water licensing and allocation within the Twin Lakes Study Area, specifically the larger licenses that have not been used in the last several years. It is our understanding that MSR requested the RDOS, on behalf of Twin Lakes Golf Resort, to support community water and sewer systems through the creation of a Utility Service Area, which would be owned and operated by the RDOS (MSR, 2012); it is Golder's opinion that the creation of a Utility Service Area would allow for the easier regulation of water use. Future expansion of the community water and sewer systems might add existing properties outside of the TLGR (within the Twin Lakes Valley) as they elect to abandon their private water and sewer systems.



Implementation of Water Use Bylaws

For the findings of this report to be relied on, regulatory authorities at the necessary levels of government should promulgate, enforce and monitor water use by-laws and regulations that will maintain withdrawal rates both within the proposed development, as well as outside water users (i.e. those users outside the proposed TLGR development) at or below those outlined in MSR, 2012; Furthermore, those regulatory authorities should review this report and agree with its findings before enacting the necessary bylaws or regulations.

Lauri Feindell

From: May Cooper [REDACTED]
Sent: August 1, 2018 2:05 PM
To: Karla Kozakevich
Cc: Planning; Stephen Juch; skye.thomson@gov.bc.ca; Klaus.rathfelder@gov.bc.ca; Nicole.pyett@gov.bc.ca; Bill Sparks; Coral Brown; ddobson@dobsoneng.com
Subject: Letter to RDOS about Major Concerns Regarding Twin Lakes Gold Course Resort Development
Attachments: Letter from Highly Concerned Twin Lakes, BC Residents to Amend Proposed Conditions_Don Dobson Critique.pdf

Hello, Chair Kozakevich,

Thank you for your time today on the phone.

Attached is the letter I wrote on behalf of the citizens in Area D that are seriously concerned about the ramifications of the proposed development in Twin Lakes, BC, by Suki Sikhon, if Phase 1 will be approved by the RDOS.

Please forward this to all Board Members. I have CC'd other officials concerned with this matter as I believe this is a matter of serious public health and safety.

Sincerely,

May Cooper

To the RDOS Chair; Board of Directors of Okanagan-Similkameen; Planning Department officials at the RDOS; RDOS Subdivision Supervisor; and any other officials involved with Bylaw Amendment 2457.20:

As citizens of Area D, Twin Lakes, BC, we strongly believe that the conditions proposed to the Twin Lakes Golf Course development bylaw rezoning application by Suki Sikhon are inappropriate as there is reasonable doubt that there is not enough capacity within the aquifer required to sustain the new development, the existing community and the environment. Further, it puts the homes and our lakes at risk, whereas the developer is only risking a monetary investment.

According to various studies and critiques as late as December 2016, it is clearly stated that Twin Lakes does not have sustainable water to sustain the proposed development, even in its first phase. **Twin Lakes is not the only area in the valley that relies on aquifer #216.**

The Golder Study of 2016 does not prove sustainable water, and has been reviewed by several experts in the field, such as Don Dobson, P.Eng., Skye Thompson M.Sc., P. Geo, Klaus Rathfelder, Ph.D, Nicole Pyett M.Sc., GIT, Coral Brown of LNID, and others. The concerns raised by these individuals have not been addressed or reviewed in the May 2016 paper by Western Water Associates, specifically Don Dobson's, December 2016 letter, attached.

Concerns about the 2016 by Golder & Associates study by the aforementioned experts include:

- The hydrogeological model has never been calibrated by pumping or any infield tests.
- The study uses a variance (8000L/unit/per day to 2200L/unit/per day) to reduce water consumption based on areas that don't represent the rural Okanagan (both in lot size and climate),
- Golder has not only used this variance in its calculations of water use inside the aforementioned development, but has also used this value in areas outside the development. The areas outside of the development will not have the xeriscaping and other water conservation proposed inside the current development,

- Golder uses a steady state model and not a transient model as required by the province.
- Both of the premises in which Golder uses in their water usage calculations are wrong. The large agricultural license of approximately 300,000 m³ has not been considered in their water usage calculation and a blanket value of 2,200 L/unit/day of residents in the community has been used.

These concerns should be addressed before any increase in density or change in zoning is considered. If the Golf Course will shut down in order to maintain a reasonable distribution of water to all, residents around it could lose their life-long investments and market value of their homes, which can easily realize into lawsuits. There isn't much sense in investing in a resort-style residence when the developer will need to shut down the source of its allure.

In 2010, the lake and the aquifer levels were so low that a number of residents lost the use of their water wells and the lake lost much of its fish and painted turtle habitat. It seems inconceivable that the RDOS would allow additional demands on the aquifer and lake system.

Not only do we believe that the proposed zoning allowing 46 units to be constructed will harm our community, we also believe that this is a disservice to the developer, as he will need to make a substantive investment in constructing the 46 units and their basic amenities that may never pay dividends unless all phases of development are realized. And yet there is no sustainable proof of water even for 46 units.

We as citizens of the Twin Lakes constituency hope that you will honor your pledge to *"To enhance quality of life, the environment, and the level of public safety within the Regional District..."* to protect our community, and our health and safety.

We think that this development will:

- **degrade our quality of life.** According to many professionals, there is "reasonable doubt" that the water source will be able to sustain anymore withdrawal. Without water, there is no "quality" of life. Without water, we can't live here.

- **lower real-estate value** if no sufficient water supply is proven. People will lose their homes—their main asset—and property values will plummet. No new buyers will be interested in a place devoid of a water source.

- **hurt the environment**, and hurt the species and their habitats in the area.

- **risk public safety**; without access to water, no life will be able to sustain itself, including wildlife. There will also be no option to suppress fires ourselves.

The above list are our stated **conditions that have been identified as necessary to address before any stage of this proposed development is approved.**

Approval and/clearance of current inadequate conditions will harm the public interest, the life and survival of the Twin Lakes Residents, surrounding communities, and the environment.

We propose that the deficiencies raised by Don Dobson, P.Eng, the Province and ourselves be thoroughly reviewed before any further approval is made to the Applicant. There has **not** been proof for sustainable water, even for existing residencies; the only “proof” we have has been obtained from a study riddled with internal conflicts, and conflicts of interest.

The Golder 2011 study stated that any more withdrawals from aquifer #216 will cause water levels to reach “unacceptable levels”. The Golder 2016 study approved Phase 1 of the development. Doesn't it seem suspicious that the only element that has changed between them is who contracted and paid for their work?

Regards,

May Cooper

On behalf of Coral and Alex Brown, Mark and Mary Ann Robertson, Amir and Orit Cooper, Stenya LeClair, Steinar Gronnesby, Anita Bains, Florian Hohenbichler, Gloria Bucil, Sandra and Nir Light, Elad Milman, Melodie and Elena Light, Allison Ward, Georgia Afendoulis, Carolyn Cartwright, Anne LeClair, Ron and Adiel Nissim, Patty Irwin, Tal Rotchild-Pery, Yair Pery, Amit Pery, Naama Rom, Beatriz Bitran, Yam Cooper, Laura Fidalgo, Sharel Cooper and others who wished to remain anonymous.

Long-Time Residents, Visitors, and Potential Buyers in Area D

DOBSON



Engineering Ltd.

File: 228-001/16039

December 20, 2016

Lower Nipit Improvement District
RR# 1, Site 26A, C1
Kaleden, BC V0H 1K0

Attention: Coral Brown

Re: Review of "Hydrogeological Assessment Groundwater Availability Study, Proposed Residential Development (Phase 1), Twin Lakes, BC" by Golder Associates

The following comments are provided for your review regarding the 2016 Golder Associates report titled "Hydrogeological Assessment Groundwater Availability Study, Proposed Residential Development (Phase 1), Twin Lakes, BC", dated January 26, 2016. I reviewed your document "2016 Independent Review of 2016 Golder Study" and will not repeat many of the points that you have documented.

My comments based on my review of the report are as follows:

1. In 2011 Golder completed a review of the EBA's 1994 and 2011 reports and the Summit 2010 report that provided divergent views on whether or not there was sufficient groundwater for development proposed on the TLGR lands. Golder, 2011 concluded in its report to MoTI titled "Review of Groundwater Reports, Twin Lakes, Penticton, BC" that "The results indicated that, based on the range of parameters provided within the reviewed reports, additional groundwater withdrawals from the Twin Lakes watershed would likely result in *further and unacceptable declines in water levels in lake and groundwater levels in the catchment*."
2. In its 2016 report, "Golder is of the opinion that projected future groundwater usage at the proposed Phase 1 development at the TLGR, within the range of climate and other physical parameters evaluated, should be sustainable at the proposed rate of 600 m³/d."
3. This "opinion" is premised on:
 - a. The projected groundwater withdrawal rates proposed by Twin Lakes Golf Resort and MSR being controlled by bylaws, variance permits and/or regulations promulgated by the appropriate regional, provincial or federal authority; and,
 - b. Groundwater withdrawals for the Phase 1 development at the proposed rate (2,200 L/unit/d) and surface water withdrawals being adequately enforced and monitored.
4. The RDOS subdivision servicing bylaw no. 2000 Schedule A currently requires a design flow of 8,000 l/single family unit/day and a peak hour domestic flow of 13,600 l/single family unit/day. These are the bylaw requirements for all the existing residential development in the Twin Lakes area to date, and most likely the basis for the design of the existing properties. The consultant for the TLGR, MSR Solutions Inc., has requested that the RDOS either amend its bylaw or provide a development variance permit that would reduce the

2580 Dunsmuir Road, Kelowna, BC V1W 2V3 (O) 250.861.5595 (Cell) 250.878.4502

- design flows to 2,200 L/single family unit/day. It is interesting that this request was made to the RDOS for the proposed development but appears to have been applied to the entire Twin Lakes area – retroactively.
5. It appears that the modeling work undertaken by Golder has used a value of 2,200 L/single family unit/day for the entire Twin Lakes area.
 6. While there are good reasons for the RDOS to consider revising its bylaw and reducing the design flows, for the purposes of the assessments undertaken by Golder it does not seem reasonable to use a value of 2,200 L/single family unit/day as a blanket value that would apply to all residents without first confirming that a reduction in design flow of 75% can be accommodated by existing development.
 7. Golder's "opinion" that the aquifer can sustain the Phase 1 development + all existing and future development on all private lands, is based on the reduced design flow for all groundwater users AND further, that there will enforcement of the 2,200 L/residence/day on all residents.
 8. In my opinion the assumption made by Golder that if all the existing residents were to conform to the reduced supply recommended by MSR, then there may be sufficient water for the Phase 1 development, places an unreasonable burden on the community to change its water use so that a developer can develop, is not technically sound.
 9. Golder decided to use a steady-state model rather than a transient model. They state that aquifers are not in steady-state, but decided to use a steady-state model regardless. The rationale for using this type of model is not clear. When the approach was reviewed by groundwater professionals at MFLNRO they identified concerns using a steady-state model as it does not address seasonal variations in groundwater levels and also the impacts of maximum groundwater extraction and recommended using "a more comprehensive uncertainty analysis". This recommendation was not implemented.
 10. The assumption by Golder and MSR, that surface water licenses that are not currently being used should not be considered in the supply and demand analysis is wrong. There are irrigation water licenses for lands held by the Nature Trust have a demand of ~300,000 m³/yr and these licenses are in good standing. The Nature Trust has the right to use these licenses to the maximum allowed, for the purposes specified in the license, whenever they choose or, they could decide to sell the lands and a new owner would have the right to utilize these licenses since they are appurtenant to the lands. For this reason the demand for all water licenses in good standing must be included in a supply and demand analysis.
 11. Golder states that when the Nature Trust water license demand is included that the model indicates that the level of Twin Lake would be drawn down by 26.6 m annually when present and future groundwater demands are modeled. This would be unacceptable to the residents and likely the province.
 12. It is stated by Golder that the TLGR currently uses ~75% of all the water used in the Twin Lakes area and that in Golder's opinion this is reasonable and unlikely to change. For a single development to consume the majority of a limited resource and request the right to use even more is not reasonable.
 13. It is a concern that Golder chose not to consult with LND during the project in order to solicit knowledge and data from the improvement district that has 50 years of history managing the water and collecting data in the Twin Lakes area. For Golder to make statements "Little is known about...." when referring to information on the water resources in the area is a very serious oversight. Also to state that they were not able to explain why

the level of Twin Lake was lower in 2012 than in 2013 when LNID knew why, raises questions regarding the credibility of the results of the assessments.

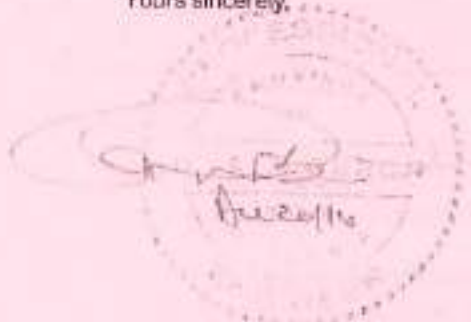
14. In addition to these comments by the consultant, I am also concerned about the data used by Golder in its modeling as detailed in your response. In an area where there are known and documented water supply concerns, as well as limited data, any supply and demand analysis should use data that represents a conservative supply in conjunction with realistic demands that would produce conservative results.

The Twin Lakes system is a very complicated, unique, closed system that involves the interactions between annual precipitation, surface runoff and groundwater flows. The Twin Lakes area is recognized as having a unique climate as it is sheltered by mountains to the south, west and north. Unfortunately there is very limited climate data at this time but there is a climate station in the area now collecting data that will be useful in the future once sufficient data is available. Because there is limited data on surface runoff, groundwater flux and flows, and the area has a history of sustained periods of drought, there are very compelling reasons to proceed with a high degree of caution when making decisions on further development that will result in additional demands on a limited water resource. The RDOS in its recent OCP review recognizes that water is a limiting resource and has included additional requirements to help address this issue. It is a start but by no means the whole solution.

Golder has completed an analysis of a proposal for development of Phase 1 on the TLGR lands based on information provided to them and using a number of assumptions. If one reduces the demand significantly in a supply and demand study and applies specific assumptions it is possible to achieve any desired result. My assessment of the details of the groundwater modeling completed by Golder is that it is very detailed BUT, I believe that the fundamentals used in the analysis in the Twin Lakes area are flawed and do not provide an appropriately balanced approach.

I would be pleased to discuss these matters with you at your convenience.

Yours sincerely,

A handwritten signature in blue ink, which appears to read "D.A. Dobson", is written over a circular professional seal. The seal is faint and contains text around its perimeter, including "Professional Engineer" and "Alberta".

D.A. Dobson, PEng

Lauri Feindell

To: Debra Paulhus
Subject: RE: Our wells ran dry in 2010 and deer walked across the lake

From: JGStrong [REDACTED]
Sent: August 2, 2018 7:42 AM
Dear Director Siddon and Chair Kozakevich,

Thank you for taking the time to talk to me and hear my concerns about the proposed development. As I understand it you are concerned that if the RDOS does not abide by the wording of the proposed zoning changes that the Regional District may be liable. You have not clarified what the RDOS would be liable for or how the RDOS would be liable since the water issues have been identified since the original zoning.

I would think that delaying the proposed zoning in order to address the concerns raised by the water experts at the Ministry of Forests and Don Dobson would be the prudent thing to do. I'm not a solicitor, however if there is a future water shortage and there is harm to our community or the lakes in our area, I would think that the RDOS could be at risk. The experts from the Province and Don Dobson have identified a number of concerns that have never been addressed by Western Water or Golder and Associates. Further, this may be a disservice to the developer who may start building the infrastructure required for the entire development and may need to be stopped in the future due a lack of water.

In 2010 a number of residents in my community lost their ability to pump their wells due to the severe decline in water levels. One of these residents was my neighbour. The water in Twin Lakes was so low that deer were able to walk across the lake and the number of dead fish washing up on shore was enormous. Adding additional demands on the lake/aquifer system doesn't seem to make any common sense.

There are two experts, the Ministry of Forests and Don Dobson, who are stating that there are flaws in the 2016 Golder study. The comments by Western Water have never fully addressed the concerns raised by these two bodies. Specifically:

- The hydrogeological model has never been calibrated by pumping or any infield tests.
- The study uses a variance (8000L/unit/per day to 2200L/unit/per day) to reduce water consumption based on areas that don't represent the rural Okanagan (both in lot size and climate).
- Golder has not only used this variance in its calculations of water use inside the aforementioned development, but has also used this value in areas outside the development. The areas outside of the development will not have the xeriscaping and other water conservation proposed inside the current development,
- Golder uses a steady state model and not a transient model as required by the province.
- Both of the premises in which Golder uses in their water usage calculations are wrong. The large agricultural license of approximately 300,000 m³ has not been considered in their water usage calculation and a blanket value of 2,200 L/unit/day of residents in the community has been used.

I hope that you will take the time to review these concerns and perhaps discuss the above with your solicitor and your engineers before rezoning proceeds. We hope that you will do the right thing and protect our homes and our lakes.

Please understand that while I am authoring these emails, I am writing on behalf of and with input from the community.

Jennifer Strong

Courtesy News Aug. 1/18.
Water removed from an aquifer not easily replaced

Dear editor,

When you live on an island, the only water you get is from the sky.

When you remove that water as proposed by bottling (from) an aquifer in Merville, the water removed will not

ever come back unless we have a deluge from the sky.

We are in a prolonged dry spell, and they tell us the glacier will be gone in a few years.

We should listen to our K'omoks First Nation, and

do everything to preserve our water, above and below the surface.

The world is drying up and we should pay attention ...

Today any day of the week

Lauri Feindell

Subject: FW: Twin Lakes Golf Course - 2nd reading Mar 21, 2019
Attachments: 190318TLGR Water.pdf

As per my previous email dated Feb 14, the RDOS staff will be presenting second reading for the above work project on Mar 21. As there is a lot of misinformation regarding the project I encourage you to ensure that the RDOS staff has provided all the information that you require.

As there is an organized group of anti-development people who are using the water issue as their platform I would ask you to turn your attention to the following:

- Golder Summary Report;
- Over the past 60 years Twin Lakes has constantly flooded with no plan in place except to pump water out of the area;
- Twin Lakes Golf Course (TLGC) has reduced its water consumption by 50% over the past 6 years and TLGC has an abundance of water below our course which base is 70 to 165 ft to bedrock (photo attached).

All the technical information and files confirm the above and I would suggest people who are "actually" concerned about water should co-operate with all the community members including Nature's Trust and TLGC to work on the best practices for water conservation and water management. To date we have had little or no cooperation from the LNIP group and would encourage the directors to have the LNIP and other groups to work together going forward.

Should you have any questions please do not hesitate to call me directly on my cell at 604-506-5100.

Regards,

Suki Sekhon | President & CEO
CRS Group of Companies
820 - 475 West Georgia Street | Vancouver, BC | V6B 4M9
Tel: 604.689.3800 | Fax: 604.689.3722 | Email: suki@crsgroup.ca

Twin Lakes Golf Development and Impacts to the Ground Water

Twin Lakes Golf continues to make efforts in the reduction of water usage through improvements to the irrigation system serving the golf course. They also maintain monitoring records of ground water and as part of the rezoning are committed to providing proof of water conservation.

During site investigations for the development the Twin Lakes basin can be seen below. The ground water table reached the surface in a number of locations on the golf course in 2018 and can be anticipated to approach near high levels in the 2019 freshet. This identifies the total depth of water below the golf course is in excess of 75 feet to the bedrock, showing a substantial groundwater flow



Figure 1 - Twin Lakes Ground Water Table 2018

Twin Lakes Golf will continue to support water conservation on the golf course, and in the development of the properties, so there continues to be water for all to share from Twin Lakes, on down to the Okanagan Lake system.

Lauri Feindell

Subject: FW: Twin lakes

-----Original Message-----

From: Ric and Judy Ellis

Sent: March 18, 2019 1:08 PM

Subject: Twin lakes

Hi, writing to say my two cents worth.

With only 3 land owners in favour of golf course development that don't even live on lake, this tells an interesting story.

The locals who bought years ago have been let down so far.

We don't want around 300 new houses or vacation homes. Its the same thing.

The lower twin lake should have had its outflow reinstated to maximize water height.

The high water level could have been fixed by directional drilling outflow. Flood years automatically regulated, low years

water is kept. Housing development will consume water in high and low years.

Its a poor idea that will destroy the area and benefit very few!

From Rick Ellis



Lauri Feindell

Subject: FW: March 21 TLGC vote

-----Original Message-----

From: Wayne

Sent: March 19, 2019 8:53 AM

To: Info <info@rdos.bc.ca>

Subject: March 21 TLGC vote

Can you pass this on to the Directors please

On March 21 you will be voting on the TLGC Development. We are currently suffering from bad decisions that were made by the RDOS allowing development of lots on a lake that has no natural ability to drain. While I am pro-development it has to be done responsibly.

The answer to all of this is to use Horn lake to store and control output in agreement with the owner Natures Trust.

Thanks

Wayne Whitehead

Sent from my iPad



Subject: FW: Twin Lake concerns please forward to RDOS directors

Dear RDOS Director;

On March 21 you will be considering a very important item - 2nd reading for the Twin Lakes Golf Resort rezoning to move the 226 dwelling development and Village from an upper ledge to the comfortable basin of the Golf Course Lands. RDOS believes the developer is giving up concessions to do this rezoning, but on the contrary it creates an easier access, build & water supply. TLGR requested some crown land be added to the development property and has stated that the ledge lands (designated sensitive land) are now farm lands - since the trees have been cut down and a garlic patch was planted in 2018.

We are asking you, the Directors, to consider carefully this high risk for sustainability, ground water- limited area with the Precautionary Principle, "When an activity raises threats of harm to human health or the environment, precautionary measures should be taken even if some cause and effect relationships are not fully established scientifically" (wikipedia).

Consider:

- The 180 signature petition was submitted in Nov. 2018 requesting that RDOS not pass the 2nd reading for rezoning. The original zoning is what was purchased in 2008.
- The 48 dwelling 1st phase development is based on a water variance. If a water variance is required is there, in fact, enough water? In 2016, when the RDOS Board passed the water variance the Chair Michael Bryden asked the CAO, Bill Newell if RDOS is responsible for water?and the answer was, "No". Then, we ask, why can RDOS pass a water variance? It is recommended that for sustainable water in the Twin Lakes Aquifer only **30 to 35% of the recharge be allotted for use**. 2 past water studies confirmed the fact that water is already over allocated.
- The TLGR development is on a waterway "set up" for ranchers not for development. Until the waterway is restored, there should not be increased development of any kind. Lower Twin Lake has no outlet and the wetlands have been altered. Presently, floods & droughts plague this area's water quality & quantity.
- And finally, there is no fire protection.

Regards,

Nicole and Jeff Dennis

http://www.rdosmaps.bc.ca/min_bylaws/contract_reports/CorpBd/2019/20190321



Lauri Feindell

From: GailP

Sent: March 19, 2019 11:23 AM

To: Info <info@rdos.bc.ca>

Subject: To: Mark Pendergraft, George Bush, Rick Knodel, Ron Obirek, Karla Kozakevich, Riley Gettens, Tim Roberts, Bob Coyne, Subrina Monteith, John Vassilaki

Dear RDOS Director;

On March 21 you will be considering a very important item - 2nd reading for the Twin Lakes Golf Resort rezoning to move the 226 dwelling development and Village from an upper ledge to the comfortable basin of the Golf Course Lands. RDOS believes the developer is giving up concessions to do this rezoning, but on the contrary it creates an easier access, build & water supply. TLGR requested some crown land be added to the development property and has stated that the ledge lands (designated sensitive land) are now farm lands - since the trees have been cut down and a garlic patch was planted in 2018.

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- The TLGR development is on a waterway "set up" for ranchers not for development. Until the waterway is restored, there should not be increased development of any kind. Lower Twin Lake has no outlet and the wetlands have been altered. Presently, floods & droughts plague this area's water quality & quantity.
- And finally, there is no fire protection.

Regards,

Gail Simpson

Concerned Resident

Trout Lake on the aquifer

To the RDOS Board of Directors:

The petition of the undersigned residents, land owners and friends of the Greater Twin Lakes Area who may be affected by the reduction of the Twin Lake aquifer or harm to the watershed, states that

- 1) as the rezoning of the Twin Lakes Golf Resort (TLGR) lands will allow an even larger development than the original zoning when the property was purchased in 2008 and
- 2) as sustainable water has not been proven for this large development in this ground water & recharge limited area, and
- 3) as the science behind the 2010 Summit Study, the 2011 Golder Peer Review which agreed with Summit, the Ministry of Forests critique and the Dobson Review of the 2016 Golder Study show that the Twin Lakes aquifer has limited water availability during dry years and is already at capacity with current use, and
- 4) as Dobson, in his review of the Golder 2016 study wrote, "...the fundamentals used in the analysis in the Twin Lakes area are flawed and do not provide an appropriately balanced approach", and
- 5) as the Ministry of Forests Lands & Natural Resources Operations "Comments letter" to the RDOS on the Golder 2016 Hydrogeological study states that there is: a. a lack of data, b. many assumptions and c. disagreement with the steady state ground water model method used ... "as it neglects to address the seasonal variation of natural groundwater levels in a system hydraulically connected to surface water and the maximum impacts of ground water extraction, as is required for ecosystem management." (p. 2 of [Memorandum File: 38050-30/Twin Lakes May 24, 2016](#)).

Your Petitioners Respectfully request that the RDOS Board of Directors Not approve the 2nd reading of the Rezoning D2017.069-Zone, #79 Twin Lakes Road.

Date Name (Print) Address (include postal code)

Sept 18, 2018	Jim Bains	
17, 2018	DAN WALLACE	
" "	Laura Wallace	
Sept 18/18	Keith Vandersande	
Sept 18/18	Sonja Feddes	
"	R. Rowland	
"	D. Shillito	
"	L. Dale	

on line petition at <https://www.thepetitiontakeaction/288/638/133/>

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- 3) as the science behind the 2010 Summit Study, the 2011 Golder Peer Review which agreed with Summit, the Ministry of Forests critique and the Dobson Review of the 2016 Golder Study show that the Twin Lakes aquifer has limited water availability during dry years and is already at capacity with current use, and
- 4) as Dobson, in his review of the Golder 2016 study wrote, "...the fundamentals used in the analysis in the Twin Lakes area are flawed and do not provide an appropriately balanced approach", and
- 5) as the Ministry of Forests Lands & Natural Resources Operations Comments letter to the RDOS on the Golder 2016 Hydrogeological study states that there is
 - a. a lack of data
 - b. many assumptions
 - c. disagreement with the *steady-state ground water model method* used "...as it neglects to address the seasonal variation of natural groundwater levels in a system hydraulically connected to surface water and the maximum impacts of groundwater extractions, as is required for ecosystem management." (p. 2 of Memorandum File: 38050-30/Twin Lakes May 24, 2016)

Your petitioners respectfully request that the RDOS Board of Directors NOT approve the 2nd reading of the ReZoning D2017.069-ZONE, #79 Twin Lakes Road

Date	Name (printed)	Address (incl. Postal Code)	Signature
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Sept 20 19/18	Connie Kusler		
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To the RDOS Board of Directors:

The petition of the undersigned residents, land owners and friends of the Greater Twin Lakes Area who may be affected by the reduction of the Twin Lake aquifer or harm to the watershed, states that

- 1) as the rezoning of the Twin Lakes Golf Resort (TLGR) lands will allow an even larger development than the original zoning when the property was purchased in 2008 and
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- 3) as the science behind the 2010 Summit Study, the 2011 Golder Peer Review which agreed with Summit, the Ministry of Forests critique and the Dobson Review of the 2016 Golder Study show that the Twin Lakes aquifer has limited water availability during dry years and is already at capacity with current use, and
- 4) as Dobson, in his review of the Golder 2016 study wrote, "...the fundamentals used in the analysis in the Twin Lakes area are flawed and do not provide an appropriately balanced approach", and
- 5) as the Ministry of Forests Lands & Natural Resources Operations Comments letter to the RDOS on the Golder 2016 Hydrogeological study states that there is
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Date Name (printed) Address (incl. Postal Code) Signature

Sept 20 2019	Lynn Kusler		
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Date	Name (printed)	Address (incl. Postal Code)	SI
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Sept 20	RON WILSON		
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2018

To the RDOS Board of Directors:

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Your petitioners respectfully request that the RDOS Board of Directors NOT approve the 2nd reading of the ReZoning D2017.069-ZONE, #79 Twin Lakes Road

Date	Name (printed)	Address (incl. Postal Code)	Signature
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Sept 19/18	Neboorah White		
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To the RDOS Board of Directors:

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Date	Name (printed)	Address (incl. Postal Code)	Signature
11 Sept 18	Jennifer Strong		D
17 Sept 18	Kim Denis		
12 Sep 18	Jennifer Nelson		
18 Sep 18	Jennifer Busman		

Sept 17.18

To the RDOS Board of Directors:

The petition of the undersigned residents, land owners and friends of the Greater Twin Lakes Area who may be affected by the reduction of the Twin Lake aquifer or harm to the watershed, states that

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Your Petitioners Respectfully request that the RDOS Board of Directors Not approve the 2nd reading of the Rezoning D2017.069-Zone, #79 Twin Lakes Road.

Date	Name (Print)	Address (include postal code)	Signature
17 Sept 18	Sandy Brown	104	[Signature]
19 Sept 18	DAVE SMITH	41	
22 Sept 18	Nina Livingston	#2	
23 Sept 18	Ken Horncoastle	11	

on line petition at <https://www.thepetitionsite.com/en-ca/take-action/288/638/133/>
P. 9

To the RDOS Board of Directors:

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Date	Name (Print)	Address (include postal code)	Signature
Sept 21/18	BILL ROBOCKY		
Sept 21/18	FABRICE CHARVIN		
Sept 21/18	VANESSA CHARVIN		
Sept 21/18	RENÉE LEIGHTON		
Sept 21/18	JACQUELINE DAVIDSON		
Sept 24/18	KEN COCKE		
Sept 24	CURTIS O'NEIL		

on line petition at <https://www.thepetitionsite.com/en-ca/take-action/288/638/133/>

P. 10

To the RDOS Board of Directors:

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Date Name (Print) Address (include postal code) Signature

Sept 21/18	Susan Russell		
Sept 23	Jessica Wagner		
Sept 23/18	Paula Houser		
Sept 23/18	Leard Hunter		
Sept 23/18	Pennyline Wilson		
Sept 23/18	Jessica Hocker		
Sept 23/18	Mark Robertson		
Sept 23/18	Mary Ann Robes		

on line petition at <https://www.thepetitionsite.com/en-ca/take-action/288/638/133/>

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Date Name (Print) Address (include postal code) Signature

Date	Name (Print)	Address (include postal code)	Signature
Sept 23	STEPHEN BROWN		

on line petition at <https://www.thepetitionsite.com/en-ca/take-action/288/638/133/>

P.12

To the RDOS Board of Directors:

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Date Name (Print) Address (include postal code) Signature

23-9-18	Patricia Carvalho	11	
23-9-18	Joe Carlucci	11	
23-9-2018	Gaul Singh		
23-9-2018	Josip Stani		
23-9-2018	Richard Hawth		
23-9-18	Sandra Hawthorne		
	JACK TACAR		
23-9-18	Deb McCann		

on line petition at <https://www.thepetitionsite.com/en-ca/take-action/288/638/133/>

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P. 14

Petition to Protect Aquifer and Watershed at Twin Lakes



Name	Address	
Bru Rosocky		
By Call Gary Cahill		
Cressence Four		
Renee Lighton		

To the RDOS Board of Directors:

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Date	Name (Print)	Address (include postal code)	Signature
Sept 18 2018	RENÉE BRADWINA		
Sept 18 2018	JOE VERSTAPP		

on line petition at <https://www.thepetitionsite.com/en-ca/P.15.takeaction/288/638/133/>



September 3, 2018

Kaleden Community Association
Box 136, Kaleden, BC, V0H 1K0
250-497-6985
kaledencommunity@gmail.com

Dear RDOS Directors:

The Kaleden Service Area includes Twin Lakes, and as such, we, the Kaleden Community Association, have serious concerns about the proposed Twin Lakes Golf Course development. It is critical that any and all development of lands in the south Okanagan ensure a sustainable water source.

The 2010 Summit Study, the 2011 Golder Peer Review which agreed with Summit, the Ministry of Forests critique and the Dobson Review of the 2016 Golder Study show that the Twin Lakes aquifer has limited water availability during dry years and is already at capacity with current use. Furthermore, other professionals recommend against additional development, including Dr. Brian Horejsi, Wildlife and Forest Ecologist and Robert Gray, Fire Ecologist. It also appears that the Summit and the Golder Study draw on different data in reaching their conclusions. Given the limited water availability of the Twin Lakes aquifer using the most conservative data would appear to be the most logical way to proceed or that at a minimum the developer should pay for an independent study that uses longitudinal data in addressing concerns about the water source particularly the availability of water during 'dry years'. There is obviously great community concern about the proposed development and their water source given the 2011 petition with 181 signatures and the standing room only attendance at public meetings and RDOS Board meetings.

We understand that you will soon be voting on the 2nd Reading of a Rezoning Application which in the end would allow for 208 additional residences and a village of museums, art galleries, shops, restaurants and an indoor



recreation facility with a swimming pool. Given the data which has been provided by Summit, Golder (2011) and Dobson, who in his review of the 2016 Golder study wrote, "...the fundamentals used in the analysis in the Twin Lakes area are flawed and do not provide an appropriately balanced approach", indicates that no additional draws on the Twin Lakes aquifer ought to be approved until water sustainability is proven, we implore you to ensure that there is an independent study on the Twin Lakes aquifer before considering the rezoning proposal and to vote 'no' on this rezoning application at this time.

Sincerely,

Randy Cranston, Chair
Kaleden Community Association

cc: Bill Newell, CAO, RDOS

To the RDOS Board of Directors:

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Number	Date	First Name	Last Name	City	State/Province	Country	Why is this important to you?
1	09-14-2018	Glenda	Stewart-Smith	Kaleden		Canada	I own XXXXXXX and believe we need to be more concerned about a water management plan before development
2	09-14-2018	Jennifer	Strong	Kaleden		Canada	
3	09-14-2018	Coral	Brown	Kaleden		Canada	In dry years we will be out of water as in the past dry years if increased water use is allowed with out first restoring the waterway and assess available water in the dry year water cycle.
4	09-14-2018	Duanne	Wilson	Calgary		Canada	We are concerned about the water levels and quality of Twin Lakes
5	09-14-2018	Alex	Brown	KALEDEN		Canada	Sustainable water in a recharge & ground water limited area must be managed carefully...
6	09-14-2018	Melissa	Wilson	Calgaru		Canada	
7	09-14-2018	Nicole	Dennis	Coquitlam		Canada	We own property at XXXXXXX directly on twin lake. Water levels have been extremely inconsistent and largely unmanaged over the last many years. There appears to be no way of telling if it will be extremely high or unbearably low
8	09-14-2018	Sandy	Brown	Kaleden,		Canada	Proof of sustainable water is a must for a Development in an upland recharge & ground water limited area.
9	09-14-2018	Dale	Clark	Vancouver		Canada	
10	09-14-2018	Freda	Webb	Kelowna		Canada	
11	09-14-2018	Karen	Dorion	Kaleden		Canada	This is my home and I have a right to have it protected by you.
12	09-14-2018	Sandra	Wilson	Twinlakes Kaleden		Canada	Live full time at this residence and the inconsistency of water is very troublesome. Sharing water in our area is a responsibility of all residents living here at this time. However to bring in additional homes that will require a wa
13	09-14-2018	Orit	Cooper	Kaleden		Canada	
14	09-14-2018	Ronald	Roth	Kaleden		Canada	
15	09-14-2018	Anita	Bains	Kaleden		Canada	This development can turn into an ecological disaster for everyone involved. If there is no proof of a sustainable water supply, it is not a responsible decision to develop this area.
16	09-14-2018	Glenna	Choma	Saskatoon		Canada	Because I have a cabin at Twin Lakes and Having water now and in the future is very important!!!!
17	09-14-2018	Wayne	Whitehead	Kaleden		Canada	What will the RDOS do if we have no water? You will be responsible if you allow over building.
18	09-14-2018	Christine and Rick	Rempel	Kaleden		Canada	We are full time residences at twin lake. We have not seen any reports showing that the aquifer can handle more development! Until this can be proofed 100% we do not support any future development in this area.
19	09-14-2018	Noreen	Minish	Kaleden		Canada	I am a resident of Twin Lakes.
20	09-14-2018	Robert	Hermanson	Penticton		Canada	We need to have a good and stable use of water that can be used without running out
21	09-14-2018	Gloria	B	Kaleden		Canada	It is irresponsible to develop in this area if there is no proof of a sustainable water supply.
22	09-14-2018	Kevin	Wilson	Calgary		Canada	
23	09-14-2018	Raydene	Good-May	Kaleden		Canada	This is my home. The sustainability of our water is of utmost importance. A development that is allowed to push forward with out absolute certainty that our aquifer can sustain it, boggles the mind. A reservoir using Horn Lak
24	09-14-2018	Patricia and Daniel	Kilgore	Kaleden		Canada	Our water supply is directly affected during dry seasons. It would be irresponsible to allow such development to occur when there is not proof of sustainable water for house holds on Twin Lakes.
25	09-14-2018	Dave	Hetherington	Langley		Canada	Because I will be living on the lake property full time in the near future and do not believe the data supports development beyond the first phase .
26	09-14-2018	Leana	Trogi	Kaleden		Canada	
27	09-14-2018	Vera	Gibson	Twin Lakes		Canada	Seems reckless to ignore the monumental evidence as presented in the numerous submissions referred to in Item 3 of this petition.
28	09-14-2018	Cindy	E	Oliver		Canada	We have enjoyed our place at twin lakes n want our next generation to be able to also!
29	09-14-2018	Randy	Cranston	Kaleden		Canada	
30	09-14-2018	Susan	Kelly	Kaleden		Canada	
31	09-15-2018	Larry	Dahlgren	Kaleden		Canada	
32	09-15-2018	Jaynie	Molloy	Kaleden		Canada	
33	09-15-2018	Paulo	Reeson	Toronto		Canada	
34	09-15-2018	Michael	Jacobson	Twin lakes		Canada	I support the call to have an independent study done on our water sustainability before moving forward with any residential expansion
35	09-15-2018	Julia	Jacobson	Twin lakes		Canada	
36	09-15-2018	Kenzie	Smith	Penticton		Canada	
37	09-15-2018	Melissa	Jensen	Kaleden		Canada	I live at Twin Lakes, I'm concerned about the water supply as well.
38	09-15-2018	Susan	Perry	Kaleden		Canada	
39	09-15-2018	Robert	Wilson	Kaleden		Canada	
40	09-15-2018	Dallas and Leslie	Kennedy	Chilliwack		Canada	We own a cabin on Twin Lake with a drilled well which has yet to be developed so thus far unused. It would be a shame if that well was dry when we do develop it. We are all for new development on the golf course if and wh
41	09-15-2018	Verna	Mumby	Twin Lakes		Canada	
42	09-15-2018	Wendy	Beauchamp	Surrey		Canada	Cabin in danger
43	09-15-2018	Cindy	Myfrea	Kaleden		Canada	Low water years should get as much attention as high water years. Sustainable water for a large scale development has not been proven.
44	09-15-2018	Jody	Young	Kaleden		Canada	
45	09-15-2018	Linda	Yeomans	Kaleden		Canada	
46	09-15-2018	Sandra	Nolan	Kaleden		Canada	When we lose our well and have to have build a cistern and have water trucked in, who is going to pay for that? The developer will be long gone...
47	09-16-2018	Randall	Castle	Kaleden		Canada	I live in this area and will be directly affected by it.
48	09-16-2018	Cornelia	Cathelin-Castle	Kaleden		Canada	We all need water. It is an essential. No more building of overpriced houses that locals can not afford and will bring in more buyers from other countries.
49	09-16-2018	Jodi	Morris	Kelowna		Canada	To protect the water sustainability of the Twin Lakes community
50	09-16-2018	Barbara	Grimm	KEREMEOS		Canada	This is my neighborhood. There isn't enough water for this development.
51	09-16-2018	Reinhard	Maier	Twin Lakes		Canada	
52	09-16-2018	ELIZABETH	MORANTZ	Vancouver		Canada	
53	09-16-2018	Mike	Robertson	Toronto		Canada	
54	09-16-2018	Larry	Arnett	NORTH VANCOUVER		Canada	in the last 10 years the water level on Twin Lake has gone from a low that forced homes to switch to a well to a record high that has flooded homes all around the lake. a proper study over a many years needs to be performed
55	09-16-2018	Marilee	Besth	Vancouver		Canada	Our friends live there
56	09-16-2018	Patti	Derita	Kaleden		Canada	
57	09-16-2018	Madelyn	Chan	Victoria		Canada	
58	09-16-2018	Edward	brunoro	aldergrove		Canada	have been there numerous times and lake level can be up or drop drastically . would be a shame to see it dry up from over consumption
59	09-16-2018	Liane	Scott	Burnaby		Canada	
60	09-17-2018	Karen	Cheung	Kaleden		Canada	
61	09-17-2018	Lynette	Tetlow	NORTH VANCOUVER		Canada	
62	09-17-2018	Laura	Fidalgo	Kaleden		Canada	Because it is risking human rights of our community; the right to have clean water. This is a serious threat.
63	09-17-2018	Craig	Hunter	Kaleden		Canada	I have been a Twin Lakes resident for 30 years and have witnessed 20 year cycles of drought and flood. The growth of the community would provide a larger tax base that could provide more funds to provide needed services including community water and sewer, fire department and flood management infrastructure able to rest In the absence of confirmed/empirically verified adequate water supply to support the Twin Lakes Golf Resorts 48 four plex units of Phase 1, the provincial approving bodies are not demonstrating the required "due diligenc In the absence of water, civilization collapses. Water is to this century what oil was to the previous century.
64	09-17-2018	Ken	Lang	Toronto		Canada	
65	09-19-2018	George	Windsor	Delta		Canada	The Twin Lakes area is subject to a wide range of weather conditions, including excessive snow levels, drought, and heavy rains. This affects the Twin Lakes area and we need to be prepared for times of high and low water levels.
66	09-19-2018	Kearnon	Kanne	Vancouver		Canada	We spend time at Twin Lakes during the year and would be inconvenienced by further erosion of water table and lake.
67	09-19-2018	Shawna	Wilman	Kaleden		Canada	I don't believe sustainable water has been proven sufficient to support development of this size
68	09-20-2018	Christine	Mettler	KELOWNA		Canada	
69	09-20-2018	Amir	Cooper	Kaleden		Canada	The water and environmental impact of this development is my main concern.
70	09-20-2018	Mary	Masiel	Princeton		Canada	Because the issue of water supply is finite not infinite. We must take care of water resources. If an aquifer is depleted, then it is finished. We must think of the future and consequences of misuse of water. Immediate gratific
71	09-20-2018	Elad	Milman	Kaleden		Canada	More than 50% of my body is water... and I would like to keep it that way :)
72	09-21-2018	Jack	May	Kaleden		Canada	This is my home. There is nothing more important than a sustainable water supply to a community. This development size is of great concern to me and the impact of our aquifer. From all the reports I have read and heard at
73	09-21-2018	Gail	Simpson	KALEDEN		Canada	My water supply comes from this very aquifer . A large development is unsustainable in the long run.
74	09-21-2018	Jessie	Robertson	Coquitlam		Canada	Let's help to protect the aquifer & watershed because Twin Lakes is my favourite place on Earth!
75	09-21-2018	Reid	Robertson	Coquitlam		Canada	I have been vacationing with family at Twin Lakes for two decades. It is a very special place.
76	09-21-2018	Shauna	Robertson	Coquitlam		Canada	The residents of Twin Lakes have been advocating for the aquifer for years now. Why do they need to fight to protect water? When will common sense prevail? Ask those in California if they could have done anything differ
77	09-21-2018	Shea	Robertson	Coquitlam		Canada	Twin Lakes is a part of me. We should work to sustain/assist the watershed ... or it will sustain/undergo great change.
78	09-21-2018	Darrell	Robertson	Coquitlam		Canada	There is a balance to managing the watershed of this small community. It has been beyond exhausting for some. Add a large development? Who does that make sense to?
79	09-22-2018	Allan	Tucker	Kaleden		Canada	
80	09-23-2018	SIMON	SIEBEN	Kaleden		Canada	
81	09-23-2018	Nir	Light	Okanagan Falls		Canada	We would be interested in buying a property in Twin Lakes, and we are worried that the rezoning of the TLGR lands and its development are not sustainable and it will affect the availability of water in the area
82	09-23-2018	Florian	Hohenbichler	Kaleden		Canada	For my children, Preserving ecological resources, Granting the basic right of water access for everyone in the area. Thanks for reading.
83	09-23-2018	Steinar	Gronnesby	Kaleden		Canada	Worried that the water source will be used in a non sustainable way
84	09-25-2018	Arlene	Van Hove	Langley		Canada	
85	09-25-2018	Lise	proulxshore	Kaleden		Canada	
86	09-26-2018	Peter	Hamilton	Kaleden		Canada	This aquifer is already under pressure. Why on earth do you want to put more pressure on it?
87	09-26-2018	Adiel	Nissim	Summerland		Canada	The water is precious, nobody should ignore that.
88	09-26-2018	Marjolein	Vriend	Abbotsford		Canada	
89	09-26-2018	Ron	Nissim	Summerland		Canada	Potential buyer. Interested in the area as is not another suburb. Concerned from the priorities of RDOS, keeping the interest of existing residents vs. development.
90	09-27-2018	Stephanie	LeClair	Penticton		Canada	Having access to sustainable water is important for life and for our future. The RDOS is taking too big a risk approving further development in Twin Lakes without a proper water sustainability study and water management pl

91	09-27-2018	Trish	W	Kaleden		Canada	
92	09-28-2018	Teaghan	Smith	Richmond		Canada	
93	09-28-2018	Georgia	Afendoulis	Keremeos		Canada	I'm a regular visitor to the area and it would be a shame if this development happens as the water supply is at risk and the potential damage to the Acquirer
94	09-29-2018	Kathryn	McCourt	Summerland		Canada	Because the Okanagan-Similkameen area has the lowest per-capital supply of water in all of Canada, and we need to be doing everything we can to conserve it. I strongly oppose further development of the kind proposed fo
95	09-29-2018	Patrick	Little	Kaleden		Canada	Prudence in regards to water supply must be taken for a development of this size.
96	10-01-2018	Kaeli	Benoit	Kaleden BC		Canada	
97	10-01-2018	gary	ellis	comox		Canada	we have a cabin on the lake

Christopher Garrish

From: Neal Moretti
Sent: November 25, 2020 9:57 PM
To: Planning
Cc: Bill Sparks
Subject: Zoning Bylaw Amendment 2457.20,2018 - TL Golf Course Development
Attachments: Twin Lakes Area Density Map.jpg; Twin Lakes Area Aquifer Map.docx

Good Evening,

My name is Neal Moretti (property owner at XXXXXX), and I would like to pass along some information ahead of the December 7th public consultation regarding Zoning Bylaw Amendment 2457.20,2018 (TL Golf Course Development).

From the previous meeting, I realize there have already been many submissions and comments from residents concerned about traffic, wildlife/ecosystems, and most importantly, water availability. I would like to add an additional viewpoint connected to density and community 'fit'. With the help of Cory and Kelly at the RDOS (thank you!), we were able to determine that the approximate housing density of the Twin Lakes area (Twin Lakes, Grand Oro, DRAO, etc) is 0.17 dwellings per hectare (131 dwellings over 770 hectares – map attached). This density only accounts for hectares within parcels (does not include the overall area, which would be about 5584 hectares). The Twin Lakes development proposal includes the building of 36 dwellings on a 1 hectare parcel. Although 36 dwellings/hectare is below maximum density allowed within the recently changed zoning of the Twin Lakes Golf Property (TL village centre), it is well above the existing density of the surrounding rural area. In fact, if my calculation is correct, the difference between 0.17 dwellings/ha and 36 dwellings/ha represents a 21076.5 % increase.

I support the responsible use and appropriate development of lands, but I don't believe that this proposal is congruent with, or respectful of, the existing community of Twin Lakes. Obviously the dramatic increase in density will not be a 'good fit' for the area, but the increased water use/demand for water from this development (from the already vulnerable aquifers, see attached map) could be irresponsible. From a 2015 Infrastructure Study, it is stated, "The upland recharge areas for the alluvial aquifers in this area are relatively small, and a significant portion of the groundwater in this area is held in storage as compared to annual recharge. **Further groundwater development in this area is not recommended without further study.**" (p.16, Infrastructure Study For Electoral Area D-1, 2015 --LINK: <https://drive.google.com/file/d/1LOEih0LupRhUHuvMtpI0IjHk8-qPZ7PV/view>).

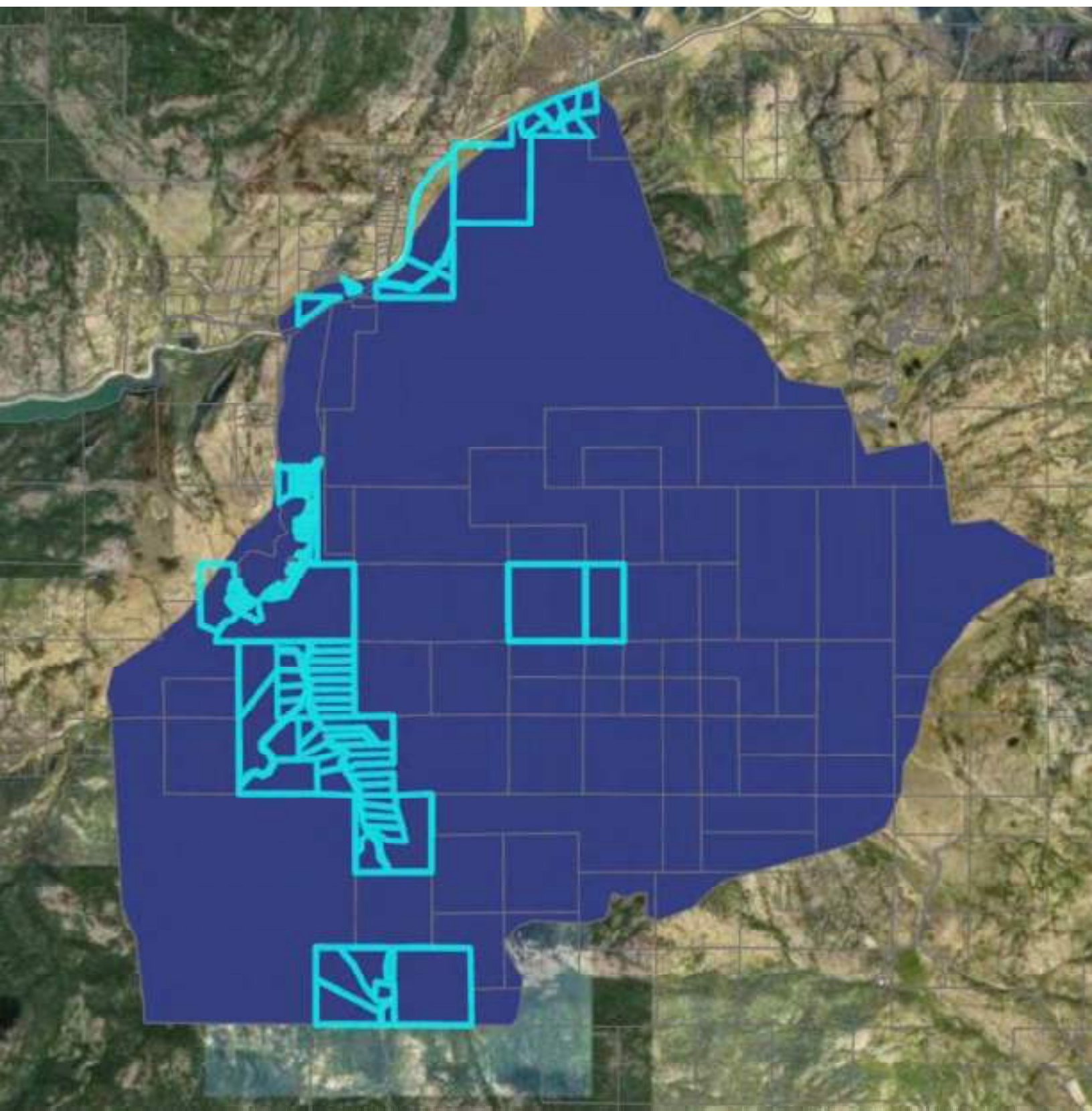
In previous emails to the RDOS, I have requested information about how water availability/capacity has been determined to be suitable or sustainable for this proposed development, but so far, I have not received a response (other than a statement that water matters fall under a provincial responsibility). How does the RDOS and provincial government communicate and coordinate to ensure sustainable water capacity for new developments in rural areas? I will likely raise this question at the December 7th public consultation.

I will be attending the December 7th, 2020 public consultation regarding the Twin Lakes Development Proposal, but I wanted to submit this information, and my perspective, in advance of the discussion on December 7th. If you have any questions or concerns about this message, or the information contained in this message, please feel free to contact me.

Thank you for your time and consideration.

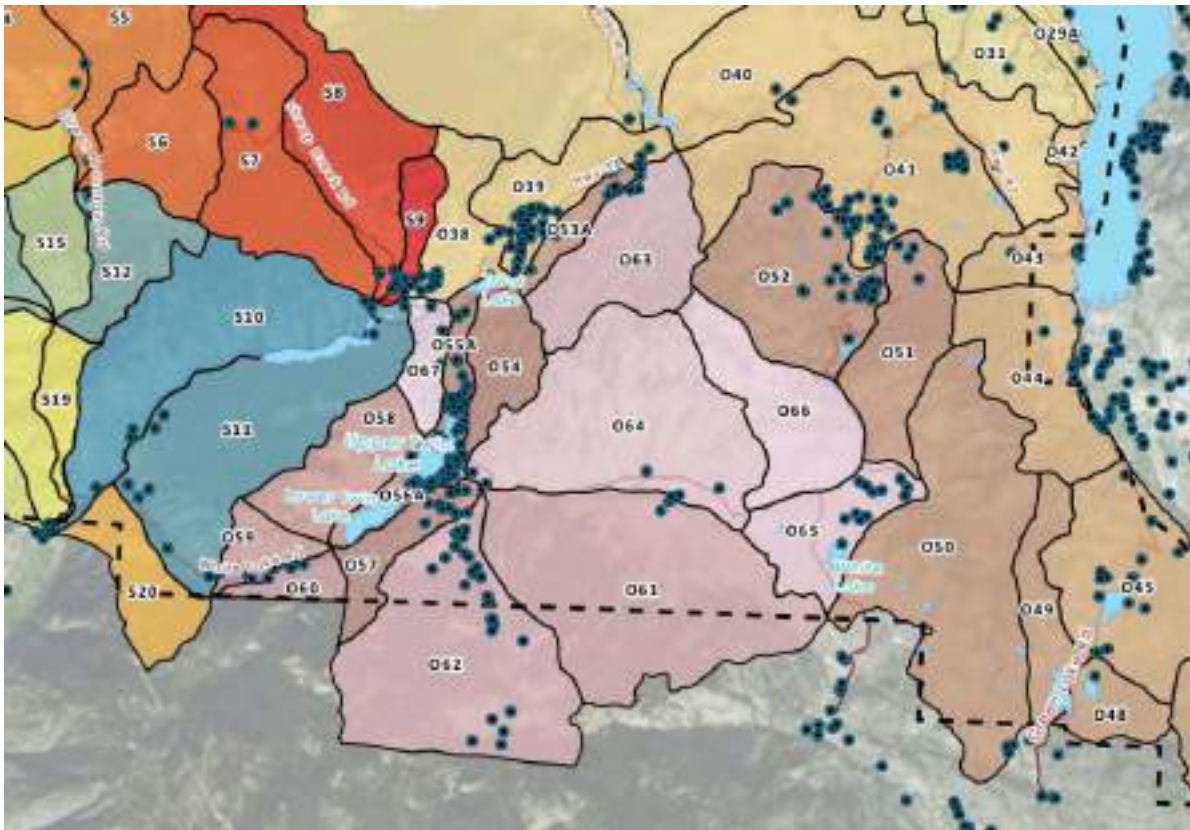
Take Care,

Neal Moretti



Vulnerable aquifers in the Twin Lakes Area (Aquifers O56A, O55A, O53A) and surrounding aquifers (O60 - O66). These aquifers span the communities/areas of Trout Lake, Twin Lakes, Grand Oro, and White Lake/DRAO.

Map Source: <https://drive.google.com/file/d/1L0Eih0LupRhUHuvMtp10ljHk8-qPZ7PV/view> (p.18)



Christopher Garrish

From: Sparkes, Bill TRAN:EX
Sent: November 27, 2020 10:28 AM
To: 'Neal Moretti'
Cc: Planning; Rob Bitte
Subject: RE: Zoning Bylaw Amendment 2457.20,2018 - TL Golf Course Development

Thank you for your comments. I would like to clarify that I have no involvement, comments, or authority regarding RDOS decisions about land use matters or zoning bylaws. If and when I have a subdivision application to review, I consider regional district zoning and other requirements. The designated land use of a property as defined by the regional district zoning, indicates to me what land use, lot size, servicing, and other matters have been reviewed and approved for any property that is the subject of a subdivision application submitted to me.

Bill Sparkes
Provincial Approving Officer
Ministry of Transportation and Infrastructure
Okanagan Shuswap District

From: Neal Moretti
Sent: November 25, 2020 9:57 PM
To: planning@rdos.bc.ca
Cc: Sparkes, Bill TRAN:EX
Subject: Zoning Bylaw Amendment 2457.20,2018 - TL Golf Course Development

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Good Evening,

My name is Neal Moretti (property owner at XXXXX), and I would like to pass along some information ahead of the December 7th public consultation regarding Zoning Bylaw Amendment 2457.20,2018 (TL Golf Course Development).

From the previous meeting, I realize there have already been many submissions and comments from residents concerned about traffic, wildlife/ecosystems, and most importantly, water availability. I would like to add an additional viewpoint connected to density and community 'fit'. With the help of Cory and Kelly at the RDOS (thank you!), we were able to determine that the approximate housing density of the Twin Lakes area (Twin Lakes, Grand Oro, DRAO, etc) is 0.17 dwellings per hectare (131 dwellings over 770 hectares – map attached). This density only accounts for hectares within parcels (does not include the overall area, which would be about 5584 hectares). The Twin Lakes development proposal includes the building of 36 dwellings on a 1 hectare parcel. Although 36 dwellings/hectare is below maximum density allowed within the recently changed zoning of the Twin Lakes Golf Property (TL village centre), it is well above the existing density of the surrounding rural area. In fact, if my calculation is correct, the difference between 0.17 dwellings/ha and 36 dwellings/ha represents a 21076.5 % increase.

I support the responsible use and appropriate development of lands, but I don't believe that this proposal is congruent with, or respectful of, the existing community of Twin Lakes. Obviously the dramatic increase in density will not be a 'good fit' for the area, but the increased water use/demand for water from this development (from the already vulnerable aquifers, see attached map) could be irresponsible. From a 2015 Infrastructure Study, it is stated, "The

November 25, 2020

Bill Sparkes,
Provincial Approving Officer
Regional District of Okanagan Similkameen (RDOS)
Ministry of Transportation and Infrastructure (MoTI)

Dear Mr. Sparkes,

It has come to my attention that there is an upcoming public meeting (virtual) regarding an amendment to a bylaw that influences proposed land use changes in the Twin Lakes area. I know there has been considerable discussion concerning the impact this development will have on the local aquifer (water reservoir). I would like to add my concern regarding the potential impact the proposed development will exert on wildlife in the entire White Lake Basin (WLB).

For over 6 years now my research group has been examining the impact of vehicles on the community of snakes in the WLB. This work has been done in collaboration with Environment & Climate Change Canada, the National Research Council (through the Observatory), and the BC Ministries of FLNRORD and MoTI. To summarize very briefly, our work has shown that the population of the listed Western Rattlesnake in this region currently experiences 6-7% annual mortality on the White Lake and Willbrook roads under current levels of traffic. This may not sound too onerous, but remember this occurs in addition to natural sources of mortality. It is no surprise that our modelling efforts indicate the population is in a decline due to this rate of roadkill. Although models suggest that if this rate holds steady, the rattlesnakes are likely to be present in 100 years. However, the population will be considerably smaller and the decline will continue. Moreover (and to the point of this letter), **any further increase in traffic flow will almost certainly hasten the demise of this wildlife community**. We believe this same situation faces two other threatened snake species in the same area that contribute substantially to the large number of roadkills we document each summer.

In response to our work, MoTI has invested considerable resources in establishing a series of 'ecopassages' under the roads in the WLB. Our intention is that this effort will act to mitigate current road mortality at the site. To date, we have detected snake use of these passageways, **but** it is too early to determine whether there will be an accompanying and significant change in road mortality and population survival. Our target at the present time is three more years of in-depth monitoring at this site.

/...2

My concern regarding the development should now be obvious. Any increase in traffic flow through the WLB will exacerbate the stress already placed on the snake community (and likely other species as well, such as the at-risk amphibians in the area). From what I understand about the proposed development, its location should result in some of the increased traffic to the North Okanagan flowing largely over Highway 3A. However, local traffic to Okanagan Falls, Oliver, Willowbrook, Osoyoos and other southern destinations still will funnel through the WLB.

I would ask that this predictable negative effect from the development, should it proceed, be taken into consideration during discussions. Due to our work (past and present), we have perhaps the best data set on reptile road mortality in Canada - certainly in the western part of the country. Unlike so many other areas in the South Okanagan, we will be able to effectively measure the actual response of the snake population to increased traffic. This is a 'natural experiment' that I would like to avoid conducting.

Ironically, many of the snakes in the WLB inhabit federal land for a large part of their life history, where the federal Species-At-Risk Act applies. But, the most significant impact on the animals stems from death on *provincial* roads. Although the BC Wildlife Act affords some protection to snakes, the province lacks comprehensive species-at-risk legislation; responsible stewardship for our wildlife must therefore come from other directions and processes.

Please let me know if you require any further information or any questions need addressing.

Many thanks,

Dr. Karl Larsen
Department of Natural Resource Sciences, Thompson Rivers University

cc: Verna Mumby, President, Greater Twin Lakes Stewardship Society (GTLASS)
Leigh Anne Isaac, Provincial Small Mammal & Herpetofauna Specialist
Jamie Leathem, Ecosystems Biologist, FLNRORD
Christine Bishop, Research Scientist, Environment & Climate Change Canada



December 7, 2020

The Greater Twin Lakes Stewardship Society (GTLASS) is a registered non-profit society. The mission statement is, "To protect the Greater Twin Lakes area water, land, air and inhabitants." Since 2014, GTLASS has consistently stated we are not against development in the Twin Lakes area if it is sustainable development. That means development that will not contaminate the aquifer or use more than 30% of its recharge capacity. The present development plan does not meet a sustainable standard.

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WATER:

The 2016 TLGR hydrogeology report stating there is enough available water was eviscerated by the BC Ministries of the Environment and Forest Land and Natural Resources Operations. Proof of water for 46 new dwellings has not been provided yet seemingly approved until the second phase of building. This appears to be an egregious statement to place importance of development above confirmation of water source for all within the greater Twin Lakes area who draw from the same aquifer system.

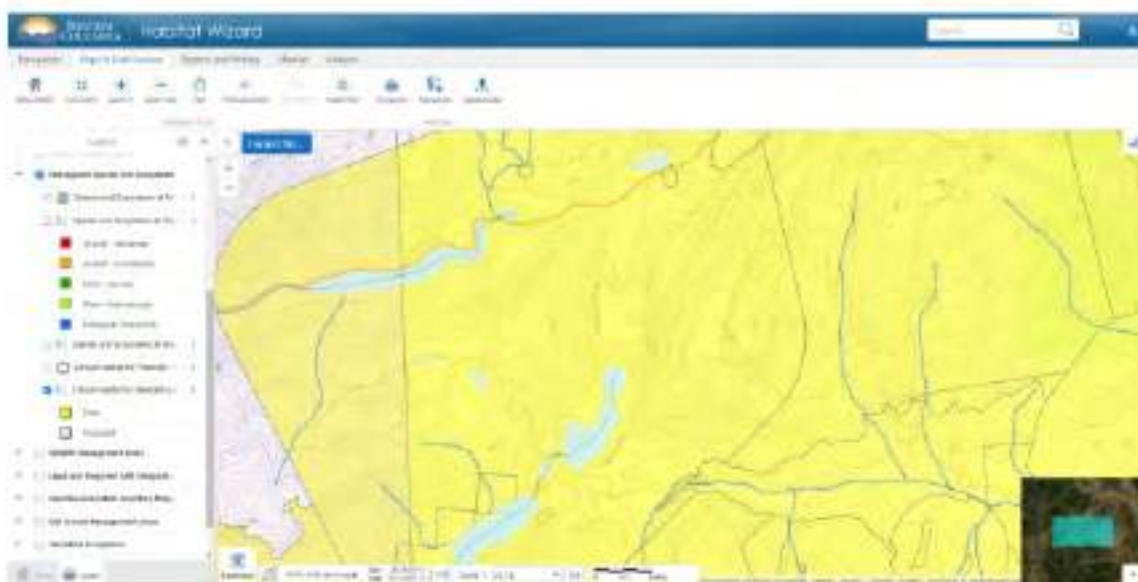
ENVIRONMENTAL ASSESSMENT:

The area where TLGR wishes to build the 225 dwellings was developed in the past for the RV Park and thereby does not require an environmental assessment. This refusal to look at the environmental data that increasingly shows this is a highly environmentally sensitive area is biased.

A review of the RDOS mapping shows there is only one layer of data related to endangered species and ecosystems. Twin Lakes has some area noted as Environmentally Sensitive but most of it shown as Important Ecosystems that do not require an environmental assessment.

A review of the BC government Habitat Wizard mapping program used by professional biologists and other QEP (qualified expert professionals) paints a very different picture of the Twin Lakes Area. There are 24 layers of data. I will share three.

1. The yellow colour in the screenshot identifies the *Critical Habitat for Federally Listed Species At Risk*. ALL of the Twin Lakes area is designated yellow.

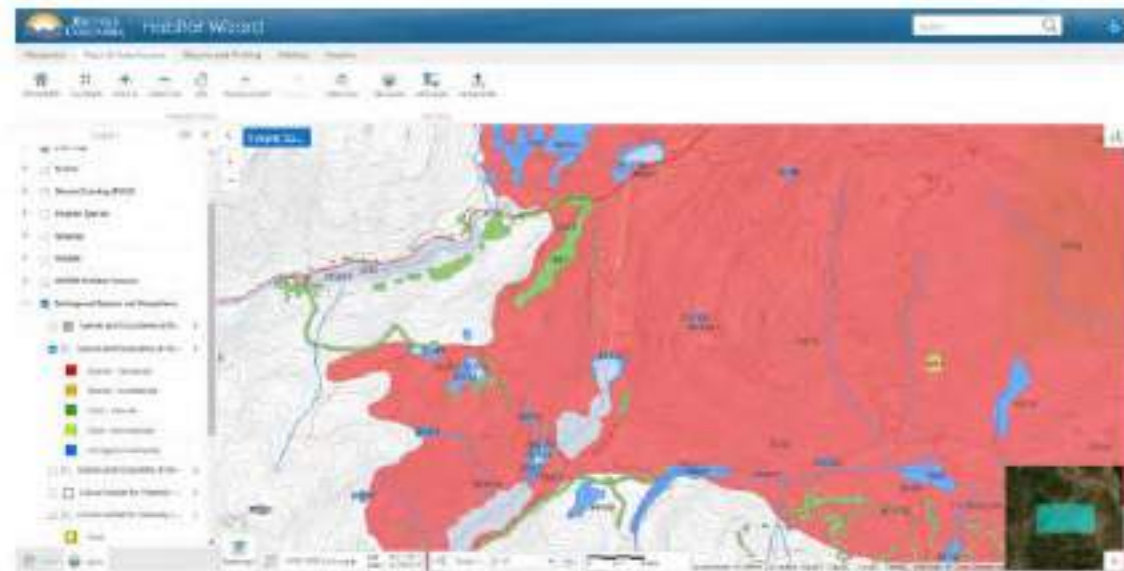


To protect the Greater Twin Lakes Area water, land, air and inhabitants.



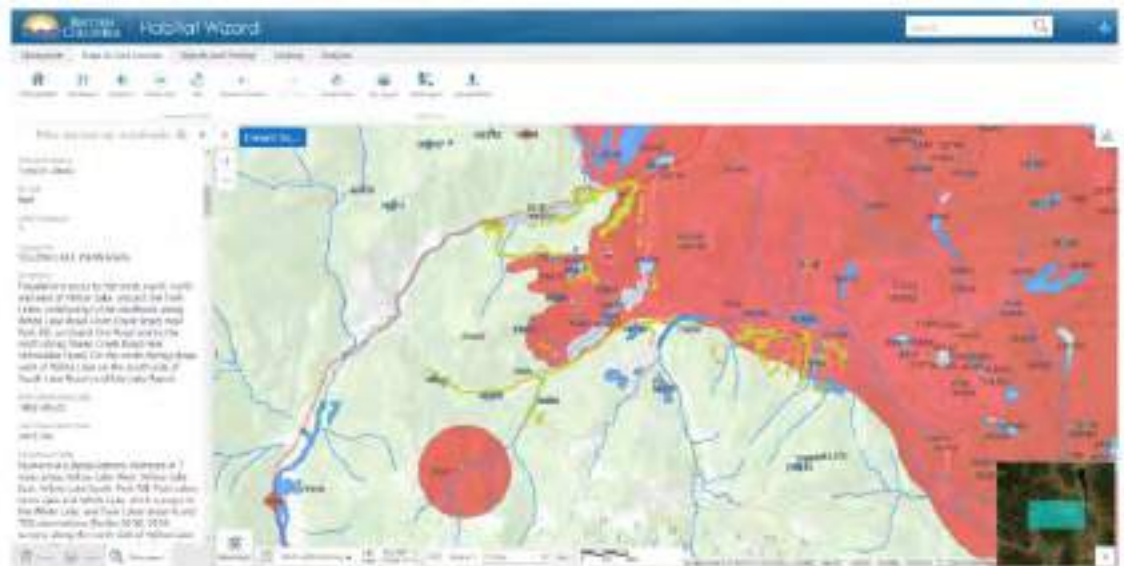
December 7, 2020

- The following screenshot is *Species and Ecosystems at Risk* where you see the category of species and their distribution. The entire Twin Lakes area is designated as Animal-Vertebrate (red), with identified areas of Plant- Vascular (green) and Ecological Community (blue).



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- Another breakdown of data is available to show the detailed Animal- Vertebrate and Plant- Vascular. The following map shows the presence of the BC red listed *Showy Phlox* (in yellow). Note that it was found on the golf course.



To protect the Greater Twin Lakes Area water, land, air and inhabitants.



December 7, 2020

LAKE ACCESS:

Currently there is no public access at the north end of the lake nearest to where the proposed 226 multi-family residential units are proposed. The north end of the lake is all private property and the north-west area past the boat launch belongs to Nature Trust BC. Responsibility for the boat launch on the west side of the lake, and two natural, undeveloped sites has recently been requested by the RDOS and granted by MOTI. The boat launch is in critical need of improvements due to the volume of usage since its location was advertised widely in the fall of 2019. There is no beach area for recreation, as its' main function is a boat launch for non-motorized watercraft. One of the natural, undeveloped sites, on the south-west end of the lake is between two private properties. Owners would like assurance that the RDOS will provide toilets, bear-proof trash bins and collection, enforcement of noise violations and will prevent parking and fire issues. The second location is on the east side of the lake and access is very steep and extremely hard to imagine how it could be accessible to all, as our Director has promised. There is no area for parking available at either location. Even if this development does not advertise lake access, the new property owners will see a lake and want access to it.

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TRAFFIC

Forty-six new dwellings would add another 46-92 vehicles to the intersections of Highway 3A and Twin Lakes Road, Highways 3A and 97, and secondary roads. The intersection of Highways 3A and 97 is of great concern at present levels due to multiple collisions and fatalities. Over 500 animals are killed each year on local secondary roads spring to fall, a statistic, which includes many protected species like the Western Painted Turtle, and the Western Rattlesnake (which will likely be extirpation in our area at current road kill rates). Forty-six to 92 more vehicles would increase already high mortality rates for endangered and protected species. Furthermore, as a responsible stewardship society, we must point out that the carbon footprint of a new development 18 km from the nearest business centre is environmentally irresponsible, particularly in view of climate change hastened by greenhouse gas emissions.

FIRE

Twin Lakes is in an unprotected fire zone. Wildfires in this area occur annually and threaten our homes as well as those of the hundreds of endangered species. Drivers tossing their cigarette butt out of their windows into the roadside ditches cause many of these wildfires. Increased traffic will increase the number of cigarette butt caused wildfires. More residents in this unprotected fire zone will increase fire risk due to backyard and beachside fires, as well as house fires, which spread throughout the community. No fire fighters will come to our aid.

A portion of the RDOS Mission statement reads, "...serve the broader public interest in an effective, equitable, environmental and fiscally responsible manner." The proposed zoning change does not serve the broader public interest considering water sustainability, environmental concerns, lake access issues, road mortality of protected species and highway fatalities.

Sincerely,
Verna Mumby, President GTLASS
305 Westview Road

To protect the Greater Twin Lakes Area water, land, air and inhabitants.

From: [Renee Leighton](#)
To: [Planning](#)
Subject: Notice of Public Hearing - 79 Twin Lakes Road (Twin Lakes Golf Course)
Date: December 7, 2020 4:28:57 AM

Hi Cory,

My name is Renee Leighton. My husband and I own 2 properties on XXXXX, XXXXX and we are doing a new build at XXXXX. Our future retirement home.

I am writing today as I'm opposed to the new development proposed for the Multi Family residential dwelling units at the Twin Lakes Golf Course.

We originally bought in this beautiful area as we loved the serenity of this valley. The neighbourhood is quiet and friendly.

If this development goes through, the serenity will be lost to traffic, noise and light. We will no longer enjoy the neighbourhood children riding their bikes along Range Road, walking our dogs along on our rural roads, the stars at night and the peaceful quietness of our beautiful neighbourhood. The reason we moved here in the first place.

Not to mention the damage this will do to our wild creatures that share their land with us.

Every summer we love watch the Western Painted Turtles that live in the pond at the Golf Course and keep an eye on them as the travel to Nipit Lake (Twin Lake) every Spring. Should this development go in, there will be no chance for the Turtles to make this journey without being run over by a vehicle. Even with just the first phase of 46 Units. That is potentially 92 vehicles traveling down Twin Lakes Road! The Western Painted Turtle is listed on the Provincial Blue List as Vulnerable to Habitat loss. We need to protect this species!

With that said, we have also registered with The Ministry of the Environment, when we found a Northern Rubber Boa in our back yard a couple of years ago. This rare snake is known to den in rocky areas, grasslands, coniferous forests and dry Pine forested areas. As both our properties back onto the Twin Lakes Golf course, we are concerned about this snake as it is listed on the Endangered Species at Risk site as of "Special Concern."

They live on the hillside to the East on Lot 1.

We also love to watch the heard of deer that frequently graze on the course. The Spring is especially wonderful with the new fawns running after their Moms! I'm afraid that they will no longer come, as there will be too much traffic, light and noise. Our neighbours across the street, on Range Road, have a Doe that delivers her fawns every Spring in their front yard. Truly magical!

Your letter speaks about Phase 1 involving 46 dwelling units in the "Twin Lakes Village".

I know that the "Village" is part of the development scheme, however there is nothing proposed on the RDOS website. What would this area look like and how would a "Village" fit in? What about our lovely neighbours that own and operate the Twin Lakes Market adjacent to the Twin Lakes Golf Course? What will happen to their livelihoods? Again, another quaint operation that is part of the ambiance of this Valley.

One last note. Upon discussing the proposed development with our neighbours that live on the Strata property at the end of Range Road, (East Side) they have voiced their concern about the water issue. They currently have their well on the Golf Course common ground and although there are only 4 homes using this well, it is maxed out. The 2 empty lots remaining on the Strata property have sold this summer and they are sure that the new owners are looking to build. How will they have enough water to support 6 homes? Not to mention that is their well is on the Twin Lakes Golf Course's common ground, what's stopping the Golf Course from tapping into this well to improve their water findings?

Please reconsider this proposed development. It will definitely have an impact on this beautiful Valley and the residents that live here. Not in a positive way.

Please consider our small children, the wildlife that we treasure and need to protect and the absence of light and traffic noise that we so appreciate. It is the reason we live here.

With kind regards,

Renee Leighton and Clarence Fehr

From: [SHAWNA](#)
To: [Planning](#)
Subject: Dec 7 -Twin Lakes Public Hearing
Date: December 7, 2020 1:28:28 AM

Dear Sir/Madam

Am writing to express my concern regarding the rezoning proposal for the Twin Lakes Golf course. It seems there is an established history there is a of lack of sufficient water supply to support this development and no proof of adequate water availability.

It would be a terrible loss to the community at large if the golf course was sacrificed by reducing it to a 9 hole course or cease operations altogether in order to allocate the water used to operate the course towards meeting water requirements for build out of phase one.

I ask that rezoning be denied at this time.

Twin Lakes resident
Shawna Wilman

From: [JGStrong](#)
To: [Planning](#)
Cc: [Bill Sparks](#)
Subject: Twin Lake Rezoning
Date: December 6, 2020 5:12:46 PM

Good day,

Rezoning and developing the Twin Lake golf course into a residential area with a village is against the public interest for the following reasons;

1) **Water sustainability has not been proven.** In their letter of May 24th, 2016 Klaus Rathfelder, Aquifer Water Quality Scientist, Ministry of Environment & Nicole Pyett, Groundwater Protection Officer, Ministry of Forests, Lands and Natural Resource Operations cited lack of surface water data in the 2019 Golder Study paid for by the developer.

* Hydrologic and hydro-geologic information in the watershed remain very limited.

* Stream flow data for Horn Creek was used (1968-77) from April-September, not year-round.

* Groundwater model results are based on a steady-state model and neglects to address the seasonal variation of natural groundwater levels in a system hydraulically connected to surface water, and the maximum impacts of groundwater extraction, as is required for ecosystem management.

* The finding of adequate supply depends on the validity of several modeling assumptions regarding water use and water conservation.

The extent to which the water use assumptions will be realized is uncertain. Ministry staff recommended all necessary bylaws and regulatory structure be in place prior to any approvals of proposed development.

* Summit stated that only 30-35% of the annual estimated recharge should be used, otherwise the aquifer would be mined, that is, so much water drawn out that it will not recharge.

* The subdivision standards for Average Daily Demand (ADD) & Maximum Daily Demands are based on observed demands of a water system. In Kelowna for a single family unit, that is 2,700 L/sfu/day. Residential lots in Kelowna are less than 1/4 acre. The majority of Twin Lakes lots are over a 1/2 acre, that is twice the size. Residents have food-producing gardens to maintain, as well as landscaping to prevent wildfire damage to homes.

* Only larger commercial wells will be licensed and monitored. Board approval with the assumption that the Water Sustainability Act (WSA) will be triggered to investigate the Proof of Water may be incorrect. The WSA is triggered for new wells. TLGR will use existing wells.

* The development will require 600 cubic meters per day, which is 178 acre feet. Twin Lake is 88 acres. The development will use the equivalent of 2 vertical feet of Twin Lake annually. The development and the irrigation would use over 4 vertical feet of water annually, which is more than the amount of water which flows into Twin Lake in an average year.

* Existing water users will be subject to water use restrictions under new and future groundwater regulations to ensure water availability for new homes.

2) **Housing density** on the proposed development is far above the density of the surrounding area. Our density is currently 0.17 homes per hectare. The proposed development's housing density is 36 homes per hectare, over a 21,000% increase over the existing surrounding neighbourhood.

3) This development puts the hundreds of **protected and endangered species** (See reports at websites for Species at Risk (SARA) Public Registry, IBA Canada, BC Conservation Data Centre, Nature Trust BC) in our area at far greater risk due to loss of water, increased fire risk and increased road mortality.

4) **Climate change** must be taken into consideration. All climate data point to our area becoming drier, which means less water availability and increased fire risk.

The Precautionary Principle is the standard of the Canadian federal government and applies to the Twin Lakes area. This requires that water sustainability be proven, housing density be appropriate, endangered species be protected and climate change understood and considered prior to development and zoning change approvals.

From: [Richard Hawthorne](#)
To: clebrecque@rdos.bc.ca; [Planning](#)
Cc: roly.russell@bcndp.ca; [Subrina Monteith](#)
Subject: Dec. 7 public hearing
Date: December 5, 2020 2:41:20 PM

Hello,

I just reviewed the information on Twin Lakes rezoning.

<https://www.rdos.bc.ca/assets/PLANNING/Areal/2017/069-ZONE/PowerPointPresentation20200805.pdf>

Interesting history on this property. Would have liked to read all the articles from the papers rather than just the headlines.

I am not sure if I will be available for the meeting but would like to enter a question/comment I see that part of the servicing agreement addresses waste water and that the system must be built in accordance to RDOS bylaws. The waste water is my greatest concern regarding this development. I live on Trout Lake, which I believe is on the downward side of the aquifer and the lake is our water source, as well as the Twin Lakes Store, all the other residents on Trout Lake, the residents on Resolute Road and ????. The concern is whether any waste water with possible contaminants will leech down stream into Trout Lake or the aquifer. My question is: will there be any monitoring of the ground water below where the waste water will be released and flow? And, if so, what exactly will the monitoring be testing for?

There was recent case near Golden where a small community has developed contaminated water from septic seepage.

<https://www.castanet.net/news/BC/317206/Residents-of-small-community-near-Golden-reject-costly-water-system-despite-aquifer-contamination>

I tried to read the submissions from the March 2019 RDOS meeting

(http://www.rdosmaps.bc.ca/min_bylaws/contract_reports/CorpBd/2019/Mar21/C1_NewRepresentations_after1stReading.pdf)

but was not able to access them.

Regards,

Dr. Richard Hawthorne

From: [Debbie S](#)
To: [Planning](#)
Subject: Twin Lakes Golf Resort - 50 Units Development
Date: December 5, 2020 7:00:23 AM

Hi

My name is Debbie Shillitto, I live at XXXXXXXXXX. I have lived/worked in the Twin Lakes area since 1975.

I am opposed to the Twin Lakes Golf Resort – 50 Units Proposed Development.

These are the reasons why;

- We live in a tiny , very quiet neighbourhood with a narrow hardly used road taking us to our homes on Range Rd.
- 50 Unit means approx. 100 people, each with a vehicle, which means we will have 100 cars driving through our quiet, quaint little neighbourhood daily.
- **Every Spring I personally watch as Turtles cross Range Rd.** The **Turtles** travel from the pond on the golf Course to Nipit Lake every Spring. I see 2-3. My neighbours also see a few each spring, so I know that they have that natural journey each year to make. I would be horrible (& is horrible) to see the **Turtles** kill by a vehicle, and with the potential of so many cars driving down our little Rd the **Turtles** don't have a chance to survive their journey. And that would be a total shame.
- My neighbours have small children that like to ride there bikes around the neighbour hood (Range Rd). Where it has always been safe to do so.
- My neighbours and I like to walk to each others homes, take walks along the roadside, walk our dogs along our road (Range Rd).
- We built our home here on Range Rd in 1996 because we loved the quietness and the natural beauty of our surroundings.
- We love the fact that there is little to no lights out here at night and that we can lie in our yards at night and gaze at the amazing stars in the sky. This is something I do almost every night throughout the summer. I don't want street lights and lights of 50 units on constantly disturbing our rural area.
- I love that the deer walk through my yard and neighbourhood, and sometimes we will see bears crossing the golf course, or by my house going from one mountainside to the other mountainside.
- I love that I live out in an area that is still countryside and rural and safe to stroll along my Rd. Without fear of being hit by a car.
- And I can't even imagine how horrible it would be the have construction of 50 Units being built and the dump trucks and equipment constantly driving by all day long for months and months!
- The dust will be horrific!
- The kids won't be able to play outside going from one friends home to another without being in danger.

And I have a question;

Why don't they build their development units in an area on the golf course property (such as the RV/gravel pit area) where the unit owners would drive through the golf course property? There is ample land there and they would not disturb our small, quaint neighbourhood? That would just

make more sense to me!

And it would also make more sense to me if they were able to build units on **Lot 2** where the street/road access could be accessed off of the highway on the left before they even came to Twin Lakes Rd.

Thank you for allowing me to voice my concerns.

Sincerely,
Debbie Shillitto



Agricultural Land Commission
201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000 | Fax: 604 660-7033
www.alc.gov.bc.ca

September 15, 2020

Reply to the attention of Sara Huber
ALC Issue: 51853
Local Government File: D2017.069-ZONE

Lauri Feindell
Administrative Assistant, Regional District of Okanagan Similkameen
lfeindell@rdos.bc.ca

Delivered Electronically

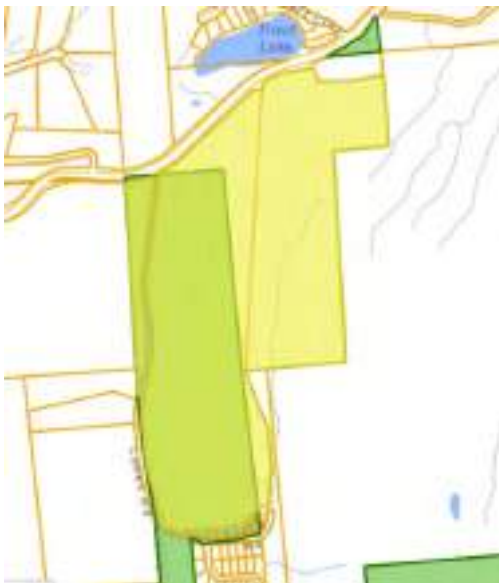
Re: Regional District of Okanagan Similkameen Zoning Amendment Bylaw No. 2457.20

Thank you for forwarding a draft copy of Regional District of Okanagan Similkameen (RDOS) Zoning Amendment Bylaw No. 2457.20 (the “Bylaw”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Bylaw is consistent with the purposes of the *ALC Act* (ALCA), the Agricultural Land Reserve (ALR) General Regulation, (the “ALR General Regulation”), the ALR Use Regulation (the “ALR Use Regulation”), and any decisions of the ALC.

