

## Lesley Gibbons

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**From:** Danielson, Steven <Steven.Danielson@fortisbc.com>  
**Sent:** April 17, 2025 9:24 AM  
**To:** Planning  
**Subject:** Highway 97, 5154, RDOS (C2025.003-ZONE)

With respect to the above noted file,

### Land Rights Comments

- There are no immediate concerns or requests for additional land rights based on the proposed change in use and plans provided.

### Operational & Design Comments

- There are FortisBC Electric ("FBC(E)") primary distribution facilities along Highway 97 and Road No. 7. The existing FBC(E) facilities do not appear to be affected by the proposed change in use.
- For any changes to the existing service, the applicant must contact an FBC(E) designer at 1-866-4FORTIS (1-866-436-7847) for more details regarding design, servicing solutions, and land right requirements.

If you have any questions or comments, please contact us 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](mailto:FBCLands@fortisbc.com)



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## Lesley Gibbons

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**From:** Joseph Trottier <JTrottier@oliver.ca>  
**Sent:** April 23, 2025 2:18 PM  
**To:** Planning  
**Cc:** Colin Martin  
**Subject:** Bylaw referral - Zoning Amendment - 5154 Highway 97  
**Attachments:** Bylaw Referral Sheet(2025-04-08) - 5154 Highway 97.pdf

Some people who received this message don't often get email from jtrottier@oliver.ca. [Learn why this is important](#)  
Hi,

Please find attached referral sheet.

Cheers,



**Joseph Trottier, ASCT** | Engineering Technologist II  
Box 638, 5971 Sawmill Road | Oliver, BC V0H 1T0  
p. 250 485 6217  
Email: [jtrottier@oliver.ca](mailto:jtrottier@oliver.ca)  
[Facebook](#) | [Twitter](#) | [Instagram](#) | [Voyent Alert!](#)



OKANAGAN  
SIMILKAMEEN

# Bylaw Referral

Regional District of Okanagan-Similkameen

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

Telephone: 250-492-0237 / Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)

## OFFICE USE ONLY

Date: April 8, 2025

Bylaw: 2800.54

File: C2025.003-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](mailto:planning@rdos.bc.ca) by May 8, 2025.

**PURPOSE OF THE BYLAWS:** The applicant is seeking to amend the zoning of their property in order to allow for 5 agri-tourism sleeping units. Specifically, it is being proposed to:

- amend the zoning of the property under the Okanagan Valley Zoning Bylaw No. 2800, 2022, from Agriculture One (AG1) to Agriculture One Site Specific (AG1s).

**LEGAL DESCRIPTION:** Lot 260, Plan KAP1790, District Lot 2450S, SDYD

**CIVIC ADDRESS:** 5154 Highway 97

**PID:** 011-313-081

**AREA OF PROPERTY AFFECTED:**

4.59 ha

**ALR STATUS:**

Yes

**OCP DESIGNATION:**

Agriculture (AG)

**ZONING DISTRICT:**

Agriculture One (AG1)

### OTHER INFORMATION:

The applicant is seeking a Zoning Bylaw amendment in order to allow for five (5) agri-tourism accommodation sleeping units to have a maximum area of 42.0 m<sup>2</sup>, excluding the area of a washroom. The property is entirely within the Agricultural Land Reserve (ALR). The property is within the Town of Oliver's water system. The property is also subject to a Watercourse Development Permit (WDP) Area, and is classified by BC Assessment as part "Residential" Class 01, and part "Farm" Class 09.

Additional information can be found at the following location:

[C2025.003-ZONE | RDOS](#)

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.

*Colin Martin*

Colin Martin, Planner I

### Agency Referral List

☒ Town of Oliver

☒ School District No. 53

☒ Oliver Fire Department

☒ Agricultural Land Commission (ALC)

☒ Fortis

☒ Ministry of Transportation and  
Transit (MoTT)

## RESPONSE SUMMARY

### AMENDMENT BYLAW NO. 2800.54

☐ Approval Recommended for Reasons Outlined Below

☐ Interests Unaffected by Bylaw

☒ Approval Recommended Subject to Conditions Below

☐ Approval Not Recommended Due to Reasons Outlined Below

Applicant must have apply for water upgrade with drawings, indicating size of service required from the Town of Oliver, as the current size of water service is not adequate for a fruit stand and a 5 unit building. This property applied for water to 437 Road 7 in 2019, for a fruit stand only. The water service installed was sized according to the requirements of a fruit stand only.

Signature: 

Signed By: JOSEPH TROTTER

Agency: TOWN OF OLIVER

Title: ENGINEERING TECHNOLOGIST II

Date: APRIL 23, 2025