

Lauri Feindell

From: McBurnie, Michael ALC:EX <Michael.McBurnie@gov.bc.ca>
Sent: November 22, 2021 11:10 AM
To: Shannon Duong
Subject: RE: Bylaw Referral - Zoning Amendment - Electoral Areas "A", "C", "D", "E", "F", & "I"

Follow Up Flag: Follow up
Flag Status: Completed

Hi Shannon,

I have reviewed the zoning amendment to limit and regulate shipping containers. The ALC has no concerns with it.

If you have any further questions, please let me know.

Michael McBurnie (he/him)
Regional Planner, Northeast, Interior, and Okanagan Regions
Agricultural Land Commission
michael.mcburnie@gov.bc.ca | 236.468.3246

From: Shannon Duong <sduong@rdos.bc.ca>
Sent: November 12, 2021 9:47 AM
To: ALC Okanagan Land Use ALC:EX <ALC.Okanagan@gov.bc.ca>; hbe@interiorhealth.ca; kmg365@live.ca; Kaleden Fire Chief <FCKaleden@rdos.bc.ca>; Naramata Fire Chief <NaramataFC@rdos.bc.ca>; okfallschief@gmail.com; Forbes, Christina D AFF:EX <Christina.Forbes@gov.bc.ca>; AMFD Firechief <firechief@amfd.org>; XT:Osoyoos, Town ENV:IN <tosoyoos@osoyoos.ca>; ofid@telus.net; k.i.d@shaw.ca; Tony.lannella.WVFD@hotmail.com
Subject: Bylaw Referral - Zoning Amendment - Electoral Areas "A", "C", "D", "E", "F", & "I"

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Re: Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020
Electoral Areas "A", "C", "D", "E", "F", & "I"

<https://www.rdos.bc.ca/development-services/planning/strategic-projects/metal-storage-review/>

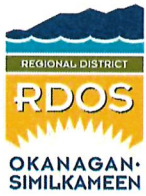
The Regional District of Okanagan-Similkameen (RDOS) is seeking input from agencies whose interests may be affected by a zoning amendment bylaw.

NOTE: Your agency has previously received a referral for this amendment bylaw; however, updates have been made to the amendment bylaw following the direction provided by the RDOS Planning & Development Committee at their October 21, 2021 meeting. As such, the RDOS is seeking additional agency input in regards to these updates.

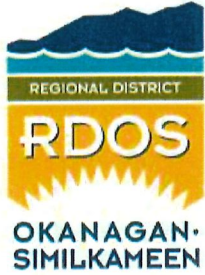
Please find attached a referral for a Zoning Amendment Bylaw and a link above to the strategic project, draft amendment bylaw, and related documents. Please review this information and if you have any questions, please do not hesitate to contact me.

Once reviewed, if you have any comments/concerns, please forward them to planning@rdos.bc.ca by **December 12, 2021**.

Regards,



Shannon Duong, MRM • Planner I
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250.490.4384 • t.f. 1.877.610.3737 • f. 250.492.0063
sduong@rdos.bc.ca • [RDOS](#)
[FACEBOOK](#) • [YOUTUBE](#) • Sign up for [REGIONAL CONNECTIONS](#)



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.:** X2020.006-ZONE

FROM: Name: Mike Allan
(please print)

Street Address: _____

**RE: Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws**

My comments / concerns are:

- I do support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers.
- I do support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers, subject to the comments listed below.
- I do not support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2895, 2020.

This would create a very unsightly situation for our Strata. I do not support this.

**Feedback Forms must be completed and returned to the Regional District
no later than December 31, 2021.**

Lauri Feindell

From: Candy Anders -
Sent: November 15, 2021 2:48 PM
To: Christopher Garrish; Shannon Duong
Subject: Metal Storage Container Review Propsed Bylaw 2895

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Metal Storage Containers

I recently noticed link on RDOS Facebook page regarding the above.

Sorting through the documents is not my forte and I notice on one document dated September 13, 2021, there is reference to Area A and mention of Anarchist Mountain. (Page 2 of 8).

What is the essence of the reference to Anarchist Mountain, and is this area at risk of having the proposed bylaw watered down further?

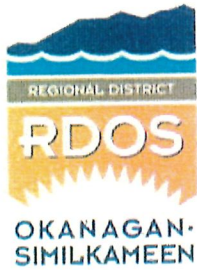
Thanks, appreciate your reply.

Lauri Feindell

From: Andy Anderson
Sent: December 24, 2021 9:17 AM
To: Planning
Subject: Metal storage containers Westwood

I do not want the use of storage containers in my neighborhood.

Thank you
Marilee Anderson



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.: X2020.006-ZONE

FROM: Name:

Brenda Arychuk
(please print)

Street Address:

12505, B.C.

RE:

**Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws**

My comments / concerns are:

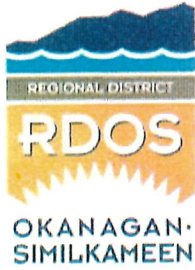
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Thank you!

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

TO: Regional District of Okanagan Similkameen. **FILE NO.:** X2020.006-ZONE

FROM: Name: Michael Anychuk
(please print)

Street Address: Osroyos, B.C.

RE: **Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020**
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws

My comments / concerns are:

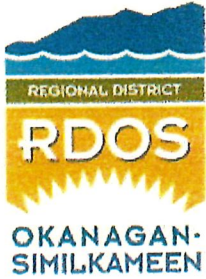
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[Handwritten signature]
Dec 3/21

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

TO: Regional District of Okanagan Similkameen FILE NO.: X2020.006-ZONE

FROM: Name: ROBERT BIRD
(please print)

Street Address: Penticton
V2A 8Y7

RE: Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws

My comments / concerns are:

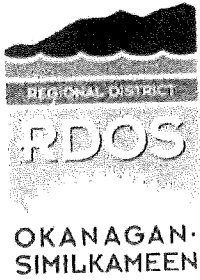
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metal storage containers should not be allowed
on properties under 2 ha and certainly not
allowed to be stacked

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

TO: Regional District of Okanagan Similkameen FILE NO.: X2020.006-ZONE

FROM: Name: Ola Bjordal
(please print)

Street Address: _____

RE: Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws

My comments / concerns are:

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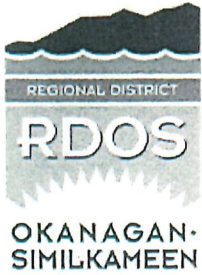
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Provided this clause remains in the bylaw:

All metal storage containers in Low Density Residential and Small Holdings zones must be painted in a colour consistent with the principle building.

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Feedback Form

RECEIVED
Regional District

DEC - 9 2021

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

101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen FILE NO.: X2020.006-ZONE

FROM: Name: Diana Blumel
(please print)

Street Address: _____

RE: Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws

My comments / concerns are:

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This is a residential area with lovely homes and gardens. Storage containers do not belong here. They belong in industrial areas only.

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From: Mike Allan
Subject: Shipping Containers in Westwood
Date: December 7, 2021 at 3:53 PM
To: Bruce Turnbull
Cc: Mike Allan



From: Bruce Turnbull
Subject: Shipping Containers in Westwood
Date: December 7, 2021 at 2:38:45 PM PST
To: Mike Allan

I recently approached Mike Allan, our Strata President, with my concerns about the RDOS considering allowing metal shipping containers in our residential area. He asked me to provide info that can be sent to the residents of Westwood to review.

To the residents of Westwood be aware that the RDOS is fast approaching the time when the Board will vote on allowing metal shipping containers on all properties in Area F which is the Area we all live in. If passed it could mean that we will see shipping containers on properties in Westwood. This would be a tragedy for property owners who prefer the area to remain as is. Imagine sitting on your back deck enjoying life but having to stare at a rusting 40 foot shipping container sitting next door or on the other side of your 6 foot high back fence. The RDOS is asking for feedback on this and I would ask that all residents of Westwood fill out the Feedback Form indicating that you would not support shipping containers in our area. Below is the Area F portion of the Bylaw, and I have underlined the portion that pertains to our zoning which is Low Density Residential and Small Holdings. Westwood has the smallest lots within this zoning. The Feedback Form can be found by clicking on the link provided here. or go to the bottom of this email where you will find a PDF version.

<https://www.rdos.bc.ca/assets/PLANNING/AreaX/2020/006-ZONE/FeedbackFormv20211110.pdf>

Fill out the form and place your comment that you are opposed to this version of the Bylaw in the space provided and send it to the email address provided at the top of the Feedback form. planning@rdos.bc.ca

Here is the Bylaw part highlighted that affects Westwood.

6. The "Electoral Area "F" Zoning Bylaw No. 2461, 2008" is amended by: i) adding a new definition of "metal storage container" under Section 4.0 (Definitions) to read as follows: "metal storage container" means a purpose-designed metal cargo container for holding of goods, which is intended to be placed on a ship, truck or railcar; ii) adding a new sub-section 7.29 (Metal Storage Containers) under Section 7.0 (General Regulations) to read as follows: 7.29 Metal Storage Containers .1 The use of Metal Storage Containers as accessory buildings or structures is permitted in accordance with the following criteria: a) in the Resource Area, Agriculture, Large Holdings and Industrial zones metal storage containers may only be stacked vertically to a maximum of two (2) containers and subject to the prior issuance of a building permit. b) in the Low Density Residential and Small Holdings zones only one (1) metal storage container may be used as an accessory building or structure on a parcel, and only if: i) the metal storage container is not sited between a principal building and: .1 the front parcel line; and .2 in a Low Density Residential zone, an exterior side parcel line. c) Despite sub-section 7.29.1(a) and (b), one (1) metal storage container may be used for temporary storage: i) during construction in any zone, provided that a valid building permit has been issued authorizing construction of a building or structure. The metal storage container must be removed upon completion of the construction, and for this purpose construction is deemed to be complete on the earlier of the date on which an occupancy permit for the construction is issued, or the building or structure is used or occupied; or ii) for a period not exceeding 30 days for the purpose of loading or unloading goods related to a relocation of a residential or commercial use.

If you have any questions please feel free to contact me and I will try to answer them. You can also contact the RDOS and our area Rep Riley Gettens and her email address is rgettens@rdos.bc.ca

Kindest regards,

Bruce Turnbull

Lauri Feindell

From: Jim Cavin
Sent: December 16, 2021 4:49 PM
To: Planning
Subject: Metal containers

Not in favour at all. There's enough junk on property in West Bench and Sage Mesa already that the RDOS bylaw people ignore. IF they are permitted, it should be on lots >2.5 ha and subject to normal setbacks.