Current Proposal:

The Bylaw proposes to amend the zoning of the property identified as 79 Twin Lakes Road; PID: 017-694-841 (“Property 1”) and PID: 005-141-541 (“Property 2”), collectively referred to as the “Properties”, in order to allow for the phased development of a multi-use resort at the Twin Lakes Golf Course which is going to “complement the existing golf course use with up to 232 new residential units and tourism facilities, in two proposed phases, over the next 25 years.” While Property 2 is outside of the ALR, Property 1 is partially within the ALR, as shown below.

ALR Boundary:



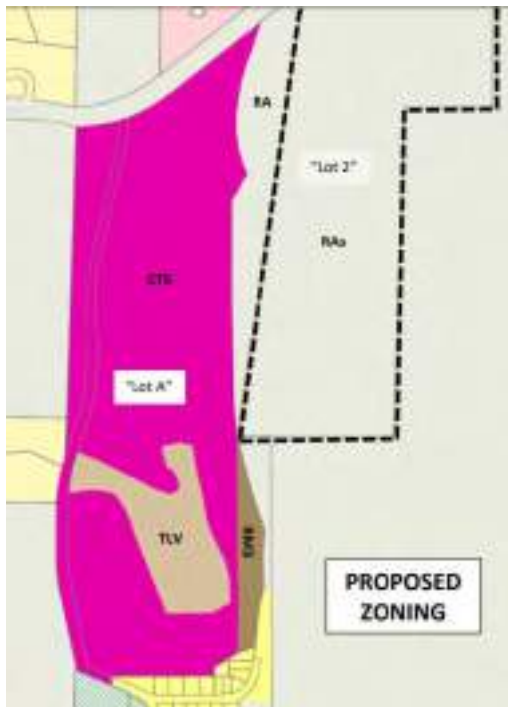
Phase 1 is comprised of a one-lot subdivision off of Range Road and a 46 unit multi-family building strata to be constructed in phases. Phase 2 is to be located around the golf course clubhouse on Property 1. No further details were provided regarding the development within Phase 2.

The Bylaw proposes to remove the residential zoning designations currently on the eastern hillside area of Property 2 and replace them with Resource Area (RA). The Bylaw will also remove the provision for “campground” use under the RA zone. While the applicant had initially contemplated moving the existing RV Park from Property 1 onto the hillside area of Property 2, this is no longer being considered and the applicant wishes to retain the RV Park in its current location.

The Bylaw also proposes to introduce a replacement zone for the former RM3 zone, which was previously removed from Electoral Area “I” Zoning Bylaw No. 2457, 2008 as part of other text amendments. The replacement zone, the Twin Lakes Village Zone (TLV), is proposed to be placed over 2.4 ha of Property 1. The Bylaw also proposes to amend the TLV zone to allow for duplexes and campgrounds and to increase the density from 55 units/ha to 60 units/ha.

The provision for a campground under the TLV zone is at the applicants request so that the existing RV Park on Property 1 can be maintained and potentially expanded in future. As previously mentioned, the provision that would have allowed for the transfer of the existing RV Park from Property 1 to Property 2 is proposed to be deleted in support of this request.

Proposed Bylaw Amendments:



History:

In 1981, the ALC refused an exclusion application on Property 1 to facilitate the recreational development of the existing Twin Lakes Golf Course, and to create 14 lots of 0.2 ha each along

the southern boundary of the Property (Application 31497; Legacy 12359). The exclusion was refused on the grounds that the Property is suitable for agriculture, but the ALC allowed the subdivision of the 14 lots on the southern boundary and the expansion of the golf course by 9 holes (for a total of 18 holes). At this time, the ALC did not provide further comment on the proposed condominium development, RV hookup, campsite, swimming pool, tennis court and cabins until a more detailed site plan was received (Resolution #1308/1981).

In 1983, after the ALC received a detailed site plan, the ALC approved the recreational development of Property 1 (Application 31497; Legacy 12359). The ALC approved the following uses identified on the associated site plan (Resolution #897/1983):

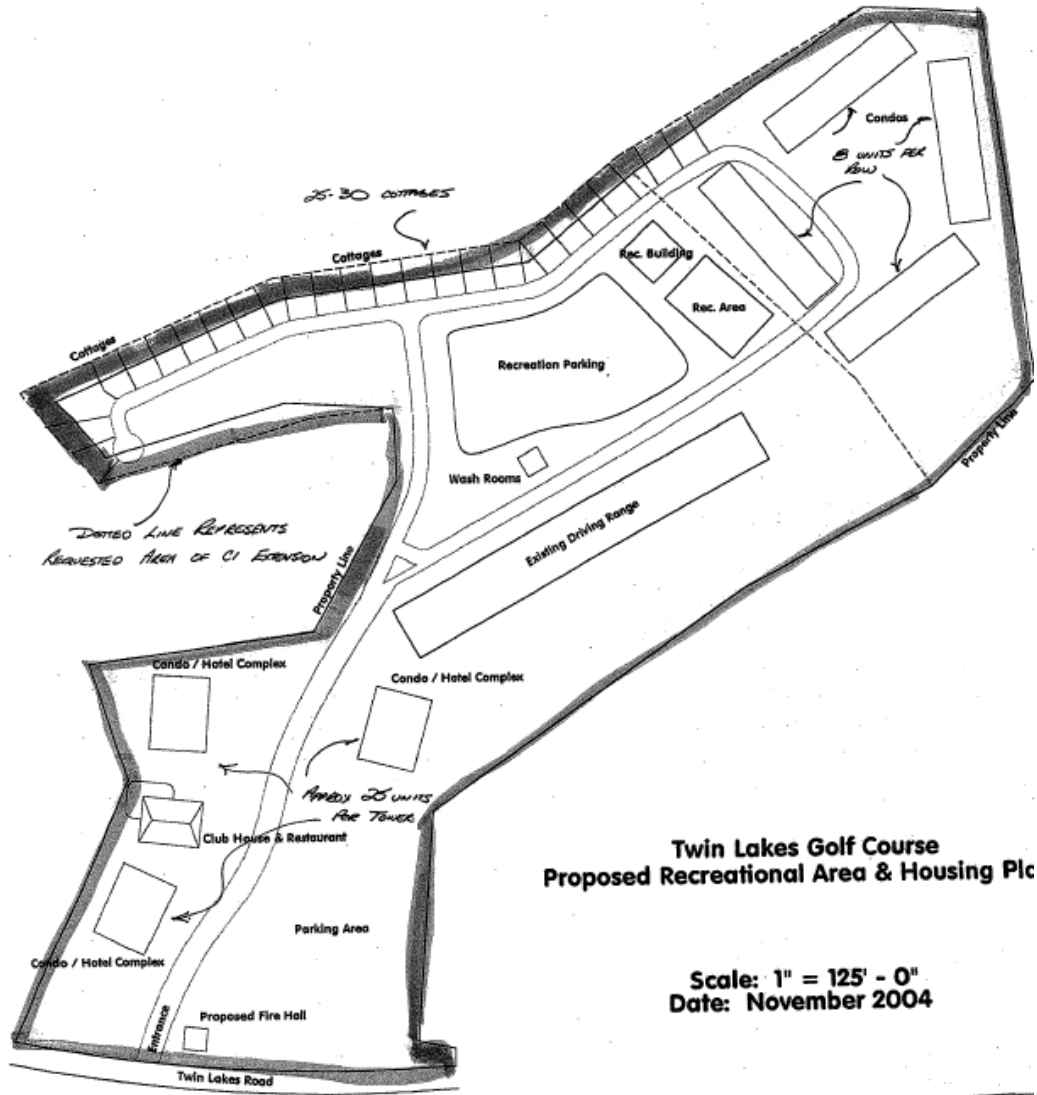
- 3 group camping sites (for a total of 19 tents)
- 56 partially serviced RV/camp sites
- 29 fully serviced RV/camp sites
- 5 washroom facilities
- 235 yard driving range
- 8 m paved road
- Laundry facility
- Sani-station
- 2 tennis courts
- Caretaker's house and store
- Change rooms
- Playground
- Open play area
- 166 day use parking sites

In 1983, the applicant requested an amendment to the ALC's approval for subdivision (Application 31497; Legacy 12359). The applicant advised that the RDOS had rezoned the 1.6 ha area to allow for a minimum lot size of 9000 ft² (0.08 ha), thus the applicant wished to create 16 lots, rather than 14. The ALC approved the request (Resolution #1850/1983).

In 1992, the ALC received an application to rezone 1.72 ha to General Commercial in order to allow for the expansion of the existing RV Park, a 10,000 ft² recreational building, tennis courts, and 10 motel units to start, with additional units planned for the future on Property 1 (Application 336; Legacy 26722). At the time, it was noted that the Property currently contained a golf course and driving range, 30 RV sites, restaurant and lounge in the clubhouse, a dwelling, and workshop. The application was approved by Resolution #1073/1992.

In 2005, the ALC received an application to develop a 7.5 ha section of Property 1 as a residential resort (generally including 137 units comprised of 25-30 recreational cottages, 32 multi-family condominium units, 75 hotel units) (Application 41813; Legacy 35856). The existing RV resort was also to be expanded, and the existing golf course and driving range retained. At the time, it was noted that the Property contained an 18-hole golf course, RV Park, two gravel pits, a residence, clubhouse, and parking lot. The ALC approved the use of 7.5 ha for a residential resort by Resolution #191/2005, on the grounds that the land had poor agricultural capability due to existing resort development and gravel extraction.

In 2008, the ALC sent a letter to the RDOS clarifying the components of the development, noting that while the ALC had initially approved 137 units, the ALC would allow up to 142 units provided the footprint remains within the 7.5 ha approved area.

Resolution #191/2005:**ALC Staff Comments:**

ALC staff recognize that in 2005 the ALC approved the use of 7.5 ha for a residential resort, including condos, cottages, and hotels. The 7.5 ha area within the ALR is proposed to be rezoned to TLV as part of Phase 2 of the development plans. According to the referral, there is no new development proposed for this area at this time. ALC staff wishes to reiterate that the ALC's approval is for **142 units** and that any additional units beyond this number would require review and approval from the ALC Commissioners, despite the density provisions provided under the TLV Zone.

As part of Phase 1 of the development, there are also areas on the eastern boundary of Property 1 (primarily outside of the ALR) which are proposed to be rezoned to TLV. ALC staff note that on the northern portion of this area, there is a service easement noted within the ALR.

ALC staff advises that while a service easement may be registered with the Land Title's and Survey Authority (LTSA), in order to construct within the easement an application to the ALC is required.

Site Plan of Phase 1 and 2:



Provided the Bylaw remains consistent with the ALC's previous decision in Resolution #191/2005 and/or is outside of the ALR, ALC staff has no objection to the Bylaw.

The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any Orders of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-3258 or by e-mail (Sara.Huber@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

A handwritten signature in black ink, appearing to be 'S. Huber', written in a cursive style.

Sara Huber, Regional Planner

Enclosure: Referral of RDOS D2017.069-ZONE

CC: Ministry of Agriculture – Attention: Christina Forbes

51853m1

Lauri Feindell

Subject: FW: Response to TLGR rezoning bylaw
Attachments: 2020 Response TLGR Rezoning RDOS Open House Dec.pdf

From: Coral Brown
Sent: December 7, 2020 7:27 PM
To: Planning <planning@rdos.bc.ca>
Subject: Response to TLGR rezoning bylaw

To RDOS Planning,

I did send my letter this afternoon before the open house but it did not go through so am sending it again with my 3 questions

1. Who is liable if the Twin Lake Area water is not sustainable?
2. Does RDOS use the Precautionary Principle which is actually law in the UK?
3. Will shut off valves be put on the proposed 46 dwelling units once the 2200 L/day are used?

Please see the attached letter.

Respectfully Submitted with concern,
oral Brown



Virus-free. www.avast.com

Response TLGR Rezoning RDOS Open House Dec.7 by Coral Brown

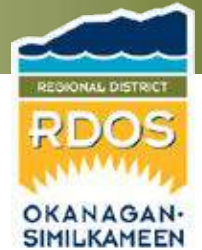
The TLGR rezoning seems minor but it is the beginning of a 46 dwelling development which is the 1st phase of a 224 unit and Village Centre on an upland ground water limited aquifer where water sustainability is questionable and the water use will reach a maximum. Groundwater is a recent science, so to have the 2016 & 2019 Golder Groundwater Availability Study information is of benefit. However, it is **not definitive** - words like inferred, assumed, and estimate are commonly used. The Twin Lake aquifer capacity must be assessed carefully as there is nowhere else to pump or pull water from to the Twin Lake Area. Being a height of land - waterway, it influences down gradient aquifers. In 2015 Remi Allard, hydro geologist, indicated the far reaching possible repercussion of this water use in an RDOS "Infrastructure Study for Area D1 OCP" by stating that **water balance of the DRAQ aquifer "could be impacted by development in the up-gradient areas"**. Likewise, the water balance down gradient has the potential to draw down the water level from up gradient water. This was observed in the dry years of 2007 to 2009 when Lower Twin Lake Level fell to 7.5 ft. (a reference to the hydro-metric 1958 normal high water level of 17.6 ft.) and well levels fell by 1 to 2 meters (Summit). Water out was greater than water-in.

The gazette names should be used - the Horn Creek Watershed and the valley bottom lakes are Twin Lake and Trout Lake. Twin Lake with a large freshet becomes one lake in the spring but with dry/hot weather becomes 2 lakes called Upper Twin & Lower Twin Lake (the lower lake has not & does not divide). The Turtle Pond is a man-made pond formed by the storage dam at one end & Eastview Rd. at the other. The lakes on this waterway each have an overflow outlet including the Top Lake at 1554 masl from which Horn Creek originates. Our Ministry Dam Supervisor has reported Twin Lake as endotheric but we see it more as a leaky bottom reservoir, "a canary in the coal mine" signaling aquifer distress. If it is truly endotheric, it is destined to dry up and disappear.

To improve the Twin Lake Area surface & groundwater understanding, please realize:

- In 2009 after 9 dry years with limited snow pack and increased TLGC water use, some wells water levels tested had fallen 1 to 2.5 m (Summit p. 13 Table 2).
- Historically there has been about a 20 year water cycle - 10 years wet & 10 years dry. **Golder has been involved with water monitoring of the TLGR during wet years.** The TLGR water monitoring is not 9 years but 7 years and according to the 2016 Study Water Use see G.5 2.1 page 32. Climate change will likely bring a new pattern, but so will the massive logging happening now in the Horn/Myers Creek watersheds.
- The geology created the waterway. Horn Creek is the main surface water source and it moves from 1554 masl but meets Parker Mt. & then bifurcates - one arm moves towards Park Hill as ground & surface water and the other as ground water under the Twin Lake Golf Course (TLGC). In the spring side-hill surface melt is rare or minimal likely due to the dry climate & sublimation. Water rarely runs in the crevasses - in 20 years it was observed only in 2017.
- Gray water used for TLGC irrigation will carry endocrine disruptors to the aquifer under Trout Lake where the 17 dwellings around Trout Lake must draw their water as the rock clings to the lake edge.
- It is snow pack/precipitation which indicates the recharge. The nearest snow pillow is Mt. Keogh. A snow pillow on Orofino Mt. would protect the snow pack which settles from the Cathedral Mt. winds.
- The Maroon Valley RDOS weather station is accurate for the Lower Twin Lake climate.
- The Nature Trust (TNT) water licence does not influence present availability of water as it has **not been** used since 1987 when the TLGC became 18 holes. It was traded for Golf course irrigation - this water is already used! The Improvement District water licences are used only for water management in wet years.
- The 2010 Summit Aquifer Capacity Study stated 200 US gpm is available for use. Golder stated the existing residences to be 130 which are actually 150+ when new residences and Trout Lakefront residences are included. Golder stated 600m³/day (106 US gpm) is the water use required for the basin and Phase 1 development, but add the 20 existing dwellings, the Phase 2 - (178 units, to equal 79.2 US gpm + 106 US gpm = 185.2 US gpm), now the large new Green Mountain Medical Health Facility and the effects of the 2018-2020 logging in the Horn/Myers Creek Watersheds.

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: March 18, 2021
RE: Zoning Bylaw Amendment – Electoral Area “D”

Administrative Recommendation:

THAT Bylaw No. 2455.44, 2020, Electoral Area “D” Zoning Amendment Bylaw be read a third time and adopted.

Purpose: To allow for a general industrial park which includes “indoor agriculture”

Owners: 1655 Maple Street Holdings Ltd. Agent: Laurie Schmidt Folio: D-03459.000

Legal: Lot B, Plan 22642, DL 551, SDYD, Except Plan EPP34540 and EPP86797 Civic: 1655 Maple Street

OCP: part Industrial (I); and
part Large Holdings (LH) Proposed OCP: part Industrial (I); and
part Large Holdings (LH)

Zone: part Heavy Industrial (I2); and
part Parks and Recreation (PR) Proposed Zoning: part General Industrial (I1); and
part Parks and Recreation (PR)

Proposed Development:

This application is seeking to amend the zoning of the subject property in order to allow for the development of an industrial park with general industrial uses and an “indoor agriculture” use.

In order to accomplish this, the applicant is proposed to amend the zoning of a 43.5 ha portion of the subject property under the Electoral Area “D” Zoning Bylaw No. 2455, 2008, from Heavy Industrial (I2) to General Industrial (I1), with regulations to:

- increase the maximum parcel coverage from 40% to 60% as a site specific provision;
- add “agriculture, indoor” as a permitted use as a site specific provision; and
- add a definition for “agriculture, indoor”.

In support of the rezoning, the applicant has stated that “Avery Industrial Park is well positioned to meet the varied industrial growth demands of the South Okanagan. Based on preliminary plan configurations, our vision is that Avery Industrial park be comprised of one larger parcel along with a number of strata lots ranging from 2.5 to 4 acre parcels...the I1 General Industrial zoning provides a more diverse mix of light and medium industrial uses than I2.”

Site Context:

The subject property is approximately 45.8 ha in area and is situated on the east side of Maple Street, accessed by a panhandle portion of the parcel. It is known as the “former Weyerhaeuser site” and it

is understood that the parcel is comprised of an incomplete foundation for a cannabis production facility.

The surrounding pattern of development is generally characterised by agriculture (vineyards) to the south and a mix of agriculture and mobile home park to the north and industrial uses to the west. The east has vacant lands designated as industrial.

Background:

On February 2, 2021, a Public Information Meeting (PIM) was held electronically and was attended by approximately 12 members of the public.

At its meeting of February 9, 2021, the Electoral Area “D” Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject development application be approved.

At its meeting of February 18, 2021, the Regional District Board resolved to approve first and second reading of the amendment bylaws and scheduled a public hearing ahead of its meeting of March 19, 2021.

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required prior to adoption as the proposed amendments involve lands beyond 800 metres of a controlled access highway (i.e. Highway 97).

Analysis:

Maintaining Industrial Lands:

In considering this proposal, Administration notes that this proposal aligns with the overall goals of the Industrial designation and economic development goals in the RGS.

The Electoral Area “D” OCP Bylaw recognizes the importance of maintaining the industrial land base, including the former Weyerhaeuser site and discourage conversion to other non-industrial uses (Section 14.2.2).

This proposal maintains manufacturing, salvage operation and indoor cannabis production as permitted uses, while broadening the light industrial uses permitted for the site.

Although the I1 zone would introduce service industries, storage/warehousing, wholesale businesses, food and beverage processing, among other uses, and would remove heavier industrial uses (concrete plant, gravel processing, sewage treatment plant, stockyard and abattoirs), the site will continue to be utilized for industrial purposes in Okanagan Falls and would be positioned to attract a variety of businesses in keeping with the Industrial designation.

Surrounding Area/Connectivity:

The re-designation is seen as a lateral shift in zoning permissions and seeks to remove uses that are generally higher impact to residents (concrete plant, gravel processing, sewage treatment plant, stockyard and abattoirs) in favor of lighter industrial uses.

In favour of re-designating the land from heavy to light industrial, it is noted that the subject parcel immediately abuts other industrial lands, is outside of the ALR, and has existing road access from Maple Street (Section 14.2.5).

Environmental considerations:

Environmentally sensitive and watercourse areas are limited to the area around Shuttleworth Creek abutting the northern parcel line, where access is not required (Section 14.2.5).

It is also noted that the portion of the parcel bisected by the creek is zoned Parks and Recreation and is not subject to this rezoning proposal.

Servicing:

Administration has concerns that the proposed industrial park may be developed to larger parcel sizes (greater than 1 hectare) in order to avoid the need for a connection to community sewer system.

This is inconsistent with the sewer policies under Section 20.4.5 which seek to ensure “that all new commercial, industrial, and low and medium residential development within the Primary Growth Area is connected to the Okanagan Falls sanitary sewer system”.

Administration notes, however, that the existing I2 Zone allows for subdivision of 1 hectare parcels without connecting to community sewer.

Indoor agriculture use:

This proposal includes a site specific provision to permit “indoor agriculture”, which is similar to the existing permitted use of “indoor cannabis production”. Intensive indoor growing activities, whether it be cannabis or food (i.e. vertical farming of lettuce), do not require agricultural lands and are seen to better align with industrial activities.

Permitting the types of indoor crops that can be grown in an industrial setting is seen as accommodating emerging industries (Section 14.2.8) and fostering a diversified and resilient local economy (Section 6.8), as well as contributing to local food security.

Parcel coverage:

This proposal also seeks 60% parcel coverage requirements in the I1 zone. 60% parcel coverage is what is currently permitted under the I2 zone and would align with other jurisdictions in BC.

Increasing the parcel coverage from 40% to 60% in the I1 zone promotes intensification of land uses within the Primary Growth containment boundary (Section 7.6.5) and would reflect the changing industrial market (Section 14.2.8), recognizing that attracting new businesses to Okanagan Falls requires comparable regulations to competing markets.

Alternative Recommendation:


Conversely, Administration recognises that the existing parcel is a unique site where heavy industrial uses have historically occurred and presents a rare opportunity to maintain a large, industrial parcel for a large-scale, employment-generating operation.

By introducing a general industrial zone and broadening the range of uses permitted, the I1 zone presents a risk of under-utilization of the site, as it could be used only for service-oriented uses (such as storage and warehousing) that do not generate the same level of jobs as the industrial uses permitted under the I2 zone.

Alternatives:

1. THAT third reading of Bylaw No. 2455.44, 2020, Electoral Area "D" Zoning Amendment Bylaw be deferred; or
2. THAT first and second readings of Bylaw No. 2455.44, 2020, Electoral Area "D" Zoning Amendment Bylaw be rescinded and the bylaws abandoned.

Respectfully submitted:



JoAnn Peachey, Planner I

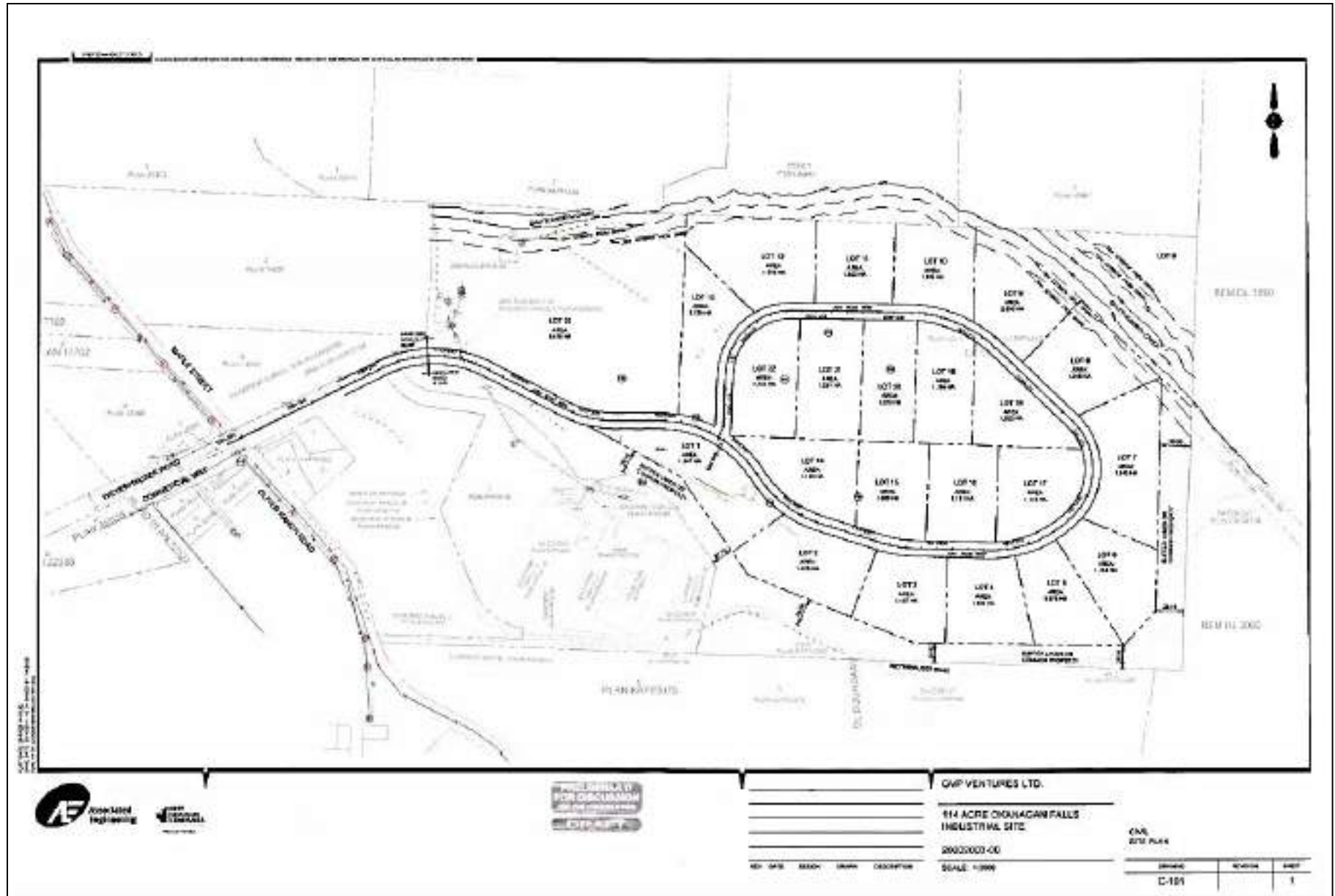
Endorsed By:



C. Garrish, Planning Manager

Attachments: No. 1 – Applicant's Site Plan
No. 2 – Site Photo (Aerial)
No. 3 – Site Photo (Google Earth)

Attachment No. 1 – Applicant's Site Plan



Attachment No. 2 – Site Photo (Aerial)



Attachment No. 3 – Aerial Photo



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2455.44, 2020

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

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

1. This Bylaw may be cited for all purposes as the "Electoral Area "D" Zoning Amendment Bylaw No. 2455.44, 2020."
2. The Electoral Area "D" Zoning Bylaw No. 2455, 2008 is amended by:
 - i) Adding the definition of "agriculture, indoor" under Section 4.0 (Definitions) in its entirety with the following:

"agriculture, indoor" means the use of a building or structure for the growing, harvesting, cultivating, propagating, packing, storing and wholesaling of horticultural products, including but not limited to, vegetables, fruits, nuts and flowers but does not include cannabis production, indoor.
 - ii) adding a new sub-section .2 under Section 19.22 (Site Specific General Industrial (I1s) Provisions) to read as follows:
 - .2 in the case of of an approximately 43.5 ha part of the land described as Lot B, District Lot 551, SDYD, Plan 22642, Except Plan EPP34540 and EPP86797 (1655 Maple Street), and shown shaded yellow on Figure 19.22.2:
 - i) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 16.1.1:
 - .1 "agriculture, indoor".
 - ii) Despite Section 16.1.8, the maximum parcel coverage shall be 60%.

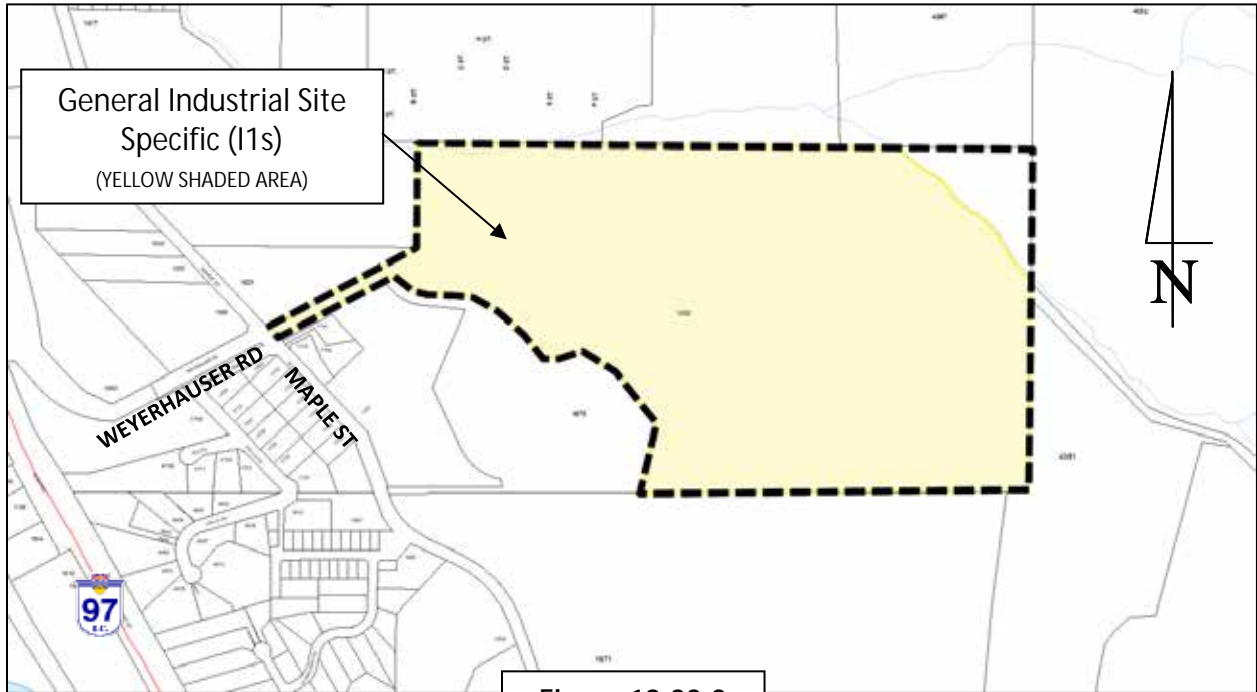


Figure 19.22.2

3. The Official Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation of an approximately 43.5 ha part of the land described Lot B, District Lot 551, SDYD, Plan 22642, Except Plan EPP34540 and EPP86797 (1655 Maple Street), and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Heavy Industrial (I2) to General Industrial Site Specific (I1s).

READ A FIRST AND SECOND TIME this 18th day of February, 2021.

PUBLIC HEARING held on this 18th day of March, 2021.

READ A THIRD TIME this ____ day of _____, 2021.

ADOPTED this ____ day of _____, 2021.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

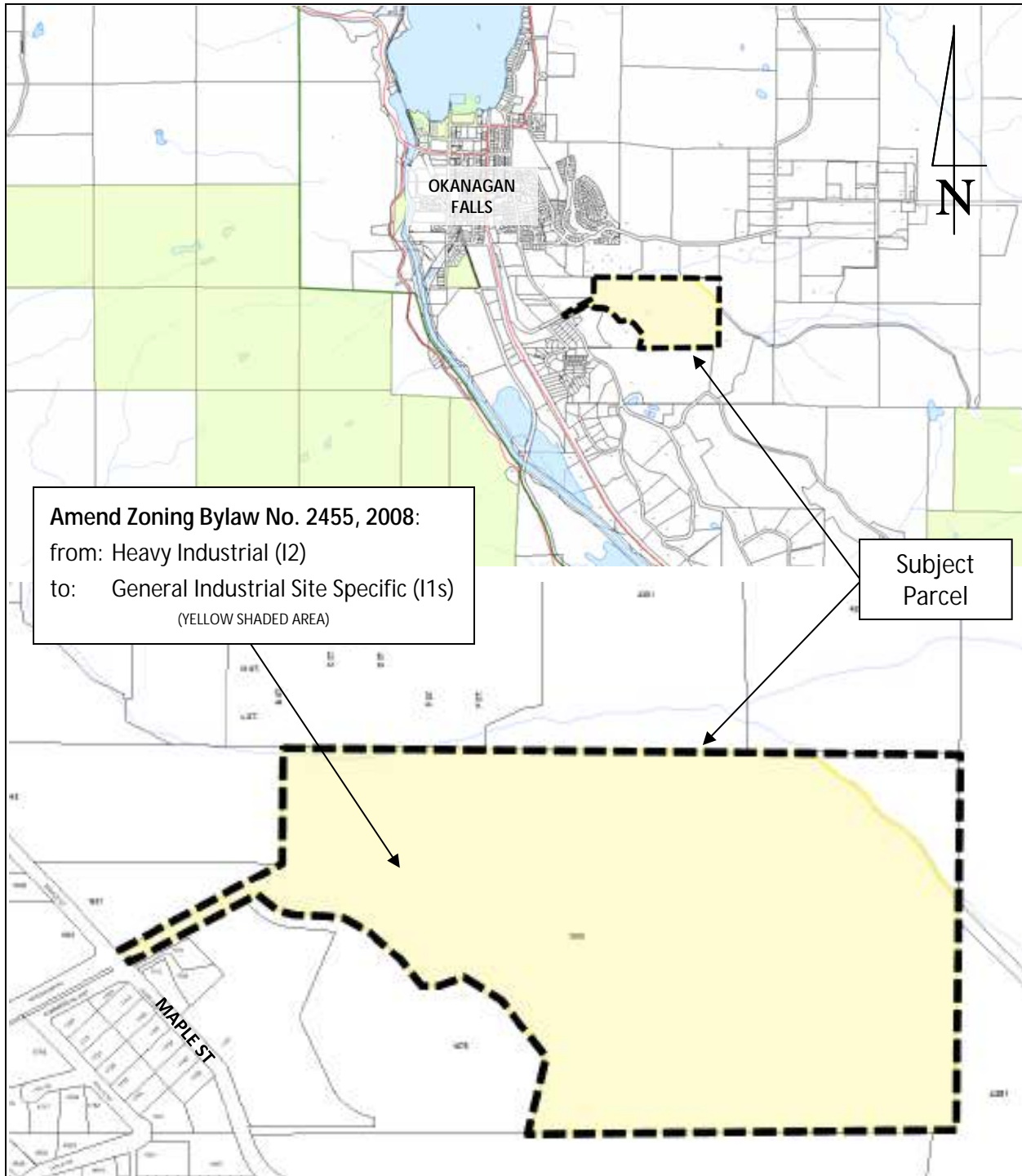
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.44

File No. D2020.016-ZONE

Schedule 'A'





Interior Health
Every person matters

February 2, 2021

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

planning@rdos.bc.ca

To Whom It May Concern:

RE: File #: D2020.016-ZONE
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 hba@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

Bus: 1-855-744-6328, Option 4
Email: hbe@interiorhealth.ca
Web: interiorhealth.ca

Kamloops Health Unit
519 Columbia Street
Kamloops, BC V2C2T8

JoAnn Peachey

From: Forbes, Christina D AGR:EX <Christina.Forbes@gov.bc.ca>
Sent: January 20, 2021 2:19 PM
To: Planning
Subject: FW: Bylaw Referral - Zoning Amendment - 1655 Maple Street (D2020.016-ZONE) - Application amendment
Attachments: Amendment Bylaw - Zoning Bylaws No. 2455.44 (v2021-01-14).pdf; Bylaw Referral Sheet D2020.016-ZONE.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Comments provided for the original referral cover our interest regarding both the rezoning and parcel coverage.

Thank you,
Christina

Christina Forbes BSc, P.Ag | Regional Agrologist | Kelowna
Ministry of Agriculture, Food and Fisheries
New Phone Number: 236-766-7057 | c: 250-309-2478
Email: Christina.Forbes@gov.bc.ca

Generic Email: AgriServiceBC@gov.bc.ca

From: JoAnn Peachey <jpeachey@rdos.bc.ca>
Sent: January 19, 2021 11:53 AM
To: Huber, Sara ALC:EX <Sara.Huber@gov.bc.ca>; Forbes, Christina D AGR:EX <Christina.Forbes@gov.bc.ca>; HBE <HBE@interiorhealth.ca>; JEDC IIT Economic Development JEDC:EX <EconomicDevelopment@gov.bc.ca>; ofid@telus.net; Arch Data Request FLNR:EX <ArchDataRequest@gov.bc.ca>; referrals@fortisbc.com; Dale Kronebusch <kmg365@live.ca>; Referral Apps REG8 FLNR:EX <ReferralAppsREG8@gov.bc.ca>
Subject: Bylaw Referral - Zoning Amendment - 1655 Maple Street (D2020.016-ZONE) - Application amendment

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Re: Electoral Area "D" Zoning Amendment Bylaw
1655 Maple Street, Okanagan Falls

<https://www.rdos.bc.ca/development-services/planning/current-applications-decisions/electoral-area-d/d2020-016-zone/>

Please be advised that the rezoning application for 1655 Maple Street has amended. In addition to the rezoning request described previously, the applicant is also requesting an increase to the maximum parcel coverage from 40% to 60% as a site specific provision. The revised draft bylaw is attached.

If you have any additional comments or concerns regarding this change, please forward them to planning@rdos.bc.ca before February 2, 2021.

JoAnn Peachey

From: Moraes, Ryan <Ryan.Moraes@fortisbc.com>
Sent: January 20, 2021 1:44 PM
To: Planning
Subject: RE: Bylaw Referral - Zoning Amendment - 1655 Maple Street (D2020.016-ZONE) - Application amendment

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Fortis gas has no concerns with this amendment.

Regards,

Ryan Moraes, Eng.L., ASCT | Planning & Design Technologist | FortisBC
1975 Springfield Rd | Kelowna, BC V1Y 7V7
250-490-2621 | 778-214-0509 | ryan.moraes@fortisbc.com

From: Referrals <Referrals@fortisbc.com>
Sent: Tuesday, January 19, 2021 2:22 PM
To: Moraes, Ryan <Ryan.Moraes@fortisbc.com>
Subject: Bylaw Referral - Zoning Amendment - 1655 Maple Street (D2020.016-ZONE) - Application amendment

Property Referral: 2021-106

Hi Ryan,

Please review the attached / below and provide your comments directly to planning@rdos.bc.ca by **February 1, 2021**.

If FortisBC Energy Inc. is affected, please copy referrals@fortisbc.com in on your response so that we may update our records.

Thank you,

Mel Farmer
Property Services Assistant
Property Services
Phone 604-576-7010 x57010



JoAnn Peachey

From: Cooper, Diana FLNREX <Diana.Cooper@gov.bc.ca>
Sent: January 13, 2021 9:42 AM
To: Planning
Cc: JoAnn Peachey
Subject: RE: Bylaw Referral - Zoning Amendment - 1655 Maple Street (D2020.016-ZONE)

Follow Up Flag: Follow Up
Flag Status: Flagged

HAPPY NEW YEAR RDOS PLANNERS!

I hope you all had a chance to relax and unwind as last year drew (thankfully) to a close. I am hoping for a better 2021 for everyone.

Thank you for your referral regarding a proposed zoning amendment for 1655 Maple Street, Okanagan Falls, PID 006788432, LOT 8 DISTRICT LOT 551 SIMILKAMĒEN DIVISION YALE DISTRICT PLAN 22642 EXCEPT PLAN EPP34540 AND EPP86797. Please review the screenshot of the property below (outlined in yellow) and notify me immediately if it does not represent the property listed in your referral.

Results of Provincial Archaeological Inventory Search

According to Provincial records, there are no known archaeological sites recorded on the subject property.

However, archaeological potential modelling for the area indicates there is high to moderate potential for previously unidentified archaeological sites to exist on the property, as indicated by the brown area (high potential) and the beige area (moderate potential) shown in the screenshot below. Archaeological potential modelling is compiled using existing knowledge about archaeological sites, past indigenous land use, and environmental variables. Models are a tool to help predict the presence of archaeological sites but their results may be refined through further assessment.

Archaeology Branch Advice

If land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) are planned for the subject property, a Provincial heritage permit is not required prior to commencement of those activities.

However, a Provincial heritage permit will be required if archaeological materials are exposed and/or impacted during land-altering activities. Unpermitted damage or alteration of a protected archaeological site is a contravention of the *Heritage Conservation Act* and requires that land-altering activities be halted until the contravention has been investigated and permit requirements have been established. This can result in significant project delays.

Therefore, the Archaeology Branch strongly recommends engaging an eligible consulting archaeologist prior to any land-altering activities. The archaeologist will review the proposed activities, verify archaeological records, and possibly conduct a walk-over and/or an archaeological impact assessment (AIA) of the project area to determine whether the proposed activities are likely to damage or alter any previously unidentified archaeological sites.

Please notify all individuals involved in land-altering activities (e.g., owners, developers, equipment operators) that if archaeological material is encountered during development, they must stop all activities immediately and contact the Archaeology Branch for direction at 250-953-3334.

Rationale and Supplemental Information

- There is high to moderate potential for previously unidentified archaeological deposits to exist on the property.
- Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed.
- If a permit is required, be advised that the permit application and issuance process takes approximately 8-12 weeks; the permit application process includes referral to First Nations and subsequent engagement.
- The Archaeology Branch must consider numerous factors (e.g., proposed activities and potential impacts to the archaeological site[s]) when determining whether to issue a permit and under what terms and conditions.
- The Archaeology Branch has the authority to require a person to obtain an archaeological impact assessment, at the person's expense, in certain circumstances, as set out in the *Heritage Conservation Act*.
- Occupying an existing dwelling or building without any land alteration does not require a Provincial heritage permit.

How to Find an Eligible Consulting Archaeologist

An eligible consulting archaeologist is one who can hold a Provincial heritage permit to conduct archaeological studies. To verify an archaeologist's eligibility, ask an archaeologist if he or she can hold a permit in your area, or contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists are listed on the BC Association of Professional Archaeologists website (www.bcpapa.ca) and in local directories.

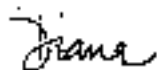
Questions?

For questions about the archaeological permitting and assessment process, please contact the Archaeology Branch at 250-953-3334 or archaeology@gov.bc.ca.

For more general information, visit the Archaeology Branch website at www.gov.bc.ca/archaeology.

Please let me know if you have any questions regarding this information.

Kind regards,





Please note that subject lot boundaries (yellow) and areas of archaeological potential (brown = high potential and beige = moderate potential) indicated on the enclosed screenshot are based on information obtained by the Archaeology Branch on the date of this communication and may be subject to error or change.



Diana Cooper
Archaeologist/Archaeological Information Administrator
 Archaeology Branch | Ministry of Forests, Lands, Natural Resource Operations and Rural Development
 Phone: (250) 953-3343 | Email: diana.cooper@gov.bc.ca | Website www.gov.bc.ca/archaeology

From: JoAnn Peachey <jpeachey@rdos.bc.ca>
Sent: December 4, 2020 10:21 AM
To: Huber, Sara ALC:EX <Sara.Huber@gov.bc.ca>; Forbes, Christina D AGRI:EX <Christina.Forbes@gov.bc.ca>; HBE@interiorhealth.ca; JEDC IIT Economic Development JEDC:EX <EconomicDevelopment@gov.bc.ca>; ofid@telus.net; Arch Data Request FLNR:EX <ArchDataRequest@gov.bc.ca>; Bitte, Rob TRAN:EX <Rob.Bitte@gov.bc.ca>; referrals@fortisbc.com; Dale Kronebusch <kmg365@live.ca>; Referral Apps REG8 FLNR:EX <ReferralAppsREG8@gov.bc.ca>
Subject: Bylaw Referral - Zoning Amendment - 1655 Maple Street (D2020.016-ZONE)



January 13, 2021

File: 0280-30

Local Government File: D2020.016-ZONE

JoAnn Peachy, Planner 1
Regional District Okanagan Similkameen
101 Martin Street
Penticton, B.C. V2A 5J9
Via E-mail: planning@rdos.bc.ca

Dear JoAnn Peachy:

Re: Zoning Amendment for 1655 Maple Street, Okanagan Falls (PID: 006-788-432)

Thank you for providing B.C. Ministry of Agriculture staff the opportunity to comment on the proposed zoning amendment for the above noted property. We note that the property is not in the Agricultural Land Reserve (ALR) but is adjacent to parcels which are in the ALR. Although the current plans for the property and the purpose for the rezoning are to enable indoor agricultural production, the location outside the ALR and the plans to run servicing to the property make it likely that this property will be used for an industrial use at some point in the future. Therefore, we recommend that the amending bylaw include a 15 metre building setback from any lot lines along the boundary of the ALR and an eight metre vegetative buffer consistent with those described in the ministry's [Guide to Edge Planning](#).

If you have any questions, please contact us directly at the email addresses or numbers below.

Sincerely,

Alison Fox, P.Ag.
Land Use Agrologist
BC Ministry of Agriculture
Alison.Fox@gov.bc.ca
(778) 666-0566

Christina Forbes, P.Ag.
Regional Agrologist
B.C. Ministry of Agriculture – Kelowna
E-mail: Christina.Forbes@gov.bc.ca
Office: (250) 861-7201

Email copy: Sara Huber, Regional Planner, Agricultural Land Commission



Agricultural Land Commission
201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000 | Fax: 604 660-7033
www.alc.gov.bc.ca

December 18, 2020

Reply to the attention of Sara Huber
ALC Issue: 52013
Local Government File: D2020-016-ZONE

JoAnn Peachey
Planner 1, RDOS
planning@rdos.bc.ca

Re: **Regional District of Okanagan Similkameen Electoral Area D Zoning
Amendment Bylaw No. 2455.44, 2020**

Thank you for forwarding a draft copy of Regional District of Okanagan Similkameen (RDOS) Electoral Area D Zoning Amendment Bylaw No. 2455.44, 2020 (the "Bylaw") for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Bylaw is consistent with the purposes of the *ALC Act* (ALC Act), the *Agricultural Land Reserve (ALR) General Regulation*, (the "ALR General Regulation"), the *ALR Use Regulation* (the "ALR Use Regulation"), and any decisions of the ALC.

Current Proposal:

The Bylaw proposes to amend the zoning designation of the property identified as 1655 Maple Street, Okanagan Falls; PID: 006-788-432 (the "Property") from Heavy Industrial (I2) to General Industrial Site Specific (I1s) in order to develop an industrial park permitting general industrial uses and indoor agriculture (Avery Industrial Park).

The Property was previously used as the Weyerhaeuser Mill until 2007 and more recently concrete foundations were built for a proposed large-scale cannabis production facility. The applicants intend to build a "vertical farm" agricultural operation on the existing foundations and to subdivide the parcel for an industrial park.

ALC Staff Comments:

The ALC recognizes that the Property is not within the ALR; however, the south, east, west (partial) and north (partial) boundaries of the Property are adjacent to ALR lands.

Part 3 of the Ministry of Agriculture's *Guide to Edge Planning* (2015) describes urban-side edge planning tools to promote urban/rural compatibility. With the establishment of an industrial park adjacent to the ALR, there may be potential for complaints about farm noise and smells, as well as potential impacts to agriculture, such as trespass, litter, theft, etc.

For this reason, ALC staff recommend considering the setback and buffer requirements outlined in the *Guide to Edge Planning*, including up to a 15 m setback from the ALR boundary, and an associated 8 m vegetated buffer to reduce the potential for urban/agricultural conflicts.

The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any Orders of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-3258 or by e-mail (Sara.Huber@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Referral of RDOS D2020-016-ZONE

CC: Ministry of Agriculture – Attention: Allison Fox

52013m1



Interior Health
Every person matters

December 16, 2020

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

planning@rdos.bc.ca

To Whom It May Concern:

RE: File #: D2020.016-ZONE

Thank you for the opportunity to respond to the above captioned referral from your agency.

Communities are healthier places for residents when planning and development includes healthy planning principles as part of neighbourhood design, transportation networks, natural environments, food networks and housing. Well-designed communities, parks, schools, road systems and other infrastructure has a positive impact on people's physical, mental and social health.

Healthy Built Environments (HBE) encourages physical activity and healthy eating for all ages which helps to prevent chronic conditions such as cardiovascular diseases and Type 2 diabetes.

An initial review of the information provided has been completed and we've determined that this proposal includes aspects or features consistent with some healthy communities planning principles. As such, overall we are supportive of this development proposal proceeding.

Should you have any concerns with this referral or require additional comments, please don't hesitate to email hbe@interiorhealth.ca or phone 1-855-744-6328 ext. 4 (HBE).

More information about our program can be found at [Healthy Built Environment](#).

Sincerely,

Mike Adams, CPHI(C)
Team Leader, Healthy Communities
Interior Health Authority

Bus: 1-855-744-6328, Option 4
Email: hbe@interiorhealth.ca
Web: interiorhealth.ca

Kamloops Health Unit
519 Columbia Street
Kamloops, BC V2C2T8

JoAnn Peachey

From: Moraes, Ryan <Ryan.Moraes@fortisbc.com>
Sent: December 9, 2020 11:11 AM
To: Planning
Subject: RE: Bylaw Referral - Zoning Amendment - 1655 Maple Street (D2020.016-ZONE)

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Fortis has no concerns with this rezoning.

Regards,

Ryan Moraes, ASCT | Planning & Design Technologist | FortisBC
1250 Commercial Way | Penticton, BC V2A 3H5
250-490-2621 | 778-214-0509 | @ryan.moraes@fortisbc.com

From: Referrals <Referrals@fortisbc.com>
Sent: Wednesday, December 9, 2020 11:01 AM
To: Moraes, Ryan <Ryan.Moraes@fortisbc.com>
Subject: Bylaw Referral - Zoning Amendment - 1655 Maple Street (D2020.016-ZONE)

Property Referral: 2020-1692

Hi Ryan,

Please review the attached / below and provide your comments directly to planning@rdos.bc.ca by January 16, 2020.

If FortisBC Energy Inc. is affected, please copy referrals@fortisbc.com in on your response so that we may update our records.

Thank you,

Mai Farmer
Property Services Assistant
Property Services
Phone 604-578-7010 x57010



From: JoAnn Peachey <jpeachey@rdos.bc.ca>
Sent: Friday, December 4, 2020 10:21 AM



402 Wieman Avenue East
Penticton, BC V2A 3M2
Phone: (250) 493-7972
Fax: (250) 493-7255

January 22, 2021

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

Attention, RDOS Planning Department and Citizens of Electoral Area 'D'

Re: Letter of Support for Rezoning - Avery Group Light Industrial Park in Okanagan Falls, BC

To Whom It May Concern:

On behalf of Greyback Construction Ltd., I would like to offer my full support towards the rezoning application from heavy industrial to light industrial for Avery Group's industrial park site located in Okanagan Falls, BC.

Avery Group's investment in the region and the industrial park is a catalyst for a critical element in the revitalization plan for Okanagan Falls.

As a business owner of a company that fosters community growth, and a long-standing resident, I welcome the potential new businesses, local employment opportunities and future residents that this light industrial park will surely attract to the area.

I believe this light industrial park will improve the strength and sustainability of Okanagan Falls, and will only enhance its vibrancy and patronage to local businesses.

Yours truly,
Greyback Construction Ltd.

Per:

Matthew Kenyon
President | General Manager

Wild Goose Vineyards And Winery

2145 Sun Valley Way, Okanagan Falls, B.C. V0H 1R2
Phone 250-497-8919 Fax 250-497-8853
www.wildgoosewinery.com E-mail info@wildgoosewinery.com



January 26, 2021

To Whom It May Concern:

Wild Goose Vineyards and Winery has been a long-standing family-owned winery for over 30 years in Okanagan Falls. In this time we have seen business's come and go within the industrial lands of what is commonly known as the "Weyerhaeuser site".

Over the years it has always been a concern of ours with having these lands zoned "heavy industrial" amongst our beautiful vineyards, wineries, and agricultural lands. Heavy industry is not acceptable in this community, particularly on these grounds that are surrounding by residential homes and nature.

We are extremely excited to hear the Avery Group is looking to change and rezone the property from "heavy" to "light" industrial. Wild Goose Vineyards is in full support of the Avery Group requesting a change in zoning as this would bring numerous opportunities to Okanagan Falls including commercial and business investment into our community.

If you have any questions or concerns, please do not hesitate in contacting me.

Kindest regards,

Roland Kruger
General Manager
250.809.1960



January 26, 2021

RE: Rezoning of Avery Group Lands

To Whom It May Concern

The Okanagan Falls Community Association was invited to comment on the proposed rezoning of industrial land recently purchased by the Avery Group, that is in the community of Okanagan Falls.

Our comments at this consultation stage of the process are provided in advance of the review by RDOS Planning officials and input from the Advisory Planning Commission. These are important steps in the rezoning process that could yield information impacting our support. That said and with the information available, we are supportive of the proposal.

At present, the land in question is idle. With out any business activity occurring it is making little or no contribution to the community other than through payment of taxes. Many would argue that idle land like this, actually costs the community being a detraction to others who might invest if it were used in some productive way as a going concern.

Rezoning of the property could potentially bring an influx of new and growing industrial business to Okanagan Falls. This in turn could lead to additional employment, a need for more residences and even more tourism. These factors would all contribute to and support the community.

Further, rezoning the existing industrial park from heavy industrial to light industrial, would seem to present less environmental risk. Again, this is a benefit for the community.

Finally, subdividing the property into a number of smaller lots as planned, would seem to open the park to more and different types of businesses. This seems a more likely approach to seeing the lands bought and used, than maintaining them whole as has been the strategy to date.

If you have any questions or concerns, do not hesitate to contact the undersigned.

Kindest regards,
Okanagan Falls Community Association

Matt Taylor
President

Rezoning of Avery Group lands, January 26, 2021

Letter of Support for Avery Group's Industrial Park rezoning application

January 22, 2021

Dear RDOS,

We support the Avery Group's request for rezoning their property to a light industrial designation. We think this rezoning will of great benefit to the community through establishing a business area where a variety of types of companies could be located. This diversity of industry will help the community build a sustainable economic base and provide long term benefit to the community of Okanagan Falls.

Respectfully,

Jessica Dolan, Lee Agur, Andrea Agur, Chris Guillemet

Letter of Support for Avery Group's Industrial Park rezoning application

January 21, 2021

Dear RDOS,

As local business owners, we strongly support the Avery Group's request for rezoning their property to a light industrial designation. A light industrial designation is more versatile and could create a place where diverse businesses would be able to start and grow. This economic growth would be a welcome addition to the Okanagan Falls community.

Sincerely,

Robin & Janice Agur,
Holiday Beach Resort
South Okanagan RV

Letter of Support for Avery Group's Industrial Park rezoning application

January 21, 2021

Dear RDOS,

As a local resident and the property manager of South Okanagan RV, I am writing in support of the Avery Group's rezoning application for their property from heavy industrial use to a light industrial use designation. A light industrial designation would enable Okanagan Falls to attract new businesses giving them a place to start and grow that isn't currently available. We think this rezoning will be of great benefit to the community.

Sincerely,

Barry Boniford

South Okanagan RV

Liz Serendip

Holiday Beach Resort

Letter of Support for Avery Group's Industrial Park rezoning application

January 21, 2021

Dear RDOS,

We are writing in support of the Avery Group's rezoning application for their property from heavy industrial use to a light industrial use designation. A light industrial designation would enable Okanagan Falls to attract new businesses giving them a place to start and grow that isn't currently available. We think this rezoning will be of great benefit to the community.

Thank you for your consideration.

Liz Serendip

Holiday Beach Resort



Pacific Centre, PO Box 10023
Suite 700, 700 West Georgia Street
Vancouver, BC, V7Y 1A1
Tel +1 604 683 3111
Fax +1 604 683 0432
cushmanwakefield.com

January 28, 2021

To: Regional District of Okanagan-Similkameen
Re: Avery Group Industrial Park Development

To Whom It May Concern:

I am writing this letter to express my support of the development of the light industrial park proposed for Okanagan Falls.

As a long-time commercial realtor in British Columbia, I have a deep understanding of the limited availability and price constraints of industrial land in the lower mainland. Increasingly I work with businesses looking to expand operations and prepared to relocate operations to other regions such as the Okanagan to do so.

I am also well aware of the positive transformative economic impact a business investment such as the proposed light industrial park can have on communities.

Additionally, I personally know the team behind this industrial park development including their professionalism and track record for creating strong businesses that positively contribute to their communities.

It is for these reasons that I support this development.

Sincerely

A handwritten signature in black ink, appearing to read "D. Pottinger", written in a cursive style.

Dave Pottinger



Meyer Family Vineyards

"Crafting single vineyard wines of excellence"

January 27, 2021

Re:
Zoning amendment 1655 Maple Street
Project Number: D2020.016-ZONE

To whom it may concern,

We are located adjacent to the specified property with a creek separating us and we are located at 4287 McLean Creek Road.

I would like to fully support the application to rezone this property to light industrial. It is our opinion that light industrial would be a significantly better neighbor than any potential heavy industrial as is currently zoned. We also feel that this would bring in much needed businesses and residents to the area and overall stimulate the economy.

The idea of a greenhouse is extremely conducive to the area and the existing agriculture industry. Smaller light industry sub divides would also be very beneficial to support some of the existing business such as wineries and the wine industry as well as potential new business and jobs.

If you have any questions or would like to contact me please feel free at jak@mfvwines.com or my direct line 778 515-6122

Regards,

John (JAK) Meyer
Co Owner and President Meyer Family Vineyards Inc.

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: March 18, 2021
RE: Zoning Bylaw Amendment – Electoral Area “D”

Administrative Recommendation:

THAT Bylaw No. 2455.45, 2021, Electoral Area “D” Zoning Amendment Bylaw be read a third time.

Purpose: To subdivide bottom two commercial strata units into five residential units. Folio: D-00999.800
Owners: D.D. Thompson Life Insurance Agency Ltd Agent: Ryan Kononoff
Legal: Strata Lots 1 & 2, Plan KAS2687, DL 2883S, SDYD Civic: Unit 102 & 103, 850 Railway Lane
Zone: OK Falls Town Centre (OFTC) Proposed Zoning: OK Falls Town Centre Site Specific (OFTCs)

Proposed Development:

This applicant is seeking to amend the zoning of the subject property in order to allow for the conversion of commercial units into residential units.

In order to accomplish this, the applicant is proposing to amend the zoning of the property under the Electoral Area “D” Zoning Bylaw No. 2455, 2008, from Okanagan Falls Town Centre (OFTC) to Site Specific Okanagan Falls Town Centre (OFTCs). The site specific regulation will allow for the creation of five strata units (residential) by increasing the maximum density from 100 to 159 dwelling units per hectare on the subject parcel.

In support of the rezoning, the applicant has stated that “We would like to subdivide unit 102, and 103 (commercial units), into 5 residential units. Currently this is not permitted under OFTC Zone: Section 13.1.5. If we were allowed to make the proposed changes this would allow us to renovate, and improve 2 commercial units that have sat empty and unimproved for years. This would bring more life and business into Okanagan Falls region.”

Site Context:

The subject property is approximately 3,343 m² in area and is situated on the north side of Highway 97 and surrounded by Skaha Lake to the west. It is understood that the parcel is comprised of a mixed uses (Commercial at the base and Residential above).

The surrounding pattern of development is generally characterised by similar sized parcel zoned OFTC to the north and General Commercial (C1) zoned parcel to the east followed with parkland (Skaha Lake) to the east and Residential zoned lots (across Hwy 97) to the south.

Background:

On February 8, 2021, a Public Information Meeting (PIM) was held electronically and was attended by approximately one member of the public (as well as the applicant, two members of the Strata, and one member from Clearbridge Holdings Ltd.).

At its meeting of February 9, 2021, the Electoral Area "D" Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that subject application be approved.

At its meeting of February 18, 2021, the Regional District Board resolved to approve first and second reading of the amendment bylaw and directed that a public hearing occur at the Board meeting of March 18, 2021.

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

Approval from the Ministry of Transportation and Infrastructure (MoTI) is required prior to adoption as the proposed amendments involve lands within 800 metres of a controlled access highway (i.e. Highway 97).

Analysis:

In considering this proposal, Administration notes that the application aligns with the goals of the Regional Growth Strategy (RGS) and Electoral Area "D" OCP Bylaw to promote additional density in the Okanagan Falls Town Centre.

In this instance, the proposed 5 units (with two lock-offs that are interconnected between the other two units) will have their own separate entrance from the exterior of the building with no part sharing the common hallway with commercial uses above. Further, the interconnected units will have fire rated doors (see Attachment 5) separating those units, thereby meeting Building's requirement to treat them as independent units.

While reviewing a zoning amendment, Administration will consider the proposed "use" and "density" and its impact on the neighbourhood. In this instance, the use (residential) remains consistent (OFTC) however, the proposal does not meet the maximum density provision associated with OFTC and requires zoning amendment, to facilitate the subdivision.

Further, the proposed development (increased residential growth) in the Okanagan Falls Town Centre will promote a more compact urban form and a more complete community. The increased density will act as a catalyst to support for local businesses in the Town Centre, which indirectly contributes to both meeting housing needs, and supporting growth in Okanagan Falls.

Regarding parking space requirements, the applicant is proposing nine (9) parking spaces (*required five (5)*) for proposed residential units, which exceeds the parking provision requirement under Zoning Bylaw. In addition, the site is within walking distance of the neighbourhood parks and businesses located in the Okanagan Falls to promote alternative transportation (i.e. walking and cycling).

In response to the proposed reduction in amenity space (*required 50 m², provided 41 m²*), Administration notes that the subject site is in close proximity with Lions Park (immediate North), Kettle Valley Rail Trail (immediate West) and Kenyon Park (northeast), thereby mitigating the impact of reduced amenity space.

Conversely, Administration recognises that it is not generally considered good planning practice to allow "spot zoning" as this introduces discrepancies between permitted uses within a specific area.

Specifically, Okanagan Falls has historically demanded commercial services, which are key components of a more sustainable, and a complete Town Centre. With already limited market for local commercial services, the proposed conversion of (commercial) units into residential seems to aggravate this on going concern.

Alternatively, the lots are currently vacant and have not been utilised for commercial activities in the past. The proposed development would allow the efficient use of these unused lots.

In summary, Administration supports the proposed Zoning Bylaw amendments to enable conversion of commercial units into residential units within the Okanagan Falls Town Centre.

Alternatives:

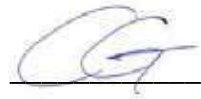
1. THAT third reading of Bylaw No. 2455.45, 2021, Electoral Area "D" Zoning Amendment Bylaw be deferred; or
2. THAT first and second readings of Bylaw No. 2455.45, 2021, Electoral Area "D" Zoning Amendment Bylaw be rescinded and the bylaws abandoned.

Respectfully submitted:

R. Gadoya

R.Gadoya, Planning Technician

Endorsed By:



C. Garrish, Planning Manager

Attachments: No. 1 – Applicant's Site Plan

No. 2 - Applicant's Floor Plan with Amenity Space

No. 3 – Site Photo

850 RAILWAY LANE APARTMENT CONVERSION DEVELOPMENT PERMIT PACKAGE

DEC 3, 2020



EXISTING BUILDING (NORTH ELEVATION)
DATE: 10/19/20



LOCATION MAP AND SITE PLAN
DATE: 10/19/20

BUILDING INFORMATION	
OWN ADDRESS	850 RAILWAY LANE, OK FALLS, BC
LEGAL ADDRESS	Plan: K452687, District Lot: 36835
ZONING	OKANAGAN VALLEY ZONING DISTRICT (OVZD) (D-1C)
BUILDING DESCRIPTION	3 STORY MIXED USE (CURRENTLY COMMERCIAL MAIN FLOOR, RESIDENTIAL TWO UPPER FLOORS)
CONSTRUCTION	NON-COMBUSTIBLE
SPRINKLERED	NON-SPRINKLERED

PROJECT DESCRIPTION:

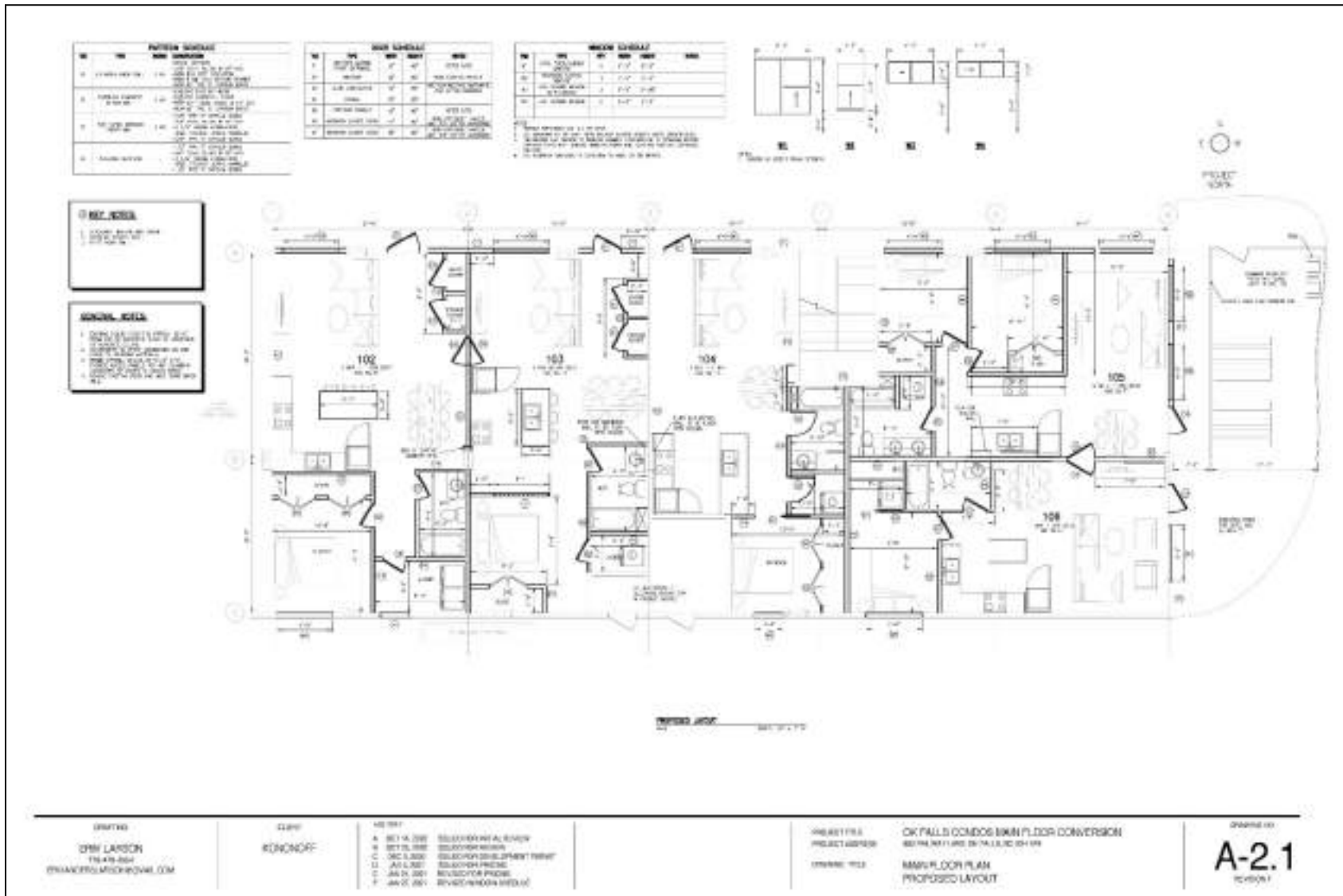
THE PROJECT INCLUDES THE RENOVATION OF THE TWO WESTERMOST COMMERCIAL SUITES ON THE MAIN FLOOR. THE COMMERCIAL UNITS WILL BE CONVERTED INTO FIVE (5) RESIDENTIAL UNITS TO BE INCLUDED INTO THE EXISTING BUILDING STRAITS.

PARKING NOTES:

1.75 SPOTS/LNIT X 5 UNITS = 9 PARKING SPOTS
9 PARKING SPOTS ARE AVAILABLE FOR DEDICATION TO THESE 5 RESIDENTIAL UNITS.

DRAFTING ERIK LARSON 778-478-9014 ERLARSON@LARSONSGRAPHIC.COM	CLIENT KONONOFF	HISTORY A OCT 14, 2020 ISSUED FOR INITIAL REVIEW B OCT 20, 2020 ISSUED FOR REVIEW C DEC 3, 2020 ISSUED FOR DEVELOPMENT PERMIT	PROJECT TITLE OK FALLS CONDOS MAIN FLOOR CONVERSION PROJECT ADDRESS 850 RAILWAY LANE, OK FALLS, BC V0K 1R4 DRAWING TITLE PROJECT INFORMATION	DRAWING NO. A-0.0 REVISION C
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Attachment No. 2 – Applicant's Floor Plan with Amenity Space



Attachment No. 3 – Site Photo



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2455.45, 2021

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

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

1. This Bylaw may be cited for all purposes as the "Electoral Area "D" Zoning Amendment Bylaw No. 2455.45, 2021."
2. The "Electoral Area "D" Zoning Bylaw No. 2455, 2008" is amended by:
 - i) adding a new sub-section 19.35 under Section 19.0 Site Specific Designations to read as follows:

19.35 Site Specific Okanagan Falls Town Centre (OFTCs) Provisions:

 - .1 in the case of lands described as Strata Lot 1, Plan KAS2687, District Lot 2883S, SDYD (Unit 102); and Strata Lot 2 Plan KAS2687, District Lot 2883S, SDYD (Unit 103), and shown shaded yellow on Figure 19.35.1:
 - i) despite Section 13.1.5, the maximum density shall be 159 dwelling units per hectare.

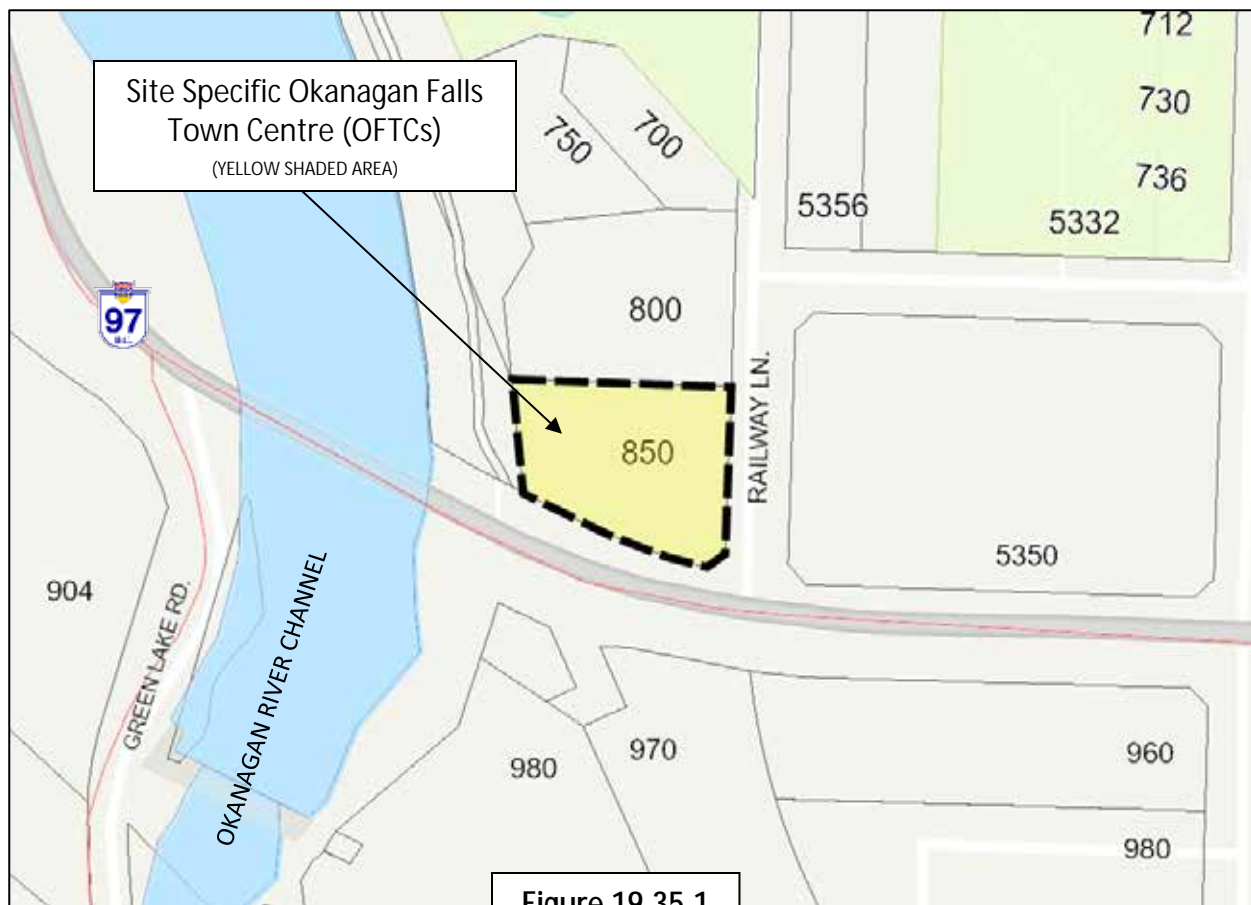


Figure 19.35.1

3. The Official Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by:
 - i) changing the land use designation on the land described Strata Lot 1, Plan KAS2687, District Lot 2883S, SDYD (Unit 102); and Strata Lot 2 Plan KAS2687, District Lot 2883S, SDYD (Unit 103), and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Okanagan Falls Town Centre (OFTC) to Okanagan Falls Town Centre Site Specific (OFTCs).

READ A FIRST AND SECOND TIME this 18th day of February, 2021.

PUBLIC HEARING held on this 18th day of March, 2021.

READ A THIRD TIME this ____ day of _____, 2021.

I hereby certify the foregoing to be a true and correct copy of the "Electoral Area "D" Zoning Amendment Bylaw No. 2455.45, 2021" as read a Third time by the Regional Board on this ____ day of _____, 2021.

Dated at Penticton, BC this ____ day of _____, 2021.

Corporate Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ____ day of _____, 2021.

For the Minister of Transportation & Infrastructure

ADOPTED this ____ day of _____, 2021.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

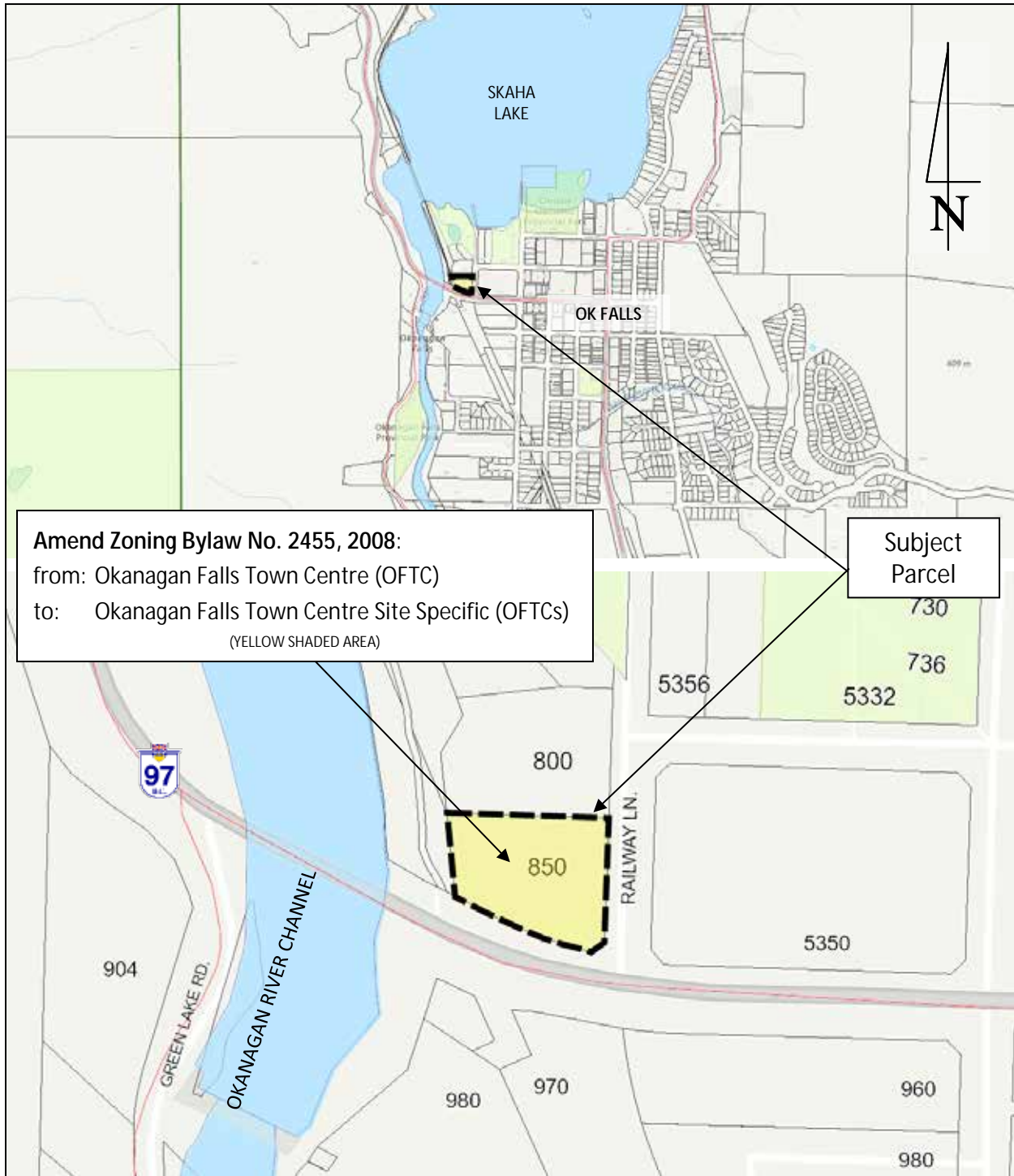
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.45, 2021

File No. D2021.001-ZONE

Schedule 'A'



Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: February 26, 2021 10:21 AM
To: Planning
Subject: Railway Ln, 850 Unit 102 & 103, Okanagan Falls RDOS (D2021.001-ZONE)

With respect to the above noted file,

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along Railway Lane. All costs and land right requirements associated with changes to the existing servicing are the responsibility of the applicant.

For any changes to the existing service, the applicant must contact an FBC(E) designer as noted below for more details regarding design, servicing solutions, and land right requirements.

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

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

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

FortisBC Overhead Design Requirements

<http://fortisbc.com/ServiceMeterGuide>

FortisBC Underground Design Specification

<http://www.fortisbc.com/InstallGuide>

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

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

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

Best Regards,

Steve Danielson, AACI, SR/WA
Contract Land Agent | Property Services | FortisBC Inc.
2850 Benvoulin Rd
Kelowna, BC V1W 2E3
Mobile: 250.681.3365
Fax: 1.866.636.6171
FBCLands@fortisbc.com





DEVELOPMENT SERVICES
PRELIMINARY BYLAW
COMMUNICATION

Your File #: D2021.001-ZONE
(BL2455.45)
eDAS File #: 2021-00785
Date: February 9, 2021

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

Attention: Planning Department

Re: **Proposed Zoning Amendment Bylaw 2455.45, 2021 for:**
SL1, District Lot 2883s, SDYD, Strata Plan KAS2687
SL2, District Lot 2883s, SDYD, Strata Plan KAS2687
850 Railway Lane, Okanagan Falls, 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 Bittle at (250) 490-2280.

Yours truly,

Rob Bittle
Development Officer

<p>Local District Address</p> <p>Penticton Area Office 102 Industrial Place Penticton, BC V2A 7C8 Canada Phone: (250) 712-3880 Fax: (250) 490-2231</p>
--

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: March 18 2021

RE: 2021 Community Emergency Preparedness Fund Emergency Support Services Grant

Administrative Recommendation:

THAT the Board of Directors supports the application for the 2021 Emergency Support Services Union of BC Municipalities Community Emergency Preparedness Fund grant.

Purpose:

To secure Provincial funding for Emergency Support Services (ESS) for the Regional District and support the continuation of a regional response model for ESS.

Business Plan Objective:

Key Success Driver 2 & 3 – Focus on Customer Experience & Build a Sustainable Region
Goal 2.2 To meet public needs through the continuous improvement of key services
Goal 2.3 To provide adequate access to health care in the Regional District
Goal 3.1 To develop a socially sustainable region

Background:

Emergency Support Services play a critical role in supporting evacuees impacted by floods, fires and other emergencies. ESS provides necessary social services for up to 72 hours and may include food, lodging, emotional support, information about the crisis, and family reunification. Special services such as first aid, childminding, pet care and transportation may also be provided under the ESS Provincial program.

The Union of British Columbia Municipalities (UBCM) – Community Emergency Preparedness Fund (CEPF) ESS Program is intended to support eligible applicants to build local capacity to provide emergency social services through training, volunteer recruitment and retention, and the purchase of equipment. Ongoing operational costs are not eligible. The CEPF Fund can support up to 100% of eligible expenses.

Staff have prepared the application to CEPF – ESS Program Grant for \$25,000. The Emergency Management Program has identified training and volunteer retention as priorities that are eligible activities within this grant. The RDOS has been successful in obtaining funding in 2017, 2018 and 2020.

Analysis:

The 2021 grant deliverables are an effort to continue providing formal training to volunteers. In 2020 formal courses were cancelled due to COVID-19, EMBC and JIBC have been working on an alternate delivery model if COVID-19 continues to be a concern with course delivery. This grant will assist the Emergency Management program bring training to the volunteers locally. The grant will improve the consistency of the program delivery and build on the spirit of collaboration within the RDOS ESS community.

Alternatives:

1. The Board of Directors could choose to not support the application of the Emergency Support Services UBCM Grant.

Communication Strategy: If the application is approved by the Board and is successful in obtaining funding, the news will be released via an information release on the RDOS website and social media outlets.

Respectfully submitted:

"Anne Benn"

A. Benn, Emergency Program Coordinator



ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: March 18, 2021

RE: RDOS 2021-2025 Five Year Financial Plan Bylaw No. 2922, 2021

Administrative Recommendation:

THAT Bylaw No. 2922, 2021, being a bylaw of the Regional District of Okanagan Similkameen to adopt the 2021-2025 Five Year Financial Plan, be read a third time, and;

THAT Bylaw 2922, 2021 be amended to include changes identified in Appendix I, and;

THAT bylaw No. 2922, 2021 be read a 3rd time as amended, and;

THAT Bylaw No 2922, 2021 be adopted.

Reference:

- 1. Bylaw 2922, 2021 including Schedule "A" Tax Requisitions.**
- 2. Schedule "A1" Detail Budget**

Background:

The 2021-2025 Financial Plan was reviewed by the Board at a series of three workshops in November and December 2020. On January 21, 2021 the Bylaw received 1st Reading and was sent out for community consultation. The Bylaw received 2nd Reading, as amended, on March 4th.

Community consultations included presentations on the RDOS website, virtual meetings for Electoral Areas D & I, municipal councils for the District of Summerland, the Town of Oliver, City of Penticton, the Town of Osoyoos, and the Town of Princeton. The Penticton Indian Band has been invited to host a virtual meeting.

The Bylaw is now ready for 3rd Reading, but with additional amendments for consideration; including an addition of \$50,000 for Electoral Area Planning to finish a 2020 project. Funds were not available in this Service for the carry-forward due to an unplanned 2020 deficit of \$47,162.

This solution proposed is to use \$15,479 of a 2021 surplus and to move \$30,000 from Subdivision Services to cover the deficit.



