

Lauri Feindell

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

Follow Up Flag: Follow up
Flag Status: Completed

Hi Shannon,

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

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

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

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

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

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

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

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

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

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

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

Regards,



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

Shannon Duong

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

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

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

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

Take care,

Tanya Osborne

(she/her/hers)

Healthy Communities

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

c: 778-214-0674

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

e: tanya.osborne@interiorhealth.ca

www.interiorhealth.ca



Interior Health

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

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Bylaw Referral

Regional District of Okanagan-Similkameen

OKANAGAN-SIMILKAMEEN

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

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

OFFICE USE ONLY	
Date:	November 12, 2021
Bylaw:	2895
File:	X2020.006-ZONE

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

Please email your reply to planning@rdos.bc.ca by **December 12, 2021**.

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

LEGAL DESCRIPTION: Not applicable

CIVIC ADDRESS: Not applicable

PID: Not applicable

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

OTHER INFORMATION: At its meeting of June 1, 2017, the Planning and Development (P&D) Committee of the Regional District Board resolved "that the Regional District introduce regulations governing the placement of metal storage containers and fabric structures as part of preparation of the draft Okanagan Electoral Area Zoning Bylaw." At its meeting of February 20, 2020, the Corporate Services Committee considered a Draft of the 2020 Corporate Action Plan. This Plan included, as an action, a "review the Area I Zoning Bylaw to establish controls for tiny homes, shipping containers and B&B at Apex Mountain Resort" [emphasis added] to be completed by Q4 2020. Following the direction provided by the P&D Committee of the Regional District Board at its October 21, 2021, updates were made to the amendment bylaw.

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

Additional information can be found at the following location:

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

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


Shannon Duong
Planner I

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

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2895

- Approval Recommended for Reasons Outlined Below
- Interests Unaffected by Bylaw
- Approval Recommended Subject to Conditions Below
- Approval Not Recommended Due to Reasons Outlined Below

Signature:  _____

Signed By: Tanya Osborne

Agency: Interior Health

Title: Community Health Facilitator

Date: November 29, 2021

RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2895

Approval Recommended for Reasons Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to Conditions Below

Approval Not Recommended Due to Reasons Outlined Below

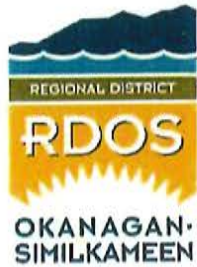
Signature: Cheryl E. Halla

Signed By: CHERYL E. HALLA

Agency: Kaledon PERKINSON DISTRICT

Title: Financial / Admin mgr.

Date: December 15, 2021



Feedback Form

Regional District of Okanagan Similkameen

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

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

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

FROM: Name: Mike Allan
(please print)

Street Address: _____

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

My comments / concerns are:

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

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

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

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

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

Lauri Feindell

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

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Metal Storage Containers

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

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

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

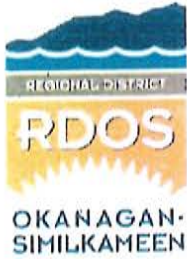
Thanks, appreciate your reply.

Lauri Feindell

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

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

Thank you
Marilee Anderson



Feedback Form

Regional District of Okanagan Similkameen

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

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

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

FROM: Name: Brenda Anychuk
(please print)

Street Address: 10101 1st Street, Islay, 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:

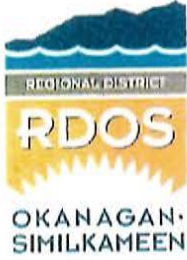
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Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2895, 2020.

Thank you!

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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 Anychuk
(please print)

Street Address: Osroyos, B.C.

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

My comments / concerns are:

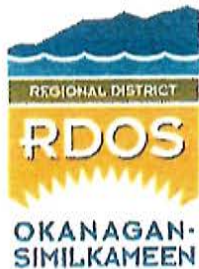
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[Signature]
Dec 3/21

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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: ROBERT BIRD
(please print)

Street Address: Penticton
V2A 8Y7

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

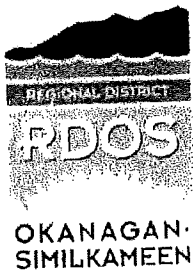
My comments / concerns are:

- 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.

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

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



Feedback Form

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

TO: Regional District of Okanagan Similkameen

FILE NO.: X2020.006-ZONE

FROM:

Name:

Ola Bjordal

(please print)

Street Address:

RE:

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

My comments / concerns are:

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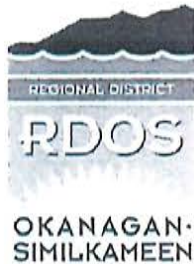
Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2895, 2020.

Provided this clause remains in the bylaw:

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

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

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Feedback Form

RECEIVED
Regional District

DEC - 9 2021

Regional District of Okanagan Similkameen

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

101 Martin Street
Penticton BC V2A 5J9

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

FROM: Name: Diana Blumel
(please print)

Street Address: _____

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

My comments / concerns are:

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

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

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

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

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



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

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

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

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

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

Here is the Bylaw part highlighted that affects Westwood.

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

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

Kindest regards,

Bruce Turnbull

Lauri Feindell

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

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

Jim Cavin



Feedback Form

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

FILE NO.: X2020.006-ZONE

TO: Regional District of Okanagan Similkameen

FROM: Name:

LISA & GEOFF COWLING
(please print)

Street Address:

[Redacted]

PENTICTON, BC
V2A 8Y8

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

My comments / concerns are:

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

THESE CONTAINERS SHOULD ONLY BE USED ON AGRICULTURAL LARGE AREAS

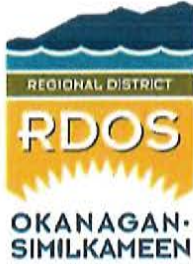
Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2895, 2020.

- .5 ACRE LOT IS TOO PERMISSIVE - REQUIRED SIZE SHOULD BE BIGGER - PERHAPS 1 ACRE. (7.29, 1 b, i)

- RE ALLOWING CONTAINERS FOR TEMPORARY USE DURING CONSTRUCTION (7.29, 1, c, i) - WE WOULD LIKE TO SEE TIMELINE STRICTLY ENFORCED, NOT OPEN-ENDED.

(THE QUESTIONS ON THIS FORM ARE DIFFICULT TO UNDERSTAND)

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



Feedback Form

Regional District of Okanagan Similkameen

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

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

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

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

Street Address: Kaleden BC V0H 1K0

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

My comments / concerns are:

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

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

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Lauri Feindell

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

Hello,

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

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

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

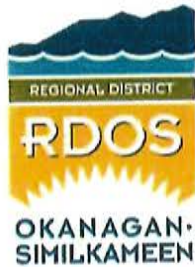
For other applications such as moving or needed for tools and material for renovation or building for a limited time is a very different story and is understandable.

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

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

Regards

Anna & Lorenz Dannert



Feedback Form

Regional District of Okanagan Similkameen

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

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

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

FROM: Name: Bonnie Despins
(please print)

Street Address: _____

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

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.

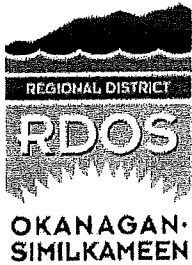
I find the by-law very confusing. On the one hand it appears that one storage container is fine but in the next paragraph that begins with Despite ... it contradicts the first two. So have no idea what the by-law is really saying. Plain language favours all concerned by making the communication clear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

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

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

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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: GARY DICKEN
(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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- There is a problem that you need at least 1.236 acres in order to have a container

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

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Lauri Feindell

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

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

Walter Falkenberg



Feedback Form

Regional District of Okanagan Similkameen

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

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

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

FROM: Name: Walter Falkenberg
(please print)

Street Address: _____

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

My comments / concerns are:

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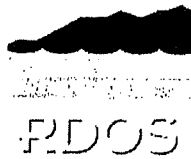
Lauri Feindell

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

Please find attached completed bylaw 2895 feedback forms.

