



DEVELOPMENT SERVICES
PRELIMINARY BYLAW
COMMUNICATION

Your File #: X2020.006-
ZONE - Metal
Storage
"shipping"
container

eDAS File #: 2020-02038

Date: May 5, 2020

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

Attention: Lauri Feindell, Planning Secretary

Re: **Proposed Text Amendment Bylaw 2895, 2020 for:
Electoral Area "A", "C", "D", "E", "F" and "I"**

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

If you have any questions, please feel free to call Rob Bitte at (250) 490-2280.

Yours truly,

Rob Bitte
Development Officer

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

Decemeber 9, 2020

Dear Ms. Rendall,

I find interesting the proposed RDOS bylaw to restrict metal storage containers on rural properties.

There's a property in the Upper Carmi Area that far exceeds any bylaw that is currently in effect and would definitely be in breach of further bylaw amendments.

From what is actually visible from the road, the property owner has at least 6 containers, 3 dump trucks, a flatbed truck, a front end loader, a stacker, and 2 RV's (one of which is used for permanent habitation). No house, water, or septic, or power.

But, because he is related to one RDOS Board member, this is permitted??

I didn't know that this property is allowed to be used as an industrial/commercial storage lot.

RECEIVED
al District

DEC 14 2020

1 Martin Street
Penticton BC V2A 5J9

From: [Carolyn Buzikievich](#)
To: [Christopher Garrish](#)
Cc: [Steve Buzikievich](#)
Subject: Metal storage bylaw
Date: December 15, 2020 9:59:26 AM

Good morning,

We are property owners at Apex Alpine in RDOS Area I. We are opposed to the use of metal storage containers at Apex. They are very unsightly and are not compatible with the look of the village and neighbourhood. We believe these metal containers decrease the property values in area I. It is our general understanding that these metal containers are not permitted as permanent fixtures in other jurisdictions. The lots at Apex are too small to have these metal containers on the properties in addition to them being unsightly. We are ok with a temporary use of a storage container for construction purposes but not for a permanent use. We are also ok with the use of a storage container/structure that is constructed of the same materials as the main property and is of a significant smaller size such as a wood shed. If you have any questions or comments, we can be reached at XXX-XXX-XXXX.

Kind Regards,

Carolyn and Steve Buzikievich

From: [Dawna Erland](#)
To: [Christopher Garrish](#)
Subject: Re: Metal Storage Container Bylaw Feedback. Area F
Date: November 16, 2020 6:19:26 PM

Please accept the following with corrections made.

Penticton, BC

> On Nov 16, 2020, at 6:16 PM, Dawna Erland wrote: >

> Having had the experience of seeing my neighbour denied the previous pastoral lot of any vegetation and replace vegetation with boulders along with one huge and 3 small accessory buildings around it all of varying types, I welcome this bylaw whole heartedly as a reasonable compromise between those who would like unlimited access to them and those like me, who think they aesthetics are industrial and don't belong in a residential neighbourhood.

>

> Thanks,
> Dawna Erland
> Penticton, BC

>



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

November 25, 2020

Reply to the attention of Sara Huber
ALC Planning Review: 46719
Local Government File: X2020.006-ZONE

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

Re: Regional District of Okanagan Similkameen Electoral Areas A, C, D, E, F, and I Zoning Amendment Bylaw No. 2895

Thank you for forwarding a draft copy of Regional District of Okanagan Similkameen Electoral Areas A, C, D, E, F, and I Zoning Amendment Bylaw No. 2896 (the "Bylaw") for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Bylaw is consistent with the purposes of the *ALC Act* (ALC Act), the Agricultural Land Reserve (ALR) General Regulation, (the "ALR General Regulation"), the ALR Use Regulation (the "ALR Use Regulation"), and any decisions of the ALC.

Current Proposal:

The Bylaw proposes a series of textual amendments in order to introduce new regulations for the placement of metal storage ("shipping") containers on a parcel of land.

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

In the Low Density and Small Holdings zones only one metal storage container may be used as an accessory building or structure on a parcel, and only if it is completely clad in a material consistent with the principal building; and covered by a roof with a pitch consistent with the principal building.

As well, one metal storage container may be used in any zone for temporary storage during construction, 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.

ALC Staff Comments:

ALC staff generally do not object to the Bylaw provisions, noting that shipping containers may be used by the agricultural industry for various uses, including farm equipment storage, agricultural production, or processing. ALC staff note that the Bylaw appears to require that the shipping by containers be placed on top of one another (i.e. stacked vertically), rather than side by side. While ALC staff support the concept, which would reduce the impact on the land base, ALC staff are uncertain as to how practical this would be for agricultural purposes. Despite this, ALC staff do not object to the Bylaw.

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

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

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

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Referral of RDOS X2020.006-ZONE

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

46719m1

From: [Candy Anders](#)
To: [Christopher Garrish](#)
Subject: Fwd: PROPOSED BYLAW 2895 FEEDBACK (METAL Storage Containers)
Date: November 18, 2020 2:07:57 PM

Thank you for speaking with us this morning. Below please find our concerns and comments to be shared with the decision makers.

Re: Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020

WE 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:

1. Esthetics/Property Value/Care - when we purchased a 3 acre property in the former Regal Ridge development, we were attracted to the guidelines and former covenant along with the RDOS' good governance in general. It is our desire to live in an area uncluttered from unsightly premises and have an enjoyment of a good quality of life for all. Containers only benefit the owner and not the rest of the region. There should also be a focus on enjoyment of the area for future generations. We have counted as many as 7 structures on one property (including primary residence, sheds, RV's, containers, etc.).
2. Safety - As containers can attract theft, an increase in the number of containers risks an increase in theft and safety concerns for residents whose properties are invaded. Large heavy doors - is there a risk of someone getting locked inside?
3. Environmental - risk of disturbing land when delivered. We acknowledge and support that much of our and our neighbours' 3 acre lots were meant to be preserved in a natural state and to be used as wildlife corridors. We have additional concern with containers that may have non-regulated foundations, potential for run-off of chemicals, non-permitted use, sewage effluent etc.
4. Fire Department and Fire Risk - There is no regulation regarding storage of hazardous materials in air tight containers. For example, the incidents of Enderby 2011 and Saanich 2013 and WorkSafe BC come to mind. On the mountain, there has been a fire at a residence where oily rags were neglected. In addition, if containers are located on properties in an obscure location, it may make it difficult for the fire department to access, maneuver large vehicles around etc.
5. Location - it is noted that containers should not be located between the principal residence and the front of the property. What about the other property borders, sides and back? For example, a container placed near the property line of a neighbour, whereby it may not be visible by the owner however it affects the enjoyment of the adjacent property owner, if:
A/ there are no setbacks, and
B/ recognizing that the lots in the former Regal Ridge are irregular in shape and that the amount of vegetation varies even within a property. There is risk that a container owner could place the unit out of their sightline, but not that of another owner.
6. Grandfathering - recognizing that there is not much scope for a local government to deviate from to reduce the unsightliness, recommend that it be modified that existing units must

follow requirements of newly located units i.e. location of unit, cladding/colour to match primary residence, roof pitch and to remove any reference to advertising/former owners' name/business etc.

Thank you for considering the above as it relates to the proposed bylaw.

John Anders and
Candy Anders

From: [Brent Gilbey](#)
To: [Christopher Garrish](#)
Subject: Steel Shipping Container Amendment.
Date: November 19, 2020 1:54:59 PM

November 19, 2020

Dear Mr Garrish,

**RE: "Regional District of Okanagan-Similkameen
Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020."**

I realise the proposed amendment applies to the majority of the Electoral Areas around the Regional District, and I can not speak for those in other areas, but here are some of my views from *Area 'A'* regarding the siting of steel shipping containers [SSC], particularly on Anarchist mountain, on SH3-zoned [only] properties.

Aesthetics/unsightliness. Inconsistent with the now-defunct Regal Ridge covenant which strictly forbade [SSC]; many residents [me included] invested in a development [with an active covenant] they presumed would be free of [SSC]. Further, the siting of [SSC] are in direct conflict with registered building schemes [RBS] in the area. People have bought properties with a registered building scheme, followed the outlines of the restrictions; however, their neighbours [not encumbered by a RBS] have a [SSC]. Developers had a vision, and took pains to place a [RBS] on their development to attract purchasers and investors who could envision realising a fair reward for buying-in; [SSC] are in direct conflict with the essence of the the schemes undertaken by the developers as well as many of those who bought into the concept of building up here.

Affect on property values. Based on the number, placement, and appearance of [SSC], individual property owners' property values will likely be affected. Also, the number of [SSC] development-wide can reduce the appeal for prospective purchasers—further reducing the overall value in the area. Less value in the area leads to less tax dollars collected.

Currently no limit [as I understand] on the number of [SSC] a property can accommodate. Further, [SSC] are currently permitted to be stacked two-high. Multi-family ownership of properties, that are held as destination/camping sites, could become over-represented with

[SSC].

The repeal of the ESDP guidelines can lead to locating [SSC] near property lines [side, front and rear] out of view of the [SSC] owner, but in a view-alley of a neighbour.

Once a [SSC] is purchased and placed, only the owner benefits from its presence; passing motorists [potential property purchasers], the community and neighbours do not.

One 45' container [~382 sq.ft.] — which can be purchased for less than the capital-cost of \$5,000 — can replace [in utility] a similar-sized building that could be assessed in the neighbourhood of \$25,000. No BC Assessments on [SSC] so the community does not benefit from a tax contribution. Moreover, [as I understand] without further permits [or variance application, and approval], SH3-zoned properties are only permitted a primary residence and one outbuilding [garage, shop, etc.]. Adding [SSC] to the property encroaches on the essence [and likely intentions] of the existing bylaw by adding another structure to the premises that would not normally be approved [save a variance application].

No building-code implications. No regulations pertaining to the placement and use of a container; i.e., no regulations regarding foundations, run-off, placement near slope-face, etc. The placement of a [SSC] only has to observe published set-backs from a property line.

* There is one pair of containers on a property on my street [Sasquatch Trail] that have been converted to accommodation [composting toilet, solar power, potable water source]; however, there was no inspection carried out, and it's doubtful anything has been done to code; there is certainly no grey waste water management; all this across the street from two homes currently listed on [MLS.CA](https://www.mls.ca): one for 1.299 million, the other at 1.025 million.

Fire, safety, theft-target opportunities.

Unventilated [SSC] can present a combustion hazard. The presence of [SSC] creates an attractive target for thieves. Heavy metal doors, no windows, no plan-B to escape if the doors swing shut behind you.