Detail of Recommended Adjustments (Yellow requested by Directors and affect only taxes in their Electoral Area, white does not affect taxes)

Amendments to the 2021 Financial Budget						
Appendix I						
Service		Dept	Description	Change	Requested	
1	EMERGENCY PLANNING	Carry Forward Adjustments	410	Funded From CWF - Operating Reserve, Search & Rescue 2020 payment	\$ (10,300)	Staff
2	EMERGENCY PLANNING	Carry Forward Adjustments	410	CWF - Operating Reserve, Search & Rescue 2020 payment	10300	Staff
3	EMERGENCY PLANNING	Carry Forward Adjustments	410	PROVINCIAL GRANTS	\$ (174,701)	Staff
4	EMERGENCY PLANNING	Carry Forward Adjustments	410	GRANT EXPENSE	\$ 174,701	Staff
5	911 EMERGENCY CALL SYSTEM	Carry Forward Adjustments	400	TRANSFER FROM EMERGENCY CALL SYSTEM RESERVE	\$ (113,681)	Staff
6	911 EMERGENCY CALL SYSTEM	Carry Forward Adjustments	400	CAPITAL EXPENDITURES	\$ 113,681	Staff
7	PARKS & RECREATION - NARAMATA	New Project	7540	CAPITAL EXPENDITURES - Install Conduits in Park Funded from Taxes	\$ 11,672	Director
8	PARKS & RECREATION - NARAMATA	Transfer to Reserve	7540	TRANSFER TO RESERVE	\$ 10,514	Director
9	FIRE PROTECTION - NARAMATA	Transfer to Reserve	1700	TRANSFER TO RESERVE	\$ 10,514	Director
10	SUBDIVISION SERVICING	Transfer budget to Planning	4200	CONSULTANTS Expenses	\$ (30,000)	Staff
11	ELECTORAL AREA PLANNING	Transfer budget to Planning	5000	CONSULTANTS Trsf from Subdivision Servicing	\$ 30,000	Staff
12	ELECTORAL AREA PLANNING	Carry Forward Adjustments	5000	TRANSFER FROM OPERATING RESERVE	\$ (15,479)	Staff
13	ELECTORAL AREA PLANNING	Carry Forward Adjustments	5000	Surplus Carry Forward to 2021 Consultant Projects	\$ (15,479)	Staff
14	ELECTORAL AREA PLANNING	Carry Forward Adjustments	5000	CONSULTANTS Trsf from Subdivision Servicing	\$ 15,479	Staff
15	ELECTORAL AREA PLANNING	Carry Forward Adjustments	5000	CONSULTANTS Trsf from Subdivision Servicing	\$ 15,479	Staff
16	RGS - SUB REGIONAL	Carry Forward	5020	Carry Forward Wages re Consulting Projects Surplus	\$ (24,319)	Staff
17	RGS - SUB REGIONAL	Carry Forward	5020	Carry Forward Wages re Consulting Projects Trsf to Reserves	\$ (24,319)	Staff
18	RGS - SUB REGIONAL	Carry Forward	5020	Carry Forward Wages re Consulting Projects	\$ 24,319	Staff
19	RGS - SUB REGIONAL	Carry Forward	5020	-Carry Forward Wages re Consultant Costs	\$ 24,319	Staff
20	RGS - SUB REGIONAL	Carry Forward Adjustments	5020	PROVINCIAL GRANTS	\$ 5,000	Staff
21	RGS - SUB REGIONAL	Carry Forward Adjustments	5020	CONSULTANTS Consultant Expenses Housing Needs	\$ (5,000)	Staff



Amendments to the 2021 Financial Budget

Appendix I Continued

Service		Dept	Description	Change	Requested	
22	FIRE PROTECTION - H1	2-1300-3650-CONTRACTS - PRINCETON	1300	CONTRACTS - PRINCETON Fire Department	\$ 2,667	Director
23	HERITAGE - AREA G	Split from one account to two	7840	CONTRACT - HERITAGE SOCIETY Hedley Museum	3,000	Director
24	HERITAGE - AREA G	Split from one account to two	7840	CONTRACT - HERITAGE SOCIETY - Keremeos	1,000	Director
25	HERITAGE - AREA G	Split from one account to two	7840	2-7840-3570-CONTRACT - HERITAGE SOCIETY	(4,000)	Director
26	WATER SYSTEM - WEST BENCH	Transfer funding source	3970	TRANSFER FROM RESERVE	10,120	Director
27	WATER SYSTEM - WEST BENCH	Transfer funding source	3970	GAS TAX FUNDING Scada	(10,120)	Director
28	WATER SYSTEM - WEST BENCH	Increase user fees to reflect actual	3970	USER FEES	(6,900)	Director
29	WATER SYSTEM - WEST BENCH	Eliminate water study,	3970	OPERATIONS Water Study	(10,452)	Director
30	WATER SYSTEM - WEST BENCH	Increase transfer to reserve	3970	TRANSFER TO RESERVE	31,265	Director
31	WATER SYSTEM - WEST BENCH	Reduce transfer to reserve	3970	TRANSFER TO OPERATING RESERVE RATE RESET	(11,243)	Director
32	WATER SYSTEM - FAULDER	Fund Scada from Gas Tax	3920	COMMUNITY WORKS GAS TAX FUNDING	\$ (5,566)	Director
33	WATER SYSTEM - FAULDER	Adjust Surplus to Actual	3920	PRIOR YEARS SURPLUS	\$ (14,503)	Director
34	WATER SYSTEM - FAULDER	Reduce Operations Account	3920	OPERATIONS	\$ (35,000)	Director
35	WATER SYSTEM - FAULDER	Increase operations Media Account	3920	OPERATIONS Media Removal Mgmt.	\$ 15,000	Director
36	WATER SYSTEM - FAULDER	Transfer Valve replacement to capital	3620	CAPITAL EXPENDITURES - Valve Replacements	\$ 25,000	Director
37	WATER SYSTEM - FAULDER	Increase to reserve to reflect surplus	3920	TRANSFER TO RESERVE	\$ 16,456	Director
38	AREA F PARKS COMMISSION	Capital Projects funded from Operating Res)	7570	Pitch and Back Stop Removal	\$ 1,000	Director
39	AREA F PARKS COMMISSION	Capital Projects funded from Operating Res	7570	Bike Repair Station Selby park	\$ 1,500	Director
40	AREA F PARKS COMMISSION	Capital Projects funded from Operating Res	7570	Tree Planting Program	\$ 5,000	Director
41	AREA F PARKS COMMISSION	Capital Projects funded from Operating Res	7570	Annual park Furniture and Amenity Upgrades	\$ 7,000	Director
42	AREA F PARKS COMMISSION	Funding from Operational Reserve	7570	Funding from Reserve re Covid surplus	\$ (14,500)	Director
43	FIRE PROTECTION - OK FALLS	To purchase equipment as required	1200	Request to use surplus to fund operational expense	\$ (34,500)	Fire Dept.
44	FIRE PROTECTION - OK FALLS	To purchase equipment as required	1200	Request to transfer from surplus to operational expense	\$ 34,500	Fire Dept.
45	AREA F PARKS COMMISSION	Carry Forward Funds from 2020	7570	Landscaping - Gas Tax	\$ (5,929)	Staff
46	AREA F PARKS COMMISSION	Carry Forward Funds from 2020	7570	landscaping CWF	\$ 5,929	staff
47	CORPORATE FACILITIES	CAPITAL CWF Complete work space renovations	160	Funded from Previous Year CWF Surplus	\$ (15,336)	Staff
48	CORPORATE FACILITIES	CAPITAL CWF Complete work space renovations	160	Capital expenditure funded from Previous year CWF Surplus	\$ 15,336	Staff



Attachments:

Schedule "A" – Tax Requisitions (Summary, Member Municipality and Electoral Area).

Schedule "A1" – Detail Budget

Schedule "B" – Tax Requisition as presented at Second Reading.

Respectfully submitted:

"Jim Zaffino, Manager of Finance"

Jim Zaffino, Finance Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2922, 2021

A bylaw to adopt the 2021-2025 Five Year Financial Plan

WHEREAS the Local Government Act requires a regional district, by bylaw, to adopt a 5-Year financial plan by March 31st of each year;

AND WHEREAS the 5-Year Plan for 2021 - 2025 has been duly prepared;

NOW THEREFORE, the Board of Directors for the Regional District of Okanagan-Similkameen, in open meeting assembled, enacts as follows:

1 Citation

1.1 This Bylaw shall be cited as the "Regional District of Okanagan-Similkameen 2021-2025 Five Year Financial Plan Bylaw No. 2922, 2021

2 Interpretation

2.1 The Financial Plan of the Regional District of Okanagan-Similkameen for the years 2021-2025 shall be as per Schedule "A" as attached hereto and forming part of this bylaw.

READ A FIRST TIME January 21th, 2021

READ A SECOND TIME March 4, 2021

READ A THIRD TIME

ADOPTED

RDOS Board Chair

Corporate Officer



Regional District of Okanagan Similkameen

2021 – 2025 Financial Plan

Schedule “A1” - March 18, 2021

Electoral Area A

Electoral Area F

Electoral Area B

Electoral Area G

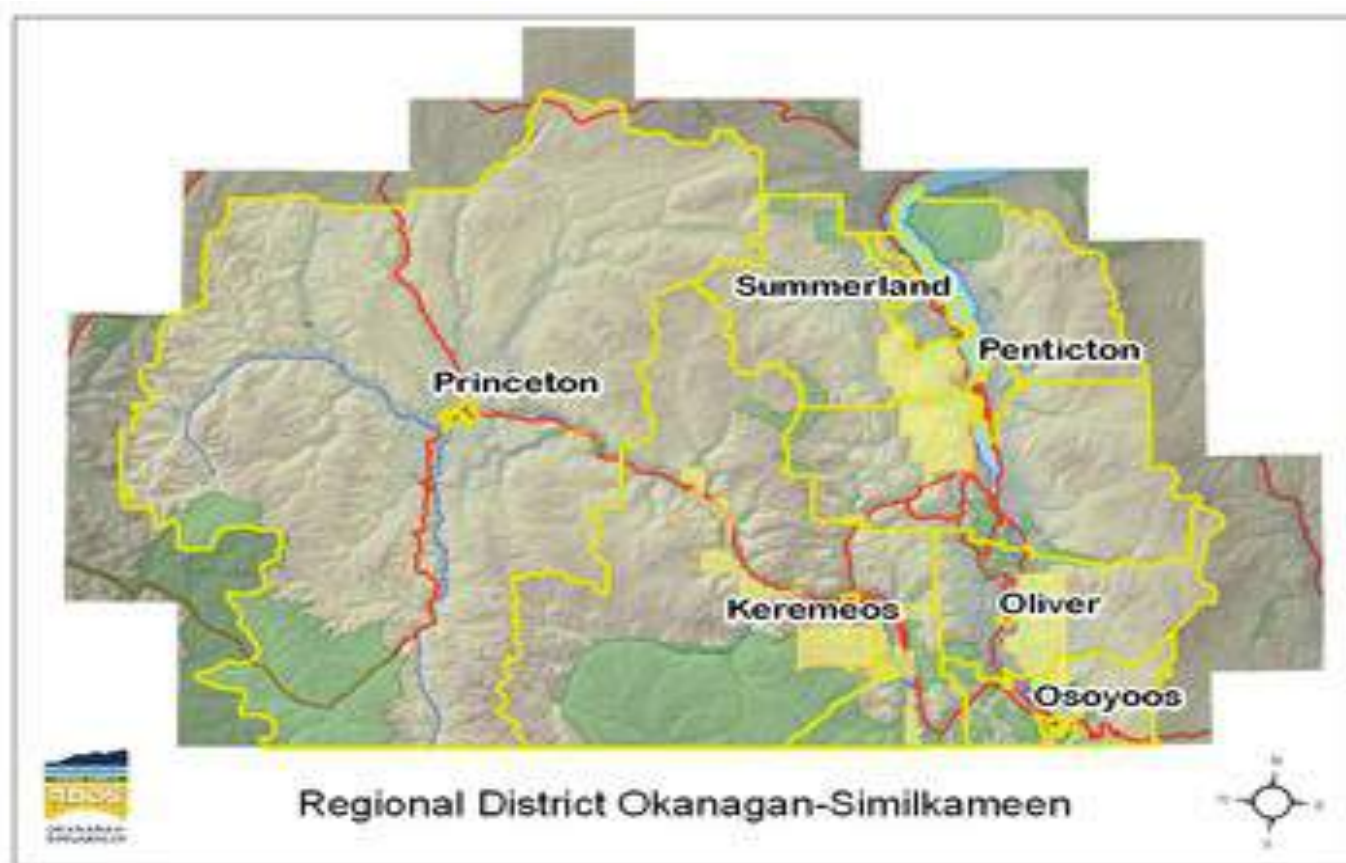
Electoral Area C

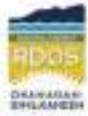
Electoral Area H

Electoral Area D

Electoral Area I

Electoral Area E





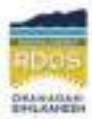
**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
Fire Dept. Anarchist Mountain**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
V714 BL 2334,2005 Assessment	Tax Limit (A)	\$ 442,510	COMPLIANT			
Revenue	Tax Increase	0.00%	-3.72%	4.33%	0.52%	0.40%
TAX REQUISITION	231,301	231,301	222,706	232,354	233,573	234,512
DONATIONS	-	-	-	-	-	-
SAFETY EQUIPMENT FUNDED FROM COVID FUNDS		7,500				
COMMUNITY WORKS GAS TAX	-	2,650	-			
PRIOR YEARS SURPLUS	33	-	-	-	-	-
	\$ 231,334	\$ 241,451	\$ 222,706	\$ 232,354	\$ 233,573	\$ 234,512
Expense						
BENEFITS-FIREFIGHTERS	2,500	-	-	-	-	-
HONORARIUMS - FIREFIGHTERS	90,000	90,000	90,360	90,721	91,084	91,449
ADMINISTRATION CHARGES	8,147	5,739	8,180	8,212	8,245	8,278
BUILDING MAINTENANCE	2,000	3,000	3,012	3,024	3,036	3,048
BUILDING MAINTENANCE - Energy Saving	-	2,650	-	-	-	-
EQUIPMENT MAINTENANCE	3,250	3,300	3,313	3,326	3,340	3,353
EQUIPMENT MAINTENANCE - VEHICLES	10,000	10,000	1,040	10,080	10,120	10,161
OP - FD - LICENSES & PERMITS	1,020	1,500	1,506	1,512	1,518	1,524
CONTRACT SERVICES	3,000	2,000	2,008	2,016	2,024	2,032
EDUCATION & TRAINING	9,000	8,000	8,032	8,064	8,096	8,129
CAPITAL - RENOVATIONS	-					
EQUIPMENT	-					
SAFETY EQUIPMENT FUNDED FROM COVID FUNDS		7,500				
EQUIPMENT - VEHICLES	2,000	1,500	1,506	1,512	1,518	1,524
EQUIPMENT - FIREFIGHTING	28,435	30,500	30,622	30,744	30,867	30,991
EQUIPMENT - FIRST RESPONDER	1,000	1,500	1,506	1,512	1,518	1,524
INSURANCE - PROPERTY	587	650	653	655	658	660
INSURANCE - LIABILITY	311	300	301	3,021	304	305
INSURANCE - FIREFIGHTERS ACCIDENT	5,000					
INSURANCE - VEHICLE	7,300	7,400	7,430	7,459	7,489	7,519
LEGAL FEES	1,020	-	-	-	-	-
SUPPLIES	500	1,000	1,004	1,008	1,012	1,016
SUPPLIES - FIREFIGHTING	500	500	502	504	506	508
FUEL - VEHICLES	6,000	4,000	4,016	4,032	4,048	4,064
UTILITIES	6,600	6,600	6,626	6,653	6,680	6,706
DEBT INTEREST	5,310	2,684	2,684	2,684	2,684	2,684
DEBT PRINCIPAL	10,845	12,021	12,021	12,021	12,021	12,021
TRANSFER TO RESERVE FUND	25,500	37,933	35,140	32,281	35,422	35,563
TRANSFER TO RESERVE - BUILDING	1,000	1,174	1,244	1,313	1,383	1,453
EXPENSES FROM DONATIONS	-	-	-	-	-	-
OTHER EXPENSES - MISCELLANEOUS	-	-	-	-	-	-
SALARIES & WAGES	476					
	\$ 231,301	\$ 241,451	\$ 222,706	\$ 232,354	\$ 233,573	\$ 234,512



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
FIRE PROTECTION - KEREMEOS AREAS B & G**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
C716 BL 2178.01,2006 Assessment	Tax Limit (A)	\$ 743,280	COMPLIANT			
Revenue	Tax Increase	1.94%	4.80%	2.97%	3.59%	5.25%
TAX REQUISITION	537,264	547,673	573,935	590,967	612,196	644,338
Grant In Lieu of Taxes	-	4,753	4,753	4,753	4,753	4,753
TAX REQUISITION	-	-	-	-	-	-
AGREEMENT - FIRST NATIONS	8,313	15,000	15,000	17,000	17,000	19,000
TRANSFER FROM RESERVE	330,000	381,740	50,000	45,000	45,000	47,250
TRANSFER FROM RESERVE	-	8,000				
DEBENTURE PROCEEDS	350,000	290,172		-	-	-
PROVINCIAL GRANTS	-	-	-	-	-	-
PROVINCIAL GRANTS - FOREST SERVICE	6,000	6,000	6,000	6,000	6,000	6,000
MISCELLANEOUS REVENUE	-	-	-	-	-	-
FUND PPE FROM COVID FUNDS		7,500				
DONATIONS	-	-	-	-	-	-
PRIOR YEARS SURPLUS	-	8,000	-	-	-	-
	\$ 1,231,577	\$ 1,268,838	\$ 649,688	\$ 663,720	\$ 684,949	\$ 721,341
Expense						
SALARIES & WAGES - RDOS STAFF	4,500	500	500	500	500	500
HONORARIUMS - FIREFIGHTERS	180,000	206,271	215,790	226,308	237,967	250,929
BENEFITS-FIREFIGHTERS	3,000	1,500	1,545	1,590	1,639	1,688
ADMINISTRATION CHARGES	19,626	15,162	15,162	15,162	15,162	20,607
BUILDING MAINTENANCE	16,532	15,000	15,000	15,000	15,000	15,750
EQUIPMENT MAINTENANCE	13,500	11,000	12,000	12,000	12,000	12,600
EQUIPMENT MAINTENANCE - VEHICLES	91,500	11,730	11,965	12,204	12,448	13,070
EQUIPMENT MAINT - TURNOUT GEAR REPAIR	5,100	5,202	5,306	5,412	5,520	5,796
ADDITIONAL PPE FUNDED FROM COVID FUNDS		7,500				
OP - FD - LICENSES & PERMITS	-	-	-	-	-	-
CONTRACT SERVICES	8,500	9,000	9,270	9,550	9,835	10,327
EDUCATION & TRAINING	41,500	40,000	38,000	38,000	40,000	42,000
CONFERENCES	8,000	8,160	8,323	8,489	8,659	9,092
CAPITAL EXPENDITURES	600,000	672,185	50,000	45,000	45,000	47,250
CAPITAL EXPENDITURES Land Acquisition	-	-	-	-	-	-
EQUIPMENT - FIREFIGHTING	9,100	9,282	9,468	9,657	9,850	10,343
EQUIPMENT - TURNOUT GEAR	25,875	24,000	26,921	27,459	28,008	29,408
INSURANCE - PROPERTY	2,545	2,596	2,648	2,701	2,755	2,893
INSURANCE - LIABILITY	758	773	788	804	820	861
INSURANCE - FIREFIGHTERS ACCIDENT	3,935	4,014	4,094	4,176	4,260	4,473
INSURANCE - VEHICLE	9,691	9,885	10,083	10,285	10,491	11,016
LEGAL FEES	4,000	3,000	3,000	3,000	3,000	3,000
COMMUNICATIONS EXPENSE	2,000	-	-	-	-	-
GRANT EXPENSES - PEP/FORESTRY	2,600	2,652	2,705	2,759	2,814	2,955
FUEL - VEHICLES	6,846	6,983	7,123	7,265	7,410	7,781
UTILITIES	7,320	7,466	7,615	7,767	7,922	8,318
UTILITIES - TELEPHONE	8,500	8,500	8,500	8,500	8,500	8,500
DEBT INTEREST	14,490	14,490	14,490	14,490	14,490	14,490
DEBT PRINCIPAL	25,987	25,987	25,987	25,987	25,987	27,286
TRANSFER TO EQUIP RESERVE	18,000	19,000	20,000	20,000	20,000	20,000
TRANSFER TO RESERVE - BUILDING	18,000	19,000	20,000	20,000	20,000	20,000
TRANSFER TO VEHICLE RESERVE	55,000	60,000	65,000	70,000	75,000	80,000
TRANSFER TO OPERATING RESERVE	17,000	26,000	19,000	20,000	20,000	20,000
VEHICLE LEASE	-	10,000	10,000	10,000	10,000	10,000
OCCUPATIONAL HEALTH COMMITTEE EXPENSES	3,100	6,000	3,225	3,290	3,356	3,524
OTHER EXPENSES - MISCELLANEOUS	4,500	6,000	6,180	6,365	6,556	6,884
SALARIES & WAGES	572	-	-	-	-	-
	\$ 1,231,577	\$ 1,268,838	\$ 649,688	\$ 663,720	\$ 684,949	\$ 721,341



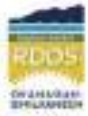
**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
FIRE PROTECTION - COALMONT/TULAMEEN**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
C717 BL 1574.01,2017 Assessment	Tax Limit (A)	\$ 323,391	COMPLIANT			
Revenue	Tax Increase	-0.16%	9.86%	4.66%	2.45%	218.61%
TAX REQUISITION	235,201	234,825	257,976	270,000	276,610	881,315
COMMUNITY WORKS GAS TAX		-	-	-	-	-
TRANSFER FROM RESERVE		-	-	-	-	-
TRANSFER FROM OPERATING RESERVE		64,627				
PURCHASE OF PPE FUNDED FROM COVID GRANT		14,500				
FUND OPERATION EXPENSES RE COVID - FUNDED FROM COVID GRANT		9,464				
PRIOR YEARS SURPLUS	25,022	64,084	-	-	-	-
	\$ 260,223	\$ 387,500	\$ 257,976	\$ 270,000	\$ 276,610	\$ 881,315
Expense						
SALARIES & WAGES - RDOS STAFF	-	-	-	-	-	-
HONORARIUMS - FIREFIGHTERS	75,000	90,000	91,800	93,636	95,508	697,419
BENEFITS-FIREFIGHTERS	9,000	9,180	9,364	9,551	9,742	9,937
ADMINISTRATION CHARGES	8,608	6,877	6,980	7,085	7,191	7,299
PURCHASE OF PPE FUNDED FROM COVID GRANT		14,500				
BUILDING MAINTENANCE	2,106	2,148	2,191	2,235	2,280	2,326
VEHICLE MTNCE - VEHICLE #1	3,723	3,797	3,873	3,950	4,029	4,110
VEHICLE MTNCE - VEHICLE #2	2,142	2,185	2,229	2,274	2,319	2,365
VEHICLE MTNCE - VEHICLE #3	561	572	583	595	607	619
VEHICLE MTNCE - VEHICLE #4	2,000	2,040	2,081	2,123	2,165	2,208
VEHICLE EXPENSES - GAS/OIL	3,000	3,060	3,121	3,183	3,247	3,312
EQUPT MTNCE - FF - RADIO & PAGE	2,000	2,040	2,081	2,123	2,165	2,208
EQPT MTNCE - FF - SCBA	2,500	2,500	2,550	2,601	2,653	2,706
PROTECTION EXPENSE	3,000	3,060	3,121	3,183	3,247	3,312
OP - FD - LICENSES & PERMITS	1,071	1,092	1,114	1,136	1,159	1,182
TRAINING	25,000	20,400	20,808	21,224	21,648	22,081
CAPITAL EXPENDITURES	28,000	29,060	29,131	29,714	30,308	30,915
EQUIPMENT - FIREFIGHTING	15,000	15,300	15,606	15,918	16,236	16,561
EQUIPMENT - FIREFIGHTING - HOSES	2,000	2,040	2,081	2,123	2,165	2,208
INSURANCE - PROPERTY	1,193	1,332	1,359	1,386	1,414	1,442
INSURANCE - LIABILITY	309	315	321	327	334	341
INSURANCE - FIREFIGHTERS ACCIDENT	2,692	2,950	3,009	3,069	3,130	3,193
INSURANCE - VEHICLE	5,410	5,518	5,628	5,741	5,856	5,973
LEGAL FEES	1,000	1,020	1,040	1,061	1,082	1,104
SUPPLIES -OFFICE	536	547	558	569	580	592
SUPPLIES - MEALS	1,275	1,301	1,327	1,354	1,381	1,409
SUPPLIES - F/F - FIRST RESPONDERS	1,071	2,000	2,040	2,081	2,123	2,165
SUPPLIES - HALL	1,071	1,092	1,114	1,136	1,159	1,182
TRAVEL	2,142	2,185	2,229	2,274	2,319	2,365
UTILITIES	765	1,008	1,028	1,049	1,070	1,091
UTILITIES - POWER	5,967	6,086	6,208	6,332	6,459	6,588
UTILITIES - TELEPHONE	3,162	3,225	3,290	3,356	3,423	3,491
DEBT INTEREST	7,245	7,245	7,245	7,245	7,245	7,245
DEBT PRINCIPAL	12,366	12,366	12,366	12,366	12,366	12,366
TRANSFER TO RESERVE	12,000	10,000	10,000	10,000	10,000	10,000
TRANSFER TO OPERATING RESERVE	17,022	119,459	500	8,000	10,000	10,000
SALARIES & WAGES	286					
	\$ 260,223	\$ 387,500	\$ 257,976	\$ 270,000	\$ 276,610	\$ 881,315



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
FIRE PROTECTION - H1

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
A717 BL 1891,1998 Assessment	Tax Limit (A)	\$ 218,759	COMPLIANT			
Revenue	Tax Increase	3.77%	1.50%	1.50%	1.50%	1.50%
TAX REQUISITION	90,589	94,001	95,411	96,842	98,295	99,769
PRIOR YEARS SURPLUS	-	-	-	-	-	-
	\$ 90,589	\$ 94,001	\$ 95,411	\$ 96,842	\$ 98,295	\$ 99,769
Expense						
ADMINISTRATION CHARGES	2,750	1,738	1,764	1,791	1,818	1,845
CONTRACTS - PRINCETON	87,839	92,263	93,647	95,052	96,477	97,925
	\$ 90,589	\$ 94,001	\$ 95,411	\$ 96,842	\$ 98,295	\$ 99,769



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
FIRE PROTECTION - KALEDEN**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
H715 & H714 BL 1238,1991 Assessment	Tax Limit (A)	\$ 1,120,354	COMPLIANT			
Revenue	Tax Increase	0.72%	2.29%	-10.19%	14.72%	1.44%
TAX REQUISITION	339,920	342,367	350,200	314,500	360,800	366,000
TRANSFER FROM RESERVE	-	-	-	-	-	-
TRANSFER FROM OPERATING RESERVE				941,000		
DEBENTURE PROCEEDS	-	-	-	-	-	-
FUND THE PURCHASE OF PPE FUNDED FROM COVID GRANT		7,500				
PRIOR YEARS SURPLUS	45,000	61,000				
			\$ -	\$ -	\$ -	\$ -
	\$ 384,920	\$ 410,867	\$ 350,200	\$ 1,255,500	\$ 360,800	\$ 366,000
Expense						
HONORARIUMS - FIREFIGHTERS	115,500	138,500	140,000	142,000	144,000	146,000
BENEFITS - FIREFIGHTERS	3,800	-	-	-	-	-
PAYROLL OVERHEAD - WCB	6,400	10,000	10,200	10,400	10,600	10,800
ADMINISTRATION CHARGES	12,400	9,767	12,400	12,400	12,400	12,400
PURCHASE OF PPE EQUIPMENT FUNDED FROM COVID GRANT		7,500				
BUILDING MAINTENANCE	4,400	5,500	5,600	5,700	5,800	5,900
SMALL EQUIPMENT MAINTENANCE	1,000	1,000	1,200	1,300	1,400	1,500
VEHICLE MTNCE - RESCUE #1	2,200	2,200	2,400	2,500	2,600	2,700
VEHICLE MTNCE - VEHICLE #2	2,200	25,000	2,400	2,500	2,600	2,700
VEHICLE MTNCE - VEHICLE #3	3,700	3,700	3,700	3,800	3,700	3,800
VEHICLE MTNCE - TENDER #4	2,200	4,000	2,400	2,500	3,900	4,000
EQUPT MTNCE - FF- RADIO & PAGE	1,000	1,500	1,500	1,600	1,700	1,800
EQPT MTNCE - FF - SCBA	2,000	2,500	2,600	2,700	2,800	2,900
EQPMT MTNCE - FIRST RESPONDERS	3,000	5,000	5,000	3,000	3,100	3,100
OP - FD - LICENSES & PERMITS	1,500	1,500	1,700	1,750	1,800	1,850
CONTRACT SERVICES	11,500	11,500	11,500	11,500	11,500	11,500
EDUCATION & TRAINING	14,000	14,000	14,000	14,000	14,000	14,000
PUBLIC EDUCATION	1,000	5,000	3,100	3,200	3,300	3,400
EQUIPMENT - FIREFIGHTING	71,400	88,100	40,000	941,000	42,000	43,000
INSURANCE - PROPERTY	2,213	2,252	2,297	2,349	2,500	2,600
INSURANCE - LIABILITY	573	584	596	608	620	650
INSURANCE - FIREFIGHTERS ACCIDENT	3,700	3,500	3,600	3,700	3,800	3,900
INSURANCE - VEHICLE	6,015	6,120	6,146	6,284	6,400	6,500
SUPPLIES - OFFICE	4,000	4,000	4,000	4,000	4,000	4,000
SUPPLIES - FIREFIGHTING	4,000	4,000	4,400	4,499	4,600	4,700
COMMUNICATIONS EXPENSE	2,000	2,000	-	-	-	-
TRAVEL/LEASING	2,500	2,500	2,700	2,900	3,100	3,300
UTILITIES	7,000	7,000	7,400	7,600	7,800	8,000
UTILITIES - TELEPHONE	2,000	2,000	2,100	2,200	2,300	2,400
TRANSFER TO RESERVE	91,243	39,644	57,261	59,510	58,480	58,600
TRANSFER TO RESERVE	-	-	-	-	-	-
SALARIES & WAGES	476	1,000	-	-	-	-
	\$ 384,920	\$ 410,867	\$ 350,200	\$ 1,255,500	\$ 360,800	\$ 366,000



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
FIRE PROTECTION - NARAMATA**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
R715 BL 1619, 1995 Assessment	Tax Limit (A)	\$ 1,213,036	COMPLIANT			
Revenue	Tax Increase	-5.64%	6.23%	0.39%	0.47%	0.47%
TAX REQUISITION	580,427	547,685	581,807	584,099	586,862	589,637
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
TRANSFER FROM RESERVE	-	-	-	-	-	-
DEBENTURE PROCEEDS	-	-	-	-	-	-
MISCELLANEOUS REVENUE	-	-	-	-	-	-
PURCHASE OF PPE FUNDED FROM COVID GRANT		7,500				
FUND A PORTION OF ADMIN CHARGE FUNDED FROM COVID GRANT		7,655				
ZODIAC REVENUE	-	-	-	-	-	-
DONATIONS	4,000	350,000	-	-	-	-
PRIOR YEARS SURPLUS	-	-	-	-	-	-
	\$ 584,427	\$ 912,840	\$ 581,807	\$ 584,099	\$ 586,862	\$ 589,637
Expense						
SALARIES & WAGES	-	4,000	4,020	4,040	4,060	4,081
HONORARIUMS - FIREFIGHTERS	188,608	203,000	229,140	230,286	231,437	232,594
BENEFITS - FIREFIGHTERS	5,000	5,125	5,151	5,176	5,202	5,228
ADMINISTRATION CHARGES	24,210	16,080	24,120	24,241	24,362	24,484
BUILDING MAINTENANCE	18,000	18,000	18,090	18,180	18,271	18,363
PURCHASE OF PPE FUNDED FROM COVID GRANT		7,500				
EQUIPMENT MAINTENANCE - VEHICLES	17,000	18,000	18,090	18,180	18,271	18,363
OP - FD - HEALTH & SAFETY PROGRAM	7,000	8,000	8,040	8,080	8,121	8,161
OP - FD - LICENSES & PERMITS	-	-	-	-	-	-
CONTRACT SERVICES	10,000	-	11,055	11,110	11,166	11,222
EDUCATION & TRAINING	50,000	50,000	50,250	50,501	50,754	51,008
CAPITAL EXPENDITURES	50,000	10,120	10,050	10,100	10,151	10,202
CAPITAL Fire Hall Construction	-	350,000	-			
CAPITAL Marina Dredging in conjunction with Parks Rec		10,000				
EQUIPMENT - VEHICLES	8,000	8,200	8,241	8,282	8,324	8,365
EQUIPMENT - FIREFIGHTING	20,000	20,500	20,603	20,706	20,809	20,913
EQUIPMENT - FIREFIGHTING - HOSES	30,000	30,750	30,904	31,058	31,214	31,370
EQUIPMENT - FIREFIGHTING - RADIOS/PAGERS	9,000	11,000	11,055	11,110	11,166	11,222
EQUIPMENT - RESCUE	12,000	7,000	7,050	7,100	7,151	7,202
Fire Prevention/Public Education	-	3,000	3,000	3,000	3,000	3,000
INSURANCE - PROPERTY	2,393	3,000	3,015	3,030	3,045	3,060
INSURANCE - LIABILITY	834	851	855	860	864	868
INSURANCE - FIREFIGHTERS ACCIDENT	9,759	10,003	10,053	10,103	10,154	10,205
INSURANCE - VEHICLE	11,000	12,000	12,060	12,120	12,181	12,242
LEGAL FEES	10,000	-	-	-	-	-
SUPPLIES	3,000	3,075	3,090	3,106	3,121	3,137
SUPPLIES - FIREFIGHTING	5,000	5,125	5,151	5,176	5,202	5,228
SUPPLIES - F/F - FIRST RESPONDERS	5,000	7,000	7,035	7,070	7,106	7,141
SUPPLIES - FIREFIGHTING	8,000	8,200	8,241	8,282	8,324	8,365
TRAVEL/LEASING	3,000	3,075	3,090	3,106	3,121	3,137
UTILITIES	11,961	12,260	12,321	12,383	12,445	12,507
UTILITIES - TELEPHONE	4,969	5,093	5,118	5,144	5,170	5,196
DEBT INTEREST	11,958	11,958	11,958	11,958	11,958	11,958
DEBT PRINCIPAL	20,411	20,411	20,411	20,411	20,411	20,411
TRANSFER TO RESERVE	15,000	20,514	10,500	10,100	10,151	10,202
ZODIAC EXPENSES	5,000	2,000	2,010	2,020	2,030	2,040
OTHER EXPENSES - MISCELLANEOUS	3,500	4,000	4,020	4,040	4,060	4,081
SALARIES & WAGES	4,824	4,000	4,020	4,040	4,060	4,081
	\$ 584,427	\$ 912,840	\$ 581,807	\$ 584,099	\$ 586,862	\$ 589,637



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
FIRE PROTECTION - OK FALLS**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
J714 & J715 BL 1385 Assessment	Tax Limit (A)	\$ 1,198,943	COMPLIANT			
Revenue	Tax Increase	5.16%	-10.04%	1.54%	1.51%	1.50%
TAX REQUISITION	\$ 403,955	424,786	382,122	388,018	393,886	399,795
Transfer from Capital Reserve	\$ -	200,000	-	-	-	-
Transfer from Capital Reserve		25,000				
TO FUND PURCHASE OF PPE EQUIP FUNDED FROM COVID GRANT		7,500				
TO FUND PORTION OF ADMIN FEE FROM COVID FUNDS		782				
PRIOR YEARS SURPLUS	\$ -	-	-	-	-	-
	\$ 403,955	\$ 658,068	\$ 382,122	\$ 388,018	\$ 393,886	\$ 399,795
Expense						
HONORARIUMS - FIREFIGHTERS	130,500	136,000	135,772	138,487	141,257	143,376
BENEFITS-FIREFIGHTERS	-					-
ADMINISTRATION CHARGES	17,849	11,576	11,750	11,926	12,105	12,287
BUILDING MAINTENANCE	14,000	24,280	14,566	14,857	15,154	15,381
BUILDING MAINTENANCE		7,500				
EQUIPMENT MAINTENANCE	25,000	25,500	26,010	26,530	27,061	27,467
EQPT MAINTENANCE - FIREFIGHTING EQUIPMEN	1,392	1,420	1,448	1,477	1,507	1,530
PROTECTION EXPENSE	9,725	9,920	10,118	10,320	10,526	10,684
OP - FD - COMMERCIAL FIRE INSPECTION	6,000	6,000	6,000	6,135	6,125	6,217
OP - FD - LICENSES & PERMITS	280	280	280	286	290	294
CONTRACT SERVICES	16,000	16,000	-	-	-	-
EDUCATION & TRAINING	45,000	35,000	35,000	35,000	35,000	35,525
Fire Hall Constuction - Planning	-	45,000	-			
Fire Hall Constuction	-	200,000	-	-	-	-
EQUIPMENT - FIREFIGHTING	25,000	25,500	26,010	26,530	27,061	27,467
EQUIPMENT - FIREFIGHTING - HOSES	8,500	8,670	8,843	9,020	9,200	9,338
EQUIPMENT - FIREFIGHTING - PROTECTIVE CL	10,925	11,144	11,367	11,594	11,826	12,003
EQUIPMENT - FOREST SERVICE	1,392	1,420	1,448	1,477	1,507	1,530
INSURANCE - PROPERTY	1,113	1,200	1,158	1,181	1,205	1,223
INSURANCE - LIABILITY	716	730	745	760	775	787
INSURANCE - FIREFIGHTERS ACCIDENT	2,899	2,957	3,016	3,076	3,138	3,185
INSURANCE - VEHICLE	9,033	9,350	9,398	9,586	9,778	9,925
SUPPLIES	4,876	4,974	5,073	5,174	5,277	5,356
UTILITIES	12,000	12,240	12,485	12,735	12,990	13,185
UTILITIES - TELEPHONE	7,069	7,210	7,354	7,501	7,651	7,766
TRANSFER TO RESERVE	40,000	40,000	40,000	40,000	40,000	40,600
TRANSFER TO RESERVE - BUILDING	10,000	10,000	10,000	10,000	10,000	10,150
COMMUNITY SERVICE & EDUCATION	3,483	3,553	3,624	3,696	3,770	3,827
OTHER EXPENSES - MISCELLANEOUS	631	644	657	670	683	693
SALARIES & WAGES	572	-	-	-	-	-
	\$ 403,955	\$ 658,068	\$ 382,122	\$ 388,018	\$ 393,886	\$ 399,795



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
FIRE PROTECTION - W BENCH/S MESA/HUSLA**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
A715 BL 1602,1995 NO LIMIT	Tax Limit (A)	No Limit	NA			
Revenue	Tax Increase	-2.29%	2.16%	1.50%	1.50%	1.50%
TAX REQUISITION	381,153	\$ 372,427	\$ 380,475	\$ 386,182	\$ 391,975	\$ 397,854
TRANSFER FROM OPERATIONAL RESERVE		\$ 7,600				
FUND A PORTION OF ADMIN CHARGE FUDNED FROM COVID GRANT		\$ 2,825				
PRIOR YEARS SURPLUS	(6,915)	\$ 7,600	-	-	-	-
	\$ 374,238	\$ 390,452	\$ 380,475	\$ 386,182	\$ 391,975	\$ 397,854
Expense						
ADMINISTRATION CHARGES	9,616	7,134	7,241	7,349	7,460	7,571
CONTRACTS - PENTICTON	364,000	367,037	372,543	378,131	383,803	389,560
TRANSFER TO OPERATIONAL RESERVE	-	15,600	-	-	-	-
INSURANCE - LIABILITY	622	681	691	702	712	723
	\$ 374,238	\$ 390,452	\$ 380,475	\$ 386,182	\$ 391,975	\$ 397,854



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
FIRE PROTECTION - WILLOWBROOK**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
K714 BL 1549,1994 Assessment	Tax Limit (A)	\$ 265,455	COMPLIANT			
Revenue	Tax Increase	-0.66%	0.55%	1.19%	-0.09%	0.55%
TAX REQUISITION	156,034	155,003	155,858	157,718	157,583	158,454
CONTRACT FEE	2,000					
TRANSFER FROM RESERVE	70,000	30,000				
TO FUND THE PURCHASE OF PPE FUNDED FROM COVID FUNDS		7,500				
TO FUND EXPENSES THROUGHOUT THE BUDGET RE COVID		32,462				
1-1500-9990-PRIOR YEARS SURPLUS						
	228,034	\$ 224,965	\$ 155,858	\$ 157,718	\$ 157,583	\$ 158,454
Expense						
HONORARIUMS - FIREFIGHTERS	60,278	71,364	75,038	76,638	75,340	75,946
BENEFITS - FIREFIGHTERS	4,100					
ADMINISTRATION CHARGES	6,181	5,150	5,228	5,306	5,386	5,467
PURCHASE OF PPE FUNDS FUNDED FROM COVID FUNDS		7,500				
BUILDING MAINTENANCE	1,250	3,273	1,256	1,263	1,269	1,275
EQUIPMENT MAINTENANCE	1,500	3,300	3,316	3,333	3,350	3,366
VEHICLE EXPENSE - TRUCK #1	2,300	3,000	2,010	2,020	2,030	2,040
VEHICLE EXPENSES - TRUCK #2	2,731	2,000	2,010	2,020	2,030	2,040
VEHICLE EXPENSES - TRUCK #4	1,231	1,256	1,262	1,269	1,275	1,281
VEHICLE EXPENSES - TRUCK #5	2,500	2,500	2,512	2,525	2,537	2,550
VEHICLE EXPENSE - FUEL	2,500	2,500	2,512	2,525	2,538	2,550
EQPT MTNCE - FF - RADIO & PAGERS	1,000	1,000	1,005	1,010	1,015	1,020
EQPT MTNCE - FF - SCBA	1,200	1,224	1,230	1,236	1,242	1,249
OP - FD - LICENSES & PERMITS	500	500	500	500	500	500
CONTRACT SERVICES	2,500	1,800	1,800	1,800	1,800	1,800
EDUCATION & TRAINING	16,000	14,000	14,000	14,000	14,000	14,000
CAPITAL EXPENDITURES	70,000	59,283	-	-	-	-
CAPITAL EXPENDITURES Camera and Security	-	3,179	-	-	-	-
EQUIPMENT	2,000	2,000	2,010	2,020	2,030	2,040
EQUIPMENT - FIREFIGHTING	16,000	12,000	12,000	12,000	12,000	12,000
INSURANCE - PROPERTY	984	1,124	1,130	1,135	1,141	1,147
INSURANCE - LIABILITY	296	302	304	305	307	309
INSURANCE - FIREFIGHTERS ACCIDENT	2,278	1,500	1,508	1,515	1,522	1,530
INSURANCE - VEHICLE	4,300	5,300	5,327	5,353	5,380	5,407
SUPPLIES - OFFICE	400	1,000	1,005	1,010	1,015	1,020
SUPPLIES - HALL	2,500	1,500	1,508	1,515	1,522	1,530
UTILITIES - POWER	3,264	3,329	3,345	3,362	3,379	3,396
UTILITIES - TELEPHONE	3,000	3,060	3,075	3,090	4,005	4,020
TRANSFER TO RESERVE CAPITAL	12,000	10,000	10,000	10,000	10,000	10,000
TRANSFER TO OPERATING RESERVE	50	50	150	150	150	150
OTHER EXPENSES - MISCELLANEOUS	5,000	500	500	500	500	500
SALARIES & WAGES	191	156				
SALARIES & WAGES	-	315	317	318	320	321
	\$ 228,034	\$ 224,965	\$ 155,858	\$ 157,718	\$ 157,583	\$ 158,454



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
VICTIM SERVICES AREA A

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
RG735 A714 BL 2748,2016 Assessment	Tax Limit	\$ 7,031	COMPLIANT			
Revenue	Tax Increase	3564.49%	3.37%	1.50%	1.50%	1.50%
TAX REQUISITION	138	5,057	5,227	5,306	5,385	5,466
FUND ADMIN CHARGE RE COVID EXPENSES		93				
PRIOR YEARS SURPLUS	5,000	-	-	-	-	-
	\$ 5,138	\$ 5,150	\$ 5,227	\$ 5,306	\$ 5,385	\$ 5,466
Expense						
ADMINISTRATION CHARGE	138	150	152	155	157	159
CONTRACTS & AGREEMENTS	5,000	5,000	5,075	5,151	5,228	5,307
	\$ 5,138	\$ 5,150	\$ 5,227	\$ 5,306	\$ 5,385	\$ 5,466



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
VICTIM SERVICES AREA C**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
RG735 C714 BL 2749,2016 Assessment	Tax Limit	\$ 5,814	REVIEW SOON			
Revenue	Tax Increase	4086.23%	41.12%	0.03%	0.03%	0.03%
TAX REQUISITION	138	5,777	8,152	8,155	8,157	8,159
FUND OPERATION EXPENSES FROM COVID FUNDS		2,373				
PRIOR YEARS SURPLUS	5,000	-	-	-	-	-
	\$ 5,138	\$ 8,150	\$ 8,152	\$ 8,155	\$ 8,157	\$ 8,159
Expense						
ADMINISTRATION CHARGE	138		-	-	-	-
ADMINISTRATION CHARGE		150	152	155	157	159
CONTRACTS & AGREEMENTS	5,000	8,000	8,000	8,000	8,000	8,000
	\$ 5,138	\$ 8,150	\$ 8,152	\$ 8,155	\$ 8,157	\$ 8,159



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
VICTIM SERVICES AREAS D, E,F, I**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
RG735 d716,I716,E716,F716 Assessment	Tax Limit	\$ 13,296	COMPLIANT			
Revenue	Tax Increase	1.51%	11.51%	19.73%	1.50%	1.50%
TAX REQUISITION	8,613	\$ 8,743	\$ 9,749	\$ 11,672	\$ 11,848	\$ 12,025
TRANSFER FROM OPERATIONAL RESERVE		\$ 3,000	\$ 1,751			
PRIOR YEARS SURPLUS	4,000	2,000		-	-	-
	\$ 12,613	\$ 13,743	\$ 11,500	\$ 11,672	\$ 11,848	\$ 12,025
Expense						
ADMINISTRATION CHARGE	275	330	335	340	345	350
CONTRACTS & AGREEMENTS	10,000	11,000	11,165	11,332	11,502	11,675
TRANSFER TO OPERATING RESERVE	2,338	2,413		-	-	-
	\$ 12,613	\$ 13,743	\$ 11,500	\$ 11,672	\$ 11,848	\$ 12,025



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
AREA A COMMUNITY PARKS**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
RG 735 A714 1339 Assessment	Tax Limit (A)	\$ 33,480	REVIEW REQUIRED			
Revenue	Tax Increase	-18.05%	54.13%	1.47%	1.51%	1.51%
TAX REQUISITION	50,101	41,058	63,284	64,216	65,187	66,172
COMMUNITY WORKS GAS TAX FUNDS	120,000	46,565	3,000	3,000	3,000	3,000
GRANT IN LIEU OF TAXES		1,400	1,414	1,428	1,442	1,457
TO FUND OPERATIONAL COSTS RE EXTRA COVID EXPENSES		11,200				
TO FUND OPERATIONAL COSTS RE EXTRA COVID EXPENSES		1,057				
TRANSFER FROM OPERATIONAL RESERVE		5,000				
PRIOR YEARS SURPLUS	6,000	4,000		-	-	-
	\$ 176,101	\$ 110,280	\$ 67,698	\$ 68,645	\$ 69,629	\$ 70,629
Expense						
SALARIES & WAGES	\$ -	\$ 2,684	3310	3336	3,386	3,437
ADMINISTRATION CHARGES	559	1,712	1,737	1,763	1,790	1,817
OPERATIONS - OSOYOOS LAKE REGIONAL PARK	-	-	-	-	-	-
GAS TAX EXPENDITURE	120,000		-	-	-	-
CONTRACT SERVICES	17,100	22,100	22,432	22,768	23,109	23,456
CAPITAL EXPENDITURES - PARKS	5,000	-	-	-	-	-
CAPITAL EXPENDITURES -Osoyoos Lake Pedestrian Repair	-	12,210	-	-	-	-
CAPITAL EXPENDITURES -Osoyoos Lake Park Landscaping		21,435	3,000	3,000	3,000	3,000
CAPITAL EXPENDITURES -Reflecion Point Park		10,120				
PARKS IMPROVEMENTS	2,720	2,800	2,842	2,885	2,928	2,972
INSURANCE - LIABILITY	141	155	157	160	162	165
SUPPLIES - PARKS	2,620	2,900	2,944	2,988	3,032	3,078
TRAVEL/LEASING	4,500	4,500	4,568	4,636	4,706	4,776
UTILITIES	2,540	2,150	2,182	2,215	2,248	2,282
TRANSFER TO CAPITAL RESERVE	-	5,000	5,075	5,151	5,228	5,307
TRANSFER TO OPERATING RESERVE	-	3,350				
CONTINGENCY	1,000	-	-	-	-	-
SALARIES & WAGES	19,921	19,164	19,451	19,743	20,039	20,340
	\$ 176,101	\$ 110,280	\$ 67,698	\$ 68,645	\$ 69,629	\$ 70,629



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
AREA B COMMUNITY PARKS**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
RG 735, B716, BL2234 Assessment	Tax Limit	\$ 32,570	REVIEW REQUIRED			
Revenue	Tax Increase	-0.51%	76.19%	-16.96%	-10.44%	1.36%
TAX REQUISITION	41,326	41,117	72,444	60,156	53,878	54,611
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
COMMUNITY WORKS GAS TAX FUNDS	-	-	-	-	-	-
MISCELLANEOUS REVENUE	4,000	-	-	-	-	-
USE OF COVID FUNDS RE LOSS OF 2020 REVENUE		1,026				
USE OF COVID FUNDS RE LOSS OF 2021 REVENUE		4,000				
PRIOR YEARS SURPLUS	-	-	-	-	-	-
	\$ 45,326	\$ 46,143	\$ 72,444	\$ 60,156	\$ 53,878	\$ 54,611
Expense						
SALARIES & WAGES		1,400	2,030	2,060	2,091	2,123
ADMINISTRATION CHARGES	764	1,228	1,247	1,265	1,284	1,303
COMMUNITY WORKS GAS TAX EXPENSE	-	-	-	-	-	-
CONTRACT P&R - KOBANU PARK COMMITTEE	-	-	-	-	-	-
CONTRACT SERVICES	4,200	4,700	4,771	4,842	4,915	4,988
CAPITAL EXPENDITURES - PARKS	5,000	-	-	-	-	-
CAPITAL EXPENDITURES - PARKS Parking and River Access			20,000			
CAPITAL EXPENDITURES - PARKS Kobanu Park Irrigation			5,000	12,000	5,000	5,000
PARKS IMPROVEMENTS	2,500	4,500	4,568	4,636	4,706	4,776
INSURANCE - LIABILITY	165	181	184	186	189	192
SUPPLIES - PARKS	1,500	2,000	2,030	2,060	2,091	2,123
TRAVEL/LEASING	3,000	3,500	3,553	3,606	3,660	3,715
UTILITIES	1,000	400	406	412	418	425
TRANSFER TO CAPITAL RESERVE	4,000	4,479	4,546	4,614	4,684	4,754
TRANSFER TO CAPITAL RESERVE	-	100	102	103	105	106
SALARIES & WAGES	23,197	23,655	24,010	24,370	24,736	25,107
	\$ 45,326	\$ 46,143	\$ 72,444	\$ 60,156	\$ 53,878	\$ 54,611



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
AREA F PARKS COMMISSION**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
RG 735, F715, BL1341 Assessment	Tax Limit	\$ 143,118	COMPLIANT			
Revenue	Tax Increase	-1.38%	-5.12%	1.50%	1.51%	1.51%
TAX REQUISITION	119,847	118,194	112,141	113,819	115,543	117,293
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
COMMUNITY WORKS GAS TAX FUNDING Mariposa Park Dev.		21,192				
P&R REGISTRATION FEES	7,500	3,250	3,283	3,315	3,348	3,382
TO FUND LOST 2020 REVENUE FUNDED FROM COVID GRANT		12,421				
TO FUND LOST 2021 REVENUE FUNDED FROM COVID GRANT		12,421				
FUND ADDITIONAL OPERATIONAL COSTS FROM COVID GRANT		14,000				
FUND A PORTION OF ADMIN CHARGE FUNDED FROM COVID GRANT		1,654				
TRANSFER FROM OPERATIONAL RESERVE		14,500				
MISCELLANEOUS REVENUE	8,000	-	-	-	-	-
PRIOR YEARS SURPLUS	19,000	-	-	-	-	-
	\$ 154,347	\$ 197,632	\$ 115,424	\$ 117,134	\$ 118,891	\$ 120,675
Expense						
RDOS STAFF WAGES	-	5,176	5,234	5,292	5,371	5,452
PART TIME WAGES - REC INSTRUCTORS	8,000	5,000	5,075	5,151	5,228	5,307
WAGES - SUMMER STAFF	-	1,500	1,523	1,545	1,569	1,592
ADMINISTRATION CHARGES	8,663	4,177	4,240	4,303	4,368	4,433
IT EXPENSE	750	2,000	2,030	2,060	2,091	2,123
BUILDING MAINTENANCE	-	-	-	-	-	-
OPERATIONS - GARBAGE REMOVAL	-	-	-	-	-	-
CONTRACT SERVICES	5,700	5,200	5,278	5,357	5,438	5,519
CONTRACT SERVICES - OPERATIONS	-	1,000	1,015	1,030	1,046	1,061
EDUCATION & TRAINING	-	1,000	1,015	1,030	1,046	1,061
CAPITAL EXPENDITURES - PARKS	8,000	-	-	-	-	-
CAPITAL EXPENDITURES Mariposa Park Dev. Plan		15,263		-	-	-
CAPITAL EXPENDITURES Pitch and Back Stop Removal		1,000				
CAPITAL EXPENDITURES Bike Repair Station		1,500				
CAPITAL EXPENDITURES Tree Planting Program		5,000				
CAPITAL EXPENDITURES Cwf landscape		5,929				
2-7570-5506-CAPITAL EXPENDITURES Annual Park Furniture Upgrade		7,000				
EQUIPMENT	-	-	-	-	-	-
PLAYGROUND EQUIPMENT	-	-	-	-	-	-
PARKS IMPROVEMENTS	8,000	7,000	7,105	7,212	7,320	7,430
INSURANCE - PROPERTY	478	488	495	503	510	518
INSURANCE - LIABILITY	453	498	505	513	521	529
SUPPLIES	1,250	4,000	4,060	4,121	4,183	4,245
SUPPLIES - PARKS	3,800	4,550	4,618	4,688	4,758	4,829
SPECIAL EVENTS	-	1,000	1,015	1,030	1,046	1,061
ADVERTISING	-	1,250	1,269	1,288	1,307	1,327
TRAVEL/LEASING	4,000	6,100	6,192	6,284	6,379	6,474
UTILITIES	5,000	5,000	5,075	5,151	5,228	5,307
TRANSFER TO CAPITAL RESERVE	47,300	12,300	5,000	5,075	5,151	5,228
TRANSFER TO OPERATING RESERVE	-	41,814	1,000	1,015	1,030	1,046
SALARIES & WAGES	52,953	52,887	53,680	54,486	55,303	56,132
	\$ 154,347	\$ 197,632	\$ 115,424	\$ 117,134	\$ 118,891	\$ 120,675



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
RECREATION - WEST BENCH**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
V715, BL488,1979 Max Tax Limit	Tax Limit	\$ 20,000	COMPLIANT			
Revenue	Tax Increase	-7.15%	0.79%	1.50%	1.50%	1.50%
TAX REQUISITION	20,050	18,616	18,762	19,044	19,329	19,619
FUND A PORTION OF ADMIN FEE FROM THE COVID GRANT		141				
	\$ 20,050	\$ 18,757	\$ 18,762	\$ 19,044	\$ 19,329	\$ 19,619
Expense						
ADMINISTRATION CHARGE	1,650	357	362	368	373	379
CONTRACTS - PENTICTON	18,400	18,400	18,400	18,676	18,956	19,240
	\$ 20,050	\$ 18,757	\$ 18,762	\$ 19,044	\$ 19,329	\$ 19,619



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
CEMETERY - ELECTORAL AREA A

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
RG 735, A714, BL488,1979 Max Tax Limit	Tax Limit	\$ 3,000	COMPLIANT			
Revenue	Tax Increase	-1.65%	3.41%	1.50%	1.50%	1.50%
TAX REQUISITION	1,028	\$ 1,011	\$ 1,045	\$ 1,061	\$ 1,077	\$ 1,093
FUND ADMINISTRATION TO REDUCE TAXES COVID FUNDS		\$ 19				
PRIOR YEARS SURPLUS	-	\$ -	-	-	-	-
	\$ -					
	1,028	1,030	1,045	1,061	1,077	1,093
Expense						
ADMINISTRATION CHARGE	28	30	30	31	31	32
CONTRACTS - OSOYOOS	1,000	1,000	1,015	1,030	1,046	1,061
	\$ 1,028	\$ 1,030	\$ 1,045	\$ 1,061	\$ 1,077	\$ 1,093



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
CEMETERY - ELECTORAL AREA E (NARAMATA)

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
P715, BL1964 Assesment	Tax Limit	\$ 77,597	COMPLIANT			
Revenue	Tax Increase	0	6.59%	1.72%	1.52%	1.52%
TAX REQUISITION	39,322	45,820	\$ 48,838	\$ 49,680	\$ 50,434	\$ 51,198
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
REVENUE - PLOTS	9,500	2,500	2,525	2,550	2,576	2,602
TRANSFER FROM OPERATING RESERVE	-	10,000	1,400	1,300	1,300	1,300
TO FUND A PORTION OF ADMIN EXPENSE FUNDED FROM COVID GRANT		685				
PRIOR YEARS SURPLUS	10,000	1,500				
	\$ 58,822	\$ 60,505	\$ 52,763	\$ 53,530	\$ 54,309	\$ 55,100
Expense						
ADMINISTRATION CHARGES	864	1,439	1,461	1,482	1,505	1,527
MAINTENANCE SUPPLIES	2,042	-	-	-	-	-
OPERATIONS	-	-	-	-	-	-
CONTRACT SERVICES	3,700	2,000	2,030	2,060	2,091	2,123
EDUCATION & TRAINING	250	250	254	258	261	265
CEMETERY IMPROVEMENTS	4,000	-	-	-	-	-
INSURANCE - LIABILITY	192	211	214	217	221	224
SUPPLIES	-	-	-	-	-	-
SUPPLIES	3,000	1,500	1,523	1,545	1,569	1,592
TRAVEL/LEASING	3,000	3,000	3,045	3,091	3,137	3,184
TRANSFER TO CAPITAL RESERVE	-	1,000	1,015	1,030	1,046	1,061
TRANSFER TO OPERATING RESERVE	1,564	10,100	1,602	1,602	1,602	1,602
SALARIES & WAGES	40,210	41,005	41,620	42,244	42,878	43,521
	\$ 58,822	\$ 60,505	\$ 52,763	\$ 53,530	\$ 54,309	\$ 55,100



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
CEMETERY - ELECTORAL AREA G**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
767(5) Max Levy	Tax Limit	\$ 2,000	REVIEW REQUIRED			
Revenue	Tax Increase	-0.79%	1.50%	1.50%	1.50%	1.50%
TAX REQUISITION	2,055	\$ 2,039	\$ 2,069	\$ 2,100	\$ 2,132	\$ 2,164
TAX REQUISITION						
	\$ 2,055	\$ 2,039	\$ 2,069	\$ 2,100	\$ 2,132	\$ 2,164
Expense						
ADMINISTRATION CHARGES	55	\$ 39	39	40	41	41
CONTRACTS - KEREMEOS	2,000	\$ 2,000	2,030	2,060	2,091	2,123
	\$ 2,055	\$ 2,039	\$ 2,069	\$ 2,100	\$ 2,132	\$ 2,164



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
CEMETERY - ELECTORAL AREA H

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
767 (5) SLP 1987	Tax Limit	\$ 5,000	COMPLIANT			
Revenue	Tax Increase	-1.19%	1.24%	1.25%	1.25%	1.25%
TAX REQUISITION	1,476	\$ 1,458	1,477	1,495	1,514	\$ 1,533
	\$ 1,476	\$ 1,458	\$ 1,477	\$ 1,495	\$ 1,514	\$ 1,533
Expense						
ADMINISTRATION CHARGES	83	42	43	44	44	45
CONTRACTS - PRINCETON	1,143	1,166	1,183	1,201	1,219	1,238
CONTRACTS - OTHER RURAL AREA - TULAMEEN	250	\$ 250	250	250	250	250
	\$ 1,476	\$ 1,458	\$ 1,477	\$ 1,495	\$ 1,514	\$ 1,533



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
Heritage - Heritage Conversion**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
BL 2367	Tax Limit	No Maximum	NA			
Revenue	Tax Increase	0.00%				
PRIOR YEARS SURPLUS	2,000	\$ 2,000				
	\$ 2,000	\$ 2,000	\$ -	\$ -	\$ -	\$ -
Expense						
	\$ -		-	-	-	-
TRANSFER TO OPERATING RESERVE	\$ -	\$ 2,000	2,030	2,060	2,091	2,123
	\$ -	\$ 2,000	\$ 2,030	\$ 2,060	\$ 2,091	\$ 2,123



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
HERITAGE CONSERVATION**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
BL 276	Tax Limit	No Maximum	NA			
Revenue	Tax Increase	29.44%	35.36%	1.70%	1.70%	1.70%
TAX REQUISITION	10,506	13,599	18,408	18,722	19,040	19,363
GRANT IN LIEU OF TAXES	-	26	26	27	27	27
TRANSFER FROM OPEATIONAL RESERVE		7,000	2,500	2,500	2,500	2,500
PRIOR YEARS SURPLUS	20,000	7,000				
	\$ 30,506	\$ 27,625	\$ 20,934	\$ 21,248	\$ 21,567	\$ 21,890
Expense						
SALARIES & WAGES		-	-	-	-	-
ADMINISTRATION CHARGES	808	601	610	619	628	638
MAINTENANCE	1,000	1,000	1,015	1,030	1,046	1,061
CONSULTANTS	3,000	3,000	3,045	3,091	3,137	3,184
INSURANCE - LIABILITY	106	117	119	121	122	124
TRANSFER TO OPERATING RESERVE	10,000	7,000	-	-	-	-
SALARIES & WAGES	15,592	15,907	16,146	16,388	16,634	16,883
	\$ 30,506	\$ 27,625	\$ 20,934	\$ 21,248	\$ 21,567	\$ 21,890



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
HERITAGE - AREA G

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
BL 276	Tax Limit	\$ 10,000	COMPLIANT			
	Tax Increase	-40.91%	-0.82%	1.50%	1.50%	1.50%
TAX REQUISITION	5,330	3,150	3,124	3,171	3,218	3,266
TO LOWER TAXES RE OVERALL COVID RELATED FUNDED FROM COVID GRANT		1,178				
	\$ 5,330	\$ 4,328	\$ 3,124	\$ 3,171	\$ 3,218	\$ 3,266
ADMINISTRATION CHARGES	330	\$ 78	79	80	81	82
CONTRACT - HERITAGE SOCIETY Hedley Musuem	4,000	\$ 3,000	3,045	3,091	3,137	3,184
CONTRACT - HERITAGE SOCIETY - Keremeos		\$ 1,000				
TRANSFER TO OPERATING RESERVE	1,000	250	-	-	-	-
	\$ 5,330	\$ 4,328	\$ 3,124	\$ 3,171	\$ 3,218	\$ 3,266



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
HERITAGE GRANT - AREA C**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
RG735, C714, BL 1702 - Assessment	Tax Limit (A)	\$ 320,621	COMPLIANT			
	Tax Increase	3.27%	1.50%	1.50%	1.50%	1.50%
TAX REQUISITION	155,139	160,206	162,609	165,048	167,524	170,037
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
PRIOR YEARS SURPLUS	3,000	-	-	-	-	-
	\$ 158,139	\$ 160,206	\$ 162,609	\$ 165,048	\$ 167,524	\$ 170,037
ADMINISTRATION CHARGES	4,139	\$ 6,206	6,299	6,394	6,490	6,587
CONTRACT - HERITAGE SOCIETY	154,000	\$ 154,000	156,310	158,655	161,034	163,450
	\$ 158,139	\$ 160,206	\$ 162,609	\$ 165,048	\$ 167,524	\$ 170,037



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
MUSEUM - AREA A

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
RG735, A714, BL2387,2006 Assessment	Tax Limit (A)	\$ 28,659	COMPLIANT			
	Tax Increase	-13.30%	3.42%	1.51%	1.51%	1.51%
TAX REQUISITION	17,038	14,772	15,278	15,509	15,744	15,982
GRANT IN LIEU OF TAXES	400	\$ 400	404	408	412	416
TO FUND ADMIN CHARGE RELATED TO EXTRA COVID EXPENSES		\$ 278				
PRIOR YEARS SURPLUS	(1,200)	\$ -	-	-	-	-
COMMUNITY WORKS GAS TAX	100,000	\$ -	-	-	-	-
	\$ 116,238	\$ 15,450	\$ 15,682	\$ 15,917	\$ 16,156	\$ 16,398
ADMINISTRATION CHARGES	1,238	450	457	464	471	478
COMMUNITY WORKS GAS TAX EXPENSES	-	-	-	-	-	-
CONTRACTS - OSOYOOS	15,000	15,000	15,225	15,453	15,685	15,920
LEGAL FEES	-	-	-	-	-	-
COMMUNITY WORKS GAS TAX EXPENSE	100,000	-	-	-	-	-
	\$ 116,238	\$ 15,450	\$ 15,682	\$ 15,917	\$ 16,156	\$ 16,398



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
MUSEUM PROPERTY DEBT - AREA A**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
BL 2553,2011 Maximum Levy	Max Levy	\$ 105,313	COMPLIANT			
	Tax Increase	-0.19%	0.07%	0.07%	0.07%	0.07%
PARCEL TAX	80,308	\$ 80,153	\$ 80,208	\$ 80,263	\$ 80,319	\$ 80,377
RENTAL REVENUE		\$ -	-	-	-	-
PRIOR YEARS SURPLUS		\$ -	-	-	-	-
	\$ 80,308	\$ 80,153	\$ 80,208	\$ 80,263	\$ 80,319	\$ 80,377
ADMINISTRATION CHARGES	285	69	70	71	72	74
CAPITAL EXPENDITURES	-	-	-	-	-	-
INSURANCE - PROPERTY	3,509	3,570	3,624	3,678	3,733	3,789
DEBT INTEREST	35,456	35,456	35,456	35,456	35,456	35,456
DEBT PRINCIPAL	41,058	41,058	41,058	41,058	41,058	41,058
	\$ 80,308	\$ 80,153	\$ 80,208	\$ 80,263	\$ 80,319	\$ 80,377



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
NARAMATA MUSEUM**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
RG735, E715, BL1946,1999	Tax Limit (A)	\$ 26,649	COMPLIANT			
Revenue	Tax Increase	-10.27%	2.67%	1.50%	1.50%	1.50%
TAX REQUISITION	17,817	15,986	16,413	16,659	16,909	17,163
TRANSFER FROM RESERVE	-			-	-	-
FUND A PORTION OF ADMIN CHARGE FUNDED FROM COVID GRANT		184				
PRIOR YEARS SURPLUS	-		-	-	-	-
	\$ 17,817	\$ 16,170	\$ 16,413	\$ 16,659	\$ 16,909	\$ 17,163
Expense						
SALARIES & WAGES	-	-	-	-	-	-
ADMINISTRATION CHARGES	889	387	393	399	405	411
CONTRACT SERVICES	-	1,000	1,015	1,030	1,046	1,061
CONTRACT - MUSEUM SOCIETY	6,000	5,000	5,075	5,151	5,228	5,307
CAPITAL EXPENDITURES - Museum Expansion	-			-	-	-
INSURANCE - LIABILITY	1,650	1,815	1,842	1,870	1,898	1,926
UTILITIES	1,000	1,000	1,015	1,030	1,046	1,061
TRANSFER TO OPERATING RESERVE	3,133	2,872	2,915	2,959	3,003	3,048
SALARIES & WAGES	5,145	4,096	4,157	4,220	4,283	4,347
	\$ 17,817	\$ 16,170	\$ 16,413	\$ 16,659	\$ 16,909	\$ 17,163



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
FRANK VENABLES AUDITORIUM-OLIVER/AREA C**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
BL 2466,2009 - Max Levy	Tax Limit (L)	\$ 370,000	COMPLIANT			
	Tax Increase	-0.26%	0.00%	0.00%	0.00%	0.00%
TAX REQUISITION	247,001	246,353	246,353	246,353	246,353	246,353
PRIOR YEARS SURPLUS	2,000	-				
	\$ 249,001	\$ 246,353	\$ 246,353	\$ 246,353	\$ 246,353	\$ 246,353
ADMINISTRATION CHARGES	648	-	-	-	-	-
DEBT INTEREST	122,100	122,100	122,100	122,100	122,100	122,100
DEBT PRINCIPAL	124,253	124,253	124,253	124,253	124,253	124,253
TRANSFER TO OPERATING RESERVE	2,000	-	-	-	-	-
	\$ 249,001	\$ 246,353	\$ 246,353	\$ 246,353	\$ 246,353	\$ 246,353



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
VENABLES THEATRE SERVICE**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
RG737, C714, BL 2660,2014 - Assessment	Tax Limit (A)	\$ 249,372	COMPLIANT			
	Tax Increase	1.31%	1.50%	1.50%	1.50%	1.50%
TAX REQUISITION	115,525	117,034	118,789	120,571	122,380	124,215
PRIOR YEAR SURPLUS	-					
	\$ 115,525	\$ 117,034	\$ 118,789	\$ 120,571	\$ 122,380	\$ 124,215
ADMINISTRATION CHARGES	3,025	4,534	4,602	4,671	4,741	4,812
CONTRACT SERVICES	112,500	112,500	114,188	115,900	117,639	119,403
	\$ 115,525	\$ 117,034	\$ 118,789	\$ 120,571	\$ 122,380	\$ 124,215



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
ARENA - OLIVER/C

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
RG 735,C714, RG737, BL 318 - No Tax Limit	Tax Limit	No Limit	na			
	Tax Increase	18.84%	5.94%	1.99%	0.17%	1.69%
TAX REQUISITION	343,656	408,401	432,668	441,275	442,034	449,506
TAX REQUISITION - OLIVER	-	-	-	-	-	-
GRANT IN LIEU OF TAXES	2,790	2,790	2,903	2,961	3,020	3,050
COMMUNITY WORKS GAS TAX FUNDING	-	-	-	-	-	-
AGREEMENT - OSOYOOS INDIAN BAND	32,545	26,091	20,850	21,267	-	-
REVENUE - REC. PROGRAMS	106,500	53,750	110,803	113,019	115,279	116,432
TRANSFER FROM RESERVE	46,200	72,500	48,066	49,027	50,008	50,508
DEBENTURE PROCEEDS	-	-	-	-	-	-
FEDERAL GRANTS	-	-	-	-	-	-
	\$ 531,691	\$ 563,532	\$ 615,290	\$ 627,549	\$ 610,341	\$ 619,496
ADMINISTRATION CHARGES	12,377	9,154	9,292	9,431	9,573	9,716
OPERATIONS	449,996	459,364	468,176	477,540	487,091	494,397
CAPITAL EXPENDITURES	57,050	82,500	60,000	94,334	60,000	60,900
INSURANCE - PROPERTY	6,747	6,882	7,020	7,160	7,303	7,413
INSURANCE - LIABILITY	5,434	5,543	5,654	5,767	5,882	5,970
TRANSFER TO RESERVE	-	-	65,058	33,225	40,399	41,005
SALARIES & WAGES	87	89	90	92	93	94
	\$ 531,691	\$ 563,532	\$ 615,290	\$ 627,549	\$ 610,341	\$ 619,496



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
PARKS - OLIVER/C**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
RG735, C714, BL 2660,2014 - Assessment	Tax Limit (A)	\$ 890,614	COMPLIANT			
	Tax Increase	13.62%	-35.13%	1.99%	3.11%	1.66%
TAX REQUISITION	354,523	402,812	261,322	266,513	274,805	279,379
GRANT IN LIEU OF TAXES	1,710	1,710	1,953	1,992	2,032	2,052
AGREEMENT - OSOYOOS INDIAN BAND	24,653	25,723	15,180	15,484	15,794	15,952
RENTAL REVENUE	41,751	25,875	25,272	25,777	26,293	26,556
TRANSFER FROM RESERVE	45,600		44,433	45,322	46,228	46,690
PRIOR YEARS SURPLUS	-					-
	\$ 468,237	\$ 456,120	\$ 348,160	\$ 355,088	\$ 365,152	\$ 370,630
ADMINISTRATION CHARGES	9,946	7,044	7,149	7,257	7,365	7,476
OPERATIONS	361,821	356,843	290,220	296,024	304,944	309,518
CAPITAL EXPENDITURES	90,450	86,000	44,433	45,322	46,228	46,921
INSURANCE - PROPERTY	3,164	3,227	3,292	3,358	3,425	3,476
INSURANCE - LIABILITY	2,856	3,006	3,066	3,127	3,190	3,238
TRANSFER TO RESERVE	-					
	\$ 468,237	\$ 456,120	\$ 348,160	\$ 355,088	\$ 365,152	\$ 370,630



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
POOL - OLIVER/C**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
RG735, C714, BL 1901 - Assessment	Tax Limit (A)	\$ 605,617	COMPLIANT			
	Tax Increase	-25.08%	5.93%	1.99%	1.99%	1.77%
TAX REQUISITION	337,048	252,531	267,493	272,813	278,236	283,152
GRANT IN LIEU OF TAXES	1,890	1,890	2,350	2,397	2,445	2,469
AGREEMENT - OSOYOOS INDIAN BAND	15,467	16,183	15,824	16,140	16,463	16,628
REVENUE - REC. PROGRAMS	80,000	47,750	84,416	86,104	87,826	88,704
PROVINCIAL GRANT -	-	20,000	-	-	-	-
TRANSFER FROM RESERVE	4,200	114,000	40,159	40,962	41,781	42,199
	\$ 438,605	\$ 452,354	\$ 410,242	\$ 418,416	\$ 426,751	\$ 433,153
ADMINISTRATION CHARGES	8,778	6,059	6,149	6,242	6,335	6,430
OPERATIONS	313,689	305,625	331,370	337,997	344,757	349,928
CAPITAL EXPENDITURES	108,550	134,000	32,960	33,619	34,291	34,805
INSURANCE - PROPERTY	2,373	2,420	2,468	2,517	2,567	2,606
INSURANCE - LIABILITY	5,215	4,250	4,335	4,422	4,510	4,578
TRANSFER TO RESERVE	-		32,960	33,619	34,291	34,805
	\$ 438,605	\$ 452,354	\$ 410,242	\$ 418,416	\$ 426,751	\$ 433,153



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
PROGRAMS - OLIVER/AREA C**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
RG735, C714, BL 1902 - Assessment	Tax Limit (A)	\$ 249,372	COMPLIANT			
	Tax Increase	25.22%	-42.79%	1.97%	2.26%	1.99%
TAX REQUISITION	164,650	206,173	117,944	120,272	122,994	125,443
GRANT IN LIEU OF TAXES	1,170	1,170	836	853	870	879
AGREEMENT - OSOYOOS INDIAN BAND	9,325	13,266	6,676	6,810	6,946	7,015
USER FEES - RECREATION PROGRAMS	162,000	79,750	108,630	110,803	113,019	114,149
TRANSFER FROM RESERVE	2,600	-	332	339	-	-
	\$ 339,745	\$ 300,359	\$ 234,418	\$ 239,077	\$ 243,829	\$ 247,487
ADMINISTRATION CHARGES	8,794	5,716	5,802	5,889	5,977	6,067
OPERATIONS	321,112	291,900	205,814	209,930	214,129	217,341
SHARED CAPITAL	7,150	-	20,004	20,404	20,812	21,124
INSURANCE - LIABILITY	2,689	2,743	2,798	2,854	2,911	2,955
	\$ 339,745	\$ 300,359	\$ 234,418	\$ 239,077	\$ 243,829	\$ 247,487



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
RECREATION HALL - OLIVER/C**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
RG735, C714, BL 1347 - Assessment	Tax Limit (A)	\$ 890,614	COMPLIANT			
	Tax Increase	-20.90%	-31.10%	25.01%	-16.80%	1.95%
TAX REQUISITION	387,785	306,721	211,325	264,187	219,806	224,089
GRANT IN LIEU OF TAXES	1,440	1,440	1,524	1,554	1,585	1,601
AGREEMENT - OSOYOOS INDIAN BAND	11,377	19,600	9,556	9,747	9,942	10,041
RENTAL REVENUE - HALL	117,550	70,625	103,617	105,689	107,803	108,881
TRANSFER FROM RESERVE	3,200	70,000	74,905	76,403	77,931	78,710
PROVINCIAL GRANT -	\$ -	50,000				
	\$ 521,352	\$ 518,386	\$ 400,927	\$ 457,580	\$ 417,067	\$ 423,323
ADMINISTRATION CHARGES	7,909	5,488	5,571	5,654	5,739	5,825
OPERATIONS	284,469	274,152	271,537	276,968	282,507	286,745
CAPITAL EXPENDITURES	200,400	210,000	74,905	76,403	77,931	79,100
INSURANCE - PROPERTY	5,095	5,197	5,301	54,070	5,515	5,598
INSURANCE - LIABILITY	3,479	3,549	3,620	3,692	3,766	3,822
TRANSFER TO RESERVE	20,000	20,000	39,993	40,793	41,609	42,233
	\$ 521,352	\$ 518,386	\$ 400,927	\$ 457,580	\$ 417,067	\$ 423,323



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
RECREATION COMMISSION - AREA A**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
RG735, A714, Section 767.5 - Assessment	Tax Limit (A)	\$ 98,432	COMPLIANT			
	Tax Increase	2.65%	4.37%	2.25%	2.17%	2.17%
TAX REQUISITION	76,051	78,067	81,480	83,310	85,119	86,968
TRANSFER FROM OPERATIONAL RESERVE	-	433	200	150	160	170
FUND ADMIN CHARGE RELATED TO COVID EXPENSES		1,437				
PRIOR YEARS SURPLUS	1,900	433	300	300	300	300
	\$ 77,951	\$ 80,370	\$ 81,980	\$ 83,760	\$ 85,579	\$ 87,438
ADMINISTRATION CHARGES	2,101	2,328	2,363	2,399	2,435	2,471
TRANSFER TO OPERATIONAL RESERVES		433	300	300	300	300
CONTRACTS - OSOYOOS	75,850	77,609	79,316	81,061	82,845	84,667
	\$ 77,951	\$ 80,370	\$ 81,980	\$ 83,760	\$ 85,579	\$ 87,438



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
RECREATION COMM - KALEDEN**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
N715, N714 Assessment	Tax Limit	\$ 115,388	REVIEW REQUIRED			
	Tax Increase	-9.71%	31.19%	38.78%	-37.81%	26.02%
TAX REQUISITION	180,343	162,824	213,607	296,451	184,375	232,345
GRANT IN LIEU OF TAXES	3,910	3,910	3,949	3,989	4,028	4,069
GRANT REVENUE	99,000	-	-	-	-	-
COMMUNITY WORKS GAS TAX FUNDING	205,000	62,250	-	-	-	-
RENTAL REVENUE - LIBRARY	12,700	12,700	12,827	12,955	13,085	13,216
RENTAL REVENUE - HALL	4,000	14,825	14,973	15,123	15,274	15,427
RENTAL REVENUE - HOTEL SITE	3,200	4,000	4,040	4,080	4,121	4,162
OFF PREMISE RENTALS	500	1,000	1,010	1,020	1,030	1,041
USER FEES - RECREATION PROGRAMS	12,000	3,250	3,283	3,315	3,348	3,382
TRANSFER FROM RESERVE	28,000	-	-	-	-	-
PROVINCIAL GRANT - Kaleden Hotel Development		800,000				
TO FUND ADDITIONAL OPERATING COSTS - COVID GRANT		10,500				
TO FUND FOR LOST 2020 REVENUE - COVID GRANT		9,106				
TO FUND FOR LOST 2021 REVENUE - COVID GRANT		9,106				
DONATIONS	5,000	-	-	-	-	-
PRIOR YEARS SURPLUS	-	570	576	581	587	593
	\$ 553,653	\$ 1,094,041	\$ 254,264	\$ 337,515	\$ 225,850	\$ 274,235
RDOS STAFF WAGES		6,776	7,756	7,837	7,955	8,074
PART TIME WAGES - REC INSTRUCTORS	6,000	5,000	5,075	5,151	5,228	5,307
WAGES - SUMMER STAFF	-	1,500	1,523	1,545	1,569	1,592
ADMINISTRATION CHARGES	6,853	8,902	9,035	9,171	9,308	9,448
IS	1,125	2,000	2,030	2,060	2,091	2,123
BUILDING MAINTENANCE	3,000	3,000	3,045	3,091	3,137	3,184
MAINTENANCE - JANITORIAL - HALL	-	-	-	-	-	-
MAINTENANCE - PARKS	-	-	-	-	-	-
CONTRACT P&R - KALEDEN REC COMMISSION	15,000	16,000	16,240	16,484	16,731	16,982
CONTRACT SERVICES	23,750	27,250	27,659	28,074	28,495	28,922
EDUCATION & TRAINING	-	1,500	1,523	1,545	1,569	1,592
KALEDEN HOTEL SITE PROJECT	40,000	-	-	-	-	-
CAPITAL EXPENDITURES - RECREATION	-	-	-	-	-	-
CAPITAL EXPENDITURES - Pioneer Park/Kalden Hall	300,500	62,250	-	-	-	-
CAPITAL EXPENDITURES - Kaleden Hotel Dev. Cont on Grant		800,000				
CAPITAL EXPENDITURES - Pioneer Park Beach Enhancement		-	20,000	15,000		
CAPITAL EXPENDITURES - Pioneer Park Picnic Shelter						45,000
CAPITAL EXPENDITURES - Pioneer Park Sports Courts			15,000	75,000		
CAPITAL EXPENDITURES - Kaleden Hotel to pioneer Park KVR trail upgrade				25,000		
PARKS IMPROVEMENTS	17,200	17,200	-	-	-	-
INSURANCE - PROPERTY	8,490	8,639	8,769	8,900	9,034	9,169
INSURANCE - LIABILITY	2,821	3,103	3,150	3,197	3,245	3,293
LEGAL FEES	-	-	-	-	-	-
SUPPLIES - RECREATION	3,750	5,000	5,075	5,151	5,228	5,307
SUPPLIES - PARKS	6,300	7,800	7,917	8,036	8,156	8,279
SUPPLIES - P&R - PROGRAMS	-	1,000	1,015	1,030	1,046	1,061
ADVERTISING	2,375	3,200	3,248	3,297	3,346	3,396
TRAVEL/LEASING	10,000	10,750	10,911	11,075	11,241	11,410
UTILITIES	7,500	7,500	7,613	7,727	7,843	7,960
UTILITIES - NATURAL GAS	-	-	-	-	-	-
TRANSFER TO RESERVE	2,500	2,400	2,436	2,473	2,510	2,547
TRANSFER TO OPERATING RESERVE	500	500	508	516	523	531
OTHER EXPENSES - MISCELLANEOUS	-	-	-	-	-	-
SALARIES & WAGES	95,989	92,771	94,163	95,575	97,009	98,464
	\$ 553,653	\$ 1,094,041	\$ 253,689	\$ 336,934	\$ 225,263	\$ 273,642



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
PARKS & RECREATION - NARAMATA**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
RG735, E715, BL 1441,1993 Assessment	Tax Limit	\$ 405,951	COMPLIANT			
	Tax Increase	3.14%	14.20%	1.17%	1.20%	-37.67%
TAX REQUISITION	323,104	333,242	380,568	385,036	389,669	242,872
GRANT IN LIEU OF TAXES	-					
COMMUNITY WORKS GAS TAX	227,000	20,350	-	-	-	-
CWF COMMUNITY WORKS GAS TAX FUNDING		-				
Gas Tax CWF Manitou Park Development - pathway, lighting and landscaping		222,009				
PARK RENTALS - MANITOU	600	840	848	857	865	874
REVENUE - SUMMER DAY CAMP	2,000	1,500	1,515	1,530	1,545	1,561
USER FEES - RECREATION PROGRAMS	2,500	2,500	2,525	2,550	2,576	2,602
P&R REGISTRATION - #1	-	-	-	-	-	-
TRANSFER FROM LAND ACQUISITION RESERVE	-	81,800		50,000	150,000	151,500
TRANSFER FROM OPERATING RESERVE	91,000	27,253	-	-	-	-
PROVINCIAL GRANTS	1,500	149,318				
PROVINCIAL GRANTS - EMPLOYMENT	-					
FEDERAL GOVERNMENT GRANTS	245,800	15,000	-	-	-	-
TO OFFSET LOST 2020 REVENUE USING COVID GRANT GRANT		2,518				
TO OFFSET LOST 2021 REVENUE USING COVID GRANT GRANT		2,818				
TO OFFSET ADDITIONAL COVID EXPENSES FUNDED FROM COVID GRANT		12,000				
FUND A PORITON OF ADMIN CHARGE FUNDED FROM COVID GRANT		5,232				
MISCELLANEOUS REVENUE	400	1,100	1,111	1,122	1,133	1,145
DONATIONS	-	2,500	2,525	2,550	2,576	2,602
PRIOR YEARS SURPLUS	230,000	27,000	-	-	-	-
	\$ 1,123,904	\$ 906,980	\$ 389,093	\$ 443,645	\$ 548,365	\$ 403,155
RDOS STAFF WAGES	11,193	8,184	10,340	10,396	10,552	10,711
PART TIME WAGES - REC COORDINATOR	-	-	-	-	-	-
PART TIME WAGES - REC INSTRUCTORS	3,570	5,000	5,075	5,151	5,228	5,307
PART TIME WAGES - SUMMER PROGRAMS	4,000	3,000	3,045	3,091	3,137	3,184
ADMINISTRATION CHARGES	13,637	10,662	10,822	10,984	11,149	11,316
IS	1,125	3,500	3,553	3,606	3,660	3,715
KVR STEWARDSHIP	5,000	5,000	5,075	5,151	5,228	5,307
CONTRACT SERVICES	72,800	85,850	87,138	88,445	89,771	91,118
EDUCATION & TRAINING	-	1,500	1,523	1,545	1,569	1,592
SPECIAL PROJECTS	25,000	-	-	-	-	-
CAPITAL EXPENDITURES	770,000	-	-	-	-	-
CAPITAL EXPENDITURES - PARKS	10,000	-	-	-	-	-
CAPITAL EXPENDITURES - Wharf Acquisition		81,800		50,000	150,000	-
CAPITAL EXPENDITURES - Wharf Structural Assessment		15,263				
CAPITAL EXPENDITURES - CWF -Manitou Park Boat Storage		20,350				
CAPITAL EXPENDITURES - CWF -Manitou Park Development pathway, lighting and landscaping		222,009				
CAPITAL EXPENDITURES - CWF -Manitou Park Development and Design		15,263				
CAPITAL EXPENDITURES - CWF -Manitou Park washroon CWF		138,368				
CAPITAL EXPENDITURES - Install Conduits in Park		11,672				
PARKS IMPROVEMENTS	16,500	16,000	16,240	16,484	16,731	16,982
INSURANCE - PROPERTY	1,019	1,037	1,053	1,068	1,084	1,101
INSURANCE - LIABILITY	2,542	2,796	2,838	2,881	2,924	2,968
SUPPLIES - RECREATION	2,490	3,500	3,553	3,606	3,660	3,715
SUPPLIES - PARKS	7,500	11,500	11,673	11,848	12,025	12,206
SPECIAL EVENTS	5,000	5,000	5,075	5,151	5,228	5,307
ADVERTISING	1,150	2,000	2,030	2,060	2,091	2,123
TRAVEL/LEASING	3,000	3,560	3,613	3,668	3,723	3,778
UTILITIES	2,091	4,822	4,894	4,968	5,042	5,118
DEBT INTEREST	36,225	36,225	36,225	36,225	36,225	36,225
DEBT PRINCIPAL	42,798	42,798	42,798	42,798	42,798	42,798
TRANSFER TO RESERVE	2,500	20,514	20,822	21,134	21,451	21,773
TRANSFER TO OPERATING RESERVE	-	29,600	10,000	10,150	10,302	10,457
RECREATION GRANTS	16,300	13,500	13,703	13,909	14,117	14,329
MISCELLANEOUS REC EXPENSES	300	-	-	-	-	-
SALARIES & WAGES	68,164	86,707	88,008	89,328	90,668	92,028
	\$ 1,123,904	\$ 906,980	\$ 389,093	\$ 443,645	\$ 548,365	\$ 403,155