Jim Cavin

Feedback Form



OKANAGAN
SIMILKAMEEN

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

FILE NO.: X2020 006-ZONE

TO: Regional District of Okanagan Similkameen

FROM: Name:

LISA & GEOFF COWLING
(please print)
PENTICTON, BC
V2A 8Y8

Street Address:

RE: Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws

My comments / concerns are:

- I do support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers.
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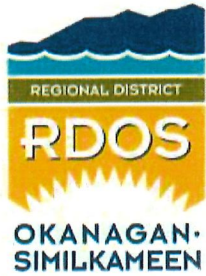
I do not support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers. LARGE THESE CONTAINERS SHOULD ONLY BE USED ON AGRICULTURAL AREAS.

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- .5 ACRE LOT IS TOO PERMISSIVE - REQUIRED SIZE SHOULD BE BIGGER - PERHAPS 1 ACRE. (7.29, 15.1)
- RE ALLOWING CONSTRUCTION FOR TEMPORARY USE DURING CONSTRUCTION (7.29, 1, c, i) - WE WOULD LIKE TO SEE TIMELINE STRICTLY ENFORCED, NOT OPEN-ENDED.

(THE QUESTIONS ON THIS FORM ARE DIFFICULT TO UNDERSTAND.)

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Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** X2020.006-ZONE

FROM: Name: Elizabeth & Jeff Craik
(please print)

Street Address: Kaleden BC V0H 1K0

RE: **Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020**
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws

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I am in support of the amendments made to the Storage Container bylaw for
Option #3 in Area I. I have no objections to having a container compliment a
house for esthetic purposes or not be in the front & centre in the yard.
My main concern was having to basically build a carport over the container.
I do think that perhaps leaving it at 0.5 or even 0.4 hectares (1 acre) would
probably be easier down the road considering all the new builds & future subdivisions
going up in Area I. Thank you for letting me express my opinion in the matter
Regards, Liz Craik

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no later than **December 31, 2021.**

Lauri Feindell

From: Anna & Lorenz Danner'
Sent: December 29, 2021 1:01 PM
To: Shannon Duong
Subject: Metal Storage Container Zoning review

Hello,

we could finally find the link for the Zoning Bylaw Review for Metal Storage container.

As we do live gratefully on the Westbench area it came to our attention that more and more metal containers were used on nearby properties.

In our opinion, to **store stuff** there is the possibility of renting a storage unit . In allowing everyone to use a container that might end in a very untidy looking neighborhood . As the metal containers do get older and sit for years on the lots , they rust and will look uglier. We have already a few neighbors with metal containers on their lot and it is not very appealing.

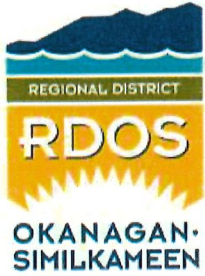
For other applications such as moving or needed for tools and material for renovation or building for a limited time is a very different story and is understandable.

We think that allowing metal containers in general is not a good idea and will leave an eyesore and a lot of complaints for the next years to come with the RDOS.

With that said, we think you will understand that in regards to property tax , we expect a reduction for the years to come if there will be metal containers in the neighborhood .

Regards

Anna & Lorenz Dannert



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.:** X2020.006-ZONE

FROM: Name: Bonnie Despins
(please print)

Street Address: _____

RE: **Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020**
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws

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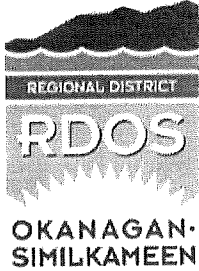
I find the by-law very confusing. On the one hand it appears that one storage container is fine but in the next paragraph that begins with Despite ... it contradicts the first two. So have no idea what the by-law is really saying. Plain language favours all concerned by making the communication clear and concise.

The requirement of a building permit to have a storage container does not take into consideration all the events that may happen when one is planning to build. It may not be possible to find any other suitable way to store goods.

How has the public been notified of these changes? Some may not receive notification via email or check the RDOS site on a regular basis. I think there is great cause for concern that there is not enough input from the residents in these electoral areas.

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

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** X2020.006-ZONE

FROM: Name: GARY DICKEN
(please print)

Street Address: _____

RE: Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020
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- There is a problem that you need at least 1.236 acres in order to have a container

- There is a problem with them not being allowed between the house and front parcel line - Every property is different

Feedback Forms must be completed and returned to the Regional District no later than **December 31, 2021.**

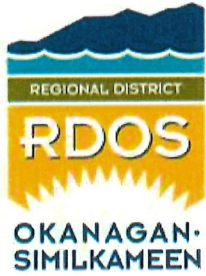
Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) ("FIPPA"). Any personal 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

From: walter
Sent: December 15, 2021 6:01 PM
To: Planning
Subject: metal containers in zone a
Attachments: WFeedbackFormv20211110.pdf

I filled out your form about metal containers and added it to this email. We live in an area susceptible to forest fires so having metal containers to safe guard our stuff is a good idea. Not having a safe place like a sea can to store things either during fire season or even permanently can be a safety issue. Because people are now trying to get all their stuff out of the area in the case of a fire and evacuation notice instead of being able to hop in their vehicle with their pets and drive away knowing their stuff is safe. People are even building homes from them these days and I think that's cool too.

Walter Falkenberg



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.:** X2020.006-ZONE

FROM: Name: Walter Falkenberg
(please print)

Street Address: _____

**RE: Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws**

My comments / concerns are:

- I do support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers.
- I do support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers, subject to the comments listed below.
- I do not support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2895, 2020.

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no later than **December 31, 2021.**

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Lauri Feindell

From: Nancy and Reg Forster <
Sent: December 16, 2021 9:41 AM
To: Planning
Subject: Bylaw 2895 Feedback Forms
Attachments: Scan.pdf

Please find attached completed bylaw 2895 feedback forms.

Thankyou for taking on these eyesores that are appearing everywhere in our area. One of our neighbours has 3 of these on their property that we have to drive by and look at on a daily basis!!!

Reg and Nancy Forster



Feedback Form

Regional District of Okanagan Similkameen

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

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

OKANAGAN-SIMILKAMEEN

TO: Regional District of Okanagan Similkameen **FILE NO.:** X2020.006-ZONE

FROM: Name: Reg Forster
(please print)

Street Address: Osbyous BC- V0H 1V6

RE: Area "A"
Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws

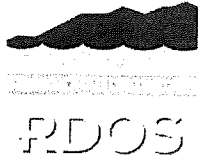
My comments / concerns are:

- I do support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers.
- I do support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers, subject to the comments listed below.
- I do not support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2895, 2020.

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Feedback Form

Regional District of Okanagan Similkameen

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

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

OKANAGAN-
SIMILKAMEEN

TO: Regional District of Okanagan Similkameen **FILE NO.:** X2020.006-ZONE

FROM: Name: Nancy Forster
(please print)

Street Address: Usuyous B.C. V0H1V6

RE: Area "A"
Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws

My comments / concerns are:

- I do support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers.
- I do support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers, subject to the comments listed below.
- I do not support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2895, 2020.

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Feedback Form

Regional District of Okanogan Similkameen
305 Maple Street, Anacortes, BC, V9A 1J5
Tel: 250-832-0217 / Email: feedback@rboob.ca

TO: Regional District of Okanogan Similkameen FILE NO.: 2022-106-2024

FROM: Name: David V. Godfrey

(Please print)

Street Address: _____

RE: **Wood Storage (Canadian Regulations) Loading Amendment Bylaw No. 2895, 2020**
Eastern Area 'N', 'C', 'V', 'W', 'X' & 'Y' Loading Bylaws

My comments / concerns are:

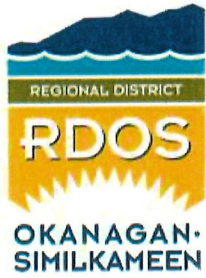
- I do support the proposed text amendments to the Okanogan Valley Eastern Area Zoning Bylaws to regulate the placement of wood storage containers.
- I do support the proposed text amendments to the Okanogan Valley Eastern Area Zoning Bylaws to regulate the placement of wood storage containers, subject to the comments listed below.
- I do NOT support the proposed text amendments to the Okanogan Valley Eastern Area Zoning Bylaws to regulate the placement of wood storage containers.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2895, 2020.

I do not support any retail storage containers, especially in our neighbourhood of Westwood. We are a residential area not a industrial or agricultural area as other areas. This proposal would be unsightly and reduce property values.

Feedback forms must be completed and returned to the Regional District
no later than December 31, 2023.

Nothing in this document is intended to be construed as an offer of insurance or any other financial product. The information in this document is provided for informational purposes only. It is not intended to be a substitute for professional advice. Please consult your insurance broker for more information on the details of the insurance policy. Okanogan Valley Regional District, 305 Maple Street, Anacortes, BC V9A 1J5. (250) 832-0217.



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.:** X2020.006-ZONE

FROM: Name: Kim & Dennis Gorrie
(please print)

Street Address: Willowbrook

RE: **Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020**
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws

My comments / concerns are:

- I do support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers.
- I do support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers, subject to the comments listed below.
- I do not support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2895, 2020.

We absolutely do not support stacking of containers in any area of Willowbrook. Placement also needs to be set back from front of property and painted to match the residence. A limit of one is very important or Willowbrook will quickly look like an industrial area. Please take these comments to heart, thank you for my chance to have a say about my community.

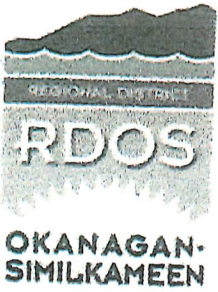
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Regional District

DEC 21 2021

101 Martin Street
Penticton BC V2A 5J9



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.: X2020.006-ZONE

FROM: Name: Michael & Gina Hammerschmidt
(please print)

Street Address: Penticton

RE: Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws

My comments / concerns are:

- I do support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers.
- I do support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers, subject to the comments listed below.
- I do not support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2895, 2020.

We do not support the amendment.
Storage units range in size from very large
to small. We have 3 small ones renovated
and painted to match our house. They look
like outbuildings. We did this instead of
building a large garage that would ruin
our neighbours views.

Feedback Forms must be completed and returned to the Regional District
no later than **December 31, 2021.**

Lauri Feindell

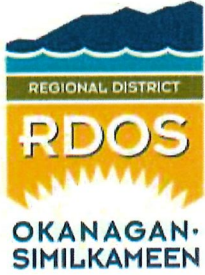
From: Linda Holden
Sent: December 7, 2021 7:37 PM
To: Planning
Subject: Westwood Drive storage container

Linda and Gordon Holden
2408 Westwood Drive, Penticton V2A 8Y8

We cannot complete the feedback RDOS form but want our opinions to be known we are away at this time .