Individuals vs. community: those who argue in favour of placing [SSC] on their properties are in-fact creating and imposing de facto rules [on the community] and are acting as individuals, *not as a community*. Forcing the community to suffer your own version of the rules without running it through due process is the primary reason rules are required in the first

place. And, while we are here, if you don't want more rules, stop creating opportunities around the need for them. Appears no one in the pro-[SSC] group speaks in terms of the community; they all appear to be speaking in terms of what suits and benefits them [as individuals, or as a group of like-minded individuals]; *not the community at-large*. They want cheap storage, but appear blissfully unaware of the externalities that are driving down the value in the neighbourhood—*cheap storage now [win], less money for your property later [(lose); i.e., lose more than the initial savings realised through purchasing a cheap container]*.

A final thought [food for thought...]. I toured the Gaspé Peninsula about 5 years ago—it's a long haul, and takes at least 3 days to take it all in. It struck me there were no containers, no junk cars, no blue ripped & torn tarps flapping in the wind—just the occasional clothesline with laundry drying [quaint]. Apparently, they recognised the value in attracting people to the area [residents, and tourists such as me], and have imposed restrictions; seems to be paying off for them, and they appear united and proud [because they *all* benefit], just as a community should.

Regards, Brent

From: [Melody L. Walker](#)
To: [Christopher Garrish](#)
Cc: [Eleanor Walker](#)
Subject: RDOS proposed Bylaw No. 2895 ~ Metal Storage Containers
Date: November 18, 2020 3:00:09 PM
Importance: High

Hi, Chris.

RE:

Public Hearing for the proposed Metal Storage Containers - Zoning Regulations Amendment Bylaw No. 2895.:

"In response to these considerations, as well as the experience of the member municipalities (as evidenced through their zoning regulations), the Regional District is proposing, amongst other things, that metal storage containers only be permitted in the Rural Zones (i.e. Resource Area, Agriculture & Large Holdings – all of which have a minimum parcel for subdivision of 4.0 ha). In the Low Density Residential zones (i.e. RS1, RS2, RD1, etc.) the placement of a metal storage container would be limited to one (1) per parcel and the container must be clad in a similar material to the principal dwelling and be provided with a pitched roof."

With respect to the RDOS proposed Bylaw No. 2895, with regard to Metal Storage Containers:

Here is another PERFECT EXAMPLE of how the RDOS continues to negatively impact Landowners with "FORCED" zoning changes and forced land use changes to the landowners detriment.

We were Large Holdings zoning and paid taxes for same, for decades. You (the RDOS) forced a zoning change on us that we did not want or require, which directly, negatively impacts our property/land use.

We have a large metal storage container.

It is more secure than any built storage shed would be... ie: IT DETERS BREAK-INS!!

Our large shed was broken into in 2015 and over ten thousand dollars worth of goods were stolen... Insurance didn't solve anything... the insurance company promptly refused to provide insurance the following year and black-balled us with other insurance companies, so the result is we have to pay three times more, for three times less coverage... and all of our belongings are still at risk of break-in, in the big shed!!!

The metal storage container has remained "break-in" proof... up to and including a tire iron left unsuccessfully in the door of it, after thieves tried unsuccessfully to break into it the night of December 30th or early morning hours of December 31st, 2019. The truck and trailer beside it were broken into... the window was smashed out of the truck and tools stolen out of it. This was December last year (2019).

The OFID, the RDOS and Highways (MOTI) refuse to put a light on the Power Pole at Pumphouse Road, so we have incurred the cost of installing LED lights to light up our property, to deter more break-ins. Break-ins are a reality in OK Falls (with no regular police presence) and now you want to deter residential zoned properties from effectively protecting belongings stored in metal storage containers, because of aesthetic considerations!!!

So short sighted and so unreasonable on the part of the RDOS!

With regard to: "the container must be clad in a similar material to the principal dwelling and be provided with a pitched roof" ... Our house has a type of "stucco" on it... which would be extremely inane to apply to a metal storage container!!! I could see a requirement to paint containers a neutral colour (if it were not a neutral colour already) ... but a requirement for the same finish as the house and a pitched roof is way overboard; it is onerous and expensive and a punitive requirement for residential zoned property owners.

This requirement completely negates "why" people want to buy and use metal storage containers... ie: they are affordable, for the top notch, exemplary, ideal security they provide.

We should not have to go to the cost of re-finishing a metal storage container and putting a pitched roof on it. It is already a neutral colour. It doesn't need an aesthetic "pitched roof" or a "stucco" finish!!!

This is just one more example of changes being made which unnecessarily burden residential landowners... in this case residential zoned landowners currently using Metal Storage Containers as the "best fit" for their needs/requirements.

For the record, your bylaw with regard to Metal Storage Containers for RM1 properties is onerous and unfair for residential zoned property owners in RDOS Area D.

The frequent use of metal storage containers is because they are affordable, more secure than anything else and the best fit for the use they are employed for.

The containers are the most secure way to store goods, in these times of rampant residential and commercial "property crime" break-ins, thefts and vandalism ... As you should be well aware, in rural areas like OK Falls our police presence and enforcement (as a deterrent) is non-existent!!! The Penticton Detachment RCMP presence is "response" only in OK Falls, IF they aren't busy with something else more pressing in Penticton.

(I personally believe that OK Falls should be part of the Oliver, BC Detachment's policing area (Oliver polices to Oliver Ranch Road, just south of OK Falls already). If OK Falls were part of Oliver, that would give Oliver more Members (dealing with the Jail), but I 100% believe that OK Falls would receive better policing support than it currently receives now... Of course, the best solution would be for OK Falls to incorporate!!!)

My brother had some interesting thoughts as well, with regard to "what" is motivating this Bylaw and how it negatively impacts those rural and small town residential zoned property owners who want to have metal storage containers to meet their needs...

Complaints of those without storage containers: "I don't need a metal storage container, so they shouldn't either"... ie: how I do things is how everyone else should do things (and not have a metal storage container)...

We can all make judgments (for others) for different reasons, about how things should look, but this Bylaw is naive and shortsighted.

Metal Storage Containers are used as extensively as they are, for good (sound) reason.

Responsible leadership (by the RDOS) would be to consider practicality for homeowners and the cost(s) to live in a small town (rural) community, which currently has (residential zoned) property owners seeing burgeoning insurance rates, increasing property crime rates, while simultaneously realizing less and less police enforcement presence, to help keep property owner's possessions secure. The onus is on the property owner to fend for himself. Metal Storage Containers are the best way for a property owner to fend for himself. Onerous costs should not be an additional burden for the property owner(s).

There are many things that factors into the homeowner's choice to use a Metal Storage Container versus anything else: Secure containment of goods in an affordable metal storage container in these times of rampant property crime, break-ins and thefts SHOULD BE A MAJOR CONSIDERATION, with regard to permitting residential zoned landowners to continue to use (secure) metal storage containers. Costly aesthetic changes to the metal storage containers is punitive and onerous.

It may seem necessary for some to judge, because they believe they are being progressive. They may believe that there really are no safety issues, and the focus should be strictly about appearances.

I can tell you first hand that there are real safety issues and repeat break-ins, theft and ongoing vandalism is best addressed by a Metal Storage Container. Onerous costs for aesthetics (for Metal Storage Containers) are punitive and unnecessary. A neutral colour is sufficient.

We have chosen not to live in a strata because our needs are different; we prefer not to live as everyone else does and to not be dictated to by everyone else's sense of aesthetics AND THE RDOS SHOULD NOT FORCE THIS BYLAW UPON US...

THERE IS A REASON WHY METAL STORAGE CONTAINERS ARE AS POPULAR AS THEY ARE AND AS FREQUENTLY USED AS THEY ARE!!

CRIME IS RAMPANT... POLICE PRESENCE IS NEGLIGIBLE... REPEAT OFFENDERS HAVE A REVOLVING DOOR THROUGH THE COURTS AND REOFFEND REGULARLY IN THE SAME COMMUNITIES, PARTICULARLY IN RURAL COMMUNITIES...

RURAL COMMUNITIES WHERE POOR LIGHTING/INFRASTRUCTURE, POOR POLICE PRESENCE/RESPONSE AND NEGLIGIBLE DETERRENTS DIRECTLY NEGATIVELY IMPACT RESIDENTIAL PROPERTY OWNERS ARE MAJOR REASONS WHY SO MANY OF US HAVE TURNED TO METAL STORAGE CONTAINERS TO SECURE OUR GOODS.

Metal Storage Containers permit residential zoned property owners to afford to conveniently and securely store goods, in a manner that is the most efficient and most effectively deters (repeat) break-ins, thefts, damage and vandalism.

I completely oppose the restrictions that Bylaw No. 2895 seeks to impose upon residential zoned RDOS Area D property owners.

We should continue to be able to use metal storage containers without costly and onerous regulations imposed. A neutral colour is all that should be required.

Regards, Mel

From: [Kyle McIntaggart](#)
To: [Christopher Garrish](#)
Subject: Westbench metal containers
Date: November 19, 2020 2:56:38 PM

Although I already sent in my opinion about metal containers I'm doing it again because it isn't clear if the original letters or emails are being considered.

I am totally against this, who wants to look out their window at a metal storage container or walk down the street to see metal containers in peoples yards. As a matter of fact I think this could end up being used to house people. There is one in Westbench already that has a small fence around the door and makes it look like someone lives in it. Besides that we live in a beautiful area where the views are wonderful why mar it with giant metal containers. As well I can see this being a real problem for accumulation of junk and storing other peoples property because there is space. How about people build a shed or a garage or whatever that fits in with the surrounding properties.

Gayle MCINTAGGART

Karl and Gudrun HARRIN

NTRKHA72 BC V041N1

Nov. 16th 2020

RECEIVED

Regional District

NOV 18 2020

101 Martin Street

Penticton BC V2A 5J9

Amendment Bylaws 2895, 2020 Metal Storage Containers Regulation

R205 Similkameen

Public Hearing Nov. 19th 2020

A regulation regarding Metal Storage Containers, also as Shipping Containers or "seasans" is very much needed.

Not only as an eyesore in the overall landscape

but in neighboring residential gardens as well.

Unfortumately, naming or buying a container is cheap

and makes it easy to place it around the house.

Especially in rural areas where parcels are mostly

big; we would like to see the minimum parcel size

at least 1 ha.

No constant placements should be allowed in

- environmental sensitive

- riparian and

- watercourse areas at all.

Sometimes containers are also used on working areas

or animal shelters, regulation herefor is also needed.