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
RECREATION COMM - OK FALLS**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
F714, F715 FI 2524 & 2684 - Assessment	Tax Limit (A)	\$ 753,859	COMPLIANT			
	Tax Increase	-5.24%	9.61%	7.78%	1.25%	1.26%
TAX REQUISITION	598,200	566,880	\$ 621,384	\$ 669,742	\$ 678,129	\$ 686,646
GRANT REVENUE - PL4C	942	-	-	-	-	-
COMMUNITY WORKS GAS TAX FUNDING	310,000	5,060	5,111	5,162	5,213	5,265
GAS TAX FUNDING Garnett Family Park Development		25,897				
GRANT REVENUE #3	150,000	2,529	-	-	-	-
GRANT REVENUE Garnet Family Park Development		25,000				
PROVINCIAL GRANT	103,250		-	-	-	-
RENTAL REVENUE	24,000	24,000	24,240	24,482	24,727	24,974
REGISTRATION FEES - REC PROGRAMS	22,000	10,000	10,100	10,201	10,303	10,406
REGISTRATION FEES - SUMMER PROGRAMS	3,000	1,500	1,515	1,530	1,545	1,561
TRANSFER FROM RESERVE	-	127,969	40,000	40,400	40,804	41,212
PROVINCIAL GRANTS - EMPLOYMENT	-		-	-	-	-
RECOVER 2020 REVENUE LOST RE COVID FUNDED FROM COVID FUNDS		16,602				
RECOVER 2020 REVENUE LOST RE COVID FUNDED FROM COVID FUNDS		16,602				
TO FUND OPERATION COSTS FROM COVID GRANT		19,000				
PURCHASE OF SMART BOARDS AND IT EQUIPMENT FUNDED FROM COVID GRANT		20,000				
FUND A PORTION OF ADMIN FEE FROM COVID		1,749				
DONATIONS	10,000	10,000	50,000	10,000	10,100	10,201
PRIOR YEARS SURPLUS	80,000	-	-	-	-	-
	\$ 1,301,392	\$ 872,788	\$ 752,350	\$ 761,517	\$ 770,822	\$ 780,266
RDOS STAFF WAGES	-	15,612	15,846	16,084	16,325	16,570
PART TIME WAGES - REC INSTRUCTORS	20,000	20,000	20,300	20,605	20,914	21,227
WAGES - SUMMER STAFF - REC	3,000	3,000	3,045	3,091	3,137	3,184
ADMINISTRATION CHARGES	15,034	25,572	25,955	26,345	26,740	27,141
IS	2,250	2,000	2,030	2,060	2,091	2,123
MAINTENANCE - PARKS	500	750	761	773	784	796
GRANT EXPENSE - PL4C	942	-	-	-	-	-
COMMUNITY WORKS GAS TAX EXPENSES	-	-	-	-	-	-
GRANT EXPENDITURE #3	750	750	761	773	784	796
CONTRACT SERVICES - PARKS	36,600	52,150	52,932	53,726	54,532	55,350
EDUCATION & TRAINING	2,528	2,500	2,538	2,576	2,614	2,653
PURCHASE OF SMART BOARDS AND IT EQUIPMENT FUNDED FROM COVID GRANT		20,000				
CAPITAL EXPENSES - RECREATION	25,000	-	-	-	-	-
CAPITAL EXPENDITURES - PARKS	643,000	-	-	-	-	-
CAPITAL KVR Jumping Platform	-	40,700				
605 Willow (Lamb site development)	-	15,263				
Heritage Hills Entrance Irrigation		7,590				
Parks Master Plan Area "D"		20,450				
CWF Garnett Family Park Development		50,897				
CWF Pulic Boad Launch		5,060				
-CWF Garnett Park Washroon cwf		5,119				
-CWF Keogan Parball Diamonds		12,210				
PARKS IMPROVEMENTS	42,200	54,500	50,000	50,750	51,511	52,284
CAPITAL LAND AQUISITION	-	2,000	2,030	2,060	2,091	2,123
INSURANCE - PROPERTY	5,511	5,594	5,678	5,763	5,850	5,937
INSURANCE - LIABILITY	4,119	4,531	4,599	4,668	4,738	4,809
LEGAL FEES	-	-	-	-	-	-
SUPPLIES - RECREATION	11,254	11,000	11,165	11,332	11,502	11,675
SUPPLIES - PARKS	21,028	22,300	22,635	22,974	23,319	23,668
SPECIAL EVENTS	3,000	3,000	3,045	3,091	3,137	3,184
ADVERTISING - PROGRAMS	5,300	4,000	4,060	4,121	4,183	4,245
TRAVEL/LEASING	19,660	20,700	21,011	21,326	21,646	21,970
UTILITIES - P&R - PARK	14,000	23,000	23,345	23,695	24,051	24,411
UTILITIES - P&R - REC CENTRE	6,700	6,700	6,801	6,903	7,006	7,111
VANDALISM	-	-	-	-	-	-
MFA LEASING	8,600	9,000	9,135	9,272	9,411	9,552
DEBT INTEREST	61,530	61,530	61,530	61,530	61,530	61,530
DEBT PRINCIPAL	79,683	79,683	79,683	79,683	79,683	79,683
BANK CHARGES & INTEREST	-	-	-	-	-	-
TRANSFER TO RESERVE	30,000	25,759	80,000	81,200	82,418	83,654
CONTINGENCY	-	-	-	-	-	-
SALARIES & WAGES	239,203	239,868	243,466	247,118	250,825	254,587
	\$ 1,301,392	\$ 872,788	\$ 752,350	\$ 761,517	\$ 770,822	\$ 780,266



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
TULAMEEN RECREATION COMMISSION

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
F714, F715 FI 2524 & 2684 - Assessment	Tax Limit (A)	\$ 48,530	COMPLIANT			
	Tax Increase	-22.69%	100.46%	1.50%	196.92%	-60.60%
TAX REQUISITION	45,541	35,208	70,579	71,641	212,715	83,806
GAS TAX FUNDING	10,000	25,806	60,000	20,000	-	-
TRANSFER FROM OPERAITONAL RESERVE		12,000				
MISCELLANEOUS REVENUE	-		-	-	-	-
FUND OPERATIONAL EXPENSES FUNDED FROM COVID GRANT		3,208				
PRIOR YEARS SURPLUS	-	6,500				
	\$ 55,541	\$ 82,722	\$ 130,579	\$ 91,641	\$ 212,715	\$ 83,806
SALARIES & WAGES	1,500	642	655	668	678	688
ADMINISTRATION CHARGES	1,957	1,045	1,061	1,077	1,093	1,109
GAS TAX	10,000		-	-	-	-
CONTRACT P&R - TULAMEEN REC. SOCIETY	23,005	23,350	23,700	24,056	24,417	24,783
CONTRACT SERVICES	1,000	1,000	1,015	1,030	1,046	1,061
CAPITAL EXPENDITURES	-	-	-	-	-	-
CAPITAL EXPENDITURES - Park I Plan & Dev.		7,590	10,000	10,000	-	-
CAPITAL EXPENDITURES -Park Dev. Plan		8,096				
CAPITAL EXPENDITURES -Park Development			50,000	10,000		
CAPITAL EXPENDITURES - Rink Board Replacement					140,000	
CAPITAL EXPENDITURES - Washroom Exterior		10,120				
CAPITAL EXPENDITURES - Sun Screens						10,000
INSURANCE - PROPERTY	1,077	1,096	1,112	1,129	1,146	1,163
MILEAGE	1,000	1,000	1,015	1,030	1,046	1,061
UTLILITIES	-	2,000	2,030	2,060	2,091	2,123
TRANSFER TO CAPITAL RESERVE	8,596	10,000	10,150	10,302	10,457	10,614
TRANSFER TO OPERATING RESERVE	3,368	11,029	24,000	24,360	24,725	25,096
SUPPLIES - PARKS	500	1,000	1,015	1,030	1,046	1,061
SALARIES & WAGES	3,538	4,754	4,825	4,898	4,971	5,046
	\$ 55,541	\$ 82,722	\$ 130,579	\$ 91,641	\$ 212,715	\$ 83,806



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
ARENA - PRINCETON/H**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
RG731, Z714, BI 2666,2014 - Assessment	Tax Limit (A)	\$ 314,236	COMPLIANT			
Revenue	Tax Increase	0.16%				
TAX REQUISITION	279,000	\$ 279,440	\$ 283,632	\$ 287,886	\$ 292,204	\$ 296,587
COMMUNITY WORKS GAS TAX RE ELECTRICAL	-		-	-	-	-
PRIOR YEARS SURPLUS	-					
	\$ 279,000	\$ 279,440	\$ 283,632	\$ 287,886	\$ 292,204	\$ 296,587
Expense						
ADMINISTRATION CHARGES	7,699	8,139	8,261	8,385	8,511	8,638
CONTRACT SERVICES	271,301	271,301	275,371	279,501	283,694	287,949
OTHER EXPENSES - MISCELLANEOUS	-	-	-	-	-	-
	\$ 279,000	\$ 279,440	\$ 283,632	\$ 287,886	\$ 292,204	\$ 296,587



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
Regional Recreation**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
NA						
Revenue	Tax Limit (A)	NA	NA			
	Tax Increase	No taxes required				
FEDERAL GRANTS	\$ -	\$ 9,927	-	-	-	-
	\$ -	\$ 9,927	\$ -	\$ -	\$ -	\$ -
Expense						
TRAVEL/LEASING	\$ -	\$ -	-	-	-	-
	\$ -	\$ 9,927	-	-	-	-
	\$ -	\$ 9,927	\$ -	\$ -	\$ -	\$ -



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
RECREATION FACILITY - KEREMEOS/AREAS B&G**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
RG 734 - 535, RG 735 - g716, RG 735 *B716 Bl 1470.02	Tax Limit (A)	\$ 597,301	COMPLIANT			
Revenue	Tax Increase	15.63%	18.03%	1.58%	6.82%	-3.40%
TAX REQUISITION	275,354	318,391	375,790	381,735	407,773	393,904
GRANT IN LIEU OF TAXES	128	131	132	134	135	136
REVENUE - DEVELOPMENT FEE	1,280	6,306	6,369	6,433	6,497	6,562
REVENUE - FITNESS	20,343	18,000	18,180	18,362	18,545	18,731
REVENUE - BOWLING	12,000	8,000	8,080	8,161	8,242	8,325
REVENUE - SQUASH	769	100	101	102	103	104
REVENUE - RECREATION	10,000	9,000	9,090	9,181	9,273	9,365
REVENUE - CONCESSION	3,000	2,500	2,525	2,550	2,576	2,602
REVENUE - ICE RINK	11,000	11,000	11,110	11,221	11,333	11,447
TRANSFER FROM CAPITAL RESERVE	145,000	169,217	72,500	306,000	66,000	66,000
TRANSFER FROM OPERATING RESERVE	-	6,000	6,060	6,121	6,182	6,244
Federal GRANTS - EMPLOYMENT	-	4,000	-	-	-	-
RECOVER LOST 2020 FUNDS WITH COVID FUNDS	-	16,994	-	-	-	-
RECOVER LOST 202 FUNDS WITH COVID FUNDS	-	16,994	-	-	-	-
MISCELLANEOUS REVENUE	1,407	-	-	-	-	-
DONATIONS	3,500	4,000	-	-	-	-
PRIOR YEARS SURPLUS	-	-	-	-	-	-
	\$ 483,781	\$ 590,633	\$ 509,938	\$ 749,999	\$ 536,659	\$ 523,419
Expense						
SALARIES & WAGES	20,000	99,786	102,501	104,039	105,599	107,183
RDOS STAFF WAGES	61,000	1,500	1,523	1,545	1,569	1,592
PART TIME WAGES - REC INSTRUCTORS	-	12,000	12,180	12,363	12,548	12,736
WAGES - SUMMER STAFF	-	4,000	4,060	4,121	4,183	4,245
ADMINISTRATION CHARGES	2,943	14,492	14,710	14,930	15,154	15,382
IS	2,250	3,250	3,299	3,348	3,398	3,449
CONSULTANTS	10,000	-	-	-	-	-
CONTRACT SERVICES	17,900	45,000	45,675	46,360	47,056	47,761
EDUCATION & TRAINING	-	5,000	5,075	5,151	5,228	5,307
DEPRECIATION	-	-	-	-	-	-
CAPITAL EXPENDITURES	146,000	-	-	-	-	-
CAPITAL EXPENDITURES - Recreation Centre Bowling Lanes	-	56,238	-	-	-	-
CAPITAL EXPENDITURES - Outdoor rink surface repair	-	10,120	-	-	-	-
CAPITAL EXPENDITURES - Outdoor rink replacement	-	8,096	-	150,000	-	-
CAPITAL EXPENDITURES - Rec centre entrance development	-	8,096	-	-	-	-
CAPITAL EXPENDITURES - Rec centre ball court	-	8,703	-	-	-	-
CAPITAL EXPENDITURES - Rec centre exterior landscaping	-	53,170	60,000	60,000	60,000	60,000
CAPITAL EXPENDITURES - Rec centre energy upgrades	-	10,120	-	-	-	-
CAPITAL EXPENDITURES - Rec centre window replacements	-	8,602	6,500	-	-	-
CAPITAL EXPENDITURES - Rec centre change room showers replacement	-	-	-	-	20,000	-
CAPITAL EXPENDITURES - Rec centre building envelope replacement	-	-	-	90,000	-	-
CAPITAL EXPENDITURES - Rec centre heating units	-	6,072	6,000	6,000	6,000	6,000
EQUIPMENT	2,500	14,000	14,210	14,423	14,639	14,859
EQPT - P&R - DEVELOPMENT FEE	-	-	-	-	-	-
PARK/FACILITY IMPROVEMENTS	6,500	12,000	12,180	12,363	12,548	12,736
INSURANCE - PROPERTY	12,424	14,238	14,452	14,668	14,888	15,112
INSURANCE - LIABILITY	2,956	3,015	3,060	3,106	3,153	3,200
SUPPLIES REC	1,000	3,500	3,553	3,606	3,660	3,715
SUPPLIES FACILITY	13,500	13,500	13,703	13,908	14,117	14,328
SUPPLIES - P&R - CONCESSION	3,000	900	914	927	941	955
SPECIAL EVENTS	-	4,000	4,060	4,121	4,183	4,245
ADVERTISING	2,649	2,000	2,030	2,060	2,091	2,123
TRAVEL/LEASING	5,000	6,000	6,090	6,181	6,274	6,368
UTILITIES	31,700	28,700	29,131	29,567	30,011	30,461
TRANSFER TO RESERVE	30,000	21,200	30,000	30,450	30,907	31,370
TRANSFER TO OPERATING RESERVE	-	500	508	515	523	531
GRANTS IN AID	-	-	-	-	-	-
SALARIES & WAGES	112,459	112,835	114,528	116,245	117,989	119,759
	\$ 483,781	\$ 590,633	\$ 509,938	\$ 749,999	\$ 536,659	\$ 523,419



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
POOL - KEREMEOS/AREAS B & G**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
RG 734 -535, RG 735 - g716,RG 735 *B716 Bl 2119.01	Tax Limit (A)	\$ 160,251	COMPLIANT			
Revenue	Tax Increase	-4.84%	15.26%	1.57%	1.57%	1.57%
DEBENTURE INTEREST	-	-	-	-	-	-
TAX REQUISITION	111,463	106,072	122,262	124,182	126,131	128,111
GRANT IN LIEU OF TAXES	2,190,000	-	-	-	-	-
REVENUE - SWIMMING	13,000	11,000	11,110	11,221	11,333	11,447
SWIMMING - SCHOOL PROGRAM	3,000	3,000	3,030	3,060	3,091	3,122
REVENUE - SWIM CLUB	3,000	3,000	3,030	3,060	3,091	3,122
TRANSFER FROM CAPITAL RESERVE	150,000	165,000	-	-	-	-
TRANSFER FROM OPERATING RESERVE	-	-	-	-	-	-
DEBENTURE PROCEEDS	625,000	-	-	-	-	-
PROVINCIAL GRANTS		1,000,000				
TO RECOVER LOST 2020 REVENUE RE COVID		7,750				
TO RECOVER LOST 2021 REVENUE RE COVID		7,750				
PRIOR YEARS SURPLUS	-	-	-	-	-	-
	\$ 3,095,463	\$ 1,303,572	\$ 139,432	\$ 141,524	\$ 143,647	\$ 145,801
Expense						
SALARIES & WAGES - RDOS STAFF	35,000	40,430	41,036	41,652	42,277	42,911
ADMINISTRATION CHARGES	2,172	2,352	2,387	2,423	2,459	2,496
OPERATIONS	2,000	2,000	2,030	2,060	2,091	2,123
CONSULTANTS	-	-	-	-	-	-
CONTRACT SERVICES	1,150	2,150	2,182	2,215	2,248	2,282
CAPITAL EXPENDITURES	2,965,000	-	-	-	-	-
CAPITAL EXPENDITURES- Simming Pool Renovation (contingent on grant)		1,000,000	-	-	-	-
CAPITAL EXPENDITURES- Pool liner Repair		165,000				
PARK/FACILITY IMPROVEMENTS	2,000	2,000	2,030	2,060	2,091	2,123
INSURANCE - PROPERTY	463	471	478	485	493	500
INSURANCE - LIABILITY	1,069	1,176	1,194	1,212	1,230	1,248
SUPPLIES REC	500	500	508	515	523	531
SUPPLIES FACILITY	11,900	12,300	12,485	12,672	12,862	13,055
TRAVEL/LEASING	1,000	1,800	1,827	1,854	1,882	1,910
UTILITIES	8,500	9,000	9,135	9,272	9,411	9,552
VANDALISM	-	-	-	-	-	-
TRANSFER TO RESERVE	15,000	16,200	15,225	15,453	15,685	15,920
SALARIES & WAGES	49,709	48,193	48,916	49,650	50,394	51,150
	\$ 3,095,463	\$ 1,303,572	\$ 139,432	\$ 141,524	\$ 143,647	\$ 145,801



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
ARENA - OSOYOOS/A**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
Referendum 185 & 834 - No Tax Limit	No Tax limit	NA	NA			
Revenue	Tax Increase	-2.36%	1.54%	1.54%	1.54%	1.54%
TAX REQUISITION	568,899	555,455	564,016	572,714	581,553	590,533
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
GAS TAX FUNDING	-	25,000	25,250	25,503	25,758	26,015
REVENUE - MEZZANINE RENTAL	37,515	38,453	38,838	39,226	39,618	40,014
REVENUE - CONCESSION	2,400	2,400	2,424	2,448	2,473	2,497
REVENUE - SKATING	22,735	23,303	23,536	23,771	24,009	24,249
REVENUE - HOCKEY	77,993	79,943	80,742	81,550	82,365	83,189
REVENUE - MAINTENANCE CONTRIBUTION	8,508	8,721	8,808	8,896	8,985	9,075
TRANSFER FROM RESERVE	-	-	-	-	-	-
MISCELLANEOUS REVENUE	2,100	2,100	2,121	2,142	2,164	2,185
PRIOR YEARS SURPLUS	-	-	-	-	-	-
	\$ 720,150	\$ 735,375	\$ 745,735	\$ 756,251	\$ 766,924	\$ 777,758
Expense						
SALARIES & WAGES	376,410	383,938	389,697	395,543	401,476	407,498
RDOS STAFF WAGES	-	-	-	-	-	-
ADMINISTRATION CHARGES	5,312	11,337	11,507	11,679	11,854	12,032
ADMIN CHARGES - TOWN	12,000	12,000	12,180	12,363	12,548	12,736
BUILDING MAINTENANCE	51,000	52,020	52,800	53,592	54,396	55,212
EQUIPMENT MAINTENANCE	-	-	-	-	-	-
EQUIPMENT MAINTENANCE - VEHICLES	5,100	5,202	5,280	5,359	5,440	5,521
CAPITAL EXPENDITURES	97,000	95,000	96,425	97,871	99,339	100,830
SUPPLIES	11,485	11,715	11,891	12,069	12,250	12,434
SUPPLIES - P&R - CONCESSION	1,200	1,200	1,218	1,236	1,255	1,274
UTILITIES	109,282	111,468	113,140	114,837	116,560	118,308
DEBT INTEREST	44,680	44,680	44,680	44,680	44,680	44,680
TRF TO RESERVE - EQUIPMENT	-	-	-	-	-	-
OTHER EXPENSES - MISCELLANEOUS	6,681	6,815	6,917	7,021	7,126	7,233
	\$ 720,150	\$ 735,375	\$ 745,735	\$ 756,251	\$ 766,924	\$ 777,758



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
NARAMATA TRANSIT**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
SLP Dec. 1979 No Tax Limit	No Tax Limit	NA	NA			
Revenue	Tax Increase	-22.49%	32.92%	1.57%	1.57%	1.57%
TAX REQUISITION	105,422	81,709	108,605	110,308	112,037	113,793
TRANSIT FARES	14,800	5,164	14,800	14,948	15,097	15,248
PROVINCIAL SAFE START PROGRAM	-	17,723		-	-	-
FUND A PORTION OF ADMIN FEE FUNDED FROM COVID GRANT		1,871				
PRIOR YEARS SURPLUS	-	-	-	-	-	-
	\$ 120,222	\$ 106,467	\$ 123,405	\$ 125,256	\$ 127,135	\$ 129,042
Expense						
ADMINISTRATION CHARGES	5,965	3,931	3,990	4,050	4,110	4,172
MAINTENANCE	2,000	1,500	1,523	1,545	1,569	1,592
OPERATIONS	109,265	93,260	110,000	111,650	113,325	115,025
TRANSFER TO OP RESERVE	250	5,000	5,075	5,151	5,228	5,307
OTHER EXPENSES - MARKETING	1,000	1,000	1,015	1,030	1,046	1,061
SALARIES & WAGES	1,742	1,776	1,803	1,830	1,857	1,885
	\$ 120,222	\$ 106,467	\$ 123,405	\$ 125,256	\$ 127,135	\$ 129,042



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
TRANSIT - AREA D**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
6 714, 6,714, Bl 2654,2014	Tax Limit (A)	\$ 109,564	COMPLIANT			
Revenue	Tax Increase	-24.87%	12.31%	1.67%	1.66%	1.66%
TAX REQUISITION	113,305	85,131	95,613	97,206	98,824	100,468
TRANSIT FARES	13,100	5,375	13,100	13,231	13,363	13,497
PROVINCIAL GRANT	-	18,446	18,631	18,817	19,005	19,195
FUND A PORITON OF ADMIN FEES FROM COVIT SAFE START GRANT		276				
PRIOR YEARS SURPLUS		-	-	-	-	-
	\$ 126,405	\$ 109,228	\$ 127,344	\$ 129,254	\$ 131,192	\$ 133,160
Expense						
ADMINISTRATION CHARGES	2,984	4,084	4,145	4,208	4,271	4,335
MAINTENANCE	2,000	2,000	2,030	2,060	2,091	2,123
OPERATIONS	114,179	97,067	115,000	116,725	118,476	120,253
OTHER EXPENSES - MARKETING	500	500	508	515	523	531
TRANSFER TO OP RESERVE	5,000	3,801	3,858	3,916	3,975	4,034
SALARIES & WAGES	1,742	1,776	1,803	1,830	1,857	1,885
	\$ 126,405	\$ 109,228	\$ 127,344	\$ 129,254	\$ 131,192	\$ 133,160



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
TRANSIT - ELECTORAL AREA G

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
RG 735, G716, BR 411/85 Maximum levy	Tax Limit	\$ 2,840	COMPLIANT			
Revenue	Tax Increase	-7.02%	1.50%	1.50%	1.50%	1.50%
TAX REQUISITION	2,826	\$ 2,628	2,667	2,707	2,748	2,789
	\$ 2,826	\$ 2,628	\$ 2,667	\$ 2,707	\$ 2,748	\$ 2,789
Expense						
ADMINISTRATION CHARGES	275	\$ 77	78	79	80	81
CONTRACTS - PRINCETON	2,551	\$ 2,551	2,589	2,628	2,668	2,708
	\$ 2,826	\$ 2,628	\$ 2,667	\$ 2,707	\$ 2,748	\$ 2,789



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
TRANSIT - ELECTORAL AREA H

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
RG 735, H 717, B 411/85 Maximum levy	Tax Limit	\$ 1,160	COMPLIANT			
Revenue	Tax Increase	-35.25%	1.50%	1.50%	1.50%	1.50%
TAX REQUISITION	1,112	720	731	742	753	764
	\$ 1,112	\$ 720	\$ 731	\$ 742	\$ 753	\$ 764
Expense						
ADMINISTRATION CHARGES	413	\$ 21	21	22	22	22
CONTRACTS - PRINCETON	699	\$ 699	709	720	731	742
	\$ 1,112	\$ 720	\$ 731	\$ 742	\$ 753	\$ 764



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
TRANSIT - WEST BENCH F**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
Bylaw 2019 - No Limit	No Tax Limit	NA	NA			
Revenue	Parcel Tax	0.90%	3.70%	2.28%	2.25%	3.60%
PARCEL TAX	10,004	10,094	10,468	10,706	10,947	11,342
TRANSIT FARES	2,888	755	766	778	789	801
TRANSFER FROM OPEATIONAL RESERVES			2,100	2,050	2,000	1,800
FUND A PORTION OF ADMIN CHARGE FUNDED FROM COVID GRANT		146				
PRIOR YEAR SURPLUS	\$ -	8,989	-	-	-	-
	\$ 12,892	\$ 19,984	\$ 13,334	\$ 13,534	\$ 13,737	\$ 13,943
Expense						
ADMINISTRATION CHARGES	150	368	374	379	385	391
MAINTENANCE	2,000	2000	2,030	2,060	2,091	2,123
OPERATIONS	8,000	8000	8,120	8,242	8,365	8,491
ADVERTISING	-	-	-	-	-	-
TRANSFER TO OPERATING RESERVE	500	7340	500	508	515	523
OTHER EXPENSE - MARKETING	500	500	508	515	523	531
SALARIES & WAGES	1,742	1776	1,803	1,830	1,857	1,885
	\$ 12,892	\$ 19,984	\$ 13,334	\$ 13,534	\$ 13,737	\$ 13,943



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
ELECTRICAL - MIZZULA ELECTRICAL

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
NA	NA	NA	NA			
Revenue	Tax Increase	NA				
PARCEL TAX	-	-				
PRIOR YEARS SURPLUS	-	747				
	\$ -	\$ 747	\$ -	\$ -	\$ -	\$ -
Expense						
ADMINISTRATION CHARGES	\$ -	NA	NA	NA	NA	NA
MAINTENANCE	\$ -	\$ -	-	-	-	-
OPERATIONS	\$ -	\$ -	-	-	-	-
TRANSFER TO OPERATING RESERVE		\$ 747				
	\$ -	\$ 747	\$ -	\$ -	\$ -	\$ -



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
ELECTRICAL SYSTEM - SCHNEIDER**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
Parcel Tax BL 1921 - Max Limit	Maximum Limit	\$ 1,000.00	COMPLIANT			
Revenue	Tax Increase	-25.52%	39.57%	1.59%	1.59%	1.59%
PARCEL TAX	995	741	1,034	1,051	1,067	1,084
TRANSFER FROM OPERATING RESERVE	250	-	-	-	-	-
PROVINCIAL GRANTS	181	185	187	189	191	193
TO REDUCE TAXES RE COVID FUNDED FROM COVID GRANT		277				
PRIOR YEARS SURPLUS	-	-	-	-	-	-
	\$ 1,426	\$ 1,203	\$ 1,221	\$ 1,239	\$ 1,258	\$ 1,277
Expense						
ADMINISTRATION CHARGES	55	\$ 35	36	36	37	37
UTILITIES - POWER	1,121	\$ 1,143	1,160	1,178	1,195	1,213
TRANSFER TO OPERATING RESERVE	-	\$ -	-	-	-	-
CONTINGENCY	250	\$ 25	25	26	26	27
	\$ 1,426	\$ 1,203	\$ 1,221	\$ 1,239	\$ 1,258	\$ 1,277



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
GALLAGHER LAKE SEWER**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
User Fee	NA	NA	NA			
	User Fee S/B increased	5.44%	1.59%	1.53%	1.53%	1.53%
Revenue						
USER FEES	41,649	43,914	44,614	45,298	45,993	46,698
TRANSFER FROM OPERATING RESERVE	-	3,000	3,030	3,060	3,091	3,122
PRIOR YEARS SURPLUS	3,111	2,000	-	-	-	-
	\$ 44,760	\$ 48,914	\$ 47,644	\$ 48,359	\$ 49,084	\$ 49,820
Expense						
ADMINISTRATION CHARGES	675	1,224	1,242	1,261	1,280	1,299
OP-W&S- WATER QUALITY MONIT	-	204	207	210	213	217
OPERATIONS - HEALTH & SAFETY	-	255	259	263	267	271
CONTRACT SERVICES - OPERATIONS -OIB	28,000	30,576	31,035	31,500	31,973	32,452
EDUCATION & TRAINING	-	-	-	-	-	-
INSURANCE - LIABILITY	576	634	644	653	663	673
LEGAL FEES	-	-	-	-	-	-
SUPPLIES	-	-	-	-	-	-
TRAVEL/LEASING	170	500	508	515	523	531
TRANSFER TO OPERATING RESERVE	1,872	6,900	5,000	5,075	5,151	5,228
SALARIES & WAGES	13,467	8,621	8,750	8,882	9,015	9,150
	\$ 44,760	\$ 48,914	\$ 47,644	\$ 48,359	\$ 49,084	\$ 49,820



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
OSOYOOS SEWER PROJECT - AREA A**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
S/A B/L 2504, 2009; P/T B/L 2642, 2014 Maximum Levy	Parcel Tax Limit	\$ 110,000	COMPLIANT			
Revenue	Parcel Tax Increase	0.00%	0.00%	0.00%	0.00%	0.00%
PARCEL TAX	15,600	15,600	15,600	15,600	15,600	15,600
OBWB GRANT -DEBENTURE	39,438	39,438	39,438	39,438	39,438	39,438
PRIOR YEARS SURPLUS	-	-	-	-	-	-
	\$ 55,038	\$ 55,038	\$ 55,038	\$ 55,038	\$ 55,038	\$ 55,038
Expense						
ADMINISTRATION CHARGES	-	-	-	-	-	-
DEBT INTEREST	20,910	20,910	20,910	20,910	20,910	20,910
DEBT PRINCIPAL	23,406	23,406	23,406	23,406	23,406	23,406
TRANSFER TO OPERATING RESERVE	10,722	10,722	10,722	10,722	10,722	10,722
	\$ 55,038	\$ 55,038	\$ 55,038	\$ 55,038	\$ 55,038	\$ 55,038



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
SEPTAGE DISPOSAL SERVICE**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
2379, 2006	Max Limit	\$ 406,385	COMPLIANT			
Revenue	Tax Increase	\$ -	NA	NA	NA	NA
TAX REQUISITION	13,495	-	-	-	-	-
TRANSFER FROM OPERATING RESERVE	-	-	-	-	-	-
PRIOR YEARS SURPLUS	-	-	-	-	-	-
	\$ 13,495	\$ -	\$ -	\$ -	\$ -	\$ -
Expense						
ADMINISTRATION CHARGES	1,010	-	-	-	-	-
CONTRACTS - PENTICTON	12,485	-	-	-	-	-
TRANSFER TO OPERATING RESERVE	-	-	-	-	-	-
	\$ 13,495	\$ -	\$ -	\$ -	\$ -	\$ -



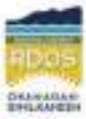
**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
SEWAGE DISPOSAL - OK FALLS**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
User Fee	NA	NA	NA			
Revenue	User Fee Increase	5.11%	-1.11%	-0.43%	1.06%	1.07%
COMMUNITY WORKS GAS TAX FUNDING	75,000	142,955	100,056			
GAS TAX Grant	2,011,470	1,731,687				-
-WWTP Solid Process -		50,000				
USER FEES	856,922	900,727	890,689	886,841	896,249	905,815
CONNECTION & EXTENSION FEES	1,500	3,500	3,535	3,570	3,606	3,642
NEW SERVICES INSTALLATION FEES	250	250	253	255	258	260
USER FEES - CAPITAL	239,366	239,366	241,760	244,177	246,619	249,085
DCC-funded - CAPITAL		5,000				
TRANSFER FROM CAPITAL RESERVE	13,400	-		-	-	-
TRANSFER FROM OPERATING RESERVE	185	1,431		-	-	-
OBWB GRANT - DEBENTURE	80,226	80,226	81,028	81,839	82,657	83,483
MISCELLANEOUS REVENUE	-	-	-	-	-	-
PRIOR YEARS SURPLUS	(33,860)	5,000	-	-	-	-
	\$ 3,244,459	\$ 3,160,142	\$ 1,317,320	\$ 1,216,682	\$ 1,229,389	\$ 1,242,286
Expense						
SALARIES & WAGES	\$ -	\$ 642	655	668	678	688
ADMINISTRATION CHARGES	35,064	41,801	42,429	43,065	43,711	44,367
OPERATIONS	30,200	42,000	42,630	43,269	43,918	44,577
SEWER FLUSHING	15,000	30,000	30,450	30,907	31,370	31,841
MAINTENANCE AND PARTS	74,100	74,100	75,212	76,340	77,485	78,647
CHEMICALS	3,000	7,054	7,160	7,267	7,376	7,487
OPS - SLUDGE HAULING	12,000	60,000	60,900	61,814	62,741	63,682
SLUDGE DISPOSAL	37,000	75,000	30,000	30,450	30,907	31,370
OP - SW - VASAUX LAKE MONITORING	10,000	11,000	11,165	11,332	11,502	11,675
OUTSIDE LAB	25,000	25,750	26,136	26,528	26,926	27,330
INHOUSE LAB	17,000	17,000	17,255	17,514	17,777	18,043
WETLAND TESTING	-	10,000	10,150	10,302	10,457	10,614
OPERATIONS - HEALTH & SAFETY	2,000	4,000	4,060	4,121	4,183	4,245
GAS TAX - OK WWTP SOLIDS PROCESSING (CWF)	1,811,470	1,805,284			-	-
GAS TAX - OK FALLS WETLAND ENHANCEMENT	200,000	25,438	100,056			
CONSULTANTS	7,763	5,000	5,075	5,151	5,228	5,307
EDUCATION & TRAINING	1,500	3,000	3,045	3,091	3,137	3,184
DEPRECIATION	5,000	3,000	3,045	3,091	3,137	3,184
CAPITAL EXPENDITURES	88,400	-	-	-	-	-
CAPITAL EXPENDITURES - Lift Station #3 Upgrade		45,942				
CAPITAL EXPENDITURES Replacement of Generator and Associated electrical work		71,575				
CAPITAL EXPENDITURES SCADA UPGRADE (\$5,000 DCC)		6,431				
INSURANCE - PROPERTY	7,626	7,779	7,896	8,014	8,134	8,256
INSURANCE - LIABILITY	19,367	21,304	21,624	21,948	22,277	22,611
INSURANCE - ENVIRONMENTAL	6,626	6,759	6,860	6,963	7,068	7,174
LEGAL FEES	500	500	508	515	523	531
TRAVEL/LEASING	10,369	10,516	10,674	10,834	10,996	11,161
UTILITIES	80,000	80,000	81,200	82,418	83,654	84,909
DEBT INTEREST	158,400	158,400	158,400	158,400	158,400	158,400
DEBT PRINCIPAL	161,192	161,192	161,192	161,192	161,192	161,192
TRANSFER TO RESERVE	73,563	20,000	58,000	50,000	50,000	50,000
TRANSFER TO OPERATING RESERVE	-	5,000	12,000	7,000	7,105	7,212
SALARIES & WAGES	352,319	324,675	329,545	334,488	339,506	344,598
	\$ 3,244,459	\$ 3,160,142	\$ 1,317,320	\$ 1,216,682	\$ 1,229,389	\$ 1,242,286



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
SHINISH CREEK DIVERSION**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
BL 1382, 1993 Maximum Levy	Max Limit	10,000	REVIEW REQUIRED			
Revenue	Parcel Tax Increase	-5.46%	9.52%	1.89%	1.89%	1.89%
PARCEL TAX	14,593	13,796	15,109	15,395	15,686	15,982
TRANSFER FROM RESERVE	-	-	-	-	-	-
TRANSFER FROM OPERATING RESERVE	100	11,802	11,920	12,039	12,160	12,281
FUND OPERATION EXPENSES RE COVID - FUNDED FROM COVID GRANT		1,032				
PRIOR YEARS SURPLUS	-	-	-	-	-	-
	\$ 14,693	\$ 26,630	\$ 27,029	\$ 27,434	\$ 27,846	\$ 28,264
Expense						
ADMINISTRATION CHARGES	746	420	426	432	439	445
SYSTEM MTNCE - WATER - DIVERSION	4,000	19,500	19,793	20,089	20,391	20,697
SPECIAL PROJECTS	-	-	-	-	-	-
INSURANCE - LIABILITY	43	47	48	48	49	50
TRANSFER TO OPERATING RESERVE	941	4,583	4,652	4,722	4,792	4,864
SALARIES & WAGES	8,963	2,080	2,111	2,143	2,175	2,208
	\$ 14,693	\$ 26,630	\$ 27,029	\$ 27,434	\$ 27,846	\$ 28,264



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
AREA G STREET LIGHTING**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
BI 1098.01, 2010	Tax Limit (A)	\$ 3,203	COMPLIANT			
Revenue	Tax Requisition	-29.32%	43.95%	2.43%	2.41%	2.39%
TAX REQUISITION	793	561	807	826	846	867
PROVINCIAL GRANTS	503	517	500	500	500	500
REDUCE COVID OVERALL COVID RELATED EXPENSES FUNDED FROM COVID GRANT		210				
PRIOR YEARS SURPLUS	1,089					
	\$ 2,385	\$ 1,288	\$ 1,307	\$ 1,326	\$ 1,346	\$ 1,367
Expense						
ADMINISTRATION CHARGES	80	38	38	39	39	40
UTILITIES - POWER	1,216	1,250	1,269	1,288	1,307	1,327
TRANSFER TO OPERATING RESERVE	1,089	-	-	-	-	-
	\$ 2,385	\$ 1,288	\$ 1,307	\$ 1,326	\$ 1,346	\$ 1,367



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
STREET LIGHTING - HERITAGE HILLS

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
RG731, M715, BL 1454,1993 Assessment	Tax Limit (A)	\$ 35,475	COMPLIANT			
Revenue	Tax Requisition	-0.03%	1.70%	1.50%	1.50%	1.50%
TAX REQUISITION	6,195	6,193	6,298	6,393	6,489	6,586
FUND A PORTION OF ADMIN FEE FROM COVID GRANT		12				
PRIOR YEARS SURPLUS	-	-				
	\$ 6,195	\$ 6,205	\$ 6,298	\$ 6,393	\$ 6,489	\$ 6,586
Expense						
ADMINISTRATION CHARGES	309	175	178	180	183	186
UTILITIES - POWER	5,722	5,836	5,924	6,012	6,103	6,194
TRANSFER TO OPERATING RESERVE	164	194	197	200	203	206
	\$ 6,195	\$ 6,205	\$ 6,298	\$ 6,393	\$ 6,489	\$ 6,586



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
STREET LIGHTING - NARAMATA**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
UsER FEES	User Fee	NA	NA			
Revenue	User Fee Increase	0.01%	1.50%	1.50%	1.50%	1.50%
USER FEES	7,006	7,007	7,112	7,218	7,327	7,437
PROVINCIAL GRANTS	-	-				
PRIOR YEARS SURPLUS	-	-				
	\$ 7,006	\$ 7,007	\$ 7,112	\$ 7,218	\$ 7,327	\$ 7,437
Expense						
SALARIES & WAGES	-	-	-	-	-	-
ADMINISTRATION CHARGES	292	187	189	192	195	198
UTILITIES - POWER	5,410	5,518	5,601	5,685	5,770	5,857
TRANSFER TO RESERVES RE INTEREST	-	-	-	-	-	-
TRANSFER TO OPERATING RESERVE	615	600	609	618	627	637
SALARIES & WAGES	689	702	713	723	734	745
	\$ 7,006	\$ 7,007	\$ 7,112	\$ 7,218	\$ 7,327	\$ 7,437



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
STREET LIGHTING - WEST BENCH/HUSULA**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
BL 1000,1987 No Limit	No Limit	NA	NA			
Revenue	Parcel Tax Increase	-2.65%	2.67%	1.50%	1.50%	1.50%
PARCEL TAX	6,796	6,615.74	6,792.12	6,894.00	6,997.41	7,102.37
FUND A PORTION OF ADMIN FEE FUNDED FROM COVID GRANT		76				
PRIOR YEARS SURPLUS	-	-				
	\$ 6,796	\$ 6,692	\$ 6,792	\$ 6,894	\$ 6,997	\$ 7,102
Expense						
ADMINISTRATION CHARGES	295	191	194	197	199	202
UTILITIES - POWER	5,462	5,656	5,741	5,827	5,914	6,003
TRANSFER TO OPERATING RESERVE	350	143	145	147	150	152
SALARIES & WAGES	689	702	713	723	734	745
	\$ 6,796	\$ 6,692	\$ 6,792	\$ 6,894	\$ 6,997	\$ 7,102



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
WATER SYSTEM - APEX CIRCLE CAPITAL

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
RG731 v 716, bl 2633,2013	Limit of \$633 per Parcel		Check Parcels			
Revenue	Parcel Tax Increase	52.00%	0.00%	0.00%	0.00%	0.00%
PARCEL TAX	3,242	4,928	4,928	4,928	4,928	4,928
PRIOR YEARS SURPLUS	1,900	-	-	-	-	-
	\$ 5,142	\$ 4,928	\$ 4,928	\$ 4,928	\$ 4,928	\$ 4,928
Expense						
ADMINISTRATION CHARGE	14		-	-	-	-
DEBT INTEREST	2,294	2,294	2,294	2,294	2,294	2,294
DEBT PRINCIPAL	2,334	2,334	2,334	2,334	2,334	2,334
CONTINGENCY	500	300	300	300	300	300
	\$ 5,142	\$ 4,928	\$ 4,928	\$ 4,928	\$ 4,928	\$ 4,928



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
WATER SYSTEM - FAULDER**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
BYLAW 1177,78,79 Maximum Limit	Maximum Limit	\$ 167,000	COMPLIANT			
Revenue	Parcel Tax Increase	0.00%	1.37%	1.43%	1.43%	1.43%
PARCEL TAX	151,721	151,721	153,794	155,991	158,222	160,485
CONNECTION & EXTENSION FEES	500	500	505	510	515	520
COMMUNITY WORKS GAS TAX FUNDING		5,566				
MISCELLANEOUS REVENUE	-	1,026				
NEW SERVICES INSTALLATION FEES	-	-	-	-	-	-
TRANSFER FROM OPERATING RESERVE	20,867		1,000	1,000	1,000	1,000
PRIOR YEARS SURPLUS	-	42,000	-	-	-	-
	\$ 173,088	\$ 200,813	\$ 155,299	\$ 157,501	\$ 159,737	\$ 162,005
Expense						
SALARIES & WAGES	\$ -	\$ -	0	0	-	-
ADMINISTRATION CHARGES	5,453	5,460	5,541	5,625	5,709	5,795
OPERATIONS	47,400	15,000	30,000	30,450	30,907	31,370
OPERATIONS Media Removal Mgmt		15,000				
OP-W&S- WATER QUALITY MONIT	2,000	2,500	2,538	2,576	2,614	2,653
CROSS CONNECTION CONTROL	500	500	508	515	523	531
OPERATIONS - HEALTH & SAFETY	250	250	254	258	261	265
CONSULTANTS	500	2,000	2,030	2,060	2,091	2,123
EDUCATION & TRAINING	500	750	761	773	784	796
DEPRECIATION	1,200	1,200	1,218	1,236	1,255	1,274
CAPITAL EXPENDITURES	15,080		-	-	-	-
CAPITAL EXPENDITURES - General Capital as Required		1,012	1,000	1,000	1,000	1,000
CAPITAL EXPENDITURES - Scada System Upgrade		5,566				
CAPITAL EXPENDITURES - Valve Replacements		25,000				
INSURANCE - PROPERTY	2,950	3,009	3,054	3,100	3,146	3,194
INSURANCE - LIABILITY	650	715	726	737	748	759
SUPPLIES	500	-	-	-	-	-
ADVERTISING/ PUBLIC EDUCATION	-	250	254	258	261	265
TRAVEL/LEASING	3,500	4,000	4,060	4,121	4,183	4,245
UTILITIES	15,000	15,918	16,157	16,399	16,645	16,895
DEBT INTEREST	2,701	2,701	2,701	2,701	2,701	2,701
DEBT PRINCIPAL	4,786	4,786	4,786	4,786	4,786	4,786
TRANSFER TO RESERVE	500	3,127	13,600	13,804	14,011	14,221
TRANSFER TO RESERVE		31,676				
TRANSFER TO OPERATING RESERVE	9,165	5,701	10,600	10,759	10,920	11,084
SALARIES & WAGES	60,453	54,692	55,512	56,345	57,190	58,048
	\$ 173,088	\$ 200,813	\$ 155,299	\$ 157,501	\$ 159,737	\$ 162,005



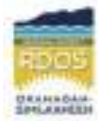
**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
WATER SYSTEM - GALLAGHER LAKE**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
USER FEES	User Feeds	NA	NA			
Revenue	User Fee Increase	3.79%	1.69%	1.52%	1.52%	1.52%
USER FEES	63,416	65,818	66,928	67,942	68,972	70,017
CONNECTION & EXTENSION FEES	-	-	-	-	-	-
TRANSFER FROM OPERATING RESERVE	-	1,264	2,100	2,121	2,142	2,164
MISCELLANEOUS REVENUE	-	389	-	-	-	-
PRIOR YEARS SURPLUS	3,340	1,800				
	\$ 66,756	\$ 69,271	\$ 69,028	\$ 70,063	\$ 71,114	\$ 72,181
Expense						
ADMINISTRATION CHARGES	3,538	1,925	1,954	1,984	2,013	2,044
OPERATIONS	1,400	1,400	1,421	1,442	1,464	1,486
Water Study	-	1,264	-	-	-	-
OP-W&S- WATER QUALITY MONIT	700	700	711	721	732	743
CROSS CONNECTION CONTROL	500	300	305	309	314	318
OPERATIONS - HEALTH & SAFETY	350	250	254	258	261	265
CONTRACT SERVICES -OPERATIONS-OIB	44,250	47,380	48,091	48,812	49,544	50,287
EDUCATION & TRAINING	250	250	254	258	261	265
DEPRECIATION	250	250	254	258	261	265
INSURANCE - LIABILITY	670	737	748	759	771	782
SUPPLIES	400	400	406	412	418	425
TRAVEL/LEASING	2,500	2,500	2,538	2,576	2,614	2,653
TRANSFER TO OPERATING RESERVE	5,705	2,915	2,959	3,003	3,048	3,094
SALARIES & WAGES	6,243	9,000	9,135	9,272	9,411	9,552
			-	-	-	-
	\$ 66,756	\$ 69,271	\$ 69,028	\$ 70,063	\$ 71,114	\$ 72,181



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
CAMP GROUND - LOOSE BAY**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
RG735, C714 Verify, 2757, 2016 Assessment	Tax Limit (A)	\$ 31,680	COMPLIANT			
Revenue	Tax Requisition	-37.74%	100.47%	2.77%	2.73%	2.71%
TAX REQUISITION	15,536	9,673	19,392	19,929	20,473	21,027
USER FEES	-	36,000	36,360	36,724	37,091	37,462
PROVINCIAL GRANTS Loose Bay Covid Support	-	20,000	-	-	-	-
FUND ADDITIONAL OPER COSTS ABOVE PROV GRANT USE OF COVID GRANT		5,000				
FUND ADDITIONAL OPER COSTS ABOVE PROV GRANT USE OF COVID GRANT		1,691				
MISCELLANEOUS REVENUE	-	304	307	310	313	316
TRANSFER FROM OPERATIONAL RESERVES		4,000	4,000	4,000	4,000	4,000
PRIOR YEARS SURPLUS	3,418	2,500				
	\$ 18,954	\$ 79,168	\$ 60,059	\$ 60,963	\$ 61,877	\$ 62,806
Expense						
SALARIES & WAGES	-	642	655	668	678	688
ADMINISTRATION CHARGES	375	2,163	2,195	2,228	2,262	2,296
OPERATIONS	1,200	4,400	4,466	4,533	4,601	4,670
OP - W&S - WATER QUALITY MONITORING	-	-	-	-	-	-
CONTRACT SERVICES	-	25,000	25,375	25,756	26,142	26,534
EXPENDITURES - Covid Support Loose Bay Operations	-	20,000	-	-	-	-
INSURANCE - LIABILITY	250	275	279	283	288	292
TRAVEL/ LEASING	250	1,500	1,523	1,545	1,569	1,592
UTILITIES	1,200	6,270	6,364	6,460	6,556	6,655
TRANSFER TO RESERVE	400	-	-	-	-	-
TRANSFER TO OPERATING RESERVE	2,652	4,904	4,978	5,052	5,128	5,205
SALARIES & WAGES	12,627	14,014	14,224	14,438	14,654	14,874
	\$ 18,954	\$ 79,168	\$ 60,059	\$ 60,963	\$ 61,877	\$ 62,806



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
WATER SYSTEM - MISSEZULA LAKE WATER SYSTEM**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
USER FEES	User Feeds	NA	NA			
Revenue	User Fee Increase	5.08%	6.45%	1.50%	1.50%	1.50%
USER FEES	122,322	128,532	136,828	138,881	140,964	143,078
TRANSFER FROM CAPITAL RESERVE	40,000	-	-	-	-	-
TRANSFER FROM OPERATING RESERVE		30,000				
PROVINCIAL GRANTS Water Treatment and Intake		300,000	1,790,000	200,000		
MISCELLANEOUS REVENUE	-	850	-	-	-	-
PROVINCIAL GRANTS	10,000	12,000				
	\$ 172,322	\$ 471,382	\$ 1,926,828	\$ 338,881	\$ 140,964	\$ 143,078
Expense						
SALARIES & WAGES	8,992	-	-	-	-	-
ADMINISTRATION CHARGE	11,000	5,649	5,734	5,820	5,907	5,996
OPERATIONS	25,500	35,550	36,083	36,624	37,174	37,731
Water Study	-	2,761				
CONSULTANTS	-	12,000	1,000	1,015	1,030	1,046
VEHICLE DEPRECIATION	-	500	508	515	523	531
CAPITAL EXPENDITURES	40,000		-	-	-	-
CAPITAL EXPENDITURES Water Treatment and Intake upgrades contingent on receiving grant		300,000	1,790,000	200,000		
CAPITAL EXPENDITURES Review of Water Quality		17,204				
CAPITAL EXPENDITURES Scade System Upgrade		5,596				
INSURANCE - PROPERTY	500	500	508	515	523	531
INSURANCE - LIABILITY	600	660	670	680	690	700
LEGAL FEES	5,000	500	508	515	523	531
SUPPLIES	500	1,000	1,015	1,030	1,046	1,061
TRAVEL/LEASING	2,500	2,800	2,842	2,885	2,928	2,972
UTILITIES	1,500	2,000	2,030	2,060	2,091	2,123
TRANSFER TO RESERVE	-	-	-	-	-	-
TRANSFER TO OPERATING RESERVE	2,513	2,258	2,292	2,326	2,361	2,397
SALARIES & WAGES	73,717	82,404	83,640	84,895	86,168	87,461
	\$ 172,322	\$ 471,382	\$ 1,926,828	\$ 338,881	\$ 140,964	\$ 143,078



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
WATER SYSTEM - NARAMATA**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
BL 2293, 2004 Tax Maximum Levy	Maximum Levy	839,800	COMPLIANT			
Revenue	Parcel Tax Increa	0.00%	0.00%	0.00%	0.00%	0.00%
	User Fee Increase	-2.59%	-10.60%	1.91%	0.21%	0.23%
PARCEL TAX	124,128	124,128	124,128	124,128	124,128	124,128
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
RENTAL REVENUE	1,000	1,000	1,010	1,020	1,030	1,041
USER FEES	1,335,925	1,301,391	1,163,437	1,185,623	1,188,075	1,190,797
CONNECTION & EXTENSION FEES	2,500	2,500	2,525	2,550	2,576	2,602
NEW SERVICES INSTALLATION FEES	3,000	3,000	3,030	3,060	3,091	3,122
DEVELOPMENT CONTRIBUTION #1	-	-	-	-	-	-
TRANSFER FROM RESERVE	376,400	155,625	157,181	158,753	160,341	161,944
TRANSFER FROM CAPITAL RESERVE		169,996	75,000	25,000	-	-
TRANSFER FROM LOWER ZONE CAPITAL RESERVE		15,263	25,000	475,000	25,000	25,000
TRANSFER FROM OPERATING RESERVE		5,562	-	-	-	-
PROVINCIAL GRANTS - Water main Installation			75,000	1,425,000		
MISCELLANEOUS REVENUE	-	9,100	9,191	9,283	9,376	9,469
PRIOR YEARS SURPLUS	-	100	-	-	-	-
	\$ 1,842,953	\$ 1,787,665	\$ 1,635,503	\$ 3,409,417	\$ 1,513,616	\$ 1,518,103
Expense						
CAPITAL EXPENDITURES	150,000	-	-	-	-	-
SALARIES & WAGES	-	-	-	-	-	-
ADMINISTRATION CHARGES	49,800	65,995	66,985	67,990	69,010	70,045
SYSTEM MTNCE - WATER SYSTEM	20,000	30,000	30,450	30,907	31,370	31,841
SYSTEM MTNCE - WATER - DISTRIBUTION SYST	30,000	30,000	30,450	30,907	31,370	31,841
OPERATIONS	157,090	200,000	203,000	206,045	209,136	212,273
Water Study	-	29,651	-	-	-	-
OP-W&S- WATER QUALITY MONIT	13,300	13,500	13,703	13,908	14,117	14,328
OP - W&S - SURVEY COSTS	5,000	5,000	5,075	5,151	5,228	5,307
CROSS CONNECTION CONTROL	5,000	5,000	5,075	5,151	5,228	5,307
OPERATIONS - HEALTH & SAFETY	1,000	700	711	721	732	743
GRANT EXPENDITURE #1	-	-	-	-	-	-
CONSULTANTS	235,000	35,000	35,525	36,058	36,599	37,148
AGREEMENT - PROPERTY LEASE	7,700	7,854	7,972	8,091	8,213	8,336
EDUCATION & TRAINING	8,600	8,700	8,831	8,963	9,097	9,234
MEMBERSHIP & DUES	3,150	3,200	3,248	3,297	3,346	3,396
DEPRECIATION/REPLACEMENT VEHICLES	11,941	11,941	12,120	12,302	12,486	12,674
CAPITAL EXPENDITURES	101,400	-	-	-	-	-
CAPITAL EXPENDITURES	43,000	-	-	-	-	-
CAPITAL EXPENDITURES General unexpected capital work		15,263	15,000	15,000	15,000	15,000
CAPITAL EXPENDITURES Upgrade Water Main		15,263	100,000	1,900,000	25,000	25,000
CAPITAL EXPENDITURES Dam Safety Review		53,170				
CAPITAL EXPENDITURES Scada Master Plan Phase I		50,875				
CAPITAL EXPENDITURES Scada Master Plan Phase II		65,951	100,000	55,000	15,000	
CAPITAL EXPENDITURES Filtration		155,625				
INSURANCE - PROPERTY	8,892	9,070	9,206	9,344	9,484	9,627
INSURANCE - LIABILITY	6,496	7,145	7,252	7,361	7,471	7,583
LEGAL FEES	5,000	5,000	5,075	5,151	5,228	5,307
SUPPLIES	1,040	1,061	1,077	1,093	1,109	1,126
ADVERTISING - PUBLIC EDUCATION	1,500	2,653	2,693	2,733	2,774	2,816
TRAVEL/LEASING	31,212	31,836	32,314	32,798	33,290	33,790
UTILITIES	190,000	196,000	198,940	201,924	204,953	208,027
UTILITIES - TELEPHONE	7,500	8,489	8,616	8,746	8,877	9,010
DEBT INTEREST	69,650	69,650	69,650	69,650	69,650	69,650
DEBT PRINCIPAL	89,862	89,862	89,862	89,862	89,862	89,862
TRANSFER TO RESERVE	68,370	25,504	25,887	26,275	26,669	27,069
TRANSFER TO RESERVE - EMERGENCY	20,000	10,000	10,150	10,302	10,457	10,614
TRANSFER TO OPERATING RESERVE	747	18,100	18,372	18,647	18,927	19,211
CONTINGENCY	500	1,000	1,015	1,030	1,046	1,061
SALARIES & WAGES	500,203	509,607	517,251	525,010	532,885	540,878
	\$ 1,842,953	\$ 1,787,665	\$ 1,635,503	\$ 3,409,417	\$ 1,513,616	\$ 1,518,103



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
WATER SYSTEM - OLALLA**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
USER FEES						
	User Feeds	NA	NA			
Revenue	User Fee Increase	-0.64%	26.75%	1.50%	1.50%	1.50%
COMMUNITY WORKS GAS TAX FUNDING	160,000	91,232	-	-	-	-
USER FEES	115,000	114,268	144,834	147,007	149,212	151,450
CONNECTION & EXTENSION FEES	-	-	-	-	-	-
NEW SERVICES INSTALLATION FEES	-	-	-	-	-	-
TRANSFER FROM CAPITAL RESERVE	15,400	11,193	25,000	333,334		
TRANSFER FROM OPERATING RESERVE	-	31,228	49,209			
PROVINCIAL GRANTS Water Main Upgrade Construction Contingent on receiving Grant				666,666		
MISCELLANEOUS REVENUE	-	1,326	-	-	-	-
PRIOR YEARS SURPLUS	200	200		-	-	-
	\$ 290,600	\$ 249,447	\$ 219,043	\$ 1,147,007	\$ 149,212	\$ 151,450
Expense						
SALARIES & WAGES	-	-	-	-	-	-
ADMINISTRATION CHARGES	2,975	5,286	5,365	5,445	5,527	5,610
OPERATIONS	4,000	13,000	13,195	13,393	13,594	13,798
Water Study	-	4,328	-			
OP-W&S- WATER QUALITY MONIT	1,500	1,500	1,523	1,545	1,569	1,592
CROSS CONNECTION CONTROL	500	500	508	515	523	531
OPERATIONS - HEALTH & SAFETY	-	100	102	103	105	106
COMMUNITY WORKS GAS TAX EXPENSES	100,000	91,232	-	-	-	-
CONSULTANTS	60,500	26,000	26,390	26,786	27,188	27,595
EDUCATION & TRAINING	200	200	203	206	209	212
DEPRECIATION	2,500	2,500	2,538	2,576	2,614	2,653
CAPITAL EXPENDITURES	14,400	-	-	-	-	-
CAPITAL EXPENDITURES Water Main Upgrade Design			-	-	-	-
CAPITAL EXPENDITURES Water main Upgrade Construction contingent on receiving grant				1,000,000		
CAPITAL EXPENDITURES Ground Water Protection			25,000			
CAPITAL EXPENDITURES Assessment of Old Intake			49,209			
CAPITAL EXPENDITURES Critical Upgrades/Service Values						
CAPITAL EXPENDITURES Scada Update		11,193				
INSURANCE - PROPERTY	989	989	1,004	1,019	1,034	1,050
INSURANCE - LIABILITY	707	778	790	802	814	826
LEGAL FEES	-	-	-	-	-	-
ADVERTISING/ PUBLIC EDUCATION	100	100	102	103	105	106
TRAVEL/LEASING	2,000	2,000	2,030	2,060	2,091	2,123
UTILITIES	9,000	9,300	9,440	9,581	9,725	9,871
TRANSFER TO RESERVE	1,000	3,242	3,291	3,340	3,390	3,441
TRANSFER TO OPERATING RESERVE	10,121	5,726	5,812	5,899	5,988	6,077
CONTINGENCY	-	500	508	515	523	531
SALARIES & WAGES	80,108	70,973	72,038	73,118	74,215	75,328
	\$ 290,600	\$ 249,447	\$ 219,043	\$ 1,147,007	\$ 149,212	\$ 151,450



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
WATER SYSTEM - SAGE MESA**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
USER FEES	User Feeds	NA	NA			
Revenue	Contract Increase	NA	-10.94%	1.50%	1.50%	1.50%
CONTRACT FEE	626,309	139,196	123,967	125,826	127,714	129,629
MISCELLANEOUS REVENUE	-		-	-	-	-
PRIOR YEARS SURPLUS	(4,990)		-	-	-	-
	\$ 621,319	\$ 139,196	\$ 123,967	\$ 125,826	\$ 127,714	\$ 129,629
Expense						
SALARIES & WAGES	\$ -	-	-	-	-	-
ADMINISTRATION CHARGE	1,496	4,063	4,124	4,186	4,249	4,313
OPERATIONS	10,000	10,000	10,150	10,302	10,457	10,614
OPERATIONS ADDITIONAL COST ON SALARY AND OTHER	-	17,040				
EDUCATION & TRAINING	500	250	254	258	261	265
CAPITAL EXPENDITURES	500,000	-	-	-	-	-
SUPPLIES	500	-	-	-	-	-
TRAVEL/LEASING	2,500	4,900	4,974	5,048	5,124	5,201
TRANSFER TO OPERATING RESERVE	3,285	1,466	1,466	1,488	1,510	1,533
SALARIES & WAGES	103,038	101,477	102,999	104,544	106,112	107,704
			-	-	-	-
	\$ 621,319	\$ 139,196	\$ 123,967	\$ 125,826	\$ 127,714	\$ 129,629



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
WATER SYSTEM NARAMATA MAIN**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
Not Applicable	NA	NA	NA			
Revenue	just surplus remaining					
	-					
PRIOR YEARS SURPLUS	-	3,505	-	-	-	-
	\$ -	\$ 3,505	\$ -	\$ -	\$ -	\$ -
Expense						
TRANSFER TO OPERATING RESERVE		3,505	-	-	-	-
	\$ -	\$ 3,505	\$ -	\$ -	\$ -	\$ -



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
WATER SYSTEM - SUN VALLEY**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
USER FEES	User Feeds	NA	NA			
Revenue	User Fee Increase	4.31%	8.19%	1.50%	1.50%	1.50%
USER FEES	72,708	75,841	82,054	83,285	84,534	85,802
TRANSFER FROM OPERATING RESERVE	3,144	6,543				
MISCELLANEOUS REVENUE	-	474	-	-	-	-
PRIOR YEARS SURPLUS	-	-				
	\$ 75,852	\$ 82,858	\$ 82,054	\$ 83,285	\$ 84,534	\$ 85,802
Expense						
ADMINISTRATION CHARGES	2,871	2,392	2,428	2,465	2,502	2,539
OPERATIONS	2,000	10,000	10,150	10,302	10,457	10,614
OP - W&S - WATER QUALITY MONITORING	1,000	1,000	1,015	1,030	1,046	1,061
CROSS CONNECTION CONTROL	-	50	51	52	52	53
OPERATIONS - HEALTH & SAFETY	-	50	51	52	52	53
OPERATIONS - Water Study		1,543	-	-	-	-
CONSULTANTS	-	-	-	-	-	-
EDUCATION & TRAINING	-	-	-	-	-	-
VEHICLE DEPRECIATION	25	250	254	258	261	265
CAPITAL EXPENDITURES	990	-	-	-	-	-
INSURANCE - PROPERTY	635	648	658	668	678	688
INSURANCE - LIABILITY	729	802	814	826	839	851
ADVERTISING/ PUBLIC EDUCATION	-	150	152	155	157	159
TRAVEL/LEASING	400	700	711	721	732	743
UTILITIES	14,044	14,500	14,718	14,938	15,162	15,390
TRANSFER TO RESERVE	25	-	-	-	-	-
TRANSFER TO OPERATING RESERVE	7,114	474	-	-	-	-
SALARIES & WAGES	46,019	50,299	51,053	51,819	52,597	53,386
	\$ 75,852	\$ 82,858	\$ 82,054	\$ 83,285	\$ 84,534	\$ 85,802



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
WATER SYSTEM - WEST BENCH**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
2555, 2012 Parcel Numbers have to be checked	Parcel numbers have to be verified		Verify Parcel Numbers			
Revenue						
	Parcel Tax Increase	0.00%	0.00%	0.00%	0.00%	0.00%
	User Fee Increase	2.00%	-1.36%	1.45%	1.45%	1.45%
PARCEL TAX	115,600	115,600	115,600	115,600	115,600	115,600
USER FEES	344,213	351,113	346,353	351,370	356,464	361,637
LOAN PAYMENT COLLECTED	32,309	32,309	32,632	32,958	33,288	33,621
GAS TAX FUNDING Scada		10,120				
CAPITAL CHARGE	40,000	40,000	40,000	40,000	40,000	40,000
TRANSFER FROM RESERVE	23,290		-	-	-	-
TRANSFER FROM OPERATING RESERVE	3,637	16,831	16,999	17,169	17,341	17,514
MISCELLANEOUS REVENUE		2,970				
PRIOR YEARS SURPLUS	-	-				
	\$ 559,049	\$ 568,943	\$ 551,585	\$ 557,097	\$ 562,693	\$ 568,372
Expense						
SALARIES & WAGES	\$ -					
ADMINISTRATION CHARGES	13,238	12,692	12,883	13,076	13,272	13,471
OPERATIONS	20,438	25,000	25,375	25,756	26,142	26,534
OPERATIONS Water Study			-	-	-	-
OP- WATER QUALITY MONITORING	2,601	2,653	2,693	2,733	2,774	2,816
CROSS CONNECTION CONTROL	3,000	4,000	4,060	4,121	4,183	4,245
OPERATIONS - BULK WATER	132,060	138,136	140,208	142,311	144,446	146,613
CONSULTANTS	1,000	2,000	2,030	2,060	2,091	2,123
EDUCATION & TRAINING	2,900	2,900	2,944	2,988	3,032	3,078
VEHICLE DEPRECIATION	2,000	2,000	2,030	2,060	2,091	2,123
CAPITAL EXPENDITURES	25,290	-	-	-	-	-
CAPITAL EXPENDITURES - Scada System Upgrade	-	10,120	-	-	-	-
INSURANCE - PROPERTY	2,497	2,547	2,585	2,624	2,663	2,703
INSURANCE - LIABILITY	3,666	4,033	4,093	4,155	4,217	4,280
LEGAL FEES	800	800	812	824	837	849
SUPPLIES	1,000	500	508	515	523	531
ADVERTISING - PUBLIC EDUCATION	500	600	609	618	627	637
TRAVEL/LEASING	4,000	4,000	4,060	4,121	4,183	4,245
UTILITIES	31,212	31,680	32,155	32,638	33,127	33,624
DEBT INTEREST	50,796	50,796	50,796	50,796	50,796	50,796
DEBT PRINCIPAL	90,270	90,270	90,270	90,270	90,270	90,270
TRANSFER TO RESERVE	36,659	68,200	41,000	41,000	41,000	41,000
TRANSFER TO OPERATING RESERVE RATE RESET	36,209	36,209	51,500	52,273	53,057	53,852
CONTINGENCY	3,500	2,000	2,000	2,000	2,000	2,000
SALARIES & WAGES	95,413	77,807	78,974	80,159	81,361	82,582
	\$ 559,049	\$ 568,943	\$ 551,585	\$ 557,097	\$ 562,693	\$ 568,372



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
WATER SYSTEM - WILLOWBROOK**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
USER FEES	User Feeds	NA	NA			
Revenue	User Fee Increase	1.02%	13.15%	1.02%	1.11%	1.12%
GAS TAX (RSGT) FUNDING	126,440	-	-	-	-	-
GAS TAX FUNDING Well head Protection, Plan design of reservoir and design of watermain upgrades on Green Lake Road		135,980				
USER FEES	101,409	102,448	115,923	117,102	118,404	119,728
MISCELLANEOUS REVENUE	-	601	607	613	619	625
Grant Funds Cwf forward from 2020 re ICIP		6,785				
PRIOR YEARS SURPLUS	-	-	-	-	-	-
	\$ 227,849	\$ 245,814	\$ 116,530	\$ 117,715	\$ 119,023	\$ 120,353
Expense						
ADMINISTRATION CHARGES	2,278	3,317	3,367	3,418	3,469	3,521
OPERATIONS	13,088	28,985	29,420	29,861	30,309	30,764
CROSS CONNECTION CONTROL	500	500	508	515	523	531
OPERATIONS - HEALTH AND SAFETY	200	200	203	206	209	212
GRANT EXPENSE - GAS TAX FUNDING	125,000	-	-	-	-	-
CONSULTANTS	250	250	254	258	261	265
EDUCATION & TRAINING	200	200	203	206	209	212
VEHICLE DEPRECIATION	150	150	152	155	157	159
CAPITAL EXPENDITURES	1,440	-	-	-	-	-
CAPITAL EXPENDITURES Well head protection, Plan, design of reservoir, and design of watermain upgrades on Green Lake road		125,987	-	-	-	-
CAPITAL EXPENDITURES Pump and Assembly Unit	-	9,993				
INSURANCE - PROPERTY	1,147	1,170	1,188	1,205	1,223	1,242
INSURANCE - LIABILITY	341	375	381	386	392	398
LEGAL FEES	-	500	508	515	523	531
SUPPLIES	500	500	508	515	523	531
ADVERTISING	150	100	102	103	105	106
TRAVEL/LEASING	1,300	1,400	1,421	1,442	1,464	1,486
UTILITIES	7,000	7,140	7,247	7,356	7,466	7,578
TRANSFER TO RESERVE	28,360	5,000	5,075	5,151	5,228	5,307
TRANSFER TO OPERATING RESERVE	-	12,268	17,500	17,200	17,000	16,800
SALARIES & WAGES	45,945	47,779	48,496	49,223	49,961	50,711
	\$ 227,849	\$ 245,814	\$ 116,530	\$ 117,715	\$ 119,023	\$ 120,353



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
RECYCLING/GARBAGE AREA A**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
USER FEES	User Feeds	NA	NA			
Revenue	User Fees per bu	7.32%	1.96%	1.95%	1.94%	1.93%
	Actual Fee increa	3.80%				
MMBC Revenue	38,368	38,368	38,368	38,368	38,368	38,368
CURBSIDE USER FEES	121,852	130,767	133,329	135,931	138,572	141,253
TAG A BAG STICKER REVENUE	500	500	505	510	515	520
TRANSFER FROM OPERATING RESERVE	16,102	4,676	4,723	4,770	4,818	4,866
PRIOR YEARS SURPLUS	- \$	-	-	-	-	-
	\$ 176,822	\$ 174,311	\$ 176,925	\$ 179,579	\$ 182,273	\$ 185,007
Expense						
ADMINISTRATION CHARGES	11,947	6,753	6,854	6,957	7,061	7,167
OP - SW - TIPPING FEES	46,515	47,000	47,705	48,421	49,147	49,884
CONTRACT SERVICES - RECYCLING	29,686	30,577	31,036	31,501	31,974	32,453
CONTRACT SERVICES - GARBAGE	71,642	73,800	74,907	76,031	77,171	78,329
EDUCATION & TRAINING	-	-	-	-	-	-
DEPRECIATION/REPLACEMENT OF EQUIPMENT	-	-	-	-	-	-
INSURANCE - LIABILITY	673	740	751	762	774	785
LEGAL FEES	-	-	-	-	-	-
SUPPLIES - RECYCLING - TAG A BAG	350	350	355	361	366	371
ADVERTISING - PUBLIC EDUCATION	1,600	1,600	1,624	1,648	1,673	1,698
TRAVEL/LEASING	500	500	508	515	523	531
TRANSFER TO OPERATING RESERVE	100	-	-	-	-	-
SALARIES & WAGES	13,809	12,991	13,186	13,384	13,584	13,788
	\$ 176,822	\$ 174,311	\$ 176,925	\$ 179,579	\$ 182,273	\$ 185,007



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
RECYCLING/GARBAGE AREA B**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
USER FEES	User Feeds	NA	NA			
Revenue	User Fees per bu	4.65%	1.98%	1.97%	1.96%	1.95%
	Actual Fee increa	3.76%				
MMBC Revenue	19,411	19,411	19,411	19,411	19,411	19,411
CURBSIDE USER FEES	62,589	65,502	66,798	68,114	69,451	70,807
TAG A BAG STICKER REVENUE	250	250	253	255	258	260
TRANSFER FROM OPERATING RESERVE	10,229	4,335	4,378	4,422	4,466	4,511
PRIOR YEARS SURPLUS	-	-	-	-	-	-
	\$ 92,479	\$ 89,498	\$ 90,840	\$ 92,203	\$ 93,586	\$ 94,989
Expense						
ADMINISTRATION CHARGES	6,670	2,604	2,643	2,682	2,723	2,763
OP - SW - TIPPING FEES	21,750	22,577	22,916	23,259	23,608	23,962
CONTRACT SERVICES - RECYCLING	15,557	16,024	16,264	16,508	16,756	17,007
CONTRACT SERVICES - GARBAGE	40,453	41,666	42,291	42,925	43,569	44,223
EDUCATION & TRAINING	195	195	198	201	204	207
DEPRECIATION/REPLACEMENT EQUIPMENT	-	-	-	-	-	-
INSURANCE - LIABILITY	349	384	390	396	402	408
LEGAL FEES	-	-	-	-	-	-
SUPPLIES - RECYCLING - TAG A BAG	170	170	173	175	178	180
ADVERTISING - PUBLIC EDUCATION	735	735	746	757	769	780
TRAVEL/LEASING	343	343	348	353	359	364
TRANSFER TO OPERATING RESERVE	584	108	110	111	113	115
SALARIES & WAGES	5,673	4,692	4,762	4,834	4,906	4,980
	\$ 92,479	\$ 89,498	\$ 90,840	\$ 92,203	\$ 93,586	\$ 94,989



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
RECYCLING/GARBAGE AREA C**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
USER FEES	User Feeds	NA	NA			
	User Fees per buc	0.55%	1.95%	1.94%	1.93%	1.92%
Revenue	Actual Fee increa	0.00%				
MMBC Revenue	58,274	58,274	58,274	58,274	58,274	58,274
CURBSIDE USER FEES	205,567	206,695	210,720	214,807	218,955	223,166
TAG A BAG STICKER REVENUE	800	800	808	816	824	832
TRANSFER FROM OPERATING RESERVE	21,418	9,423	9,517	9,612	9,709	9,806
PRIOR YEARS SURPLUS	- \$	-	-	-	-	-
	\$ 286,059	\$ 275,192	\$ 279,319	\$ 283,509	\$ 287,762	\$ 292,078
Expense						
SALARIES & WAGES	-	-	-	-	-	-
ADMINISTRATION CHARGES	21,032	8,012	8,132	8,254	8,377	8,503
OP - SW - TIPPING FEES	63,881	64,519	65,487	66,469	67,466	68,478
CONTRACT SERVICES - RECYCLING	54,069	55,691	56,526	57,374	58,235	59,108
CONTRACT SERVICES - GARBAGE	124,532	125,000	126,875	128,778	130,710	132,670
EDUCATION & TRAINING	-	-	-	-	-	-
DEPRECIATION/REPLACEMENT EQUIPMENT	-	-	-	-	-	-
INSURANCE - LIABILITY	1,136	1,250	1,269	1,288	1,307	1,327
LEGAL FEES	-	-	-	-	-	-
SUPPLIES - RECYCLING - TAG A BAG	500	500	508	515	523	531
ADVERTISING - PUBLIC EDUCATION	2,000	2,000	2,030	2,060	2,091	2,123
TRAVEL/LEASING	500	508	516	523	531	539
TRANSFER TO OPERATING RESERVE	100	129	131	133	135	137
SALARIES & WAGES	18,309	17,583	17,847	18,114	18,386	18,662
	\$ 286,059	\$ 275,192	\$ 279,319	\$ 283,509	\$ 287,762	\$ 292,078



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
RECYCLING/GARBAGE AREA G**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
USER FEES	User Feeds	NA	NA			
Revenue	User Fees per buc	4.08%	4.74%	1.85%	1.85%	1.84%
	Actual Fee incre	1.85%				
MMBC Revenue	46,958	46,958	46,958	46,958	46,958	46,958
CURBSIDE USER FEES	183,875	191,384	200,449	204,164	207,935	211,762
TAG A BAG STICKER REVENUE	700	700	707	714	721	728
TRANSFER FROM OPERATING RESERVE	17,058	5,406		-	-	-
PRIOR YEARS SURPLUS	-	-	-	-	-	-
	\$ 248,591	\$ 244,448	\$ 248,114	\$ 251,836	\$ 255,614	\$ 259,448
Expense						
ADMINISTRATION CHARGES	18,160	9,466	9,608	9,752	9,898	10,047
OP - SW - TIPPING FEES	51,000	51,765	52,541	53,330	54,130	54,941
CONTRACT SERVICES - RECYCLING	49,215	50,691	51,451	52,223	53,006	53,802
CONTRACT SERVICES - GARBAGE	113,530	116,935	118,689	120,469	122,276	124,111
EDUCATION & TRAINING	-	-	-	-	-	-
DEPRECIATION	-	-	-	-	-	-
INSURANCE - LIABILITY	996	1,096	1,112	1,129	1,146	1,163
LEGAL FEES	-	-	-	-	-	-
SUPPLIES - RECYCLING - TAG A BAG	400	400	406	412	418	425
ADVERTISING - PUBLIC EDUCATION	2,000	2,000	2,030	2,060	2,091	2,123
TRAVEL/LEASING	-	-	-	-	-	-
TRANSFER TO OPERATING RESERVE	100	100	102	103	105	106
SALARIES & WAGES	13,190	11,995	12,175	12,358	12,543	12,731
	\$ 248,591	\$ 244,448	\$ 248,114	\$ 251,836	\$ 255,614	\$ 259,448



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
RECYCLING/ GARBAGE AREAS D/E/F/I**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
USER FEES	User Feeds	NA	NA			
Revenue	User Fees Rural	4.24%	1.41%	1.90%	1.89%	1.88%
	User Fees Red Wi	0.00%	5.38%	1.91%	1.90%	1.91%
MMBC Revenue	115,350	115,350	115,350	115,350	115,350	115,350
CURBSIDE USER FEES - RURAL	369,889	385,565	391,019	398,444	405,984	413,623
CURBSIDE USER FEES - RED WING	54,715	54,715	57,660	58,760	59,875	61,020
TAG A BAG STICKER REVENUE	2,500	1,700	1,717	1,734	1,752	1,769
TRANSFER FROM OPERATING RESERVE	33,664	11,192	11,304	11,417	11,531	11,646
MISCELLANEOUS REVENUE	-					
PRIOR YEARS SURPLUS	-					
	\$ 576,118	\$ 568,522	\$ 577,050	\$ 585,706	\$ 594,491	\$ 603,409
Expense						
ADMINISTRATION CHARGES	41,454	22,020	22,350	22,686	23,026	23,371
OP - SW - TIPPING FEES	139,500	139,500	141,593	143,716	145,872	148,060
CONTRACT SERVICES - RECYCLING	88,780	91,443	92,815	94,207	95,620	97,054
CONTRACT SERVICES - RECYCLING - RED WING	9,766	9,766	9,912	10,061	10,212	10,365
CONTRACT SERVICES - GARBAGE	233,546	240,553	244,161	247,824	251,541	255,314
CONTRACT SERVICES - GARBAGE - RED WING	25,144	25,898	26,286	26,681	27,081	27,487
EDUCATION & TRAINING	-	-	-	-	-	-
DEPRECIATION/REPLACEMENT EQUIPMENT	-	-	-	-	-	-
INSURANCE - LIABILITY	2,294	2,523	2,561	2,599	2,638	2,678
LEGAL FEES	-	-	-	-	-	-
SUPPLIES - RECYCLING - TAG A BAG	1,000	1,000	1,015	1,030	1,046	1,061
ADVERTISING - PUBLIC EDUCATION	2,000	4,000	4,060	4,121	4,183	4,245
TRAVEL/LEASING	250	250	254	258	261	265
TRANSFER TO OPERATING RESERVE	100	100	102	103	105	106
SALARIES & WAGES	32,284	31,469	31,941	32,420	32,906	33,400
	\$ 576,118	\$ 568,522	\$ 577,050	\$ 585,706	\$ 594,491	\$ 603,409



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
RECYCLING/GARBAGE KEREMEOS**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
USER FEES	User Feeds	NA	NA			
Revenue	User Fees per buc	7.45%	2.00%	1.99%	1.98%	1.97%
	Actual Fee increa	8.33%				
CONTRACT - VILLAGE OF KEREMEOS	87,727	94,263	96,146	98,058	99,995	101,962
MMBC Revenue	29,500	29,500	29,500	29,500	29,500	29,500
TAG A BAG STICKER REVENUE	400	400	404	408	412	416
TRANSFER FROM OPERATING RESERVE	13,835	4,289	4,332	4,375	4,419	4,463
PRIOR YEARS SURPLUS	-	-	-	-	-	-
	\$ 131,462	\$ 128,452	\$ 130,382	\$ 132,341	\$ 134,326	\$ 136,341
Expense						
SALARIES & WAGES	\$ -	\$ 642	655	668	678	688
ADMINISTRATION CHARGES	9,776	3,738	3,794	3,851	3,909	3,967
ADMIN CHGS - KEREMEOS COLLECTION	5,000	5,000	5,075	5,151	5,228	5,307
OP - SW - TIPPING FEES	27,500	28,000	28,420	28,846	29,279	29,718
CONTRACT SERVICES - RECYCLING	21,997	22,657	22,997	23,342	23,692	24,047
CONTRACT SERVICES - GARBAGE	58,856	60,622	61,531	62,454	63,391	64,342
EDUCATION & TRAINING	-	-	-	-	-	-
DEPRECIATION/REPLACEMENT EQUIPMENT	-	-	-	-	-	-
INSURANCE - LIABILITY	478	526	534	542	550	558
LEGAL FEES	-	-	-	-	-	-
SUPPLIES	-	-	-	-	-	-
SUPPLIES - RECYCLING - TAG A BAG STICKER	300	300	305	309	314	318
ADVERTISING - PUBLIC EDUCATION	1,000	1,000	1,015	1,030	1,046	1,061
TRAVEL/LEASING	-	-	-	-	-	-
TRANSFER TO OPERATING RESERVE	100	112	114	115	117	119
SALARIES & WAGES	6,455	5,855	5,943	6,032	6,122	6,214
	\$ 131,462	\$ 128,452	\$ 130,382	\$ 132,341	\$ 134,326	\$ 136,341