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

Reg and Nancy Forster



Feedback Form

Regional District of Okanagan Similkameen

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

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

OKANAGAN-SIMILKAMEEN

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

FROM: Name: Reg Forster
(please print)

Street Address: Osroyous BC- V0H 1V6

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

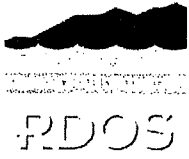
My comments / concerns are:

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

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

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Feedback Form

Regional District of Okanagan Similkameen

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

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

OKANAGAN-SIMILKAMEEN

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

FROM: Name: Nancy Forster
(please print)

Street Address: Wsoyous B.C. V0H 1V6

Area "A"

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

My comments / concerns are:

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

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

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Regional District of Okanagan Similkameen
300 Main Street, Kamloops, BC, V2A 5J5
Tel: 250-833-0217 / Email: info@rdosimk.com

Feedback Form

TO: Regional District of Okanagan Similkameen FILE NO.: K2020-006-2024

FROM: Name David V. Godfrey

(Please print)

Street Address _____

RE: **Metal Storage Container Regulations Zoning Amendment Bylaw No. 2024, 2020
Eastford Area 'M', 'C', 'SP', 'R', 'V' & 'V' Zoning Bylaws**

My comments / concerns are:

- I do support the proposed zoning amendments to the Okanagan Valley Eastford Area Zoning Bylaws to regulate the placement of metal storage containers.
- I do support the proposed zoning amendments to the Okanagan Valley Eastford Area Zoning Bylaws to regulate the placement of metal storage containers, subject to the comments listed below.
- I do NOT support the proposed zoning amendments to the Okanagan Valley Eastford 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 its meeting of Amendment Bylaw No. 2024, 2020.

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

Feedback forms must be completed and returned to the Regional District

no later than December 31, 2024.

Having the correct information is an integral to the success of the Regional District's information meeting. The purpose of this document is to provide you with the correct information and ensure that you are able to provide the correct information. The information provided in this document is for informational purposes only. It is not intended to be a substitute for professional advice. The information provided in this document is for informational purposes only. It is not intended to be a substitute for professional advice. The information provided in this document is for informational purposes only. It is not intended to be a substitute for professional advice.



Feedback Form

Regional District of Okanagan Similkameen

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

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

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

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

Street Address: Willowbrook

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

My comments / concerns are:

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

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

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

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DEC 21 2021



Feedback Form

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

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

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

Street Address: Penticton

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

My comments / concerns are:

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

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

Lauri Feindell

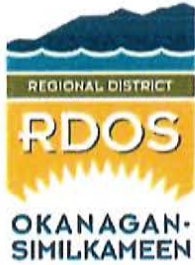
From: Linda Holden
Sent: December 7, 2021 7:37 PM
To: Planning
Subject: Westwood Drive storage container

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

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

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

Sent from Linda's iPad



Feedback Form

Regional District of Okanagan Similkameen

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

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

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

FROM: Name: Brian Howard
(please print)

Street Address: _____

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

My comments / concerns are:

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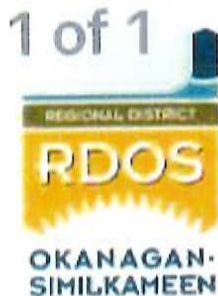
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Lauri Feindell

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



Feedback Form

Regional District of Okanagan Similkameen

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

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

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

FROM: Name: Marie-Eve Lamarche
(please print)
Street Address: Rd Kaleden BC
V0H1K0

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

My comments / concerns are:

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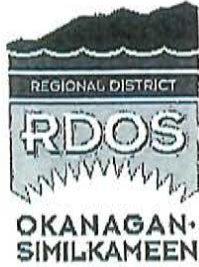
~~The lot size is too big. In the rural twin lakes area, containers are a great addition, they help to keep the yards clean by providing extra storage and they are animal proof and are easy to install. Many lots here are under the 0.7 hectare required by the bylaw. There should be no~~

Hi

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

Thank you

Marie-Eve Lamarche



Feedback Form

RECEIVED
Regional District

DEC 15 2021

101 Main Street
Penticton BC V2A 5J9

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

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

FROM: Name: DON LANCASTER
(please print)

Street Address: _____

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

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

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Feedback Form

Regional District of Okanagan Similkameen

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

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

RECEIVED
Regional District

DEC 15 2021

101 Martin Street
Penticton BC V2A 5J9

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

FROM: Name: MARY LOU LANCASTER
(please print)

Street Address: _____

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

My comments / concerns are:

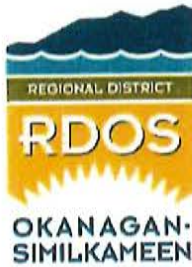
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This would not be a fair and equitable rezone as it will devalue our properties. Metal containers are unsightly and don't belong in a residential area

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Feedback Form

Regional District of Okanagan Similkameen

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

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

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

FROM: Name: Laurie MacNeill
(please print)

Street Address: _____

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

My comments / concerns are:

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no later than December 31, 2021.**

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Lauri Feindell

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

Dear Sir/Madam:

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

Sincerely

Lisa McDonald



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

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

FROM: Name: L. R. MENARD
 (please print)

Street Address: PENTICTON, B.C.

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

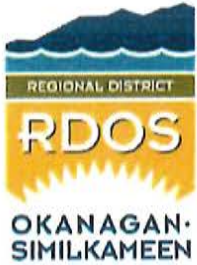
My comments / concerns are:

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Feedback Form

Regional District of Okanagan Similkameen

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

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

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

FROM: Name: Linda Medeiros
(please print)

Street Address: ---

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

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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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,

A handwritten signature in blue ink, appearing to read "Christina Forbes".

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

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

Lauri Feindell

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

Hi Shannon,

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

Regards,

Philip



Philip Gyug, P.Ag
Regional Agrolgist,
Extension & Support Services Branch,
Regional Development Unit
Phone: 250-378-0573
Email: philip.gyug@gov.bc.ca



Feedback Form

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

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

FROM: Name: Garry MORITZ
(please print)

Street Address: _____

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

My comments / concerns are:

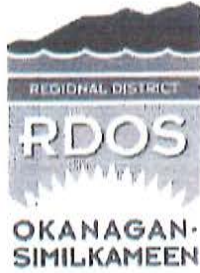
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I do support the use of metal storage containers provided it is for a limited time frame and for specific purposes as construction and renovation

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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: Jusy MORRIS
(please print)

Street Address: OKANAGAN Falls

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

My comments / concerns are:

- 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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Lauri Feindell

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

Categories: Metal Storage Containers

Hi Shannon,

My name is Tyson Mowat, of [redacted] I see there are talks about governing use of sea cans in the area and that you are soliciting comments from the public. I have a question as well as some suggestions: "Safety Concerns" are mentioned, in that there is worry that these containers can be targeted for break-ins/theft. I'm wondering if there is a structure that would be considered "safer"? And whose safety are we discussing, exactly? It seems to me that sea cans are constructed to keep their contents secure in difficult conditions, more than a stick-built shed, or other similarly available options.

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

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

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

Tyson Mowat

Sent from [Mail](#) for Windows

Lauri Feindell

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

Hi Shannon,

Not affected.

Thanks for asking 😊

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

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

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

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

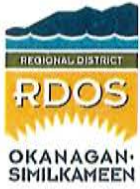
The Regional District of Okanagan-Similkameen (RDOS) is seeking input from agencies whose interests may be affected by a zoning amendment bylaw.

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

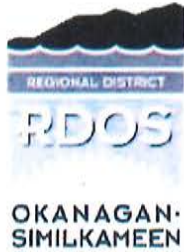
Please find attached a referral for a Zoning Amendment Bylaw and a link above to the strategic project, draft amendment bylaw, and related documents. Please review this information and if you have any questions, please do not hesitate to contact me.