Containers come in different sizes. A 40 ft. one has a

long ability resistential zoning is not desirable.

Woud more regulation also include mandatory

removal of those containers during and idling for

years under no regulation no for 2

since containers are movable, they should never be

around for good air.

Set back and using height of usage should also be

considered.

It is most likely, when placement of containers are

regulated, they will be replaced with something

Page 2

like old travel trailers with non expiring plates,
tarpred structures, tents and so on.
This should also be considered and regulated.

personally, we would like to see a much stricter
vision and enforcement, what people are allowed
to place on their properties and not.

With regards,

Griffin Austin

From: [jentsch](#)
To: [Christopher Garrish](#)
Cc: [Rick Knodel](#)
Subject: container bylaw
Date: November 17, 2020 12:07:59 PM

Hello Chris ,

I hope things are well with you.

I am writing with reference to the upcoming container bylaw 2895 that is being proposed.

My understanding is that both Area C and A directors are opposed to it as am I . The need for the bylaw seems unnecessary and is yet another block in the wall of regulation and expense to the rural areas.

I would like to know who and why this bylaw is promoted. If it is staff or elected officials it is important know why it is on the agenda and for what end game.

In my sphere of the world I have yet to talk to anyone who is in support of any measures designed to regulate further the citizens of the rural area, especially for an issue like this one that is not a problem. I find it illogical that one of the arguments put forward is the presence of containers act as an enticement for thievery when in fact, in many cases they are used to protect their belongings from such activity.

I would like to register my views on this for the upcoming meeting and encourage all board members that will vote on it to abandon Bylaw 2895 it and not to fix something that is not broken.

Thank you for your time.

Sincerely,

Chris Jentsch

www.ccjentschcellars.com

Previously presented at
Planning & Development Committee
(October 1, 2020)

From: [dsvendse](#)
To: [Mark McKenney](#)
Cc: [Planning](#); [Christopher Garrish](#); [pbeckett](#); [Mark Pendergraft](#)
Subject: Re: Bylaw 2895 - 2020 - Shipping Containers
Date: June 20, 2020 11:14:36 AM

I totally agree with Mark on this.
Just too many unnecessary and costly 'hoops'!

Dwayne

From: Grant Montgomery
Sent: May 11, 2020 1:29 PM
To: Donna Sellin <dsellin@rdos.bc.ca>
Subject: RE: APC Memo - Review of Proposed Metal Storage Container Zoning Regulations (X2020.006-ZONE)

Donna,

Definition of a Metal Storage Container (max. length, width and height) - The quantity should be limited by overall length not units. 2 small ones could equal one large one, etc.

No Cladding or Roofs should be required to be added but a coat of paint to clean up and blend in. If you think they are that ugly then don't allow them in those zones. People trying to attach roofs to those things as the Home Handyman could be dangerous. Plus they would often end up looking worse. A nice wind gust could easily take them off if not done right. To make sure it is done right you will now have to inspect them – Building Permit, etc... pain in the butt.

The smaller parcels in AG zones (lots of them ½ acres, etc.) should be treated the same as RSI, RS2, etc.

Personally I don't think you should be allowed to have one on any property under an 0.4 ha, other than if you are moving

No stacking on any parcels smaller than 20ha. When they are stacked no one will hardly ever do anything with the one on top as they won't be crawling up a ladder all the time, etc. Easily become an eyesore. Stacking of containers must be the same setbacks as a principal residence then.

SH zones – 1
LH zones - 2

Same setback rules as Accessory Buildings.

During Construction – yes but a time limit. If you can't build a house in under a year you shouldn't be building. There is a lot of theft from job sites.

People should be allowed to park a Storage Container out front of their house when they are moving. 1 month is plenty of time. (size limit on container in the smaller zones <SH so they don't park a humungous one on their front long.

You should also look at how to incorporate the above ground "Swimming Pool" containers. They are very nice but sit quite high when not dug into the ground. Some aren't.

Regards,
Grant Montgomery,
Phone: _____
Osoyoos, BC Canada or
Prachuap Khiri Khan, Thailand



APC Member 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: APC Member Name:

ELECTORAL AREA:

Sara BUNGE

Area C

(please print)

DATE:

MAY 20, 2020

RE:

Regional District Zoning Amendment Bylaw No. 2895, 2020
Metal Storage Container Zoning Regulations

My comments / concerns are:

- I do support the proposed regulation of metal storage containers.
- I do support the proposed regulation of metal storage containers, subject to the comments listed below.
- I do not support the proposed regulation of metal storage containers.

- I dont think a building permit is required prior to having a metal storage container
- I am okay with them in low density residential zones
- comply w setbacks
- small holdings large than 1 ha should be treated like large holdings
- I dont support requirement to clad container + put a matching roof over it for low density ~~res~~ residential & small holdings.

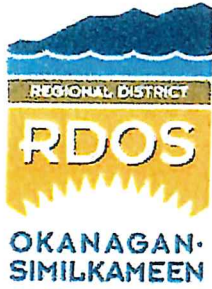
From: [Gurmeet Chahal](#)
To: [Rick Knodel](#)
Cc:

Subject: APC memo-Review of proposed Metal Storage Containers Zoning Regulations
Date: May 18, 2020 8:10:08 PM

Hi,

I donot think that there is any need for zoning Regulations for Metal storage Containers. In my views they are much safer and better than small sheds and temporary storage. RDOS can set a limit of containers that how many one property can have?

Beantjit chahal



APC Member 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: APC Member Name: ELECTORAL AREA:
DAVID JIMZEN C
(please print)

DATE: MAY 20

RE: Regional District Zoning Amendment Bylaw No. 2895, 2020
Metal Storage Container Zoning Regulations

My comments / concerns are:

- I do support the proposed regulation of metal storage containers.
- I do support the proposed regulation of metal storage containers, subject to the comments listed below.
- I do not support the proposed regulation of metal storage containers.

- be allowed in Residential zoning with a limit of 1 size 8x10 ???

- do not agree with cladding and covered roof

- Building permit only if stacking 2

- Lots of contractors use these for storage while building wants them to be allowed

- NOT BE USED AS A SPREAD SHED

Christopher Garrish

From: Jack Bennest
Sent: May 7, 2020 3:09 PM
To: Donna Sellin
Cc:

Subject: Re: APC Memo - Review of Proposed Metal Storage Container Zoning Regulations (X2020.006-ZONE)

my only comment is on duration

I believe the Town of Oliver allows a metal bin/container/waste removal structure for a certain time limit.

Would be nice to see a recommendation from staff in the form of

1. one month
2. three months
3. six months

Action mandated by bylaw with no exceptions after six months. - A warning given one month prior to expiry of limit.

I pause to note that one home in Oliver received a building permit almost 20 years ago but the obligations not fulfilled and the corp now in the position not being able to act because it never acted when it should have.

Jack

From: [Jack Bennest](#)
To: [ED Machial](#), [Christopher Garrish](#)
Subject: Re: APC Memo - Review of Proposed Metal Storage Container Zoning Regulations (X2020.006-ZONE)
Date: May 13, 2020 11:47:43 AM
Attachments: [j](#)

a follow to ed's remark
some areas of the regional district have large lots, orchards, ranches etc - I think any regulation should have a relationship to the size of the lot and the placement of the steel structure that is convenient to the owner but not an eye sore. There are many RDOS built up areas near Okanagan Falls, Naramata, Westbench where steel containers should have a time limit placed on the use similar to Town of Oliver and other municipalities.

Jack

Christopher Garrish

From: fairviewhouse
Sent: May 20, 2020 2:10 PM
To: Jack Bennest; Christopher Garrish
Cc: Sara Bunge; chahal 9188; David Janzen; Ed Machial; Louise Conant; Rick Knodel; Donna Sellin
Subject: Re: APC Memo - Review of Proposed Metal Storage Container Zoning Regulations (X2020.006-ZONE)

Hello Chris and members of the Area C APC: I could not make the response form work as I could not print it (out of ink) and the form was not subject to edit which would have allowed me to make my responses on it, then submit. Did no one think of that?

Anyway, I know people are going to erect really ugly structures on their properties, be they shipping containers or chicken coops. My suggestion is that the placement of any shipping containers should ensure that the main building-- commercial building, industrial plant, residence, whatever--must be situate directly between the shipping container and the main road access to that property. Pretty simple, but it would help contain the ugly.

Jessica Murpphy
Area C APC

I support the proposed bylaw subject to the above.



APC Member 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: APC Member Name: **ELECTORAL AREA:**
D.A. LYCHAK _____
(please print)

DATE: MAY 6, 2020 _____

RE: **Regional District Zoning Amendment Bylaw No. 2895, 2020**
Metal Storage Container Zoning Regulations

My comments / concerns are:

XXX I do support the proposed regulation of metal storage
containers.

I do support the proposed regulation of metal storage containers, subject to the
comments listed below.

I do not support the proposed regulation of metal storage containers.

I support the proposed regulations because the result in residential zones (Low Density & Smallholdings) would be accessory buildings that architecturally match the principle residence with a steel box inside (presumably for security). This, in fact, may be an improvement to the appearance of accessory structures in residential zones and I believe that the same design principles should be applied to ANY accessory building – steel containers or not.

Donna Sellin

From: JoAnn Peachey
Sent: May 6, 2020 3:38 PM
To: Christopher Garrish
Subject: FW: APC MEMBER FEEDBACK - DOUG LYCHAK

From: Susan Lychak
Sent: May 6, 2020 3:37 PM
To: JoAnn Peachey <jpeachey@rdos.bc.ca>
Subject: RE: APC MEMBER FEEDBACK - DOUG LYCHAK

Hi JoAnn,

I have just sent off my response regarding the Zoning Bylaw Amendment regarding metal containers and I wish to add another thought:

If the regulations outlined on Appendix #1 are not adopted as part of the Bylaw, I would totally oppose allowing metal containers in low density residential and smallholding zones – other than for construction and other related short-term purposes.

Thanks.

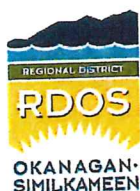
Regards,

Doug Lychak

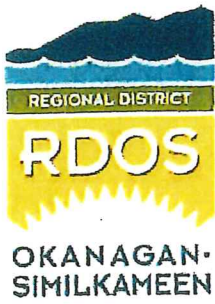
From: JoAnn Peachey <jpeachey@rdos.bc.ca>
Sent: May 6, 2020 2:32 PM
To: Doug Lychak
Subject: RE: APC MEMBER FEEDBACK - DOUG LYCHAK

Hi Doug,
Thanks for your providing your feedback. Your comments will be included in materials forwarded to the ALC for their consideration.