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
RECYCLING/GARBAGE OK FALLS

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
USER FEES						
Revenue						
User Feeds	NA	NA				
User Fees per buc		5.82%	1.96%	1.95%	1.94%	1.93%
Actual Fee increa		0.00%				
MMBC Revenue	71,400	71,400	71,400	71,400	71,400	71,400
CURBSIDE USER FEES	223,165	236,152	240,780	245,478	250,246	255,086
TAG A BAG STICKER REVENUE	1,000	1,000	1,000	1,000	1,000	1,000
TRANSFER FROM OPERATING RESERVE	18,670		-	-	-	-
PRIOR YEARS SURPLUS	-	-	-	-	-	-
	\$ 314,235	\$ 308,552	\$ 313,180	\$ 317,878	\$ 322,646	\$ 327,486
Expense						
SALARIES & WAGES	-		-	-	-	-
ADMINISTRATION CHARGES	22,902	11,945	12,124	12,306	12,490	12,678
OP - SW - TIPPING FEES	85,000	86,000	87,290	88,599	89,928	91,277
CONTRACT SERVICES - RECYCLING	50,157	51,662	52,437	53,223	54,022	54,832
CONTRACT SERVICES - GARBAGE	132,616	136,594	138,643	140,723	142,833	144,976
EDUCATION & TRAINING	-	-	-	-	-	-
DEPRECIATION/REPLACEMENT EQUIPMENT	-	-	-	-	-	-
INSURANCE - LIABILITY	1,251	1,376	1,397	1,418	1,439	1,460
LEGAL FEES	-	-	-	-	-	-
SUPPLIES - RECYCLING - TAG A BAG	700	700	711	721	732	743
ADVERTISING - PUBLIC EDUCATION	2,000	2,000	2,030	2,060	2,091	2,123
TRAVEL/LEASING	750	750	761	773	784	796
TRANSFER TO OPERATING RESERVE	100	213	216	219	223	226
SALARIES & WAGES	18,759	17,312	17,572	17,835	18,103	18,374
	\$ 314,235	\$ 308,552	\$ 313,180	\$ 317,878	\$ 322,646	\$ 327,486



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
APEX MTN SOLID WASTE TRANSFER STATION**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
D716, BL2593, 2012- Assessment	Tax Limit (A)	\$ 557,859	COMPLIANT			
Revenue	Tax Requisition	1.41%	-0.37%	0.89%	0.90%	0.91%
	User Fees	0.00%	1.00%	1.00%	1.00%	1.00%
TAX REQUISITION	89,419	90,678	90,338	91,144	91,965	92,802
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
USER FEES	70,387	70,387	71,091	71,802	72,520	73,245
TRANSFER FROM CAPITAL RESERVE	100	100	101	102	103	104
TRANSFER FROM OPERATING RESERVE	50	50	51	51	52	52
DEBENTURE PROCEEDS	-	-	-	-	-	-
PRIOR YEARS SURPLUS	-	-	-	-	-	-
	\$ 159,956	\$ 161,215	\$ 161,581	\$ 163,098	\$ 164,639	\$ 166,203
Expense						
ADMINISTRATION CHARGES	12,792	3,437	3,489	3,541	3,594	3,648
OP-SW-TIPPING FEES	15,000	15,150	15,377	15,608	15,842	16,080
CONSULTANTS	-	-	-	-	-	-
CONTRACT SERVICES - MAINTENANCE	22,500	22,500	22,838	23,180	23,528	23,881
OPERATIONS AND MAINTENANCE	-	5,000	5,075	5,151	5,228	5,307
CONTRACT SERVICES - RECYCLING	4,250	4,378	4,444	4,510	4,578	4,647
CONTRACT SERVICES - GARBAGE	15,000	15,450	15,682	15,917	16,156	16,398
CONTRACT SERVICES -Shawdow bid contract	-	1,130	-	-	-	-
EDUCATION	300	5,000	5,075	5,151	5,228	5,307
CAPITAL EXPENDITURES	-	-	-	-	-	-
INSURANCE - LIABILITY	615	677	687	697	708	719
LEGAL FEES	500	100	102	103	105	106
ADVERTISING - PUBLIC EDUCATION	1,500	1,250	1,269	1,288	1,307	1,327
TRAVEL/LEASING	1,500	1,500	1,523	1,545	1,569	1,592
DEBT INTEREST	19,252	19,252	19,252	19,252	19,252	19,252
DEBT PRINCIPAL	41,134	41,134	41,134	41,134	41,134	41,134
TRANSFER TO RESERVE	2,500	4,500	4,568	4,636	4,706	4,776
TRANSFER TO OPERATING RESERVE	5,549	7,605	7,719	7,835	7,952	8,072
SALARIES & WAGES	17,564	13,152	13,349	13,550	13,753	13,959
	\$ 159,956	\$ 161,215	\$ 161,581	\$ 163,098	\$ 164,639	\$ 166,203



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
NET ZERO RECYCLING FACILITY**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
Cost Recoveries	NA	NA	NA			
Revenue	Recoverable	NA	NA	NA	NA	NA
Cost Recoveries	\$ -	\$ 5,097	\$ 5,173	\$ 5,251	\$ 5,330	\$ 5,410
	\$ -	\$ 5,097	\$ 5,173	\$ 5,251	\$ 5,330	\$ 5,410
Expense						
SALARIES & WAGES	\$ -	\$ 5,000	\$ 5,075	\$ 5,151	\$ 5,228	\$ 5,307
ADMINISTRATION CHARGES	\$ -	\$ 97	\$ 98	\$ 100	\$ 101	\$ 103
	\$ -	\$ 5,097	\$ 5,173	\$ 5,251	\$ 5,330	\$ 5,410



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
REFUSE DISPOSAL - AREA A**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
106, 1970 - No Limit	No Limit	No Limit	NA			
	Tax Requisition	9010.00%	757.97%	1.50%	1.50%	1.50%
TAX REQUISITION	15	1,367	11,724	11,900	12,078	12,260
TRANSFER FROM OPEATIONAL RESERVE	-	5,000				
Wood Chipping Revenue	-	7,719	1,250	1,269	1,288	1,307
Wood Chipping Use Covid Funds to Fund		18,156				
FUND ADMIN COSTS RELATED TO COVID EXPENSES		590				
PRIOR YEARS SURPLUS	6,500	5,900	-	-	-	-
	\$ 6,515	\$ 38,731	\$ 12,974	\$ 13,169	\$ 13,366	\$ 13,567
ADMINISTRATION CHARGES	495	\$ 956	971	985	1,000	1,015
WOOD CHIPPING	5,000	\$ 30,875	5,000	5,075	5,151	5,228
TRANSFER TO OPERATING RESERVE	120	\$ 5,900	5,989	6,078	6,170	6,262
CONTINGENCY	900	\$ 1,000	1,015	1,030	1,046	1,061
	\$ 6,515	\$ 38,731	\$ 12,974	\$ 13,169	\$ 13,366	\$ 13,567



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
REFUSE DISPOSAL - AREA H**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
RG 735, H717, 1905.02, 2007 - Assessment	Tax Limit (A)	\$ 813,317	COMPLIANT			
Revenue	Tax Requisition	1.56%	1.50%	1.50%	1.50%	1.50%
TAX REQUISITION	201,717	204,869	207,942	211,062	214,228	217,441
PRIOR YEARS SURPLUS	-					
	\$ 201,717	\$ 204,869	\$ 207,942	\$ 211,062	\$ 214,228	\$ 217,441
Expense						
SALARIES & WAGES	-	-	-	-	-	-
ADMINISTRATION CHARGES	5,404	7,936	8,055	8,176	8,299	8,423
CONTRACTS - PRINCETON	194,421	194,421	197,337	200,297	203,302	206,351
LEGAL FEES	-	-	-	-	-	-
SALARIES & WAGES	1,892	2,512	2,550	2,588	2,627	2,666
	\$ 201,717	\$ 204,869	\$ 207,942	\$ 211,062	\$ 214,228	\$ 217,441



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
REFUSE DISPOSAL - KEREMEOS AREAS B & G**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
RG735, B716, G716, BL1777, 1997 - Assessment	Tax Limit (A)	1,099,908	COMPLIANT			
	Tax Requisition	-3.41%	2.24%	1.67%	1.67%	1.67%
TAX REQUISITION	267,916	258,769	264,561	268,976	273,462	278,020
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
GAS TAX FUNDING	480,000		-	-	-	-
GAS TAX FUNDING Closure Plane Area B (24%)		110,565				
GAS TAX FUNDING Closure Plane Area G (33%)		152,027				
FEES - REFUSE DISPOSAL	80,000	81,600	82,416	83,240	84,073	84,913
SCRAP METAL RECYCLING	20,000	20,400	20,604	20,810	21,018	21,228
MMBC REVENUE	1,000	1,000	1,010	1,020	1,030	1,041
TRANSFER FROM RESERVE	32,929	5,060	5,000	5,000	5,000	5,000
TRANSFER FROM CAPITAL RESERVE Security cameras and fencing	-	30,525	-	-	-	-
MISCELLANEOUS REVENUE	200	200	202	204	206	208
Wood Chipping		5,100	5,177	5,254	5,333	5,413
RECOVERABLE Keremeos Closure Plan (43%)		198,096		-	-	-
PRIOR YEARS SURPLUS	-	-				
	\$ 882,045	\$ 863,342	\$ 378,970	\$ 384,504	\$ 390,122	\$ 395,824
Expense						
ADMINISTRATION CHARGES	21,556	13,857	14,065	14,276	14,490	14,707
OPERATIONS	13,000	14,000	14,210	14,423	14,639	14,859
OPERATIONS - Shadow Bid Contract	-	2,552	-			
TIPPING FEES	60,000	65,000	65,975	66,965	67,969	68,989
CONSULTANTS	37,000	8,000	8,120	8,242	8,365	8,491
CONTRACT SERVICES - OPERATIONS	35,000	40,350	40,955	41,570	42,193	42,826
CONTRACT SERVICES - RECYCLING	23,000	22,725	23,066	23,412	23,763	24,119
CONTRACT-SHINGLES, GLASS, CONCRETE RECYCLING	18,000	22,000	22,330	22,665	23,005	23,350
TRANSFER STATION CONTRACTOR	35,000	36,000	36,540	37,088	37,644	38,209
CONTRACT SERVICES - WOOD WASTE CHIPPING	20,000	20,400	20,706	21,017	21,332	21,652
EDUCATION & TRAINING	1,500	1,500	1,523	1,545	1,569	1,592
MEMBERSHIP & DUES	500	500	508	515	523	531
ENVIRONMENTAL CONTROL	3,100	3,100	3,147	3,194	3,242	3,290
ENVIRONMENTAL MONITORING	1,600	1,600	1,624	1,648	1,673	1,698
DEPRECIATION	5,500	5,500	5,583	5,666	5,751	5,837
CAPITAL EXPENDITURES CWF, GAS TAX	487,929	-	5,000	5,000	5,000	5,000
CAPITAL EXPENDITURES Installation of security cameras and fencing	-	30,525	-	-	-	-
CAPITAL EXPENDITURES - Closure Plan (Gas Tax & Recov)		461,688	-	-	-	-
CAPITAL EXPENDITURES - Misc. Capital Work as Required		5,060	5,000	5,000	5,000	5,000
INSURANCE - PROPERTY	312	318	323	328	333	338
INSURANCE - LIABILITY	1,439	1,583	1,607	1,631	1,655	1,680
INSURANCE - ENVIRONMENTAL	4,051	4,132	4,194	4,257	4,321	4,386
LEGAL FEES	-	-	-	-	-	-
ADVERTISING - PUBLIC EDUCATION	500	500	508	515	523	531
TRAVEL/LEASING	1,500	1,000	1,015	1,030	1,046	1,061
UTILITIES	3,100	3,060	3,106	3,152	3,200	3,248
TRANSFER TO RESERVE CAPITAL	9,807	2,185	2,218	2,251	2,285	2,319
TRANSFER TO OPERATING RESERVE	300	683	693	704	714	725
SALARIES & WAGES	98,351	95,524	96,957	98,411	99,887	101,386
	\$ 882,045	\$ 863,342	\$ 378,970	\$ 384,504	\$ 390,122	\$ 395,824



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
REFUSE DISPOSAL- OLIVER & Area "C"**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
BI 1695, 1996 Max Levy	Max Levy	160,000	COMPLIANT			
Revenue	Tax Requisition	-22.49%	36.81%	0.92%	7.65%	4.46%
	User Fees	0.00%	3.50%	1.00%	1.00%	1.00%
TAX REQUISITION	126,178	97,797	133,795	135,031	145,359	151,835
GRANT IN LIEU OF TAXES	200	200	202	204	206	208
GRANTS	-	-	-	-	-	-
AGREEMENT - OSOYOOS INDIAN BAND	3,223	3,255	3,288	3,320	3,354	3,387
FEES - REFUSE DISPOSAL	785,000	785,000	812,475	820,600	828,806	837,094
SCRAP METAL RECYCLING	15,000	15,000	15,150	15,302	15,455	15,609
MMBC REVENUE	1,500	1,530	1,545	1,561	1,576	1,592
TRANSFER FROM RESERVE	20,000	-	5,000	5,050	5,101	5,152
TRANSFER FROM RESERVE Master Plan & Design Operations and Closure		40,448				
TRANSFER FROM CAPITAL RESERVE - Installation of Security Cameras and Lighting	-	30,525				
TRANSFER FROM RESERVE - CAPITAL	580,000		-	5,000	5,000	5,000
TRANSFER FROM RESERVE - CAPITAL Compost Facility		573,199				
TRANSFER FROM OPERATING RESERVE -Shadow Bid		6,915				
TRANSFER FROM OPERATING RESERVE -Compost facility		718,726				
TRANSFER FROM OPERATING RESERVE		91,131				
MISCELLANEOUS REVENUE	4,000	4,500	4,545	4,590	4,636	4,683
TO FUND WOOD CHIPPING EXPENSE FROM COVID FUNDS		22,000				
Wood Chipping Revenue	-	10,000	10,150	10,302	10,457	10,614
PRIOR YEARS SURPLUS	-	-	-	-	-	-
	\$ 1,535,101	\$ 2,400,226	\$ 986,150	\$ 1,000,960	\$ 1,019,949	\$ 1,035,173
SALARIES & WAGES	\$ -	\$ 18,057	\$ 18,418	\$ 18,787	19,069	19,355
ADMINISTRATION CHARGES	52,605	42,591	43,230	43,878	44,536	45,204
OPERATIONS	42,000	98,000	99,470	100,962	102,476	104,014
OPERATIONS Shadow bid contract	-	6,915	-	-	-	-
AG WOOD CHIPPING	8,000	40,000	40,600	41,209	41,827	42,455
CONSULTANTS	30,000	20,000	20,000	20,300	20,605	20,914
CONTRACT SERVICES	-	-	-	-	-	-
CONTRACT SERVICES - OPERATIONS	298,000	330,000	334,950	339,974	345,074	350,250
CONTRACT SERVICES - RECYCLING	35,653	39,265	39,854	40,452	41,059	41,674
CONTRACT SERVICES WOOD WASTE	100,000	111,427	113,098	114,795	116,517	118,265
CONTRACT SERVICES - E WASTE	1,200	1,300	1,320	1,339	1,359	1,380
CONTRACT SRVCS-ASPHALT SHINGLES RECYLING	28,000	32,000	32,480	32,967	33,462	33,964
CONTRACT SERVICES - GYPSUM RECYCLING	-	-	-	-	-	-
EDUCATION & TRAINING	1,800	1,890	1,918	1,947	1,976	2,006
MEMBERSHIP & DUES	1,000	1,000	1,015	1,030	1,046	1,061
ENVIRONMENTAL CONTROL	7,500	7,500	7,613	7,727	7,843	7,960
CAPITAL EXPENDITURE Oliver Landfill Master Plan	-	35,048	-	-	-	-
CAPITAL EXPENDITURE Compost facility (Grant)	-	1,339,866	-	-	-	-
CAPITAL EXPENDITURE Installation of Security Cameras and Lighting		30,525				
ENVIRONMENTAL MONITORING	3,000	3,060	3,106	3,152	3,200	3,248
DEPRECIATION - REPLACEMENT EQUIPMENT	5,970	5,970	6,060	6,150	6,243	6,336
CAPITAL EXPENDITURES	615,000		-	-	-	-
CAPITAL EXPENDITURES	-		5,000	5,000	5,000	5,000
INSURANCE - PROPERTY	111	113	115	116	118	120
INSURANCE - LIABILITY	3,941	4,335	4,400	4,466	4,533	4,601
INSURANCE - ENVIRONMENTAL	5,000	5,100	5,177	5,254	5,333	5,413
LEGAL FEES	2,000	2,000	2,030	2,060	2,091	2,123
SUPPLIES	2,000	1,000	1,015	1,030	1,046	1,061
ADVERTISING - PUBLIC EDUCATION	3,000	3,060	3,106	3,152	3,200	3,248
TRAVEL/LEASING	3,600	3,672	3,727	3,783	3,840	3,897
UTILITIES	9,700	9,894	10,042	10,193	10,346	10,501
TRANSFER TO RESERVE CAPITAL	110,000	62,000	30,000	30,450	30,907	31,370
TRANSFER TO OPERATING RESERVE	19,785	-	11,600	11,774	16,000	16,240
SALARIES & WAGES	146,236	144,638	146,808	149,010	151,245	153,514
BAD DEBTS EXPENSE	-	-	-	-	-	-
	\$ 1,535,101	\$ 2,400,226	\$ 986,150	\$ 1,000,960	\$ 1,019,949	\$ 1,035,173



Regional District of Okanagan Similkameen

2021- 2025 Financial Plan

REFUSE DISPOSAL - PENTICTON/D3

\$ 3,085,052 \$ 10,120

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
USER FEES						
	User Feeds	NA	NA			
	User Fee	1.14%	0.03%	1.65%	1.65%	1.65%
FEES - REFUSE DISPOSAL	3,212,007	3,248,665	3,249,483	3,303,010	3,357,385	3,412,623
REFUSE DISPOSAL - OK FALLS	425,000	460,000	464,600	469,246	473,938	478,678
GYPSPUM DISP. FEES	95,000	101,000	102,010	103,030	104,060	105,101
ORGANIC DISPOSAL FEES	205,000	218,000	220,180	222,382	224,606	226,852
SCRAP METAL RECYCLING	85,000	85,000	85,850	86,709	87,576	88,451
MMBC REVENUE	18,000	18,000	18,180	18,362	18,545	18,731
TRANSFER FROM RESERVE	1,605,000	1,665,520				
TRANSFER FROM CLOSURE RESERVE FUND	1,200,000	797,062	-	-	-	-
TRANSFER FROM OPERATING RESERVE	67,125	22,470	22,695	22,922	23,151	23,382
PROV GRANTS - Organics composting Facility Contingent on Grant Approval	-	600,000	8,000,000	1,400,000	1,000,000	
FEDERAL GRANTS	-	-	-	-	-	-
MISCELLANEOUS REVENUE	42,000	42,420	42,844	43,273	43,705	44,142
Wood Chipping Revenue	-	7,500	7,613	7,727	7,843	7,960
PRIOR YEARS SURPLUS	-	-	-	-	-	-
	\$ 6,954,132	\$ 7,265,637	\$ 12,213,454	\$ 5,676,659	\$ 5,340,809	\$ 4,405,921
SALARIES & WAGES	\$ -	\$ 642	655	668	678	688
PART TIME WAGES	12,800	-	-	-	-	-
ADMINISTRATION CHARGES	231,541	169,275	171,814	174,391	177,007	179,662
OPERATIONS	95,000	96,900	98,354	99,829	101,326	102,846
OPERATIONS	15,000	15,300	15,530	15,762	15,999	16,239
OPERATIONS - Shadow Bid Contract	-	29,402	-	-	-	-
AG WOOD CHIPPING	37,000	30,000	30,450	30,907	31,370	31,841
GYPSPUM RECYCLING	-	-	-	-	-	-
CONSULTANTS CML	85,000	155,700	158,036	160,406	162,812	165,254
CONSULTANTS OKFL	10,000	85,200	86,478	87,775	89,092	90,428
CONCRETE CRUSHING	-	115,000	116,725	118,476	120,253	122,057
CONTRACT SERVICES - OPS OK FALLS	345,000	347,000	352,205	357,488	362,850	368,293
CONTRACT SERVICES - OPS CMLS	819,253	835,638	848,173	860,895	873,809	886,916
CONTRACT SERVICES - RECYCLING	102,000	104,040	105,601	107,185	108,792	110,424
CONTRACT SERVICES - RECYCLING - OTHER AR	10,000	10,000	10,150	10,302	10,457	10,614
CONTRACT SERVICES - WOOD WASTE CHIPPING	416,160	420,000	426,300	432,695	439,185	445,773
CONTRACT SERVICES - WOOD WASTE CHIPPING	25,000	25,000	25,375	25,756	26,142	26,534
CONTRACT SERVICES - SHINGLE RECYCLING	17,000	18,000	18,270	18,544	18,822	19,105
CONTRACT SERVICES - SHINGLE RECYCLING OK FALLS	7,000	7,429	7,540	7,654	7,768	7,885
HHW DISPOSAL CONTRACTOR	77,000	78,000	79,170	80,358	81,563	82,786
EDUCATION & TRAINING	2,500	2,500	2,538	2,576	2,614	2,653
EDUCATION & TRAINING	750	750	761	773	784	796
ENVIRONMENTAL CONTROL	15,000	15,300	15,530	15,762	15,999	16,239
ENVIRONMENTAL CONTROL	2,000	2,040	2,071	2,102	2,133	2,165
ENVIRONMENTAL MONITORING	15,000	15,300	15,530	15,762	15,999	16,239
ENVIRONMENTAL MONITORING	6,000	6,120	6,212	6,305	6,400	6,496
DEPRECIATION	12,298	12,298	12,482	12,670	12,860	13,053
CAPITAL EXPENDITURES	2,855,000	-	-	-	-	-
CAPITAL EXPENDITURES	50,000	-	-	-	-	-
CAPITAL EXPENDITURES Funding Operations		12,350	-	-	-	-
CAPITAL EXPENDITURES Access upgrades and scales		1,438,650	-	-	-	-
CAPITAL EXPENDITURES Organics Composting Facility (Conditional on Grant)		600,000	8,000,000	1,400,000	1,000,000	
CAPITAL EXPENDITURES Rezoning Communications		20,350	-	-	-	-
CAPITAL EXPENDITURES Leachate Implementtion Plan Phase 3		415,000	-	-	-	-
CAPITAL EXPENDITURES Bio Cover Design & Implementation (waiting for Ministry Approval)		154,890	-	-	-	-
CAPITAL EXPENDITURES Design Operations and Closure Master Plan		123,912	-	-	-	-
CAPITAL EXPENDITURES Design operations and closure master Plan continued		103,260	-	-	-	-
CAPITAL EXPENDITURES Completion of Master Plan which will show all aspectsand activities that occur at the landfill		206,520	-	-	-	-
CAPITAL EXPENDITURES Funding Operational expenses		10,120	-	-	-	-
INSURANCE - PROPERTY	2,445	2,494	2,531	2,569	2,608	2,647
INSURANCE - LIABILITY	16,705	18,376	18,652	18,931	19,215	19,504
INSURANCE - ENVIRONMENTAL	38,000	38,760	39,341	39,932	40,530	41,138
LEGAL FEES	4,000	2,500	2,538	2,576	2,614	2,653
LEGAL FEES - OKFL	1,500	1,000	1,015	1,030	1,046	1,061
SUPPLIES	2,000	3,000	3,045	3,091	3,137	3,184
ADVERTISING - PUBLIC EDUCATION	14,000	14,000	14,210	14,423	14,639	14,859
ADVERTISING - PUBLIC EDUCATION - OKFL	500	600	609	618	627	637
TRAVEL/LEASING	26,288	26,814	27,216	27,624	28,039	28,459
UTILITIES	36,000	36,720	37,271	37,830	38,397	38,973
UTILITIES - OKFL	3,200	3,000	3,045	3,091	3,137	3,184
LANDFILL LEASE	102,343	107,460	109,072	110,708	112,369	114,054
TRANSFER TO CLOSURE RESERVE	228,000	228,000	231,420	234,891	238,415	241,991
TRANSFER TO CLOSURE RESERVE OK FALLS	120,000	120,000	121,800	123,627	125,481	127,364
TRANSFER TO IMPARIMENT RESERVE	110,000	110,000	111,650	113,325	115,025	116,750
TRANSFER TO CAPITAL RESERVE	249,470	105,100	106,677	108,277	109,901	111,549
TRANSFER TO CAPITAL RESERVES - OK FALLS	105,000	110,350	112,005	113,685	115,391	117,121
TRANSFER TO OPERATING RESERVE	11,077	10,000	10,150	10,302	10,457	10,614
SALARIES & WAGES	620,302	645,577	655,261	665,090	675,066	685,192
	\$ 6,954,132	\$ 7,265,637	\$ 12,213,454	\$ 5,676,659	\$ 5,340,809	\$ 4,405,921



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
911 EMERGENCY CALL SYSTEM

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
BI 1095 & 1096 - No Tax Limit	No Tax Limit	Na	Na			
	Tax Increase	0.83%	1.00%	1.00%	1.00%	1.00%
TAX REQUISITION	931,366	939,069	1,119,376	1,133,436	1,147,708	1,162,194
GRANT IN LIEU OF TAXES	1,843	1,843	1,861	1,880	1,899	1,918
TRANSFER FROM EMERGENCY CALL SYSTEM RESERVE		129,610	-			
PRIOR YEARS SURPLUS	125,000	-	-	-	-	-
	\$ 1,058,209	\$ 1,070,522	\$ 1,121,237	\$ 1,135,316	\$ 1,149,607	\$ 1,164,112
ADMINISTRATION CHARGES	17,766	20,288	20,592	20,901	21,215	21,533
SITE & RADIO MAINTENANCE - ANNUAL CONTRACTS	22,000	22,385	22,721	23,062	23,408	23,759
UNSCHEDULED MTNCE - FIREHALLS	10,000	10,175	10,328	10,483	10,640	10,799
UNSCHEDULED MAINTENANCE - TOWERS	15,000	15,000	15,225	15,453	15,685	15,920
OPPERATIONS	-	-	-	-	-	-
OP - EQPT RENTAL - TRANSMITTER LEASE & M	65,000	66,138	67,130	68,137	69,159	70,196
CONTRACTS - CENTRAL FIRE Dispatch	243,800	250,897	254,660	258,480	262,358	266,293
CONTRACTS - Animal Lifeline Eergency Response	-	-	4,500	4,500	4,500	4,500
CONTRACTS - OTHER RD - CORD - CENTRAL DI	139,549	143,996	184,121	186,883	189,686	192,531
CAPITAL EXPENDITURES	125,000	113,681	115,386	117,117	118,874	120,657
CAPITAL EXPENDITURES E911 Equipment Lifecycle review		5,060	-	-	-	-
INSURANCE - LIABILITY	4,196	4,616	4,685	4,756	4,827	4,899
LEGAL FEES	3,000	3,000	3,045	3,091	3,137	3,184
UHF AND VHF RADIO LICENSES	15,000	15,263	15,492	15,724	15,960	16,200
UTILITIES - TELEPHONE	24,500	24,500	24,868	25,241	25,619	26,003
DEBT INTEREST	47,256	47,256	47,256	47,256	47,256	47,256
DEBT PRINCIPAL	130,864	130,864	130,864	130,864	130,864	130,864
TRANSFER TO RESERVE CAPITAL	50,000	50,000	50,750	51,511	52,284	53,068
TRANSFER TO RESERVES RE INTEREST	100	100	102	103	105	106
TRANSFER TO OPERATING RESERVE	25,000	25,000	25,375	25,756	26,142	26,534
CONTINGENCY	12,000	12,000	12,180	12,363	12,548	12,736
SALARIES & WAGES	108,178	110,303	111,958	113,637	115,341	117,072
	\$ 1,058,209	\$ 1,070,522	\$ 1,121,237	\$ 1,135,316	\$ 1,149,607	\$ 1,164,112



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
EMERGENCY PLANNING
 \$ (0)

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
BL 2322, 2004 - No Tax Limit	No Tax Limit	Na	Na			
	Tax Increase	0.71%	16.25%	1.61%	1.61%	1.61%
TAX REQUISITION	251,450	253,245	294,404	299,152	303,973	308,870
GRANT IN LIEU OF TAXES	528	539	544	550	555	561
TRANSFER FROM OPERATING RESERVE	-	5,060	20,000			
PROVINCIAL GRANTS	322,457	140,066	142,167	144,299	146,464	148,661
PROVINCIAL GRANTS (Conditional)	-	600,000	-	-	-	-
PROV GRANTS - UBCM CRI	80,583	65,000	65,650	66,307	66,970	67,639
EOC GRANT	4,600		-	-	-	-
TRANSFER FROM OPERATING RESERVE		26,176				
PRIOR YEARS SURPLUS	16,000	26,176		-	-	-
	\$ 675,618	\$ 1,116,262	\$ 522,766	\$ 510,307	\$ 517,962	\$ 525,731
HONORARIUMS	5,000	5,000	5,075	5,151	5,228	5,307
ADMINISTRATION CHARGES	10,813	9,336	9,476	9,618	9,762	9,909
GRANT EXPENSE	322,457	140,066	142,167	144,299	146,464	148,661
GRANT EXP - UBCM - CRI	80,313	80,876	65,975	66,965	67,969	68,989
AGREEMENT - REGIONAL SEARCH & RESCUE	65,000	75,300	76,430	77,576	78,740	79,921
EDUCATION & TRAINING	25,000	25,000	25,375	25,756	26,142	26,534
CAPITAL EXPENDITURES EOC Upgrades	-	5,050	20,000	-	-	-
CAPITAL EXPENDITURES 2021 Wildfire Preparedness Program						
Initiaives Conditional on receiving grant		600,000				
EQUIPMENT	15,700	8,500	8,628	8,757	8,888	9,022
INSURANCE - LIABILITY	3,163	3,479	3,531	3,584	3,638	3,692
INSURANCE - VEHICLE	270	544	552	560	569	577
Legal Fees	1,000	1,000	1,015	1,030	1,046	1,061
SUPPLIES	500	500	508	515	523	531
SUPPLIES - MEALS	500	500	508	515	523	531
TRAVEL/LEASING	2,500	3,500	3,553	3,606	3,660	3,715
UTILITIES - TELEPHONE	4,000	4,000	4,060	4,121	4,183	4,245
TRANSFER TO OPERATING RESERVE	12,800	12,800	12,992	13,187	13,385	13,585
TRANSFER TO OPERATING RESERVE - CWF from 2020		26,176	26,569	26,967	27,372	27,782
EOC COSTS - RECOVERABLE	-	-	-	-	-	-
EMERGENCY SOCIAL SERVICES	12,500	2,500	2,538	2,576	2,614	2,653
OTHER EXP - EOC GRANT EXP	4,600	-	-	-	-	-
SALARIES & WAGES	109,502	112,135	113,817	115,524	117,257	119,016
	\$ 675,618	\$ 1,116,262	\$ 522,766	\$ 510,307	\$ 517,962	\$ 525,731



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
ENVIRONMENTAL CONSERVATION**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
RG 734, RG735 C714,z714,714i,714D, 714A 714C 718E 555,BL 2690, 21	Tax Limit (A)	\$ 640,371	COMPLIANT			
	Tax Increase	0.51%	1.02%	2.27%	2.15%	1.32%
TAX REQUISITION	351,125	352,931	356,527	364,629	372,471	377,370
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
Transfer from Operating Reserve		75,000				
DONATIONS CWF from funds received in 2020	-	5,000		-	-	-
PRIOR YEARS SURPLUS	650,000	28,639		-	-	-
	\$ 1,001,125	\$ 461,570	\$ 356,527	\$ 364,629	\$ 372,471	\$ 377,370
SALARIES & WAGES	-					
ADMINISTRATION CHARGE	37,125	\$ 12,570	12,759	12,950	13,144	13,341
OPERATIONS	34,000	\$ 39,000	39,585	40,179	40,781	41,393
EDUCATION & TRAINING	-	\$ -	-	-	-	-
ADVERTISING	-		-	-	-	-
TRANSFER TO OPERATING RESERVE	650,000	\$ 30,000	104,183	108,500	112,500	113,500
GRANTS	280,000	\$ 380,000	200,000	203,000	206,045	209,136
	\$ 1,001,125	\$ 461,570	\$ 356,527	\$ 364,629	\$ 372,471	\$ 377,370



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
CORPORATE FACILITIES**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
ADMINISTRATION FEES	Recoveries	NA	Na			
	Admin Fee	11.41%	1.01%	1.00%	1.00%	1.00%
ADMINISTRATION FEES	8,000	-	-	-	-	-
RECOVERIES	290,600	323,768	327,038	330,308	333,611	336,948
COVID FUNDS RE Facility Needs Assessment						
Covid funds Purchase of 2 Smart Boards		20,000				
COVID FUNDS Board Room Upgrades		35,000				
COVID FUNDS Lease of Office Space Main St.		50,000	50,000	50,000	50,000	50,000
TRANSFER FROM CAPITAL RESERVE	-	73,459				
TRANSFER FROM OPERATING RESERVE	-	15,336	15,489	15,644	15,801	15,959
CWF Surplus Funds		15,336				
	\$ 298,600	\$ 532,899	\$ 392,527	\$ 395,953	\$ 399,412	\$ 402,906
BUILDING	64,000	64,000	64,640	65,286	65,939	66,599
CONTRACT SERVICES	63,700	67,500	68,175	68,857	69,545	70,241
CAPITAL	15,000	-	-	-	-	-
CAPITAL Facility Master Plan		45,000				
Covid funds Purchase of 2 Smart Boards		20,000				
Covid funds Board Room Upgrades		35,000				
Covid funds Lease of Office Space Main St.		50,000	50,000	50,000	50,000	50,000
CAPITAL Accessible doors 101 Martin Office		20,322				
CAPITAL Replace skylights 101 Martin Office		8,105				
CAPITAL CWF Complete work space renovations		15,336				
EQUIPMENT	26,900	46,900	47,369	47,843	48,321	48,804
FACILITY IMPROVEMENTS	25,700	30,500	30,805	31,113	31,424	31,738
SUPPLIES	10,100	14,800	14,948	15,097	15,248	15,401
TRAVEL - STAFF	1,200	2,000	2,020	2,040	2,061	2,081
UTILITIES	42,000	48,100	48,581	49,067	49,557	50,053
-TRANSFER TO OPERATING RESERVE		15,336	15,489	15,644	15,801	15,959
TRANSFER TO CAPITAL RESERVE	50,000	50,000	50,500	51,005	51,515	52,030
	\$ 298,600	\$ 532,899	\$ 392,527	\$ 395,953	\$ 399,412	\$ 402,906



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
FINANCE

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
ADMINISTRATION FEES	Recoveries	NA	Na			
Revenue	Recoveries	1.88%	1.60%	1.60%	1.60%	1.59%
RECOVERIES	147,950	150,729	153,140	155,587	158,071	160,592
MISCELLANEOUS REVENUE	10,000	10,000	10,000	10,000	10,000	10,000
	\$ 157,950	\$ 160,729	\$ 163,140	\$ 165,587	\$ 168,071	\$ 170,592
Expense						
EQPT MAINTENANCE - COMPUTER	39,250	40,035	40,636	41,245	41,864	42,492
CONSULTANTS	5,000	5,000	5,075	5,151	5,228	5,307
AGREEMENTS - AUDIT	35,700	36,414	36,960	37,515	38,077	38,648
EDUCATION & TRAINING	18,500	14,000	14,210	14,423	14,639	14,859
EQUIPMENT	15,000	20,000	20,300	20,605	20,914	21,227
LEGAL FEES	500	500	508	515	523	531
SUPPLIES	500	500	508	515	523	531
TRAVEL - STAFF	4,500	4,500	4,568	4,636	4,706	4,776
BANK CHARGES & INTEREST	39,000	39,780	40,377	40,982	41,597	42,221
	\$ 157,950	\$ 160,729	\$ 163,140	\$ 165,587	\$ 168,071	\$ 170,592



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
GENERAL GOVERNMENT**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
SLP, 1966 - No Limit	No Limit	NA	NA			
Revenue	Tax Requisition	0.19%	1.12%	1.55%	1.55%	1.55%
TAX REQUISITION	1,437,909	1,440,663	1,456,742	1,479,305	1,502,213	1,525,473
GRANT IN LIEU OF TAXES	5,000	5,000	5,050	5,101	5,152	5,203
INTEREST INCOME	126,000	126,000	127,260	128,533	129,818	131,116
GRANTS	125,000	-	-	-	-	-
TRANSFER FROM RESERVE	85,000	-	-	-	-	-
TRANSFER FROM OPERATIONAL RESERVE						
MISCELLANEOUS REVENUE	10,000	10,000	10,100	10,201	10,303	10,406
PRIOR YEARS SURPLUS	-	25,000	-	-	-	-
	\$ 1,788,909	\$ 1,606,663	\$ 1,599,152	\$ 1,623,139	\$ 1,647,486	\$ 1,672,198
Expense						
SALARIES & WAGES	-	32,000	10,000	10,150	10,302	10,457
SALARIES & WAGES - CRIME STOPPERS	87,000	85,000	86,275	87,569	88,883	90,216
HONORARIUMS - DIRECTORS	338,667	345,441	350,623	355,882	361,220	366,638
HONORARIUMS - CHAIRMAN	38,395	39,163	39,750	40,347	40,952	41,566
HONORARIUMS - VICE CHAIRMAN	7,176	7,320	7,430	7,541	7,654	7,769
ADMINISTRATION CHARGE	43,976	75,030	76,156	77,298	78,458	79,634
GRANT EXPENDITURE #1	125,000	-	-	-	-	-
LABOUR RELATIONS (INCLUDES WELLNESS)	-	-	-	-	-	-
Corporate Volunteer Program	-	2,000	-	-	-	-
CAPITAL EXPENDITURES	85,000	-	-	-	-	-
INSURANCE - PROPERTY	1,926	1,960	1,989	2,019	2,050	2,080
LEGAL FEES	18,000	60,000	60,900	61,814	62,741	63,682
INSURANCE - LIABILITY	17,517	19,269	19,558	19,851	20,149	20,451
SUPPLIES		-	-	-	-	-
SUPPLIES - BOARD DINNERS	25,000	25,000	25,375	25,756	26,142	26,534
SUPPLIES - OTHER		-	-	-	-	-
TRAVEL - STAFF	10,000	10,000	10,150	10,302	10,457	10,614
TRAVEL - BOARD	20,000	15,000	15,225	15,453	15,685	15,920
UTILITIES - TELEPHONE		-	-	-	-	-
TRANSFER TO DEPOSIT ACCOUNT	10,000	10,000	10,150	10,302	10,457	10,614
TRANSFER to OPERATIONAL RESERVE	-	18,000	37,000	37,555	38,118	38,690
GRANTS IN AID	40,800	-	-	-	-	-
GRANTS IN AID - Alleycats Alliance Society	-	5,000	-	-	-	-
GRANTS IN AID -Animal Lifeline emergency Response Team	-	4,500	-	-	-	-
GRANTS IN AID - Ha Ha Ha Kidz Fest	-	5,000	-	-	-	-
GRANTS IN AID - Okanagan Similkameen Conservation Alliance	-	5,500	-	-	-	-
GRANTS IN AID - Penticton Scottish Festival Society	-	2,000	-	-	-	-
GRANTS IN AID South Okanagan Immigrant and Community Services	-	3,450	-	-	-	-
CARBON MITIGATION EXPENSE	6,000	6,000	6,090	6,181	6,274	6,368
SALARIES & WAGES	914,452	830,030	842,480	855,118	867,944	880,964
	\$ 1,788,909	\$ 1,606,663	\$ 1,599,152	\$ 1,623,139	\$ 1,647,486	\$ 1,672,198



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
HUMAN RESOURCES

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
ADMINISTRATION FEES	Recoveries	NA	Na			
Revenue	Recoveries	-5.38%	1.50%	1.50%	1.50%	1.50%
RECOVERIES	157,050	148,607	150,836	153,099	155,395	157,726
TRANSFER FROM OPERATIONAL RESRVES		10,000				
PRIOR YEARS SURPLUS	-	10,000	-	-	-	-
	\$ 157,050	\$ 168,607	\$ 150,836	\$ 153,099	\$ 155,395	\$ 157,726
Expense						
CONSULTANTS	10,700	9,400	9,541	9,684	9,829	9,977
Wages	-	10,000	-	-	-	-
SAFETY TRAINING & EQUIPMENT	27,000	25,400	25,781	26,168	26,560	26,959
LABOUR RELATIONS	41,500	35,640	36,175	36,717	37,268	37,827
EDUCATION & TRAINING	25,200	25,517	25,900	26,288	26,683	27,083
SOFTWARE	12,650	12,650	12,840	13,032	13,228	13,426
LEGAL FEES	25,000	25,000	25,375	25,756	26,142	26,534
ADVERTISING	12,000	12,000	12,180	12,363	12,548	12,736
TRAVEL/LEASING	3,000	3,000	3,045	3,091	3,137	3,184
TRANSFER TO OPEATIONAL RESERVES	\$ -	\$ 10,000	-	-	-	-
	\$ 157,050	\$ 168,607	\$ 150,836	\$ 153,099	\$ 155,395	\$ 157,726



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
LEGISLATIVE SERVICES**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
ADMINISTRATION FEES	Recoveries	NA	Na			
Revenue	Recoveries	1.30%	20.73%	1.50%	1.50%	1.50%
RECOVERIES	229,250	232,230	280,373	284,579	288,848	293,180
TRANSFER FROM OPERATIONAL RESERVES		44,000				
PRIOR YEARS SURPLUS	-	44,000				
	\$ 229,250	\$ 320,230	\$ 280,373	\$ 284,579	\$ 288,848	\$ 293,180
Expense						
CONSULTANTS	23,000	44,460	45,127	45,804	46,491	47,188
CONTRACT SERVICES	30,000	53,600	54,404	55,220	56,048	56,889
EDUCATION & TRAINING	14,750	14,750	14,971	15,196	15,424	15,655
LEGAL FEES	-	-	-	-	-	-
SUPPLIES	108,000	108,000	109,620	111,264	112,933	114,627
SUPPLIES - OTHER	7,500	10,000	10,150	10,302	10,457	10,614
ADVERTISING	10,000	14,300	14,515	14,732	14,953	15,177
COMMUNICATIONS	30,000	25,000	25,375	25,756	26,142	26,534
TRAVEL - STAFF	6,000	6,120	6,212	6,305	6,400	6,496
TRANSFER TO OPERATIONAL RESERVES	\$ -	\$ 44,000	-	-	-	-
	\$ 229,250	\$ 320,230	\$ 280,373	\$ 284,579	\$ 288,848	\$ 293,180



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
ILLEGAL DUMPING**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
BI 2184 - Maximum Levy	Maximum Levy	25,000	REVIEW REQUIRED			
Revenue	Tax Requisition	-0.40%	1.39%	1.55%	1.55%	1.55%
TAX REQUISITION	33,523	33,389	33,855	34,381	34,914	35,456
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
TRANSFER FROM OPERATING RESERVE	-	3,532	3,567	3,603	3,639	3,675
PRIOR YEARS SURPLUS	25,000	10,000	-	-	-	-
	\$ 58,523	\$ 46,921	\$ 37,422	\$ 37,984	\$ 38,553	\$ 39,132
Expense						
ADMINISTRATION CHARGES	856	722	733	744	755	767
CONTRACT SERVICES	6,000	6,000	6,090	6,181	6,274	6,368
CONTRACT SERVICES - TIPPING FEES	2,500	2,500	2,538	2,576	2,614	2,653
INSURANCE - LIABILITY	136	150	152	155	157	159
ADVERTISING - PUBLIC EDUCATION	750	750	761	773	784	796
TRAVEL/LEASING	600	400	406	412	418	425
TRANSFER TO OPERATING RESERVE	27,040	22,121	12,250	12,434	12,620	12,810
SALARIES & WAGES	20,641	14,278	14,492	14,710	14,930	15,154
	\$ 58,523	\$ 46,921	\$ 37,422	\$ 37,984	\$ 38,553	\$ 39,132



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
INVASIVE SPECIES formerly noxious weeds**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
BL 2065.01, 2011 Maximum Levy	Maximum Levy	55,000	REVIEW REQUIRED			
Revenue	Tax Requisition	1.15%	2.97%	1.80%	1.79%	1.79%
TAX REQUISITION	60,349	61,043	62,857	63,988	65,136	66,301
GRANT IN LIEU OF TAXES	90	90	91	92	93	94
TRANSFER FROM OPERATIONAL RESERVES		1,200				
PROVINCIAL GRANTS	12,500	12,500	12,500	12,500	12,500	12,500
PRIOR YEARS SURPLUS	5,000	1,200		-	-	-
			-	-	-	-
	\$ 77,939	\$ 76,033	\$ 75,448	\$ 76,580	\$ 77,728	\$ 78,894
Expense						
ADMINISTRATION CHARGE	1,513	2,165	2,198	2,230	2,264	2,298
OP - STUDIES - OTHER	-	-	-	-	-	-
CONSULTANTS	35,000	32,000	32,480	32,967	33,462	33,964
CONSULTANTS - ABATEMENT PROGRAM	30,000	30,000	30,450	30,907	31,370	31,841
TRANSFER TO OPERATING RESERVE	100	1,700	-	-	-	-
SALARIES & WAGES	11,326	10,168	10,321	10,475	10,632	10,792
	\$ 77,939	\$ 76,033	\$ 75,448	\$ 76,580	\$ 77,728	\$ 78,894



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
INFORMATION SERVICES**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
ADMINISTRATION FEES	Recoveries	NA	Na			
Revenue	Recoveries	72.56%	-14.89%	0.86%	-26.01%	1.71%
RECOVERIES	360,300	621,750	529,194	533,742	394,897	401,660
TRANSFER FROM OPERATING RESERVE	35,000	35,000	35,350	35,704	36,061	36,421
AV Video Conference Upgrades	-	-	-	-	-	-
Various Network Infrastructure Upgrades	-	-	-	-	-	-
Board Management Software	-	15,000	-	-	-	-
MISCELLANEOUS REVENUE	25,000	25,000	25,250	25,503	25,758	26,015
TRANSFER FROM CAPITAL RESERVE	-	103,000	104,030	105,070	106,121	107,182
PRIOR YEARS SURPLUS	5,000	108,000	-	-	-	-
	\$ 425,300	\$ 907,750	\$ 693,824	\$ 700,019	\$ 562,836	\$ 571,279
Expense						
ADMINISTRATION CHARGES	-	-	-	-	-	-
EQPT MAINTENANCE - COMPUTER	61,200	63,750	64,706	65,677	66,662	67,662
CONTRACT SERVICES	65,000	65,000	65,975	66,965	67,969	68,989
AGREEMENTS - LICENSING	54,000	76,500	77,648	78,812	79,994	81,194
EDUCATION & TRAINING	14,400	15,000	15,225	15,453	15,685	15,920
Board Management Software	-	15,000	-	-	-	-
Network infrastructure upgrade	-	165,000	50,000	40,000	-	-
AV Video Conferencing Upgrade	-	61,500	-	-	-	-
Marten Street Upgrade to fix 65 drops	-	25,000	-	-	-	-
Computer Replacement and Upgrades	-	-	37,500	37,500	-	-
MFP Replacement and Upgrade, addition of copier, scanner and printer resources	-	-	18,000	18,000	-	-
Purchase of back up generator to Martin St. Datacentre	-	-	-	50,000	-	-
Upgrade replacement and addition of UPS resources	-	-	42,000	-	-	-
CS Replacement Copier - CWF from 2020	-	15,000	-	-	-	-
Wan Infrastructure CWF from 2020	-	38,000	-	-	-	-
LAN Switches - CWF from 2020	-	20,000	-	-	-	-
SQL Server CWF from 2020	-	10,000	-	-	-	-
Workstation /Laptops - CWF from 2020	-	20,000	-	-	-	-
EQUIPMENT	135,700	140,000	142,100	144,232	146,395	148,591
SUPPLIES	5,500	5,500	5,583	5,666	5,751	5,837
UTILITIES - TELEPHONE	60,500	64,500	65,468	66,450	67,446	68,458
TRANSFER TO CAPITAL RESERVE	24,000	103,000	104,545	106,113	107,705	109,320
TRANSFER TO OPERATING RESERVE	5,000	5,000	5,075	5,151	5,228	5,307
	\$ 425,300	\$ 907,750	\$ 693,824	\$ 700,019	\$ 562,836	\$ 571,279



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
MUNICIPAL FISCAL SERVICES**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
Not Applicable to a tax Limit	Na	Na	Na			
Revenue	Municipal Service	-11.80%	-0.05%	-0.06%	-0.22%	-5.00%
DEBENTURE PAYMENT - PENTICTON	3,536,870	3,119,621	3,117,929	3,115,918	3,109,045	2,953,465
DEBENTURE PAYMENT - SUMMERLAND	2,018,219	1,926,769	1,879,027	1,879,027	1,451,955	1,451,955
DEBENTURE PAYMENT - OSOYOOS	581,629	576,172	570,534	570,534	520,486	520,486
DEBENTURE PAYMENT - OLIVER	532,850	532,051	532,050	473,659	473,659	446,527
DEBENTURE PAYMENT - KEREMEOS	10,015	10,015	10,015	10,015	10,015	10,015
	\$ 6,679,583	\$ 6,164,628	\$ 6,109,555	\$ 6,049,153	\$ 5,565,160	\$ 5,382,448
Expense						
DEBT INTEREST- PENTICTON	1,534,059	1,218,259	1,214,655	1,210,682	1,201,798	1,133,748
DEBT INTEREST- SUMMERLAND	886,836	761,916	744,416	744,416	505,916	505,916
DEBT INTEREST- OSOYOOS	284,331	278,248	276,983	276,983	252,701	252,701
DEBT INTEREST- OLIVER	147,197	139,845	133,743	112,357	105,840	87,530
DEBT INTEREST- KEREMEOS	4,845	4,845	4,845	4,845	4,845	4,845
DEBT PRINCIPAL- PENTICTON	2,002,811	1,901,362	1,903,274	1,905,236	1,907,247	1,819,717
DEBT PRINCIPAL- SUMMERLAND	1,131,383	1,164,853	1,134,611	1,134,611	946,039	946,039
DEBT PRINCIPAL- OSOYOOS	297,298	297,924	293,551	293,551	267,785	267,785
DEBT PRINCIPAL- OLIVER	385,653	392,206	398,307	361,302	367,819	358,997
DEBT PRINCIPAL- KEREMEOS	5,170	5,170	5,170	5,170	5,170	5,170
	\$ 6,679,583	\$ 6,164,628	\$ 6,109,555	\$ 6,049,153	\$ 5,565,160	\$ 5,382,448



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
NUISANCE CONTROL A/B/C/D/E/F/G/I

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
BL 2198.01, 2008 - Maximum Tax Limit	Maximum Levy	25,000	REVIEW REQUIRED			
Revenue	Tax Requisition	-5.00%	1.50%	1.50%	1.50%	1.50%
TAX REQUISITION	27,104	25,750	26,136	26,528	26,926	27,330
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
PRIOR YEARS SURPLUS	-	2,187	-	-	-	-
	\$ 27,104	\$ 27,937	\$ 26,136	\$ 26,528	\$ 26,926	\$ 27,330
Expense						
ADMINISTRATION CHARGES	2,104	750	761	773	784	796
OP - SW - STARLING CONTROL	25,000	25,000	25,375	25,756	26,142	26,534
TRANSFER TO OPERATIONAL RESERVES	\$ -	2,187	-	-	-	-
	\$ 27,104	\$ 27,937	\$ 26,136	\$ 26,528	\$ 26,926	\$ 27,330



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
OKANAGAN BASIN WATER BOARD**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
Limit Based on Assessment	Tax Limit (A)	\$ 675,000	REVIEW REQUIRED			
Revenue	Tax Requisition	3.70%	3.46%	3.46%	3.46%	3.46%
TAX REQUISITION	712,548	738,948	764,530	791,003	818,398	846,748
GRANT IN LIEU OF TAXES	-					
PRIOR YEARS SURPLUS	-					
	\$ 712,548	\$ 738,948	\$ 764,530	\$ 791,003	\$ 818,398	\$ 846,748
Expense						
ADMINISTRATION CHARGES	19,056	14,063	14,274	14,488	14,705	14,926
TRANSFER TO OBWB	693,492	724,885	750,256	776,515	803,693	831,822
	\$ 712,548	\$ 738,948	\$ 764,530	\$ 791,003	\$ 818,398	\$ 846,748



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
RGS - SUB REGIONAL

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
BL 2421 & 2770 - No Limit Set	No Limit	NA	Na			
Revenue	Tax Requisition	-19.99%	0.95%	1.81%	1.81%	1.81%
TAX REQUISITION	80,598	64,488	65,103	66,282	67,480	68,698
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
TRANSFER FROM OPERATING RESERVE	15,000	-	-	-	-	-
PROVINCIAL GRANTS	-	70,000	-	-	-	-
PROVINCIAL GRANTS - #3	150,000	40,000	40,400	40,804	41,212	41,624
CONSULTANTS RGS REVIEW		20,000				
Carry Forward Wages re Consultaning Projects Trsf to Reserves		24,319				
Carry Forward Wages re Consultaning Projects Surplus		24,319				
PRIOR YEARS SURPLUS	7,000	1,500		-	-	-
	\$ 252,598	\$ 244,626	\$ 105,503	\$ 107,086	\$ 108,692	\$ 110,322
Expense						
-Carry Forward Wages re Consultant Costs		\$ 24,319	0			
ADMINISTRATION CHARGES	258	5,708	5,794	5,881	5,969	6,059
OPS - RGS - MONITORING PROGRAM	-	-	-	-	-	-
CONSULTANTS	190,000	40,000	40,600	41,209	41,827	42,455
CONSULTANTS RGS REVIEW		20,000				
CONSULTANTS Consultant Expenses Housing Needs		70,000				
CONTRACTS - CARPOOL	-	-	-	-	-	-
INSURANCE - LIABILITY	128	141	143	145	147	150
SUPPLIES	1,000	1,000	1,015	1,030	1,046	1,061
ADVERTISING	2,000	2,000	2,030	2,060	2,091	2,123
PROVINCIAL GRANT EXPENSES	-	-	-	-	-	-
Carry Forward Wages Transf to Reserves		24,319				
TRANSFER TO OPERATING RESERVE	-	5,000	3,000	3,045	3,091	3,137
SALARIES & WAGES	59,212	52,139	52,921	53,715	54,521	55,338
	\$ 252,598	\$ 244,626	\$ 105,503	\$ 107,086	\$ 108,692	\$ 110,322



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
REGIONAL TRAILS**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
RG735 G716, RG734 535, RG73 B16 BL1470.02, - Assessment	Tax Limit (A)	597,301	COMPLIANT			
Revenue	Tax Requisition	14.64%	61.26%	-36.11%	1.56%	1.56%
GRANTS	-	-	-	-	-	-
TAX REQUISITION	262,517	300,958	485,327	310,094	314,934	319,848
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
PARKS REALLOCATION	28,000	30,000	30,300	30,603	30,909	31,218
KVR Trail Mgmt. - Provincial Contribution	5,000	5,000	5,050	5,101	5,152	5,203
FEDERAL GRANT	5,000	2,000	2,020	2,040	2,061	2,081
Gas tax funding Area "B"		41,598	-	-	-	-
Gas tax funding Area "G"		82,314				
Gas tax funding Area "C"		182,250				
Gas tax funding Area "A"		20,250				
TRANSFER FROM CAPITAL RESERVE	150,000	6,000				
TRANSFER FROM OPERATIONAL RESERVE						
PROVINCIAL GRANTS - Regional Parks, trails and recreation master plan	-	180,000	-	-	-	-
PROVINCIAL GRANTS - Okanagan River Channel trail resurface Rd. 22 to McAlpine		547,500				
PROVINCIAL GRANTS - KVR Trail Construction (chute lake to Little tunnel)		123,950				
PROVINCIAL GRANTS - KVR Trail to Red Bridge		210,380				
CAPITAL EXPENDITURES - Upgrades Grant Funded		450,000				
MISCELLANEOUS REVENUE	-		-	-	-	-
Donation		82,608	-			
TRANSFER FROM CAPITAL RESERVE KVR Trail Const. Chute Lake to Little Tunnel		61,050				
TRANSFER FROM CAPITAL RESERVE - KVR Trail to Red Bridge		103,752				
PRIOR YEARS SURPLUS	40,000	33,500				
	\$ 490,517	\$ 2,463,110	\$ 522,697	\$ 347,837	\$ 353,055	\$ 358,351
Expense						
SALARIES & WAGES	\$ -	\$ 6,300	9,000	9,135	9,272	9,411
ADMINISTRATION CHARGES	11,483	10,603	10,762	10,924	11,088	11,254
ACQUISITION & MANAGEMENT	6,500	6,500	6,598	6,696	6,797	6,899
OPERATIONS & MAINTENANCE	15,000	15,000	15,225	15,453	15,685	15,920
CONTRACT SERVICES	16,500	14,500	14,718	14,938	15,162	15,390
EDUCATION & TRAINING	4,000	4,000	4,060	4,121	4,183	4,245
AMORTIZATION EXPENSE	9,000	18,000	18,270	18,544	18,822	19,105
CAPITAL EXPENDITURES	180,000	-	-	-	-	-
CAPITAL EXPENDITURES - Similkameen & KVR Trailhead Signage (CWF)		30,525	30,000	-	-	-
CAPITAL EXPENDITURES - Regional Parks, Trails and Recreation Master Plan (CWF)		185,868				
CAPITAL EXPENDITURES - Similkameen Trail Construction Area B & G		206,520				
CAPITAL EXPENDITURES - Okanagan River channel trail Resurfacing - Rd 22 to McAlpine Similkameen Trail Construction Area B & G		750,000				
CAPITAL EXPENDITURES - Okanagan River channel trail Resurfacing - KVR Trail Construction - RD21 to RD 18)			150,000			
CAPITAL EXPENDITURES - KVR Trail Construction - Chute lake to Little tunnel (contingent on grant)		185,000				
CAPITAL EXPENDITURES - KVR Trail To Red Bridge (Contingent on Grant)		314,132				
CAPITAL EXPENDITURES - Upgrades Grant Funded		450,000				
CAPITAL EXPENDITURES -Purchase of Trailers authorized in 2020 CWF		6,000				
VEHICLE & EQUIPMENT	6,000	25,000	25,375	25,756	26,142	26,534
PARK/FACILITY IMPROVEMENTS	8,500	9,000	9,135	9,272	9,411	9,552
INSURANCE - PROPERTY	-	-	-	-	-	-
INSURANCE - LIABILITY	1,627	1,780	1,807	1,834	1,861	1,889
INSURANCE - VEHICLE	8,000	12,000	12,180	12,363	12,548	12,736
TOOLS & SUPPLIES	-	-	-	-	-	-
SUPPLIES - TRAIL GUIDES	-	-	-	-	-	-
SUPPLIES - FACILITY	10,500	9,500	9,643	9,787	9,934	10,083
ADVERTISING	2,650	2,500	2,538	2,576	2,614	2,653
TRAVEL AND LEASE	14,000	13,000	13,195	13,393	13,594	13,798
MFA LEASING	11,002	8,000	8,120	8,242	8,365	8,491
TRANSFER TO CAPITAL RESERVE	50,000	42,700	43,341	43,991	44,650	45,320
TRANSFER TO OPERATING RESERVE	-	3,350	3,400	3,451	3,503	3,556
SALARIES & WAGES	135,755	133,332	135,332	137,362	139,422	141,514
	\$ 490,517	\$ 2,463,110	\$ 522,697	\$ 347,837	\$ 353,055	\$ 358,351



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
REGIONAL TRANSIT**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
BL 2809 Assessment Limit	Tax Limit (A)	359,116	COMPLIANT			
Revenue	Tax Requisition	-6.68%	8.58%	1.67%	1.67%	1.67%
TAX REQUISITION	231,467	216,008	234,541	238,467	242,453	246,502
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
TRANSIT FARES	27,000	17,044	27,000	27,270	27,543	27,818
PROVINCIAL GRANT Safe Start	-	34,857	-	-	-	-
PROVINCIAL GRANT IHA	-	13,032	13,032	13,032	13,032	13,032
MISCELLANEOUS REVENUE	-	15,241	15,393	15,547	15,703	15,860
PRIOR YEARS SURPLUS	(49,749)	(500)	-	-	-	-
	\$ 208,718	\$ 295,682	\$ 289,967	\$ 294,316	\$ 298,731	\$ 303,212
Expense						
ADMINISTRATION CHARGES	\$ -	\$ 7,474	7,586	7,699	7,815	7,932
MAINTAINENCE	3,000	1,500	1,523	1,545	1,569	1,592
OPERATIONS	163,866	199,505	202,498	205,535	208,618	211,747
Expansion of Route 70 Penticton/Kelowna	-	10,000	-	-	-	-
ADVERTISING	-	-	-	-	-	-
TRANSFER TO OPERATING RESERVE	5,000	39,091	39,677	40,273	40,877	41,490
OTHER EXPENSES - MARKETING	1,000	1,500	1,523	1,545	1,569	1,592
SALARIES & WAGES	35,852	36,612	37,161	37,719	38,284	38,859
	\$ 208,718	\$ 295,682	\$ 289,967	\$ 294,316	\$ 298,731	\$ 303,212



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
SOLID WASTE MANAGEMENT**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
1899.02, 2012 Limit based on Assessment						
Tax Limit (A)		367,237	COMPLIANT			
Revenue						
Tax Requisition		0.72%	12.37%	-8.32%	1.50%	1.50%
TAX REQUISITION	182,749	184,058	206,819	189,621	192,466	195,353
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
TRANSFER FROM OPERATING RESERVE	50,000	120,000	30,000	30,000	30,000	30,000
PRIOR YEARS SURPLUS	-	-	-	-	-	-
	\$ 232,749	\$ 304,058	\$ 236,819	\$ 219,621	\$ 222,466	\$ 225,353
Expense						
ADMINISTRATION CHARGES	7,787	9,096	9,233	9,371	9,512	9,654
OPERATIONS - LANDFILL COMPOST SITING	-	-	-	-	-	-
CONSULTANTS	50,000	120,000	30,000	30,000	30,000	30,000
CONTRACTOR - WEBSITE EXCHANGE SITE	6,000	8,000	8,120	8,242	8,365	8,491
CONTRACTOR - ICI-MF RECYCLING	20,000	20,000	20,300	20,605	20,914	21,227
MEMBERSHIP & DUES	3,500	4,000	4,060	4,121	4,183	4,245
Solid Waste Management Plan	-	-	20,000	-	-	-
INSURANCE - LIABILITY	693	762	773	785	797	809
LEGAL FEES	-	100	102	103	105	106
SUPPLIES	-	2,000	2,030	2,060	2,091	2,123
BEAR SMART EXPENSES	12,000	10,500	10,658	10,817	10,980	11,144
TRANSFER TO OPERATING RESERVE	29,058	69,247	70,286	71,340	72,410	73,496
SALARIES & WAGES	103,711	60,353	61,258	62,177	63,110	64,056
	\$ 232,749	\$ 304,058	\$ 236,819	\$ 219,621	\$ 222,466	\$ 225,353



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
STERILE INSECT RELEASE PROGRAM**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
1101, 1989 Limit bases on Assessment	Tax Limit (A)	2,992,268	COMPLIANT			
Revenue	Tax Requisition	-2.09%	-3.85%	0.07%	0.07%	0.07%
TAX REQUISITION	417,724	409,002	393,265	393,531	393,802	394,076
PARCEL TAX	553,921	478,660	480,000	480,000	480,000	480,000
GRANT IN LIEU OF TAXES	4,416	4,500	4,500	4,500	4,500	4,500
PRIOR YEARS SURPLUS	-	(14,575)	-	-	-	-
	\$ 976,061	\$ 877,587	\$ 877,765	\$ 878,031	\$ 878,302	\$ 878,576
Expense						
ADMINISTRATION CHARGES	74,388	17,502	17,765	18,031	18,302	18,576
TRANSFER TO SIR	901,673	860,085	860,000	860,000	860,000	860,000
	\$ 976,061	\$ 877,587	\$ 877,765	\$ 878,031	\$ 878,302	\$ 878,576



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
ANIMAL CONTROL - A,B,C,D,E,F,G,H,I**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
2775, 2017 No Limit	No Limit	NA	Na			
Revenue	Tax Requisition	2.52%	1.34%	1.64%	1.63%	1.63%
TAX REQUISITION - ALL AREAS	119,940	122,963	124,605	126,643	128,713	130,816
GRANT IN LIEU OF TAXES	500	500	505	510	515	520
ENFORCEMENT FEES	6,000	6,000	6,060	6,121	6,182	6,244
IMPOUND FEES	1,500	1,000	1,010	1,020	1,030	1,041
LICENSING REVENUE	20,000	20,000	20,200	20,402	20,606	20,812
TRANSFER FROM OPERATIONAL RESERVES		6,500	2,000	2,000	2,000	2,000
PRIOR YEARS SURPLUS	2,037	18,000		-	-	-
	\$ 149,977	\$ 174,963	\$ 154,380	\$ 156,696	\$ 159,047	\$ 161,432
Expense						
ADMINISTRATION CHARGES	10,467	5,892	5,981	6,070	6,161	6,254
BYLAW ENFORCEMENT ALLOCATION	23,260	27,707	28,122	28,544	28,972	29,407
FACILITIES RENTAL - KENNEL	18,000	17,000	17,255	17,514	17,777	18,043
CONTRACTS - ANIMAL CONTROL	92,000	96,000	97,440	98,902	100,385	101,891
TRANSFER TO OPERATIONAL RESERVE	-	22,864	-	-	-	-
LEGAL FEES	2,650	2,000	2,030	2,060	2,091	2,123
SUPPLIES	2,100	2,000	2,030	2,060	2,091	2,123
ADVERTISING	1,500	1,500	1,523	1,545	1,569	1,592
	\$ 149,977	\$ 174,963	\$ 154,380	\$ 156,696	\$ 159,047	\$ 161,432



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
BUILDING INSPECTION
 \$ 227,053

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
2132, 2002 - No Limit	No Limit	NA	Na			
Revenue	Tax Requisition	87.59%	2.73%	2.71%	2.69%	2.67%
TAX REQUISITION	164,512	308,613	317,034	325,618	334,370	343,292
GRANT IN LIEU OF TAXES	1,800	1,800	1,818	1,836	1,855	1,873
LEGAL SETTLEMENTS	-	-	-	-	-	-
FEE FOR SERVICE	40,000	30,000	30,300	30,603	30,909	31,218
ENFORCEMENT FEES	-	2,500	2,525	2,550	2,576	2,602
BUILDING PERMITS	600,000	710,635	717,741	724,919	732,168	739,490
BOARD OF VARIANCE	-	-	-	-	-	-
TRANSFER FROM RESERVE	186,996	171,412				
TRANSFER FROM OPERATIONAL RESERVE						
MISCELLANEOUS REVENUE	7,500	13,323	13,456	13,591	13,727	13,864
PRIOR YEARS SURPLUS	190,000		-	-	-	-
	\$ 1,190,808	\$ 1,238,283	\$ 1,082,874	\$ 1,099,117	\$ 1,115,604	\$ 1,132,338
Expense						
SALARIES & WAGES	76,250	-	-	-	-	-
ADMINISTRATION CHARGES	13,036	50,023	50,774	51,535	52,308	53,093
OPERATIONS - FACILITIES RENTALS	6,000	6,000	6,090	6,181	6,274	6,368
CONSULTANTS	-	-	-	-	-	-
EDUCATION & TRAINING	12,000	12,000	12,180	12,363	12,548	12,736
DEPRECIATION	15,000	15,000	15,225	15,453	15,685	15,920
PURCHASE OF AVOCET SOFTWARE (CWF)		171,412	-	-	-	-
EQUIPMENT	263,500	20,823	21,135	21,452	21,774	22,101
INSURANCE - LIABILITY	40,598	44,658	45,328	46,008	46,698	47,398
LEGAL FEES	20,000	30,000	30,450	30,907	31,370	31,841
SUPPLIES	5,000	5,000	5,075	5,151	5,228	5,307
ADVERTISING	2,000	2,000	2,030	2,060	2,091	2,123
TRAVEL/LEASING	38,130	35,000	35,525	36,058	36,599	37,148
UTILITIES - TELEPHONE	11,000	11,000	11,165	11,332	11,502	11,675
TRANSFER TO RESERVE	-	-	-	-	-	-
TRANSFER TO OPERATIONAL RESERVE	-	21,000	21,315	21,635	21,959	22,289
OTHER EXPENSES	5,000	5,000	5,075	5,151	5,228	5,307
SALARIES & WAGES	683,294	809,367	821,508	833,830	846,338	859,033
	\$ 1,190,808	\$ 1,238,283	\$ 1,082,874	\$ 1,099,117	\$ 1,115,604	\$ 1,132,338



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
BYLAW ENFORCEMENT**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
Recoverable	Recoveries	NA	Na			
Revenue	Recovery Revenue	19.18%	-2.25%	1.51%	1.51%	1.51%
BYLAW RECOVERY REVENUE	232,344	276,916	270,696	274,782	278,930	283,140
ENFORCEMENT FEES	5,000	5,050	5,101	5,152	5,203	5,255
PRIOR YEARS SURPLUS	23,604	(10,245)	-	-	-	-
	\$ 260,948	\$ 271,721	\$ 275,797	\$ 279,934	\$ 284,133	\$ 288,395
Expense						
ADMINISTRATION CHARGES	3,450	10,526	10,684	10,844	11,007	11,172
CONTRACT SERVICES	-	-	-	-	-	-
EDUCATION & TRAINING	4,000	3,000	3,045	3,091	3,137	3,184
EQUIPMENT	-	5,000	5,075	5,151	5,228	5,307
INSURANCE - LIABILITY	982	1,080	1,096	1,113	1,129	1,146
LEGAL	5,000	8,000	8,120	8,242	8,365	8,491
SUPPLIES	1,500	1,500	1,523	1,545	1,569	1,592
TRAVEL/LEASING	4,500	4,500	4,568	4,636	4,706	4,776
TRANSFER TO OPERATING RESERVE	-	-	-	-	-	-
SALARIES & WAGES	241,516	238,115	241,687	245,312	248,992	252,727
	\$ 260,948	\$ 271,721	\$ 275,797	\$ 279,934	\$ 284,133	\$ 288,395



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
DESTRUCTION OF PESTS

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
Sec 767(5), SLP May 2,1967 - Based on Assessment	Tax Limit (A)	2,649,855	COMPLIANT			
Revenue	tax Requisition	0.00%	2.04%	2.04%	2.03%	2.02%
TAX REQUISITION	5,291	5,291	5,399	5,509	5,621	5,735
CONTRACT - OLIVER	260	270	270	270	270	270
CONTRACT - VILLAGE OF KEREMEOS	260	270	270	270	270	270
TRANSFER FROM OPERATING RESERVE	963	4,128	4,169	4,211	4,253	4,296
PRIOR YEARS SURPLUS	5,400	4,075	-	-	-	-
	\$ 12,174	\$ 14,034	\$ 10,108	\$ 10,260	\$ 10,414	\$ 10,570
Expense						
SALARIES & WAGES	5,300	-	-	-	-	-
ADMINISTRATION CHARGES	290	290	294	299	303	308
OPERATIONS - HEALTH & SAFETY	100	100	102	103	105	106
CONTRACT SERVICES - SPRAYING	1,500	1,500	1,523	1,545	1,569	1,592
EDUCATION & TRAINING	250	250	254	258	261	265
INSURANCE - LIABILITY	18	19	19	20	20	20
SUPPLIES	550	393	399	405	411	417
ADVERTISING	550	1,500	1,523	1,545	1,569	1,592
TRAVEL/LEASING	550	250	254	258	261	265
TRANSFER TO RESERVES RE INTEREST	618	-	-	-	-	-
TRANSFER TO OPERATIONAL RESERVES	-	4,075	-	-	-	-
SALARIES & WAGES	2,448	5,657	5,742	5,828	5,915	6,004
	\$ 12,174	\$ 14,034	\$ 10,108	\$ 10,260	\$ 10,414	\$ 10,570



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
DESTRUCTION OF PESTS - PENTICTON

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
No Limit Identified	No Limit Identified	NA	Na			
Revenue	Contract	-0.01%	13.31%	39.90%	1.50%	1.50%
TAX REQUISITION	-	-				
CONTRACT - PENTICTON	3,500	3,500	3,965	5,547	5,631	5,715
TRANSFER FROM OPERATIONAL RESERVES		1,700	1,500			
PRIOR YEARS SURPLUS	6,216	5,026				
	\$ 9,716	\$ 10,226	\$ 5,465	\$ 5,547	\$ 5,631	\$ 5,715
Expense						
SALARIES & WAGES	4,200	-	-	-	-	-
ADMINISTRATION CHARGES	233	203	206	209	212	215
OPERATIONS - HEALTH & SAFETY	100	200	203	206	209	212
CONTRACT SERVICES	-	-	-	-	-	-
CONTRACT SERVICES - SPRAYING	1,000	814	826	839	851	864
EDUCATION & TRAINING	300	300	305	309	314	318
DEPRECIATION	500	-	-	-	-	-
INSURANCE - LIABILITY	20	22	22	23	23	23
SUPPLIES	205	250	254	258	261	265
ADVERTISING	210	1,500	1,523	1,545	1,569	1,592
TRAVEL/LEASING	500	500	508	515	523	531
TRANSFER TO OPERATIONAL RESERVES	-	4,841	-	-	-	-
SALARIES & WAGES	2,448	1,596	1,620	1,644	1,669	1,694
	\$ 9,716	\$ 10,226	\$ 5,465	\$ 5,547	\$ 5,631	\$ 5,715



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
DESTRUCTION OF PESTS - SUMMERLAND**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
No Limit Identified	No Limit Identified	NA	Na			
Revenue	Contract	0.00%	1.00%	1.00%	1.00%	1.00%
TRANSFER FROM RESERVE	50					
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
CONTRACT - SUMMERLAND	5,288	5,288	5,341	5,394	5,448	5,503
TRANSFER FROM OPERATING RESERVE	344	100	4,642	4,739	4,837	4,936
PRIOR YEARS SURPLUS	5,200	4,448	-	-	-	-
	\$ 10,882	\$ 9,836	\$ 9,983	\$ 10,133	\$ 10,285	\$ 10,439
Expense						
SALARIES & WAGES	4,000	-	-	-	-	-
ADMINISTRATION CHARGES	166	203	206	209	212	215
OPERATIONS - HEALTH & SAFETY	100	750	761	773	784	796
CONTRACT SERVICES - SPRAYING	400	400	406	412	418	425
EDUCATION & TRAINING	250	500	508	515	523	531
INSURANCE - LIABILITY	8	9	9	9	9	10
SUPPLIES	300	300	305	309	314	318
ADVERTISING	400	400	406	412	418	425
TRAVEL/LEASING	1,000	900	914	927	941	955
TRANSFER TO RESERVES	1,810	4,778	4,850	4,922	4,996	5,071
SALARIES & WAGES	2,448	1,596	1,620	1,644	1,669	1,694
	\$ 10,882	\$ 9,836	\$ 9,983	\$ 10,133	\$ 10,285	\$ 10,439



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
ECONOMIC DEVELOPMENT - AREA D**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
2447.01, 2009 No Limit	No Limit	NA	Na			
Revenue	Tax Requisition	31.50%	-5.03%	1.50%	1.50%	1.50%
TAX REQUISITION	141,733	186,386	177,009	179,665	182,360	185,095
TRANSFER FROM OPERATIONAL RESERVES						
TO FUND ADMINISTRATION EXPENSE FROM COVID GRANT		508				
MISCELLANEOUS REVENUE	-	-	-	-	-	-
PRIOR YEARS SURPLUS	30,000	25,000	-	-	-	-
	\$ 171,733	\$ 211,894	\$ 177,009	\$ 179,665	\$ 182,360	\$ 185,095
Expense						
SALARY & WAGES		\$ 9,419	9,560	9,704	9,849	9,997
ADMINISTRATION CHARGES	2,217	7,531	7,644	7,758	7,875	7,993
BUILDING MAINTENANCE	400	408	414	420	427	433
WEBSITE MAINTENANCE	100	102	104	105	107	108
OPERATIONS	500	27,500		-	-	-
RENT	12,000	12,240	12,424	12,610	12,799	12,991
CONSULTANTS	5,000	5,000	5,075	5,151	5,228	5,307
CONTRACT SERVICES	-	-	-	-	-	-
EDUCATION & TRAINING	1,500	1,500	1,523	1,545	1,569	1,592
CONFERENCES	1,500	1,500	1,523	1,545	1,569	1,592
SPECIAL PROJECTS	6,000	6,000	6,090	6,181	6,274	6,368
SPECIAL EVENTS	3,000	3,000	3,045	3,091	3,137	3,184
OKANAGAN FALLS REVITALIZATION	7,500	7,500	7,613	7,727	7,843	7,960
INSURANCE - LIABILITY	594	653	663	673	683	693
OFFICE SUPPLIES	1,000	1,020	1,035	1,051	1,067	1,083
PROMOTION/BROCHURE	2,000	2,000	2,030	2,060	2,091	2,123
PROMOTION/MEDIA KIT	3,000	3,000	3,045	3,091	3,137	3,184
TRAVEL/MILEAGE	2,000	2,000	2,030	2,060	2,091	2,123
TELEPHONE/INTERNET/FAX/UTILITIES	3,000	3,060	3,106	3,152	3,200	3,248
TRANSFER TO RESERVES	-	10,000	-	-	-	-
SALARIES & WAGES	120,422	108,461	110,088	111,739	113,415	115,117
	\$ 171,733	\$ 211,894	\$ 177,009	\$ 179,665	\$ 182,360	\$ 185,095



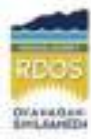
**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
ECONOMIC DEVELOPMENT - AREA I**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
Bylaw 2019 No Limit	No Limit	NA	NA			
Revenue						
	Tax Requisition	-80.63%	1.50%	1.50%	1.50%	1.50%
TAX REQUISITION	31,571	6,116	6,208	6,301	6,396	6,492
GRANT IN LIEU OF TAXES	-					
	\$ 31,571	\$ 6,116	\$ 6,208	\$ 6,301	\$ 6,396	\$ 6,492
Expense						
ADMINISTRATION CHARGES	\$ -	\$ 116	118	120	122	124
CONTRACT SERVICES	25,000	5,000	5,075	5,151	5,228	5,307
GRANTS IN AID	-	-	-	-	-	-
SALARIES & WAGES	6,571	1,000	1,015	1,030	1,046	1,061
	\$ 31,571	\$ 6,116	\$ 6,208	\$ 6,301	\$ 6,396	\$ 6,492



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
ECONOMIC DEVELOPMENT - AREA A**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
2529, 2010 Maximum on Assessment	Tax Limit (A)	16,740	COMPLIANT			
Revenue	Tax Requisition	20.95%	-5.97%	1.52%	1.52%	1.52%
TAX REQUISITION	11,205	13,552	12,742	12,936	13,132	13,331
GRANT IN LIEU OF TAXES	430	430	434	439	443	447
TO FUND ADMINISTRATION CHARGE RELATED TO COVID EXPENSES						
GRANT IN LIEU OF TAXES		152				
PRIOR YEARS SURPLUS	1,800	(1,152)	-	-	-	-
	\$ 13,435	\$ 12,982	\$ 13,177	\$ 13,374	\$ 13,575	\$ 13,779
Expense						
ADMINISTRATION CHARGE	700	247	251	255	258	262
GRANTS IN AID	12,735	12,735	12,926	13,120	13,317	13,516
	\$ 13,435	\$ 12,982	\$ 13,177	\$ 13,374	\$ 13,575	\$ 13,779



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
ECONOMIC DEVELOPMENT - AREA B,G, H.