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

Regards,



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



Feedback Form

Regional District of Okanagan Similkameen

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

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

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

FROM: Name: Brenda Neidert
(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

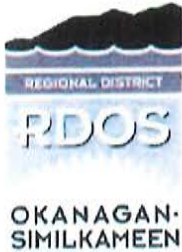
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Feedback Form

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: GARY NEBERT

Street Address: 130 YEARS, 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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Penticton Indian Band
Natural Resources Department
841 Westhills Drive | Penticton, B.C.
V2A 0E8
Referrals@pib.ca | www.pib.ca
Telephone: 250-492-0411
Fax: 250-493-2882

Project Name:

X2020.006-ZONE - Metal Storage Container Review

FN Consultation ID:

X2020006ZONE

Consulting Org Contact:

Planning RDOS

Consulting Organization:

[Regional District of Okanagan Similkameen](#)

Date Received:

Monday, November 15, 2021

File number:

X2020.006-ZONE

January 18, 2022

Attention: Planning RDOS

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

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

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

1. Invoice Number: X2020006ZONE

Referrals Processing Fee

Sub Total \$ 500.00

Tax \$ 0.00

Total \$ \$500.00

INVOICE AMOUNT FOR PRELIMINARY OFFICE REVIEW \$500.00

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

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

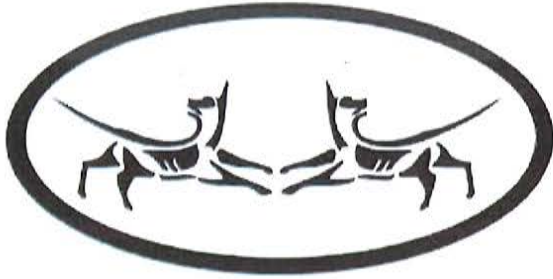
If the proposed activity requires a more in-depth review, PIB will notify the proponent and all parties will negotiate a memorandum of agreement regarding a process for review of the proposed activity.

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

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

limlæmt,

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



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

Project Name:

X2020.006-ZONE - Metal Storage Container Review

FN Consultation ID:

X2020006ZONE

Consulting Org Contact:

Planning RDOS

Consulting Organization:

[Regional District of Okanagan Similkameen](#)

Date Received:

Monday, November 15, 2021

January 18, 2022

Attention: Planning RDOS

File number: X2020.006-ZONE

RE: 40 (forty) day extension

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

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

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

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

I appreciate your co-operation.

limləmt,

Heather McDougall

Referrals Clerk

Natural Resources Department

Penticton Indian Band

P: 250-492-0411

Referrals.clerk@pib.ca



Penticton Indian Band
Natural Resources Department
841 Westhills Drive | Penticton, B.C.
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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, November 15, 2021

File number:

X2020.006-ZONE

January 18, 2022

Attention: Planning RDOS

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Sub Total \$ 500.00

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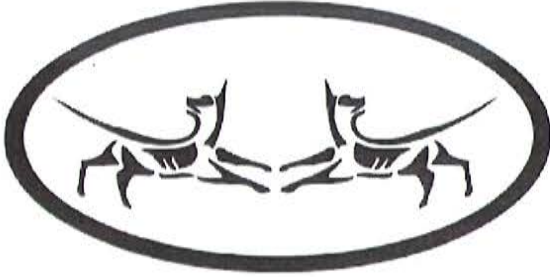
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Please note that our participation in the referral and consultation process does not define or amend PIB's Aboriginal Rights and Title, or limit any priorities afforded to Aboriginal Rights and Title, nor does it limit the positions that we may take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

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

limlæmt,

Heather McDougall
Referrals Clerk
Natural Resources Department
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W: 250-492-0411
Referrals.clerk@pib.ca



Penticton Indian Band
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Project Name:

X2020.006-ZONE - Metal Storage Container Review

FN Consultation ID:

X2020006ZONE

Consulting Org Contact:

Planning RDOS

Consulting Organization:

[Regional District of Okanagan Similkameen](#)

Date Received:

Monday, November 15, 2021

File number:

X2020.006-ZONE

February 15, 2022

Attention: Shannon Duong

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

Invoice # -X2020006ZONE

We write regarding your failure to pay invoice -X2020006ZONE- to conduct a review to obtain additional information in the area of the above referral. To date, no payment has been received and we have therefore been unable to conduct a review of this referral; we must therefore put you on notice that we do not consent, agree or otherwise approve of the activity / development referred to by you in your letter to us dated November 15, 2021.

Invoice Number: X2020006ZONE

Subtotal Tax Total

Referral Processing \$ 500.00 \$ 0.00 \$ 500.00

Total \$ 500.00 \$ 0.00 \$ 500.00

INVOICE AMOUNT FOR PRELIMINARY OFFICE REVIEW \$500.00

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

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

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

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

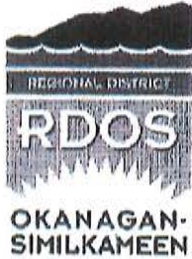
Most recently, in November 2019, the province of British Columbia implemented the United Nations Declaration on the Rights of Indigenous Peoples which aims to emphasize the Indigenous peoples' rights to live in dignity, to maintain and strengthen Indigenous institutions, cultures and traditions and to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

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

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

limlæmt,

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



Feedback Form

Regional District of Okanagan Similkameen

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

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

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

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

Street Address: _____ Drive
Penticton V2A 8Y8

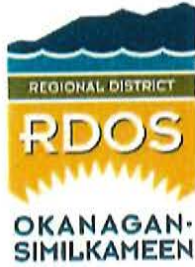
RE: Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020
Electoral Area "A", "C", "D", "E", "F" & "I" Zoning Bylaws

My comments / concerns are:

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

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

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



Feedback Form

Regional District of Okanagan Similkameen

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

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

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

FROM: Name: Lynne Richards
(please print)

Street Address: _____

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

My comments / concerns are:

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- I do support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers, subject to the comments listed below.
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Feedback Forms must be completed and returned to the Regional District
no later than **December 31, 2021.**

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Lauri Feindell

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

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

Lynne Richards

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: Harold Roberts

Street Address: _____

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

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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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 way in our Westwood Neighbourhood!

[Signature]

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



Feedback Form

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Regional District

Regional District of Okanagan Similkameen

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

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

DEC - 1 2021

101 Martin Street
Penticton BC V2A 5J9

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

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

Street Address: KALIEDEN BC
V0N 1K0

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

My comments / concerns are:

- 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.

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

→ ALR LANDS PROVISION ←

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

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Lauri Feindell

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

Follow Up Flag: Follow up
Flag Status: Flagged

As an additional comment:

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

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

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

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

Good morning Teresa,

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

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

Regards,

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

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

My comments on the Area A Draft Container Bylaw:

7.27 Metal Storage Containers

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

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

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

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

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

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

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



Feedback Form

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

RECEIVED
JAN 09 2021
101 Martin Street
Penticton BC V2A 5J9

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

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

Street Address: ~ Area F

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

My comments / concerns are:

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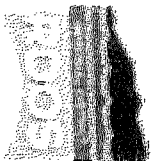
Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2895, 2020.

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

[Signature]

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

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Feedback Form

OKANAGAN
AGRICULTURAL ASSOCIATION

Regional District of Okanagan Shillbannan
101 Madrin Street, Penticton, BC, V2A 1J9
Tel: 250 391 0277 / Email: okanagan@rdos.ca

TO: Regional Director of Okanagan Shillbannan

DATE:

2020 06 26

FROM: Name:

Michelle M. Miller

(please print)

Street Address:

RD: Metal Storage Container Regulations Zoning Amendment Bylaw No. 2015, 2020
Electoral Area SA, UC, UP, & 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 amendments 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 presented to the Regional District Board prior to the reading of Amendment Bylaw No. 2015, 2020.

I do very much oppose the proposed amendments to the Zoning Bylaws.

Feedback forms must be completed and returned to the Regional Director no later than December 31, 2020.

Ordering and purchase information is available for members of the Association. Contact your local office for more information.

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

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

Street Address: _____ PENTICTON, B.C.

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

My comments / concerns are:

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

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



Feedback Form

Regional District of Okanagan Similkameen

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

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

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

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

Street Address: _____

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

My comments / concerns are:

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

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

We prefer Option 2.

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RECEIVED

DEC 21 2021

1000 5th Street
Portland, OR 97241-5119

December 21, 2021

To: RDOS

Subject: Zoning Bylaw Review – Metal Storage Containers

To whom it may concern:

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

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

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

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

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

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

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

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

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

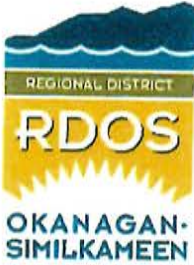
A Metal Storage Container is an essential need for my property and others.