We do not agree to the shipping container located Any where on our property.

Sent from Linda's iPad



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.:** X2020.006-ZONE

FROM: Name: Brian Howard
(please print)

Street Address: _____

RE: **Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020**
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws

My comments / concerns are:

- I do support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers.
- I do support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers, subject to the comments listed below.
- I do not support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers.

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Shannon Duong

From: Osborne, Tanya <Tanya.Osborne@interiorhealth.ca>
Sent: November 29, 2021 9:07 AM
To: Planning
Subject: IH response X2020.006-ZONE
Attachments: f74c7085-f033-42b3-a806-f182862d2c6a.pdf

The IH Healthy Community Development 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.

If you have any questions, please feel free to contact me at 250-469-7070 x12287.

Take care,

Tanya Osborne

(she/her/hers)

Healthy Communities

Community Health and Services Centre
505 Doyle Avenue, Kelowna, BC, V1Y 0C5

c: 778-214-0674

p: 250-769-7070 | **ext.** 12287

e: tanya.osborne@interiorhealth.ca

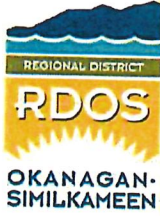
www.interiorhealth.ca



Interior Health

We recognize and acknowledge that we are collectively gathered on the traditional, ancestral, and unceded territories of the seven Interior Region First Nations, where we live, learn, collaborate and work together. 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.

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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: November 12, 2021

Bylaw: 2895

File: X2020.006-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 12, 2021**.

PURPOSE OF THE BYLAWS: The Regional District is proposing a series of textual amendments to the Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws in order to introduce new regulations for the placement of metal storage ("shipping") containers on a parcel of land.

LEGAL DESCRIPTION: Not applicable

CIVIC ADDRESS: Not applicable

PID: Not applicable

AREA OF PROPERTY AFFECTED: n/a	ALR STATUS: Yes	OCP DESIGNATION: [various]	ZONING DISTRICT: [various]
--	---------------------------	--------------------------------------	--------------------------------------

OTHER INFORMATION: At its meeting of June 1, 2017, the Planning and Development (P&D) Committee of the Regional District Board resolved "that the Regional District introduce regulations governing the placement of metal storage containers and fabric structures as part of preparation of the draft Okanagan Electoral Area Zoning Bylaw." At its meeting of February 20, 2020, the Corporate Services Committee considered a Draft of the 2020 Corporate Action Plan. This Plan included, as an action, a "review the Area I Zoning Bylaw to establish controls for tiny homes, shipping containers and B&B at Apex Mountain Resort" [emphasis added] to be completed by Q4 2020.

Following the direction provided by the P&D Committee of the Regional District Board at its October 21, 2021, updates were made to the amendment bylaw.

The amendments contained within Bylaw No. 2895 are a response to this direction and are proposed to be applied to all of the Okanagan Electoral Area zoning bylaws.

Additional information can be found at the following location:

<https://www.rdos.bc.ca/development-services/planning/strategic-projects/metal-storage-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.


Shannon Duong
Planner I

Agency Referral List

<input checked="" type="checkbox"/>	Agricultural Land Commission	<input checked="" type="checkbox"/>	Osoyoos Indian Band (OIB)	<input checked="" type="checkbox"/>	Town of Osoyoos
<input checked="" type="checkbox"/>	Interior Health Authority (IHA)	<input checked="" type="checkbox"/>	Penticton Indian Band (PIB)	<input checked="" type="checkbox"/>	OK Falls Irrigation District
<input checked="" type="checkbox"/>	Kaleden Volunteer Fire Department	<input checked="" type="checkbox"/>	Ministry of Agriculture	<input checked="" type="checkbox"/>	Kaleden Irrigation District
<input checked="" type="checkbox"/>	Naramata Volunteer Fire Department	<input checked="" type="checkbox"/>	Anarchist Mtn Volunteer Fire Dept	<input checked="" type="checkbox"/>	Willowbrook Volunteer Fire Dept.
<input checked="" type="checkbox"/>	OK Falls Volunteer Fire Department	<input checked="" type="checkbox"/>	Ministry of Transportation and Infrastructure		

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2895

- 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: Tanya Osborne

Agency: Interior Health

Title: Community Health Facilitator

Date: November 29, 2021

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2895

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: Cheryl E. Halla

Signed By: Cheryl E. Halla

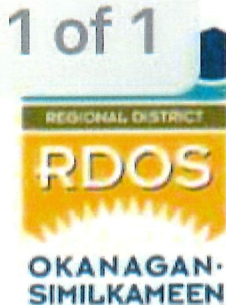
Agency: Kalender PREPARATION DISTRICT

Title: Financial / Admin mgr.

Date: December 13, 2021

Lauri Feindell

From: Marie-Eve Lamarche <lamarchemarieeve@gmail.com>
Sent: November 18, 2021 10:51 PM
To: Subrina Monteith; Planning
Subject: Feedback form



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.:** X2020.006-ZO

FROM: Name: Marie-Eve Lamarche
(please print)

Street Address: Rd Kaleden BC
V0H1K0

RE: **Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020**
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws

My comments / concerns are:

- I do support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers.
- I do support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers, subject to the comments list below.
- I do not support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers.

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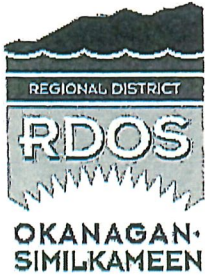
~~The lot size is too big. In the rural twin lakes area, containers are a great addition, they help to keep the yards clean by providing extra storage and they are animal proof and are easy to install. Many lots here at under the 0.7 hectare required by the bylaw. There should be no~~

Hi

Here attached is my feedback form for the container bylaw. Let me know if the picture attached is not valid for feedback.

Thank you

Marie-Eve Lamarche



Feedback Form

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Regional District

DEC 15 2021

101 Martin Street
Penticton BC V2A 5J9

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.: X2020.006-ZONE

FROM: Name: DON LANCASTER
(please print)

Street Address: _____

RE: Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws

My comments / concerns are:

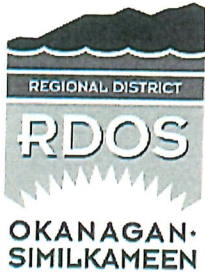
- I do support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers.
- I do support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers, subject to the comments listed below.
- I do not support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2895, 2020.

FIRST OF ALL, I CAN'T BELIEVE THAT THIS PROPOSAL HAS EVEN GOTTEN THIS FAR. WHEN MOST PEOPLE MAKE WHAT IS THEIR BIGGEST INVESTMENT IN LIFE TO BUY THEIR FAMILY HOME IN A NICE RESIDENTIAL NEIGHBORHOOD AND INVEST MORE MONEY AND TIME TO TRY AND APPROVE THEIR INVESTMENT AS WELL AS THEIR NEIGHBORS AND THEN TO HAVE THE GOVERNING BODY, WHICH IS SUPPOSED TO BE IN PLACE TO HELP PROTECT THEIR INTERESTS, CONSIDER THIS PROPOSAL IS WIDICIOUS. THESE CONTAINERS ONLY BEING WHAT THEY WERE BUILT FOR - COMMERCIAL STORAGE OR MAYBE A FARM BUT CERTAINLY NOT A NEIGHBOR'S RESIDENTIAL BACK YARD.

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no later than **December 31, 2021.**

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Feedback Form

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

RECEIVED
Regional District

DEC 15 2021

101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen FILE NO.: X2020.006-ZONE

FROM: Name: MARY LOU LANCASTER
(please print)

Street Address: _____

RE: Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws

My comments / concerns are:

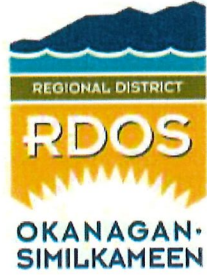
- I do support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers.
- I do support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers, subject to the comments listed below.
- I do not support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2895, 2020.

This would not be a fair and equitable rezone as it will devalue our properties. Metal containers are unsightly and don't belong in a residential area

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Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** X2020.006-ZONE

FROM: Name: Laurie MacNeill
(please print)

Street Address: _____

RE: **Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020**
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws

My comments / concerns are:

- I do support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers.
- I do support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers, subject to the comments listed below.
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Lauri Feindell

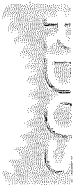
From: Lisa McDonald
Sent: December 29, 2021 5:26 PM
To: Planning
Subject: Containers on residential lots

Dear Sir/Madam:

Please be advised that I am contacting you in regards to the proposal to allow containers on residential lots in the RDOS. I am severely opposed to this proposal, and would not support this proposition and humbly request that this proposal be denied by the planning department of the RDOS. Note, I would be in agreement to a proposal to allow containers for lot sizes exceeding .5 hectares, but again I am adamantly opposed to allowing containers on lots less than .5 hectares. Please advise me as to the decision and/or if a meeting is to be conducted allowing observers and comments, I request that I be advised. Thanks for your consideration.

Sincerely

Lisa McDonald



Regional District of Okanagan Similkameen

**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.: X2020.006-ZONE

FROM:

Name: L. R. McVARSY
(please print)

Street Address:

Penticton, B.C.

RE: Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws

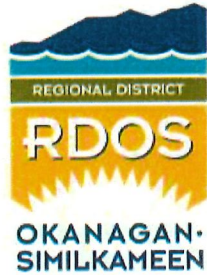
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Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen

FILE NO.: X2020.006-ZONE

FROM: Name: Linda Medeiros

(please print)

Street Address: _____

**RE: Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws**

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no later than **December 31, 2021.**



May 15, 2020

File No: X2020.006-ZONE

Regional District of Okanagan-Similkameen
101 Martin Street
Penticton, B.C. V2A 5J9
Via E-mail: planning@rdos.bc.ca

Re: Bylaw Referral – File No. X2020.006-ZONE

Dear Christopher Garrish,

Thank you for providing the B.C. Ministry of Agriculture the opportunity to comment on the proposed Bylaw No. 2895, regarding new regulations for the placement of metal storage “shipping” containers on properties in RDOS’s Electoral Areas A, C, D, E, F and I. I have reviewed the documentation you have provided. From an agricultural perspective I can offer the following comments:

- Ministry staff appreciate that the proposed bylaws do not prohibit these metal storage “shipping” containers in the identified Electoral Area agricultural zones. Metal shipping containers serve a variety of purposes for farmers including operating as greenhouses and storage of agricultural products.
- Ministry staff however suggest that the maximum limit of two (2) containers per parcel may place an unnecessary constraint for agricultural operators pursuing their business in the RDOS. If farmers are already using them as storage or greenhouses and wish to expand, there is a concern that these bylaw amendments may require them to search for less optimal alternatives. Ministry staff point to the RDOS’s June 1, 2017 Administration Report that states, “Administration also notes that the existing interpretation of metal storage containers as constituting an “accessory building or structure” has not resulted in serious complaint or objection from the community.”
- RDOS therefor may wish to consider revising these proposed bylaw provisions to make an exception to this limit for parcels in the Agricultural Land Reserve and lands zoned for Agriculture in an effort to support their rural agricultural sector.