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
BI 2361 Maximum Levy Set	Maximum Levy	50,000	COMPLIANT			
Revenue	Tax Requisition	1.94%	0.03%	0.03%	0.03%	0.03%
TAX REQUISITION	24,000	24,466	24,473	24,480	24,487	24,494
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
PRIOR YEARS SURPLUS	-	-	-	-	-	-
	\$ 24,000	\$ 24,466	\$ 24,473	\$ 24,480	\$ 24,487	\$ 24,494
Expense						
ADMINISTRATION CHARGES	-	466	473	480	487	494
SIMILKAMEEN PLANNING SOCIETY	24,000	24,000	24,000	24,000	24,000	24,000
	\$ 24,000	\$ 24,466	\$ 24,473	\$ 24,480	\$ 24,487	\$ 24,494



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
ECONOMIC DEVELOPMENT - OLIVER and AREA C**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
BI 2361 No Limit Set	No Limit Set	NA	Na			
Revenue	Tax Requisition	5.16%	-3.35%	0.02%	0.02%	0.03%
TAX REQUISITION	55,610	58,478	56,522	56,536	56,550	56,564
GRANT IN LIEU OF TAXES	1,160	1,172	1,183	1,195	1,207	1,219
PRIOR YEARS SURPLUS	-	(1,970)	-	-	-	-
	\$ 56,770	\$ 57,680	\$ 57,705	\$ 57,731	\$ 57,757	\$ 57,783
Expense						
ADMINISTRATION CHARGES	770	1,680	1,705	1,731	1,757	1,783
AGREEMENT - OLIVER TOURISM	56,000	56,000	56,000	56,000	56,000	56,000
	\$ 56,770	\$ 57,680	\$ 57,705	\$ 57,731	\$ 57,757	\$ 57,783



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
REGIONAL ECONOMIC DEVELOPMENT (OK FILM)**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
BL 2743 Tax limit on Assessment	Tax Limit (A)	42,249	COMPLIANT			
Revenue	Tax Requisition	-14.17%	0.04%	0.04%	0.04%	0.05%
TAX REQUISITION	42,000	36,050	36,066	36,082	36,098	36,114
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
PRIOR YEARS SURPLUS	(6,630)	-	-	-	-	-
	\$ 35,370	\$ 36,050	\$ 36,066	\$ 36,082	\$ 36,098	\$ 36,114
Expense						
ADMINISTRATION CHARGE	963	1,050	1,066	1,082	1,098	1,114
GRANT OK FILM COMM	34,407	35,000	35,000	35,000	35,000	35,000
	\$ 35,370	\$ 36,050	\$ 36,066	\$ 36,082	\$ 36,098	\$ 36,114



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
ELECTORAL AREA ADMINISTRATION**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
SLP, 1966 - No Tax Limit	No Tax Limit	Na	Na			
Revenue	Tax Requisition	14.51%	4.06%	1.56%	1.56%	1.56%
TAX REQUISITION - ALL AREAS	1,847,118	2,115,111	2,200,884	2,235,176	2,269,996	2,305,351
GRANT IN LIEU OF TAXES	5,000	5,000	5,050	5,101	5,152	5,203
GRANTS	-	-	-	-	-	-
SEARCH FEES	-	-	-	-	-	-
TRANSFER FROM OPERATIONAL RESERVES		45,000				
PROVINCIAL GRANTS	165,000	168,300	169,983	171,683	173,400	175,134
MISCELLANEOUS REVENUE	35,000	80,000	80,800	81,608	82,424	83,248
HR SERVICES REVENUE	-	-	-	-	-	-
PRIOR YEARS SURPLUS	204,000	50,000	-	-	-	-
	\$ 2,256,118	\$ 2,463,411	\$ 2,456,717	\$ 2,493,568	\$ 2,530,971	\$ 2,568,936
Expense						
HONORARIUMS - DIRECTORS	159,441	162,629	165,068	167,544	170,058	172,608
ADMINISTRATION CHARGES	4,201	116,869	118,622	120,401	122,207	124,040
GRANT EXPENDITURE #1	-	-	-	-	-	-
CONSULTANTS	-	-	-	-	-	-
CONTRACT SERVICES	3,906	-	-	-	-	-
MEMBERSHIP & DUES	15,000	15,300	15,530	15,762	15,999	16,239
SPECIAL PROJECTS - ELECTIONS	-	-	-	-	-	-
VEHICLE DEPRECIATION	5,000	5,000	5,075	5,151	5,228	5,307
EQUIPMENT	30,000	7,500	7,613	7,727	7,843	7,960
LEGAL FEES	2,500	2,550	2,588	2,627	2,666	2,706
SUPPLIES	-	-	-	-	-	-
TRAVEL/LEASING	-	-	-	-	-	-
UTILITIES - TELEPHONE	10,404	10,612	10,771	10,933	11,097	11,263
TRANSFER TO RESERVE	25,000	-	-	-	-	-
TRANSFER TO OPERATIONAL RESERVE		43,000	-	-	-	-
CONTINGENCY	500	500	508	515	523	531
OTHER EXPENSES - MISCELLANEOUS	1,000	1,020	1,035	1,051	1,067	1,083
SALARIES & WAGES	1,999,166	2,098,431	2,129,907	2,161,856	2,194,284	2,227,198
	\$ 2,256,118	\$ 2,463,411	\$ 2,456,717	\$ 2,493,568	\$ 2,530,971	\$ 2,568,936



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
ELECTORAL AREA PLANNING**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
LGA Part 26 - No Tax Limit	No Tax Limit	Na	Na			
Revenue	Tax Requisition	12.90%	1.25%	1.54%	1.54%	1.54%
TAX REQUISITION	934,524	1,055,104	1,068,341	1,084,827	1,101,565	1,118,561
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
RECOVERIES - CONTRACTS	25,000	25,000	25,250	25,503	25,758	26,015
ALR FEES	5,000	3,200	3,232	3,264	3,297	3,330
DEVELOPMENT APPLICATION FEES	50,000	50,000	50,500	51,005	51,515	52,030
TRANSFER FROM OPERATING RESERVE	-	45,479	-	-	-	-
PROVINCIAL GRANTS	50,000	-	-	-	-	-
CONSULTANTS AREA G OCP - CWF (No funds available)		-				
CONSULTANTS WILD FIRE DP - Grant		37,000				
MISCELLANEOUS REVENUE	3,000	3,000	3,030	3,060	3,091	3,122
Carry Forward to 2021 Consultant Projects		15,479				
PRIOR YEARS SURPLUS	150,000	(3,000)	-	-	-	-
	\$ 1,217,524	\$ 1,231,262	\$ 1,150,353	\$ 1,167,660	\$ 1,185,226	\$ 1,203,058
Expense						
SALARIES & WAGES	\$ -	\$ 9,970	\$ 10,169	\$ 10,373	\$ 10,580	\$ 10,792
BOARD OF VARIANCE	750	750	761	773	784	796
APC EXPENSES	1,500	1,500	1,523	1,545	1,569	1,592
ADMINISTRATION CHARGES	27,651	58,391	59,266	60,155	61,058	61,974
BYLAW ENFORCEMENT ALLOCATION	102,342	121,907	123,736	125,592	127,476	129,388
CONSULTANTS AREA G OCP - CWF (No funds available)	-	-	-			
CONSULTANTS WILD FIRE DP		37,000				
CONSULTANTS	205,000	145,000	147,175	149,383	151,623	153,898
CONSULTANTS Trsf from Subdivision Servicing		45,479				
CONTRACT SERVICES	10,000	10,000	10,150	10,302	10,457	10,614
EDUCATION & TRAINING	8,000	8,000	8,120	8,242	8,365	8,491
ENVIRONMENTAL PROJECTS	10,000	10,000	10,150	10,302	10,457	10,614
EQUIPMENT	16,000	16,000	16,240	16,484	16,731	16,982
INSURANCE - LIABILITY	7,412	8,153	8,275	8,399	8,525	8,653
LEGAL FEES	40,000	40,000	40,600	41,209	41,827	42,455
LEGAL FEES - COVENANT REGISTRATIONS	2,100	5,000	5,075	5,151	5,228	5,307
SUPPLIES	9,000	9,000	9,135	9,272	9,411	9,552
ADVERTISING	20,000	30,000	30,450	30,907	31,370	31,841
TRAVEL/LEASING	3,950	4,000	4,060	4,121	4,183	4,245
UTILITIES - TELEPHONE	800	800	812	824	837	849
TRANSFER TO OPERATING RESERVE	30,000	15,479	-	-	-	-
CONTINGENCY	1,000	1,000	1,015	1,030	1,046	1,061
OTHER EXPENSES - MISCELLANEOUS	3,000	3,000	3,045	3,091	3,137	3,184
SALARIES & WAGES	719,019	650,833	660,595	670,504	680,562	690,770
	\$ 1,217,524	\$ 1,231,262	\$ 1,150,353	\$ 1,167,660	\$ 1,185,226	\$ 1,203,058



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
GRANT-IN-AID - AREA A

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
Sec 790, LGA Part 5 Sec 176 (1) Limit based on Assessment	Tax Limit (A)	66,960	COMPLIANT			
Revenue	Tax Requisition	542.19%	60.80%	1.52%	1.52%	1.52%
TAX REQUISITION	393	2,524	4,058	4,120	4,182	4,246
GRANT IN LIEU OF TAXES	121	122	123	125	126	127
TO FUND ADMIN CAHRGE RELATED TO COVID EXPENSES		74				
TRANSFER FROM OPERATIONAL RESERVES		1,400				
PRIOR YEARS SURPLUS	3,816	1,400	-	-	-	-
	\$ 4,330	\$ 5,520	\$ 4,182	\$ 4,245	\$ 4,308	\$ 4,373
Expense						
ADMINISTRATION CHARGE	330	120	122	124	125	127
TRANSFER TO OPERAIONAL RESERVES		1,400				
GRANTS IN AID	4,000	4,000	4,060	4,121	4,183	4,245
	\$ 4,330	\$ 5,520	\$ 4,182	\$ 4,245	\$ 4,308	\$ 4,373



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
GRANT-IN AID - AREA B

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
RG735 B716 Limit based on Assessment	Tax Limit (A)	\$ 15,509	COMPLIANT			
Revenue	Tax Requisition	-43.57%	1.46%	1.50%	1.50%	1.50%
TAX REQUISITION	16,442	9,278	9,413	9,554	9,698	9,843
GRANT IN LIEU OF TAXES	21	21	21	21	22	22
PRIOR YEARS SURPLUS	(6,697)	(4)	-	-	-	-
	\$ 9,766	\$ 9,295	\$ 9,434	\$ 9,576	\$ 9,719	\$ 9,865
Expense						
ADMINISTRATION CHARGES	744	271	275	279	283	287
CONTRACT P&R CAWSTON HALL SOCIETY	2,000	2,000	2,030	2,060	2,091	2,123
INSURANCE LIABILITY - HALL	22	24	24	25	25	25
GRANTS IN AID	7,000	7,000	7,105	7,212	7,320	7,430
	\$ 9,766	\$ 9,295	\$ 9,434	\$ 9,576	\$ 9,719	\$ 9,865



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
GRANT-IN AID - AREA C

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
Sec 787 (F), LGA Part 5 Sec 176 (1) - Limit based on Assessment	Tax Limit (A)	\$ 74,542	COMPLIANT			
Revenue	Tax Requisition	61.66%	133.66%	1.50%	1.50%	1.50%
TAX REQUISITION	5,000	8,083	18,887	19,170	19,458	19,750
TRANSFER FROM OPERATING RESERVE	4,228	9,875				
TO FUND GRANT IN AID EXPENSES AND FUNDED FROM COVID		1,883				
PRIOR YEARS SURPLUS	19,000	(1,233)		-	-	-
	\$ 28,228	\$ 18,608	\$ 18,887	\$ 19,170	\$ 19,458	\$ 19,750
Expense						
ADMINISTRATION CHARGE	423	540	548	556	565	573
TRANSFER TO OPERATING RESERVE	9,875	68	69	70	71	72
GRANTS IN AID	17,930	18,000	18,270	18,544	18,822	19,105
	\$ 28,228	\$ 18,608	\$ 18,887	\$ 19,170	\$ 19,458	\$ 19,750



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
GRANT-IN AID - AREA D**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
Sec 787 (F), LGA Part 5 Sec 176 (1) - Limit based on Assessment	Tax Limit (A)	\$ 115,700	COMPLIANT			
Revenue	Tax Requisition	2.19%	7.24%	4.35%	3.12%	1.50%
TAX REQUISITION	16,403	16,762	17,975	18,757	19,343	19,633
TRANSFER FROM OPERATIONAL RESERVES		1,700	800	300	-	-
FUND A PORTION OF ADMIN FROM COVID GRANT		36				
PRIOR YEARS SURPLUS	2,000	2,959		-	-	-
	\$ 18,403	\$ 21,457	\$ 18,775	\$ 19,057	\$ 19,343	\$ 19,633
Expense						
ADMINISTRATION CHARGE	1,403	539	547	555	563	572
TRANSFER TO OPEATIONAL RESERVES		2,959				
GRANTS IN AID	17,000	17,959	18,228	18,502	18,779	19,061
	\$ 18,403	\$ 21,457	\$ 18,775	\$ 19,057	\$ 19,343	\$ 19,633



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
GRANT-IN AID - AREA E**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
Sec 787 (F), LGA Part 5 Sec 176 (1) - Limit based on Assessment	Tax Limit (A)	\$ 88,830	COMPLIANT			
Revenue	Tax Requisition	-6.53%	3.33%	1.60%	1.60%	1.60%
TAX REQUISITION	9,000	8,412	8,692	8,831	8,973	9,116
GRANT IN LIEU OF TAXES	-	1,745	1,762	1,780	1,798	1,816
TRANSFER FROM OPERATIONAL RESERVES		-				
FUND A PORTION OF ADMIN CHARGE FUNDED FROM COVID GRANT		143				
PRIOR YEARS SURPLUS	3,900	80		-	-	-
	\$ 12,900	\$ 10,380	\$ 10,455	\$ 10,611	\$ 10,770	\$ 10,932
Expense						
ADMINISTRATION CHARGE	825	300	305	309	314	318
TRANSFER TO OPERATING RESERVE	2,075	80	-	-	-	-
GRANTS IN AID	10,000	10,000	10,150	10,302	10,457	10,614
			-	-	-	-
	\$ 12,900	\$ 10,380	\$ 10,455	\$ 10,611	\$ 10,770	\$ 10,932



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
GRANT IN AID - AREA F**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
Sec 787 (F), LGA Part 5 Sec 176 (1) - Limit based on Assessment	Tax Limit (A)	\$ 57,247	COMPLIANT			
Revenue	Tax Requisition	NA	2.72%	1.51%	1.51%	1.51%
TAX REQUISITION	-	2,010	2,065	2,096	2,127	2,159
GRANT IN LIEU OF TAXES	26	26	26	27	27	27
FUND A PORTION OF ADMIN CHARGED FUNDED FROM COVID GRANT		24				
PRIOR YEARS SURPLUS	8,256	-	-	-	-	-
	\$ 8,282	\$ 2,060	\$ 2,091	\$ 2,122	\$ 2,154	\$ 2,186
Expense						
ADMINISTRATION CHARGE	165	60	61	62	63	64
TRANSFER TO OPERATING RESERVE	6,117	-	-	-	-	-
GRANTS IN AID	2,000	2,000	2,030	2,060	2,091	2,123
	\$ 8,282	\$ 2,060	\$ 2,091	\$ 2,122	\$ 2,154	\$ 2,186



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
GRANT-IN AID - AREA G**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
RG735, G716, LGA-5, S176.1 limit based on Assessment	Tax Limit (A)	32,028	COMPLIANT			
Revenue	Tax Requisition	-30.24%	39.45%	1.50%	1.50%	1.50%
TAX REQUISITION	10,747	7,497	10,455	10,611	10,770	10,932
TO LOWER TAXES RE OVERALL COVERED EXPENSES FUNDED FROM COVID GRANT		2,803				
PRIOR YEARS SURPLUS	78	-	-	-	-	-
	\$ 10,825	\$ 10,300	\$ 10,455	\$ 10,611	\$ 10,770	\$ 10,932
Expense						
ADMINISTRATION CHARGE	825	300	305	309	314	318
TRANSFER TO OPERATING RESERVE	-	-	-	-	-	-
GRANTS IN AID	10,000	10,000	10,150	10,302	10,457	10,614
	\$ 10,825	\$ 10,300	\$ 10,455	\$ 10,611	\$ 10,770	\$ 10,932



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
GRANT-IN AID - AREA H**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
Sec 787 (F), LGA Part 5 Sec 176 (1) - Limit based on Assessment	Tax Limit (A)	92,422	COMPLIANT			
Revenue	Tax Requisition	-4.97%	19.08%	6.59%	1.77%	1.76%
TAX REQUISITION	18,678	17,749	21,136	22,528	22,926	23,330
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
TRANSFER FROM OPERATING RESERVE	-	6,500	5,000	4,000	4,000	4,000
FUND OPERATIO COST RE COVID - FUNDED FROM COVID GRANT		1,501				
PRIOR YEARS SURPLUS	19,000	13,000		-	-	-
	\$ 37,678	\$ 38,750	\$ 26,136	\$ 26,528	\$ 26,926	\$ 27,330
Expense						
ADMINISTRATION CHARGE	2,063	750	761	773	784	796
TRANSFER TO OPERATING RESERVE	10,615	13,000	-	-	-	-
GRANTS IN AID	25,000	25,000	25,375	25,756	26,142	26,534
	\$ 37,678	\$ 38,750	\$ 26,136	\$ 26,528	\$ 26,926	\$ 27,330



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
GRANT IN AID - AREA I**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
LGA Part 5 Section 176(1) -Limit Based on Assessment	Tax Limit (A)	115,700	COMPLIANT			
Revenue	Tax Requisition	-4.85%	1.50%	1.50%	1.50%	1.50%
TAX REQUISITION	10,825	10,300	10,455	10,611	10,770	10,932
GRANT IN LIEU OF TAXES	-					
	\$ 10,825	\$ 10,300	\$ 10,455	\$ 10,611	\$ 10,770	\$ 10,932
Expense						
ADMINISTRATION CHARGE	825	300	305	309	314	318
GRANTS IN AID	10,000	10,000	10,150	10,302	10,457	10,614
	\$ 10,825	\$ 10,300	\$ 10,455	\$ 10,611	\$ 10,770	\$ 10,932



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
MOSQUITO CONTROL**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
Research is required to determine if there is a limit						
Revenue	Tax Requisition	-14.43%	23.96%	1.46%	1.46%	1.46%
TAX REQUISITION	185,951	159,111	197,231	200,112	203,038	206,010
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
TRANSFER FROM RESERVE	100	43,584	100	100	101	102
MISCELLANEOUS REVENUE	-	-	-	-	-	-
PRIOR YEARS SURPLUS	-	-	-	-	-	-
	\$ 186,051	\$ 202,695	\$ 197,331	\$ 200,212	\$ 203,139	\$ 206,112
Expense						
SALARIES & WAGES	\$ -	18,484	18,853	19,230	19,615	20,007
ADMINISTRATION CHARGES	7,170	5,330	5,410	5,491	5,573	5,657
HELICOPTER SPRAYING	30,600	31,212	31,680	32,155	32,638	33,127
OP - W&S - PERMIT FEES	1,000	1,000	1,015	1,030	1,046	1,061
OPERATIONS - HEALTH & SAFETY	500	500	508	515	523	531
CONSULTANTS	2,000	2,040	2,071	2,102	2,133	2,165
EDUCATION & TRAINING	1,000	1,020	1,035	1,051	1,067	1,083
DEPRECIATION	5,000	5,000	5,000	5,000	5,000	5,000
CAPITAL EXPENDITURES	1,000	-	-	-	-	-
EQUIPMENT	1,500	1,530	1,553	1,576	1,600	1,624
INSURANCE - LIABILITY	749	824	836	849	862	875
INSURANCE - VEHICLE	1,800	1,818	1,845	1,873	1,901	1,930
SUPPLIES	35,000	37,485	38,047	38,618	39,197	39,785
ADVERTISING	500	510	518	525	533	541
TRAVEL/LEASING	3,000	4,890	4,963	5,038	5,113	5,190
UTILITIES - TELEPHONE	500	510	518	525	533	541
TRANSFER TO OPERATING RESERVE	25,828	14,701	6,500	6,500	6,500	6,500
SALARIES & WAGES	68,904	75,841	76,979	78,133	79,305	80,495
	\$ 186,051	\$ 202,695	\$ 197,331	\$ 200,212	\$ 203,139	\$ 206,112



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
NOISE BYLAWS AREA C**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
1436, 1993 Tax Based on Assessment	Tax Limit (A)	37,271	COMPLIANT			
Revenue	Tax Requisition	-7.47%	25.15%	1.50%	1.50%	1.50%
TAX REQUISITION	6,808	6,300	7,884	8,002	8,122	8,244
TRANSFER FROM OPERATIONAL RESERVES	-	-				
TO FUND ADDITIONAL COST FROM COVID FUNDS		1,468				
PRIOR YEARS SURPLUS	-	630	-	-	-	-
	\$ 6,808	\$ 8,398	\$ 7,884	\$ 8,002	\$ 8,122	\$ 8,244
Expense						
SALARIES & WAGES	-	-				
ADMINISTRATION CHARGE	156	226	230	233	237	240
Transfer to Operational reserve	-	630				
BYLAW ENFORCEMENT	4,652	5,541	5,624	5,709	5,794	5,881
CONTRACT SERVICES	2,000	2,000	2,030	2,060	2,091	2,123
	\$ 6,808	\$ 8,398	\$ 7,884	\$ 8,002	\$ 8,122	\$ 8,244



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
NOISE BYLAWS AREA E

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
2385, 2006 - No Tax Limit	No Limit	Na	NA			
Revenue	Tax Requisition	12.51%	2.93%	1.50%	1.50%	1.50%
TAX REQUISITION	6,808	7,660	7,884	8,002	8,122	8,244
GRANT IN LIEU OF TAXES	-					
FUND A PORTION OF ADMIN CHARGE FUNDED FROM COVID GRANT		\$ 108				
PRIOR YEARS SURPLUS	-					
	\$ 6,808	\$ 7,768	\$ 7,884	\$ 8,002	\$ 8,122	\$ 8,244
Expense						
ADMINISTRATION CHARGES	156	226	230	233	237	240
BYLAW ENFORCEMENT	4,652	5,541	5,624	5,709	5,794	5,881
CONTRACT SERVICES	2,000	2,000	2,030	2,060	2,091	2,123
	\$ 6,808	\$ 7,768	\$ 7,884	\$ 8,002	\$ 8,122	\$ 8,244



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
NOISE BYLAW - AREA H**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
2627, 2013 - No Tax Limit	No Limit	Na	NA			
Revenue	Tax Requisition	11.10%	5.98%	1.50%	1.50%	1.50%
TAX REQUISITION	5,808	6,453	6,839	6,941	7,045	7,151
GRANT IN LIEU OF TAXES	-	-	-	-		
TRANSFER FROM OPERATIONAL RESERVE		-				
FUND OPERATIONAL COVID EXPENSES FROM COVID GRANT		285				
PRIOR YEARS SURPLUS	-	610	-	-		
	\$ 5,808	\$ 7,348	\$ 6,839	\$ 6,941	\$ 7,045	\$ 7,151
Expense						
ADMINISTRATION CHARGE	156	196	199	202	205	208
BYLAW ENFORCEMENT	4,652	5,541	5,624	5,709	5,794	5,881
Transfer to Operational Reserve	-	610				
CONTRACT SERVICES	1,000	1,000	1,015	1,030	1,046	1,061
LEGAL FEES	-					
	\$ 5,808	\$ 7,348	\$ 6,839	\$ 6,941	\$ 7,045	\$ 7,151



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
NOISE BYLAWS AREAS D, F, I**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
1436, 1993 - Tax based on Assessment	Tax Limit (A)	126,051	COMPLIANT			
Revenue	Tax Requisition	18.43%	7.01%	1.50%	1.50%	1.50%
TAX REQUISITION - AREA D	6,974					
TAX REQUISITION - AREA I	6,569					
TAX REQUISITION - AREA F	5,662					
TAX REQUISITION - AREA D, AREA I, AREA F		22,443	24,339	24,704	25,074	25,451
GRANT IN LIEU OF TAXES	-		-	-	-	-
FUND A PORTION OF ADMIN FEE FROM COVID GRANT		301				
PRIOR YEARS SURPLUS	-		-	-	-	-
	\$ 19,205	\$ 22,744	\$ 24,339	\$ 24,704	\$ 25,074	\$ 25,451
Expense						
SALARIES & WAGES	-	-	-	-	-	-
ADMINISTRATION CHARGES	249	649	658	668	678	689
BYLAW ENFORCEMENT	13,956	16,624	16,873	17,127	17,383	17,644
transfer to operational reserve	-	471	1,732	1,758	1,784	1,811
CONTRACT SERVICES	5,000	5,000	5,075	5,151	5,228	5,307
	\$ 19,205	\$ 22,744	\$ 24,339	\$ 24,704	\$ 25,074	\$ 25,451



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
NARAMATA LIBRARY**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
RENTAL REVENUE	RENTAL REVENUE NA	Na				
Revenue	Rental Revenue	-4.62%	1.50%	1.50%	1.50%	1.50%
RENTAL REVENUE	10,610	10,120	10,271	10,425	10,582	10,741
TRANSFER FROM RESERVE	25,195	30,525		-	-	-
	\$ 35,805	\$ 40,645	\$ 10,271	\$ 10,425	\$ 10,582	\$ 10,741
Expense						
SALARIES & WAGES	1,000	-	-	-	-	-
ADMINISTRATION CHARGE	660	170	172	175	177	180
CONTRACT SERVICES	7,500	2,000	2,030	2,060	2,091	2,123
CAPITAL EXPENDITURES	10,000	-	-	-	-	-
CAPITAL EXPENDITURES Building Upgrades Windows and Heating	-	30,525	-	-	-	-
PARK/FACILITY IMPROVEMENTS	9,000	-	-	-	-	-
SUPPLIES FACILITY	1,000	1,000	1,015	1,030	1,046	1,061
VEHICLES & EQUIPMENT	500	500	508	515	523	531
UTILITIES	-	-	-	-	-	-
TRANSFER TO RESERVE	1,000	1,209	1,227	1,246	1,264	1,283
SALARIES & WAGES	5,145	5,241	5,320	5,399	5,480	5,563
	\$ 35,805	\$ 40,645	\$ 10,271	\$ 10,425	\$ 10,582	\$ 10,741



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
OKANAGAN REGIONAL LIBRARY**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
BI 1906 - No Limit	No Limit	Na	Na			
Revenue	Tax Requisition	-2.40%	0.95%	1.50%	1.50%	1.50%
TAX REQUISITION	907,382	885,611	894,000	907,440	921,083	934,930
GRANT IN LIEU OF TAXES	6,000	6,000	6,060	6,121	6,182	6,244
PRIOR YEARS SURPLUS	2,426	(4,852)		-	-	-
	\$ 915,808	\$ 886,759	\$ 900,060	\$ 913,561	\$ 927,264	\$ 941,173
Expense						
ADMINISTRATION CHARGES	24,141	16,876	17,129	17,386	17,647	17,911
TRANSFER TO OKANAGAN LIBRARY	891,667	869,883	882,931	896,175	909,618	923,262
	\$ 915,808	\$ 886,759	\$ 900,060	\$ 913,561	\$ 927,264	\$ 941,173



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
ELECTORAL AREA A - RURAL PROJECTS

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
SLP, 1966 - No Limit	No Limit	NA	NA			
Revenue	Tax Requisition	29.10%	115.19%	1.72%	4.65%	7.27%
TAX REQUISITION	12,067	15,578	33,523	34,101	35,688	38,283
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
COMMUNITY WORKS GAS TAX	15,000	-	-	-	-	-
FUND ADMIN CHARGE RE COVID EXPENSES		625				
TRANSFER FROM OPERATIONAL RESERVE		20,000	5,000	5,000	4,000	2,000
PRIOR YEARS SURPLUS	33,000	26,000		-	-	-
	\$ 60,067	\$ 62,203	\$ 38,523	\$ 39,101	\$ 39,688	\$ 40,283
Expense						
SALARIES & WAGES	-	2,100	3,000	3,045	3,091	3,137
ADMINISTRATION CHARGES	2,183	1,013	1,029	1,044	1,060	1,076
COMMUNITY WORKS GAS TAX EXPENSE	15,000	-	-	-	-	-
RURAL PROJECT - GOOSE CONTROL	500	510	518	525	533	541
INSURANCE - LIABILITY	59	65	66	67	68	69
TRAVEL - UBCM & OMMA CONVENTION	6,000	6,120	6,212	6,305	6,400	6,496
TRANSFER TO RESERVES RE INTEREST	199	204	207	210	213	217
TRANSFER TO OPERATING RESERVE	9,574	25,105		-	-	-
CONTINGENCY	20,000	20,400	20,706	21,017	21,332	21,652
SALARIES & WAGES	6,552	6,686	6,786	6,888	6,991	7,096
	\$ 60,067	\$ 62,203	\$ 38,523	\$ 39,101	\$ 39,688	\$ 40,283



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
ELECTORAL AREA B - RURAL PROJECTS

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
SLP, 1966 - No Limit	No Limit	NA	NA			
Revenue	Tax Requisition	2.28%	45.78%	2.36%	2.34%	2.33%
TAX REQUISITION	6,749	6,903	10,063	10,301	10,543	10,788
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
COMMUNITY WORKS GAS TAX FUNDING	-	-	-	-	-	-
TRANSFER FROM RESERVE		-	2,300	2,300	2,300	2,300
TRANSFER FROM OPERATIONAL RESERVE		17,300	3,500	3,500	3,500	3,500
PRIOR YEARS SURPLUS	7,000	20,000		-	-	-
	\$ 13,749	\$ 44,203	\$ 15,863	\$ 16,101	\$ 16,343	\$ 16,588
Expense						
SALARIES & WAGES	-	2,100	3,000	3,045	3,091	3,137
ADMINISTRATION CHARGES	1,615	369	375	380	386	392
COMMUNITY WORKS GAS TAX EXPENSES	-	-	-	-	-	-
CONTRACTS SERVICES	-	-	-	-	-	-
RURAL PROJECT - SVPS CONTRIBUTION	-	-	-	-	-	-
INSURANCE - LIABILITY	82	90	91	93	94	96
ADVERTISING - PUBLIC EDUCATION	500	510	518	525	533	541
TRAVEL - UBCM & OMMA CONVENTION	1,000	1,018	1,033	1,049	1,065	1,080
TRANSFER TO OPERATING RESERVE	-	29,430	-	-	-	-
CONTINGENCY	4,000	4,000	4,060	4,121	4,183	4,245
SALARIES & WAGES	6,552	6,686	6,786	6,888	6,991	7,096
	\$ 13,749	\$ 44,203	\$ 15,863	\$ 16,101	\$ 16,343	\$ 16,588



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
ELECTORAL AREA C - RURAL PROJECTS**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
SLP, 1966 - No Limit	No Limit	NA	NA			
Revenue	Tax Requisition	-2.36%	28.32%	1.52%	1.52%	1.52%
TAX REQUISITION	21,543	21,034	26,991	27,400	27,815	28,237
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
COMMUNITY WORKS GAS TAX FUNDS	-	-	-	-	-	-
GAS TAX FUNDING	-	-	-	-	-	-
TRANSFER FROM OPERATING RESERVE	-	28,800	900	909	918	927
FUND EXPENSES FROM COVID FUNDS	-	980	-	-	-	-
PRIOR YEARS SURPLUS	-	31,000	-	-	-	-
	\$ 21,543	\$ 81,814	\$ 27,891	\$ 28,309	\$ 28,734	\$ 29,165
Expense						
SALARIES & WAGES	-	2,100	3,000	3,045	3,091	3,137
ADMINISTRATION CHARGES	3,507	715	726	737	748	759
GAS TAX PROJECTS	-	-	-	-	-	-
COMMUNITY WORKS GAS TAX EXPENSE	-	-	-	-	-	-
CONTRACT SERVICES	-	-	-	-	-	-
RURAL PROJECT - GOOSE CONTROL	500	510	518	525	533	541
INSURANCE - LIABILITY	109	120	122	124	125	127
ADVERTISING - PUBLIC EDUCATION	1,000	1,020	1,035	1,051	1,067	1,083
TRAVEL - UBCM & OMMA CONVENTION	6,000	6,120	6,212	6,305	6,400	6,496
TRANSFER TO OPERATING RESERVE	-	55,169	-	-	-	-
CONTINGENCY	5,000	5,100	5,177	5,254	5,333	5,413
Fairview Heritage Townsite Society	-	1,500	1,500	1,523	1,545	1,569
SALARIES & WAGES	5,427	9,460	9,602	9,746	9,892	10,040
	\$ 21,543	\$ 81,814	\$ 27,891	\$ 28,309	\$ 28,734	\$ 29,165



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
ELECTORAL AREA D - RURAL PROJECTS**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
SLP, 1966 - No Limit	No Limit	NA	NA			
Revenue	Tax Requisition	2.13%	18.14%	-0.24%	16.17%	-0.21%
TAX REQUISITION	25,308	25,846	30,536	30,464	35,391	35,317
COMMUNITY WORKS GAS TAX FUNDS	-	103,260	-	-	-	-
COMMUNITY WORKS GAS TAX FUNDS						
TRANSFER FROM OPERATIONAL RESERVE		45,000	10,000	10,000	5,000	5,000
BCF GRANT	-	-	-	-	-	-
FUND A PORTION OF ADMIN FEE FROM COVID GRANT		103				
PRIOR YEARS SURPLUS	60,000	53,000		-	-	-
	\$ 85,308	\$ 227,209	\$ 40,536	\$ 40,464	\$ 40,391	\$ 40,317
Expense						
SPECIAL PROJECTS - WAGES	-	2,100	2,132	2,163	2,196	2,229
ADMINISTRATION CHARGES	3,059	1,530	1,553	1,576	1,600	1,624
COMMUNITY WORKS GAS TAX EXPENSE	-	-	-	-	-	-
RURAL PROJECT - GOOSE CONTROL	500	510	518	525	533	541
RURAL PROJECT - Centennial Park Washroom	-	103,260	-	-	-	-
INSURANCE - LIABILITY	707	778	790	802	814	826
SUPPLIES	-	-	-	-	-	-
RRAVEL - UBCM & OMMA CONVENTION	6,000	6,120	6,212	6,305	6,400	6,496
CONTINGENCY	50,702	55,000	15,530	15,083	14,629	14,169
TRANSFER TO OPERATING RESERVE	-	44,313				
SALARIES & WAGES	24,340	13,598	13,802	14,009	14,219	14,432
	\$ 85,308	\$ 227,209	\$ 40,536	\$ 40,464	\$ 40,391	\$ 40,317



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
ELECTORAL AREA E - RURAL PROJECTS

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
SLP, 1966 - No Limit	No Limit	NA	NA			
Revenue	Tax Requisition	1.63%	20.17%	1.50%	1.50%	1.50%
TAX REQUISITION	65,943	67,019	80,538	81,746	82,972	84,216
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
PROVINCIAL GRANT	-	10,000				
COMMUNITY WORKS GAS TAX FUNDING	20,000	50,875	20,000		-	-
TRANSFER FROM OPERATING RESERVE	-	42,000	-	-	-	-
FUND A PORTION OF ADMIN CHARGE FUNDED FROM COVID GRANT		1,532				
PRIOR YEARS SURPLUS	18,000	43,338		-	-	-
	\$ 103,943	\$ 214,764	\$ 100,538	\$ 81,746	\$ 82,972	\$ 84,216
Expense						
SALARIES & WAGES	-	2,100	3,000	3,045	3,091	3,137
ADMINISTRATION CHARGES	1,881	3,219	3,267	3,316	3,366	3,416
GRANT EXPENDITURE #1	-	10,000	-	-	-	-
COMMUNITY WORKS GAS TAX EXPENSES LWMP	20,000	50,875	20,000	-	-	-
CONTRACT SERVICES - LWMP	7,500	37,500	7,500	7,613	7,727	7,843
RURAL PROJECT - TOURISM (Wayfinding)	7,500	4,048	-	-	-	-
RURAL PROJECT - GOOSE CONTROL	500	-	-	-	-	-
INSURANCE - LIABILITY	607	668	678	688	699	709
TRAVEL - UBCM & OMMA CONVENTION	6,000	6,120	6,212	6,305	6,400	6,496
TRANSFER TO OPERATIONAL RESERVE	-	41,238				
CONTINGENCY	24,000	15,900	16,139	16,381	16,626	16,876
SALARIES & WAGES	35,955	43,096	43,742	44,399	45,065	45,741
	\$ 103,943	\$ 212,664	\$ 97,538	\$ 78,701	\$ 79,881	\$ 81,079



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
ELECTORAL AREA F - RURAL PROJECTS

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
SLP, 1966 - No Limit	No Limit	NA	NA			
Revenue	Tax Requisition	27.28%	-8.14%	1.50%	1.50%	1.50%
TAX REQUISITION	37,537	47,777	43,889	44,547	45,215	45,894
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
TRANSFER FROM OPERATIONAL RESERVE						
FUND A PORTION OF ADMIN CHARGE FUNDED FROM COVID GRANT		580				
PRIOR YEARS SURPLUS	(4,895)	12,500	-	-	-	-
	\$ 32,642	\$ 60,857	\$ 43,889	\$ 44,547	\$ 45,215	\$ 45,894
Expense						
SALARIES & WAGES	-	2,100	3,000	3,045	3,091	3,137
ADMINISTRATION CHARGES	1,031	1,465	1,487	1,509	1,532	1,554
CONTRACT SERVICES	-	-	-	-	-	-
CONTRACT SERVICES - Soil Deposition and Removal bylaw		5,000	-	-	-	-
CONTRACT SERVICES - Geotechnical Studies Project		5,000	-	-	-	-
RURAL PROJECT - GOOSE CONTROL	500	510	518	525	533	541
INSURANCE - LIABILITY	102	112	114	115	117	119
SUPPLIES	-	-	-	-	-	-
ADVERTISING - PUBLIC EDUCATION	500	510	518	525	533	541
TRAVEL - UBCM & OMMA CONVENTION	3,000	3,000	3,045	3,091	3,137	3,184
TRANSFER TO OPERATING RESERVE		8,472	-	-	-	-
CONTINGENCY	13,500	18,026	18,296	18,571	18,849	19,132
SALARIES & WAGES	14,009	16,662	16,912	17,166	17,423	17,684
	\$ 32,642	\$ 60,857	\$ 43,889	\$ 44,547	\$ 45,215	\$ 45,894



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
ELECTORAL AREA G - RURAL PROJECTS**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
SLP, 1966 - No Limit	No Limit	NA	NA			
Revenue	Tax Requisition	148.03%	188.55%	1.50%	1.50%	1.50%
TAX REQUISITION	4,735	11,744	33,888	34,396	34,912	35,436
COMMUNITY WORKS GAS TAX FUNDING	-	-	-	-	-	-
TRANSFER FROM OPERATING RESERVE	-	18,000	-	-	-	-
TO LOWER TAXES RE OVERAL COVID FUNDED FROM COVID GRANT		3,643				
PRIOR YEARS SURPLUS	25,000	18,000		-	-	-
	\$ 29,735	\$ 51,387	\$ 33,888	\$ 34,396	\$ 34,912	\$ 35,436
Expense						
SALARIES & WAGES	-	2,100	3,000	3,000	3,000	3,000
ADMINISTRATION CHARGES	2,445	914	928	942	956	970
COMMUNITY WORKS GAS TAX EXPENSES	-	-	-	-	-	-
CONTRACT SERVICES	-	-	-	-	-	-
RURAL PROJECT - SVPS CONTRIBUTION	-	-	-	-	-	-
RURAL PROJECT - Education and Communicatons		5,000	5,075	5,151	5,228	5,307
RURAL PROJECT - Area G	-	-	-	-	-	-
INSURANCE - LIABILITY	143	157	159	162	164	167
ADVERTISING - PUBLIC EDUCATION	500	510	518	525	533	541
TRAVEL - UBCM & OMMA CONVENTION	6,000	6,120	6,212	6,305	6,400	6,496
TRANSFER TO OPERATING RESERVE	2,095	15,900		-	-	-
CONTINGENCY	12,000	14,000	14,210	14,423	14,639	14,859
SALARIES & WAGES	6,552	6,686	6,786	6,888	6,991	7,096
	\$ 29,735	\$ 51,387	\$ 36,888	\$ 37,396	\$ 37,912	\$ 38,436



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
ELECTORAL AREA H - RURAL PROJECTS**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
SLP, 1966 - No Limit	No Limit	NA	NA			
Revenue	Tax Requisition	-18.89%	37.19%	1.62%	1.61%	1.61%
TAX REQUISITION	57,015	46,248	63,449	64,475	65,515	66,571
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
COMMUNITY WORKS GAS TAX FUNDS - White Lake Campground	35,000	51,125	-	-	-	-
COMMUNITY WORKS GAS TAX FUNDS -Martins lake Rec Site Shelter		15,263				
COMMUNITY WORKS GAS TAX FUNDS -Chain Lake dam safety Reiview		154,890				
TRANSFER FROM OPERATING RESERVE	-	1,500	4,900	4,900	4,900	4,900
FUND OPEATIONAL EXPENSES RE COVID - FUNDED FROM COVID GRANT		12,042				
PRIOR YEARS SURPLUS	5,000	29,000		-	-	-
	\$ 97,015	\$ 310,068	\$ 68,349	\$ 69,375	\$ 70,415	\$ 71,471
Expense						
SALARIES & WAGES	-	2,100	3,000	3,045	3,091	3,137
ADMINISTRATION CHARGES	3,482	1,963	1,992	2,022	2,052	2,083
COMMUNITY WORKS GAS TAX EXPENSE	35,000		-	-	-	-
CONTRACT SERVICES	-	-	-	-	-	-
RURAL PROJECT - SVPS CONTRIBUTION	-	-	-	-	-	-
CAPITAL EXPENDITURES - White Sand Campground		51,125	-	-	-	-
CAPITAL EXPENDITURES -Martins Lake Rec Site Shelter		15,263				
CAPITAL EXPENDITURES -Chain Lake Dame Safety		154,890				
INSURANCE - LIABILITY	213	234	238	241	245	248
ADVERTISING - PUBLIC EDUCATION	500	510	518	525	533	541
TRAVEL - UBCM & OMMA CONVENTION	6,000	6,120	6,212	6,305	6,400	6,496
TRANSFER TO OPERATING RESERVE	-	22,306	-	-	-	-
CONTINGENCY	20,000	20,000	20,300	20,605	20,914	21,227
SALARIES & WAGES	31,820	35,557	36,090	36,632	37,181	37,739
	\$ 97,015	\$ 310,068	\$ 68,349	\$ 69,375	\$ 70,415	\$ 71,471



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
ELECTORAL AREA I - RURAL PROJECTS

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
SLP, 1966 - No Limit	No Limit	NA	NA			
Revenue	Tax Requisition	-26.22%	-11.25%	1.59%	1.59%	1.59%
TAX REQUISITION	83,571	61,662	54,722	55,593	56,478	57,377
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
COMMUNITY WORKS GAS TAX FUNDS	36,000	24,617	-	-	-	-
Planning Grant		24,617				
BCF GRANT	98,000	30,000	-	-	-	-
MISCELLANEOUS REVENUE	24,000	10,000	10,100	10,201	10,303	10,406
FUND EXTRA COSTS RE KALEDEN SEWER PROJECT FUNDED FROM COVID GRANT		10,281				
Transfer from Operational Reserve	-	9,600	-	-	-	-
PRIOR YEARS SURPLUS	52,000	15,500				
	\$ 293,571	\$ 186,277	\$ 64,822	\$ 65,794	\$ 66,781	\$ 67,783
Expense						
SALARIES & WAGES	-	2,100	2,132	2,163	2,196	2,229
ADMINISTRATION CHARGES	1,653	3,401	3,452	3,504	3,556	3,610
COMMUNITY WORKS GAS TAX EXP - LNID Assessment	60,000	49,232	-	-	-	-
CONTRACT SERVICES	-	-	-	-	-	-
Apex Referendum	-	7,000	-			
RURAL PROJECT - KALEDEN SEWER ADDITIONAL EXPENSES RE COVID		10,281				
RURAL PROJECT - KALEDEN SEWER	150,000	45,000		-	-	-
INSURANCE - LIABILITY	35	39	40	40	41	41
ADVERTISING	-	-	-	-	-	-
TRAVEL - UBCM & OMMA CONVENTION		6,120	6,212	6,305	6,400	6,496
TRANSFER TO OPERATING RESERVE	17,000	10,900		-	-	-
CONTINGENCY	25,500	18,510	18,788	19,069	19,356	19,646
SALARIES & WAGES	39,383	33,694	34,199	34,712	35,233	35,762
	\$ 293,571	\$ 186,277	\$ 64,822	\$ 65,794	\$ 66,781	\$ 67,783



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
SIMILKAMEEN COUNTRY VISITOR INFO CENTRE**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
2622, 2013 - Tax limit based on Assessment	Tax Limit (A)	39,553	COMPLIANT			
Revenue	Tax Requisition	-2.37%	1.50%	1.50%	1.50%	1.50%
TAX REQUISITION	34,815	33,990	34,500	35,017	35,543	36,076
	\$ 34,815	\$ 33,990	\$ 34,500	\$ 35,017	\$ 35,543	\$ 36,076
Expense						
ADMINISTRATION CHARGES	1,815	990	1,005	1,020	1,035	1,051
CONTRACT SERVICES	33,000	33,000	33,495	33,997	34,507	35,025
	\$ 34,815	\$ 33,990	\$ 34,500	\$ 35,017	\$ 35,543	\$ 36,076



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
SUBDIVISION SERVICING

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
LGA Part 26 - No Tax Limit	No Limit	Na	NA			
Revenue	Tax Requisition	12.39%	33.06%	1.56%	1.56%	1.56%
TAX REQUISITION	114,734	128,949	171,583	174,258	176,974	179,731
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
SUBDIVISION SERVICING FEES	20,000	20,000	20,200	20,402	20,606	20,812
TRANSFER FROM OPERATING RESERVE		5,000				
PRIOR YEARS SURPLUS	53,000	5,000	-	-	-	-
	\$ 187,734	\$ 158,949	\$ 191,783	\$ 194,660	\$ 197,580	\$ 200,544
Expense						
SALARIES & WAGES	-	-	-	-	-	-
ADMINISTRATION CHARGES	3,568	7,126	7,233	7,341	7,451	7,563
CONSULTANTS	30,000	-	30,450	30,907	31,370	31,841
EDUCATION & TRAINING	1,000	1,000	1,015	1,030	1,046	1,061
INSURANCE - LIABILITY	792	871	884	897	911	924
LEGAL FEES	5,000	5,000	5,075	5,151	5,228	5,307
SUPPLIES	500	510	518	525	533	541
TRAVEL/LEASING	3,500	3,500	3,553	3,606	3,660	3,715
TRANSFER TO OPERATING RESERVE	-	5,000	5,075	5,151	5,228	5,307
SALARIES & WAGES	143,374	135,942	137,981	140,051	142,152	144,284
	\$ 187,734	\$ 158,949	\$ 191,783	\$ 194,660	\$ 197,580	\$ 200,544



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
AREA E TOURISM & COMMUNITY SVS CONTRIBUTION**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
2705, 2015 - Tax Limit based on Assessment	Tax Limit (A)	16,700	COMPLIANT			
Revenue	Tax Requisition	-16.98%	133.67%	1.50%	1.50%	1.50%
TAX REQUISITION	5,389	4,474	10,455	10,611	10,770	10,932
TRANSFER FROM OPERATIONAL RESERVE		5,683				
FUND A PORTION OF ADMIN CHARGE FUNDED FROM COVID GRANT		143				
PRIOR YEARS SURPLUS	5,161	5,683		-	-	-
	\$ 10,550	\$ 15,983	\$ 10,455	\$ 10,611	\$ 10,770	\$ 10,932
Expense						
ADMINISTRATION CHARGE	550	300	305	309	314	318
TRANSFER TO OPERATIONAL RESERVE		5,683				
CONTRACT SERVICES	10,000	10,000	10,150	10,302	10,457	10,614
	\$ 10,550	\$ 15,983	\$ 10,455	\$ 10,611	\$ 10,770	\$ 10,932



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
TRANSIT - SOUTH OKANAGAN

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
2741, Tax limit based on Assessment	Tax Limit (A)	88,460	COMPLIANT			
Revenue	Tax Requisition	-33.49%	53.04%	2.03%	1.68%	1.68%
TAX REQUISITION	114,124	75,902	116,158	118,519	120,512	122,536
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
TRANSIT FARES	20,244	20,244	20,446	20,651	20,857	21,066
PROVINCIAL GRANT Covid Safe Start	-	31,858	-	-	-	-
REGIONAL GRANT - IHA	30,215	21,830	22,048	22,269	22,491	22,716
PRIOR YEARS SURPLUS	-	(5,000)	-	-	-	-
	\$ 164,583	\$ 144,834	\$ 158,653	\$ 161,439	\$ 163,861	\$ 166,318
Expense						
MAINTENANCE	3,000	1,750	1,776	1,803	1,830	1,857
SALARIES & WAGES	-	-	-	-	-	-
ADMINISTRATION CHARGES	3,300	5,371	5,452	5,534	5,617	5,701
OPERATIONS	144,403	125,206	145,000	147,175	149,383	151,623
TRANSFER TO OP RESERVE	5,000	6,177	-	406	412	418
OTHER EXPENSES - MARKETING	1,000	1,000	1,015	1,030	1,046	1,061
SALARIES & WAGES	7,880	5,330	5,410	5,491	5,573	5,657
	\$ 164,583	\$ 144,834	\$ 158,653	\$ 161,439	\$ 163,861	\$ 166,318



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
UNSIGHTLY/UNTIDY PREMISES - AREA F

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
2437, 2008 No Tax Limit	No Tax Limit	NA	NA			
Revenue	Tax Requisition	13.83%	2.69%	1.50%	1.50%	1.50%
TAX REQUISITION	6,745	7,678	7,884	8,002	8,122	8,244
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
FUND A PORTION OF ADMIN CHARGE FUNDED FROM COVID GRANT		90				
PRIOR YEARS SURPLUS	-	-	-	-	-	-
	\$ 6,745	\$ 7,768	\$ 7,884	\$ 8,002	\$ 8,122	\$ 8,244
Expense						
SALARIES & WAGES	-	-	-	-	-	-
ADMINISTRATION CHARGE	93	226	230	233	237	240
BYLAW ENFORCEMENT	4,652	5,541	5,624	5,709	5,794	5,881
CONTRACT SERVICES	1,000	1,000	1,015	1,030	1,046	1,061
LEGAL FEES	1,000	1,000	1,015	1,030	1,046	1,061
TRANSFER TO RESERVE	-					
	\$ 6,745	\$ 7,768	\$ 7,884	\$ 8,002	\$ 8,122	\$ 8,244



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
UNSIGHTLY/UNTIDY PREMISES - AREA C

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
2392, 2007 - No Tax Limit	No Tax Limit	NA	NA			
Revenue	Tax Requisition	-5.14%	25.14%	1.50%	1.50%	1.50%
TAX REQUISITION	15,723	14,915	18,665	18,945	19,229	19,517
FUND OPERATION EXPENSES FROM COVID FUNDS		3,474				
PRIOR YEARS SURPLUS	-	-	-	-	-	-
	\$ 15,723	\$ 18,389	\$ 18,665	\$ 18,945	\$ 19,229	\$ 19,517
Expense						
SALARIES & WAGES	-					
ADMINISTRATION CHARGES	93	536	544	552	560	568
BYLAW ENFORCEMENT	11,630	13,853	14,061	14,272	14,486	14,703
CONTRACT SERVICES	2,000	2,000	2,030	2,060	2,091	2,123
LEGAL FEES	2,000	2,000	2,030	2,060	2,091	2,123
TRANSFER TO RESERVE	-	-	-	-	-	-
	\$ 15,723	\$ 18,389	\$ 18,665	\$ 18,945	\$ 19,229	\$ 19,517



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
UNSIGHTLY/UNTIDY PREMISES - AREA E**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
2390, 2006 - No Tax Limit	No Tax Limit	Na	Na			
Revenue	Tax Requisition	16.59%	2.93%	1.50%	1.50%	1.50%
TAX REQUISITION	11,397	13,288	13,677	13,882	14,091	14,302
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
FUND A PORTION OF ADMIN CHARGE FUNDED FROM COVID GRANT		187				
PRIOR YEARS SURPLUS	-	-	-	-	-	-
	\$ 11,397	\$ 13,475	\$ 13,677	\$ 13,882	\$ 14,091	\$ 14,302
Expense						
SALARIES & WAGES	-	-	-	-	-	-
ADMINISTRATION CHARGES	93	392	398	404	410	417
BYLAW ENFORCEMENT	9,304	11,083	11,249	11,418	11,589	11,763
CONTRACT SERVICES	1,000	1,000	1,015	1,030	1,046	1,061
LEGAL FEES	1,000	1,000	1,015	1,030	1,046	1,061
TRANSFER TO RESERVE	-					
	\$ 11,397	\$ 13,475	\$ 13,677	\$ 13,882	\$ 14,091	\$ 14,302



Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
UNSIGHTLY/UNTIDY PREMISES - AREA G

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
2520, 2010 - No Tax Limit	No Tax Limit	Na	Na			
Revenue	Tax Requisition	-18.61%	39.45%	1.50%	1.50%	1.50%
TAX REQUISITION	8,653	7,042	9,821	9,968	10,117	10,269
TO REDUCE TAXES RE OVERAL COVID EXPENSES FUNDED FROM COVID GRANT		2,633				
PRIOR YEARS SURPLUS	-	-	-	-	-	-
	\$ 8,653	\$ 9,675	\$ 9,821	\$ 9,968	\$ 10,117	\$ 10,269
Expense						
SALARIES & WAGES	-	-	-	-	-	-
ADMINISTRATION CHARGE	125	282	286	290	295	299
BYLAW ENFORCEMENT	4,528	5,394	5,475	5,557	5,640	5,725
CONTRACT SERVICES	2,000	2,000	2,030	2,060	2,091	2,123
LEGAL FEES	2,000	2,000	2,030	2,060	2,091	2,123
TRANSFER TO RESERVE	-					
	\$ 8,653	\$ 9,675	\$ 9,821	\$ 9,968	\$ 10,117	\$ 10,269



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
UNSIGHTLY/UNTIDY PREMISES - AREA H**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
2636, 2013 - No Tax limit	No Tax Limit	NA	NA			
Revenue	Tax Requisition	9.26%	5.52%	1.50%	1.50%	1.50%
TAX REQUISITION	28,469	31,105	32,822	33,314	33,814	34,321
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
FUND OPERATIONAL EXPENSES FROM COVID GRANT		1,253				
PRIOR YEARS SURPLUS	-	-	-	-	-	-
	\$ 28,469	\$ 32,358	\$ 32,822	\$ 33,314	\$ 33,814	\$ 34,321
Expense						
SALARIES & WAGES	-	-	-	-	-	-
ADMINISTRATION CHARGE	187	942	956	970	985	1,000
BYLAW ENFORCEMENT	16,282	19,395	19,686	19,981	20,281	20,585
CONTRACT SERVICES	2,000	2,000	2,030	2,060	2,091	2,123
LEGAL FEES	10,000	10,000	10,150	10,302	10,457	10,614
TRANSFER TO RESERVE	-	21	-	-	-	-
	\$ 28,469	\$ 32,358	\$ 32,822	\$ 33,314	\$ 33,814	\$ 34,321



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
UNSIGHTLY/UNTIDY PREMISES - AREAS D & I**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
2325, 2004 - No Tax Limit	No Tax Limit	Na	Na			
Revenue	Tax Requisition	28.12%	1.70%	1.50%	1.50%	1.50%
TAX REQUISITION	40,750	52,209	53,097	53,893	54,701	55,522
GRANT IN LIEU OF TAXES	-	-	-	-	-	-
FUND A PORITON OF ADMIN FEE FROM COVID GRANT		103				
PRIOR YEARS SURPLUS	-	-	-	-	-	-
	\$ 40,750	\$ 52,312	\$ 53,097	\$ 53,893	\$ 54,701	\$ 55,522
Expense						
SALARIES & WAGES	-	-	-	-	-	-
ADMINISTRATION CHARGES	187	1,524	1,546	1,570	1,593	1,617
BYLAW ENFORCEMENT	32,563	38,788	39,370	39,961	40,560	41,168
CONTRACT SERVICES	3,000	7,000	7,105	7,212	7,320	7,430
LEGAL FEES	5,000	5,000	5,075	5,151	5,228	5,307
TRANSFER TO RESERVE	-	-	-	-	-	-
	\$ 40,750	\$ 52,312	\$ 53,097	\$ 53,893	\$ 54,701	\$ 55,522



**Regional District of Okanagan Similkameen
2021- 2025 Financial Plan
Equipment Purchases**

	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	2025 Budget
Not a Tax Budget	Not a Tax	NA	NA			
Revenue						
	Tax Requisition	0.00%	0.00%	0.00%	0.00%	0.00%
Equipment Deposit Account	-	43,028	2,000	2000	2,000	2,000
	\$ -	\$ 43,028	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
Expense						
1/2 ton truck and utility trailer		40,700				
Purchase 1/2 ton truck and utility trailer		2,328	2,000	2000	2,000	2,000
	\$ -	\$ 43,028	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000

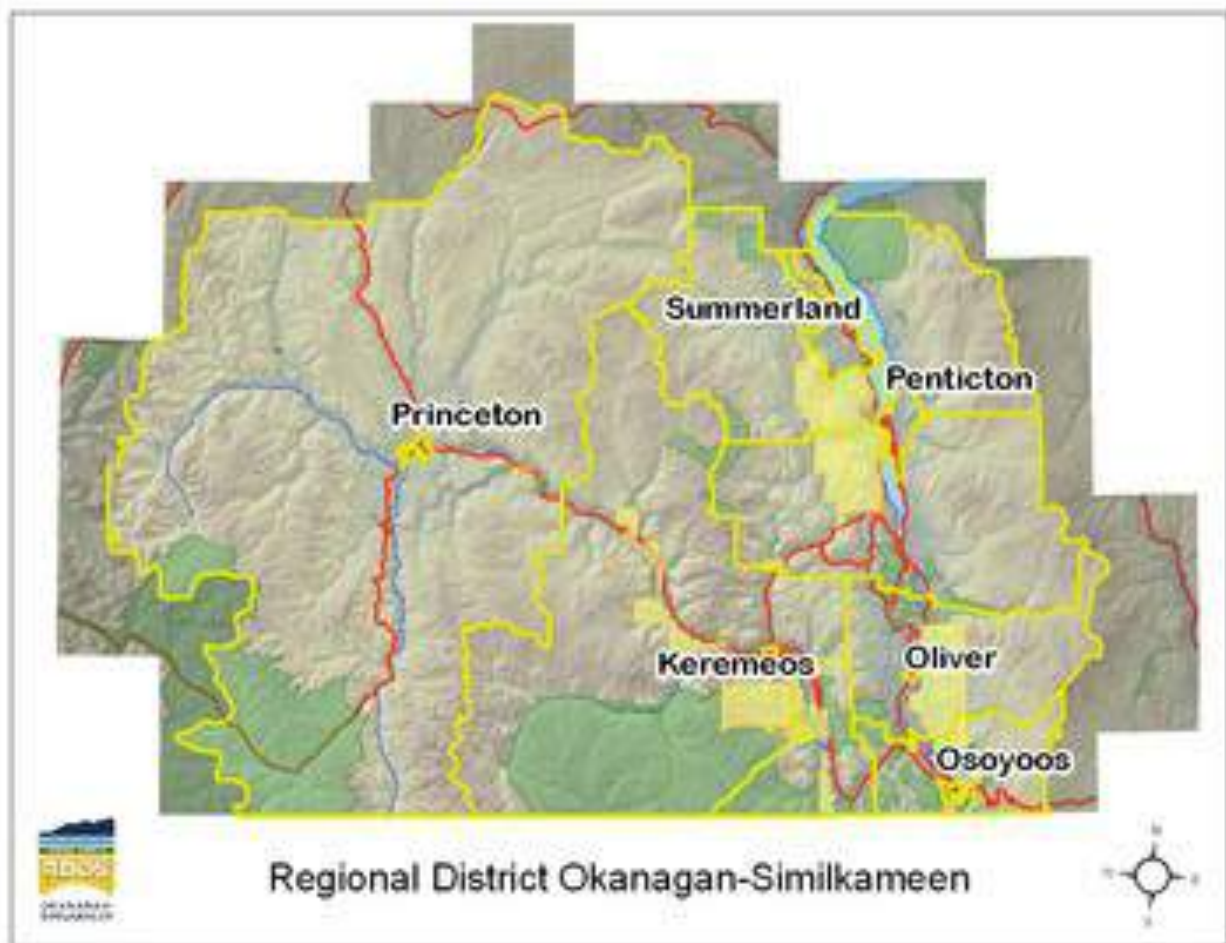
REGIONAL DISTRICT OF OKANAGAN SIMILKAMEEN

Summary of Schedule “A”

2021 –2025 FINANCIAL PLAN

Tax Requisitions

March 18th, 2021



**REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN
2021 TOTAL REQUISITION SUMMARY**

	<u>2021</u>	<u>2020</u>	<u>\$ Change</u>	<u>% Change</u>	<u>2021 % of Total</u>	<u>2020 % of Total</u>
PENTICTON	\$ 2,165,954	\$ 2,156,935	\$ 9,019	0.42%	10.58%	10.73%
SUMMERLAND	813,129	818,319	(5,190)	-0.63%	3.97%	4.07%
PRINCETON	103,697	97,839	5,858	5.99%	0.51%	0.49%
OLIVER	1,556,201	1,564,324	(8,123)	-0.52%	7.60%	7.78%
OSOYOOS	903,152	923,812	(20,660)	-2.24%	4.41%	4.59%
KEREMEOS	511,278	492,541	18,737	3.80%	2.50%	2.45%
	6,053,410	6,053,770	(360)	-0.01%	29.57%	30.10%
PENTICTON INDIAN BAND	102,522	93,502	9,020	9.65%	0.50%	0.46%
ELECTORAL AREA A	1,264,307	1,219,588	44,719	3.67%	6.18%	6.06%
ELECTORAL AREA B	701,819	704,162	(2,343)	-0.33%	3.43%	3.50%
ELECTORAL AREA C	2,250,539	2,204,229	46,310	2.10%	10.99%	10.96%
ELECTORAL AREA D	2,568,943	2,463,176	105,767	4.29%	12.55%	12.25%
ELECTORAL AREA E	2,123,787	2,102,893	20,894	0.99%	10.38%	10.46%
ELECTORAL AREA F	1,370,030	1,344,641	25,389	1.89%	6.69%	6.69%
ELECTORAL AREA G	950,446	936,327	14,119	1.51%	4.64%	4.66%
ELECTORAL AREA H	1,649,251	1,566,571	82,680	5.28%	8.06%	7.79%
ELECTORAL AREA I	1,433,918	1,421,572	12,346	0.87%	7.01%	7.07%
	14,313,041	13,963,159	349,882	2.51%	69.93%	69.43%
TOTAL TAX REQUISITION FOR ALL BUDGETS	\$ 20,468,973	\$ 20,110,431	\$ 358,542	1.78%	100.00%	100.00%

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		CITY OF PENTICTON				
		Participating Directors determine budget by weighted vote				
87	0400	911 EMERGENCY CALL SYSTEM - Improvements Only	\$ 349,407	\$ 342,912	\$ 6,495	
110	5600	DESTRUCTION OF PESTS	3,500	3,500	-	
88	0410	EMERGENCY PLANNING	102,222	102,036	186	
89	5010	ENVIRONMENTAL CONSERVATION	178,656	177,734	922	
92	0100	GENERAL GOVERNMENT	581,520	583,489	(1,969)	
22	7890	HERITAGE (Subregional)	5,757	4,462	1,295	
95	4250	ILLEGAL DUMPING	13,734	13,851	(117)	
96	0200	INVASIVE SPECIES (formerly Noxious Weeds)	25,109	24,934	175	
129	5700	MOSQUITO CONTROL - Improvements Only	4,325	1,057	3,268	
99	5550	NUISANCE CONTROL	10,592	11,198	(606)	
117	9390	REGIONAL ECONOMIC DEVELOPMENT (Okanagan Film Comm)	14,829	17,353	(2,524)	
101	5020	REGIONAL GROWTH STRATEGY (Subregional)	29,618	37,025	(7,407)	
102	7720	REGIONAL TRAILS	123,795	108,463	15,332	
103	8200	REGIONAL TRANSIT	88,852	95,635	(6,783)	
104	4300	SOLID WASTE MANAGEMENT PLAN	74,295	74,158	137	
		Subtotal	1,606,212	1,597,807	8,405	0.53%
		Requisitions from Other Multi-Regional Boards				
100	6500	OKANAGAN BASIN WATER BOARD	335,094	323,244	11,850	
105	6000	STERILE INSECT RELEASE PROGRAM - Land Only	203,492	212,668	(9,176)	
		Subtotal	538,586	535,912	2,674	0.50%
		TOTAL	\$ 2,144,798	\$ 2,133,719	\$ 11,079	0.52%
		Average Res Tax Rate/\$1000	\$ 0.20796	\$ 0.20930	\$ (0.00134)	
		Average Taxes per Res Property	\$ 98.90	\$ 97.50	\$ 1.40	
98	9990	MUNICIPAL DEBT REPAYMENT	\$ 3,119,621	\$ 3,536,870		
105	6000	PARCEL TAX: STERILE INSECT RELEASE	\$ 21,156	\$ 23,216	\$ (2,060)	

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		<u>DISTRICT OF SUMMERLAND</u>				
		<u>Participating Directors determine budget by weighted vote</u>				
87	0400	911 EMERGENCY CALL SYSTEM - Improvements Only	\$ 122,246	\$ 131,290	\$ (9,044)	
111	5800	DESTRUCTION OF PESTS	5,288	5,288	-	
88	0410	EMERGENCY PLANNING	33,630	33,776	(146)	
89	5010	ENVIRONMENTAL CONSERVATION	58,776	58,834	(58)	
92	0100	GENERAL GOVERNMENT	191,313	193,149	(1,836)	
22	7890	HERITAGE (Subregional)	1,894	1,477	417	
95	4250	ILLEGAL DUMPING	4,518	4,585	(67)	
96	0200	INVASIVE SPECIES (formerly Noxious Weeds)	8,261	8,254	7	
129	5700	MOSQUITO CONTROL - Improvements Only	16,817	12,012	4,805	
99	5550	NUISANCE CONTROL	3,485	3,707	(222)	
117	9390	REGIONAL ECONOMIC DEVELOPMENT (Okanagan Film Comm)	4,878	5,744	(866)	
101	5020	REGIONAL GROWTH STRATEGY (Subregional)	9,744	12,256	(2,512)	
102	7720	REGIONAL TRAILS	40,727	35,904	4,823	
103	8200	REGIONAL TRANSIT	29,231	31,657	(2,426)	
104	4300	SOLID WASTE MANAGEMENT PLAN	24,442	24,548	(106)	
		Subtotal	555,251	562,481	(7,230)	-1.29%
		<u>Requisitions from Other Multi-Regional Boards</u>				
100	6500	OKANAGAN BASIN WATER BOARD	110,242	107,001	3,241	
		STERILE INSECT RELEASE PROGRAM - Land Only	62,661	58,910	3,751	
		Subtotal	172,903	165,911	6,992	4.21%
		TOTAL	\$ 728,153	\$ 728,392	\$ (239)	-0.03%
		Average Res Tax Rate/\$1000	\$ 0.21460	\$ 0.21584	\$ (0.00124)	
		Average Taxes per Res Property	\$ 117.46	\$ 118.32	\$ (0.86)	
98	9990	MUNICIPAL DEBT REPAYMENT	\$ 1,926,769	\$ 2,464,477		
105	6000	PARCEL TAX:STERILE INSECT RELEASE	\$ 84,976	\$ 89,927	\$ (4,951)	

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		<u>TOWN OF PRINCETON</u>				
		<u>Participating Directors determine budget by weighted vote</u>				
87	0400	911 EMERGENCY CALL SYSTEM - Improvements Only	\$ 35,925	\$ 33,935	\$ 1,990	
88	0410	EMERGENCY PLANNING	7,052	6,692	360	
92	0100	GENERAL GOVERNMENT	40,118	38,269	1,849	
95	4250	ILLEGAL DUMPING	948	908	40	
96	0200	INVASIVE SPECIES (formerly Noxious Weeds)	1,732	1,635	97	
99	5550	NUISANCE CONTROL	731	734	(3)	
117	9390	REGIONAL ECONOMIC DEVELOPMENT (Okanagan Film Comm)	1,023	1,138	(115)	
102	7720	REGIONAL TRAILS	8,540	7,114	1,426	
103	8200	REGIONAL TRANSIT	2,502	2,550	(48)	
104	4300	SOLID WASTE MANAGEMENT	5,125	4,864	261	
		TOTAL	\$ 103,697	\$ 97,839	\$ 5,858	5.99%
		Average Res Tax Rate/\$1000	\$ 0.14574	\$ 0.14633	\$ (0.00059)	
		Average Taxes per Res Property	\$ 35.29	\$ 31.33	\$ 3.96	
98	9990	MUNICIPAL DEBT REPAYMENT	\$ -	\$ -		

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		TOWN OF OLIVER				
		<u>Participating Directors determine budget by weighted vote</u>				
87	0400	911 EMERGENCY CALL SYSTEM - Improvements Only	\$ 50,148	\$ 47,309	2,839	
109	5500	DESTRUCTION OF PESTS	270	260	10	
88	0410	EMERGENCY PLANNING	12,428	12,182	246	
89	5010	ENVIRONMENTAL CONSERVATION	21,721	21,219	502	
92	0100	GENERAL GOVERNMENT	70,701	69,662	1,039	
22	7890	HERITAGE (Subregional)	700	533	167	
95	4250	ILLEGAL DUMPING	1,670	1,654	16	
96	0200	INVASIVE SPECIES (formerly Noxious Weeds)	3,053	2,977	76	
129	5700	MOSQUITO CONTROL - Improvements Only	6,007	2,851	3,156	
99	5550	NUISANCE CONTROL	1,288	1,337	(49)	
117	9390	REGIONAL ECONOMIC DEVELOPMENT (Okanagan Film Comm)	1,803	2,072	(269)	
101	5020	REGIONAL GROWTH STRATEGY (Subregional)	3,601	4,420	(819)	
102	7720	REGIONAL TRAILS	15,051	12,949	2,102	
103	8200	REGIONAL TRANSIT	10,803	11,418	(615)	
104	4300	SOLID WASTE MANAGEMENT PLAN	9,033	8,854	179	
148	8600	TRANSIT - SOUTH OKANAGAN	16,340	24,310	(7,970)	
		Subtotal	224,615	224,007	608	0.27%
		<u>Town of Oliver & Area C Regional Director determine budget</u>				
30	7100	ARENA (additional contribution of \$250,000 in 2018)	229,325	191,815	37,510	
31	7700	PARKS	226,187	197,880	28,307	
32	7300	POOL	141,801	188,126	(46,325)	
34	7400	RECREATION HALL	172,230	216,446	(44,216)	
33	7810	RECREATION PROGRAMS	115,770	91,901	23,869	
		Parks & Recreation Subtotal	885,314	886,168	(854)	-0.10%
116	9350	ECONOMIC DEVELOPMENT	32,837	31,039	1,798	
28	7410	FRANK VENABLES AUDITORIUM	138,332	137,866	466	
24	7820	HERITAGE GRANT	89,959	86,592	3,367	
85	3000	REFUSE DISPOSAL	54,915	70,427	(15,512)	
29	7420	VENABLES THEATRE SERVICE	65,717	64,481	1,236	
		Subtotal	1,267,073	1,276,573	(9,500)	-0.74%
		<u>Requisitions from Other Multi-Regional Boards</u>				
100	6500	OKANAGAN BASIN WATER BOARD	40,741	38,592	2,149	
105	6000	STERILE INSECT RELEASE PROGRAM - Land Only	20,237	21,274	(1,037)	
		Subtotal	60,977	59,866	1,111	1.86%
		TOTAL	\$ 1,552,665	\$ 1,560,446	\$ (7,781)	-0.50%
		Average Res Tax Rate/\$1000	\$ 1.23825	\$ 1.28209	\$ (0.04384)	
		Average Taxes per Res Property	\$ 475.06	\$ 466.86	\$ 8.20	
98	9990	MUNICIPAL DEBT REPAYMENT	\$ 532,051	\$ 532,850		
105	6000	PARCEL TAX:STERILE INSECT RELEASE	\$ 3,536	\$ 3,878	\$ (342)	

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		<u>TOWN OF OSOYOOS</u>				
		<u>Participating Directors determine budget by weighted vote</u>				
87	0400	911 EMERGENCY CALL SYSTEM - Improvements Only	\$ 73,131	\$ 72,105	\$ 1,026	
88	0410	EMERGENCY PLANNING	20,635	20,540	95	
92	0100	GENERAL GOVERNMENT	117,388	117,456	(68)	
22	7890	HERITAGE (Subregional)	1,162	898	264	
95	4250	ILLEGAL DUMPING	2,772	2,788	(16)	
96	0200	INVASIVE SPECIES (formerly Noxious Weeds)	5,069	5,019	50	
129	5700	MOSQUITO CONTROL - Improvements Only	2,569	1,267	1,302	
99	5550	NUISANCE CONTROL	2,138	2,254	(116)	
117	9390	REGIONAL ECONOMIC DEVELOPMENT (Okanagan Film Comm)	2,993	3,493	(500)	
101	5020	REGIONAL GROWTH STRATEGY (Subregional)	5,979	7,453	(1,474)	
102	7720	REGIONAL TRAILS	24,990	21,834	3,156	
103	8200	REGIONAL TRANSIT	17,936	19,251	(1,315)	
104	4300	SOLID WASTE MANAGEMENT PLAN	14,997	14,928	69	
148	8600	TRANSIT - SOUTH OKANAGAN	27,130	40,989	(13,859)	
		Subtotal	318,890	330,275	(11,385)	-3.45%
		<u>Town of Osoyoos & Area A Regional Director determine budget</u>				
44	7050	ARENA	412,963	422,850	(9,887)	
26	7865	MUSEUM - Land & Building Acquisition (Parcel Tax for Debt Servicing)	60,492	60,605	(113)	
			473,455	483,455	(10,000)	-2.07%
		<u>Requisitions from Other Multi-Regional Boards</u>				
100	6500	OKANAGAN BASIN WATER BOARD	67,643	65,069	2,574	
105	6000	STERILE INSECT RELEASE PROGRAM - Land Only	39,551	40,821	(1,270)	
		Subtotal	107,195	105,890	1,305	1.23%
		TOTAL	\$ 899,541	\$ 919,620	\$ (20,079)	-2.18%
		Average Res Tax Rate/\$1000	\$ 0.40301	\$ 0.41859	\$ (0.01558)	
		Average Taxes per Res Property	\$ 162.67	\$ 162.70	\$ (0.03)	
98	9990	MUNICIPAL DEBT REPAYMENT	\$ 576,172	\$ 581,629		
105	6000	PARCEL TAX:STERILE INSECT RELEASE	\$ 3,611	\$ 4,192	\$ (581)	

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		<u>VILLAGE OF KEREMEOS</u>				
		<u>Participating Directors determine budget by weighted vote</u>				
87	0400	911 EMERGENCY CALL SYSTEM - Improvements Only	\$ 12,597	\$ 11,884	\$ 713	
99	5550	DESTRUCTION OF PESTS	270	260	10	
88	0410	EMERGENCY PLANNING	2,878	2,720	158	
92	0100	GENERAL GOVERNMENT	16,374	15,555	819	
22	7890	HERITAGE (Subregional)	162	119	43	
95	4250	ILLEGAL DUMPING	387	369	18	
96	0200	ELECTORAL AREA PLANNING	-	-	-	
129	5700	INVASIVE SPECIES (formerly Noxious Weeds)	707	665	42	
99	5550	NUISANCE CONTROL	298	299	(1)	
117	9390	REGIONAL ECONOMIC DEVELOPMENT (Okanagan Film Comm)	418	463	(45)	
102	7720	REGIONAL TRAILS	3,486	2,892	594	
103	8200	REGIONAL TRANSIT	6,130	6,272	(142)	
104	4300	SOLID WASTE MANAGEMENT PLAN	2,092	1,977	115	
		Subtotal	45,799	43,475	2,324	5.34%
		<u>Village & Regional Directors (Areas B & G) determine budget</u>				
2	1100	FIRE PROTECTION	226,066	218,871	7,195	
42	7200	KEREMEOS & DISTRICT RECREATION - Improvements Only	102,725	88,783	13,942	
43	7310	KEREMEOS & DISTRICT SWIMMING POOL - Improvements Only	34,223	35,939	(1,716)	
84	3400	REFUSE DISPOSAL SITE - Improvements Only	83,489	86,385	(2,896)	
145	9250	SIMILKAMEEN VALLEY VISITOR INFORMATION CENTRE	13,390	13,715	(325)	
		Subtotal	459,893	443,693	16,200	3.65%
		<u>Requisitions from Other Multi-Regional Boards</u>				
105	6000	STERILE INSECT RELEASE PROGRAM - Land Only	4,110	3,897	213	
		TOTAL	\$ 509,802	\$ 491,065	\$ 18,737	3.82%
		Average Res Tax Rate/\$1000	\$ 1.75548	\$ 1.80685	\$ (0.05137)	
		Average Taxes per Res Property	\$ 504.25	\$ 476.91	\$ 27.34	
98	9990	MUNICIPAL DEBT REPAYMENT	\$ 10,015	\$ 10,015		
105	6000	PARCEL TAX:STERILE INSECT RELEASE	\$ 1,476	\$ 1,476	\$ -	

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		<u>PENTICTON INDIAN BAND</u>				
		<u>Participating Directors determine budget by weighted vote</u>				
87	0400	911 EMERGENCY CALL SYSTEM - Improvements Only	\$ 17,216	\$ 16,409	\$ 807	
88	0410	EMERGENCY PLANNING	4,735	4,490	245	
92	0100	GENERAL GOVERNMENT	26,934	25,675	1,259	
119	5000	REGIONAL AREA PLANNING	34,675	29,441	5,234	
104	4300	SOLID WASTE MANAGEMENT	3,441	3,263	178	
		Subtotal	87,001	79,278	7,723	9.74%
		<u>Requisitions from Other Multi-Regional Boards</u>				
100	6500	OKANAGAN BASIN WATER BOARD	15,521	14,224	1,297	9.12%
		TOTAL	\$ 102,522	\$ 93,502	\$ 9,020	9.65%
		Average Res Tax Rate/\$1000	\$ 0.21462	\$ 0.20844	\$ 0.00618	
		Average Res Taxes per Property	\$ 94.62	\$ 88.55	\$ 6.07	

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<u>ELECTORAL AREA A (OSOYOOS RURAL)</u>						
<u>Participating Directors determine budget by weighted vote</u>						
87	0400	911 EMERGENCY CALL SYSTEM - Improvements Only	\$ 26,745	\$ 26,822	\$ (77)	
106	9200	ANIMAL CONTROL	14,757	14,398	359	
107	2500	BUILDING INSPECTION	38,453	16,879	21,574	
109	5500	DESTRUCTION OF PESTS	635	635	(0)	
118	0300	ELECTORAL AREA ADMINISTRATION	216,170	189,875	26,295	
119	5000	ELECTORAL AREA PLANNING	104,291	93,038	11,253	
88	0410	EMERGENCY PLANNING	7,120	7,094	26	
89	5010	ENVIRONMENTAL CONSERVATION	12,444	12,357	87	
92	0100	GENERAL GOVERNMENT	40,504	40,569	(65)	
22	7890	HERITAGE (Subregional)	401	310	91	
95	4250	ILLEGAL DUMPING	957	963	(6)	
96	0200	INVASIVE SPECIES (formerly Noxious Weeds)	1,749	1,734	15	
129	5700	MOSQUITO CONTROL - Improvements Only	8,116	11,271	(3,155)	
99	5550	NUISANCE CONTROL	738	779	(41)	
117	9390	REGIONAL ECONOMIC DEVELOPMENT (Okanagan Film Comm)	1,033	1,207	(174)	
101	5020	REGIONAL GROWTH STRATEGY (Subregional)	2,063	2,574	(511)	
102	7720	REGIONAL TRAILS	8,623	7,541	1,082	
103	8200	REGIONAL TRANSIT	6,189	6,649	(460)	
104	4300	SOLID WASTE MANAGEMENT PLAN	5,175	5,156	19	
146	4200	SUBDIVISION SERVICING	13,179	11,794	1,385	
148	8600	TRANSIT - SOUTH OKANAGAN	9,361	14,157	(4,796)	
Subtotal			518,701	465,802	52,899	11.36%
<u>Regional Director & Town of Osoyoos determine budget</u>						
44	7050	ARENA	142,492	146,049	(3,557)	
26	7865	MUSEUM - Land & Building Acquisition (Parcel Tax for Debt Servicing)	19,661	19,703	(42)	
Subtotal			162,153	165,752	(3,599)	-2.17%
<u>Regional Director determines budget</u>						
17	8800	CEMETERY	1,011	1,028	(17)	
13	7870	COMMUNITY PARKS	41,058	50,101	(9,043)	
114	9300	ECONOMIC DEVELOPMENT	13,552	11,205	2,347	
120	7990	GRANT IN AID	2,524	393	2,131	
25	7860	MUSEUM SERVICE	14,772	17,038	(2,266)	
35	7510	RECREATION SERVICES	78,067	76,051	2,016	
82	3200	REFUSE DISPOSAL	1,367	15	1,352	
136	0310	RURAL PROJECTS	15,578	12,067	3,511	
10	0415	VICTIM SERVICES	5,057	138	4,919	
Subtotal			172,986	168,036	4,950	2.95%
<u>Requisitions from Other Multi-Regional Boards</u>						
135	9900	OKANAGAN REGIONAL LIBRARY	106,281	108,926	(2,645)	
100	6500	OKANAGAN BASIN WATER BOARD - Defined Area N714	22,735	21,942	793	
105	6000	STERILE INSECT RELEASE PROGRAM - Land Only	9,567	9,460	107	
105	6000	STERILE INSECT RELEASE PROGRAM - Parcel Tax	24,983	32,769	(7,786)	
Subtotal			163,566	173,097	(9,531)	-5.51%
TOTAL			\$ 1,017,406	\$ 972,687	\$ 44,719	4.60%
Average Res Tax Rate/\$1000			\$ 1.42522	\$ 1.36643	\$ 0.05879	
Average Taxes per Res Property			\$ 669.62	\$ 635.94	\$ 33.68	
<u>Service Areas</u>						
1	1800	ANARCHIST MT FIRE DEPT (Regional Director determines budget)	231,301	231,301	-	0.00%
53	3810	NORTHWEST SEWER (Debt Servicing)	15,600	15,600	-	0.00%

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		<u>ELECTORAL AREA B (CAWSTON)</u>				
		<u>Participating Directors determine budget by weighted vote</u>				
87	0400	911 EMERGENCY CALL SYSTEM - Improvements Only	\$ 9,578	\$ 8,973	\$ 605	
106	9200	ANIMAL CONTROL	3,946	3,674	272	
109	5500	DESTRUCTION OF PESTS	170	162	8	
118	0300	ELECTORAL AREA ADMINISTRATION	57,811	48,457	9,354	
119	5000	ELECTORAL AREA PLANNING	27,891	23,744	4,147	
88	0410	EMERGENCY PLANNING	1,904	1,811	93	
92	0100	GENERAL GOVERNMENT	10,832	10,353	479	
22	7890	HERITAGE (Subregional)	107	79	28	
95	4250	ILLEGAL DUMPING	256	246	10	
96	0200	INVASIVE SPECIES (formerly noxious weeds)	468	442	26	
129	5700	MOSQUITO CONTROL - Improvements Only	31,753	49,258	(17,505)	
99	5550	NUISANCE CONTROL	197	199	(2)	
117	9390	REGIONAL ECONOMIC DEVELOPMENT (Okanagan Film Comm)	276	308	(32)	
102	7720	REGIONAL TRAILS	2,306	1,925	381	
103	8200	REGIONAL TRANSIT	1,655	1,697	(42)	
104	4300	SOLID WASTE MANAGEMENT PLAN	1,384	1,316	68	
146	4200	SUBDIVISION SERVICING	3,524	3,010	514	
		Subtotal	154,058	155,654	(1,596)	-1.03%
		<u>Regional Directors (Areas B & G) & Village determine budget</u>				
115	9360	ECONOMIC DEVELOPMENT (Areas B, G & H)	8,155	8,000	155	
2	1100	FIRE PROTECTION (41.613% Portion of Service Area C716)	133,830	132,493	1,337	
42	7200	KEREMEOS & DISTRICT RECREATION - Improvements Only	78,102	67,031	11,071	
43	7310	KEREMEOS & DISTRICT SWIMMING POOL - Improvements Only	26,020	27,134	(1,114)	
84	3400	REFUSE DISPOSAL SITE - Improvements Only	63,477	65,220	(1,743)	
145	9250	SIMILKAMEEN VALLEY VISITOR INFORMATION CENTRE	10,300	10,550	(250)	
		Subtotal	319,884	310,428	9,456	3.05%
		<u>Regional Director determines budget</u>				
14	7580	COMMUNITY PARKS	41,117	41,326	(209)	
121	7930	GRANT IN AID	9,278	16,442	(7,164)	
137	0320	RURAL PROJECTS	6,903	6,749	154	
		Subtotal	57,298	64,517	(7,219)	-11.19%
		<u>Requisitions from Other Multi-Regional Boards</u>				
135	9900	OKANAGAN REGIONAL LIBRARY	28,423	27,799	624	
105	6000	STERILE INSECT RELEASE PROGRAM - Land Only	1,988	1,907	81	
105	6000	STERILE INSECT RELEASE PROGRAM - Parcel Tax	140,167	143,857	(3,690)	
		Subtotal	170,578	173,563	(2,985)	-1.72%
		TOTAL	\$ 701,819	\$ 704,162	\$ (2,343)	-0.33%
		Average Res Tax Rate/\$1000	\$ 3.07701	\$ 3.26009	\$ (0.18308)	
		Average Taxes per Res Property	\$ 842.45	\$ 860.57	\$ (18.12)	

REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN
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		<u>ELECTORAL AREA C (OLIVER RURAL)</u>				
		<u>Participating Directors determine budget by weighted vote</u>				
87	0400	911 EMERGENCY CALL SYSTEM - Improvements Only	\$ 50,290	\$ 49,114	\$ 1,176	
106	9200	ANIMAL CONTROL	20,114	19,571	543	
107	2500	BUILDING INSPECTION	82,153	42,559	39,594	
109	5500	DESTRUCTION OF PESTS	865	863	2	
118	0300	ELECTORAL AREA ADMINISTRATION	294,649	258,096	36,553	
119	5000	ELECTORAL AREA PLANNING	142,152	126,466	15,686	
88	0410	EMERGENCY PLANNING	9,705	9,643	62	
89	5010	ENVIRONMENTAL CONSERVATION	16,961	16,797	164	
92	0100	GENERAL GOVERNMENT	55,209	55,144	65	
22	7890	HERITAGE (Subregional)	547	422	125	
95	4250	ILLEGAL DUMPING	1,304	1,309	(5)	
96	0200	INVASIVE SPECIES (formerly noxious weeds)	2,384	2,356	28	
129	5700	MOSQUITO CONTROL - Improvements Only	49,146	58,518	(9,372)	
99	5550	NUISANCE CONTROL	1,006	1,058	(52)	
117	9390	REGIONAL ECONOMIC DEVELOPMENT (Okanagan Film Comm)	1,408	1,640	(232)	
101	5020	REGIONAL GROWTH STRATEGY (Subregional)	2,812	3,499	(687)	
102	7720	REGIONAL TRAILS	11,753	10,251	1,502	
103	8200	REGIONAL TRANSIT	8,436	9,038	(602)	
104	4300	SOLID WASTE MANAGEMENT PLAN	7,053	7,009	44	
146	4200	SUBDIVISION SERVICING	17,963	16,032	1,931	
148	8600	TRANSIT - SOUTH OKANAGAN	12,759	19,244	(6,485)	
		Subtotal	788,669	708,629	80,040	11.30%
		<u>Regional Director & Town of Oliver determine budget</u>				
30	7100	ARENA	179,076	151,841	27,235	
31	7700	PARKS	176,625	156,643	19,982	
32	7300	POOL	110,730	148,922	(38,192)	
34	7400	RECREATION HALL	134,491	171,339	(36,848)	
33	7810	RECREATION PROGRAMS	90,403	72,749	17,654	
		Oliver Parks & Rec Society Subtotal	691,324	701,494	(10,170)	-1.45%
116	9350	ECONOMIC DEVELOPMENT	25,641	24,571	1,070	
28	7410	FRANK VENABLES AUDITORIUM	108,021	109,135	(1,114)	
24	7820	HERITAGE GRANT	70,247	68,547	1,700	
85	3000	REFUSE DISPOSAL	42,882	55,751	(12,869)	
29	7420	VENABLES THEATRE SERVICE	51,317	51,044	273	
		Subtotal	989,433	1,010,542	(21,109)	-2.09%
		<u>Regional Director determines budget</u>				
9	1500	FIRE PROTECTION WILLOWBROOK-K(714)	155,003	156,034	(1,031)	
122	7940	GRANT IN AID	8,083	5,000	3,083	
64	3905	LOOSE BAY CAMPGROUND	9,673	15,536	(5,863)	
130	2720	NOISE BYLAW	6,300	6,808	(508)	
138	0330	RURAL PROJECTS	21,034	21,543	(509)	
150	2620	UNTIDY/UNSIGHTLY PREMISES	14,915	15,723	(808)	
11	0420	VICTIM SERVICES	5,777	138	5,639	
		Subtotal	220,785	220,782	3	0.00%
		<u>Requisitions from Other Multi-Regional Boards</u>				
100	6500	OKANAGAN BASIN WATER BOARD	31,814	30,549	1,265	
135	9900	OKANAGAN REGIONAL LIBRARY	144,866	148,062	(3,196)	
105	6000	STERILE INSECT RELEASE PROGRAM - Land Only	8,603	8,704	(101)	
105	6000	STERILE INSECT RELEASE PROGRAM - Parcel Tax	66,369	76,961	(10,592)	
		Subtotal	251,652	264,276	(12,624)	-4.78%
		TOTAL	\$ 2,250,539	\$ 2,204,229	\$ 46,310	2.10%
		Average Res Tax Rate/\$1000	\$ 2.34776	\$ 2.32385	\$ 0.02391	
		Average Taxes per Res Property	\$ 837.71	\$ 829.89	\$ 7.82	