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

Yours truly,

Ed Tadeuszow

*



Feedback Form

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Regional District
DEC 10 2021
101 Martin Street
Penticton BC V2A 5J9

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

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

FROM: Name: LORNE TOMLIN
(please print)

Street Address: _____

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

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

NOT COMPATIBLE WITH OUR NEIGHBOURHOOD

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

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

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Lauri Feindell

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

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

regards,

Bruce Turnbull

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

Good morning Bruce,

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

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

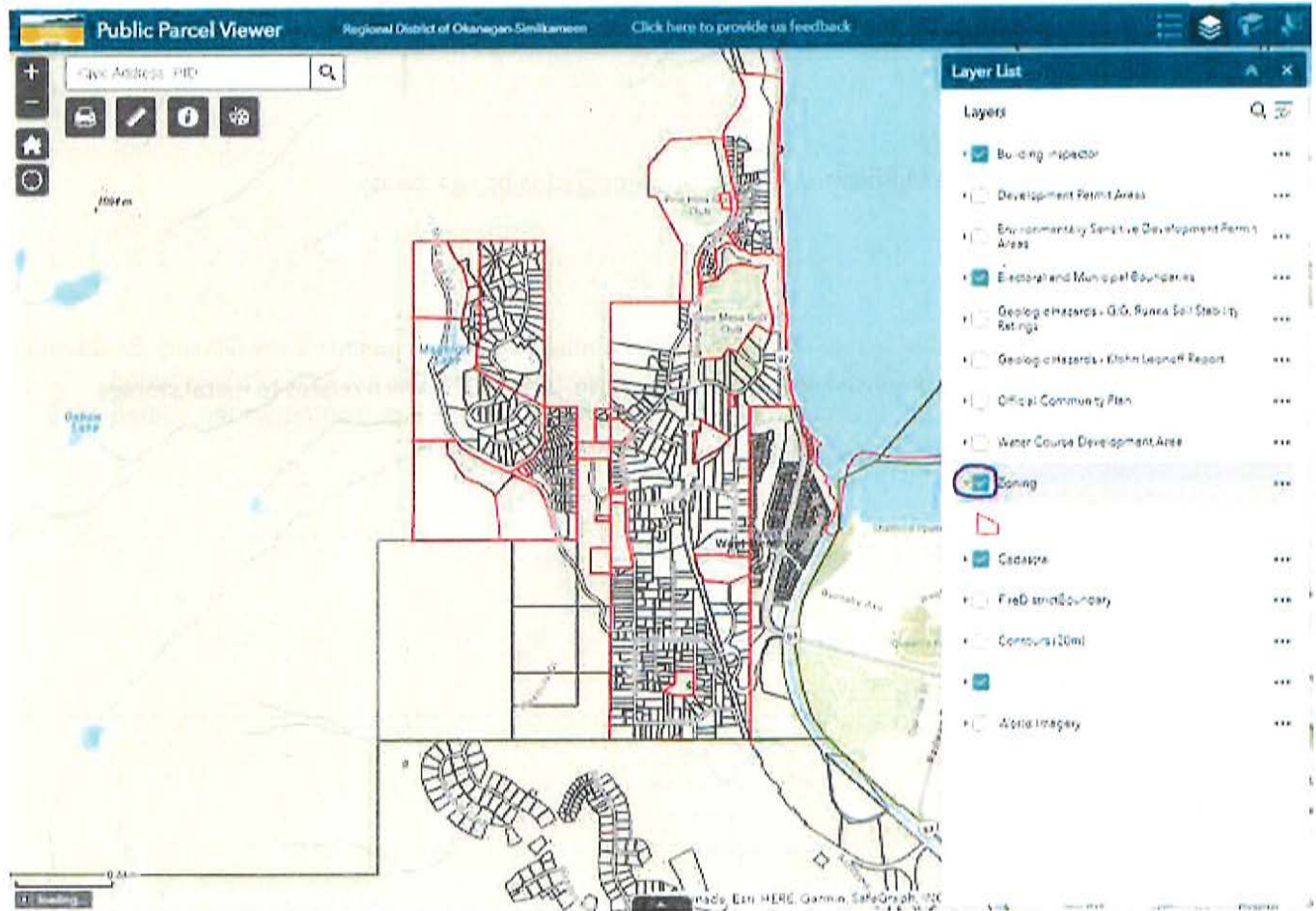
- Small Holdings Two Zone (SH2);
- Small Holdings Three Zone (SH3);
- Small Holdings Four Zone (SH4);
- Small Holdings Five Zone (SH5); and,
- West Bench Small Holdings Zone (SH6)

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

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

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

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



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

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

Regards,



Shannon Duong, MRM • Planner I

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC V2A 5J9

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

sduong@rdos.bc.ca • [RDOS](#)

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

From: Bruce Turnbull • _____

Sent: December 3, 2021 10:08 AM

To: Shannon Duong <sduong@rdos.bc.ca>

Subject: Bylaw 2895

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

regards,

Bruce Turnbull

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



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

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

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

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

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

Here is the Bylaw part highlighted that affects Westwood.

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

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

Kindest regards,

Bruce Turnbull



Regional District of Okanagan Similkameen

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

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

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

Street Address: Penticton, BC V2A8Y7

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

My comments / concerns are:

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

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

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

Turnbull

Feedback forms must be completed and returned to the Regional District by December 31, 2021.

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

Street Address: _____

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

My comments / concerns are:

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

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

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

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

THIS BYLAW CREATES UNDUE HARDSHIP AND IS UNFAIR.

Feedback Forms must be completed and returned to the Regional District

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

See attached form

2021 Nov 17th, Friday
@ 12:20pm.

Melody L. Walker

Eleanor J. Walker

Okanagan Falls, BC VOH 1R0

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

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

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

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

1 of 2

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

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

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

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

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

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

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

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

2 of 2. Gh.

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

Hi, Chris,

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

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

1.

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

7.28

1.

b)

i)

.1

.2

I require clarification with regard to the following matters:

1.

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

AND

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

ie:

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

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

2.

We have grandfathered zoning.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Regards, Mel

--

Melody L. Walker
Eleanor J. Walker

Okanagan Falls BC V0H 1P0

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

To Whom It May Concern @ RDOS Planning:

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

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

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

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

See attached 3 pages.

Regards, Mel

--

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

Okanagan Falls, BC V0H 1R0

Lauri Feindell

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

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

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

Jane Windeler

Sent from my iPhone

Shaw LTE

10:05 AM



Done

2 of 2



#FlagstaffContainerHouse #EcofriendlyPrefabHome

Flagstaff Container House: Eco friendly Prefab Home- Arizona

8K views · 2 years ago



144



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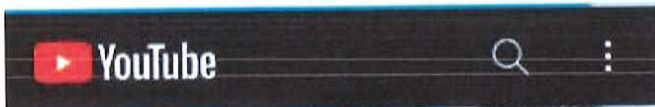


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#FlagstaffContainerHouse #EcofriendlyPrefabHome