Regards,



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



APC Member 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: APC Member Name: ELECTORAL AREA:
Dianna Smith E
(please print)

DATE: May 9, 2020

RE: Regional District Zoning Amendment Bylaw No. 2895, 2020
Metal Storage Container Zoning Regulations

My comments / concerns are:

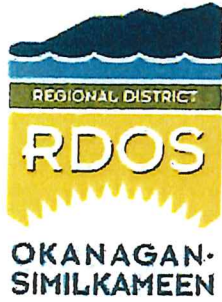
- I do support the proposed regulation of metal storage containers.
- I do support the proposed regulation of metal storage containers, subject to the comments listed below.
- I do not support the proposed regulation of metal storage containers.

- Need to address/reduce the visual impact to Neighbours when unsightly (damaged / peeling paint / rust / etc.) containers are placed on Agricultural or Large Holdings parcels.

(Painting them to better fit in surrounding?)
Within so many days of placement?

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Storage containers



APC Member 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: APC Member Name: Donald Mancell ELECTORAL AREA: _____
(please print)

DATE: May 12 / 2020

RE: Regional District Zoning Amendment Bylaw No. 2895, 2020
Metal Storage Container Zoning Regulations

My comments / concerns are:

- I do support the proposed regulation of metal storage containers.
- I do support the proposed regulation of metal storage containers, subject to the comments listed below.
- I do not support the proposed regulation of metal storage containers.

I don't feel I know enough about this issue to make a recommendation one way or another

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.

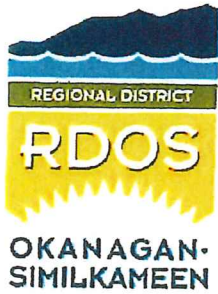
From:
To: [Christopher Garrish](#)
Subject: Re: Emailing: Response - Heather Fleck (2020-05-12)
Date: May 13, 2020 3:24:00 PM

So sorry I was trying to be organized but forgot to check the box .. I so support the proposed regulation of metal storage containers

----- Original Message -----

From: "Christopher Garrish" <cgarrish@rdos.bc.ca>
To:
Sent: Tuesday, May 12, 2020 4:44:47 PM
Subject: Emailing: Response - Heather Fleck (2020-05-12)

Hi Heather,
Thanks for submitting the attached feedback sheet on the proposed shipping containers zoning regulations.
I just wanted to confirm that it was intentionally left blank?
Sincerely,
Chris.



APC Member 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: APC Member Name: ELECTORAL AREA:
BRUCE CHOUGH
(please print)

DATE: May 14 / 2020

RE: Regional District Zoning Amendment Bylaw No. 2895, 2020
Metal Storage Container Zoning Regulations

My comments / concerns are:

- I do support the proposed regulation of metal storage containers.
- I do support the proposed regulation of metal storage containers, subject to the comments listed below.
- I do not support the proposed regulation of metal storage containers.

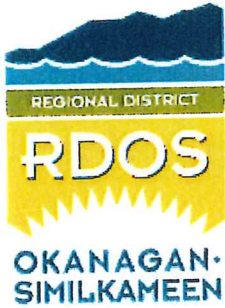
- Storage containers prohibited in residential zones

- exception to prohibitions for construction purposes -
 conjunction with ^{building} permit could be allowed but ~~not~~ include

set timeline not just open-ended to completion of construction

- Storage containers usage for industrial zones only and
 if for SA zones shouldn't be same as if large hold'g's etc.

- not suitable in town center areas



APC Member 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.: F2020.008-ZONE

FROM: Electoral Area "F" APC Member Name:

Brad Hillis

(please print)

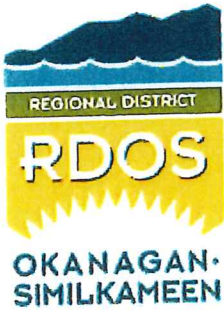
DATE: May 18, 2020

RE: Electoral Area "F" Zoning Amendment Bylaw No. 2461.14
8025 Princeton Summerland Road — Lot 10, Plan 27332, District Lot 2893, ODYD, Except Plan KAP51912

My comments / concerns are:

- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

A restrictive covenant is utilized to ensure the proposed mitigation measures for noise are kept to a high standard of sound dampening measures with a provision that outdoor storage of materials is prohibited to ensure no negative impacts to the streetscape and that all associated storage and business activities are fully contained. _____



APC Member 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: APC Member Name: Chris Struthers (please print) ELECTORAL AREA: I

DATE: 18-May-2020

RE: Regional District Zoning Amendment Bylaw No. 2895, 2020
Metal Storage Container Zoning Regulations

My comments / concerns are:

- I do support the proposed regulation of metal storage containers.
- I do support the proposed regulation of metal storage containers, subject to the comments listed below.
- I do not support the proposed regulation of metal storage containers.

If containers are being utilized in a permanent arrangement, existing building bylaws should be sufficient.
Bylaws regarding unsightly properties may also be used to regulate excessive or obnoxious placement of containers.



APC Member Feedback Form

OKANAGAN-SIMILKAMEEN

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

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

FROM: APC Member Name: ELECTORAL AREA:
MIKE GANE I
(please print)

DATE: MAY 14 / 20

RE: Regional District Zoning Amendment Bylaw No. 2895, 2020
Metal Storage Container Zoning Regulations

My comments / concerns are:

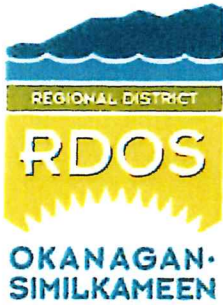
- I do support the proposed regulation of metal storage containers.
- I do support the proposed regulation of metal storage containers, subject to the comments listed below.
- I do not support the proposed regulation of metal storage containers.

1) - THE STIPULATION THAT THE SEACAN ~~IS~~ MUST BE CLADDED ~~AND~~ AND HAVE A ROOF IS NOT REQUIRED

REASON - IF ONE WISHES TO SELL THE SEACAN AFTER A FEW YEARS OF USE - IT IS NOT EASILY SALEABLE OR EASY TO MOVE IF IT HAS BEEN CLADDED AND ROOFED.

2) - MOST PEOPLE WANT A SEACAN TO STORE ITEMS THAT WOULD OTHERWISE BE AN EYEBALL IN THEIR YARD. I WOULD RATHER LOOK AT A SEACAN THAN JUNK! MAKE REGULATION OF SEACAN USE "FRIENDLY" PLEASE.

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.



APC Member 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: APC Member Name: Darlene Bailey (please print) ELECTORAL AREA: I

DATE: May 20, 2020

RE: Regional District Zoning Amendment Bylaw No. 2895, 2020
Metal Storage Container Zoning Regulations

My comments / concerns are:

- I do support the proposed regulation of metal storage containers.
- I do support the proposed regulation of metal storage containers, subject to the comments listed below.
- I do not support the proposed regulation of metal storage containers.

My concern is regarding the addition of more ventilation if flammable or explosive materials are stored.

As fire chief pre 2017 a resident of the community stored fire works as he sold them and stored in metal containers on his property. I had been doing this before I found out.

In 2011 a fire fighter from Enderby BC. was killed when a structure on fire next to storage containers caused the container to explode blowing doors off. Perhaps if large quantities are stored the containers should be marked.

Ref: to Office of Fire Commissioner - Shipping Containers Fire Safety.

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Feedback Form

RECEIVED
Regional District

JUN 30 2020

101 Martin Street
Penticton BC V2A 5J9

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-ZONE

FROM: Name: Candace Anders
(please print)

Street Address: 888 Squatch Tr.

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.

environmental concerns when container located/sold/truck movement + potential product storage - non hazardous etc.

concern regarding other items on property ie- unused vehicles on front lawn/visible from road are not "Yart Art" they

We moved to this district because of the visual + community appeal + do not want it to become a Hodge Podge that is

Feedback Forms must be completed and returned to the Regional District

no later than July 3, 2020

seen in some other areas Thank you for giving

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me an opportunity to share feedback.

From: [Candy Anders](#)
To: [Christopher Garrish](#)
Subject: PROPOSED BYLAW 2895 FEEDBACK (METAL Storage Containers)
Date: July 3, 2020 10:40:25 AM

Please accept this as 'Feedback Form'
Re: Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020

WE 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:

1. Esthetics/Property Value/Care - when we purchased a 3 acre property in the former Regal Ridge development, we were attracted to the guidelines and former covenant along with the RDOS' good governance in general. It is our desire to live in an area uncluttered from unsightly premises and have an enjoyment of a good quality of life for all. Containers only benefit the owner and not the rest of the region. There should also be a focus on enjoyment of the area for future generations. We have counted as many as 7 structures on one property (including primary residence, sheds, RV's, containers, etc.).
2. Safety - As containers can attract theft, an increase in the number of containers risks an increase in theft and safety concerns for residents whose properties are invaded. Large heavy doors - is there a risk of someone getting locked inside?
3. Environmental - risk of disturbing land when delivered. We acknowledge and support that much of our and our neighbours' 3 acre lots were meant to be preserved in a natural state and to be used as wildlife corridors. We have additional concern with containers that may have non-regulated foundations, potential for run-off of chemicals, non-permitted use, sewage effluent etc.
4. Fire Department and Fire Risk - There is no regulation regarding storage of hazardous materials in air tight containers. For example, the incidents of Enderby 2011 and Saanich 2013 and WorkSafe BC come to mind. On the mountain, there has been a fire at a residence where oily rags were neglected. In addition, if containers are located on properties in an obscure location, it may make it difficult for the fire department to access, maneuver large vehicles around etc.
5. Location - it is noted that containers should not be located between the principal residence and the front of the property. What about the other property borders, sides and back? For example, a container placed near the property line of a neighbour, whereby it may not be visible by the owner however it affects the enjoyment of the adjacent property owner, if:
A/ there are no setbacks, and
B/ recognizing that the lots in the former Regal Ridge are irregular in shape and that the amount of vegetation varies even within a property. There is risk that a container owner could place the unit out of their sightline, but not that of another owner.
6. Grandfathering - recognizing that there is not much scope for a local government to deviate from to reduce the unsightliness, recommend that it be modified that existing units must follow requirements of newly located units i.e. location of unit, cladding/colour to match primary residence, roof pitch and to remove any reference to advertising/former

owners' name/business etc.

Thank you for considering the above as it relates to the proposed bylaw.

