



Interior Health

August 23, 2022

Fiona Titley, Planner II
Regional District of Okanagan-Similkameen
101 Martin Street
Penticton, BC V2A-5J9

Sent via email: planning@rdos.bc.ca

Dear Fiona:

**RE: File E2022.013 –TUP:
3305 McGibney Road: Lot 10, Plan KAP9727, District Lot 210, SDYD**

Thank you for the opportunity to provide comment on this application. It is our understanding that the applicant is requesting a Temporary Use Permit, for no more than 3 years, which will allow for the use of an accessory dwelling on a parcel less than 1.0 ha. The accessory dwelling in this application, is in the form of a recreational vehicle (RV). Our understanding is that the primary dwelling located on the parcel is serviced by onsite septic and community water, conditions of the temporary permit are for the RV to also be connected to community water and the onsite sewerage system.

The health stance behind the Okanagan Valley Zoning Bylaw, regarding section 7.2.4, is that parcels less than 1.0 ha might not have enough useable land to accommodate a back up septic system, when the first system fails; this can then lead to public health concerns. A sewerage system file search was completed for 3305 McGibney Road and no records were found, therefore we are unaware of the age of the current septic system. All onsite sewerage systems have a limited lifespan and when the existing system malfunctions, new land appropriate for a sewage dispersal field must be found. The more site constraints on a parcel, such as small parcel size and cut-banks, the more difficult, and costly, the replacement system. Therefore, we advise that an [Authorized Person](#) (Engineer) under the BC [Sewerage System Regulation](#) [B.C. Reg. 326/2004] complete a performance inspection of the existing system to ensure the system is in good working order and to establish if the existing system has the capacity to support the addition of the RV connection.

We support the compassionate use that would allow the applicant to care for her mother such that her mother is able continue living in her home. Appropriate housing is extremely important to health and well-being. Supporting people to stay in their own homes as they age greatly benefits the health of that individual as well as the surrounding community.

Having said this, it is important for the applicant to understand that RVs do not meet quality standards for living in long-term. Having access to the principle dwelling, if needed, will help to mitigate potential health

We recognize and acknowledge that we are collectively gathered on the traditional, ancestral, and unceded territories of the seven Interior Region First Nations. This region is also home to 15 Chartered Métis Communities. It is with humility that we continue to strengthen our relationships with First Nation, Métis, and Inuit peoples across the Interior.

hazards (i.e. extreme heat or cold). In addition, it is strongly recommended the applicant completes a safety check of the RV to ensure all systems are operating properly, such as electrical, heating/cooling and propane systems, and fire and carbon monoxide monitors are installed and emergency exits are operable, and that they are tested regularly to ensure they continue to function properly.

In Summary, we advise that an Authorized Person examine the septic system to ensure it can handle the additional wastewater from the RV and we strongly recommend the applicant completes a safety check of the RV. In closing, we support actions that assist people being able to remain in their homes. However, we recommend the applicant also pay attention to her own safety.

Sincerely,



Tanya Osborne
Community Health Facilitator
Healthy Communities Healthy Families

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Lauri Feindell

Subject: FW: [External Email] - Bylaw Referral - E2022.013-TUP - 3305 McGibney Road

From: Referrals <Referrals@fortisbc.com>
Sent: August 2, 2022 3:49 PM
To: Planning <planning@rdos.bc.ca>
Subject: RE: [External Email] - Bylaw Referral - E2022.013-TUP - 3305 McGibney Road

Good afternoon,

No concerns from a FortisBC (gas) perspective.

Thank you,

Krystina O’Gorman
Lands Administrator
Lands, FortisBC Energy Inc.
16705 Fraser Hwy, Surrey, BC V4N 0E8
Direct Phone 604-592-8205
Toll Free 1-800-773-7001



e contact the sender immediately and delete all copies of the message including removal from your hard drive. Thank you.

Lauri Feindell

Subject: FW: Bylaw Referral - E2022.013-TUP - 3305 McGibney Road
Attachments: Bylaw Referral E2022.013-TUP.pdf

From: Naramata Fire Chief <NaramataFC@rdos.bc.ca>
Sent: August 4, 2022 7:38 PM
To: Fiona Titley <ftitley@rdos.bc.ca>
Subject: RE: Bylaw Referral - E2022.013-TUP - 3305 McGibney Road

Hi Fiona,

Our service is not affected by this proposal

Thanks for asking 😊

Dennis Smith, Fire Chief
Naramata Fire
Ph:250-496-5319 Cell:250-462-5023
naramatafc@rdos.bc.ca