Flagstaff Container House: Eco friendly Prefab Home- Arizona

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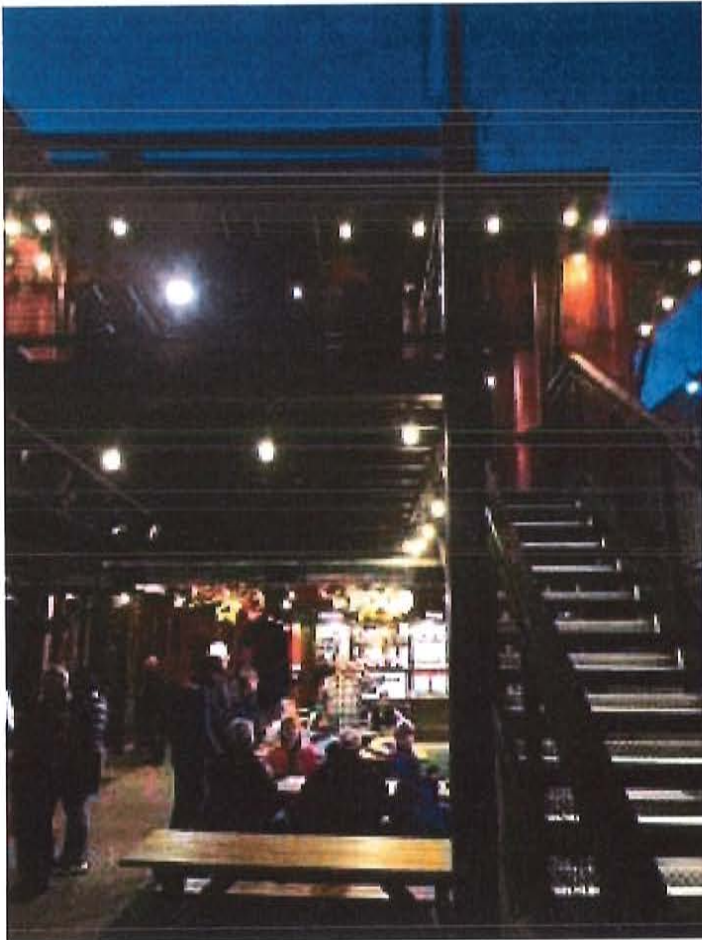
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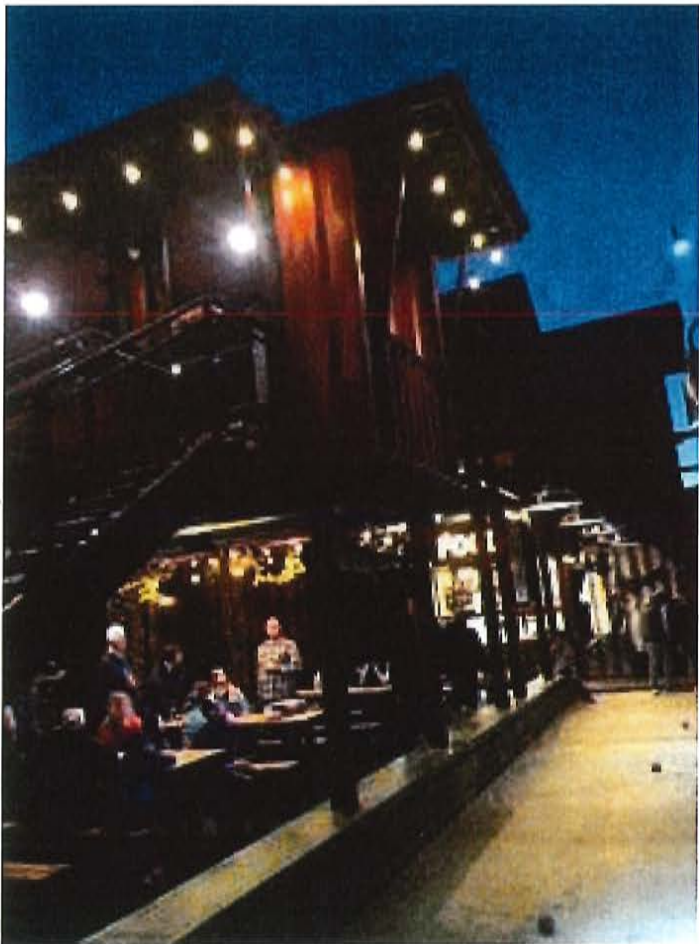


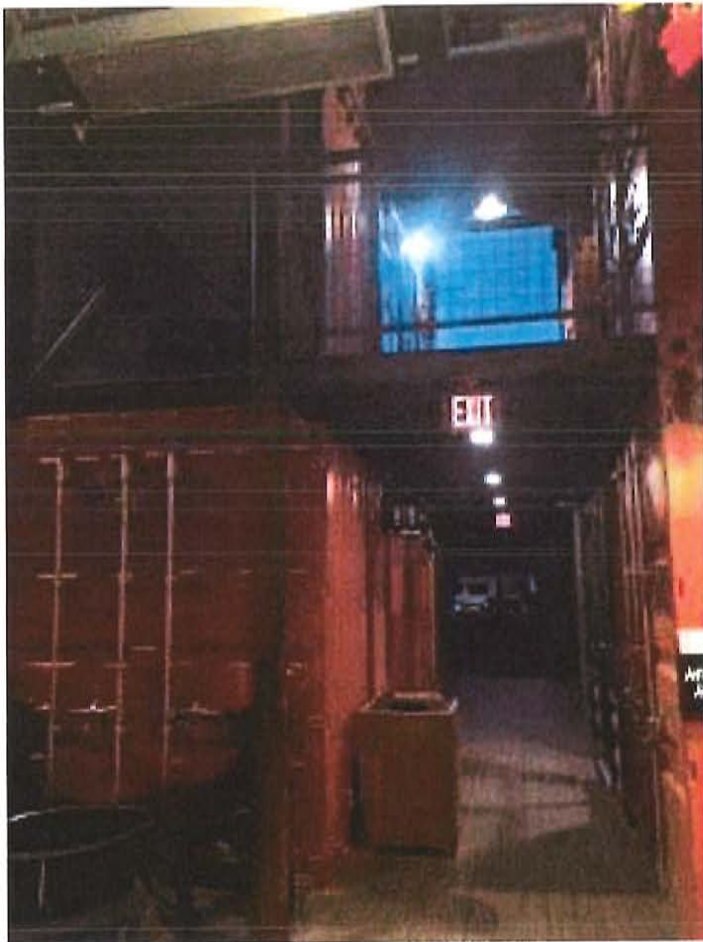
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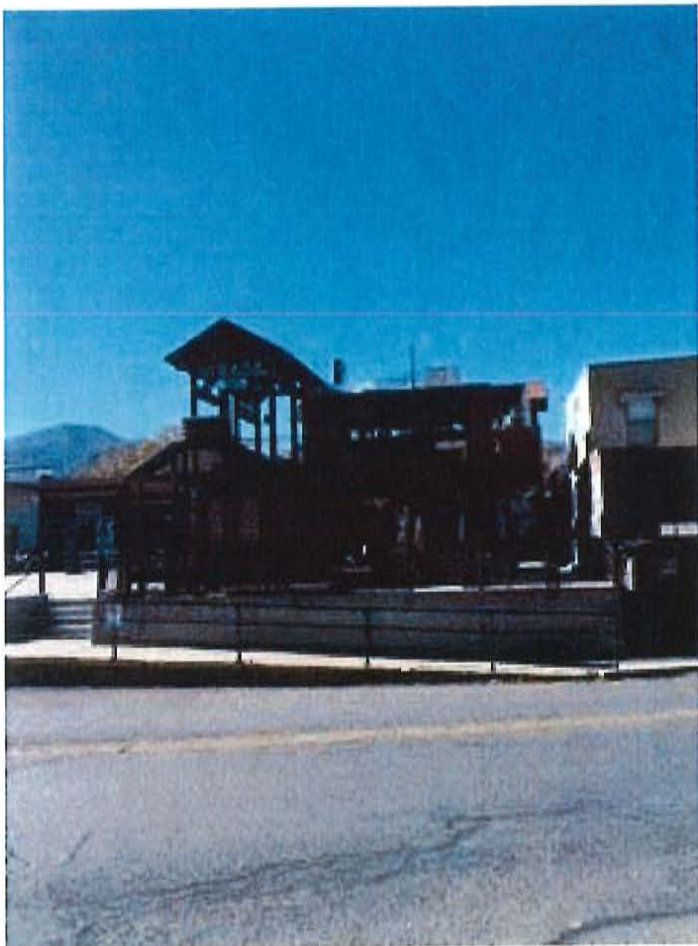