If you have any questions, please contact me directly at christina.forbes@gov.bc.ca or 250-861-7201.

Sincerely,

Christina Forbes, P.Ag., Regional Agrologist
B.C. Ministry of Agriculture – Kelowna
Office: (250) 861-7201
E-mail: christina.forbes@gov.bc.ca

Email copy: Sara Huber, ALC Regional Planner, Sara.Huber@gov.bc.ca

Lauri Feindell

From: Gyug, Philip AFF:EX <Philip.Gyug@gov.bc.ca>
Sent: December 9, 2021 3:55 PM
To: Planning
Cc: Fox, Alison AFF:EX; Lambie, Shannon ALC:EX
Subject: AFF Comments for X2020.006-ZONE Bylaw Referral
Attachments: X2020.006-ZONE Metal Shipping Container Bylaw Referral.pdf

Hi Shannon,

Upon review of the amendment to bylaw 2895 and the latest version, 2021-10-22, AFF staff do not have any additional comments to be made that were not previously submitted from comments on May 15, 2020. AFF staff would like to reiterate that the maximum of 2 containers on a property for agriculture purposes may be an unnecessary constraint to some operators and limit their options where containers are the most efficient or easiest option.

Regards,

Philip

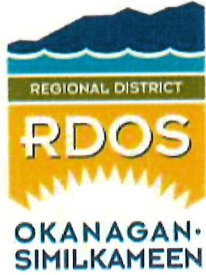


Philip Gyug, P.Ag

Regional Agrologist,
Extension & Support Services Branch,
Regional Development Unit

Phone: 250-378-0573

Email: Philip.Gyug@gov.bc.ca



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.:** X2020.006-ZONE

FROM: Name: Garry MORITZ
(please print)

Street Address: _____

**RE: Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws**

My comments / concerns are:

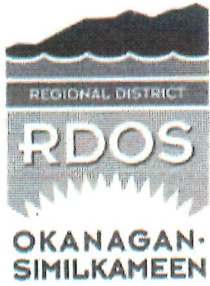
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I do support the use of metal storage containers provided it is for a limited time frame and for specific purposes as construction and renovation

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

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** X2020.006-ZONE

FROM: Name: Judy MORRIS
(please print)

Street Address: OKANAGAN Falls

RE: Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws

My comments / concerns are:

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Lauri Feindell

From: Tyson Mowat
Sent: November 12, 2021 7:15 PM
To: Shannon Duong
Subject: Regarding call for public opinions re: sea cans

Categories: Metal Storage Containers

Hi Shannon,

My name is Tyson Mowat, of [redacted] I see there are talks about governing use of sea cans in the area and that you are soliciting comments from the public. I have a question as well as some suggestions:

"Safety Concerns" are mentioned, in that there is worry that these containers can be targeted for break-ins/theft. I'm wondering if there is a structure that would be considered "safer"? And whose safety are we discussing, exactly? It seems to me that sea cans are constructed to keep their contents secure in difficult conditions, more than a stick-built shed, or other similarly available options.

I would propose, if they qualify as "unsightly", a fence or siding façade to shelter it from street or neighbor view. This may also help to prevent them becoming targets of theft.

As for building permit application, I understand that some people are adapting these containers as homes and altering their shapes to facilitate living conditions. I would consider that *until* they are altered for construction purposes, and become building supplies rather than simple containers, they cannot be considered as any more than storage containers.

Thank you for allowing me to speak my piece, I am interested in hearing about the suggestions for safer alternatives, and I hope my suggestions concerning governance will be considered.

Tyson Mowat

Sent from [Mail](#) for Windows

Lauri Feindell

From: Naramata Fire Chief
Sent: November 12, 2021 6:20 PM
To: Shannon Duong
Subject: RE: Bylaw Referral - Zoning Amendment - Electoral Areas "A", "C", "D", "E", "F", & "I"
Attachments: Bylaw Referral Sheet (Metal Storage Containers) 2021-11-12.pdf

Hi Shannon,

Not affected.

Thanks for asking 😊

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

From: Shannon Duong
Sent: November 12, 2021 9:47 AM
To: ALC Okanagan Land Use ALC:EX <ALC.Okanagan@gov.bc.ca>; hbe@interiorhealth.ca; kmg365@live.ca; Kaleden Fire Chief <FCKaleden@rdos.bc.ca>; Naramata Fire Chief <NaramataFC@rdos.bc.ca>; okfallschief@gmail.com; christina.forbes@gov.bc.ca; AMFD Firechief <firechief@amfd.org>; tosoyoos@osoyoos.ca; ofid@telus.net; k.i.d@shaw.ca; Tony.lannella.WVFD@hotmail.com
Subject: Bylaw Referral - Zoning Amendment - Electoral Areas "A", "C", "D", "E", "F", & "I"

Re: Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020
Electoral Areas "A", "C", "D", "E", "F", & "I"

<https://www.rdos.bc.ca/development-services/planning/strategic-projects/metal-storage-review/>

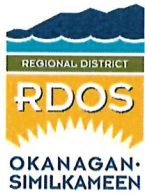
The Regional District of Okanagan-Similkameen (RDOS) is seeking input from agencies whose interests may be affected by a zoning amendment bylaw.

NOTE: Your agency has previously received a referral for this amendment bylaw; however, updates have been made to the amendment bylaw following the direction provided by the RDOS Planning & Development Committee at their October 21, 2021 meeting. As such, the RDOS is seeking additional agency input in regards to these updates.

Please find attached a referral for a Zoning Amendment Bylaw and a link above to the strategic project, draft amendment bylaw, and related documents. Please review this information and if you have any questions, please do not hesitate to contact me.

Once reviewed, if you have any comments/concerns, please forward them to planning@rdos.bc.ca by **December 12, 2021**.

Regards,



Shannon Duong, MRM • Planner I

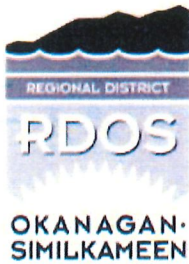
Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC V2A 5J9

p. 250.490.4384 • t.f. 1.877.610.3737 • f. 250.492.0063

sduong@rdos.bc.ca • [RDOS](#)

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Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** X2020.006-ZONE

FROM: Name: Brenda Neidert
(please print)

Street Address: _____, Osouyoos, B.C.

RE: **Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020**
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws

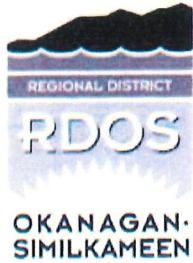
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Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan Similkameen **FILE NO.:** X2020.006-ZONE

FROM: Name: GARY NEBERT

Street Address: 1504005, BC

**RE: Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws**

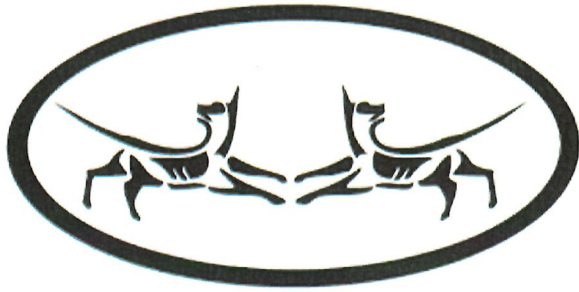
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Penticton Indian Band
Natural Resources Department
841 Westhills Drive | Penticton, B.C.
V2A 0E8
Referrals@pib.ca | www.pib.ca
Telephone: 250-492-0411
Fax: 250-493-2882

Project Name:

X2020.006-ZONE - Metal Storage Container Review

FN Consultation ID:

X2020006ZONE

Consulting Org Contact:

Planning RDOS

Consulting Organization:

[Regional District of Okanagan Similkameen](#)

Date Received:

Monday, November 15, 2021

File number:

X2020.006-ZONE

January 18, 2022

Attention: Planning RDOS

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.

1. Invoice Number: X2020006ZONE

Referrals Processing Fee

Sub Total \$ 500.00

Tax \$ 0.00

Total \$ 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.

lilməmt,

Heather McDougall
Referrals Clerk
Natural Resources Department
Penticton Indian Band
W: 250-492-0411
Referrals.clerk@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:

X2020.006-ZONE - Metal Storage Container Review

FN Consultation ID:

X2020006ZONE

Consulting Org Contact:

Planning RDOS

Consulting Organization:

[Regional District of Okanagan Similkameen](#)

Date Received:

Monday, November 15, 2021

January 18, 2022

Attention: Planning RDOS

File number: X2020.006-ZONE

RE: 40 (forty) day extension

Thank you for the above application that was received on 2021-11-15T00:00:00.

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.

liml̓əmt,

Heather McDougall

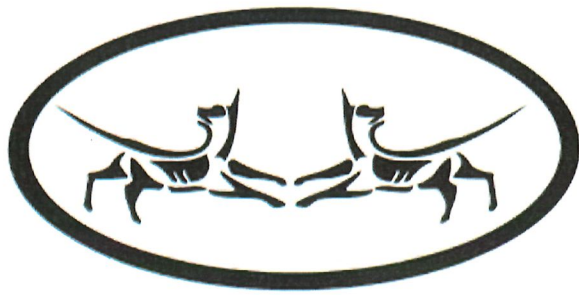
Referrals Clerk

Natural Resources Department

Penticton Indian Band

P: 250-492-0411

Referrals.clerk@pib.ca



Penticton Indian Band
Natural Resources Department
841 Westhills Drive | Penticton, B.C.
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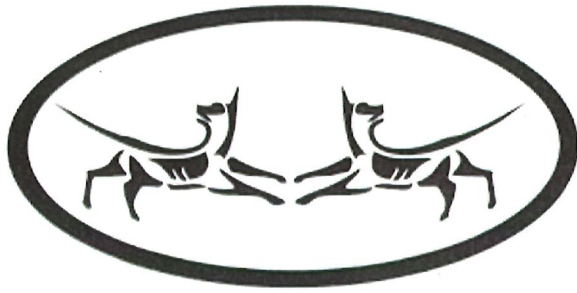
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If you require further information or clarification, please do not hesitate to contact me.

limlæmt,

Heather McDougall
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841 Westhills Drive | Penticton, B.C.
V2A 0E8
Referrals@pib.ca | www.pib.ca
Telephone: 250-492-0411
Fax: 250-493-2882

Project Name:

X2020.006-ZONE - Metal Storage Container Review

FN Consultation ID:

X2020006ZONE

Consulting Org Contact:

Planning RDOS

Consulting Organization:

[Regional District of Okanagan Similkameen](#)

Date Received:

Monday, November 15, 2021

File number:

X2020.006-ZONE

February 15, 2022

Attention: Shannon Duong

Re: X2020.006-ZONE - Metal Storage Container Review

Invoice # -X2020006ZONE

We write regarding your failure to pay invoice -X2020006ZONE- 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 November 15, 2021.