John Anders and
Candy Anders

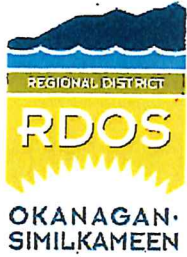
From: John Anders
To: Christopher Garrish
Subject: metal storage containers on small rural lots
Date: June 10, 2020 10:06:37 PM

Thank you for your initiative. My wife and I both support the limitation to one seaman on these types of lots and your proposed design requirements 9similar colouring to main residence and sloped roofs and restrictions on where they can be placed. We would also like to see restrictions on the amount and type of junk that can be placed on primarily residential lots.

Best Regards

John and Candy Anders

Osoyoos BC



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 Anychuk
(please print)

Street Address: _____, Osoyoos, B.C. V0H 1V6

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

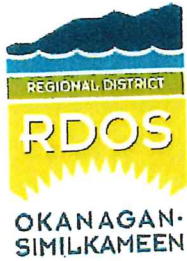
My comments / concerns are:

- 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 **July 3, 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

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

FROM: Name: Michael J. Arychuk
(please print)

Street Address: Osogoway, BC, V0H-1V6

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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Feedback Forms must be completed and returned to the Regional District
no later than **July 3, 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

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

FROM: Name: SCOTT AVERY + JACKIE DINGS
(please print)

Street Address: _____ : DSOY005 VOH 1V6

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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no later than **July 3, 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

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

FROM: Name: Lori Barron
(please print)

Street Address: _____ Trail

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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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: Suzanne Beckman
(please print)

Street Address: Osoyoos, BC
VOH 1V6

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

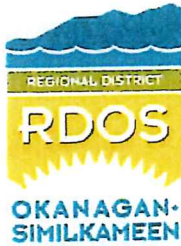
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Regional District

JUN 30 2020

101 Martin Street
Penticton BC V2A 5J9

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

FROM: Name: Stefan Beckmann
(please print)

Street Address: Area A

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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There are several metal storage containers on Sarquatch Trail. Some residences have one only, two properties have two each. This diminishes the aesthetics of the area, reduces property values.

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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: INA BOOTH
(please print)

Street Address: SASQUATCH TRAIL

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:

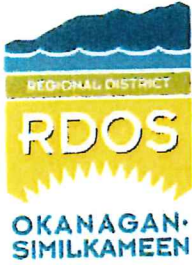
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Please → no grandfathering of existing containers please
We own "locas" properties that are generations old will be highly prized and valued. Lets build a beautiful community for our children and grandchildren to appreciate.

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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: T. Carrochan
(please print)

Street Address: Sasquatch Trail

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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Please see attached

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Feedback Form Addendum

Proposed Bylaw No. 2895, 2020

Comments:

Background Memo, May 6, 2020:

<https://www.rdos.bc.ca/assets/Uploads/APCMemo20200506.pdf>

Regarding the given reasons for the proposed change:

Okanagan Mountain Estates (twenty kilometres east of Osoyoos on Hwy. #3) is not a typical "residential neighbourhood" and has no "highway commercial developments". Almost all of the area consists of 3+ acre properties (**Small Holdings**) and is mostly covered in mature forest which generally hides any shipping containers.

Shipping containers, with good padlocks, are much more theft resistant than a wood shed, and are a less likely target as they have no windows to reveal whether or not the contents are worth stealing.

In addition, shipping containers are much more fire resistant than a wood structure, important in a high risk zone for wild fires.

Regarding the building code, all shipping containers meet the same high standard and pose no risk to humans as compared to stick-built structures.

Included in the Memo is the item:

"Conversely, it has also been suggested that the Regional District should be treating storage containers on larger parcels in the Small Holdings zones (i.e. with parcels greater than 1.0 ha in area) the same as those parcels zoned Large Holdings. Specifically, that there be no regulations on numbers of containers or how they are clad (NOTE: Amendment Bylaw 2886 currently proposes to regulate container numbers and cladding in all SH zones)."

I would like to suggest that this clause be included in the final draft.



Feedback Form

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

FROM: Name: LIZ CRAIK
(please print)

Street Address: KALEDEN-VOH-1KO

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 bylaw is focusing incorrectly & unfairly on container ownership. If people's properties are unsightly due to containers, old cars, junk being stored on properties then that issue should be addressed & amended accordingly. Blanketing all container owners under the new bylaw is unfair to those that have pride in their property. They should not be punished due to another bylaw not being enforced. We live in a rural area w/ over 2 acres. This new bylaw is →

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Feedback Form a/a - Storage Container Bylaw
CRAIK.L

(cont.)

penalizing those that have done nothing wrong. Amend the currently bylaw to include unsightly objects such as containers, old cars, old machinery, etc.

And deal with it on a case to case

basis as a complaint arises. Coming

from the 2nd largest city in British Columbia

there was no enforcement re containers, only

issues with unsightly properties. Moving

permanently to a rural area in 2017.

with over 20 acres we never thought we'd

have to worry about a container that was

acceptable in a major city. Paid for shipping.

it, placing it on an acceptable pad and

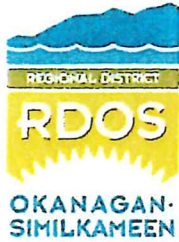
it not interfering with anything or anybody

Please reconsider this new bylaw. Amend

THE CURRENT PROPERTY BYLAWS that will

allow officers to investigate unsightly property on a case by case issue.

Regards Liz Craik



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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: GARRY + ROSINA DEPAOLI
(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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WE ARE NOT IN FAVOUR OF METAL STORAGE CONTAINERS. THEY WILL CREATE AN ENVIRONMENT OF CLUTTER, UNKEPT PROPERTIES AND MORE OF A COMMERCIAL FEEL. THE WEST BENCH IS APPEALING BECAUSE IT IS A QUIET WELL KEPT RESIDENTIAL AREA. CERTAINLY ~~WE~~ UGLY METAL CONTAINERS WOULD DO NOTHING TO ENHANCE PROPERTIES LOOK!

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MAY - 7 2020
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Penticton BC V2A 5J9



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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: Chris and 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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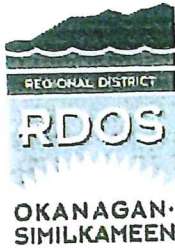
Our metal storage container is not visible from the road. It is on a pad. It conforms to Fire Smart requirements. It is a secure place to keep our garbage away from bears and other critters.

Adding a roof would make it an eye sore.

This amendment makes no sense for this community.

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

FROM: Name: MICHAEL DRUMMOND
(please print)

Street Address: 5504005, BC

RE: Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020
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No Grandfathering

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TO: Regional District of Okanagan Similkameen

FILE NO.: X2020.006-ZONE

FROM: Name: Sarah Drummond
(please print)

Street Address: Osoyoos 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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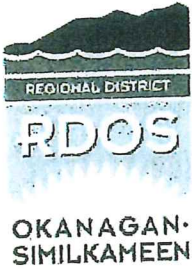
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No grandfathering.

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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: Reg Forster
(please print)

Street Address: Osage

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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Thanking you in advance for this bylaw amendment !!
These containers are so ugly to look at and they devalue neighbouring properties. They are so ugly in their natural metal state.

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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: Nancy Forster
(please print)

Street Address: 2, Orayoor

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

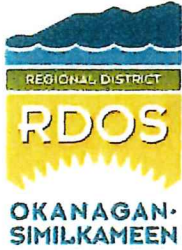
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TO: Regional District of Okanagan Similkameen **FILE NO.:** X2020.006-ZONE

FROM: Name: Kim Gelinias & Bill Hughes
(please print)

Street Address: Osage

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: BRENT GILBEY
(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 GRANDFATHERING OF EXISTING
CONTAINERS PLEASE.

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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: Deanna Greer

(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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* Not to be double Stacked.

Feedback Forms must be completed and returned to the Regional District
no later than **July 3, 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

TO: Regional District of Okanagan Similkameen

FILE NO.: X2020.006-ZONE

FROM: Name:

Pat Greer

(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

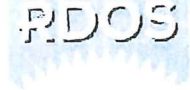
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Feedback Form

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: Tony & Maria Ianni
(please print)

Street Address: _____, Osoyoos, BC V0H 1V4

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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One of the reasons we purchased up^{here} was because of having the space to adapt our property to our needs yet maintain the rural aspect - all of which was confirmed by our real estate agent. IF regulation change that is unfair and unreasonable - we are rural therefore our land isn't in the city centre we have 3+ acres and pay taxes - these changes are a travesty.

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Feedback Form

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Regional District

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

JUL - 3 2020

101 Martin Street
Penticton BC V2A 5J9

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

FROM: Name: BRYAN JUDS
(please print)

Street Address: 707005, B.C. V0H 1V6

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

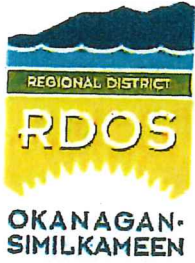
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Feedback Form

Regional District of Okanagan Similkameen
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Tel: 250-492-0237 / Email: planning@rdos.bc.ca

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Regional District

JUN 30 2020

101 Martin Street

Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen

FILE NO: X2020.006-ZONE

FROM: Name: Chris Kayes
(please print)

Street Address: DSOYOUS

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 Don't support the proposed bylaw.
Prior to purchasing my season I checked with the RDOS
and was informed it was allowed.
I am a small holding owner (3 1/2 acres) I use the
cars for storage of car parts & equipment on my property.
The loss of this existing storage would adversely affect
my use of the property.

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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

OKANAGAN-SIMILKAMEEN

TO: Regional District of Okanagan Similkameen

FILE NO.: X2020.006-ZONE

FROM: Name:

WAYNE KELLEY
(please print)

Street Address:

OSOYOOS 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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PLEASE SEE ATTACHMENT.

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Proposed Bylaw No. 2895, 2020

Comments:

Background Memo, May 6 2020

<https://www.rdos.bc.ca/assets/Uploads/APCMemo20200506.pdf>

Regarding the given reasons for the proposed change:

Okanagan Mountain Estates (twenty Kms east of Osoyoos on Hwy. #3) is not a typical "residential neighbourhood" and has no "highway commercial developments". Almost all of the area consists of 3 + acre properties (**Small Holdings**) and is mostly covered in mature forest which generally hides any shipping containers.

Shipping containers with good padlocks are much more secure and theft resistant than a wood shed and are a less likely target as they have no windows to reveal the contents and are made of metal.

In addition, shipping containers are much more fire resistant than a wood structure, important in a high risk zone for wild fires.

Regarding the building code, all shipping containers meet or exceed the same high standard and pose no risk to humans as compared to wood built structures.