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		<u>ELECTORAL AREA D (OK FALLS/HERITAGE HILLS/CARMI)</u>				
		<u>Participating Directors determine budget by weighted vote</u>				
87	0400	911 EMERGENCY CALL SYSTEM - Improvements Only	\$ 54,033	\$ 54,059	\$ (26)	
106	9200	ANIMAL CONTROL	27,785	27,172	613	
107	2500	BUILDING INSPECTION	60,181	32,613	27,568	
109	5500	DESTRUCTION OF PESTS	1,196	1,199	(3)	
118	0300	ELECTORAL AREA ADMINISTRATION	407,027	358,331	48,696	
119	5000	ELECTORAL AREA PLANNING	196,369	175,581	20,788	
88	0410	EMERGENCY PLANNING	13,406	13,388	18	
89	5010	ENVIRONMENTAL CONSERVATION	23,431	23,321	110	
92	0100	GENERAL GOVERNMENT	76,266	76,561	(295)	
22	7890	HERITAGE (Subregional)	755	585	170	
95	4250	ILLEGAL DUMPING	1,801	1,817	(16)	
96	0200	INVASIVE SPECIES (formerly noxious weeds)	3,293	3,272	21	
129	5700	MOSQUITO CONTROL - Improvements Only	6,397	6,670	(273)	
99	5550	NUISANCE CONTROL	1,389	1,469	(80)	
117	9390	REGIONAL ECONOMIC DEVELOPMENT (Okanagan Film Comm)	1,945	2,277	(332)	
101	5020	REGIONAL GROWTH STRATEGY (Subregional)	3,884	4,858	(974)	
102	7720	REGIONAL TRAILS	16,236	14,232	2,004	
103	8200	REGIONAL TRANSIT	11,653	12,548	(895)	
104	4300	SOLID WASTE MANAGEMENT PLAN	9,744	9,730	14	
146	4200	SUBDIVISION SERVICING	24,815	22,258	2,557	
		Subtotal	941,604	841,941	99,663	11.84%
		<u>Regional Director determines budget</u>				
112	9380	ECONOMIC DEVELOPMENT (Area D Only, no longer includes EA I)	186,386	141,733	44,653	
7	1200	FIRE PROTECTION OK FALLS-J(714) & J(715)	424,786	403,955	20,831	
123	7950	GRANT IN AID	16,762	16,403	359	
58	9670	HERITAGE HILLS STREET LIGHTING-M(715)	6,193	6,195	(2)	
133	2700	NOISE BYLAW (Areas D, F & I)	11,013	9,424	1,589	
38	7520	RECREATION OK FALLS-F(714) & F(715)	566,880	598,200	(31,320)	
139	0340	RURAL PROJECTS	25,846	25,308	538	
54	3820	SEPTAGE DISPOSAL SERVICE (Areas D, E, I & F-S/A 3(715))	-	5,139	(5,139)	
46	8500	TRANSIT (Area D)	85,131	113,305	(28,174)	
154	2600	UNSIGHTLY/UNTIDY PREMISES (Areas D & I)	32,694	25,670	7,024	
12	0425	VICTIM SERVICES (Areas D, E, F & I)	3,182	3,130	52	
		Subtotal	1,358,873	1,348,462	10,411	0.77%
		<u>Requisitions from Other Multi-Regional Boards</u>				
100	6500	OKANAGAN BASIN WATER BOARD - Defined Area N714	32,242	31,118	1,124	
100	6500	OKANAGAN BASIN WATER BOARD - Defined Area N715	11,933	11,602	331	
135	9900	OKANAGAN REGIONAL LIBRARY	200,117	205,564	(5,447)	
105	6000	STERILE INSECT RELEASE PROGRAM - Land Only	20,323	20,638	(315)	
105	6000	STERILE INSECT RELEASE PROGRAM - Parcel Tax	3,851	3,851	-	
		Subtotal	268,466	272,773	(4,307)	-1.58%
		TOTAL	\$ 2,568,943	\$ 2,463,176	\$ 105,767	4.29%
		Average Res Tax Rate/\$1000	\$ 1.99596	\$ 1.93507	\$ 0.06089	
		Average Taxes per Res Property	\$ 930.47	\$ 893.98	\$ 36.49	

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		ELECTORAL AREA E (NARAMATA)				
		Participating Directors determine budget by weighted vote				
87	0400	911 EMERGENCY CALL SYSTEM - Improvements Only	\$ 34,229	\$ 34,880	\$ (651)	
106	9200	ANIMAL CONTROL	19,713	19,410	303	
107	2500	BUILDING INSPECTION	45,088	23,048	22,040	
109	5500	DESTRUCTION OF PESTS	848	856	(8)	
118	0300	ELECTORAL AREA ADMINISTRATION	288,773	255,964	32,809	
119	5000	ELECTORAL AREA PLANNING	139,318	125,422	13,896	
88	0410	EMERGENCY PLANNING	9,511	9,564	(53)	
89	5010	ENVIRONMENTAL CONSERVATION	16,623	16,659	(36)	
92	0100	GENERAL GOVERNMENT	54,108	54,689	(581)	
22	7890	HERITAGE (Subregional)	536	418	118	
95	4250	ILLEGAL DUMPING	1,278	1,298	(20)	
96	0200	INVASIVE SPECIES (formerly noxious weeds)	2,336	2,337	(1)	
99	5550	NUISANCE CONTROL	986	1,050	(64)	
117	9390	REGIONAL ECONOMIC DEVELOPMENT (Okanagan Film Comm)	1,380	1,626	(246)	
101	5020	REGIONAL GROWTH STRATEGY (Subregional)	2,756	3,470	(714)	
102	7720	REGIONAL TRAILS	11,519	10,166	1,353	
103	8200	REGIONAL TRANSIT	8,267	8,964	(697)	
104	4300	SOLID WASTE MANAGEMENT PLAN	6,913	6,951	(38)	
146	4200	SUBDIVISION SERVICING	17,605	15,899	1,706	
		Subtotal	661,787	592,671	69,116	11.66%
		Regional Director determines budget				
18	8950	CEMETERY-P(715)	45,820	39,322	6,498	
124	7960	GRANT IN AID	8,412	9,000	(588)	
6	1700	NARAMATA FIRE DEPARTMENT	547,685	580,427	(32,742)	
27	7830	NARAMATA MUSEUM	15,986	17,817	(1,831)	
37	7540	NARAMATA PARKS & REC	333,242	323,104	10,138	
66	3940	NARAMATA WATER (Parcel Tax for Debt Servicing of Capital Upgrades)	124,128	124,128	-	
131	2710	NOISE CONTROL	7,660	6,808	852	
140	0360	RURAL PROJECTS	67,019	65,943	1,076	
54	3820	SEPTAGE DISPOSAL SERVICE (Areas D, E, I & F-S/A 3(715))	-	3,671	(3,671)	
147	9260	TOURISM & COMMUNITY SERVICE CONTRIBUTION	4,474	5,389	(915)	
45	8300	TRANSIT (Area E)	81,709	105,422	(23,713)	
151	2610	UNTIDY AND UNSIGHTLY PREMISES	13,288	11,397	1,891	
12	0425	VICTIM SERVICES (Areas D, E, F & I)	2,258	2,235	23	
		Subtotal	1,251,681	1,294,663	(42,982)	-3.32%
		Requisitions from Other Multi-Regional Boards				
100	6500	OKANAGAN BASIN WATER BOARD	31,179	30,297	882	
135	9900	OKANAGAN REGIONAL LIBRARY	141,977	146,839	(4,862)	
105	6000	STERILE INSECT RELEASE PROGRAM - Land Only	17,747	18,010	(263)	
105	6000	STERILE INSECT RELEASE PROGRAM - Parcel Tax	19,416	20,413	(997)	
			210,319	215,559	(5,240)	-2.43%
		TOTAL	\$ 2,123,787	\$ 2,102,893	\$ 20,894	0.99%
		Average Res Tax Rate/\$1000	\$ 2.17187	\$ 2.15714	\$ 0.01473	
		Average Taxes per Res Property	\$ 1,360.31	\$ 1,350.56	\$ 9.75	

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ELECTORAL AREA F (OKANAGAN LAKE WEST/WESTBENCH)						
<u>Participating Directors determine budget by weighted vote</u>						
87	0400	911 EMERGENCY CALL SYSTEM - Improvements Only	\$ 21,279	\$ 21,586	\$ (307)	
106	9200	ANIMAL CONTROL	12,254	12,238	16	
107	2500	BUILDING INSPECTION	11,542	6,729	4,813	
109	5500	DESTRUCTION OF PESTS	527	540	(13)	
118	0300	ELECTORAL AREA ADMINISTRATION	179,512	161,386	18,126	
119	5000	ELECTORAL AREA PLANNING	86,605	79,079	7,526	
88	0410	EMERGENCY PLANNING	5,913	6,030	(117)	
89	5010	ENVIRONMENTAL CONSERVATION	10,334	10,503	(169)	
92	0100	GENERAL GOVERNMENT	33,636	34,482	(846)	
22	7890	HERITAGE (Subregional)	333	264	69	
95	4250	ILLEGAL DUMPING	794	819	(25)	
96	0200	INVASIVE SPECIES (formerly noxious weeds)	1,452	1,474	(22)	
129	5700	MOSQUITO CONTROL - Improvements Only	643	448	195	
99	5550	NUISANCE CONTROL	613	662	(49)	
117	9390	REGIONAL ECONOMIC DEVELOPMENT (Okanagan Film Comm)	858	1,025	(167)	
101	5020	REGIONAL GROWTH STRATEGY (Subregional)	1,713	2,188	(475)	
102	7720	REGIONAL TRAILS	7,160	6,410	750	
103	8200	REGIONAL TRANSIT	5,139	5,652	(513)	
104	4300	SUBDIVISION SERVICING	10,944	10,025	919	
146	4200	SOLID WASTE MANAGEMENT PLAN	4,297	4,382	(85)	
		Subtotal	395,548	365,922	29,626	8.10%
<u>Regional Director determines budget</u>						
62	3920	FAULDER WATER SYSTEM-A(777)-Parcel Tax	151,721	151,721	-	
8	1000	FIRE PROTECTION WESTBENCH-A(715)	372,427	381,153	(8,726)	
125	8000	GRANT-IN-AID	2,010	-	2,010	
133	2700	NOISE BYLAW (Areas D, F & I)	4,857	4,244	613	
15	7570	PARKS COMMISSION	118,194	119,847	(1,653)	
16	7560	REC CENTRE COST SHARING-M(715)	18,616	20,050	(1,434)	
141	0370	RURAL PROJECTS	47,777	37,537	10,240	
54	3820	SEPTAGE DISPOSAL SERVICE (Areas D, E, I & F-S/A 3(715))	-	1,665	(1,665)	
60	9660	STREET LIGHTING WEST BENCH ESTATES/HUSULA HIGHLANDS-A(715)	6,616	6,796	(180)	
149	2630	UNTIDY AND UNSIGHTLY PREMISES	7,678	6,745	933	
12	0425	VICTIM SERVICES (Areas D, E, F & I)	1,403	1,409	(6)	
49	8240	WEST BENCH TRANSIT (Parcel Tax)	10,094	10,004	90	
71	3970	WEST BENCH WATER (Parcel Tax for Debt Servicing of Capital)	115,600	115,600	-	
		Subtotal	856,993	856,771	222	0.03%
<u>Requisitions from Other Multi-Regional Boards</u>						
100	6500	OKANAGAN BASIN WATER BOARD	19,382	19,102	280	
135	9900	OKANAGAN REGIONAL LIBRARY	88,258	92,582	(4,324)	
105	6000	STERILE INSECT RELEASE PROGRAM - Land Only	9,291	9,845	(554)	
105	6000	STERILE INSECT RELEASE PROGRAM - Parcel Tax	558	419	139	
		Subtotal	117,489	121,948	(4,459)	-3.66%
		TOTAL	\$ 1,370,030	\$ 1,344,641	\$ 25,389	1.89%
		Average Res Tax Rate/\$1000	\$ 1.93288	\$ 1.86950	\$ 0.06338	
		Average Taxes per Res Property	\$ 1,160.62	\$ 1,133.63	\$ 26.99	

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		ELECTORAL AREA G (HEDLEY/KEREMEOS)				
		<u>Participating Directors determine budget by weighted vote</u>				
87	0400	911 EMERGENCY CALL SYSTEM - Improvements Only	\$ 16,869	\$ 16,001	\$ 868	
106	9200	ANIMAL CONTROL	7,809	7,514	295	
109	5500	DESTRUCTION OF PESTS	336	331	5	
118	0300	ELECTORAL AREA ADMINISTRATION	114,394	99,095	15,299	
119	5000	ELECTORAL AREA PLANNING	55,189	48,556	6,633	
88	0410	EMERGENCY PLANNING	3,768	3,702	66	
92	0100	GENERAL GOVERNMENT	21,434	21,173	261	
22	7890	HERITAGE (Subregional)	212	162	50	
95	4250	ILLEGAL DUMPING	506	503	3	
96	0200	INVASIVE SPECIES (formerly noxious weeds)	926	905	21	
129	5700	MOSQUITO CONTROL - Improvements Only	6,706	30,323	(23,617)	
99	5550	NUISANCE CONTROL	390	406	(16)	
117	9390	REGIONAL ECONOMIC DEVELOPMENT (Okanagan Film Comm)	547	630	(83)	
102	7720	REGIONAL TRAILS	4,563	3,936	627	
103	8200	REGIONAL TRANSIT	3,275	3,470	(195)	
104	4300	SOLID WASTE MANAGEMENT PLAN	2,738	2,691	47	
146	4200	SUBDIVISION SERVICING	6,974	6,155	819	
		Subtotal	246,637	245,553	1,084	0.44%
		<u>Regional Directors (Areas B & G) & Village determine budget</u>				
115	9360	ECONOMIC DEVELOPMENT (Areas B, G & H)	8,155	8,000	155	
2	1100	FIRE PROTECTION (58.387% Portion of Service Area C716)	187,776	185,900	1,876	
42	7200	KEREMEOS & DISTRICT RECREATION - Improvements Only	137,564	119,540	18,024	
43	7310	KEREMEOS & DISTRICT SWIMMING POOL - Improvements Only	45,829	48,390	(2,561)	
84	3400	REFUSE DISPOSAL SITE - Improvements Only	111,803	116,311	(4,508)	
145	9250	SIMILKAMEEN VALLEY VISITOR INFORMATION CENTRE	10,300	10,550	(250)	
		Subtotal	501,427	488,691	12,736	2.61%
		<u>Regional Director determines budget</u>				
19	9000	CEMETERY	2,039	2,055	(16)	
126	7970	GRANT IN AIDS	7,497	10,747	(3,250)	
23	7840	HERITAGE GRANT	3,150	5,330	(2,180)	
142	0380	RURAL PROJECTS	11,744	4,735	7,009	
57	9500	STREET LIGHTING (Area G)	561	793	(232)	
51	9450	STREET LIGHTING SCHNEIDER SUBDIVISION-A(716)	741	995	(254)	
47	8350	TRANSIT (Area G)	2,628	2,826	(198)	
152	2640	UNTIDY AND UNSIGHTLY PREMISES	7,042	8,653	(1,611)	
		Subtotal	35,402	36,134	(732)	-2.03%
		<u>Requisitions from Other Multi-Regional Boards</u>				
100	6500	OKANAGAN BASIN WATER BOARD - Defined Area N716	192	196	(4)	
135	9900	OKANAGAN REGIONAL LIBRARY	56,241	56,848	(607)	
105	6000	STERILE INSECT RELEASE PROGRAM - Land Only	2,933	3,157	(224)	
105	6000	STERILE INSECT RELEASE PROGRAM - Parcel Tax	107,614	105,748	1,866	
		Subtotal	166,980	165,949	1,031	0.62%
		TOTAL	\$ 950,446	\$ 936,327	\$ 14,119	1.51%
		Average ResTax Rate/\$1000	\$ 2.33146	\$ 2.36034	\$ (0.02888)	
		Average Taxes per Res Property	\$ 542.06	\$ 538.81	\$ 3.25	

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					<u>CHANGE</u>	<u>CHANGE</u>
		<u>ELECTORAL AREA H (PRINCETON RURAL)</u>				
		<u>Participating Directors determine budget by weighted vote</u>				
87	0400	911 EMERGENCY CALL SYSTEM - Improvements Only	\$ 35,744	\$ 34,194	\$ 1,550	
107	2500	BUILDING INSPECTION	35,275	23,525	11,750	
118	0300	ELECTORAL AREA ADMINISTRATION	313,827	265,407	48,420	
119	5000	ELECTORAL AREA PLANNING	151,405	130,049	21,356	
88	0410	EMERGENCY PLANNING	10,337	9,916	421	
92	0100	GENERAL GOVERNMENT	58,802	56,707	2,095	
22	7890	HERITAGE (Subregional)	582	434	148	
95	4250	ILLEGAL DUMPING	1,389	1,346	43	
96	0200	INVASIVE SPECIES (formerly noxious weeds)	2,539	2,423	116	
129	5700	MOSQUITO CONTROL - Improvements Only	14,068	8,585	5,483	
99	5550	NUISANCE CONTROL	1,071	1,088	(17)	
117	9390	REGIONAL ECONOMIC DEVELOPMENT (Okanagan Film Comm)	1,499	1,686	(187)	
102	7720	REGIONAL TRAILS	12,518	10,541	1,977	
103	8200	REGIONAL TRANSIT	8,985	9,294	(309)	
104	4300	SOLID WASTE MANAGEMENT PLAN	7,513	7,207	306	
146	4200	SUBDIVISION SERVICING	19,133	16,486	2,647	
		Subtotal	674,685	578,888	95,797	16.55%
		<u>Regional Director determines budget</u>				
20	9100	CEMETERY	1,458	1,476	(18)	
115	9360	ECONOMIC DEVELOPMENT (Areas B, G & H)	8,155	8,000	155	
4	1300	FIRE PROTECTION AREA H-A(717)	94,001	90,589	3,412	
3	1400	FIRE PROTECTION TULAMEEN/COALMONT-C(717)	234,825	235,201	(376)	
127	7980	GRANT IN AID	17,749	18,678	(929)	
132	2730	NOISE BYLAW (Area H)	6,453	5,808	645	
40	7000	PRINCETON RECREATION (contribution funding)	279,440	279,000	440	
83	3100	REFUSE DISPOSAL	204,869	201,717	3,152	
143	0390	RURAL PROJECTS	46,248	57,015	(10,767)	
56	4000	SHINISH CREEK DIVERSION-B(717)-Parcel Tax	13,796	14,593	(797)	
48	8400	TRANSIT (Area H)	720	1,112	(392)	
39	7490	TULAMEEN RECREATION COMMISSION	35,208	45,541	(10,333)	
153	2650	UNTIDY AND UNSIGHTLY PREMISES	31,105	28,469	2,636	
		Subtotal	974,027	987,199	(13,172)	-1.33%
		<u>Requisitions from Other Multi-Regional Boards</u>				
100	6500	OKANAGAN BASIN WATER BOARD - Defined Area N717	539	484	55	11.39%
		TOTAL	\$ 1,649,251	\$ 1,566,571	\$ 82,680	5.28%
		Average Tax Rate/\$1000	\$ 1.65052	\$ 1.64869	\$ 0.00183	
		Average Taxes per Property	\$ 578.49	\$ 547.67	\$ 30.82	

**REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN
2021 Budget Comparative Requisition**

Page	Dept #		2021	2020	NET CHANGE	% CHANGE
		<u>ELECTORAL AREA I (KALEDEN/TWIN LAKES/ST ANDREWS/APEX)</u>				
		<u>Participating Directors determine budget by weighted vote</u>				
87	0400	911 EMERGENCY CALL SYSTEM - Improvements Only	\$ 29,633	\$ 29,892	\$ (259)	
106	9200	ANIMAL CONTROL	16,585	15,963	622	
107	2500	BUILDING INSPECTION	35,921	19,159	16,762	
109	5500	DESTRUCTION OF PESTS	714	704	10	
86	3500	CAMPBELL MOUNTAIN LANDFILL - Improvements Only	-	-	-	
118	0300	ELECTORAL AREA ADMINISTRATION	242,949	210,506	32,443	
119	5000	ELECTORAL AREA PLANNING	117,210	103,148	14,062	
88	0410	EMERGENCY PLANNING	8,002	7,865	137	
89	5010	ENVIRONMENTAL CONSERVATION	13,985	13,700	285	
92	0100	GENERAL GOVERNMENT	45,522	44,977	545	
22	7890	HERITAGE (Subregional)	451	344	107	
95	4250	ILLEGAL DUMPING	1,075	1,068	7	
96	0200	INVASIVE SPECIES (formerly noxious weeds)	1,966	1,922	44	
129	5700	MOSQUITO CONTROL - Improvements Only	12,565	3,689	8,876	
99	5550	NUISANCE CONTROL	829	863	(34)	
117	9390	REGIONAL ECONOMIC DEVELOPMENT (Okanagan Film Comm)	1,161	1,338	(177)	
101	5020	REGIONAL GROWTH STRATEGY (Subregional)	2,319	2,854	(535)	
102	7720	REGIONAL TRAILS	9,691	8,361	1,330	
103	8200	REGIONAL TRANSIT	6,955	7,372	(417)	
104	4300	SOLID WASTE MANAGEMENT PLAN	5,816	5,716	100	
146	4200	SUBDIVISION SERVICING	14,812	13,076	1,736	
148	8600	TRANSIT - SOUTH OKANAGAN	10,312	15,423	(5,111)	
		Subtotal	578,471	507,940	70,531	13.89%
		<u>Regional Director determines budget</u>				
61	3901	APEX CIRCLE WATER (Parcel Tax for Debt Servicing of Capital)	4,928	3,242	1,686	
61	3901	APEX CIRCLE WATER SYSTEM-W(716)	-	-	-	
80	4310	APEX WASTE TRANSFER STATION	90,678	89,419	1,259	
112	9380	ECONOMIC DEVELOPMENT (Area D Only, no longer includes EA I)	-	-	-	
113	9330	ECONOMIC DEVELOPMENT (Area I)	6,116	31,571	(25,455)	
5	1600	FIRE PROTECTION KALEDEN-H(714) H(715)	342,367	339,920	2,447	
128	8010	GRANT IN AID	10,300	10,825	(525)	
133	2700	NOISE BYLAW (Areas D, F & I)	6,573	5,536	1,037	
135	9900	OKAN REG LIBRARY-FURNISHINGS	-	-	-	
36	7530	RECREATION COMMISSION KALEDEN-N(714) N(715)	162,824	180,343	(17,519)	
144	0350	RURAL PROJECTS	61,662	83,571	(21,909)	
54	3820	SEPTAGE DISPOSAL SERVICE (Areas D, E, I & F-S/A 3(715))	-	3,019	(3,019)	
154	2600	UNSIGHTLY/UNTIDY PREMISES (Areas D & I)	19,515	15,080	4,435	
12	0425	VICTIM SERVICES (Areas D, E, F & I)	1,899	1,838	61	
		Subtotal	706,863	764,364	(57,501)	-7.52%
		<u>Requisitions from Other Multi-Regional Boards</u>				
100	6500	OKANAGAN BASIN WATER BOARD - Defined Area N714	2,549	2,460	89	
100	6500	OKANAGAN BASIN WATER BOARD - Defined Area N715	17,143	16,668	475	
135	9900	OKANAGAN REGIONAL LIBRARY	119,447	120,761	(1,314)	
105	6000	STERILE INSECT RELEASE PROGRAM - Land Only	8,499	8,432	67	
105	6000	STERILE INSECT RELEASE PROGRAM - Parcel Tax	947	947	-	
		Subtotal	148,585	149,268	(683)	-0.46%
		TOTAL	\$ 1,433,918	\$ 1,421,572	\$ 12,346	0.87%
		Average Res Tax Rate/\$1000	\$ 1.86165	\$ 1.89840	\$ (0.03675)	
		Average Taxes per Res Property	\$ 828.04	\$ 823.53	\$ 4.51	

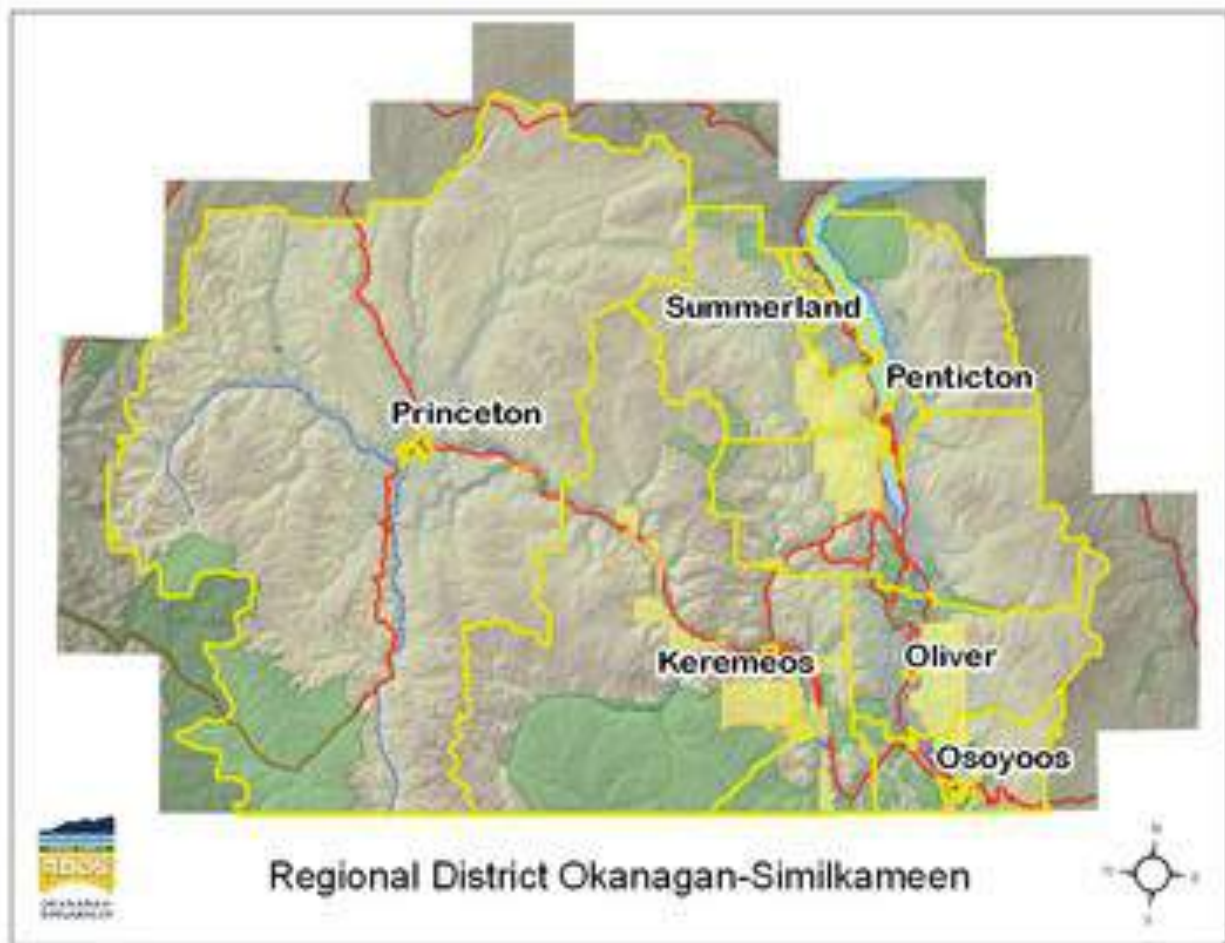
REGIONAL DISTRICT OF OKANAGAN
SIMILKAMEEN

Schedule “B”

2021 –2025 FINANCIAL PLAN

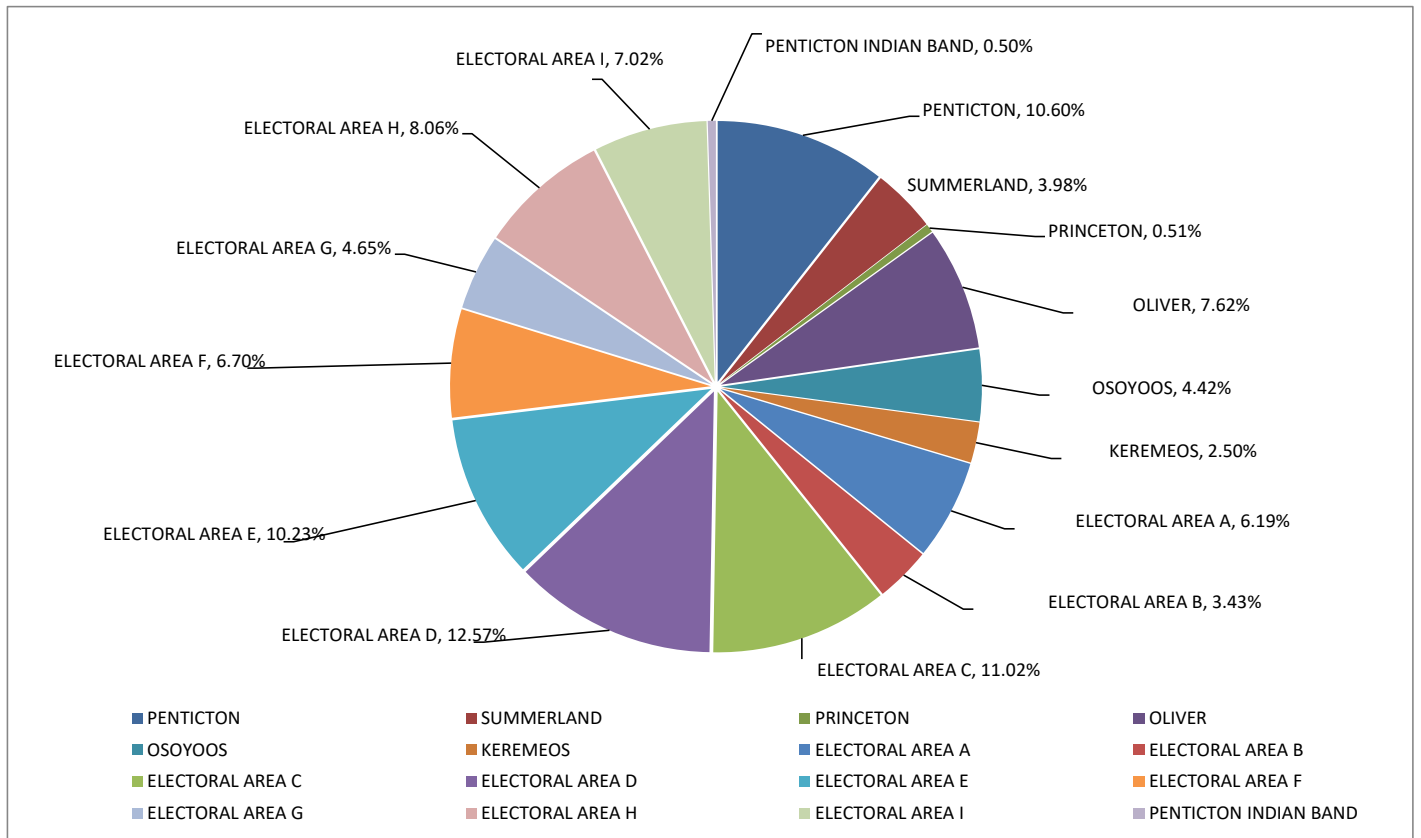
Tax Requisitions as Presented at Second Reading

March 4th



**REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN
2021 TOTAL REQUISITION SUMMARY**

	<u>2021</u>	<u>2020</u>	<u>\$ Change</u>	<u>% Change</u>	<u>2021 % of Total</u>	<u>2020 % of Total</u>
PENTICTON	\$ 2,165,954	\$ 2,156,935	\$ 9,019	0.42%	10.60%	10.73%
SUMMERLAND	813,129	818,319	(5,190)	-0.63%	3.98%	4.07%
PRINCETON	103,697	97,839	5,858	5.99%	0.51%	0.49%
OLIVER	1,556,201	1,564,324	(8,123)	-0.52%	7.62%	7.78%
OSOYOOS	903,148	923,812	(20,664)	-2.24%	4.42%	4.59%
KEREMEOS	511,278	492,541	18,737	3.80%	2.50%	2.45%
	6,053,406	6,053,770	(364)	-0.01%	29.63%	30.10%
PENTICTON INDIAN BAND	101,536	93,502	8,034	8.59%	0.50%	0.46%
ELECTORAL AREA A	1,264,411	1,219,588	44,823	3.68%	6.19%	6.06%
ELECTORAL AREA B	701,845	704,162	(2,317)	-0.33%	3.43%	3.50%
ELECTORAL AREA C	2,250,676	2,204,229	46,447	2.11%	11.02%	10.96%
ELECTORAL AREA D	2,569,133	2,463,176	105,957	4.30%	12.57%	12.25%
ELECTORAL AREA E	2,091,221	2,102,893	(11,672)	-0.56%	10.23%	10.46%
ELECTORAL AREA F	1,368,727	1,344,641	24,086	1.79%	6.70%	6.69%
ELECTORAL AREA G	950,500	936,327	14,173	1.51%	4.65%	4.66%
ELECTORAL AREA H	1,646,731	1,566,571	80,160	5.12%	8.06%	7.79%
ELECTORAL AREA I	1,434,032	1,421,572	12,460	0.88%	7.02%	7.07%
	14,277,276	13,963,159	314,117	2.25%	69.88%	69.43%
TOTAL TAX REQUISITION FOR ALL BUDGETS	\$ 20,432,219	\$ 20,110,431	\$ 321,788	1.60%	100.00%	100.00%



REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN

2021 Budget Comparative Requisition

March 4, 2021

<u>Page</u>	<u>Dept #</u>		<u>2021</u>	<u>2020</u>	<u>NET</u>	<u>%</u>
					<u>CHANGE</u>	<u>CHANGE</u>
		<u>CITY OF PENTICTON</u>				
		<u>Participating Directors determine budget by weighted vote</u>				
87	0400	911 EMERGENCY CALL SYSTEM - Improvements Only	\$ 349,407	\$ 342,912	\$ 6,495	
110	5600	DESTRUCTION OF PESTS	3,500	3,500	-	
88	0410	EMERGENCY PLANNING	102,222	102,036	186	
89	5010	ENVIRONMENTAL CONSERVATION	178,656	177,734	922	
92	0100	GENERAL GOVERNMENT	581,520	583,489	(1,969)	
22	7890	HERITAGE (Subregional)	5,757	4,462	1,295	
95	4250	ILLEGAL DUMPING	13,734	13,851	(117)	
96	0200	INVASIVE SPECIES (formerly Noxious Weeds)	25,109	24,934	175	
129	5700	MOSQUITO CONTROL - Improvements Only	4,325	1,057	3,268	
99	5550	NUISANCE CONTROL	10,592	11,198	(606)	
117	9390	REGIONAL ECONOMIC DEVELOPMENT (Okanagan Film Comm)	14,829	17,353	(2,524)	
101	5020	REGIONAL GROWTH STRATEGY (Subregional)	29,618	37,025	(7,407)	
102	7720	REGIONAL TRAILS	123,795	108,463	15,332	
103	8200	REGIONAL TRANSIT	88,852	95,635	(6,783)	
104	4300	SOLID WASTE MANAGEMENT PLAN	74,295	74,158	137	
		Subtotal	1,606,212	1,597,807	8,405	0.53%
		<u>Requisitions from Other Multi-Regional Boards</u>				
100	6500	OKANAGAN BASIN WATER BOARD	335,094	323,244	11,850	
105	6000	STERILE INSECT RELEASE PROGRAM - Land Only	203,492	212,668	(9,176)	
		Subtotal	538,586	535,912	2,674	0.50%
		TOTAL	\$ 2,144,798	\$ 2,133,719	\$ 11,079	0.52%
		Average Res Tax Rate/\$1000	\$ 0.20796	\$ 0.20930	\$ (0.00134)	
		Average Taxes per Res Property	\$ 98.90	\$ 97.50	\$ 1.40	
98	9990	MUNICIPAL DEBT REPAYMENT	\$ 3,119,621	\$ 3,536,870		
105	6000	PARCEL TAX: STERILE INSECT RELEASE	\$ 21,156	\$ 23,216	\$ (2,060)	

		<u>DISTRICT OF SUMMERLAND</u>			
		<u>Participating Directors determine budget by weighted vote</u>			
87	0400	911 EMERGENCY CALL SYSTEM - Improvements Only	\$ 122,246	\$ 131,290	\$ (9,044)
111	5800	DESTRUCTION OF PESTS	5,288	5,288	-
88	0410	EMERGENCY PLANNING	33,630	33,776	(146)
89	5010	ENVIRONMENTAL CONSERVATION	58,776	58,834	(58)
92	0100	GENERAL GOVERNMENT	191,313	193,149	(1,836)
22	7890	HERITAGE (Subregional)	1,894	1,477	417
95	4250	ILLEGAL DUMPING	4,518	4,585	(67)
96	0200	INVASIVE SPECIES (formerly Noxious Weeds)	8,261	8,254	7
129	5700	MOSQUITO CONTROL - Improvements Only	16,817	12,012	4,805
99	5550	NUISANCE CONTROL	3,485	3,707	(222)
117	9390	REGIONAL ECONOMIC DEVELOPMENT (Okanagan Film Comm)	4,878	5,744	(866)
101	5020	REGIONAL GROWTH STRATEGY (Subregional)	9,744	12,256	(2,512)
102	7720	REGIONAL TRAILS	40,727	35,904	4,823
103	8200	REGIONAL TRANSIT	29,231	31,657	(2,426)
104	4300	SOLID WASTE MANAGEMENT PLAN	24,442	24,548	(106)
		Subtotal	555,251	562,481	(7,230)
		<u>Requisitions from Other Multi-Regional Boards</u>			
100	6500	OKANAGAN BASIN WATER BOARD	110,242	107,001	3,241
		STERILE INSECT RELEASE PROGRAM - Land Only	62,661	58,910	3,751
		Subtotal	172,903	165,911	6,992
		TOTAL	\$ 728,153	\$ 728,392	\$ (239)
		Average Res Tax Rate/\$1000	\$ 0.21460	\$ 0.21584	\$ (0.00124)
		Average Taxes per Res Property	\$ 117.46	\$ 118.32	\$ (0.86)
98	9990	MUNICIPAL DEBT REPAYMENT	\$ 1,926,769	\$ 2,464,477	
105	6000	PARCEL TAX:STERILE INSECT RELEASE	\$ 84,976	\$ 89,927	\$ (4,951)

		<u>TOWN OF PRINCETON</u>				
		<u>Participating Directors determine budget by weighted vote</u>				
87	0400	911 EMERGENCY CALL SYSTEM - Improvements Only	\$ 35,925	\$ 33,935	\$ 1,990	
88	0410	EMERGENCY PLANNING	7,052	6,692	360	
92	0100	GENERAL GOVERNMENT	40,118	38,269	1,849	
95	4250	ILLEGAL DUMPING	948	908	40	
96	0200	INVASIVE SPECIES (formerly Noxious Weeds)	1,732	1,635	97	
99	5550	NUISANCE CONTROL	731	734	(3)	
117	9390	REGIONAL ECONOMIC DEVELOPMENT (Okanagan Film Comm)	1,023	1,138	(115)	
102	7720	REGIONAL TRAILS	8,540	7,114	1,426	
103	8200	REGIONAL TRANSIT	2,502	2,550	(48)	
104	4300	SOLID WASTE MANAGEMENT	5,125	4,864	261	
			TOTAL	\$ 103,697	\$ 97,839	\$ 5,858
						5.99%
			Average Res Tax Rate/\$1000	\$ 0.14574	\$ 0.14633	\$ (0.00059)
			Average Taxes per Res Property	\$ 35.29	\$ 31.33	\$ 3.96
98	9990	MUNICIPAL DEBT REPAYMENT	\$ -	\$ -		

TOWN OF OLIVER						
Participating Directors determine budget by weighted vote						
87	0400	911 EMERGENCY CALL SYSTEM - Improvements Only	\$ 50,148	\$ 47,309	2,839	
109	5500	DESTRUCTION OF PESTS	270	260	10	
88	0410	EMERGENCY PLANNING	12,428	12,182	246	
89	5010	ENVIRONMENTAL CONSERVATION	21,721	21,219	502	
92	0100	GENERAL GOVERNMENT	70,701	69,662	1,039	
22	7890	HERITAGE (Subregional)	700	533	167	
95	4250	ILLEGAL DUMPING	1,670	1,654	16	
96	0200	INVASIVE SPECIES (formerly Noxious Weeds)	3,053	2,977	76	
129	5700	MOSQUITO CONTROL - Improvements Only	6,007	2,851	3,156	
99	5550	NUISANCE CONTROL	1,288	1,337	(49)	
117	9390	REGIONAL ECONOMIC DEVELOPMENT (Okanagan Film Comm)	1,803	2,072	(269)	
101	5020	REGIONAL GROWTH STRATEGY (Subregional)	3,601	4,420	(819)	
102	7720	REGIONAL TRAILS	15,051	12,949	2,102	
103	8200	REGIONAL TRANSIT	10,803	11,418	(615)	
104	4300	SOLID WASTE MANAGEMENT PLAN	9,033	8,854	179	
148	8600	TRANSIT - SOUTH OKANAGAN	16,340	24,310	(7,970)	
Subtotal			224,615	224,007	608	0.27%
Town of Oliver & Area C Regional Director determine budget						
30	7100	ARENA (additional contribution of \$250,000 in 2018)	229,325	191,815	37,510	
31	7700	PARKS	226,187	197,880	28,307	
32	7300	POOL	141,801	188,126	(46,325)	
34	7400	RECREATION HALL	172,230	216,446	(44,216)	
33	7810	RECREATION PROGRAMS	115,770	91,901	23,869	
Parks & Recreation Subtotal			885,314	886,168	(854)	-0.10%
116	9350	ECONOMIC DEVELOPMENT	32,837	31,039	1,798	
28	7410	FRANK VENABLES AUDITORIUM	138,332	137,866	466	
24	7820	HERITAGE GRANT	89,959	86,592	3,367	
85	3000	REFUSE DISPOSAL	54,915	70,427	(15,512)	
29	7420	VENABLES THEATRE SERVICE	65,717	64,481	1,236	
Subtotal			1,267,073	1,276,573	(9,500)	-0.74%
Requisitions from Other Multi-Regional Boards						
100	6500	OKANAGAN BASIN WATER BOARD	40,741	38,592	2,149	
105	6000	STERILE INSECT RELEASE PROGRAM - Land Only	20,237	21,274	(1,037)	
Subtotal			60,977	59,866	1,111	1.86%
TOTAL			\$ 1,552,665	\$ 1,560,446	\$ (7,781)	-0.50%
Average Res Tax Rate/\$1000			\$ 1.23825	\$ 1.28209	\$ (0.04384)	
Average Taxes per Res Property			\$ 475.06	\$ 466.86	\$ 8.20	
98	9990	MUNICIPAL DEBT REPAYMENT	\$ 532,051	\$ 532,850		
105	6000	PARCEL TAX:STERILE INSECT RELEASE	\$ 3,536	\$ 3,878	\$ (342)	

		<u>TOWN OF OSOYOOS</u>				
		<u>Participating Directors determine budget by weighted vote</u>				
87	0400	911 EMERGENCY CALL SYSTEM - Improvements Only	\$ 73,131	\$ 72,105	\$ 1,026	
88	0410	EMERGENCY PLANNING	20,635	20,540	95	
92	0100	GENERAL GOVERNMENT	117,388	117,456	(68)	
22	7890	HERITAGE (Subregional)	1,162	898	264	
95	4250	ILLEGAL DUMPING	2,772	2,788	(16)	
96	0200	INVASIVE SPECIES (formerly Noxious Weeds)	5,069	5,019	50	
129	5700	MOSQUITO CONTROL - Improvements Only	2,569	1,267	1,302	
99	5550	NUISANCE CONTROL	2,138	2,254	(116)	
117	9390	REGIONAL ECONOMIC DEVELOPMENT (Okanagan Film Comm)	2,993	3,493	(500)	
101	5020	REGIONAL GROWTH STRATEGY (Subregional)	5,979	7,453	(1,474)	
102	7720	REGIONAL TRAILS	24,990	21,834	3,156	
103	8200	REGIONAL TRANSIT	17,936	19,251	(1,315)	
104	4300	SOLID WASTE MANAGEMENT PLAN	14,997	14,928	69	
148	8600	TRANSIT - SOUTH OKANAGAN	27,130	40,989	(13,859)	
		Subtotal	318,890	330,275	(11,385)	-3.45%
		<u>Town of Osoyoos & Area A Regional Director determine budget</u>				
44	7050	ARENA	412,963	422,850	(9,887)	
26	7865	MUSEUM - Land & Building Acquisition (Parcel Tax for Debt Servicing)	60,488	60,605	(117)	
			473,452	483,455	(10,003)	-2.07%
		<u>Requisitions from Other Multi-Regional Boards</u>				
100	6500	OKANAGAN BASIN WATER BOARD	67,643	65,069	2,574	
105	6000	STERILE INSECT RELEASE PROGRAM - Land Only	39,551	40,821	(1,270)	
		Subtotal	107,195	105,890	1,305	1.23%
		TOTAL	\$ 899,537	\$ 919,620	\$ (20,083)	-2.18%
		Average Res Tax Rate/\$1000	\$ 0.40301	\$ 0.41859	\$ (0.01558)	
		Average Taxes per Res Property	\$ 162.67	\$ 162.70	\$ (0.03)	
98	9990	MUNICIPAL DEBT REPAYMENT	\$ 576,172	\$ 581,629		
105	6000	PARCEL TAX:STERILE INSECT RELEASE	\$ 3,611	\$ 4,192	\$ (581)	

<u>VILLAGE OF KEREMEOS</u>					
<u>Participating Directors determine budget by weighted vote</u>					
87	0400	911 EMERGENCY CALL SYSTEM - Improvements Only	\$ 12,597	\$ 11,884	\$ 713
99	5550	DESTRUCTION OF PESTS	270	260	10
88	0410	EMERGENCY PLANNING	2,878	2,720	158
92	0100	GENERAL GOVERNMENT	16,374	15,555	819
22	7890	HERITAGE (Subregional)	162	119	43
95	4250	ILLEGAL DUMPING	387	369	18
96	0200	ELECTORAL AREA PLANNING	-	-	-
129	5700	INVASIVE SPECIES (formerly Noxious Weeds)	707	665	42
99	5550	NUISANCE CONTROL	298	299	(1)
117	9390	REGIONAL ECONOMIC DEVELOPMENT (Okanagan Film Comm)	418	463	(45)
102	7720	REGIONAL TRAILS	3,486	2,892	594
103	8200	REGIONAL TRANSIT	6,130	6,272	(142)
104	4300	SOLID WASTE MANAGEMENT PLAN	2,092	1,977	115
Subtotal			45,799	43,475	2,324
5.34%					
<u>Village & Regional Directors (Areas B & G) determine budget</u>					
2	1100	FIRE PROTECTION	226,066	218,871	7,195
42	7200	KEREMEOS & DISTRICT RECREATION - Improvements Only	102,725	88,783	13,942
43	7310	KEREMEOS & DISTRICT SWIMMING POOL - Improvements Only	34,223	35,939	(1,716)
84	3400	REFUSE DISPOSAL SITE - Improvements Only	83,489	86,385	(2,896)
145	9250	SIMILKAMEEN VALLEY VISITOR INFORMATION CENTRE	13,390	13,715	(325)
Subtotal			459,893	443,693	16,200
3.65%					
<u>Requisitions from Other Multi-Regional Boards</u>					
105	6000	STERILE INSECT RELEASE PROGRAM - Land Only	4,110	3,897	213
TOTAL			\$ 509,802	\$ 491,065	\$ 18,737
3.82%					
Average Res Tax Rate/\$1000			\$ 1.75548	\$ 1.80685	\$ (0.05137)
Average Taxes per Res Property			\$ 504.25	\$ 476.91	\$ 27.34
98	9990	MUNICIPAL DEBT REPAYMENT	\$ 10,015	\$ 10,015	
105	6000	PARCEL TAX:STERILE INSECT RELEASE	\$ 1,476	\$ 1,476	\$ -

		<u>PENTICTON INDIAN BAND</u>				
		<u>Participating Directors determine budget by weighted vote</u>				
87	0400	911 EMERGENCY CALL SYSTEM - Improvements Only	\$ 17,216	\$ 16,409	\$ 807	
88	0410	EMERGENCY PLANNING	4,735	4,490	245	
92	0100	GENERAL GOVERNMENT	26,934	25,675	1,259	
119	5000	REGIONAL AREA PLANNING	33,689	29,441	4,248	
104	4300	SOLID WASTE MANAGEMENT	3,441	3,263	178	
		Subtotal	86,015	79,278	6,737	8.50%
		<u>Requisitions from Other Multi-Regional Boards</u>				
100	6500	OKANAGAN BASIN WATER BOARD	15,521	14,224	1,297	9.12%
		TOTAL	\$ 101,536	\$ 93,502	\$ 8,034	8.59%
		Average Res Tax Rate/\$1000	\$ 0.21255	\$ 0.20844	\$ 0.00411	
		Average Res Taxes per Property	\$ 93.71	\$ 88.55	\$ 5.16	

<u>ELECTORAL AREA A (OSOYOOS RURAL)</u>						
<u>Participating Directors determine budget by weighted vote</u>						
87	0400	911 EMERGENCY CALL SYSTEM - Improvements Only	\$ 26,745	\$ 26,822	\$ (77)	
106	9200	ANIMAL CONTROL	14,757	14,398	359	
107	2500	BUILDING INSPECTION	38,453	16,879	21,574	
109	5500	DESTRUCTION OF PESTS	635	635	(0)	
118	0300	ELECTORAL AREA ADMINISTRATION	216,170	189,875	26,295	
119	5000	ELECTORAL AREA PLANNING	101,325	93,038	8,287	
88	0410	EMERGENCY PLANNING	7,120	7,094	26	
89	5010	ENVIRONMENTAL CONSERVATION	12,444	12,357	87	
92	0100	GENERAL GOVERNMENT	40,504	40,569	(65)	
22	7890	HERITAGE (Subregional)	401	310	91	
95	4250	ILLEGAL DUMPING	957	963	(6)	
96	0200	INVASIVE SPECIES (formerly Noxious Weeds)	1,749	1,734	15	
129	5700	MOSQUITO CONTROL - Improvements Only	8,116	11,271	(3,155)	
99	5550	NUISANCE CONTROL	738	779	(41)	
117	9390	REGIONAL ECONOMIC DEVELOPMENT (Okanagan Film Comm)	1,033	1,207	(174)	
101	5020	REGIONAL GROWTH STRATEGY (Subregional)	2,063	2,574	(511)	
102	7720	REGIONAL TRAILS	8,623	7,541	1,082	
103	8200	REGIONAL TRANSIT	6,189	6,649	(460)	
104	4300	SOLID WASTE MANAGEMENT PLAN	5,175	5,156	19	
146	4200	SUBDIVISION SERVICING	16,245	11,794	4,451	
148	8600	TRANSIT - SOUTH OKANAGAN	9,361	14,157	(4,796)	
Subtotal			518,802	465,802	53,000	11.38%
<u>Regional Director & Town of Osoyoos determine budget</u>						
44	7050	ARENA	142,492	146,049	(3,557)	
26	7865	MUSEUM - Land & Building Acquisition (Parcel Tax for Debt Servicing)	19,665	19,703	(38)	
Subtotal			162,156	165,752	(3,596)	-2.17%
<u>Regional Director determines budget</u>						
17	8800	CEMETERY	1,011	1,028	(17)	
13	7870	COMMUNITY PARKS	41,058	50,101	(9,043)	
114	9300	ECONOMIC DEVELOPMENT	13,552	11,205	2,347	
120	7990	GRANT IN AID	2,524	393	2,131	
25	7860	MUSEUM SERVICE	14,772	17,038	(2,266)	
35	7510	RECREATION SERVICES	78,067	76,051	2,016	
82	3200	REFUSE DISPOSAL	1,367	15	1,352	
136	0310	RURAL PROJECTS	15,578	12,067	3,511	
10	0415	VICTIM SERVICES	5,057	138	4,919	
Subtotal			172,986	168,036	4,950	2.95%

<u>ELECTORAL AREA B (CAWSTON)</u>					
<u>Participating Directors determine budget by weighted vote</u>					
0400	911 EMERGENCY CALL SYSTEM - Improvements Only	\$ 9,578	\$ 8,973	\$ 605	
9200	ANIMAL CONTROL	3,946	3,674	272	
5500	DESTRUCTION OF PESTS	170	162	8	
0300	ELECTORAL AREA ADMINISTRATION	57,811	48,457	9,354	
5000	ELECTORAL AREA PLANNING	27,098	23,744	3,354	
0410	EMERGENCY PLANNING	1,904	1,811	93	
0100	GENERAL GOVERNMENT	10,832	10,353	479	
7890	HERITAGE (Subregional)	107	79	28	
4250	ILLEGAL DUMPING	256	246	10	
0200	INVASIVE SPECIES (formerly noxious weeds)	468	442	26	
5700	MOSQUITO CONTROL - Improvements Only	31,753	49,258	(17,505)	
5550	NUISANCE CONTROL	197	199	(2)	
9390	REGIONAL ECONOMIC DEVELOPMENT (Okanagan Film Comm)	276	308	(32)	
7720	REGIONAL TRAILS	2,306	1,925	381	
8200	REGIONAL TRANSIT	1,655	1,697	(42)	
4300	SOLID WASTE MANAGEMENT PLAN	1,384	1,316	68	
4200	SUBDIVISION SERVICING	4,344	3,010	1,334	
	Subtotal	154,085	155,654	(1,569)	-1.01%
<u>Regional Directors (Areas B & G) & Village determine budget</u>					
9360	ECONOMIC DEVELOPMENT (Areas B, G & H)	8,155	8,000	155	
1100	FIRE PROTECTION (41.613% Portion of Service Area C716)	133,830	132,493	1,337	
7200	KEREMEOS & DISTRICT RECREATION - Improvements Only	78,102	67,031	11,071	
7310	KEREMEOS & DISTRICT SWIMMING POOL - Improvements Only	26,020	27,134	(1,114)	
3400	REFUSE DISPOSAL SITE - Improvements Only	63,477	65,220	(1,743)	
9250	SIMILKAMEEN VALLEY VISITOR INFORMATION CENTRE	10,300	10,550	(250)	
	Subtotal	319,884	310,428	9,456	3.05%
<u>Regional Director determines budget</u>					
7580	COMMUNITY PARKS	41,117	41,326	(209)	
7930	GRANT IN AID	9,278	16,442	(7,164)	
0320	RURAL PROJECTS	6,903	6,749	154	
	Subtotal	57,298	64,517	(7,219)	-11.19%
<u>Requisitions from Other Multi-Regional Boards</u>					
9900	OKANAGAN REGIONAL LIBRARY	28,423	27,799	624	
6000	STERILE INSECT RELEASE PROGRAM - Land Only	1,988	1,907	81	
6000	STERILE INSECT RELEASE PROGRAM - Parcel Tax	140,167	143,857	(3,690)	
	Subtotal	170,578	173,563	(2,985)	-1.72%
	TOTAL	\$ 701,845	\$ 704,162	\$ (2,317)	-0.33%
	Average Res Tax Rate/\$1000	\$ 3.07716	\$ 3.26009	\$ (0.18293)	
	Average Taxes per Res Property	\$ 842.49	\$ 860.57	\$ (18.08)	

<u>ELECTORAL AREA C (OLIVER RURAL)</u>						
<u>Participating Directors determine budget by weighted vote</u>						
87	0400	911 EMERGENCY CALL SYSTEM - Improvements Only	\$ 50,290	\$ 49,114	\$ 1,176	
106	9200	ANIMAL CONTROL	20,114	19,571	543	
107	2500	BUILDING INSPECTION	82,153	42,559	39,594	
109	5500	DESTRUCTION OF PESTS	865	863	2	
118	0300	ELECTORAL AREA ADMINISTRATION	294,649	258,096	36,553	
119	5000	ELECTORAL AREA PLANNING	138,110	126,466	11,644	
88	0410	EMERGENCY PLANNING	9,705	9,643	62	
89	5010	ENVIRONMENTAL CONSERVATION	16,961	16,797	164	
92	0100	GENERAL GOVERNMENT	55,209	55,144	65	
22	7890	HERITAGE (Subregional)	547	422	125	
95	4250	ILLEGAL DUMPING	1,304	1,309	(5)	
96	0200	INVASIVE SPECIES (formerly noxious weeds)	2,384	2,356	28	
129	5700	MOSQUITO CONTROL - Improvements Only	49,146	58,518	(9,372)	
99	5550	NUISANCE CONTROL	1,006	1,058	(52)	
117	9390	REGIONAL ECONOMIC DEVELOPMENT (Okanagan Film Comm)	1,408	1,640	(232)	
101	5020	REGIONAL GROWTH STRATEGY (Subregional)	2,812	3,499	(687)	
102	7720	REGIONAL TRAILS	11,753	10,251	1,502	
103	8200	REGIONAL TRANSIT	8,436	9,038	(602)	
104	4300	SOLID WASTE MANAGEMENT PLAN	7,053	7,009	44	
146	4200	SUBDIVISION SERVICING	22,143	16,032	6,111	
148	8600	TRANSIT - SOUTH OKANAGAN	12,759	19,244	(6,485)	
Subtotal			788,806	708,629	80,177	11.31%
<u>Regional Director & Town of Oliver determine budget</u>						
30	7100	ARENA	179,076	151,841	27,235	
31	7700	PARKS	176,625	156,643	19,982	
32	7300	POOL	110,730	148,922	(38,192)	
34	7400	RECREATION HALL	134,491	171,339	(36,848)	
33	7810	RECREATION PROGRAMS	90,403	72,749	17,654	
Oliver Parks & Rec Society Subtotal			691,324	701,494	(10,170)	-1.45%
116	9350	ECONOMIC DEVELOPMENT	25,641	24,571	1,070	
28	7410	FRANK VENABLES AUDITORIUM	108,021	109,135	(1,114)	
24	7820	HERITAGE GRANT	70,247	68,547	1,700	
85	3000	REFUSE DISPOSAL	42,882	55,751	(12,869)	
29	7420	VENABLES THEATRE SERVICE	51,317	51,044	273	
Subtotal			989,433	1,010,542	(21,109)	-2.09%
<u>Regional Director determines budget</u>						
9	1500	FIRE PROTECTION WILLOWBROOK-K(714)	155,003	156,034	(1,031)	
122	7940	GRANT IN AID	8,083	5,000	3,083	
64	3905	LOOSE BAY CAMPGROUND	9,673	15,536	(5,863)	
130	2720	NOISE BYLAW	6,300	6,808	(508)	
138	0330	RURAL PROJECTS	21,034	21,543	(509)	
150	2620	UNTIDY/UNSIGHTLY PREMISES	14,915	15,723	(808)	
11	0420	VICTIM SERVICES	5,777	138	5,639	
Subtotal			220,785	220,782	3	0.00%
<u>Requisitions from Other Multi-Regional Boards</u>						
100	6500	OKANAGAN BASIN WATER BOARD	31,814	30,549	1,265	
135	9900	OKANAGAN REGIONAL LIBRARY	144,866	148,062	(3,196)	
105	6000	STERILE INSECT RELEASE PROGRAM - Land Only	8,603	8,704	(101)	
105	6000	STERILE INSECT RELEASE PROGRAM - Parcel Tax	66,369	76,961	(10,592)	
Subtotal			251,652	264,276	(12,624)	-4.78%
TOTAL			\$ 2,250,676	\$ 2,204,229	\$ 46,447	2.11%
Average Res Tax Rate/\$1000			\$ 2.34791	\$ 2.32385	\$ 0.02406	
Average Taxes per Res Property			\$ 837.76	\$ 829.89	\$ 7.87	

<u>ELECTORAL AREA D (OK FALLS/HERITAGE HILLS/CARMI)</u>						
<u>Participating Directors determine budget by weighted vote</u>						
87	0400	911 EMERGENCY CALL SYSTEM - Improvements Only	\$ 54,033	\$ 54,059	\$ (26)	
106	9200	ANIMAL CONTROL	27,785	27,172	613	
107	2500	BUILDING INSPECTION	60,181	32,613	27,568	
109	5500	DESTRUCTION OF PESTS	1,196	1,199	(3)	
118	0300	ELECTORAL AREA ADMINISTRATION	407,027	358,331	48,696	
119	5000	ELECTORAL AREA PLANNING	190,785	175,581	15,204	
88	0410	EMERGENCY PLANNING	13,406	13,388	18	
89	5010	ENVIRONMENTAL CONSERVATION	23,431	23,321	110	
92	0100	GENERAL GOVERNMENT	76,266	76,561	(295)	
22	7890	HERITAGE (Subregional)	755	585	170	
95	4250	ILLEGAL DUMPING	1,801	1,817	(16)	
96	0200	INVASIVE SPECIES (formerly noxious weeds)	3,293	3,272	21	
129	5700	MOSQUITO CONTROL - Improvements Only	6,397	6,670	(273)	
99	5550	NUISANCE CONTROL	1,389	1,469	(80)	
117	9390	REGIONAL ECONOMIC DEVELOPMENT (Okanagan Film Comm)	1,945	2,277	(332)	
101	5020	REGIONAL GROWTH STRATEGY (Subregional)	3,884	4,858	(974)	
102	7720	REGIONAL TRAILS	16,236	14,232	2,004	
103	8200	REGIONAL TRANSIT	11,653	12,548	(895)	
104	4300	SOLID WASTE MANAGEMENT PLAN	9,744	9,730	14	
146	4200	SUBDIVISION SERVICING	30,588	22,258	8,330	
Subtotal			941,794	841,941	99,853	11.86%
<u>Regional Director determines budget</u>						
112	9380	ECONOMIC DEVELOPMENT (Area D Only, no longer includes EA I)	186,386	141,733	44,653	
7	1200	FIRE PROTECTION OK FALLS-J(714) & J(715)	424,786	403,955	20,831	
123	7950	GRANT IN AID	16,762	16,403	359	
58	9670	HERITAGE HILLS STREET LIGHTING-M(715)	6,193	6,195	(2)	
133	2700	NOISE BYLAW (Areas D, F & I)	11,013	9,424	1,589	
38	7520	RECREATION OK FALLS-F(714) & F(715)	566,880	598,200	(31,320)	
139	0340	RURAL PROJECTS	25,846	25,308	538	
54	3820	SEPTAGE DISPOSAL SERVICE {Areas D, E, I & F-S/A 3(715)}	-	5,139	(5,139)	
46	8500	TRANSIT (Area D)	85,131	113,305	(28,174)	
154	2600	UNSIGHTLY/UNTIDY PREMISES (Areas D & I)	32,694	25,670	7,024	
12	0425	VICTIM SERVICES (Areas D, E, F & I)	3,182	3,130	52	
Subtotal			1,358,873	1,348,462	10,411	0.77%
<u>Requisitions from Other Multi-Regional Boards</u>						
100	6500	OKANAGAN BASIN WATER BOARD - Defined Area N714	32,242	31,118	1,124	
100	6500	OKANAGAN BASIN WATER BOARD - Defined Area N715	11,933	11,602	331	
135	9900	OKANAGAN REGIONAL LIBRARY	200,117	205,564	(5,447)	
105	6000	STERILE INSECT RELEASE PROGRAM - Land Only	20,323	20,638	(315)	
105	6000	STERILE INSECT RELEASE PROGRAM - Parcel Tax	3,851	3,851	-	
Subtotal			268,466	272,773	(4,307)	-1.58%
TOTAL			\$ 2,569,133	\$ 2,463,176	\$ 105,957	4.30%
Average Res Tax Rate/\$1000			\$ 1.99611	\$ 1.93507	\$ 0.06104	
Average Taxes per Res Property			\$ 930.54	\$ 893.98	\$ 36.56	

ELECTORAL AREA E (NARAMATA)						
<u>Participating Directors determine budget by weighted vote</u>						
87	0400	911 EMERGENCY CALL SYSTEM - Improvements Only	\$ 34,229	\$ 34,880	\$ (651)	
106	9200	ANIMAL CONTROL	19,713	19,410	303	
107	2500	BUILDING INSPECTION	45,088	23,048	22,040	
109	5500	DESTRUCTION OF PESTS	848	856	(8)	
118	0300	ELECTORAL AREA ADMINISTRATION	288,773	255,964	32,809	
119	5000	ELECTORAL AREA PLANNING	135,357	125,422	9,935	
88	0410	EMERGENCY PLANNING	9,511	9,564	(53)	
89	5010	ENVIRONMENTAL CONSERVATION	16,623	16,659	(36)	
92	0100	GENERAL GOVERNMENT	54,108	54,689	(581)	
22	7890	HERITAGE (Subregional)	536	418	118	
95	4250	ILLEGAL DUMPING	1,278	1,298	(20)	
96	0200	INVASIVE SPECIES (formerly noxious weeds)	2,336	2,337	(1)	
99	5550	NUISANCE CONTROL	986	1,050	(64)	
117	9390	REGIONAL ECONOMIC DEVELOPMENT (Okanagan Film Comm)	1,380	1,626	(246)	
101	5020	REGIONAL GROWTH STRATEGY (Subregional)	2,756	3,470	(714)	
102	7720	REGIONAL TRAILS	11,519	10,166	1,353	
103	8200	REGIONAL TRANSIT	8,267	8,964	(697)	
104	4300	SOLID WASTE MANAGEMENT PLAN	6,913	6,951	(38)	
146	4200	SUBDIVISION SERVICING	21,701	15,899	5,802	
Subtotal			661,922	592,671	69,251	11.68%
<u>Regional Director determines budget</u>						
18	8950	CEMETERY-P(715)	45,820	39,322	6,498	
124	7960	GRANT IN AID	8,412	9,000	(588)	
6	1700	NARAMATA FIRE DEPARTMENT	537,171	580,427	(43,256)	
27	7830	NARAMATA MUSEUM	15,986	17,817	(1,831)	
37	7540	NARAMATA PARKS & REC	311,056	323,104	(12,048)	
66	3940	NARAMATA WATER (Parcel Tax for Debt Servicing of Capital Upgrades)	124,128	124,128	-	
131	2710	NOISE CONTROL	7,660	6,808	852	
140	0360	RURAL PROJECTS	67,019	65,943	1,076	
54	3820	SEPTAGE DISPOSAL SERVICE (Areas D, E, I & F-S/A 3(715))	-	3,671	(3,671)	
147	9260	TOURISM & COMMUNITY SERVICE CONTRIBUTION	4,474	5,389	(915)	
45	8300	TRANSIT (Area E)	81,709	105,422	(23,713)	
151	2610	UNTIDY AND UNSIGHTLY PREMISES	13,288	11,397	1,891	
12	0425	VICTIM SERVICES (Areas D, E, F & I)	2,258	2,235	23	
Subtotal			1,218,981	1,294,663	(75,682)	-5.85%
<u>Requisitions from Other Multi-Regional Boards</u>						
100	6500	OKANAGAN BASIN WATER BOARD	31,179	30,297	882	
135	9900	OKANAGAN REGIONAL LIBRARY	141,977	146,839	(4,862)	
105	6000	STERILE INSECT RELEASE PROGRAM - Land Only	17,747	18,010	(263)	
105	6000	STERILE INSECT RELEASE PROGRAM - Parcel Tax	19,416	20,413	(997)	
Subtotal			210,319	215,559	(5,240)	-2.43%
TOTAL			\$ 2,091,221	\$ 2,102,893	\$ (11,672)	-0.56%
Average Res Tax Rate/\$1000			\$ 2.13615	\$ 2.15714	\$ (0.02099)	
Average Taxes per Res Property			\$ 1,337.94	\$ 1,350.56	\$ (12.62)	

ELECTORAL AREA F (OKANAGAN LAKE WEST/WESTBENCH)						
Participating Directors determine budget by weighted vote						
87	0400	911 EMERGENCY CALL SYSTEM - Improvements Only	\$ 21,279	\$ 21,586	\$ (307)	
106	9200	ANIMAL CONTROL	12,254	12,238	16	
107	2500	BUILDING INSPECTION	11,542	6,729	4,813	
109	5500	DESTRUCTION OF PESTS	527	540	(13)	
118	0300	ELECTORAL AREA ADMINISTRATION	179,512	161,386	18,126	
119	5000	ELECTORAL AREA PLANNING	84,142	79,079	5,063	
88	0410	EMERGENCY PLANNING	5,913	6,030	(117)	
89	5010	ENVIRONMENTAL CONSERVATION	10,334	10,503	(169)	
92	0100	GENERAL GOVERNMENT	33,636	34,482	(846)	
22	7890	HERITAGE (Subregional)	333	264	69	
95	4250	ILLEGAL DUMPING	794	819	(25)	
96	0200	INVASIVE SPECIES (formerly noxious weeds)	1,452	1,474	(22)	
129	5700	MOSQUITO CONTROL - Improvements Only	643	448	195	
99	5550	NUISANCE CONTROL	613	662	(49)	
117	9390	REGIONAL ECONOMIC DEVELOPMENT (Okanagan Film Comm)	858	1,025	(167)	
101	5020	REGIONAL GROWTH STRATEGY (Subregional)	1,713	2,188	(475)	
102	7720	REGIONAL TRAILS	7,160	6,410	750	
103	8200	REGIONAL TRANSIT	5,139	5,652	(513)	
104	4300	SUBDIVISION SERVICING	13,490	10,025	3,465	
146	4200	SOLID WASTE MANAGEMENT PLAN	4,297	4,382	(85)	
Subtotal			395,631	365,922	29,709	8.12%
Regional Director determines budget						
62	3920	FAULDER WATER SYSTEM-A(777)-Parcel Tax	150,334	151,721	(1,387)	
8	1000	FIRE PROTECTION WESTBENCH-A(715)	372,427	381,153	(8,726)	
125	8000	GRANT-IN-AID	2,010	-	2,010	
133	2700	NOISE BYLAW (Areas D, F & I)	4,857	4,244	613	
15	7570	PARKS COMMISSION	118,194	119,847	(1,653)	
16	7560	REC CENTRE COST SHARING-M(715)	18,616	20,050	(1,434)	
141	0370	RURAL PROJECTS	47,777	37,537	10,240	
54	3820	SEPTAGE DISPOSAL SERVICE (Areas D, E, I & F-S/A 3(715))	-	1,665	(1,665)	
60	9660	STREET LIGHTING WEST BENCH ESTATES/HUSULA HIGHLANDS-A(715)	6,616	6,796	(180)	
149	2630	UNTIDY AND UNSIGHTLY PREMISES	7,678	6,745	933	
12	0425	VICTIM SERVICES (Areas D, E, F & I)	1,403	1,409	(6)	
49	8240	WEST BENCH TRANSIT (Parcel Tax)	10,094	10,004	90	
71	3970	WEST BENCH WATER (Parcel Tax for Debt Servicing of Capital)	115,600	115,600	-	
Subtotal			855,606	856,771	(1,165)	-0.14%
Requisitions from Other Multi-Regional Boards						
100	6500	OKANAGAN BASIN WATER BOARD	19,382	19,102	280	
135	9900	OKANAGAN REGIONAL LIBRARY	88,258	92,582	(4,324)	
105	6000	STERILE INSECT RELEASE PROGRAM - Land Only	9,291	9,845	(554)	
105	6000	STERILE INSECT RELEASE PROGRAM - Parcel Tax	558	419	139	
Subtotal			117,489	121,948	(4,459)	-3.66%
TOTAL			\$ 1,368,727	\$ 1,344,641	\$ 24,086	1.79%
Average Res Tax Rate/\$1000			\$ 1.93303	\$ 1.86950	\$ 0.06353	
Average Taxes per Res Property			\$ 1,160.71	\$ 1,133.63	\$ 27.08	

ELECTORAL AREA G (HEDLEY/KEREMEOS)						
<u>Participating Directors determine budget by weighted vote</u>						
87	0400	911 EMERGENCY CALL SYSTEM - Improvements Only	\$ 16,869	\$ 16,001	\$ 868	
106	9200	ANIMAL CONTROL	7,809	7,514	295	
109	5500	DESTRUCTION OF PESTS	336	331	5	
118	0300	ELECTORAL AREA ADMINISTRATION	114,394	99,095	15,299	
119	5000	ELECTORAL AREA PLANNING	53,620	48,556	5,064	
88	0410	EMERGENCY PLANNING	3,768	3,702	66	
92	0100	GENERAL GOVERNMENT	21,434	21,173	261	
22	7890	HERITAGE (Subregional)	212	162	50	
95	4250	ILLEGAL DUMPING	506	503	3	
96	0200	INVASIVE SPECIES (formerly noxious weeds)	926	905	21	
129	5700	MOSQUITO CONTROL - Improvements Only	6,706	30,323	(23,617)	
99	5550	NUISANCE CONTROL	390	406	(16)	
117	9390	REGIONAL ECONOMIC DEVELOPMENT (Okanagan Film Comm)	547	630	(83)	
102	7720	REGIONAL TRAILS	4,563	3,936	627	
103	8200	REGIONAL TRANSIT	3,275	3,470	(195)	
104	4300	SOLID WASTE MANAGEMENT PLAN	2,738	2,691	47	
146	4200	SUBDIVISION SERVICING	8,597	6,155	2,442	
Subtotal			246,690	245,553	1,137	0.46%
<u>Regional Directors (Areas B & G) & Village determine budget</u>						
115	9360	ECONOMIC DEVELOPMENT (Areas B, G & H)	8,155	8,000	155	
2	1100	FIRE PROTECTION (58.387% Portion of Service Area C716)	187,776	185,900	1,876	
42	7200	KEREMEOS & DISTRICT RECREATION - Improvements Only	137,564	119,540	18,024	
43	7310	KEREMEOS & DISTRICT SWIMMING POOL - Improvements Only	45,829	48,390	(2,561)	
84	3400	REFUSE DISPOSAL SITE - Improvements Only	111,803	116,311	(4,508)	
145	9250	SIMILKAMEEN VALLEY VISITOR INFORMATION CENTRE	10,300	10,550	(250)	
Subtotal			501,427	488,691	12,736	2.61%
<u>Regional Director determines budget</u>						
19	9000	CEMETERY	2,039	2,055	(16)	
126	7970	GRANT IN AIDS	7,497	10,747	(3,250)	
23	7840	HERITAGE GRANT	3,150	5,330	(2,180)	
142	0380	RURAL PROJECTS	11,744	4,735	7,009	
57	9500	STREET LIGHTING (Area G)	561	793	(232)	
51	9450	STREET LIGHTING SCHNEIDER SUBDIVISION-A(716)	741	995	(254)	
47	8350	TRANSIT (Area G)	2,628	2,826	(198)	
152	2640	UNTIDY AND UNSIGHTLY PREMISES	7,042	8,653	(1,611)	
Subtotal			35,402	36,134	(732)	-2.03%
<u>Requisitions from Other Multi-Regional Boards</u>						
100	6500	OKANAGAN BASIN WATER BOARD - Defined Area N716	192	196	(4)	
135	9900	OKANAGAN REGIONAL LIBRARY	56,241	56,848	(607)	
105	6000	STERILE INSECT RELEASE PROGRAM - Land Only	2,933	3,157	(224)	
105	6000	STERILE INSECT RELEASE PROGRAM - Parcel Tax	107,614	105,748	1,866	
Subtotal			166,980	165,949	1,031	0.62%
TOTAL			\$ 950,500	\$ 936,327	\$ 14,173	1.51%
Average ResTax Rate/\$1000			\$ 2.33161	\$ 2.36034	\$ (0.02873)	
Average Taxes per Res Property			\$ 542.09	\$ 538.81	\$ 3.28	

<u>ELECTORAL AREA H (PRINCETON RURAL)</u>						
<u>Participating Directors determine budget by weighted vote</u>						
87	0400	911 EMERGENCY CALL SYSTEM - Improvements Only	\$ 35,744	\$ 34,194	\$ 1,550	
107	2500	BUILDING INSPECTION	35,275	23,525	11,750	
118	0300	ELECTORAL AREA ADMINISTRATION	313,827	265,407	48,420	
119	5000	ELECTORAL AREA PLANNING	147,100	130,049	17,051	
88	0410	EMERGENCY PLANNING	10,337	9,916	421	
92	0100	GENERAL GOVERNMENT	58,802	56,707	2,095	
22	7890	HERITAGE (Subregional)	582	434	148	
95	4250	ILLEGAL DUMPING	1,389	1,346	43	
96	0200	INVASIVE SPECIES (formerly noxious weeds)	2,539	2,423	116	
129	5700	MOSQUITO CONTROL - Improvements Only	14,068	8,585	5,483	
99	5550	NUISANCE CONTROL	1,071	1,088	(17)	
117	9390	REGIONAL ECONOMIC DEVELOPMENT (Okanagan Film Comm)	1,499	1,686	(187)	
102	7720	REGIONAL TRAILS	12,518	10,541	1,977	
103	8200	REGIONAL TRANSIT	8,985	9,294	(309)	
104	4300	SOLID WASTE MANAGEMENT PLAN	7,513	7,207	306	
146	4200	SUBDIVISION SERVICING	23,584	16,486	7,098	
Subtotal			674,832	578,888	95,944	16.57%
<u>Regional Director determines budget</u>						
20	9100	CEMETERY	1,458	1,476	(18)	
115	9360	ECONOMIC DEVELOPMENT (Areas B, G & H)	8,155	8,000	155	
4	1300	FIRE PROTECTION AREA H-A(717)	91,334	90,589	745	
3	1400	FIRE PROTECTION TULAMEEN/COALMONT-C(717)	234,825	235,201	(376)	
127	7980	GRANT IN AID	17,749	18,678	(929)	
132	2730	NOISE BYLAW (Area H)	6,453	5,808	645	
40	7000	PRINCETON RECREATION (contribution funding)	279,440	279,000	440	
83	3100	REFUSE DISPOSAL	204,869	201,717	3,152	
143	0390	RURAL PROJECTS	46,248	57,015	(10,767)	
56	4000	SHINISH CREEK DIVERSION-B(717)-Parcel Tax	13,796	14,593	(797)	
48	8400	TRANSIT (Area H)	720	1,112	(392)	
39	7490	TULAMEEN RECREATION COMMISSION	35,208	45,541	(10,333)	
153	2650	UNTIDY AND UNSIGHTLY PREMISES	31,105	28,469	2,636	
Subtotal			971,360	987,199	(15,839)	-1.60%
<u>Requisitions from Other Multi-Regional Boards</u>						
100	6500	OKANAGAN BASIN WATER BOARD - Defined Area N717	539	484	55	11.39%
TOTAL			\$ 1,646,731	\$ 1,566,571	\$ 80,160	5.12%
Average Tax Rate/\$1000			\$ 1.64798	\$ 1.64869	\$ (0.00071)	
Average Taxes per Property			\$ 577.60	\$ 547.67	\$ 29.93	

<u>ELECTORAL AREA I (KALEDEN/TWIN LAKES/ST ANDREWS/APEX)</u>						
<u>Participating Directors determine budget by weighted vote</u>						
87	0400	911 EMERGENCY CALL SYSTEM - Improvements Only	\$ 29,633	\$ 29,892	\$ (259)	
106	9200	ANIMAL CONTROL	16,585	15,963	622	
107	2500	BUILDING INSPECTION	35,921	19,159	16,762	
109	5500	DESTRUCTION OF PESTS	714	704	10	
86	3500	CAMPBELL MOUNTAIN LANDFILL - Improvements Only	-	-	-	
118	0300	ELECTORAL AREA ADMINISTRATION	242,949	210,506	32,443	
119	5000	ELECTORAL AREA PLANNING	113,877	103,148	10,729	
88	0410	EMERGENCY PLANNING	8,002	7,865	137	
89	5010	ENVIRONMENTAL CONSERVATION	13,985	13,700	285	
92	0100	GENERAL GOVERNMENT	45,522	44,977	545	
22	7890	HERITAGE (Subregional)	451	344	107	
95	4250	ILLEGAL DUMPING	1,075	1,068	7	
96	0200	INVASIVE SPECIES (formerly noxious weeds)	1,966	1,922	44	
129	5700	MOSQUITO CONTROL - Improvements Only	12,565	3,689	8,876	
99	5550	NUISANCE CONTROL	829	863	(34)	
117	9390	REGIONAL ECONOMIC DEVELOPMENT (Okanagan Film Comm)	1,161	1,338	(177)	
101	5020	REGIONAL GROWTH STRATEGY (Subregional)	2,319	2,854	(535)	
102	7720	REGIONAL TRAILS	9,691	8,361	1,330	
103	8200	REGIONAL TRANSIT	6,955	7,372	(417)	
104	4300	SOLID WASTE MANAGEMENT PLAN	5,816	5,716	100	
146	4200	SUBDIVISION SERVICING	18,257	13,076	5,181	
148	8600	TRANSIT - SOUTH OKANAGAN	10,312	15,423	(5,111)	
Subtotal			578,584	507,940	70,644	13.91%
<u>Regional Director determines budget</u>						
61	3901	APEX CIRCLE WATER (Parcel Tax for Debt Servicing of Capital)	4,928	3,242	1,686	
61	3901	APEX CIRCLE WATER SYSTEM-W(716)	-	-	-	
80	4310	APEX WASTE TRANSFER STATION	90,678	89,419	1,259	
112	9380	ECONOMIC DEVELOPMENT (Area D Only, no longer includes EA I)	-	-	-	
113	9330	ECONOMIC DEVELOPMENT (Area I)	6,116	31,571	(25,455)	
5	1600	FIRE PROTECTION KALEDEN-H(714) H(715)	342,367	339,920	2,447	
128	8010	GRANT IN AID	10,300	10,825	(525)	
133	2700	NOISE BYLAW (Areas D, F & I)	6,573	5,536	1,037	
135	9900	OKAN REG LIBRARY-FURNISHINGS	-	-	-	
36	7530	RECREATION COMMISSION KALEDEN-N(714) N(715)	162,824	180,343	(17,519)	
144	0350	RURAL PROJECTS	61,662	83,571	(21,909)	
54	3820	SEPTAGE DISPOSAL SERVICE {Areas D, E, I & F-S/A 3(715)}	-	3,019	(3,019)	
154	2600	UNSIGHTLY/UNTIDY PREMISES (Areas D & I)	19,515	15,080	4,435	
12	0425	VICTIM SERVICES (Areas D, E, F & I)	1,899	1,838	61	
Subtotal			706,863	764,364	(57,501)	-7.52%
<u>Requisitions from Other Multi-Regional Boards</u>						
100	6500	OKANAGAN BASIN WATER BOARD - Defined Area N714	2,549	2,460	89	
100	6500	OKANAGAN BASIN WATER BOARD - Defined Area N715	17,143	16,668	475	
135	9900	OKANAGAN REGIONAL LIBRARY	119,447	120,761	(1,314)	
105	6000	STERILE INSECT RELEASE PROGRAM - Land Only	8,499	8,432	67	
105	6000	STERILE INSECT RELEASE PROGRAM - Parcel Tax	947	947	-	
Subtotal			148,585	149,268	(683)	-0.46%
TOTAL			\$ 1,434,032	\$ 1,421,572	\$ 12,460	0.88%
Average Res Tax Rate/\$1000			\$ 1.86180	\$ 1.89840	\$ (0.03660)	
Average Taxes per Res Property			\$ 828.11	\$ 823.53	\$ 4.58	

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

**Regional District of Okanagan-Similkameen Fees and Charges
Bylaw No. 2927, 2021**

**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
BYLAW NO. 2927, 2021**

A bylaw to set fees and charges for Regional District services and information.

WHEREAS the *Local Government Act* provides that the Board may by bylaw establish fees and charges for various Regional District services and information;

AND WHEREAS in accordance with Section 397 [imposition of fees and charges] and Section 462 [fees related to applications and inspections] of the *Local Government Act*; the Regional Board wishes to establish fees and charges which reflect cost recovery for services and information provided;

NOW THEREFORE, the Board of the Regional District of Okanagan-Similkameen in open meeting assembled enacts as follows:

1.0 - CITATION

1.1 This Bylaw shall be cited as the **Regional District of Okanagan-Similkameen Fees and Charges Bylaw No. 2927, 2021**.

2.0 – FEES AND CHARGES

2.1 Wherever this Bylaw sets out fees and charges with respect to other Regional District bylaws and such other bylaws contain similar fees and charges, the Fees and Charges Bylaw shall prevail.

2.2 Wherever this Bylaw sets out fees and charges for work done or services provided to land or improvements, the Regional District may recover the costs of undertaking the work in the same manner and with the same remedies as property taxes.

2.3 The schedule of fees to be imposed for the provision of goods, services and information as specified in Appendix 'A' Schedules 1 to 10 attached hereto, and forming part of this bylaw, is hereby established.

3.0 – EFFECTIVE DATE

3.1 This bylaw shall come into effect on April 1, 2021.

4.0 - REPEAL

4.1 Bylaw No. 2877, 2020 is repealed as of April 1, 2021.

READ A FIRST TIME this xx day of February, xx.

READ A SECOND AND THIRD TIME AND ADOPTED BY TWO THIRD VOTE this xx day of March, 2021.

RDOS Board Chair

Corporate Officer

Schedule 1 – Corporate Services Fees

1.0 – Document Retrieval Fees

1.1 Photocopies

8.5" x 11" \$0.25/page

8.5" x 14" \$0.35/page

11" x 17" \$0.50/page

24" x 36" \$2.50/page

1.2 Storage device for digital copies

USB stick

\$15.00 each

1.3 Retrieval of archived files, repealed bylaws or other records not subject to *Freedom of Information and Protection of Privacy Act*, including scanning of the document - \$15.00 per ¼ hour

1.4 Shipping of records

at cost

2.0 - Finance Fees and Charges

2.1 Utility Search Fee – \$20.00

2.2 Utility rates will be billed as set out in this bylaw and if remain unpaid after the due date, a percentage addition of ten percent of the amount thereof shall be added on the following working day.

In default of any such owner making any such payment or payments as in such agreement made and provided, the Collector for the Regional District shall add such amount in default to the taxes of such lot or parcel of land on the Collector's Real Property Tax Roll and thereafter such amount shall be deemed to be taxes against the said property and shall be dealt with in the same manner as taxes against the said property would be dealt with under the provisions of the *Local Government Act* and *Community Charter*.

2.3 Processing fee for payments returned by the financial institution – \$30.00

2.4 Administration Fees:

The Regional District shall deduct an administration fee of 12% on funds collected by the Regional District on behalf of a member municipality related to sales activity managed by the Regional District.