Invoice Number: X2020006ZONE

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

The syilx/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 syilx/Okanagan territory and as such, is subject to syilx/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, syilx/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.

In June 2014, the Supreme Court of Canada in the Tsilhqot'in case set out the following characteristics and implications of Aboriginal title:

- Aboriginal title is not limited to intensively used sites; it extends to lands physically occupied and lands over which Indigenous peoples exercised control. Regular use of territories for hunting, fishing, trapping and foraging, with an intention and capacity to control the lands, grounds Aboriginal title.
- The Crown has no beneficial interest (the right to use, enjoy and profit from the economic development of lands) in Aboriginal title lands and resources; the beneficial interest is held by the Aboriginal title holding group. Allocations of Aboriginal title lands or resources to third parties are serious infringements of Aboriginal title.
- Aboriginal title includes the right to proactively use and manage the resources.
- Once Aboriginal title is “established”, the constitution prohibits incursions without the consent of the Aboriginal title holders unless the Crown can justify the infringement, which in turn requires a compelling and substantial public purpose as well as consistency with the Crown’s fiduciary duty to the Aboriginal title holders, requiring the involvement of the Aboriginal title holding group in decisions.
- Before Aboriginal title is “established”, the only way to ensure certainty is to obtain consent; in the absence of consent, the Crown must consult and accommodate. If consultation or accommodation is inadequate, the Crown decision can be suspended or quashed. Moreover, fulfilling the duty to consult and accommodate does not provide the certainty that consent provides; once Aboriginal title is established, the Crown may be required to cancel projects where there was no consent and the justification test noted above cannot be met.

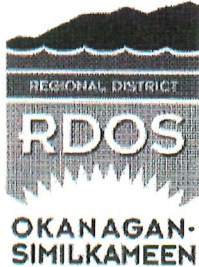
Most recently, in November 2019, the province of British Columbia implemented the United Nations Declaration on the Rights of Indigenous Peoples which aims to emphasize the Indigenous peoples' rights to live in dignity, to maintain and strengthen Indigenous institutions, cultures and traditions and to pursue self-determined development, in keeping with Indigenous needs and aspirations. The United Nations Declaration on the Rights of Indigenous Peoples (“the Declaration”) recognizes and affirms:

- Article 3: Indigenous peoples have the right to self-determination. By virtue of that right they freely determine their political status and freely pursue their economic, social and cultural development.
- Article 4: Indigenous peoples, in exercising their right to self-determination, have the right to autonomy or self-government in matters relating to their internal and local affairs, as well as ways and means for financing their autonomous functions.
- Article 8(2): States shall provide effective mechanisms for prevention of, and redress for: (b) Any action which has the aim or effect of dispossessing them of their lands, territories or resources;
- Article 18: Indigenous peoples have the right to participate in decision-making in matters which would affect their rights, through representatives chosen by themselves in accordance with their own procedures, as well as to maintain and develop their own indigenous decision-making institutions.
- Article 26(2): Indigenous peoples have the right to own, use, develop and control the lands, territories and resources that they possess by reason of traditional ownership or other traditional occupation or use, as well as those which they have otherwise acquired.
- Article 32(2): States shall consult and cooperate in good faith with the indigenous peoples concerned through their own representative institutions in order to obtain their free and informed consent prior to the approval of any project affecting their lands or territories and other resources particularly in connection with the development, utilization or exploitation of minerals, water or other resources.

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.

liml̓amt,

Heather McDougall
 Referrals Clerk
 Natural Resources Department
 Penticton Indian Band
 P: 250-492-0411
Referrals.clerk@pib.ca



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.:** X2020.006-ZONE

FROM: Name: JAMES POLVI / Carol Langton
(please print)

Street Address: _____ Drive
Penticton V2A 8Y8

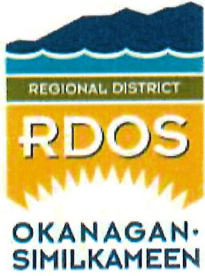
RE: **Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020**
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws

My comments / concerns are:

- I do support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers.
- I do support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers, subject to the comments listed below.
- I do not support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2895, 2020.

Feedback Forms must be completed and returned to the Regional District
no later than **December 31, 2021.**



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.:** X2020.006-ZONE

FROM: Name: Lynne Richards
(please print)

Street Address: _____

**RE: Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws**

My comments / concerns are:

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- I do support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers, subject to the comments listed below.
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no later than **December 31, 2021.**

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

From: Lynne Richards
Sent: December 15, 2021 5:48 PM
To: Planning
Subject: metal containers in zone A
Attachments: LFeedbackFormv20211110.pdf

Please find attached your form regarding whether or not I agree with having a time limit on how long a metal storage container remains on my private property.
Thank you for your attention to this matter.

Lynne Richards

TO: Regional District of Okanagan Similkameen FILE NO.: X2020.006-ZONE

FROM: Name: Harold Roberts

Street Address: _____

RE: Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws

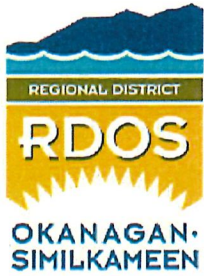
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No way in our Westwood Neighbourhood!

Feedback Forms must be completed and returned to the Regional District no later than **December 31, 2021.**



Feedback Form

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Regional District

DEC - 1 2021

Regional District of Okanagan Similkameen

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

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

101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen FILE NO.: X2020.006-ZONE

FROM: Name: LORNE + MARIE LOUISE SAINA
(please print)

Street Address: KALROEN BC
U0H 1K0

RE: Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws

My comments / concerns are:

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Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2895, 2020.

CONSIDERATION NEEDS TO BE PROVIDED FOR ALR LAND OWNERS AS A SEPERATE COMMERCIAL AGRICULTURAL ENTITY. WE USE CONTAINERS FOR FARMING AS WELL. THU WAS THE ORIGINAL PURPOSE OF LAND IN KALROEN.

⇒ ALR LANDS PROVISION ←

* RECOMMENDED IN ALR HOLDINGS 60 FEET OR LENGTH "CUMULATIVE". EXAMPLE 3-20 FT OR 1-40 FT AND 2-10 FT. LONG. THANKS VERY MUCH.

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Lauri Feindell

From: Teresa Salamone ✓
Sent: December 7, 2021 6:37 AM
To: Shannon Duong
Subject: Re: Amendment to Bylaw 2895 Containers (Oct 21 2021 version)

Follow Up Flag: Follow up
Flag Status: Flagged

As an additional comment:

The draft bylaw refers to “accessory building or structure”, a term that is defined in the bylaws as:

“accessory building or structure” means a detached building or structure located on the same parcel as the principal building, the use of which is subordinate, customarily incidental, and exclusively devoted to that of the **principal building**;

However, the term “principal building” is not defined. How is a person to know whether they have met the definition of accessory building or structure when there is no way to tell whether they have a principal building? There is a definition for “building” and “principal use” but why draft a rule that has any room for interpretation? The RDOS should take this opportunity to be very specific and clear and leave no room for misunderstanding. Do NOT use terms that are undefined if those terms are going to be the basis for enforcing the bylaw.

On Dec 6, 2021, at 11:44 AM, Shannon Duong <sduong@rdos.bc.ca> wrote:

Good morning Teresa,

Thank you for submitting your comments regarding RDOS File No. X2020.006-ZONE (Metal Storage Containers Zoning Regulation Review).

I have added your email below to the file materials. Your comments will be provided to the Board for their consideration.

Regards,

<image003.png> **Shannon Duong, MRM** • Planner I
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250.490.4384 • t.f. 1.877.610.3737 • f. 250.492.0063
sduong@rdos.bc.ca • [RDOS](#)
[FACEBOOK](#) • [YOUTUBE](#) • Sign up for [REGIONAL CONNECTIONS](#)

From: Teresa Salamone
Sent: December 2, 2021 6:40 AM
To: Shannon Duong <sduong@rdos.bc.ca>
Subject: Amendment to Bylaw 2895 Containers (Oct 21 2021 version)

My comments on the Area A Draft Container Bylaw:

7.27 Metal Storage Containers

.1 The use of Metal Storage Containers as accessory buildings or structures is permitted in accordance with the following criteria:

1. a) in the Resource Area, Agriculture, Large Holdings and Industrial zones metal storage containers **may only be stacked vertically to a maximum of two (2) containers and subject to the prior issuance of a building permit.**

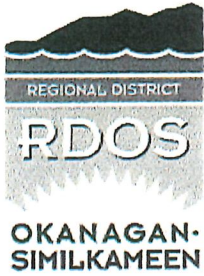
Comment #1 : This provision does not make clear whether there is a restriction on the number of containers on RA, LH, Ag, I zones. If there is no restriction on the number of the containers, the bylaw should say that. The provision only states that the containers may be stacked vertically to a maximum of two containers. That language is unclear. If the intent was to limit the containers to 2 per property, and limit the stacking to 2 high, the bylaw should state that very specifically. But if the intent is to say you can have as many containers as you want but you just can't stack them more than 2 high, you need to say that very specifically. Please revise this language to be clear on the number of containers that may be kept on these zoned lands and how high they may be stacked. That's two actions, two specific provisions.

Comment #2 : The provision is not clear to what activity the building permit needs to be attached. Are you saying you have to get a building permit for the acquisition of a container? Or that you can only have a container if you have a building permit for some other activity on the property? The language should state very clearly what it is you intend.

You're trying to do too much with one sentence. Put it in bullet form and say exactly what you mean. For example:

- a). In RA, A, LH, and I zoning:
 - i. There is no limit on the number of containers.
 - ii. Containers may only be stacked vertically to a maximum of two (2) containers.
 - iii. No container may be placed on a property without first obtaining a building permit for the placement of that container. OR No container may be placed on a property unless there is a building permit issued for the construction of a ____ [whatever you want] on the property.

Or whatever it is you mean. I have no idea from reading the draft the intent of the provision. This is a highly charged bylaw, don't create more trouble by enacting something that is inexact, unclear, and subject to interpretation.