I do not support the proposed bylaw that a metal storage container may be used as an accessory building: only if it is:

- i) completely clad in a material consistent with the principal building; and
- ii) covered by a roof with a pitch consistent with the principal building.

These two requirements are particularly onerous on the property owner, resulting in a considerable cost to the resident.

If RDOS is receiving "**occasional**" complaints as described in the staff report, the Region should develop some alternative solution to deal with **Those complaints individually** and not enact a blanket bylaw affecting all RDOS Areas.

Included in the Memo is the item:

"Conversely it has been suggested that the Regional District should be treating storage containers on larger parcels in the Small Holdings zone (i.e. with parcels greater than 1.0 ha in area) the same as those parcels zoned Large Holdings. Specially that there be no regulations on

numbers of containers or how they are clad (NOTE: Amendment Bylaw 2886 currently proposes to regulate container numbers and cladding in all SH zones)."

I would like to suggest that this clause be included in the final draft.

The intent is to stop or amend the proposed bylaw before it reaches the First Reading with the RDOS.

Wayne Kelley

Osoyoos, BC
Canada, V0H 1V6



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: Arnold Kettenacker
(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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Please See Attached

Whereas some regulation for storage containers is necessary, I believe the current document and approach is too restrictive. Comments are attached.

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We currently reside in a small holding and would be subject to proposed amendment 7.27.1b).

Paragraph 7.27.1 b) (1) i) requires the metal storage container to be completely clad in a material consistent with the principal building. This is over kill and impossible for most shipping containers. The door hinges have pivot points that will prevent the door from opening if clad. Similarly, cladding the door itself will prevent access to the opening levers thereby preventing access to the container. If a roof is placed on the container and the exterior walls and doors are painted in a manner consistent with the principal building, the shipping container should look as good as, if not better than, most other compliant accessory buildings. As such, the text and requirements are NOT supported, but could be supported with the following:

Recommend that the text be changed from "*completely clad in a material consistent with the principal building*" to "*completely painted in a colour consistent with the principal building*"

Reading 7.27.1a) as it relates to multiple containers, indicates a permit is required. Sub paragraph b) doesn't indicate the same. If no permit is required, then I support 7.27.1b) with the changes mentioned above. I tried to seek clarity on the point of permits, but my call was not returned. If a permit is required, then the text is NOT supported for reasons listed below.

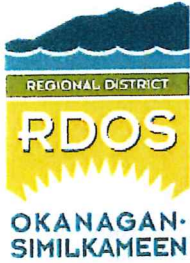
We completed our initial residential building under permit. After which and upon reviewing the applicable bylaw, we placed a metal container on the property in good faith. We submitted further permits for other projects where the inspector was onsite while the metal container remained in full sight. Arguably we have approval (albeit maybe tacit) for the container and should be under a grandfather clause for any metal container permit requirement. We should not be punished with a permit fee and/or potentially a very expensive environmental assessment because of ambiguity in the bylaw.

Finally and in general, given our current national and local economic environment and outlook, I believe it is inappropriate to initiate and implement NEW measures through a recent "interpretation" that will burden residents with potentially NEW taxes, fees, and potentially fines (where residents are simply unable to comply through no fault of their own). A grandfather clause or no cost grace period to register and retain the metal shipping container(s) should be implemented.

Thank you for considering my feedback.

Sincerely,

Arnold Kettenacker



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: Kathleen Lausman & John Gagnon
(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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Our neighborhood (Anarchist Mountain) properties are a minimum 3 acres in size. The building sites for the most part are set back from streets & sheltered by earth berms.

SeaCans are used predominantly as storage structures - a site requirement. They are structurally sound and need only be founded on a gravel pad. They are constructed of metal which conforms perfectly to the Provincial Fire Smart Program. They are very secure from both two & four legged intruders. (SeaCans do not constitute a safety/security concern.) There is NO logical rationale to cladding them with other materials or adding an unnecessary roof. A "lipstick" application would add unnecessary capital & O&M cost while diminishing value. As an unoccupied storage unit, they exceed the BC Building Code.
Should they be repurposed as a dwelling unit, they would need to comply with the Building Code.

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Feedback Form

OKANAGAN-SIMILKAMEEN

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

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

FROM: Name: NICHOLAS MARTY
(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

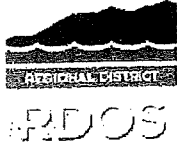
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Feedback Form

OKANAGAN-SIMILKAMEEN

Regional District of Okanagan Similkameen

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

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

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

FROM: Name: Teresa Marty
(please print)

Street Address: Osageos, V0H 1V6

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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From: [Yvonne McAdam](#)
To: [Christopher Garrish](#)
Subject: Storage containers
Date: May 25, 2020 11:54:19 AM

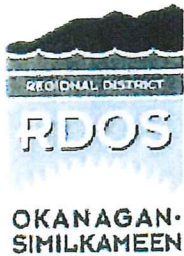
I live on the West Bench, Area F.

I'm not sure if I am to express my feelings in this email. In any event, I am strongly opposed to any metal storage containers, unless being used temporarily during construction or renovations.

I find them to be aesthetically unpleasant.

Yvonne McAdam

Sent from my iPhone



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: Branda Weidert
(please print)

Street Address: Drive, Osoyoos, BC

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:

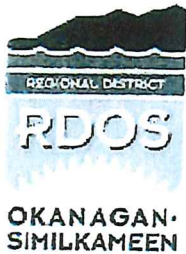
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When we bought our property the rules were you had to build a min. 1800 sq Ft house. Mobile homes are not allowed and you can only live in your RV slide building. But now there are several Mobile homes here, people are living in there RV's year round. Some are building a little box and calling it a house which is in where near 1800 sq Ft this should also be stopped as well, it looks trashy!

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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 NEIDERT
(please print)

Street Address: 288 YORDA, 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:

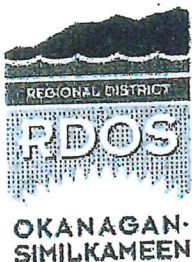
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C-CANS MUST BE 20' MAX. HEIGHT... THERE ARE PLENTY OF PLACES THAT HAVE BUILDING PERMITS FOR YEARS. IS A C-CAN ACCEPTABLE FOR YEARS?

NEXT - WHY DOES THE RDOS ALLOW BUILDING PERMITS FOR MOBILE HOMES, SMALL SQUARE BOX HOMES & "CARRIAGES", UNBROUGHT AT ALL? THESE "HOMES" ARE BEING BUILT NEXT TO EXPENSIVE HOMES! WHAT IS BEING DONE ABOUT PEOPLE LIVING IN RV'S WITH NO INTENTION OF BUILDING OR COMPLETING A HOME? SOME DON'T HAVE SEPTIC!

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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: OSOYOOS MOUNTAIN ESTATES INC
(please print)

Street Address: OSOYOOS 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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REFER ATTACHED - 1 PAGE

Feedback Forms must be completed and returned to the Regional District
no later than **July 3, 2020**

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Osoyoos Mountain Estates
PO Box 327,
Osoyoos, BC V0H 1V0

June 29, 2020

Regional District of Okanagan Similkameen

101 Martin Street,

Penticton BC V2A 5J9

Reference: BYLAW NO. 2895,2020

We propose the following amendments to the proposed by law as it relates to Electoral Area A – Zoning Bylaw No. 2451, 2008:

7.27 (1) (b)

Low Density Residential and Small Holding Zones

1. Any shipping container cannot exceed 20 feet in length;
2. The exterior cladding must be consistent with the material used on the principal building and must match the **colour** of the principal building.
3. A building permit is required before placement however; this would not trigger the need for an environmental report.
4. There should be a mechanism that requires existing containers in the low density and small holding zones to come into compliance with the new bylaw in a reasonable time frame.

We agree that the number of storage containers be limited to one (1) and that any storage container be covered with a roof, with the roof pitch being consistent with the principal building.

Signed _____

Ronald N. Palmer

Managing Partner



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: Diane Peller
(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

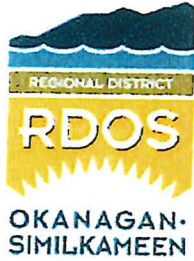
My comments / concerns are:

- I do support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers.
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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: GERALD PELLE
(please print)

Street Address: OSOYCOOS BC
VOH 116

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

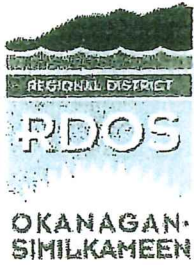
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Regional District of Okanagan Similkameen

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 PERRY
(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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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: Gerry & Cynthia Pieters
(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:

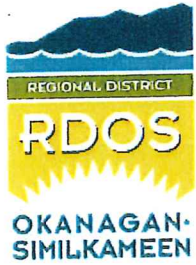
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I feel if I have a sea can on my property and then have to clad it (build walls around it and then put on a pitched roof I may as well put up a building because in essence that is what I am doing. Defeats the purpose of convenience of using the sea can. Also when you want to move it or are done with it you now have to dismantle the structure and get rid of the building material. More stuff to the landfill

Feedback Forms must be completed and returned to the Regional District
no later than **May 29, 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

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

FROM: Name: Ter esa Salamone
(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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 See attached comments.

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Metal Storage Container Zoning Review

Comments on draft Bylaw No. 2895 (Area A)
Submitted by Teresa B. Salamone (June 24, 2020).

Comment #1. Is a container as regulated in Bylaw 2895 to be defined solely as an "accessory building or structure"?

The draft container bylaw states: 7.27.1 The use of Metal Storage Containers as accessory buildings or structures is prohibited except in accordance with the following criteria". (Emphasis added.)

The language describes the requirements for a Metal Storage Container only when it is used "as accessory building or structures." Does that mean that there's another authorized use besides "accessory building or structure?" The definition states:

4.0 Definitions

"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; Electoral Area "A" Zoning Bylaw No. 2451, 2008

If 7.27 is intended to make containers an "accessory building or structure", why isn't that explicit? And if 7.27 doesn't mean to do that, under what other definition would the container fall? It seems pretty important that the container have a very specific definition under Bylaw 2451 since there are so many other provisions that are triggered by the definition of "accessory building or structure."

If this is what you meant, then the draft bylaw 7.27 could say

"Metal Storage Containers are defined as accessory buildings or structures. The use of Metal Storage Containers as accessory buildings or structures is prohibited except in accordance with the following criteria".

If you don't mean to say that a container is only an "accessory building or structure", then you need to be very clear and define all the various structural definitions that could apply to a container.

Comment #2. If a container is an "accessory building or structure," does that mean that a container is subject to all the other requirements under Bylaw 2451?