The Regional District shall add an administration fee of 12% on actual costs when invoicing third parties.

3.0 - Mapping

3.1 Legal, civic and zoning 1:5,000 scale maps are available to the public in the following formats:

- Hardcopy maps at a price of \$15 per map.
- Digital format (Adobe PDF) set of maps for price of \$30 per CD.

- 3.2 Cost for miscellaneous hard copy maps in GIS warehouse directory is \$35 per map.
- 3.3 Cost for creation of custom maps is \$80/hr. A minimum charge of \$140 is required with a minimum notice of 15 working days by the applicant.

4.0 - Digital Data

- 4.1 RDOS will provide GIS data available at no charge on the RDOS FTP site as per Item 1.0 of Enterprise Unit Data and Services Policy.

5.0 - GIS Services for Municipalities, Provincial and Federal Government

- 5.1 Access to existing RDOS internet mapping application will be \$3,096 /year.
- 5.2 Specific GIS services as per items 2.2 and 2.3 of Enterprise Unit Data and Services Policy will be available at a cost of \$48.47 /hr for the GIS Assistant, \$59.59/hr for GIS Analyst/Programmer \$88.17 /hr for IS Manager, \$55.71/hr for the Systems Administrator and \$46.70/hr for the IT Technician/Programmer.
- 5.3 GIS Services will be available to the public at a cost of \$ 100/hr with a minimum payment of 2 hours provided the Information Services Manager determines the RDOS has the resources to complete the project.

6.0 - Human Resources Services for Municipalities

- 6.1 Human Resources services will be available to municipalities as per items 3.1 and 3.2 of Enterprise Unit Data and Services Policy. Services will be available at a cost of \$71.19/hr for the HR Manager and \$48.38/hr for HR Coordinator.

7.0 - IT Services for Municipalities

- 7.1 IT services will be available to municipalities as per items 4.1 and 4.2 of the Enterprise Unit Data and Services Policy will be available at a cost of \$55.71 /hr for the Systems Administrator and \$ 46.70/hr for IT Technician/Programmer, \$48.47/hr for the GIS Assistant and \$88.17/hr for the IS Manager.

1.0 - Plan Processing Fee

- 1.1 The fee for plan processing shall be \$175.00 for projects with an estimated construction value less than \$100,000. The fee for plan processing for projects valued over \$100,000.00 shall be \$550.00.

2.0 - Administrative Fee

- 2.1 The administrative fee for each permit application shall be \$25.00

3.0 - Building Permit – to be determined as follows:

- 3.1 \$12.00 for each \$1,000.00 of construction value up to \$750,000.00;
\$10.00 for each \$1,000.00 of construction value between \$750,000.01 and \$1,500,000.00; and
\$6.00 for each \$1,000.00 of construction value after \$1,500,000.01
- 3.2 The minimum permit fee for a permit, or a series of permits on the same parcel of land, issued at the same time is \$175.00.
- 3.3 using Table A-1 for detached single family dwellings, duplex dwellings where one dwelling is not located above the other dwelling and buildings that are accessory to these buildings; or,
- 3.4 using the declared contract value for all construction other than that work included in paragraph 3.3 above, except that if the declared value is contested by the building official the value will be established using the Marshal & Swift Residential Cost Hand Book or the RS Means Square Foot Costs Handbook.

Table A-1

Proposed <i>construction</i>	Value per square meter	Value per square foot
One storey*	\$1884	\$175
Finished basement	\$807	\$75
Each Additional Storey	\$1076	\$100
Renovations	\$807	\$75
Attached enclosed structure or Garage	\$807	\$50
Detached enclosed structure or Garage	\$700 \$1076	\$65 non-heated \$100 heated
Sundeck (no roof)	\$430	\$40
Roof only	\$323	\$30
Unenclosed structure or carport	\$377	\$35
Secondary Suite	\$1345	\$125

*The fee covers slab on grade, crawlspaces and unfinished basements

4.0 - Permit fees for temporary buildings and siting permits \$150.00

5.0 - Permit fees for farm buildings \$250.00

6.0 – Permit fees for swimming pools \$500.00

7.0 - Plan Review Fee

- 7.1 Submissions of revised drawings once a zoning or building code review has been completed will result in the following charges:
 - a) Projects with a construction value of less than \$100,000 \$150.00
 - b) Projects with a construction value more than \$100, 000 \$300.00

8.0 - Locating/Relocating a Building

- 8.1 The fee for a permit authorizing the locating or relocating of a building or *structure* including the value of any additions or modifications, shall be calculated at 0.7 of the fees set out in Table A-1.
- 8.2 A modular home or manufactured home installed in accordance with Z-240.10.1, including the value of any additions or modifications shall be calculated at 0.5 of the fees set out in Table A-1.

9.0 - Demolishing a Building or Structure

- 9.1 The fee for a permit authorizing the demolition of a building or structure shall be ~~\$175.00~~.

10.0 - Plumbing Permits

- 10.1 The permit fee for each plumbing fixture shall be \$175.00 plus \$12.00 per fixture.
- 10.2 The plumbing permit fee may be reduced up to 25% (minimum fee \$175.00) with submission and approval of plumbing system layout drawings by a TQ certified tradesperson (plumber) for single family new construction and renovation projects.

11.0 - Solid Fuel Burning Devices

- 11.1 The permit fee for the installation of solid fuel burning appliances, fireplaces and chimneys shall be \$175.00 per appliance.

12.0 - Re-inspection Fees

- 12.1 The fee for a re-inspection shall be \$125.00.

13.0 – Health and Safety Inspection

- 13.1 The fee for any inspection to confirm health & safety requirements as set out in the BC Building Code shall be \$200.00.

14.0 - Transfer Fee

- 14.1 The fee for the transfer of a permit as set out in the RDOS Building Bylaw shall be \$125.00.

15.0 - File Searches* and Comfort Letters (*for routinely releasable records only)		
13.1	Retrieval of off site files	\$30.00
13.2	Information recovery from building permit files and property folio files:	
	i) first ½ hour of time spent	\$0.00
	ii) each additional ¼ hour spent after first ½ hour of time	\$15.00
13.3	USB stick (for digital copies)	\$15.00
13.4	The fee for comfort letters shall be \$100.00 per property to determine building bylaw compliance.	
16.0 - Removal of Notice on Title		
16.1	Deficiency Inspection Permit and subsequent removal of Notice on Title (no lawyer involvement)	
	\$1000.00	
16.2	Notice on Title (lawyer involved)	
	\$1500.00	
16.3	Each deficiency re-inspection	\$125.00
17.0 - Permit Extension Fee		
17.1	The fee for permit extension shall be \$150.00	
18.0 – Completion Permit		\$250.00
19.0 – Special Inspections		\$100/hr
20.0 – Alternative Solution		\$500.00
21.0 - Legal Documents		
21.1	Title search	\$25.00
21.2	Covenants, Right of Ways, Easements, Plans and similar documents:	actual cost of document (minimum \$25.00)
22.0 - Covenants		
22.1	Preparation of a Covenant	\$500.00
22.2	Covenant Discharge	\$250.00

Schedule 3 – Planning and Development Fees

1.0 - Official Community Plan (OCP) amendment

1.1	Application fee	\$1,000.00
1.2	Joint Zoning Bylaw Amendment fee	\$1,500.00
	plus: i) per dwelling unit and/or parcel in excess of four (4)	\$25.00

2.0 - Zoning Bylaw or Land Use Contract (LUC) amendment

2.1	Application fee	\$1,000.00
	plus: i) per dwelling unit and/or parcel in excess of four (4)	\$25.00

3.0 - Temporary Use Permit

3.1	Application fee	\$700.00
3.2	Renewal fee	\$350.00

4.0 - Development Permit

4.1	Application fee:	
	i) Delegated Development Permit	\$300.00
	ii) Non-Delegated Development Permit	\$600.00
	iii) Expedited Development Permit	\$150.00
4.2	Amendment to a Permit fee:	
	i) Delegated Development Permit	\$300.00
	ii) Non-Delegated Development Permit	\$300.00
	iii) Expedited Development Permit	\$150.00
4.3	Miscellaneous fees:	
	i) Cancelling a Development Permit on title	\$200.00

5.0 - Development Variance Permit

5.1	Application fee	\$400.00
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6.0 - Subdivisions (Bylaw 2000)

6.1	Referral Review Fee (fee simple or strata parcels)	
	i) base fee	\$400.00
	plus ii) each additional parcel to be created	\$500.00/parcel
6.2	Referral Review Fee (boundary adjustment)	
	i) base fee	\$600.00
	plus ii) each additional parcel to be adjustment in excess of two (2)	\$100.00/parcel
6.3	Referral Review Fee (plan revisions)	
	i) base fee	\$ 150.00

plus ii) any additional parcel to be created that has not previously been reviewed \$ 500.00/parcel

6.4 Referral Review Fee (road closure)
i) base fee \$400.00

6.5 Application Extension \$150.00

6.6 Infrastructure Review and Inspection Fees
i) 3.5%, to a minimum of \$500.00, of the total cost of “on-site” and “off-site” works that the Regional District will assume operations and ownership over once the subdivision or development is completed.

NOTE: for the purposes of calculating 3.5% of works, consulting engineering design fees are not included in the fee calculation. It is incumbent on the developer to provide actual construction costs for the Regional District approval.
All fees shall be paid to the Regional District prior to final support of the subdivision referral being provided to the Ministry of Transportation and Infrastructure (MoTI) or final occupancy of a building permit for the development.

7.0 - Board of Variance Appeal

7.1 Application fee \$ 500.00

8.0 - Floodplain Exemption

8.1 Application fee \$ 400.00

9.0 - Strata Title Conversion

9.1 Application fee \$ 150.00
plus: i) for each additional unit \$150.00

10. - Campsite Permit (Bylaw 713)

10.1 Application fee \$ 150.00
plus: i) for each camping space \$15.00

10.2 Renewal fee \$ 150.00

11.0 - Mobile Home Park Permit (Bylaw 2597)

11.1 Application fee \$ 150.00
plus: i) for each mobile home space \$30.00

11.2 Renewal fee \$ 150.00

12.0 - Applications to the Agriculture Land Commission

12.1 Application fee \$1500.00

13.0 - Liquor and Cannabis Regulation Branch (LCRB) Referrals

13.1 Application Fee – Liquor License \$100.00

13.2	Application Fee – Cannabis License	\$1,000.00
14.0 - File Searches (for routinely releasable records only)		
14.1	Retrieval of off-site files	\$30.00
14.2	Information recovery from a property folio:	
	i) first ½ hour of time spent	\$0.00
	ii) each additional ¼ hour spent after first ½ hour of time	\$15.00
15.0 - Legal Documents		
15.1	Documents from Land Titles Office and BC Registries and Online Services:	
	i) State of Title	\$25.00
	ii) Covenants, Right of Ways, Easements, Plans and similar documents:	actual cost of document (minimum \$25.00)
16.0 - Covenants		
16.1	Discharge of a Statutory Covenant	\$250.00
16.2	Preparation or Amendment of a Statutory Covenant	\$500.00
17.0 - Comfort Letters		
17.1	“Comfort Letter” for compliance with bylaws or zoning	\$100.00
18.0 - Letter of Concurrence for Communication Towers		\$400.00

NOTE: The number of dwelling units and/or parcels referred to at Sections 1.2 and 2.1 shall be determined by either using the maximum density of dwelling units permitted per hectare of land in the proposed zone or designation, or by dividing the area of the land proposed to be re-designated or zoned by the minimum parcel size requirement of the proposed zone or designation, whichever yields the greatest number.

Schedule 4 – Bylaw Enforcement Fees

1.0 - Animal Control Fees – Dog Control Bylaw No. 2671, 2017

1.1. Impoundment Fees – Dogs (other than Dangerous Dogs)	
· first impoundment in any calendar year	\$50.00
· second impoundment in any calendar year	\$100.00
· third impoundment in any calendar year	\$250.00
· each subsequent impoundment in any calendar year	\$500.00
1.2 Impoundment Fees – Dangerous Dogs	
· each impoundment	\$1,000.00
1.3 Maintenance Fees	
· each twenty-four (24) hour period, or part thereof	\$20.00
· Dangerous Dog	\$30.00
1.4 Veterinary Costs Incurred	costs as invoiced by Veterinarian

2.0 - Dog Licensing Fees:

2.1 Intact Males and Non Spayed Females	\$50.00
Spayed Females and Neutered Males	\$20.00
Certified Guide or Assistance Dog	no charge
2.2 notwithstanding 2.1, the licence fee for a dog that has reached 24 weeks in the same licencing year shall be prorated to a minimum amount of \$5.00.	
2.3 Where an owner presents proof that a dog was spayed or neutered in the same calendar year as the dog licence, the difference in licence fee shall be reimbursed for that calendar year, provided that the reimbursement is requested within the same calendar year as the licence.	

3.0 - Replacement of Lost, Destroyed or Mutilated Tags:

3.1 replacement of any lost, destroyed or mutilated tag	\$5.00
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4.0 - Burning Permit Fees

4.1 Open Air Burning Permit (valid for one year)	Bylaw 2364 \$30.00
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5.0 - Recovery of Collection Fees For Fines

5.1 To recover costs during collection process	Bylaw 2507 as incurred
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Schedule 5 – Public Works and Engineering Services Fees

Section 1 - Development Fees

1.0 - Water Meter Vault, Appurtenances and Installation Fees

1.1 For all newly created lots a fee will be paid at time of subdivision for each lot that lies within a Water Service Area owned and operated by the Regional District as follows:

1.1.1	¾ to 1 ½ inch Service	\$1,500/lot
1.1.2	2 inch Service	\$2,000/lot
1.1.3	4 inch Service	\$3,000/lot

The fee includes the cost for the water meter and meter installation.

1.2 The fees in 1.1 may also apply to zoning amendment applications.

Section 2 - Development Cost Charges & Capital Expenditure Fees

1.0 - Okanagan Falls Sewer Development Cost Charges

Bylaw 2486

1.1	Single detached dwelling per lot/per dwelling unit	\$5900.00
1.2	Duplex per dwelling unit	\$5900.00
1.3	Townhouse per dwelling unit	\$5900.00
1.4	Apartment per dwelling unit	\$4200.00
1.5	Commercial per m ² gross floor area	\$19.00
1.6	Industrial per m ² gross floor area	\$19.00
1.7	Institutional per m ² gross floor area	\$17.00
1.8	Park	\$2,400

2.0 - Naramata Water System Development Cost Charges and Capital Expenditure Charges

Bylaw 1804

NID Bylaw 443

2.1	Development Cost Charges Zone A	
2.1.1	Single Family Residential at Subdivision	\$5,700/parcel
2.1.2	Multi Family Residential at Building Permit	\$5,700/dwelling
2.2	Capital Expenditure Charges – Zone A, B & C	
2.2.1	Single Family Residential	\$5,700/service
2.2.2	Multi-Family Residential	\$5,700/lot
2.2.3	Cottage	\$5,700/service

3.0 - Olalla Water System Capital Expenditure Charges

OID Bylaw 32

3.1	Mobile Home Capital Expenditure Charge	\$1,000/unit
3.2	Capital Expenditure Charge	\$800/parcel

4.0 - Faulder Community Water System Development Cost Charges

Bylaw 1894

4.1	Single Family Residential	\$4,200/parcel
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5.0 - West Bench Water System Capital Expenditure Charge

5.1 Capital Expenditure Charge

WBID Bylaw 101

\$3,000/parcel

6.0 - Sun Valley Water

6.1 Capital Expenditure Charge Subdivision

SVID Bylaw 14

\$1,000/Lot

Section 3 – Water System Fees – See Regulatory Bylaw 2824.2019

Note: Where two or more types of uses are made of a single property or building, multiples or combinations of the user rate shall be determined by the RDOS, acting reasonably. In the case of a residence accompanying a commercial use, the applicable rate shall be the higher of the two rates but not both.

1.0 - Naramata Water System

CATEGORY	Unit of Charge	\$/Unit
ANNUAL BASE FEES – ONE of the following will apply to each parcel		
1.1 Basic User Fee - Residential	Per dwelling	\$1,059
1.2 Basic User Fee – Multi-Dwelling Unit	Per unit	\$909
1.3 Basic User Fee – Vacant Lot or Frontage Fee	Per parcel	\$182
1.4 Parcel User Fee – Non-Residential	Per parcel	\$149
IRRIGATION – Applies to all properties larger than 0.25 Acre and/or all those with a separate Irrigation Connection		
1.5 Residential Acreage [0.25 acre included in BASE FEE and not used in this calculation]	Per Acre	\$295
1.6 Irrigation Connections		
1.6.1 Three quarter inch (3/4")	Per connection	\$92
1.6.2 One Inch (1")	Per connection	\$92
1.6.3 One and One Quarter Inch (1 1/4")	Per connection	\$92
1.6.4 One and One Half Inch (1 1/2")	Per connection	\$92
1.6.5 Two Inches (2")	Per connection	\$92
1.7 Irrigation Acreage	Per Acre	\$281
In addition to the applicable ANNUAL BASE FEES the following fees apply:		
1.8 Guest Cottages, Summer Cabin, Pickers Cabin	Per unit	\$182
1.9 Secondary Suites or Carriage House or Cabin	Per unit	\$909
1.10 Motel, Hotel or Resort	Per unit	\$161
1.11 Bed and Breakfast	Per establishment	\$321
1.12 Campground	Per parcel	\$844
1.13 Bunkhouse	Per building	\$372
1.14 Service Station or Garage, Retail Store, Office, Personal Service Establishment	Per business	\$219
1.15 Eating and Drinking Establishment	Per business	\$436
1.16 Food and Beverage Processing (Winery)	Per business	\$436
OTHER USER CATEGORY	(Annual Base	
Fee does not apply)		
1.17 Educational Facility	Per school	\$4,895
1.18 Naramata Centre	Each	\$11,130
1.19 Park & Cemetery Use	Per Acre	\$281.00

1.20 Park Bathroom Per Unit	Per Unit	\$500.00
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2.0 - Olalla Water System

CATEGORY	Unit of Charge	\$/Unit
2.1 Basic User Fee - Residential	Per dwelling	\$474.02
2.2 Basic User Fee – Multi-Dwelling Unit	Per dwelling	\$474.02
2.3 Basic User Fee – Mobile Home (inside or outside of a Mobile Home Park)	Per dwelling	\$474.02
2.4 Commercial	Per business	\$479.66
2.5 Frontage Fee or Vacant Lot	Per Parcel	\$184.21
2.6 Recreational Vehicle Park	Per Unit	\$474.02
2.7 Accessory Dwelling	Per dwelling	\$474.02
2.8 Additional Water Service Connections	Per Unit	\$474.02
2.9 Secondary Suite	Per Unit	\$248.83

3.0 - Faulder Water System by taxation

4.0 - West Bench Water System

CATEGORY	BASE RATE ANNUALLY	METERED CONSUMPTION USAGE
4.1 Water – Basic User Fee	761.64	plus \$0.416 /cubic meter
4.2 Water - Vacant Lot or Frontage Fee	709.62	unmetered
4.3 Water – Basic User Fee MultiDwelling per Unit	761.64	plus \$0.416/cubic meter
4.4 Water - Park	761.64	plus \$0.416/cubic meter
4.5 Water – Educational Facility	761.64	plus \$0.416/cubic meter
4.6 Water - Agriculture	761.64	plus \$0.208 /cubic meter
4.7 Water - Commercial	761.64	plus \$0.416/cubic meter
4.8 Water - Utility	728.40	unmetered

4.9 Water – WBID Loan Payment (Debt ends 2023) \$23.25 quarter/parcel

4.10 Water – Reserve Fund \$28.75 quarter/parcel

5.0 - Gallagher Lake Water System

	Type of Use	Unit of Charge	Annual Rates
5.1.1	Residential		
5.1.1.1	Basic User Fee – Residential or Mobile Home	Per dwelling	\$690.00
5.1.1.3	Secondary Suite, or Cabin	Per unit	\$262.00
5.1.2	Commercial		

5.1.2.1	Office, Personal Service Establishment, Retail Store	per unit	\$305.00
5.1.2.2	Motel or Hotel	per room	\$230.00
5.1.2.3	Campground	per site	\$81.00
5.1.2.4	Eating and Drinking Establishment (Restaurant, Beverage Room, or Distillery)	less than 25 seats	\$664.00
		25 to 49 seats	\$985.00
		each additional 25 seats or increment	\$328.00
5.1.2.11	Community Hall	per unit	\$2,147.00

Where two or more types of uses are made of a single property or building, multiples or combinations of the user rate shall be determined by the RDOS, acting reasonably. In the case of a residence accompanying a commercial use, the applicable rate shall be the higher of the two rates but not both.

The rate for churches and halls is only intended where the premises are used for holding regular meetings. Where other uses are made of the building the appropriate user rates shall also apply.

5.2 Metered Rates

All consumption shall be charged at the rate of \$0.57 per cubic metre.

6.0 - Willowbrook Water System

	Type of Use	Unit of Charge	Annual Rates
6.1	Basic User Fee	Dwelling Unit	\$1,207
6.2	Vacant Lot or Frontage Fee	Per Parcel	\$724
6.3	Accessory Dwelling	Dwelling Unit	\$905
6.4	Community Riding Arena	Per Parcel	\$50

7.0 - Sun Valley Water System

7.1 Basic User Fee per Parcel includes a 6 gallon per minute water allotment (Grade A)		\$1643
7.2 In addition to the Basic User Fee with the exception of Grade I		
Grade A1	Shall comprise of every parcel of land with a 3 gallon per minute dole valve.	\$152
Grade B	Shall comprise of every parcel of land with a 12 gallon per minute dole valve.	\$608

Grade C	Shall comprise of every parcel of land with an 18 gallon per minute dole valve.	\$911
Grade D	Shall comprise of every parcel of land with a 24 gallon per minute dole valve.	\$1,216
Grade E	Shall comprise of every parcel with a 30 gallon per minute dole valve.	\$1,518
Grade F	Shall comprise of every parcel of land with a 36 gallon per minute dole valve.	\$1,822
Grade G	Shall comprise of every parcel of land with a 39 gallon per minute dole valve.	\$1,975
Grade H 1	Shall comprise of every parcel of land with a 175 gallon per minute dole valve.	\$8,873
Grade H 2	Shall comprise of every parcel of land with a 120 gallon per minute dole valve.	\$6,08
Grade I	Shall comprise of every parcel of land to which water cannot be supplied.	\$202
7.3 Out of Season Irrigation	1.25/day x gpm delivered per dole valve	\$110

8.0 - Missezula Lake Water System

Per Property Parcel		\$677
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9.0 - General Water Services

9.0	Temporary Water Use Permit Fee (Hydrant Use)	\$50 / day
9.1	Temporary Water Use Permit – Backflow Prevention	\$50 / day
9.2	Deposit for Temporary Water use Permit (Hydrant Use)	\$500 / rental
9.3	Connection Charge	\$350 / each
9.4	Inspection and Administration Fee	\$100 / each
9.5	Water Turn-On and/or Fee	\$50
9.6	Valve Turn Request	\$50

Section 4 – Sewer System Fees

1.0 Okanagan Falls Sewer User Rates

The following rates do not apply if the owner is in possession of a Sewer Use Contract of Section 14 of the Okanagan Falls Special Service Area Sewerage Regulation Bylaw.

Category	Annual Billing Rate
Single Family Dwelling/Townhouse/Duplex	\$923.00
Apartment per unit	\$784.00
Mobile home park/per unit	\$830.00
Motel/Hotel per unit	\$370.00
Restaurant/Lounge/Pub	\$2769.00
School per classroom	\$830.00
Church, Library, Community Hall & Drop-in Centres	\$1,016.00
Small Business, office building (20 employees or less)	\$1,016.00
Larger Business, office building (greater than 20 employees)	\$2,122.00
Supermarket	\$2,769.00
Service Station	\$1,661.00
Industrial/Commercial (20 employees or less)	\$1,108.00
Industrial/Commercial (20 to 50 employees)	\$2,122.00
Industrial/Commercial (greater than 50 employees)	\$2,769.00
Coin operated car wash	\$5,537.00
Laundromat (per washing machines)	\$738.00
Campground/Washroom per site	\$370.00
Shower/washroom	\$370.00

2.0 Gallagher Lake Sewer System

2.1. Flat Rates

	Type of Use	Unit of Charge	Annual Rates
2.1.1	Residential		
2.1.1.1	Basic User Fee - Residential	Per dwelling	\$449.66
2.1.1.2	Secondary Suite or Cabin	dwelling unit	\$172.66
2.1.2	Commercial		
2.1.2.1	Office, Personal Service Establishment, Retail Store	per unit	\$449.66
2.1.2.2	Motel or Hotel	per room	\$330.79
2.1.2.3	Campground	per site	\$57.89
2.1.2.4	Eating and Drinking Establishment less than 25 seats	per unit	\$822.83
		25 to 49 seats	\$1,230.11
		for each additional 25 seats or increment	\$410.38
2.1.2.5	Community Hall	per unit	\$2,256.59

Where two or more types of uses are made of a single property or building, multiples or combinations of the user rate shall be determined by the RDOS, acting reasonably. In the case of a residence accompanying a commercial use, the applicable rate shall be the higher of the two rates but not both.

The user rate for churches and halls is only intended where the premises are used for holding regular meetings. Where other types of uses are made of the building the appropriate user rates shall also apply.

2.2 Metered Rates

Where sewer flows for a particular property or use are determined, by the RDOS or designate, to be in excess of the recoverable flat rate, the property in question will be invoiced based on one of the following:

2.2.1 Sewer users with an effluent or sewage flow meter shall be charged at the rate of \$0.78 per cubic metre of measured effluent.

2.2.2 For metered water users without effluent flow meters, the charge for use of the sewage system shall be calculated as 80% of the recorded volume of metered water used times a rate of \$0.78 per cubic metre.

3.0 General Sewer Services

3.1	Connection Charge	\$350
3.2	Inspection & Administration Fee	\$100/each

Section 5 - Apex Mountain Waste Transfer Station Service Fees

Fees for improved residential premises and non-residential premises as set out in the RDOS Apex Mountain Waste Transfer Station Regulation Bylaw by defined service area:

5.1	Residential dwelling unit as defined by Kaleden-Apex Southwest Sector Zoning Bylaw 2457, 2008	\$110 per unit per year
5.2	Apex Mountain Ski Resort Commercial Properties including the ski resort operation and all businesses under lease from Apex Mountain Ski Resort based on 7.1% of total annual costs	\$10,887 per year
5.3	Nickel Plate Nordic Ski Centre	\$200 per year

Section 6 - Curbside Solid Waste Collection and Drop-Off Service Fees

Fees for improved residential premises and non-residential premises as set out in the RDOS Solid Waste Collection and Drop-Off Service Regulation Bylaw to receive waste collection service by defined service area:

6.1	Electoral Area "A".	\$137 per premise per year
6.2	Electoral Area "B".	\$138 per premise per year
6.3	Electoral Area "C".	\$150 per premise per year
6.4	Participating areas of Electoral Area "D" and Electoral Area "I" excluding Upper Carmi, Heritage Hills, Lakeshore Highlands and Kaleden.	\$135 per premise per year
6.5	Participating areas of Electoral Area "D" and Electoral Area "I" within Upper Carmi, Heritage Hills, Lakeshore Highlands and Kaleden.	\$155 per premise per year
6.6	Participating areas of Electoral Areas "E".	\$155 per premise per year
6.7	Participating areas of Electoral Area "F".	\$155 per premise per year
6.8	Electoral Area "G".	\$165 per premise per year
6.9	Village of Keremeos.	\$125 per premise per year
6.10	Tag-a-Bag as defined by the RDOS Solid Waste Collection and Drop-Off Service Regulation Bylaw	\$1.50 each
6.11	Properties that have active commercial bin collection of refuse located on the property in question that request residential collection of recycled materials only	\$45.00 per premise per year.

Section 7- RDOS Administered Landfills

1.0 Campbell Mountain, Okanagan Falls, Oliver Landfills and Keremeos Waste Transfer Station. The general TIPPING FEE is per metric tonne per load, or when stated per unit, when each SOLID WASTE is SOURCE SEPARATED, not CONTAMINATED and DISPOSED in the DESIGNATED LOCATION.

Capitalization of **an entire** word in Section 1.1 REFUSE, and DEMOLITION, RENOVATION, CONSTRUCTION MIXED LOAD SOLID WASTE, 1.2 RECYCLABLES, and 1.3 Authorized CONTROLLED WASTE indicates that it is defined in the RDOS Administered LandfillsRegulatory Bylaw. TIPPING FEE charges that are in addition to the general TIPPING FEE listed in Section 1.1 to 1.3 are identified in 2.0.

The REGIONAL DISTRICT retains the right to deny acceptance or to limit the volume and frequency of any SOLID WASTE delivered to the SITE due to safety, operational, CONTAMINATION or other considerations.

1.1 REFUSE and DEMOLITION, RENOVATION, CONSTRUCTION MIXED LOAD SOLID WASTE	Campbell Mountain Landfill	Okanagan Falls Landfill	Oliver Landfill	Keremeos Waste Transfer Station	Charge Information Charge per metric tonne per load and see 1.0
REFUSE	\$110.00	\$110.00 Must not contain items listed in Section 2.13	\$110.00	\$110.00 Must not contain items listed in Section 2.12	\$5.00 minimum charge. Okanagan Falls Landfill cannot accept FOOD WASTE.
CONSTRUCTION NEW MIXED LOAD	\$700.00	\$110.00	\$700.00	Not Accepted	RDOS approval form required. \$25.00 minimum charge.
CONSTRUCTION REFUSE	\$110.00	\$110.00	\$110.00	\$110.00	\$5.00 minimum charge.
DEMOLITION AND RENOVATION MIXED LOAD-ASSESSED	\$500.00	\$110.00	\$500.00	Not Accepted	RDOS approval form required. \$25.00 minimum charge.
DEMOLITION AND RENOVATION MIXED LOAD-NON-ASSESSED	\$700.00	\$500.00	\$700.00	Not Accepted	\$50.00 minimum charge.
NON-SERVICE AREA DEMOLITION AND RENOVATION MIXED LOAD ASSESSED and CONSTRUCTION NEW MIXED LOAD	Not Accepted	\$135.00	Not Accepted	Not Accepted	RDOS approval form required. Materials generated outside the SERVICE AREA of a SITE.
1.2 RECYCLABLES (see Charge Information with each SOLID WASTE)	Campbell Mountain Landfill	Okanagan Falls Landfill	Oliver Landfill	Keremeos Waste Transfer Station	Charge Information Charge per metric tonne per load, or as stated per unit, and see 1.0
Alarms (smoke, CO detectors)	\$0.00	\$0.00	\$0.00	\$0.00	Residential quantities accepted.
Antifreeze (liquid & containers)	\$0.00	Not Accepted	\$0.00	Not Accepted	Residential quantities accepted.
ASPHALT SHINGLES	\$60.00	\$60.00	\$60.00	\$60.00	\$5.00 minimum charge.

BATTERIES LEAD-ACID, BATTERIES – HOUSEHOLD	\$0.00	\$0.00	\$0.00	\$0.00	Lead acid, Household.
CONCRETE ASPHALT CERAMIC FIXTURES and Ceramic Tile MASONRY ROCKS (ROCKS not greater than 40cm indiameter)	\$20.00	\$20.00	\$20.00	\$20.00	\$5.00 minimum charge. CONCRETE, ASPHALT, CERAMIC FIXTURES, Ceramic Tile, MASONRY, and ROCKS may be received and combined in the same load. See size requirements in the Regulatory Bylaw. For oversize material see CONCRETE BULKY.
CONCRETE BULKY (including ROCKS over 40 cm in any diameter)	\$60.00	\$60.00	\$60.00	Not Accepted	Means CONCRETE measuring greater than 1 m. in any dimension and/or large amounts of metal protruding greater than 15 cm. ROCKS over 40 cm in diameter may be received and/or minor CONTAMINANT combined in same load. \$50.00 minimum charge.
1.2 RECYCLABLES (see Charge Information with each SOLID WASTE) Cont	Campbell Mountain Landfill	Okanagan Falls Landfill	Oliver Landfill	Keremeos Waste Transfer Station	Charge Information Charge per metric tonne per load, or as stated per unit, and see 1.0
CORRUGATED CARDBOARD - ICI	\$110.00	\$110.00	\$110.00	\$110.00	Not CONTAMINATED and suitably prepared.
ELECTRONIC and ELECTRICAL PRODUCTS (E-WASTE)	\$0.00	\$0.00	\$0.00	\$0.00	Residential quantities.

FRUIT WASTE	\$0.00 up to 500 kg \$60.00 portion above 500 kg	Not Accepted	\$0.00 up to 500 kg \$60.00 portion above 500 kg	Not Accepted	\$5.00 minimum charge for loads greater than 500 kg
FRUIT/GRAIN BY-PRODUCTS	\$0.00 up to 500 kg \$60 portion above 500 kg	Not Accepted	\$0.00 up to 500 kg \$60 portion above 500 kg	Not Accepted	\$5.00 minimum charge for loads greater than 500 kg
GLASS CONTAINERS	\$0.00	\$0.00	\$0.00	\$0.00	Clean, empty. Commercial volumes accepted in DESIGNATED LOCATION
GLASS SHEET	\$110	\$110	\$110	\$110	Accepted in DESIGNATED LOCATION
GYSPUM BOARD ASSESSED or GYSPUM BOARD NEW	\$110.00	\$110.00	\$110.00	\$110.00	\$5.00 minimum charge.
GYSPUM BOARD - NON-RECYCLABLE	\$110.00	\$110.00	\$110.00	\$110.00	\$5.00 minimum charge
Lighting (fixtures and bulbs)	\$0.00	\$0.00	\$0.00	\$0.00	Residential quantities accepted.
Mattress or Box Spring	\$10.00 per unit	\$10.00 per unit	\$10.00 per unit	\$10.00 per unit	Any size. (10 units per load per day)
Mercury containing materials (fluorescent tubes, thermostat switches)	\$0.00	\$0.00	\$0.00	\$0.00	Residential quantities (10 fluorescent tubes per load per day) accepted HHW Facility.
METAL METAL DRUMS AND TANKS	\$0.00 up to 500 kg; \$60.00 M/T portion above 500 kg	\$0.00 up to 500 kg; \$60.00 M/T portion above 500 kg	\$0.00 up to 500 kg; \$60.00 M/T portion above 500 kg	\$0.00 up to 500 kg; \$60.00 M/T portion above 500 kg	\$5.00 minimum charge for loads above 500 kg. Under 2.4 meters (8 ft.) in length and/or width. Must be suitably prepared.
1.2 RECYCLABLES (see Charge Information with each SOLID WASTE) Cont	Campbell Mountain Landfill	Okanagan Falls Landfill	Oliver Landfill	Keremeos Waste Transfer Station	Charge Information Charge per metric tonne per load, or as stated per unit, and see 1.0
Oil (used motor oil, filters and containers)	\$0.00	Not Accepted	\$0.00	\$0.00	Residential quantities accepted. HHW Facility. (limit of 20 litres per load per day).

OPERATIONALLY BENEFICIAL	\$0.00	\$0.00	\$0.00	\$0.00	RDOS approval required.
Paint - residential	\$0.00	Not Accepted	\$0.00	Not Accepted	Residential quantities accepted (limit of 20 litres per load per day).
PRESSURIZED TANKS – Large	\$1.00 per unit	\$1.00 per unit	\$1.00 per unit	\$1.00 per unit	4.5 kg (10 lb.) capacity or greater. (limit of 5 units per load per day)
PRESSURIZED TANKS – Small	\$0.00	\$0.00	\$0.00	\$0.00	Less than 4.5 kg (10 lb.) capacity.
PRODUCT STEWARDSHIP MATERIALS	\$0.00	\$0.00	\$0.00	\$0.00	Acceptable PRODUCT STEWARDSHIP MATERIALS and acceptable quantities from within the SERVICE AREA.
REFRIGERATION UNIT (Fridges, Freezers, AC units etc.)	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	Clean and free of FOOD WASTE.
RESIDENTIAL HOUSEHOLD HAZARDOUS WASTE	\$0.00	Not Accepted	See Oil, Paint Antifreeze, Lighting	Not Accepted	Residential quantities accepted. Oliver LF accepts only what is listed.
RESIDENTIAL RECYCLING	\$0.00	\$0.00	\$0.00	\$0.00	Sorted correctly and not CONTAMINATED.
RESIDENTIAL RECYCLING unsorted	Not accepted	Not accepted	Not accepted	Not accepted	
TAR AND GRAVEL ROOFING	\$60.00	\$60.00	\$60.00	\$60.00	\$5.00 minimum charge.
TIRE	\$0.00	\$0.00	\$0.00	\$0.00	Maximum 10 per load/day. No bicycle tires.
1.2 RECYCLABLES (see Charge Information with each SOLID WASTE) Cont	Campbell Mountain Landfill	Okanagan Falls Landfill	Oliver Landfill	Keremeos Waste Transfer Station	Charge Information Charge per metric tonne per load, or as stated per unit, and see 1.0
TIRE WITH RIMS	\$3.00 per unit	\$3.00 per unit	\$3.00 per unit	\$3.00 per unit	Maximum 10 per load/day. No bicycle tires.
TIRE-OVERSIZE	\$500.00	\$500.00	\$500.00	\$500.00	Per Metric Tonne
WOOD CLEAN	\$60.00	\$60.00	\$60.00	\$60.00	\$5.00 minimum charge.

WOOD PRODUCT	\$60.00	\$60.00	\$60.00	\$60.00	\$5.00 minimum charge.
YARD WASTE	\$0.00 up to 500 kg; \$60.00 portion above 500 kg	\$0.00 up to 500 kg; \$60.00 portion above 500 kg	\$0.00 up to 500 kg; \$60.00 portion above 500 kg	\$0.00 up to 500 kg; \$60.00 portion above 500 kg	\$5.00 minimum charge for loads greater than 500 kg. Under 2.4 meters (8 ft.) in length.
YARD WASTE - CHIPPED, GRASS, LEAVES	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	No Charge when loads contain only chipped yard waste, grass, and/or leaves.
YARD WASTE - TREE STUMPS	\$60.00	\$60.00	\$60.00	\$60.00	\$5.00 minimum
Compost Sales	For Campbell Mountain Landfill compost sales, contact City of Penticton. Compost site is operated by the City of Penticton.				

1.3 Authorized CONTROLLED WASTE	Campbell Mountain Landfill	Okanagan Falls Landfill	Oliver Landfill	Keremeos Waste Transfer Station	Charge Information Charge per metric tonne per load or as indicated and see 1.0
AGRICULTURAL ORGANIC MATERIAL	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	RDOS approval required. Penalties will apply if not suitably prepared See Section 2.2
AGRICULTURAL PLASTIC	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	RDOS approval required. Penalties will apply if not suitably prepared. See Section 2.14
ASBESTOS CONTAINING MATERIALS (ACM)	\$150.00 see Charge Information	Not Accepted	\$150.00 see Charge Information	Not Accepted	RDOS approval required. PROHIBITED WASTE when not suitably contained and DISPOSED. \$5.00 minimum charge
1.3 Authorized CONTROLLED WASTE	Campbell Mountain Landfill	Okanagan Falls Landfill	Oliver Landfill	Keremeos Waste Transfer Station	Charge Information Charge per metric tonne per load or as indicated and see 1.0
BULKY WASTE	\$200.00	\$200.00	\$200.00	Not Accepted	\$50.00 minimum charge.
BURNED MATERIALS that have been allowed to cool for no less	\$200.00	Not Accepted	\$200.00	Not Accepted	RDOS approval required. \$5.00 minimum charge.

than a two-week period.					
BURNED MATERIALS CONTAINING ASBESTOS	\$400.00	Not Accepted	\$400.00	Not Accepted	RDOS approval required. \$5.00 minimum charge.
CARCASSES	\$50.00	Not Accepted	\$50.00	Not Accepted	\$10.00 minimum charge.
CLINICAL/ LABORATORY STERILIZED WASTE	\$200.00	Not Accepted	\$200.00	Not Accepted	\$50.00 minimum charge
Condemned foods	\$200.00	Not Accepted	\$200.00	Not Accepted	RDOS approval required. \$30.00 minimum charge.
Foundry Dust	\$150.00	Not Accepted	\$150.00	Not Accepted	\$50.00 minimum charge. RDOS approval required.
ILLEGALLY DUMPED WASTE	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	RDOS approval required. Regular charges will apply if not RDOS approved prior to DISPOSAL.
INFESTED VEGETATION INVASIVE PLANTS	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	Penalties will apply if not DISPOSED in DESIGNATED LOCATION.
LEAD-BASED PAINT coated materials	\$60.00 see Charge Information	\$60.00 see Charge Information	\$60.00 see Charge Information	\$60.00 see Charge Information	PROHIBITED WASTE when not suitably DISPOSED. \$5.00 minimum charge.
PROHIBITED WASTE	\$500.00	\$500.00	\$500.00	Not Accepted	\$50.00 minimum charge. RDOS approval required.
Sludge and Screenings from municipal sewage treatment plants	\$110.00 see Charge Information	Not Accepted	\$110.00 see Charge Information	Not Accepted	\$50.00 minimum charge. RDOS approval required. If not RDOS approved prior to DISPOSAL a charge of \$200 M/T will apply with a \$50.00 minimum.
1.3 Authorized CONTROLLED WASTE	Campbell Mountain Landfill	Okanagan Falls Landfill	Oliver Landfill	Keremeos Waste Transfer Station	Charge Information Charge per metric tonne per load or as indicated and see 1.0
SOIL CLEAN	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	\$0.00 see Charge Information	RDOS approval required.

SOIL CONTAMINATED	\$50.00	\$50.00	\$50.00	Not Accepted	Soil Relocation Application required.
Soil Relocation Application	\$250.00 per application	\$250.00 per application	\$250.00 per application	Not Applicable	RDOS approval required.
SOIL SMALL VOLUME CONTAMINATED	\$50.00	\$50.00	\$50.00	Not Accepted	RDOS approval required.
WOOD-PRESERVED	\$60.00 see Charge Information	\$60.00 see Charge Information	\$60.00 see Charge Information	\$60.00 see Charge Information	\$5.00 minimum charge.
WOOD INDUSTRIAL	\$300.00	\$300.00	\$300.00	Not Accepted	\$50.00 minimum charge.
WOOD CHIPPED OR GROUND	\$200.00	\$200.00	\$200.00	Not Accepted	

2.0 - The following charges are in addition to the general charges outlined above in 1.0 to 1.3, shall also apply:

- 2.1 Any REFUSE that is deposited at the ACTIVE FACE or REFUSE BINS, with the exception of DEMOLITION AND RENOVATION MIXED LOAD and CONSTRUCTION NEW MIXED LOAD, that contains CONTROLLED WASTE or RECYCLABLE WASTE, shall be charged three times the rate for REFUSE, or three times the highest rate for any material contained in the load, whichever is greater.
- 2.2 Any SOLID WASTE load that is deposited in a DESIGNATED LOCATION and that is CONTAMINATED or does not meet RECYCLABLE specifications shall be charged four times the rate for REFUSE, or four times the highest rate for any material contained in the load, whichever is greater.
- 2.3 DISPOSING of unauthorized PROHIBITED WASTE in a manner contrary to the RDOS approved protocol shall be charged \$500 per tonne with a \$300 minimum charge, or as determined by the MANAGER.
- 2.4 Any MIXED LOAD deposited at the SITE shall be charged at the rate for the component of the load with the highest applicable rate.
- 2.5 The fee for each load of SOLID WASTE that arrives at the SITE that is not properly covered or secured shall be charged double the normal fee set out in this Schedule with a \$10 minimum charge. (See RDOS Administered Landfills Regulatory Bylaw)
- 2.6 The charge payable under this Schedule shall be paid following the weighing of the empty VEHICLE after the load is DISPOSED and shall be based on the WEIGHT- NET, difference in weight between the WEIGHT - GROSS and the WEIGHT - TARE of the empty VEHICLE.
- 2.7 In the event the weigh scale is not operational, the SITE OFFICIAL shall estimate the weight of each VEHICLE and a fee shall be charged as outlined in this Schedule.
- 2.8 All Agricultural Properties having materials ground or chipped in the SERVICE AREA under the In-Situ Agricultural Chipping Program shall pay a fee as determined by the REGIONAL DISTRICT.
- 2.9 Each offence committed against the current RDOS Administered Landfills Regulatory Bylaw shall be deemed a separate and distinct offence and shall be charged two times the rate for REFUSE, or two

times the highest rate for any SOLID WASTE contained in the load, whichever is greater, with a \$25 minimum charge..

- 2.10 SOLID WASTE verified to have been generated by LOCAL GOVERNMENT IMPROVEMENTS are exempt from TIPPING FEES when prepared and DISPOSED in a manner approved by the MANAGER, and in accordance with this Bylaw, and the RDOS Waste Management Service Regulatory Bylaw.
- 2.11 Except where indicated in the Fees and Charges Bylaw any SOLID WASTE generated outside the designated Landfill SERVICE AREA that is DISPOSED of at a SITE shall be charged two times the rate for REFUSE, or two times the highest rate for any SOLID WASTE contained in the load, whichever is greater, with a \$20 minimum charge. In addition any penalties within the Fees and Charges Bylaw will apply.
- 2.12 DISPOSAL of SOLID WASTE including but not limited to, ASBESTOS CONTAINING MATERIAL, BURNED MATERIAL, CONSTRUCTION NEW MIXED LOAD, DEMOLITION AND RENOVATION MIXED LOAD, FRUIT WASTE, FRUIT /GRAIN BY-PRODUCTS is not authorized for DISPOSAL at the Keremeos SITE.¹
- 2.13 DISPOSAL of SOLID WASTE including but not limited to, ASBESTOS CONTAINING MATERIAL, BURNED MATERIAL, FOOD WASTE, FOOD PROCESSING WASTE, FRUIT WASTE, FRUIT /GRAIN BY-PRODUCTS is not authorized for DISPOSAL at the Okanagan Falls SITE.
- 2.14 The fee for each load of AGRICULTURAL PLASTIC that arrives at the SITE that is not suitably prepared as per RDOS policy shall be charged REFUSE with a \$5.00 minimum charge.
- 2.15 Any SOLID WASTE material over 2.4 metres (8 feet) is charged as BULKY WASTE.
- 2.16 Extra hours to open the Okanagan Falls Landfill are subject to 24 hours notice with a \$150 per hour charge.

Schedule 6 – Parks and Recreation Fees

1.0 - Naramata Parks and Recreation

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

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

3.0 - Kaleden Parks and Recreation

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

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

4.0 - Similkameen Recreation

4.1 Facility Rentals				
	4.1.1	Bowling lanes (for 3 hours and does include shoe rental)		\$80
	4.1.2	Bowling alley space rental (no bowling) per hour		\$20
	4.1.3	Squash/Racquetball minimum 2 hrs. Cost is per hour (is included with monthly fitness pass)		\$20/hr
	4.1.4	Racquet Court rental for private classes (yoga, Zumba etc.)		\$20/hr
	4.1.5	Climbing Wall – (time is determined by certified instructor)		\$40
	4.1.6	Ice Rental – per hour		
		4.1.6.1 Youth (Under 18)		\$80
		4.1.6.2 Adult (18 and over)		\$100
	4.1.7	Off season rink rental with staff – minimum 2 hrs. Cost is per hour.		\$25
	4.1.8	Discounts for (approved) Not for Profit Service Clubs		50%
4.2 Community Pool				
	4.2.1	Single Admission Rates		
		4.2.1.1	Pre-school – 4 and under	Free
		4.2.1.2	Child 5 – 12	\$4
		4.2.1.3	Youth 13 - 17 and Senior (+60)	\$4
		4.2.1.4	Adult 18 - 59	\$4
		4.2.1.5	Family Rate	\$11
		4.2.1.6	10 Flex Pass	\$36
		4.2.1.7	Season Pass (only during public swimming and toonie swim) Family Adult Youth/Senior	\$200 \$100 \$80
		4.2.1.8	Aquasize or Early bird drop in	\$10
		4.2.1.9	Tonnie swim	\$2
	4.2.2	Red Cross		
		4.2.2.1	Preschool – Level 6	\$55
		4.2.2.2	Level 6 – 10	\$75
	4.2.3	Early Bird Club *changed from 3 days per week to 2 days		\$115
	4.2.4	Adult Fitness		\$115
	4.2.5	Aquasize		\$115
	4.2.6	Aquasize Combined		\$170
	4.2.7	Pool Rental – per hour		\$80
4.3 Fitness Room				
	4.3.1	Single Admission Rates		
		4.3.1.1	Child 5 – 12	\$3
		4.3.1.2	Youth 13 – 17 and Senior (+60)	\$3
		4.3.1.3	Adult 18 - 59	\$5
	4.3.2	1 Month Pass		
		4.3.2.1	Child 5 - 12	\$30
		4.3.2.2	Youth 13 -17 and Senior (+60)	\$30
		4.3.2.3	Adult 18 - 59	\$40
	4.3.3	3 Month Pass		
		4.3.3.1	Child 5 - 12	\$80

		4.3.3.2	Youth 13 -17 and Senior (+60)	\$80
		4.3.3.3	Adult 18 - 59	\$110
		4.3.3.4	Family (defined as parents and children. Max 6 people)	\$255
	4.3.4	6 Month Pass		
		4.3.4.1	Child 5 - 12	\$150
		4.3.4.2	Youth 13 -17 and Senior (+60)	\$150
		4.3.4.3	Adult 18 - 59	\$210
		4.3.4.4	Family	\$450
	4.3.5	1 Year Pass		
		4.3.5.1	Child 5 -12	\$240
		4.3.5.2	Youth 13 -17 and Senior (+60)	\$240
		4.3.5.3	Adult 18 - 59	\$360
		4.3.5.4	Family (defined as parents and children. Max 6 people)	\$635
		4.3.5.5	Emergency Organizations (paramedics, fire, police)	\$100
Emergency Organizations (paramedics, fire, police) \$100.00 per year				
4.4 Ice Rink				
	4.4.1	Single Admission Rates		
		4.4.1.1	Pre-school – 4 and under	Free
		4.4.1.2	Child – 5 – 12 years	\$4
		4.4.1.3	Youth 13 -17 and Senior (+60)	\$4
		4.4.1.4	Adult 18 - 59	\$5
		4.4.1.5	Parent &/Child Tot	\$6
		4.4.1.6	Family	\$10
		4.4.1.7	10 Flex Pass	\$32
	4.4.2	Learn to Skate		
		4.4.2.1	3 – 6 Years	\$65
		4.4.2.2	7 and up	\$65
	4.4.3	Mite's Hockey –Child 5 – 12 Years old		
	4.4.4	Sticks and Pucks – Child 8 - 12		
	4.4.5	Sticks and Pucks – Youth 13 – 17		
	4.4.6	Sticks and Pucks – Adult 18 and over		
	4.4.7	Skate Rental	Per session	\$2.50
4.5 Keremeos Bowling				
	4.5.1	League Bowling		
		4.5.1.1	Adult	\$11.50
		4.5.1.2	Senior	\$11
	4.5.2	Drop- In		
		4.5.2.1	Child 5 -12	\$4
		4.5.2.2	Youth 13 -17 and Senior (+60)	\$4
		4.5.2.3	Adult 18 - 59	\$5
		4.5.2.4	Family	\$10
		4.5.2.5	Fun Bowl	\$9.50
	4.5.3	Shoe Rental		
				\$ 2

4.6	Climbing		
	4.6.1	Pre-school 4 and under (adult must be present)	free
	4.6.2	Child 5-12	\$4
	4.6.3	Youth – 5 – 18 years and Senior (+60)	\$4
	4.6.4	Adult 18 - 59	\$5
4.7		Multi Activity drop-in (skate/bowl/climb)(does not include skate or bowling shoe rental)	
	4.7.1	Any two activities	
		4.7.1.1 Pre-school 4 and under	free
		4.7.1.2 Child 5 - 12	\$6
		4.7.1.3 Youth 13 – 17 and Senior (+60)	\$6
		4.7.1.4 Adult 18 – 59	\$8
		4.7.1.5 Family	\$18
	4.7.2	All three activities	
		4.7.1.1 Pre-school 4 and under	free
		4.7.1.2 Child 5 - 12	\$9
		4.7.1.3 Youth 13 – 17 and Senior (+60)	\$9
		4.7.1.4 Adult 18 – 59	\$12
		4.7.1.5 Family	\$27
4.8 Program fees are set at a level sufficient (at minimum) to cover all instructor, expendable and consumable materials and extraordinary costs.			

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

5.0 - Kobau Park

5.1	Park Rental		
	5.1.1	Weekend Rate	
		5.1.1.1.	Family Reunion
		5.1.1.2	Ball Tournament
	5.1.2	Camping	
		5.2.1	Daily per Unit
5.2	Concession		
	5.2.1	Weekend Rate	
	5.2.2	Damage Deposit (refunded if cleaned)	
			\$50
			\$300
5.3	Sports Field Rates		
	5.3.1	Adult League per team	
	5.3.2	Youth League per team	
	5.3.3	Daily	
			\$300
			\$100
			\$50
5.4	Outfield Advertising		
	5.4.1	4x8 Sign	
			\$200

6.0 - Park and Trails Donations

Standard Amenities (types)	Donation Amount (cost estimate*)
Tree Planting	\$400.00 and up
Bicycle Rack	\$1000.00 and up
Park Bench	\$3000.00 .00and up
Park Table	\$2500.00 and up
Garbage Bins (bear proof)	\$1800.00 and up
Pet Stand Dispenser	\$500.00 and up

*Items costs will be based on furniture standards for the select Park, including the item price, delivery charges, taxes, installation, pad and if applicable, plaque PLUS a 10% maintenance fee.

7.0 - Regional Recreation (PAT visits)

Organization Type	Half-Day (3 hours)	
*Municipalities/ School Districts/ Not-for-Profit	\$150 - \$400	
*Commercial/ for Profit	\$300 - \$500	

* Depending on availability

Schedule 7 – Transit Fees

1.0	Local Routes		
	1.1	Single Fare Tickets	\$2.25
	1.2	Sheet of Ten Tickets	\$20.25
	1.3	Day Pass	\$4.50
	1.4	Adult Monthly Pass	\$45.00
	1.5	Student/Senior Monthly Pass	\$35.00
2.0	Regional Routes (Multi-Zone)		
	2.1	Single Fare Tickets	\$4.00
	2.2	Sheet of Ten Tickets	\$36.00
	2.3	Day Pass	\$8.00
	2.4	Adult Monthly Pass	\$60.00
	2.5	Student/Senior Monthly Pass	\$40.00
3.0	Regional Route 70 Kelowna/Penticton (effective September 1, 2019)		
	3.1	Single Fair Ticket	\$5.00
	3.2	Sheet of 10 tickets	\$45.00
	3.3	Day Pass	n/a
	3.4	Adult Monthly Pass	\$100.00
	3.5	Senior/Student Pass	\$85.00

Students enrolled on a full-time basis and persons of the age 65 and over are eligible for the discounted rate, as outlined in the schedule. Discounted rates apply to monthly passes, only.

Fees and charges associated with public transportation fares and service may be waived for the following days: Earth Day (April 22), World Car Free Day (September 22) and federal general election days.

Schedule 8 – Freedom of Information and Protection of Privacy Request Fees

Schedule of Maximum Fees

1. For all applicants:	
(a) for locating and retrieving a record	\$7.50 per ¼ hour or portion thereof after the first 3 hours.
(b) for producing a record manually	\$7.50 per ¼ hour.
(c) for preparing a record for disclosure and handling a record	\$7.50 per ¼ hour.
(d) for shipping copies	actual costs of shipping method chosen by applicant.
(e) for copying records:	
(i) photocopies and computer printouts	\$0.25 per page (8.5 x 11, 8.5 x 14) \$0.30 per page (11 x 17)
(ii) photographs (colour or black & white)	\$5.00 to produce a negative \$12.00 each for 16" x 20" \$9.00 each for 11" x 14" \$4.00 each for 8" x 10" \$3.00 each for 5" x 7"
(iii) compact disc CD or DVD	\$10.00 each
(iv) USB stick	\$15.00 each

Schedule 9 – Street Lighting Bylaw 1618, 1995

- 1.0 Naramata Street Lighting \$6.00 /yr
per parcel of land of the Narmata Street Lighting Local Service Area

Schedule 10 – Cemetery Fees

1.0 Naramata Cemetery	Bylaw 2816
Regional District of Okanagan-Similkameen, 101 Martin Street, Penticton, BC V2A 5J9 Naramata Cemetery located at 3315 Bartlett Road, Naramata, BC.	
1.1 PLOT RESERVATION LICENSE FEES:	
Burial Plot: resident (\$124 allocated to reserve)	\$495
Burial Plot non-resident (\$240 allocated to reserve)	\$660
Cremation Plot: resident (\$42 allocated to reserve)	\$165
Cremation Plot non-resident (\$80 allocated to reserve)	\$220
1.2 INTERMENT OPENING AND CLOSING FEES:	
Burial Plot: 240 cm depth or greater	\$660
Cremation Plot:	\$110
1.3 EXHUMATION OR DISINTERMENT OPENING AND CLOSING FEES:	
Burial Plot:	\$650
Cremation Plot:	\$150
1.4 OPENING OR CLOSING FOR INTERMENT/ EXHUMATION/DISINTERMENT OTHER THAN DURING NORMAL BUSINESS HOURS:	
Fee in addition to that applicable under item 1.2 or 1.3 above for burial plot:	\$220
Fee in addition to that applicable under item 2 or 3 above for cremation plot:	\$220
1.5 ISSUANCE OF LICENSE/PERMIT OTHER THAN DURING NORMAL BUSINESS HOURS, OR LESS THAN 24 HOURS PRIOR TO SCHEDULED INTERMENT:	
Fee in addition to that applicable under item 1, 2 or 4 above:	\$100
1.6 INSTALLATION OF MEMORIAL MARKER:	\$94
(\$10 allocated to reserve)	
1.7 GRAVE LINER:	\$350
1.8 CREMATION URN VAULT:	
Small	\$80
Regular	\$100
Large	\$125

1.9 PICTURE OF INTERRED FOR INTERNET

one time charge (optional) \$50

2.0 TEXT

for internment to a maximum of 200 words, (optional) \$50

2.1 SCATTERING GARDEN

Fee for Scattering Garden Plaque (price will depend on market value of bronze when order is placed) \$200 - \$400

Fee for Scattering Gardens Care Fund \$50

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: March 18, 2021

RE: Communications Policy

Administrative Recommendation:

THAT the Communications Policy be amended to include the changes proposed in the policy attached to the report of March 18, 2021 from the Chief Administrative Officer.

Purpose:

To review policy periodically to ensure it meets the needs of the organization.

Reference:

RDOS Board Policy Manual

Background:

New Board policies are reviewed initially within a two year period and then placed on a five year review cycle thereafter. The goal of the review is first to discuss at the management level any proposed changes and then to submit to the Board of Directors for input and adjustments, as required.

The Communication Policy, along with the RDOS Social Media policy were slated for a review in Quarter 4 of 2021; however, the Communication Policy was brought forward to Q1 upon direction from the Board.

Analysis:

Recent discussion around this policy has focused primarily on who may communicate on behalf of the Board and whether the Chair should be the sole spokesperson for the Board.

At the Corporate Services Committee meeting of March 4, 2021 the committee passed a motion to be referred to the Board of Directors, as follows:

*The Chair and/or their Designate is the primary spokesperson for the Regional District **on regional matters***. The Chair is authorized to release information releases on behalf of the Regional District and provide media interviews in relation to any Board position. Other members of the Regional Board are secondary spokespersons for the Regional District **on regional matters**.*

The EA Director, and/or designate, is the primary spokesperson and promoter for his or her electoral area on matters pertaining specifically to his or her electoral area.

That change is reflected in the amended policy and will come into effect when adopted by the Board of Directors. To ensure consistency in branding and delivery, and to help administration in effectively supporting Directors in their communications, administration proposes to bring in Jan Enns, Local Government Communications professional to the April 15, 2021 Corporate Services meeting for a 1.5 hour workshop with the Board and communications staff. Ms. Enns helps facilitate discussions about essential communications processes, backed up by current statistics and information.

Other changes to the policy include:

- renumbered sections of the Act which reference Officers and Employees
- gender neutral wording

Alternatives:

- That the Board of Directors not support the proposed change to the section of the policy which designates who is the primary spokesperson.

Respectfully submitted:

“Christy Malden”

C. Malden, Manager of Legislative Services

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

POLICY: Communications Policy

AUTHORITY: Board Resolution dated July 16, 2015.

AMENDED: Board Resolution No. _____ dated _____.

POLICY STATEMENT

Consistent communications enable the Regional District of Okanagan-Similkameen (RDOS) to optimize the customer experience and build the organization's brand by fostering dynamic and effective community relationships. The Regional District strives to elevate external communications to a high performing level and values effective communications as an integral part of good governance. It embraces open government and transparency as a fundamental responsibility.

PURPOSE

The purpose of this policy is to establish guidelines to facilitate coordinated, open and responsive corporate communications that consistently and effectively provides information concerning the Regional District's policies, programs, services and initiatives to ratepayers, stakeholders and other partners.

DEFINITIONS

Brand: The personification of our organization: the visual, emotional, rational, and cultural image that is associated with our organization. It is a collection of perceptions in the mind of our stakeholders.

CAO: The Chief Administrative Officer of the Regional District of Okanagan Similkameen, duly appointed by resolution or bylaw of the Board of Directors, and holding the designations under ~~s. 197, 198 and 199 of~~ s. 235, 236, 237 of the Local Government Act.

Chair: The person elected as Chairperson of the Board of Directors for the Regional District of Okanagan Similkameen by ~~his~~ their peers on the Board.

Communications Committee: A team comprised of Regional District staff who meet regularly to network and provide input on communication issues.

Corporate Advertising: Advertising generated at the corporate or departmental level with the function of building the Regional District's corporate image or name-awareness or to disseminate information.

Corporate Signature: The primary way the Regional District identifies itself visually. It is composed of two elements: the symbol and the word mark.

Information Release: A factual written summary of information issued to the Public for the purpose of making a statement or announcement.

Legislative Advertising: Advertising generated at the corporate or departmental level with the function of meeting the statutory advertising requirements specified in relevant legislation.

Manager of Legislative Services: The person delegated the responsibility of s. ~~198~~-236 (Corporate Officer) of the Local Government Act by the CAO.

Media: Representatives of the print and electronic Media.

Plain Language: Effective communication that is clear, concise, relevant and easy to understand.

Senior Management Team: The Senior Management Team for the Regional District of Okanagan Similkameen, as appointed by the CAO.

Stakeholder: Any individual, group of individuals, elected representative or organization with a specific stake or interest in the outcome of a decision.

Target Audience: Groups of people that the RDOS is impacting. In general, target audiences can be divided into two groups, internal and external:

Internal

- Regional Board
- RDOS Staff and Management
- Regional Committees
- RDOS Volunteers

External

- RDOS residents, rural and urban
- Member municipalities, including councillors and staff
- First Nations
- Media
- RDOS business communities
- Identified stakeholder groups
- Senior governments

RESPONSIBILITIES

Information provided by the Regional District to the public will be delivered by trained and knowledgeable staff.

Office of the Chief Administrative Officer

While every employee has an influence on the Regional District's communication efforts, the Office of the Chief Administrative Officer is responsible for managing overall corporate communications.

As part of this function, the Manager of Legislative Services is responsible for the development, management and implementation of corporate communication efforts. The Manager of Legislative Services, with the assistance of staff in that department, will work with all departments and Directors to assist with and guide as necessary, communication and engagement issues.

Regional Board

The Chair and/or their Designate is the primary spokesperson for the Regional District on regional matters. The Chair is authorized to release information releases on behalf of the Regional District and provide media interviews in relation to any Board position.

Other members of the Regional Board are secondary spokespersons for the Regional District on regional matters. The Electoral Area Director or designate is the primary spokesperson and promoter for their electoral area on matters pertaining specifically to their electoral area.

Senior Management Team

Senior Management Team should be prepared to speak to media and/or designate staff from their departments to speak to the media. Management must ensure messages coming from their departments are consistent and timely, and that good media relations are maintained.

Designated staff are expected to maintain media relationships with respect to their specific programs and present consistent and timely messages as required by the Senior Manager.

Communications Committee

The Communications Committee is organized under and administered through the Manager of Legislative Services. Its primary function is to provide advice to the Manager of Legislative Services on communications matters.

PROCEDURES

General

Information provided by the Regional District to the public will be delivered to various target audiences in a timely, courteous and efficient manner. As much as possible, information provided shall be delivered using Plain Language.

When information is provided, it shall be delivered in a format that ensures it is identified as being delivered by the Regional District of Okanagan-Similkameen and will be accompanied by the Corporate Signature.

The range of communication tools at the Regional District's disposal shall be considered with each communication application and staff will identify and use those tools deemed most effective.

When information is unavailable, a prompt and clear explanation shall be provided to the party requesting the information.

Communication Planning

To ensure coordinated and consistent communication practice, strategic communication planning should be part of the annual business planning process.

The Manager of Legislative Services, with input from the organization's various departments and managers, is responsible for developing a strategic communications plan that integrates the Regional District's Vision, Mission and Key Success Drivers.

This plan will broadly identify target audiences, and develop objectives, tools, messages, responsibilities, resources required and means of evaluation parallel to the organization's strategic business plan.

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- the interests of the District are not jeopardized;
- the information provided is factual and free of personal opinions that may embarrass the District, Chair, individual Directors and other District employees;
- the issues discussed are directly relating to the areas of responsibility of the employee who is providing the information to the media;
- questions relating to other Departments are referred to the relevant Department Head for comments;
- they do not respond to media questions if they are not sure of the answers;
- they will refrain from speculation on an individual Director's or the Board's position on District issues; and,
- the confidential nature of sensitive issues is respected.

Handling Information Releases

Department staff are responsible for preparing Information Releases in accordance with the appropriate Administrative Directive.

Information Releases containing information pertaining to Regional Board matters of decisions, potential litigation, controversial issues of involving Regional District personnel shall be routed to the Manager of Legislative Services for approval by the Chairperson of the Regional Board or ~~his/her~~ their designate prior to public release.

Information Releases containing routine or public information, including advisories, meeting notices and agendas shall be routed to the Manager of Legislative Services for release in accordance with delegation from the Chair.

Handling General Requests

All staff are responsible for communicating basic and routine information to the public in relation to specific job duties as outlined in the RDOS Freedom of Information and Protection of Privacy Corporate Guide.

Information outside of the scope of an individual's job duties should be routed to a supervisor or manager. Requests for or questions about private data should be routed to the Manager of Legislative Services for disposition.

Handling Media Requests

With the exception of routine events and basic information that is readily available to the public, all requests for interviews from the media are to be routed through the applicable Manager.

Media requests include anything intended to be published or viewable to others in some form, including television, radio, newspaper, newsletters, and websites. When responding to media requests, employees should follow these steps:

- If the request is for routine or public information (such as a meeting time or agenda) provide the information.
- If the request is regarding information about Regional District personnel, potential litigation, controversial issues, an opinion on a Regional District matter, or if you are unsure if it is a “routine” question, forward the request to the Manager of Human Resources for matters related to personnel or the Manager of Legislative Services for all other matters.

Internal Communications

The Regional District recognizes that open, two-way communication among Managers and Employees is vital to the effective operation of the Corporation and to achieve its Vision, Mission and Goals. Internal communication is an integral part of the annual Corporate Communications Plan.

Corporate Advertising

Corporate Advertising plays an integral role in the Regional District of Okanagan-Similkameen’s brand management and corporate communication efforts. Advertising can be a key instrument in building the corporate image, name-awareness and providing information to stakeholders.

An Administrative Directive shall be developed and maintained to effectively administer corporate advertising at the Regional District.

GUIDING PRINCIPLES

The Regional District of Okanagan-Similkameen will:

- Provide information that is timely, accurate, clear, accessible and responsive;
- Respect the access to information and privacy rights of citizens and employees;
- Support opportunities for engagement to inform public policy;
- Strive to achieve a culture of two-way communication and communications excellence practices.

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

POLICY: Communications Policy

AUTHORITY: Board Resolution dated July 16, 2015.

AMENDED: Board Resolution No. _____ dated _____.

POLICY STATEMENT

Consistent communications enable the Regional District of Okanagan-Similkameen (RDOS) to optimize the customer experience and build the organization's brand by fostering dynamic and effective community relationships. The Regional District strives to elevate external communications to a high performing level and values effective communications as an integral part of good governance. It embraces open government and transparency as a fundamental responsibility.

PURPOSE

The purpose of this policy is to establish guidelines to facilitate coordinated, open and responsive corporate communications that consistently and effectively provides information concerning the Regional District's policies, programs, services and initiatives to ratepayers, stakeholders and other partners.

DEFINITIONS

Brand: The personification of our organization: the visual, emotional, rational, and cultural image that is associated with our organization. It is a collection of perceptions in the mind of our stakeholders.

CAO: The Chief Administrative Officer of the Regional District of Okanagan Similkameen, duly appointed by resolution or bylaw of the Board of Directors, and holding the designations under s. 235, 236 and 237 of the Local Government Act.

Chair: The person elected as Chairperson of the Board of Directors for the Regional District of Okanagan Similkameen by their peers on the Board.

Communications Committee: A team comprised of Regional District staff who meet regularly to network and provide input on communication issues.

Corporate Advertising: Advertising generated at the corporate or departmental level with the function of building the Regional District's corporate image or name-awareness or to disseminate information.

Corporate Signature: The primary way the Regional District identifies itself visually. It is composed of two elements: the symbol and the word mark.

Information Release: A factual written summary of information issued to the Public for the purpose of making a statement or announcement.

Legislative Advertising: Advertising generated at the corporate or departmental level with the function of meeting the statutory advertising requirements specified in relevant legislation.

Manager of Legislative Services: The person delegated the responsibility of s. 236 (Corporate Officer) of the Local Government Act by the CAO.

Media: Representatives of the print and electronic Media.

Plain Language: Effective communication that is clear, concise, relevant and easy to understand.

Senior Management Team: The Senior Management Team for the Regional District of Okanagan Similkameen, as appointed by the CAO.

Stakeholder: Any individual, group of individuals, elected representative or organization with a specific stake or interest in the outcome of a decision.

Target Audience: Groups of people that the RDOS is impacting. In general, target audiences can be divided into two groups, internal and external:

Internal

- Regional Board
- RDOS Staff and Management
- Regional Committees
- RDOS Volunteers

External

- RDOS residents, rural and urban
- Member municipalities, including councillors and staff
- First Nations
- Media
- RDOS business communities
- Identified stakeholder groups
- Senior governments

RESPONSIBILITIES

Information provided by the Regional District to the public will be delivered by trained and knowledgeable staff.

Office of the Chief Administrative Officer

While every employee has an influence on the Regional District's communication efforts, the Office of the Chief Administrative Officer is responsible for managing overall corporate communications.

As part of this function, the Manager of Legislative Services is responsible for the development, management and implementation of corporate communication efforts. The Manager of Legislative Services, with the assistance of staff in that department, will work with all departments and Directors to assist with and guide as necessary, communication and engagement issues.

Regional Board

The Chair and/or their Designate is the primary spokesperson for the Regional District on regional matters. The Chair is authorized to release information releases on behalf of the Regional District and provide media interviews in relation to any Board position.

Other members of the Regional Board are secondary spokespersons for the Regional District on regional matters. The Electoral Area Director or designate is the primary spokesperson and promoter for their electoral area on matters pertaining specifically to their electoral area.

Senior Management Team

Senior Management Team should be prepared to speak to media and/or designate staff from their departments to speak to the media. Management must ensure messages coming from their departments are consistent and timely, and that good media relations are maintained.

Designated staff are expected to maintain media relationships with respect to their specific programs and present consistent and timely messages as required by the Senior Manager.

Communications Committee

The Communications Committee is organized under and administered through the Manager of Legislative Services. Its primary function is to provide advice to the Manager of Legislative Services on communications matters.

PROCEDURES

General

Information provided by the Regional District to the public will be delivered to various target audiences in a timely, courteous and efficient manner. As much as possible, information provided shall be delivered using Plain Language.

When information is provided, it shall be delivered in a format that ensures it is identified as being delivered by the Regional District of Okanagan-Similkameen and will be accompanied by the Corporate Signature.

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March 18, 2021

Planning & Development Committee
Agenda Item No: C.3. X2020.009-ZONE
Additional Representation

From: Bob Handfield
Sent: March 14, 2021 10:37 PM
To: Subrina Monteith <smonteith@rdos.bc.ca>
Subject: amendments to the ESDP by-law

Hello Subrina,

I have submitted a version of this email (below) to you previously regarding my opposition to the proposed amendments to the ESD Permits.

I know it is being considered this week. Can my letter be a part of the record – will other directors get a copy of it?

Thanks

Bob Handfield

“The Okanagan is a national hotspot of biodiversity, holding one of the highest ratings both nationally and globally of species richness as well as species rarity. The region is a critical corridor for wildlife movement, connecting the dry landscape habitat of the central interior with that of the south. A range of interconnected ecosystems – from grasslands, riparian and wetland areas, forests, rugged terrain, to rocky cliffs – serve as critical habitat for a diverse collection of rare and endangered species.”

“As Canadians, the idea of landscape intuitively makes sense. We are a nation awestruck with the visual image of it, the experience of it. Yet, we also see its value as a resource to be consumed. In the same breath of our reverence, we talk about ripping into the natural resources within spell-binding panoramas. We risk leaving behind altered and consumed landscapes: landscapes that no longer yield or sustain diverse life.

The Okanagan Valley is drifting towards becoming one such consumed landscape.”

These quotes are from:

Ecological wisdom: Reclaiming the cultural landscape of the Okanagan Valley published in *The Journal of Urban Management*, December 2018. [Link to full article at the bottom of this email.](#)

ESDP's are the ONLY tool that RDOS has in place to consider environmental values and impacts, and to mitigate impacts to the environment as part of a development approval/development process. The only tool. What is the alternative then?

-the Local Government Act enables local governments to designate ESDPA's to regulate the form and character of development and to influence the siting of development on a parcel. EDPAs enable staff and decision makers to make site-specific decisions about protecting sensitive ecosystems. This is important, it could be the difference between someone clearing/dumping soil on, excavating, putting in

a driveway/house/garage/barn on top of /in the middle of a sensitive ecosystem rather than knowing what is there and having someone knowledgeable help them to consider it and at least avoid it.

-Data from the SOSCP suggests that the ESDP provisions have improved the consideration of, and protection of sensitive valuable ecological resources on private land during development processes. It has influenced the form and character, and the siting of development on sensitive parcels despite the limitations of the tool. The Environmental Law Centre (University of Victoria) also highlights that the ***“EDPAs enable staff and council to make site-specific decisions about protecting sensitive ecosystems. They can specify conditions and standards that a developer must meet. Environmental protection staff agree that EDPAs are the best way to protect sensitive ecosystems. EDPAs are also the best way to prohibit site disturbance before approval of a development project.***

-Local governments have adopted a “professional reliance model” for DP’s in which the applicant is responsible for hiring and paying the professional to develop the report and prescribe mitigation. This is so that all taxpayers are not responsible for the development costs of an individual developer in which the benefits accrue to that developer. The ESDP’s have outlined expectations and standards for environmental reports and professionals are held to their ethics and associations for accountability. This is no different than an architect/contractor/geotechnical required to provide professional expertise related to building codes, safety, structure and location for building permits.

-Yes, the provisions for forcing compliance is not as easy as for a municipality. However, if the RDOS was serious about compliance it would use the tools at hand (in contravention of s 489, and the local government obtains a court order requiring the restoration of the land, the court may order the owner to obtain a development permit before undertaking the restoration work and comply with all applicable application requirements and fees.). It also has some discretion about what it can do - and there are other tools for how they might deal with development without a permit. AGAIN – IS THIS A GOOD RATIONALE FOR REMOVING THEM? IT IS THE ONLY TOOL THEY HAVE FOR CONSIDERING/PROTECTING THE ENVIRONMENT AS PART OF DEVELOPMENT APPROVAL.

-They have discretion about what they can ask those who build without a permit to do (with or without a professional opinion). Is replanting /restoring not the right thing to do when sensitive habitat has been destroyed without a permit? Could they not use other mechanisms such as : bonds, helping to educate the landowner (when not in compliance with their DP), or without a permit? Supporting the uptake of the permit provisions with help and advice, maybe hold other permitting until the DP’s are in place? MONITORING!?

-The ESDP provisions, like any other permitting tool (and especially because of the complexity of the divisions of power regarding the environment in BC and Canada) are not perfect, and they do require improvement – but it seems counterproductive to remove them completely (or create exemptions that render them not- applicable to 85% of the development that is occurring in the RDOS).

-If not an ESDP, then what is in place to consider the environmental values and impacts, and provide strategies to mitigate those impacts during the development application/adjudication and implementation process in one of THE most important places ecologically in Canada?

During the recent provincial election the NDP promised to implement the “full slate of proposals from the Old Growth Strategic Review Panel” – including a new provincial law to prioritize biodiversity and ecosystems. Lawyers from West Coast Environmental Law Society say “That promise has implications

extending beyond forestry, because one of the signature recommendations of the OGSR is that BC enact a new, overarching law to establish ecosystem health and biodiversity as priorities across all sectors in British Columbia.”

This seems like the most inappropriate time possible for the RDOS to abandon the ESDP area regulations and by this action, send a signal to one and all that the RDOS is giving up on the environment. This despite the fact that numerous professional opinion polls over the past 15 years show that a healthy natural environment is a top priority for residents of the South Okanagan.

With regard to the Board direction that “ESDPs should in no way prevent or discourage residents from firesmarting their properties according to the FireSmart principles”, I’m told that the Planning Dept admits that the ESDP designation has never been a problem in allowing people to FireSmart their properties (in other words this is a red herring).

I strongly urge you to reject the proposed amendments to the ESDP’s.

Bob Handfield
Kaleden



BOARD DATE: March 18, 2021
AGENDA ITEM: C.1.C
AREA CCP REVIEW

March 15, 2021

File: 2020083

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

Attention: Christopher Garrish, Planning Manager

Re: Electoral Area "A" Official Community Plan Update

The Ecosystems Section of the Ministry of Forests, Lands, Natural Resource Operations and Rural Development provides the following response to the above noted referral.

Thank you for the opportunity to provide input into the RDOS's Area "A" Official Community Plan update. Our input is guided by provincial legislation, including the *Riparian Areas Regulation*,ⁱ best management practices, guidelines and strategies outlined in *Develop with Care*,ⁱⁱ *Wetland Ways*,ⁱⁱⁱ *Keeping Nature in our Future – Biodiversity Conservation Strategy for the Okanagan*^{iv} and the *Green Bylaws Toolkit*. Our comments focus on general principles and policies, and specific tools that relate to protection and conservation of the natural environment; in particular, our priorities are wetlands and species at risk.

Defining Environmentally Sensitive Development Permit Areas

- Be aware that regional scale mapping may not identify small but locally important natural areas, including ephemeral (seasonal) wetlands and habitat features like wildlife trees or den sites. These features can only be identified through detailed assessment and review of the site. As a result, we **recommend that the Environmentally Sensitive DPA be mapped to include all undeveloped or greenfield lots** in addition to mapped sensitive features. Such an approach would improve the capacity of the ESDPA to address these locally important and sensitive habitat features.
- Please recognize that the Riparian Area Protection Regulation (see below) only requires the assessment waterbodies, including wetlands, that have a direct connection (overland or via culvert) to fish-bearing waters. To better protect those wetlands without direct connections to fish habitat as sensitive habitats, we **recommend explicit inclusion of wetlands as sensitive habitats in policy, mapping and guidelines for the**

Environmentally Sensitive Development Permit Area, and inclusion of wetlands in the definition of watercourse within the OCP. Note that this means that the Environmentally Sensitive DPA may overlap with the Watercourse DPA.

Regulatory Bylaws

We are continuing to see the loss of sensitive habitats as a result of soil removal/deposit activities and the infilling of wetland and riparian features, including seasonal wetlands that may not appear on existing wetland mapping. Due to increasing concern throughout the Okanagan valley, we are recommending local governments pursue the drafting of bylaws specific to these activities. These may include a Soil Deposit and Removal Bylaw, a Watercourse Protection Bylaw, and a Tree Protection Bylaw. These regulatory bylaws also provide additional enforcement mechanisms in cases where Environmentally Sensitive Development Permits are not obtained or are violated.

Soil Deposit and Removal Bylaw

- We recommend all soil deposit and removal activities that occur on a land area more than 0.25 ha, exceed 1 metre depth and/or involve more than 10 cubic metres of soil per parcel per year be required to obtain a permit. Further, as part of the permit application, we recommend that the location of wetlands and other watercourses be identified and an Environmental Assessment be prepared by a QP if the proposed activities are within 30 m of a watercourse or wetland. The *Green Bylaws Toolkit* provides additional recommendations for this bylaw (Sections 14.6 and 25.2).

Tree Protection Bylaw & Watercourse Protection Bylaw

- The *Green Bylaws Toolkit* provides recommendations for these regulatory bylaws (Sections 14.5, 14.7, 25.1, and 25.3). In particular, with respect to the Tree Protection Bylaw, any replacement guidelines should be consistent with the BC Tree Replacement Criteria, and tree removal should follow the provincial best management practices.

If you have any other questions or require further information please feel free to contact the undersigned at jamie.leathem@gov.bc.ca or 778-622-6834.

Yours truly,



Jamie Leathem
Ecosystems Biologist
JL/jl

¹ <http://www2.gov.bc.ca/gov/content/environment/plants-animals-ecosystems/fish/riparian-areas-regulation>

² <http://www.env.gov.bc.ca/wld/documents/bmp/devwithcare/>

³ http://www.env.gov.bc.ca/wld/documents/bmp/wetlandways2009/wetlandways_docintro.html

⁴ <http://okcp.ca/index.php/projects/current-projects/532-okanagan-biodiversity-strategy>

⁵ http://www.greenbylaws.ca/documents/GreenBylawsToolkit_2016.pdf



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info@klassenwoodco.com
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March 15, 2021

RDOS
101 Martin Street
Penticton, BC
Canada V2A 5J9
Attention: JoAnn Peachey

BOARD DATE: MAR 18, 2021
AGENDA ITEM: C.4.b
ADDITIONAL REPRESENTATION
1655 MAPLE STREET

RE: Letter of Support - 1655 Maple Street, OK Falls

Dear JoAnn Peachey,

On behalf of Klassen Wood Company, Valley Carriers, and the Klassen Business Group, we would like to express our support for the rezoning of 1655 Maple street property in OK Falls. Our companies have offices in New Westminster, Abbotsford, and Merritt.

The OK Falls industrial park is ripe for economic expansion. Smaller parcels of land will make it possible for more businesses to start-up and prosper in the area.

My parents live in Kaleden and we spend lots of time in the OK falls and surrounding area. We hike to the top of Peach Cliff often, which overlooks the property. With the proposed rezoning and stratification we are excited about 1655 Maple street land getting utilized instead of staying empty.

If this project proposal is successful we hope to add 10-20 jobs to the local economy by opening up a facility on a piece of this land.

We look forward to hearing the outcome of the public hearing regarding this property.

Sincerely,

John-Mark Ferguson
CEO, Director
Klassen Wood Company
Klassen Business group



Lauri Feindell

From: JoAnn Peachey
Sent: March 18, 2021 8:39 AM
To: Lauri Feindell
Subject: FW: Amendment Bylaw No. 2455.44, 2020

BOARD MEETING: MARCH 18, 21
AGENDA ITEM: C.4.b
Additional Representation
1655 MAPLE

From: Trevor Stearns
Sent: March 17, 2021 7:13 PM
To: robirek@rdos.ca
Cc: Planning <planning@rdos.bc.ca>; JoAnn Peachey <jpeachey@rdos.bc.ca>
Subject: Amendment Bylaw No. 2455.44, 2020

Dear Director Obirek,

My wife Barb and I have recently moved back home to the beautiful Okanagan after almost 20 years away. My family has lived in Kelowna for over 75 years and when we started our journey back to our roots we decided to look more in the South Okanagan. Our search found us finding a landing spot in Okanagan Falls which we have fallen in love with in our short time here.

As you know OK Falls is a beautiful community that has been rooted in agriculture and recreation. Over the years, it seems like employment opportunities have passed the community over. It is excellent to see this industrial land development in our community. A job focused development is exactly what OK Falls needs to boost the local economy, create employment and prosperity for other local businesses. This industrial land subdivision and development, in my opinion, can be the catalyst of change. More employment means more people moving to our community which will result in more house construction, more kids for our schools and churches and more new businesses on our main street. Bottom line, more prosperity for everyone, including increasing our tax base.

I just wanted to let you know as new residents of our community I fully support this application and I hope you will do the right thing and support this investment into our community.

Respectfully,

Pastor Trevor Stearns

Board date: March 18, 2021
Agencia Hem: C-5, b
D2021.001-ZONE
850 RAILWAY

From: Rhonda Martin <rhondamartin@live.com>
Sent: March 17, 2021 9:25 AM
To: Rushi Gadoya <rgadoya@rdos.bc.ca>
Subject: Public Hearing - March 18

We own a condo at 850 Railway Lane, Okanagan Falls. We received a notice of a public hearing - Amendment Bylaw No. 2455.45, 2021.

We are in support of the proposed construction of the condos being built at 850 Railway Lane, after so many years of the space sitting empty and not utilized.

We are in support of the amendment of the above bylaw as laid out in the letter we received dated February 24, 2021 (amending Schedule 1 and Schedule 2), related to conversion of the bottom two commercial units into residential units.

Rhonda and Randy Martin