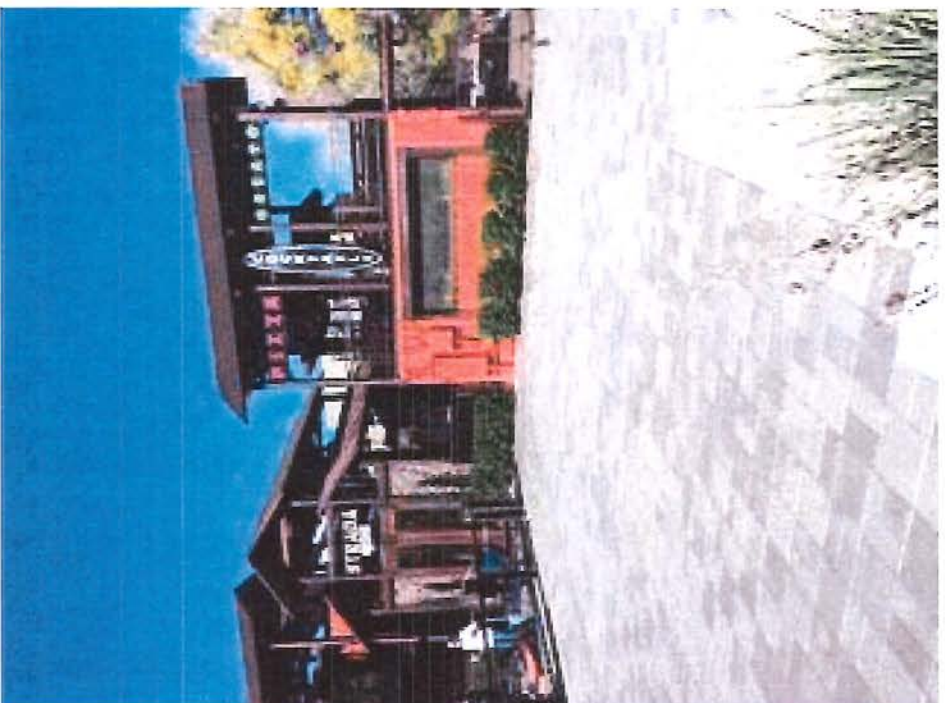


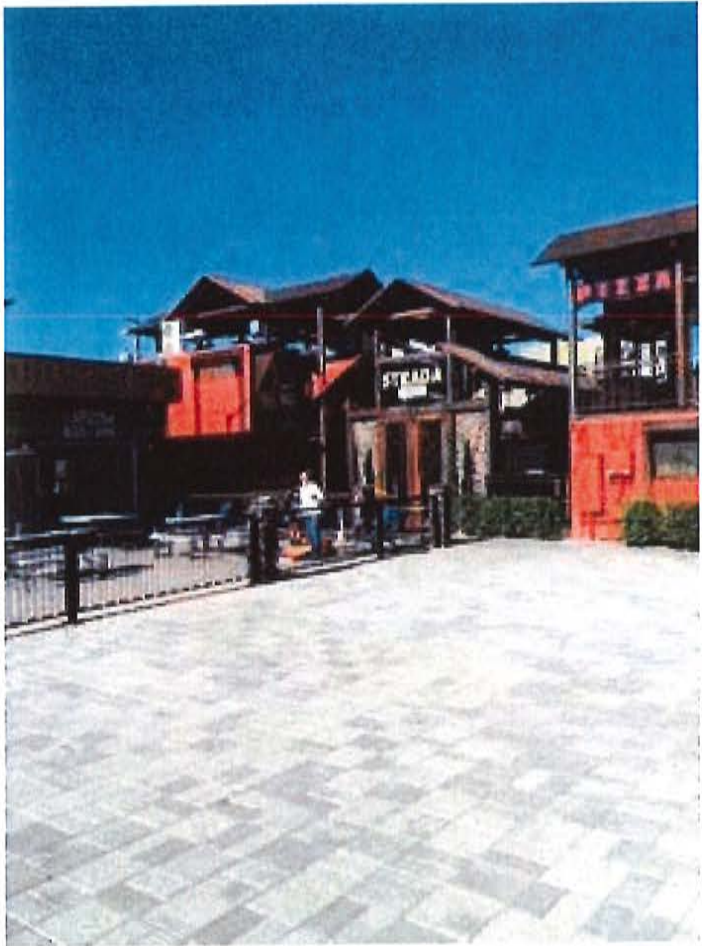




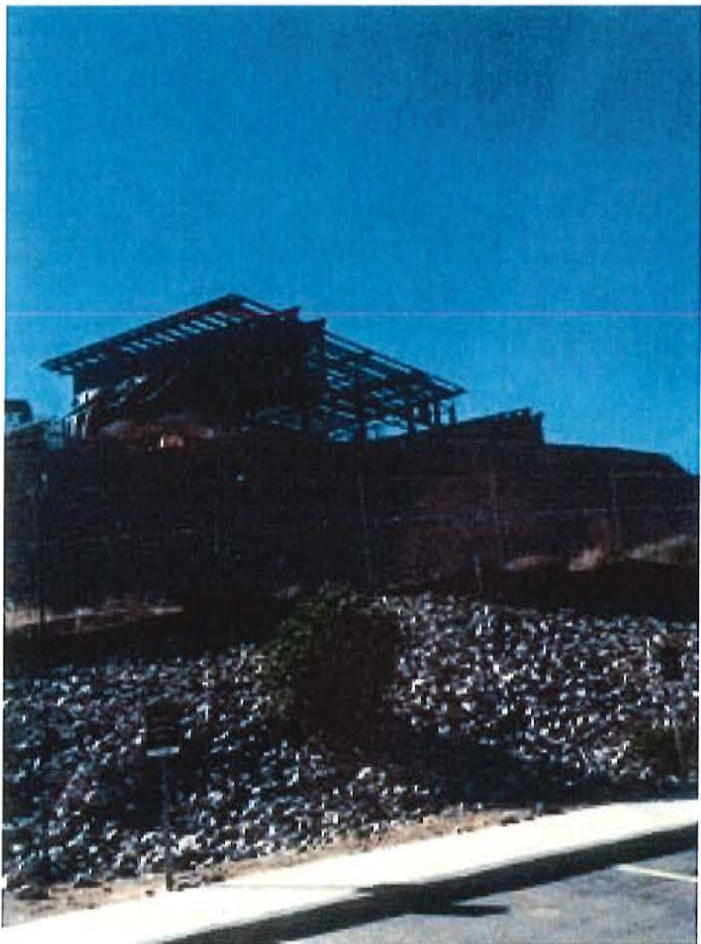


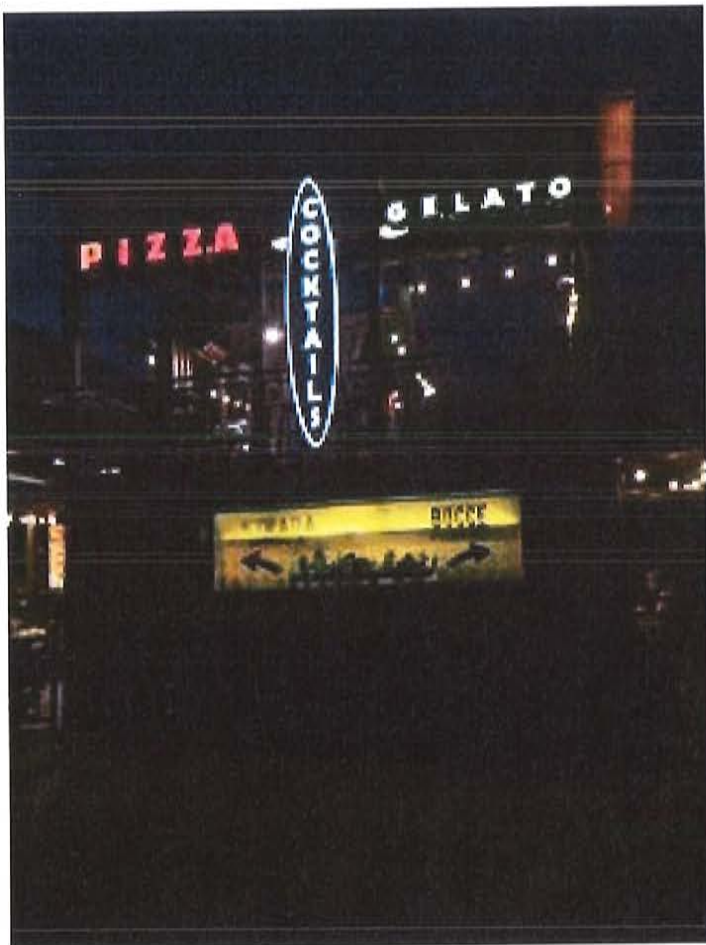














Lauri Feindell

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

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Planning Staff,

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

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

Thank you,

Robert Durman



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
District
DEC 14 2020
Martin Street
Victoria 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.realtor.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 DETERRENENTS 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 HARTIN