See for example,

7.13 Accessory Buildings and Structures cxviii

.5 No accessory building or structure shall be situated on a parcel unless:

- a) a principal building has already been erected on the same lot;
- b) a principal building will be erected simultaneously with the accessory building or structure on the same lot; or
- c) the accessory building or structure does not exceed 10.0 m² in area, one story in building height, and is limited to one (1) per parcel. (Emphasis added.)

However, Bylaw 2895 section 7.27 .1a) seems to allow two (2) containers in a LH area (for example):

- 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. (Emphasis added.)

If this is an unintended inconsistency, then one or the other provision should be revised to be consistent. If there is another reading of these two provisions that makes them simultaneously enforceable, the relationship between the two seemingly inconsistent requirements should be made clear.

Comment #3. Are there any other inconsistencies between the existing bylaw and the draft bylaw that would create confusion among the regulated community if not identified and addressed?

There are probably other inconsistencies between the existing bylaw and the draft bylaw, but it seems more like the job of the regulator to identify those when drafting a new bylaw than the job of the public to do so. My general comment is that the new bylaw and the existing bylaw should be able to read simultaneously and be consistently applied.

Other Comments:

Comment #4 – the language of the draft bylaw is not consistent when referring to the units that are to be regulated. Are you regulating Metal Shipping Containers or Metal Storage Containers? Or both? For example:

The "Electoral Area "A" Zoning Bylaw No. 2451, 2008" is amended by:

i) adding a new sub-section 7.27 (Metal Shipping Containers) under Section 7.0 (General Regulations) to read as follows:

7.27 Metal Storage Containers

.1 The use of Metal Storage Containers as accessory buildings or structures is prohibited except in accordance with the following criteria: (Emphasis added.)

Also suggest that if you suspect there is going to be ambiguity about what units you are trying to regulate, create a definition for whichever term you are going to use.

Comment #5. The draft Bylaw doesn't address requirements if you don't stack containers two (2) high. If they are not stacked does that mean you can have more than two (2) in LH for example? The curse of language is ambiguity. If you don't ever want containers stacked more than 2 high you can say that. For example:

"There can be no more than two (2) containers on a [to whatever zoning parcel you want this to apply] If there are two (2) containers, they must be stacked...

Comment #6. The draft Bylaw doesn't address requirements for existing containers. People should not have to guess how the rule applies to them. What if I am SH and already have five (5) unclad containers? What if I am LH and have five (5) unstacked containers? If I am an existing LH with five (5) unstacked containers, could I then add a sixth (6th) container if I stack it? Is there a general grandfathering rule somewhere in the Area A bylaws? If there is a grandfather rule, that should be referenced: "These provisions come into force on [whatever is that date] and apply except as set out in [the grandfather rule.]



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: JUDGE ROSANNA SACCOMANI
(please print)

Street Address: [REDACTED] - SASQUATCH TRAIL

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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*Let's create Okanagan's first
across development by zoning
everything we can to enhance
the value of everyone's property*

*We are a community - not
separate "Electorates"*

"No grandfathering of existing containers"

Feedback Forms must be completed and returned to the Regional District
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Comment #7. The draft Bylaw calls for container on SH to be:
"completely clad in a material consistent with the principal building ."
What if the principal building is a log cabin? Can you really expect a
home owner to pay to have a log cabin built around his storage
container? These rules were clearly drafted without consideration for
the real world implications but I suppose if the goals are to prevent the
use of storage containers, and to ensure consistency among the
Regional Areas no matter what, this is one way to do it.



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: BILL & LYNN SERES
(please print)

Street Address: _____, 0504005

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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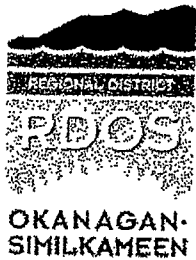
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GREAT IDEA MUCH OVERDUE

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: KHALID SHAH
(please print)

Street Address: ELECTORAL AREA "A", OSOYOOS

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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- Support bylaw subject to following modifications:

** 1(b) - (i) and (ii) - this is not necessary and is not feasible in some cases - it would be challenging to build a roof to match the home & homemade efforts could look more unsightly than simply painting the container*

- 1(c) - this is an excellent guideline but extra storage is often required for property maintenance equipment

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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: Gwendolyn Shah (please print)

Street Address: ELECTORAL AREA "A", 050Y005

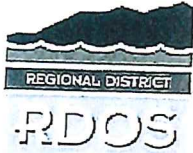
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- THE GOAL IS TO ENSURE THAT UNSIGHTLY STRUCTURES DO NOT AFFECT PROPERTY VALUES OF OUR "ESTATE" COMMUNITY
 - I DO NOT AGREE WITH: 1) AN EXTRA FEE OR PERMIT FOR THE METAL CONTAINER 2) THE REQUIREMENT THAT THE CONTAINER MUST HAVE A PITCHED ROOF - (HAD IN SAME MATERIAL AS HOUSE)
 - THE BYLAW SHOULD REQUIRE THAT THE CONTAINER IS PAINTED OR FINISHED TO COMPLEMENT THE PRIMARY RESIDENCE FOR PROPERTY AND LIMITED TO ONE CONTAINER
 - REMOVAL ONCE HOME IS OCCUPIED IS IDEAL BUT NOT PRACTICAL FOR EVERYONE
- Feedback Forms must be completed and returned to the Regional District no later than July 3, 2020

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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

**OKANAGAN
SIMILKAMEEN**

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

FROM: Name: SIMPSON GAIL
(please print)

Street Address: _____ Kaledem

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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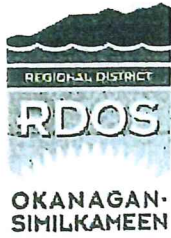
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101 Martin Street
Penticton BC V2A 5J9

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no later than **July 3, 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

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

FROM: Name: Lee Sweeney
(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 grandfathering

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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: JIM THORNTON

Street Address: _____, _____, _____ 04005

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.

PLEASE SEE ATTACHED.

Feedback Forms must be completed and returned to the Regional District
no later than **July 3, 2020**

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the Freedom of Information and Protection of Privacy Act (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Manager of Legislative Services, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250-492-0237.

Feedback Form Addendum

Proposed Bylaw No. 2895, 2020

Comments:

Background Memo, May 6, 2020:

<https://www.rdos.bc.ca/assets/Uploads/APCMemo20200506.pdf>

Regarding the given reasons for the proposed change:

Okanagan Mountain Estates (twenty kilometres east of Osoyoos on Hwy. #3) is not a typical "residential neighbourhood" and has no "highway commercial developments". Almost all of the area consists of 3+ acre properties (**Small Holdings**) and is mostly covered in mature forest which generally hides any shipping containers.

Shipping containers, with good padlocks, are much more theft resistant than a wood shed, and are a less likely target as they have no windows to reveal whether or not the contents are worth stealing.

In addition, shipping containers are much more fire resistant than a wood structure, important in a high risk zone for wild fires.

Regarding the building code, all shipping containers meet the same high standard and pose no risk to humans as compared to stick-built structures.

Included in the Memo is the item:

"Conversely, it has also been suggested that the Regional District should be treating storage containers on larger parcels in the Small Holdings zones (i.e. with parcels greater than 1.0 ha in area) the same as those parcels zoned Large Holdings. Specifically, that there be no regulations on numbers of containers or how they are clad (NOTE: Amendment Bylaw 2886 currently proposes to regulate container numbers and cladding in all SH zones)."

I would like to suggest that this clause be included in the final draft.



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: Bruce and Jennifer Turnbull
(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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~~We are against having storage containers in our neighbourhood. Lot sizes here are too small and so the containers will be an eyesore to neighbours and will reduce property values based on their unkept appearance. We also do not believe those that get containers will abide by the bylaw to clad them and change the roof design to match the home as the District does not enforce most bylaws that are existing. If someone wants a garden shed there are many in different sizes at local building supply businesses that are more appropriate for a yard than a steel and rusting storage container.~~

~~We have no confidence that this bylaw will be enforced or that residents will abide by the provisions within the bylaw so our answer to this is no shipping containers.~~

Feedback Forms must be completed and returned to the Regional District
no later than **May 29, 2020**

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From: [Bruce Turnbull](#)
To: [Planning](#)
Subject: Re: Bylaw No. 2895 (Metal Storage Container Zoning Regulations)
Date: June 10, 2020 5:19:27 AM

So despite the widespread rejection of shipping containers by residents you intend to go ahead with this. Show us the results of the polling of the residents in Area F. Answer my questions as to how the cladding and roofing of containers will be enforced and the penalty imposed if not? Answer my question as to the stacking of containers in residential areas? Will containers that are already in peoples yards be required to be clad and roofed as per the ruling? And finally why containers which are an enormous eye sore? Who is behind pushing this through?

Totally disagree with this as do most if not all of my neighbours.

Bruce Turnbull
Area F

On Tue, Jun 9, 2020 at 3:43 PM Planning Department <planning@rdos.bc.ca> wrote:

The Regional District is proposing the introduction of new zoning regulations to govern the placement of metal storage ("shipping") containers within various zones. This includes, amongst other things, the following:

- permitting the placement of containers in Resource Area, Agriculture, Large Holdings and Industrial Zones;
- permitting the placement of containers in Low Density Residential and Small Holdings zones subject to being clad and roofed in a material consistent with the principal; building on a parcel; and
- limit the stacking of containers to no more than two (2).

Additional information regarding these proposed amendments, including copies of the draft bylaw, supporting materials and feedback forms (which should be submitted to the RDOS by **July 3, 2020**) can be found at the Regional District's web site:

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

You received this message because you are subscribed to the [[Regional District of Okanagan-Similkameen, BC-Land Use Changes: Applications F](#)] group.

Visit this topic here: <https://rdos.ca.reggroup.com/networks/rdos/groups/land-use-changes-applications-f/topics/bylaw-no-2895-metal-storage-container-zoning-regulations-20200609174341>

To unsubscribe from this group click here:

{<http://rdos.ca.reggroup.com/networks/rdos/groups/land-use-changes-applications-f/unsubscribe>}.



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: DEBORAH & MARK WEBB
(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 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.

What will be done about any
EXISTING metal storage
containers to meet appearance
specifications - please do
what the bylaw demands then remain
as is.

Feedback Forms must be completed and returned to the Regional District
no later than May 29, 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

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

FROM: Name: Suzy Williamson
(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.
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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.