Feedback Form

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

RECEIVED
Regional District
JAN 03 2022
101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen FILE NO.: X2020.006-ZONE

FROM: Name: Paul & Terry Schindel
(please print)

Street Address: ~ Area F

RE: Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws

My comments / concerns are:

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Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2895, 2020.

We do not feel storage containers are appropriate
for our subdivision. Most lots are too small &
they would be an eyesore!!

Feedback Forms must be completed and returned to the Regional District
no later than **December 31, 2021.**

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Feedback Form

OKANAGAN
SIMILKAMEEN

Regional District of Okanagan-Similkameen

101 Martha Street, Penticton, BC, V2A 5P9

Tel: 250-497-0213 / Email: planning@rdso.ca

TO: Regional District of Okanagan-Similkameen FILE NO.: 2020-004-7000

FROM: Name: Rubin S. J. [Signature]
(please print)

Street Address: _____

RE: **Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020**
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws

My comments / concerns are:

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I AM VERY MUCH OPPOSED TO THIS BYLAW
[Signature]

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TO: Regional District of Okanagan Similkameen FILE NO.: X2020.006-ZONE

FROM: Name: AMANDA & KLAUS SCHULZ
(please print)

Street Address: _____ PENTICTON, B.C

RE: Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws

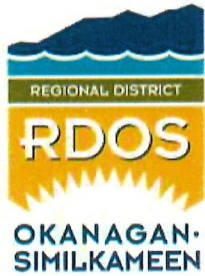
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These metal storage containers might be acceptable on properties that are larger than one acre, but definitely not on anything smaller

Feedback Forms must be completed and returned to the Regional District no later than **December 31, 2021.**



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.:** X2020.006-ZONE

FROM: Name: Scott Smith & Anne Hargrave (please print)

Street Address: _____

RE: **Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020**
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws

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I am not sure if containers belong in a rural residential neighbourhood at all, but it depends on the ruralness of the property. We are Zoned SH5 and I would prefer not to have them here.

For temporary storage during construction / renovation, could a 2 year Temporary Use Permit be used? Where a building permit is required, the two could be linked. Most construction / reno projects take 1 - 2 years.

We prefer Option 2.

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Regional District

DEC 21 2021

101 Martin Street
Penticton BC V2A 5J9

December 21, 2021

To: RDOS

Subject: Zoning Bylaw Review – Metal Storage Containers

To whom it may concern:

As the owner of a 10-acre property on Beaverdell Road (2173 Beaverdell),

I would like to draw your attention to the following matters of concern.

For the past 2 years I have watched forest fires and smoke coming within 2 km of my property, from the south side. In fact, we had a fire in 1994 on the slope.

This is of serious concern to me, as I am preparing to build a house on my property.

Considering the uncertainty of what may happen in the future, along the same line,

I have no options for protecting the tools that I need to maintain and develop the property before I receive a building permit (we are currently working with a designer).

If there are any options, I have not been informed of any.

In my opinion, metal (shipping) containers are the best way to safeguard my tools and other materials needed for development and maintenance of the site.

Please consider enabling us to have a storage unit on our property to keep the aforementioned tools and building materials we need to develop and improve property safe, both from fires and theft.

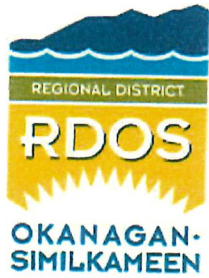
A Metal Storage Container is an essential need for my property and others.

Thanking you in advance for your kind attention to this matter,

Yours truly,

Ed Tadeuszow

*



Feedback Form

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

RECEIVED
Regional District

DEC 10 2021

101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen FILE NO.: X2020.006-ZONE

FROM: Name: LORNE TOMLIN
(please print)

Street Address: _____

RE: Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws

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STRONGLY OPPOSED TO THE PLACEMENT OF THESE STORAGE SHEDS IN OUR STRATA (WESTWOOD)

NOT COMPATIBLE WITH OUR NEIGHBOURHOOD

WOULD BE OKAY WITH ORIGINAL MINIMUM PARCEL SIZE OF .5 HA.

Feedback Forms must be completed and returned to the Regional District no later than **December 31, 2021.**

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Lauri Feindell

From: Bruce Turnbull
Sent: December 6, 2021 12:53 PM
To: Shannon Duong
Subject: Re: Bylaw 2895

Thanks Shannon. Based on this I am opposed to the Bylaw. I do not need a 40 ft metal container in my neighbours yard that I get to stare at. These lots are too small despite the zoning.

regards,

Bruce Turnbull

On Mon, Dec 6, 2021 at 10:26 AM Shannon Duong <sduong@rdos.bc.ca> wrote:

Good morning Bruce,

Thanks for reaching out regarding proposed Amendment Bylaw No. 2895, 2020 which relates to metal storage containers.

Small Holdings zones in Electoral Area "F" include the:

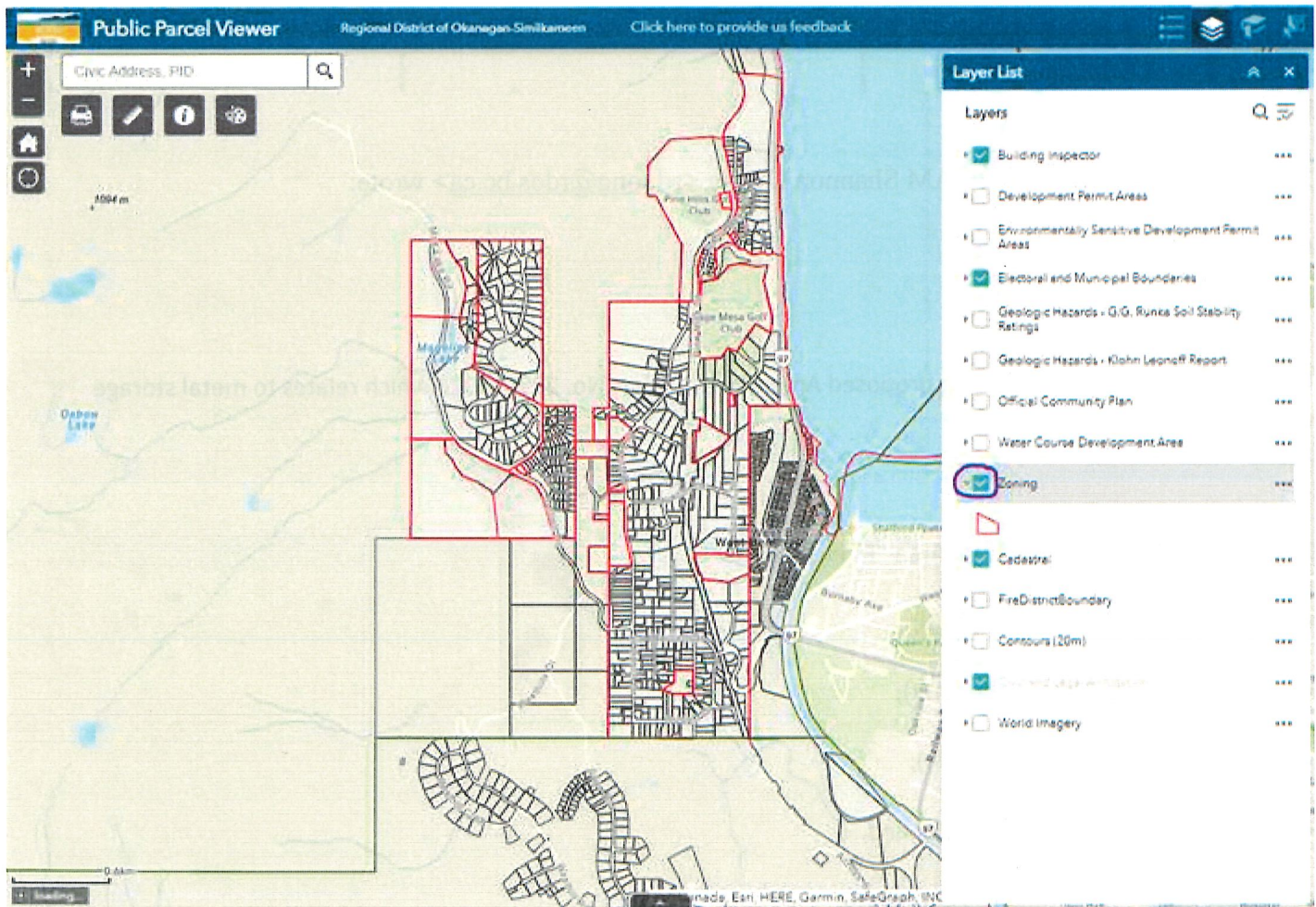
- Small Holdings Two Zone (SH2);
- Small Holdings Three Zone (SH3);
- Small Holdings Four Zone (SH4);
- Small Holdings Five Zone (SH5); and,
- West Bench Small Holdings Zone (SH6)

The Low Density Residential zones in Electoral Area "F" include the:

- Residential Single Family One Zone (RS1);
- Residential Single Family Two Zone (RS2); and,
- West Bench Low Density Residential Zone (RS6)

Your property at 2000 Sandpiper Lane is zoned **RS6** and would therefore be subject to the provisions of the proposed amendment bylaw, if adopted as written.

If you would like to see which properties are within Small Holdings and/or Low Density Residential zones, and would be impacted by this proposed bylaw, please use our [Parcel Viewer](#) and check the “Zoning” box on the right hand side of the map under “Layer List”:



When you zoom in, you will be able to see the zoning of the properties in your area.

I hope this helps. Please let me know if you have any questions.

Regards,



Shannon Duong, MRM • Planner I

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC V2A 5J9

p. 250.490.4384 • t.f. 1.877.610.3737 • f. 250.492.0063

sduong@rdos.bc.ca • [RDOS](#)

[FACEBOOK](#) • [YOUTUBE](#) • Sign up for [REGIONAL CONNECTIONS](#)

From: Bruce Turnbull
Sent: December 3, 2021 10:08 AM
To: Shannon Duong <sduong@rdos.bc.ca>
Subject: Bylaw 2895

I live in Area F and I see that this bylaw will allow metal containers in the category Low Density Residential Small Holdings. Can you clarify this for me as to what the size of this section is? I live in Westwood properties which is residential but I do not know if Westwood meets the classification for the containers. I hope not as they are an eye sore. Please let me know and thanks in advance.

regards,

Bruce Turnbull

From: **Mike Allan**
Subject: Shipping Containers in Westwood
Date: December 7, 2021 at 3:53 PM
To: Bruce Turnbull
Cc: Mike Allan



From: Bruce Turnbull
Subject: Shipping Containers in Westwood
Date: December 7, 2021 at 2:38:45 PM PST
To: Mike Allan

I recently approached Mike Allan, our Strata President, with my concerns about the RDOS considering allowing metal shipping containers in our residential area. He asked me to provide info that can be sent to the residents of Westwood to review.