NATHALIA BC VOHN

Nov. 16th 2020

RECEIVED
Regional District

NOV 16 2020

R005 Similkamien

Public Hearing Nov. 19th 2020

Amendment Bylaws 2895, 2020 Metal Storage Containers
101 Marin Street
Surrey BC
Regional District
Surrey

A regulation regarding Metal Storage Containers, alias Shipping Containers or "seasons" is very much needed. Not only as an eyesore in the overzeal landscape but in neighboring residential gardens as well. Unfortunately, renting or buying a container is cheap and makes it easy to place it around the house. Especially in rural areas where parcels are mostly biggers, 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 as working areas or animal shelters, regulation herefor is also needed. Containers come in different sizes. A 40 ft. one is a lot of plastic material zoning is not desirable. Used metal regulation also include mandatory removal of those containers if things and idling for years under no regulation or no for?

Since containers are movable, they should never be brand fastened in.

Setbacks and using high of ways 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,
tarped chairs, tank and so on.
This should also be considered and regulated.

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

With regards,

Griffin Workin

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)



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:
_____ Mark McKenney _____ A
(please print)

DATE: June 19, 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.
- X I do not support the proposed regulation of metal storage containers.

I do not support this 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 the RDOS all RDOS Areas'.

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 BUNGIE 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 ~~residential~~ residential & small holdings.

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: [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 JAWZEN
(please print)

C

DATE: May 10

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 UNIT @ 20'???

- do not agree with ebbing and covered roof

- Building permit only w/ 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 Machla](#); [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: |

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

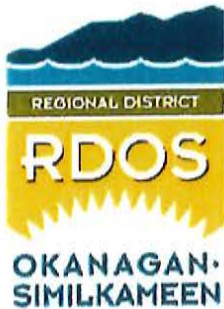
From: fairviewhouse
Sent: May 20, 2020 2:10 PM
To: Jack Bennest; Christopher Garrish
Cc: Sara Bunge; chahal 9188; David Janzen; Ed Machial; Louise Conant; Rick Knodel; Donna Sellin
Subject: Re: APC Memo - Review of Proposed Metal Storage Container Zoning Regulations (X2020.006-ZONE)

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

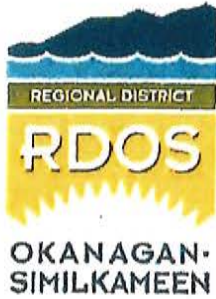
Hi Doug,

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](#)
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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

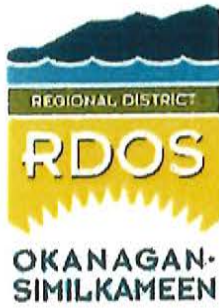
My comments / concerns are:

- 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?

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 Mance 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

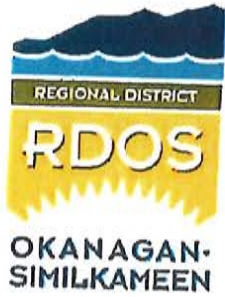
From: _____
To: [Christopher Garrish](#)
Subject: Re: Emailing: Response - Heather Fleck (2020-05-12)
Date: May 13, 2020 3:24:00 PM

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 CLOUGH
(please print)

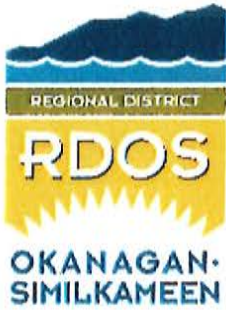
DATE: May 14 / 2020

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 zone
- exception to prohibitions for construction purposes -
conjunction with valid ^{building} permit could be allowed ^{include} ~~substantiated~~
set timeline not just open-ended to completion of construction
- Storage containers usage for industrial zones only and
'if for all zones shouldn't be same as if large holding zone'
- not suitable in town centre 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)

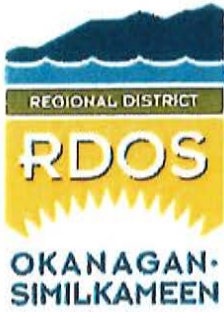
DATE: May 18, 2020

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.



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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: MIKE GANE ELECTORAL AREA: 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:

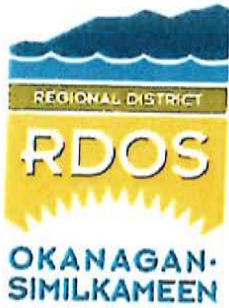
- I do support the proposed regulation of metal storage containers.
- I do support the proposed regulation of metal storage containers, subject to the comments listed below.
- I do not support the proposed regulation of metal storage containers.

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, B.C. was killed when a structure on fire next to storage containers caused the containers 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

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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: 388 Sasquatch 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.

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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 "Yard Art" they

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

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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: _____ Osage, 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

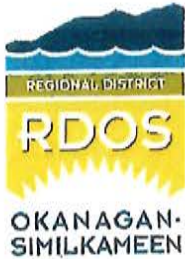
My comments / concerns are:

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

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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: Osroyos VDH 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.
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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

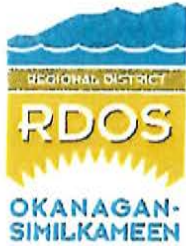
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Regional District of Okanagan Similkameen
101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca

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JUN 30 2020

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
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:

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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

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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

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.

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

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

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Feedback Form

OKANAGAN-
SIMILKAMEEN

Regional District of Okanagan Similkameen
101 Martin Street, Penticton, BC, V2A 5J9
Tel: 250-492-0337 / Email: planning@rdos.bc.ca

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

FROM: Name: INM BOORAG (please print)

Street Address: 545 QUARTER TOWN

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

My comments / concerns are:

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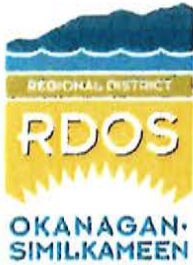
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Please visit our website at www.rdos.bc.ca

We own a house on property that our garage is still highly prized and valued. We highly appreciate your comments and your willingness to assist.

Feedback Forms must be completed and returned to the Regional District no later than July 31, 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 (Risks Canada) (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, 250-492-0337.



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: 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

My comments / concerns are:

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Please see attached

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no later than **July 3, 2020**

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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.

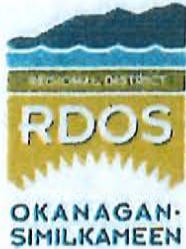
In addition, shipping containers are much more fire resistant than a wood structure, important in a high risk zone for wild fires.