No grandfathering please

Feedback Forms must be completed and returned to the Regional District
no later than July 3, 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

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

FROM: Name: JAMIE & KEN WRIGHT
(please print)

Street Address: OSOYOOS, BC.
V0H1V6

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 UNDERSTAND THE AMENDMENT AS IT APPLIES TO HIGH-DENSITY RESIDENTIAL AREAS (APEX VILLAGE) FOR AESTHETIC REASONS. HOWEVER, ON LARGER LAND PARCELS (LOW DENSITY RESIDENTIAL & SMALL HOLDINGS), THE AESTHETIC ASPECT IS A MUCH SMALLER CONCERN AND THE AMENDMENT FEELS OVERLY REGULATORY

RECEIVED
Regional District

Feedback Forms must be completed and returned to the Regional District
no later than July 3, 2020

JUL - 3 2020

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.

From: [Gary Zappone](#)
To: [Christopher Garrish](#)
Subject: Sea cans
Date: May 15, 2020 5:40:56 PM

As long as the sea can is set in off the road way an kept tidy I find no issue with this storage resource. The can itself will last many times longer than a wooden structure as well as more secure than a falling down shed that harbors rodents and a invitation to the two legged vermin that seems to be invading our local area as of late. Much expense by residents Have been incurred in purchase, and placing them on the property. I say restrict the number on each property, an leave the issue alone. Spend our money on more important issues that will benefit our local area. Lots can be done for all the seniors, as well as the new families with children moving in the district.
Sent from my iPhone

250-492-0063



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: Irish Zelena
(please print)

Street Address: Osoyoos BC

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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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 **July 3, 2020**



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

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: Walter J. Hall

Signed By: Carol E. Hall

Agency: KALEDEEN IRRIGATION DISTRICT

Title: Financial / Sup. Admin.

Date: April 23, 2020.



Interior Health
Every person matters

April 16, 2020

Regional District of Okanagan-Similkameen – Planning Services
101 Martin Street
Penticton, BC V2A 5J9

planning@rdos.bc.ca

To Whom it May Concern:

RE: File #: X2020.006-ZONE
Our interests are unaffected

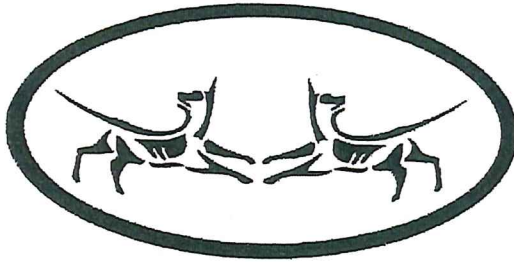
The IH Healthy Built Environment (HBE) Team has received the above captioned referral from your agency. Typically we provide comments regarding potential health impacts of a proposal. More information about our program can be found at [Healthy Built Environment](#).

An initial review has been completed and no health impacts associated with this proposal have been identified. As such, our interests are unaffected by this proposal.

However, should you have further concerns, please return the referral to hbe@interiorhealth.ca with a note explaining your new request, or you are welcome to contact me directly at 1-855-744-6328 then choose HBE option.

Sincerely,

Mike Adams, CPHI(C)
Team Leader, Healthy Communities
Interior Health Authority



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

Project Name:

Bylaw No. 2895-Metal Storage Container Regulations

FN Consultation ID:

L-200415-2895

Consulting Org Contact:

Planning RDOS

Consulting Organization:

[Regional District of Okanagan-Similkameen](#)

Date Received:

Monday, April 20, 2020

WITHOUT PREJUDICE AND NOT TO BE CONSTRUED AS CONSULTATION

April 20, 2020

Attention: Planning RDOS

File number: X2020.006-ZONE

RE: 40 (forty) day extension

Thank you for the above application that was sent on April 15, 2020.

This letter is to inform you that due to current levels of internal capacity, we are unable to review your referral in your proposed timeline. With additional time, the Penticton Indian Band will be able to ensure that an informed review process will occur. We are setting the new timeline to be 40 days from the existing timeline.

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

Please note that not receiving a response regarding a referral from Penticton Indian Band in the pre-application, current or post-application stage does not imply our support for the project.

I appreciate your co-operation.

limlɛmt,

Maryssa Bonneau
Referrals Administrator
P: 250-492-0411
Referrals@pib.ca



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

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Consulting Org Contact:

Planning RDOS

Consulting Organization:

[Regional District of Okanagan-Similkameen](#)

Date Received:

Monday, April 20, 2020

WITHOUT PREJUDICE AND NOT TO BE CONSTRUED AS CONSULTATION

April 20, 2020

Attention: Planning RDOS

File Number: X2020.006-ZONE

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

The Supreme Court of Canada in the *Tsilhqot'in* case has confirmed that the province and Canada have been applying an incorrect and impoverished view of Aboriginal Title, and that Aboriginal Title includes the exclusive right of Indigenous People to manage the land and resources as well as the right to benefit economically from the land and resources. The Court therefore concluded that when the Crown allocates resources on Aboriginal title lands without the Indigenous peoples' consent, it commits a serious infringement of constitutionally protected rights that will be difficult to justify.

PIB has specific referral processing requirements for both government and proponents which are integral to the exercise of our management right and to ensuring that the Crown can meet its duty to consult and accommodate our rights, including our Aboriginal title and management rights. According to this process, proponents are required to pay a \$500 processing fee for each referral. This fee must be paid within 30 days. Proper consultation and consideration of potential impacts cannot occur without the appropriate resources therefore it is only with payment that proper consultation can begin and the proposed activity/development can be reviewed.

Upon receipt of the processing fee, we will commence our review. You may then expect to receive a letter from us notifying you of the results of our review of potential impacts of the project within 30 to 90 days.

If the proposed activity requires a more in-depth review, PIB will notify the proponent and all parties will negotiate a memorandum of agreement regarding a process for review of the proposed activity.

Please note that our participation in the referral and consultation process does not define or amend PIB's Aboriginal Rights and Title, or limit any priorities afforded to Aboriginal Rights and Title, nor does it limit the positions that we may take in future negotiations or court actions.

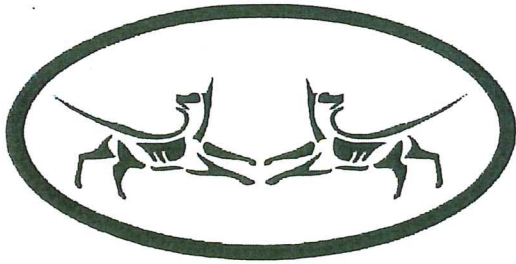
If you require further information or clarification, please do not hesitate to contact me.

limlmt,

Maryssa Bonneau
Referrals Administrator

P: 250-492-0411

Referrals@pib.ca



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

Project Name:

Bylaw No. 2895-Metal Storage Container Regulations

FN Consultation ID:

L-200415-2895

Consulting Org Contact:

Planning RDOS

Consulting Organization:

[Regional District of Okanagan-Similkameen](#)

Date Received:

Monday, April 20, 2020

Activity No Payment

WITHOUT PREJUDICE AND NOT TO BE CONSTRUED AS CONSULTATION

Please do not reply to this email message. Replies to this message will not be received as this is a no-reply email address

June 15, 2020

File number: X2020.006-ZONE

Attention: Planning RDOS

Re:Bylaw No. 2895-Metal Storage Container Regulations: 30 Day No Payment Activity

We write regarding your failure to pay invoice #L-200415-2895 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 April 15, 2020.

The Okanagan Nation holds unextinguished aboriginal title to the land and resources within our traditional territory. The above-noted activity / development is within PIB's Area of Responsibility within Okanagan territory and as such, is subject to Okanagan title, jurisdiction, rights and interests, and PIB decision making and responsibility.

Over the last two decades, the Supreme Court of Canada has clarified the law respecting the rights of aboriginal people in British Columbia, which includes the Penticton Indian Band, Okanagan Nation. The Court has clarified that Aboriginal title continues to exist in British Columbia, and is protected by s. 35 of the Constitution Act, 1982.

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

- Aboriginal title is not limited to intensively used sites; it extends to lands physically occupied and lands over which Indigenous peoples exercised control. Regular use of territories for hunting, fishing, trapping and foraging, with an intention and capacity to control the lands, grounds Aboriginal title.
- The Crown has no beneficial interest (the right to use, enjoy and profit from the economic development of lands) in

Aboriginal title lands and resources; the beneficial interest is held by the Aboriginal title holding group. Allocations of Aboriginal title lands or resources to third parties are serious infringements of Aboriginal title.

- Aboriginal title includes the right to proactively use and manage the resources.
- Once Aboriginal title is "established", the constitution prohibits incursions without the consent of the Aboriginal title holders unless the Crown can justify the infringement, which in turn requires a compelling and substantial public purpose as well as consistency with the Crown's fiduciary duty to the Aboriginal title holders, requiring the involvement of the Aboriginal title holding group in decisions.
- Before Aboriginal title is "established", the only way to ensure certainty is to obtain consent; in the absence of consent, the Crown must consult and accommodate. If consultation or accommodation is inadequate, the Crown decision can be suspended or quashed. Moreover, fulfilling the duty to consult and accommodate does not provide the certainty that consent provides; once Aboriginal title is established, the Crown may be required to cancel projects where there was no consent and the justification test noted above cannot be met.

At this time there has been no reconciliation of our interests with those of the Province of British Columbia and Canada and no process in place to adequately recognize and negotiate co-existence or accommodation of our jurisdiction and title. The Province continues to act as though we have no beneficial interest or authority, and it takes for itself the revenues derived from our lands and resources. The payment of the referral fee is necessary in order for us to assess your proposal, assess potential impacts and determine whether it should be approved and if so, on what conditions. Because we are unable to undertake such an assessment, we must at this time advise you that we are opposed to your proposed development/activity.

limlæmt,

Please do not reply to this email message. Replies to this message will not be received as this is a no-reply email address. Please contact us at:

Maryssa Bonneau
Referrals Administrator
P: 250-492-0411
Referrals@pib.ca

From: [Dawna Erland](#)
To: [Christopher Garrish](#)
Subject: Re: Metal Storage Container Bylaw Feedback. Area F
Date: November 16, 2020 6:19:26 PM

Please accept the following with corrections made.

Penticton, BC

> On Nov 16, 2020, at 6:16 PM, Dawna Erland wrote: >

> Having had the experience of seeing my neighbour denied the previous pastoral lot of any vegetation and replace vegetation with boulders along with one huge and 3 small accessory buildings around it all of varying types, I welcome this bylaw whole heartedly as a reasonable compromise between those who would like unlimited access to them and those like me, who think they aesthetics are industrial and don't belong in a residential neighbourhood.

>

> Thanks,
> Dawna Erland
> Penticton, BC

>