To the residents of Westwood be aware that the RDOS is fast approaching the time when the Board will vote on allowing metal shipping containers on all properties in Area F which is the Area we all live in. If passed it could mean that we will see shipping containers on properties in Westwood. This would be a tragedy for property owners who prefer the area to remain as is. Imagine sitting on your back deck enjoying life but having to stare at a rusting 40 foot shipping container sitting next door or on the other side of your 6 foot high back fence. The RDOS is asking for feedback on this and I would ask that all residents of Westwood fill out the Feedback Form indicating that you would **not support** shipping containers in our area. Below is the Area F portion of the Bylaw, and I have underlined the portion that pertains to our zoning which is Low Density Residential and Small Holdings. Westwood has the smallest lots within this zoning. The Feedback Form can be found by clicking on the link provided here. or go to the bottom of this email where you will find a PDF version.

<https://www.rdos.bc.ca/assets/PLANNING/AreaX/2020/006-ZONE/FeedbackFormv20211110.pdf>

Fill out the form and place your comment that you are opposed to this version of the Bylaw in the space provided and send it to the email address provided at the top of the Feedback form. planning@rdos.bc.ca

Here is the Bylaw part highlighted that affects Westwood.

6. The "Electoral Area "F" Zoning Bylaw No. 2461, 2008" is amended by: i) adding a new definition of "metal storage container" under Section 4.0 (Definitions) to read as follows: **"metal storage container" means a purpose-designed metal cargo container for holding of goods, which is intended to be placed on a ship, truck or railcar; ii) adding a new sub-section 7.29 (Metal Storage Containers) under Section 7.0 (General Regulations) to read as follows: 7.29 Metal Storage Containers .1 The use of Metal Storage Containers as accessory buildings or structures is permitted in accordance with the following criteria: a) in the Resource Area, Agriculture, Large Holdings and Industrial zones metal storage containers may only be stacked vertically to a maximum of two (2) containers and subject to the prior issuance of a building permit. b) In the Low Density Residential and Small Holdings zones only one (1) metal storage container may be used as an accessory building or structure on a parcel, and only if: i) the metal storage container is not sited between a principal building and: .1 the front parcel line; and .2 in a Low Density Residential zone, an exterior side parcel line.** c) Despite sub-section 7.29.1(a) and (b), one (1) metal storage container may be used for temporary storage: i) during construction in any zone, provided that a valid building permit has been issued authorizing construction of a building or structure. The metal storage container must be removed upon completion of the construction, and for this purpose construction is deemed to be complete on the earlier of the date on which an occupancy permit for the construction is issued, or the building or structure is used or occupied; or ii) for a period not exceeding 30 days for the purpose of loading or unloading goods related to a relocation of a residential or commercial use.

If you have any questions please feel free to contact me and I will try to answer them. You can also contact the RDOS and our area Rep Riley Gettens and her email address is rgettens@rdos.bc.ca

Kindest regards,

Bruce Turnbull



REGIONAL DISTRICT OF OKANAGAN SIMILKAMEEN

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.: X2020.006-Z0

FROM: Name: Jennifer & Bruce Turnbull
(please print)

Street Address: Penticton, BC V2A8Y7

RE: Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws

My comments / concerns are:

- I do support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers.
- I do support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers, subject to the comments listed below.
- I do not support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2895, 2020.

We do not support Bylaw 2895 as it currently is. We live in Westwood Properties and lots here are the smallest in Area F. Placing a shipping container in these small lots would devalue our property as well as this neighbourhood. The original proposal in the bylaw was a lot size of .5 hectares and this would be fine, but lots in Westwood are too small and would degrade the neighbourhood.

Feedback Forms must be completed and returned to the Regional District no later than **December 31, 2021.**

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).

Handwritten notes on the right margin: "Dink", "Ap", "e S", "ac", "Du", "like", "to", "lei", "me", "D", "Ro", "se", "is", "st", "ell", "on", "eds", "mi", "in", "TA", "res", "AT", "ysi", "ssi", "rd", "on", "pl", "AN", "LE", "PL", "NE", "UT", "Z", "H", "W", "E", "C"

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.: X2020.006-ZONE

FROM: Name:

Melody L Walker / Eleanor J. Walker
(please print)

Street Address:

RE: Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws

My comments / concerns are:

- I do support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers.
- I do support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers, subject to the comments listed below.
- I do not support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2895, 2020.

- Site placement Restrictions are unreasonable particularly with regard to Low Density Residential zoned properties: **BYLAW CREATES UNDUE HARDSHIP.**

- Property Owners (Area D) who own/purchased large pieces of land (that are under 20 hectares) around POK Falls in Area D (which they consider large Holdings) have had their zoning & land uses persistently & consistently decimated over the past 5 years by the R.D.S.

THIS BYLAW CREATES UNDUE HARDSHIP AND IS UNFAIR.

Feedback Forms must be completed and returned to the Regional District no later than **December 31, 2021.**

2021 Nov 19th Friday
@ 12:20pm.

Melody L. Walker

Eleanor J. Walker

Okanagan Falls, BC VOH 1R0

Our position, if we are interpreting this proposed bylaw correctly with how it will negatively impact Low Density Residential zoned home/ property owners, is that this is just one more impact of how miserable it is to be part of the RDOS, Area D at present. **SITE PLACEMENT RESTRICTIONS ARE UNREASONABLE AND UNDUE HARDSHIP IS THE RESULT.** This bylaw (as proposed) results in action requiring significant difficulty or expense when considered in light of a number of factors.

Property owners who own/ purchased large pieces of land (that are under 20 hectares) around OK Falls in Area D (which they consider large holdings) have had their zoning and land uses persistently and consistently decimated over the past five years by the RDOS.

Sea Cans are safer and more secure than any metal storage shed that can be bought through retail and much less expensive than building a structure from scratch with today's building costs (and possible need for permits, with the hassle that entails, if having to deal with the RDOS for same).

OK Falls basically has ZERO proactive police presence or enforcement. Property Crime is a serious problem in OK Falls 100% of the time.

1 of 2...

Low Density Residential zoned home/ property owners face an unacceptable hardship if/when trying to place a Sea Can, with the proposed bylaw draft (Version 2021-10-22).

Not being able to use a Sea Can to securely store belongings provides a hardship to Low Density Residential zoned home owners. The RDOS Area D is directly creating a hardship with this bylaw.

Many homeowners cannot afford to build an accessory building THAT IS AS SECURE AS A SEA CAN and criminal break-ins, theft, nuisance, vandalism are made easier, when homeowners are forced to use flimsy less secure store bought storage sheds.

The only "suggestion" the RCMP has for high volumes of property crime at present, is to "install a good security system" (which I heard directly from the RCMP during yesterday's RDOS Meeting).

That only impacts dealing with theft, break-in, vandalism, nuisance, trespass AFTER THE FACT.

Even if the RCMP do find the person(s) responsible for theft, break-in, nuisance, vandalism, IF the RCMP convinces Crown to proceed with charges, when the charged person gets to Court, drug use, alcoholism, mental health issues etc. are often involved and the end result is that the Court releases the person charged back into society ...to repeat and re-offend again, and again, and again... that is the reality that (OK Falls) home and property owners face at present.

REGARDLESS OF THE SOCIAL ISSUES THE PERSON APPREHENDED IS FACING IN LIFE (AND THE LACK OF APPROPRIATE RESOURCES TO ASSIST WITH DEALING WITH SAME), IN THE MEAN TIME HOME AND PROPERTY OWNERS CONTINUE TO BE THE ONES NEGATIVELY IMPACTED BY REPEAT PROPERTY CRIME (AND REPEAT OFFENDERS) ... **METAL STORAGE CONTAINERS OFFER SECURE STORAGE OF GOODS AT REASONABLE COST & INSTALLATION, COMPARED TO ALTERNATIVES (WHICH WOULD BE AS SECURE AS A SEA CAN).**

WITH THIS PROPOSED RDOS BYLAW, THE DIRECT RESULT IS TO FURTHER NEGATIVELY IMPACT LOW DENSITY RESIDENTIAL ZONED PROPERTY/HOME OWNERS. **DISGUSTING.**

2 of 2. Q.

From: [Melody L Walker](#)
To: [Christopher Garrish](#)
Cc: [Eleanor Walker](#)
Subject: Metal Storage Containers ~ Grandfathered Use
Date: November 19, 2021 11:08:02 AM
Importance: High

Hi, Chris,

Apart from all of my questions regarding zoning history and uses and clarification of SPECIFIC USES that apply to our properties...

I also now have the issue of the RDOS Draft Version 2021-10-22 to review and clarify with you.

1.

I require an explanation with regard to how the draft is worded with respect to:

7.28

1.

b)

i)

.1

.2

I require clarification with regard to the following matters:

1.

If the metal container sits between the primary house and the front parcel line: It is NOT PERMITTED (with this draft bylaw)... **IS THAT CORRECT?**

AND

If the metal container is on a Lot that is Low Density Residential, it CAN NOT BE BETWEEN THE PRIMARY HOUSE AND AND AN EXTERIOR SIDE PARCEL LINE???

ie:

AM I CORRECT IN MY INTERPRETATION, THAT THE RDOS IS TRYING TO RESTRICT ALL METAL CONTAINERS FROM LOW DENSITY RESIDENTIAL ZONES UNLESS THE METAL CONTAINER SITS "IN THE MIDDLE" BETWEEN THE PRIMARY RESIDENCE AND THE BACK PARCEL LINE?????!!!!

HOW IS POSSIBLE FOR A METAL STORAGE CONTAINER TO NOT BE SITED BETWEEN A PRINCIPAL BUILDING AND AN EXTERIOR SIDE PARCEL LINE???

2.

We have grandfathered zoning.

This bylaw is coming into effect AFTER our zoning was forced to be changed by the RDOS... ie: In 2017/2018 the RDOS forced us to change our Large Holdings zoning.

How does this proposed (draft) bylaw directly impact our current situation?

I have to check the specific date that we brought the Sea Can on to our property. Is that a factor in "grandfathered" use?

Needless to say, if I'm interpreting this proposed bylaw correctly and how it will negatively impact Low Density Residential zoned home/ property owners, this is just one more impact of how miserable it is to be part of the RDOS at present.

Sea Cans are safer and more secure than any metal storage shed that can be bought through retail and much less expensive than building a structure from scratch with today's building costs (and possible need for permits, with the hassle that entails, if having to deal with the RDOS for same).

OK Falls basically has ZERO proactive police presence or enforcement. Property Crime is a serious problem in OK Falls 100% of the time.

Low Density Residential zoned home/ property owners face an unacceptable hardship if/when trying to place a Sea Can, with the proposed bylaw draft (Version 2021-10-22

Not being able to use a Sea Can to securely store belongings provides a hardship to Low Density Residential zoned home owners. **You are directly creating hardship with this bylaw.**

Many homeowners can not afford to build an accessory building THAT IS AS SECURE AS A SEA CAN and criminal break-ins, theft, nuisance, vandalism are made easier, when homeowners are forced to use flimsy less secure store bought storage sheds.

The only "answer" the RCMP has for increased property crime is "install a good security system). That only impacts dealing with theft AFTER THE FACT. Even if the RCMP do find the person(s) responsible for theft, break-in, nuisance, vandalism, If THE RCMP convinces Crown to proceed with charges, when the charged gets to Court, drug use, mental health issues etc. are often involved and the Court releases the person charged...

IN THE MEAN TIME HOME AND PROPERTY OWNERS CONTINUE TO BE THE ONES NEGATIVELY IMPACTED BY PROPERTY CRIME...

WITH THIS PROPOSED RDOS BYLAW, THE DIRECT RESULT IS TO NEGATIVELY IMPACT LOW DENSITY RESIDENTIAL ZONED PROPERTY/HOME OWNERS. Disgusting.

Please arrange a time for me to come in and meet with you.

I require specific information with regard to our current zoning uses, our past history zoning and uses and our current grandfathered uses.

With respect to Metal Storage Containers: A.S.A.P., I require detailed information with respect to specifically how this proposed bylaw directly impacts us.

Amendment Bylaw No. 2895, 2020
(X2020.006-ZONE)
Draft Version - 2021-10-22

Regards, Mel

--

Melody L. Walker
Eleanor J. Walker

Okanagan Falls BC V0H 1B0

From: [Melody L Walker](#)
To: [Planning](#)
Cc: [Eleanor Walker](#); [nwalker40](#); [Ron Obirek](#)
Subject: Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020 Electoral Area "D"
Date: November 19, 2021 12:32:23 PM
Importance: High

To Whom It May Concern @ RDOS Planning:

Re: Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020 Electoral Area "D"

I (we) do not support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers.

Site placement restrictions are unreasonable particularly with regard to Low Density Residential zoned property: **THE BYLAW CREATES UNDUE HARDSHIP AND IS UNFAIR.**

This bylaw (as proposed) results in action requiring significant difficulty or expense when considered in light of a number of factors.

See attached 3 pages.

Regards, Mel

--

Melody L. Walker
Eleanor J. Walker
D. Nels Walker

Okanagan Falls, BC V0H 1R0

Lauri Feindell

From: Jane Windeler
Sent: December 17, 2021 3:58 AM
To: Shannon Duong
Subject: Metal containers

If decorated they can be beautiful. Murals, siding; just not left the original colour, peeling and rusting Cottonwood AZ has a beautiful bar and eating complex with the containers staggered and stacked, around roughly timber and steps. It was beautiful

Not sure how you'd word the bylaw, but with costs of building and the need to re-purpose in our wasteful world, this seems a workable solution on many levels

Jane Windeler

Sent from my iPhone

Shaw LTE

10:05 AM

Done

2 of 2

YouTube



#FlagstaffContainerHouse #EcofriendlyPrefabHome

Flagstaff Container House: Eco friendly Prefab Home- Arizona

8K views · 2 years ago



144



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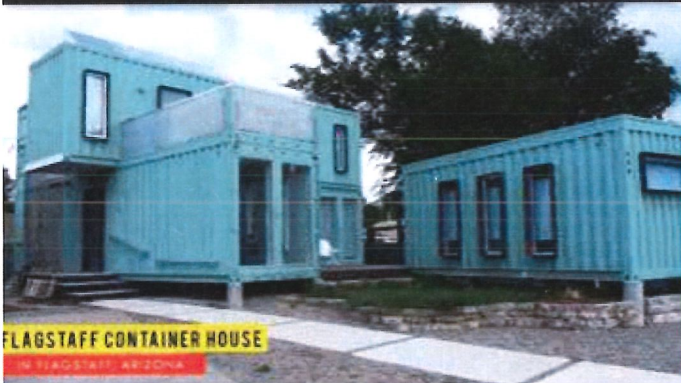
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YouTube



#FlagstaffContainerHouse #EcofriendlyPrefabHome

Flagstaff Container House: Eco friendly Prefab Home- Arizona

8K views · 2 years ago



144



Dislike



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Report



ShelterMode

154K subscribers

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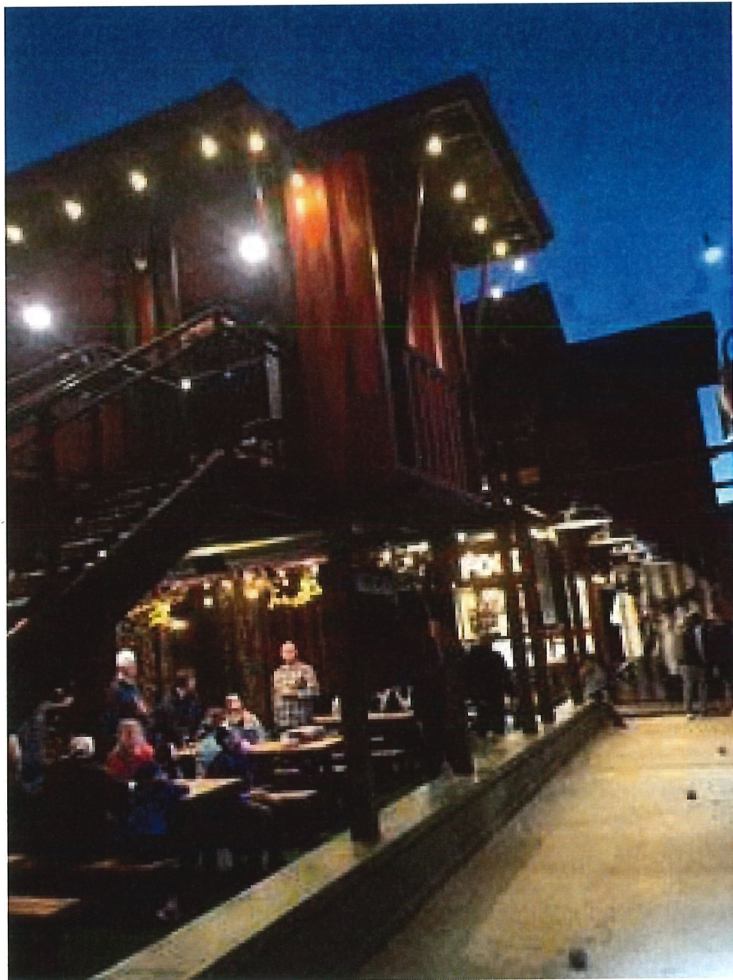


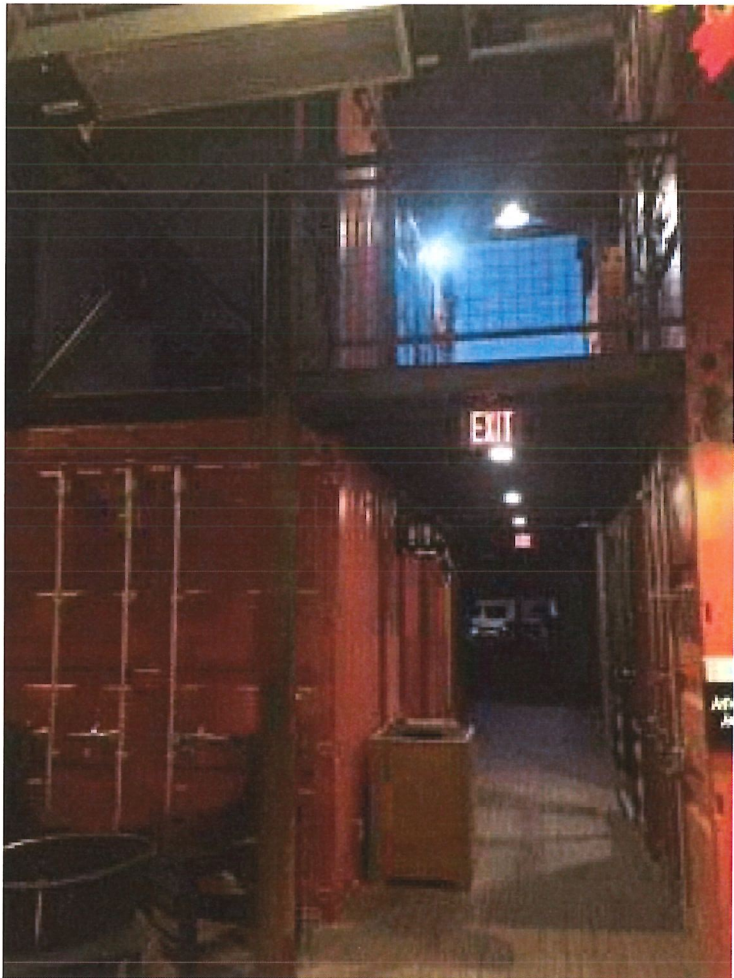
34





























Lauri Feindell

From: Robert Durman
Sent: May 11, 2022 4:04 PM
To: Planning
Subject: Amendment Bylaw No. 2895 (version 2021-10-22)

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Planning Staff,

I'm strongly opposed to the zoning bylaw ammendment that's been proposed pertaining to *Metal Storage Containers* located on Large Holding lots.

Metal Storage Containers have no relation to permanent structures given they are inherintanly easy to move. As someone in construction that has owned multiple *Metal Storage Containers* at a time there is no sense wasting the Building Officials time on such a matter. All Building Officials are already stretched thin and don't need to be concerned with wether a homeowner has a *Metal Storage Container* located on their property. Furthermore, *Metal Storage Containers* are no different than plastic bins bought at Walmart used to store materials and/or belongings. The only difference between a small box and large box is the scale and number of the belongings that can be stored. Will neighbours perfer potentially large and/or multiple ugly belongings being permanently left on show instead. This ammendment as written is a giant overreach and should be ammended to exclude Large Holding lots, at the very least. If the concern by some is about esthetics then perhaps this should be handled by a *Good Neighbour Bylaw* and terms pertaining to visual appeal of the *Metal Storage Containers* may be included instead. Regardless, for Large Holding lots where is the concern given their size and often relative lack of sitelines due to the mountainous terrain that has called into concern an issue with homeowners having permanent *Metal Storage Containers* that they need to be regulated by an official agency?

Thank you,

Robert Durman