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

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: 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:

- 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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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. Blanking 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 entered. We live in a rural area w/ over 2 acres. This new bylaw is →

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

Feedback Form 2/a - Storage Container Bylaw.
CRAIK, L

(cont.)
penishing 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 predominantly to a rural area in 2017, with over 100 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



Feedback Form

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

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

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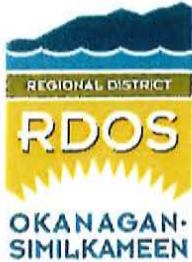
WE ARE NOT IN FAVOUR OF METAL STORAGE CONTAINERS. THEY WILL CREATE AN ENVIRONMENT OF CLUTTER, UNKEPT PROPERTIES AND MORE OF A COMMERCIAL FEEL. THE WEST BENCH IS APPEALING BECAUSE IT IS A QUIET WELL KEPT RESIDENTIAL AREA. CERTAINLY ~~WILL~~ UGLY METAL CONTAINERS WOULD DO NOTHING TO ENHANCE PROPERTIES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

RECEIVED
Regional District

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MAY - 7 2020
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Penticton BC V2A 5J9



Feedback Form

Regional District of Okanagan Similkameen

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

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

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

FROM: Name: (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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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 DRUMMOND
(please print)

Street Address: 0504005, 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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No Grandfathering

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



Feedback Form

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

FILE NO.: X2020.006-ZONE

TO: Regional District of Okanagan Similkameen

FROM: Name: 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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No grandfathering

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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:

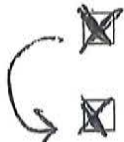
Reg Forster
(please print)

Street Address:

Osby dds

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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no later than **July 3, 2020**

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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, Orsoyoo

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

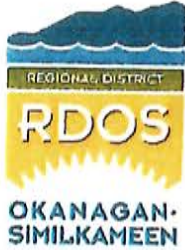
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Tel: 250-492-0237 / Email: planning@rdos.bc.ca

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

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

Street Address: Okanagan

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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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: 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

My comments / concerns are:

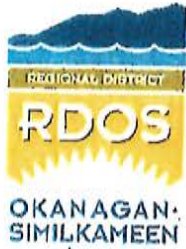
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NO GRANDFATHERING OF EXISTING
CONTAINERS PLEASE.

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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: 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

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* Not to be double Stacked.

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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

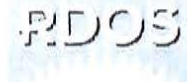
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OKANAGAN-SIMILKAMEEN

Feedback Form

Regional District of Okanagan Similkameen

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

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

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

FROM: Name: Tony & Maria Ianni
(please print)

Street Address: _____, Osoyoos, BC 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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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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Regional District of Okanagan Similkameen
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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

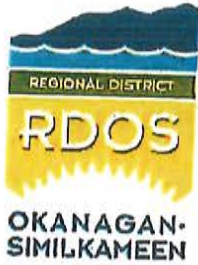
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Feedback Form

Regional District of Okanagan Similkameen

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

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

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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: 2504005

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
cons for storage of car parts & equipment on my property.
The loss of this existing storage would adversely affect
my use of the property.

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



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: WAYNE KELLEY
(please print)

Street Address: OSOYOOS B.C.

RE: Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020
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PLEASE SEE ATTACHMENT.

Feedback Forms must be completed and returned to the Regional District
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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:

- 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.

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.

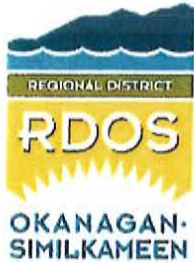
We completed our initial residential building under permit. After which and upon reviewing the applicable bylaw, we placed a metal container on the property in good faith. We submitted further permits for other projects where the inspector was onsite while the metal container remained in full sight. 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

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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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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no later than **July 3, 2020**



RDOS

Feedback Form

Regional District of Okanagan Similkameen

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

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

**OKANAGAN
SIMILKAMEEN**

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

FROM: Name: 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**

My comments / concerns are:

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RDOS

OKANAGAN-SIMILKAMEEN

Feedback Form

Regional District of Okanagan Similkameen

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

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

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

FROM: Name: Teresa Marty
(please print)

Street Address: Osroyos, VOH IVG

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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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: Brenda 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 there near 1800 sq Ft. this should also be stopped as well, it looks trashy!

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



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: GARY NEIDERT
(please print)

Street Address: RD04005, 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:

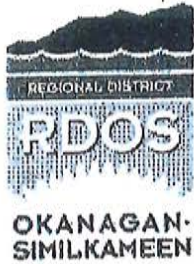
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C-CANS MUST BE 20' MAX' HIGH... THERE ARE FEW IF ANY PLACES THAT HAVE BUILDING PERMITS FOR YEARS. IS A C-CAN ACCEPTABLE FOR YEARS?

NEXT - WHY DOES THE RDOS ALLOW BUILDING PERMITS FOR MOBILE HOMES, SMALL SQUARE BOX HOMES & "CARAVANS", ON AN ARCHIST MT? THESE "HOMES" ARE BEING BUILT NEXT TO EXPENSIVE HOMES! WHAT IS BEING DONE ABOUT PEOPLE LIVING IN RVS WITH NO INTENTION OF BUILDING OR COMPLETING A HOME? SOME DON'T HAVE SEPTIC!

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



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

My comments / concerns are:

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REFER ATTACHED - 1 PAGE

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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

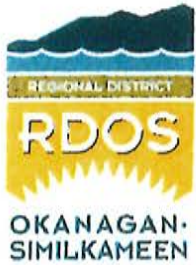
1. Any shipping container cannot exceed 20 feet in length;
2. The exterior cladding must be consistent with the material used on the principal building and must match the **colour** of the principal building.
3. A building permit is required before placement however; this would not trigger the need for 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: GERALD PELLE
(please print)

Street Address: OSOYCOOS BC
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:

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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: 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

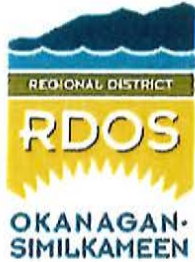
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Regional District of Okanagan Similkameen

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:

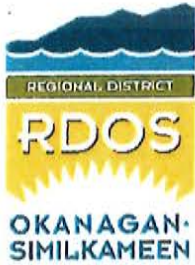
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I feel if I have a sea can on my property and then have to clad it (build walls around it and then put on a pitched roof I may as well put up a building because in essence that is what I am doing. Defeats the purpose of convenience of using the sea 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

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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

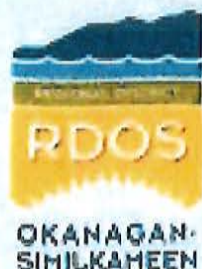
.1 The use of Metal Storage Containers as accessory buildings or structures is prohibited except in accordance with the following criteria: (Emphasis added.)

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: - 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:

- 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.

Let's create Okanagan's best acreage development by doing everything we can to enhance the value of everyone's property

We are a community - not separate "Enclaves"

"No grandfathering of existing containers"

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

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.



RDOS

OKANAGAN-SIMILKAMEEN

Feedback Form

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** 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

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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GREAT IDEA MUCH OVERDUE

THANK YOU!

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

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: KHALID SHAH
(please print)

Street Address: OSOYCOOS
ELECTORAL AREA "A"

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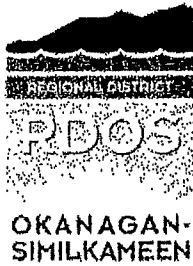
Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2895, 2020.

- 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

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



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: GWENDOLYN SHAH
(please print)

Street Address: _____, DSOYOODS
ELECTORAL AREA "A"

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:

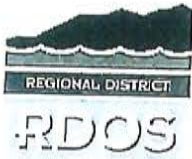
- I do support the proposed textual amendments to the Okanagan Valley Electoral Area Zoning Bylaws to regulate the placement of metal storage containers.
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Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2895, 2020.

- 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 + CHAD IN SAME MATERIAL AS HOUSE.
- THE BYLAW SHOULD REQUIRE THAT THE CONTAINER IS PAINTED OR FINISHED TO COMPLEMENT THE PRIMARY RESIDENCE +/OR PROPERTY AND LIMITED TO ONE CONTAINER
- REMOVAL ONCE HOME IS OCCUPIED IS IDEAL BUT NOT PRACTICAL FOR

Feedback Forms must be completed and returned to the Regional District **EVERYONE**
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

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: Kaladem

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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Grand father in existing containers

RECEIVED
Regional District

JUN 22 2020

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

101 Martin Street
Penticton BC V2A 5J9

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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

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.
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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.

~~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**

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) s. /
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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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 you can do to them in
an ad.

Feedback Forms must be completed and returned to the Regional District
no later than May 25, 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

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:

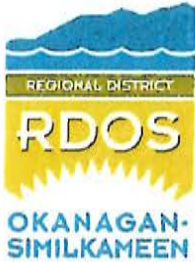
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No grandfathering please

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

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 Zelenski
(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:

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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: Charles J. Miller

Signed By: Carol E. Halla

Agency: KALEDEEN IRRIGATION DISTRICT

Title: Finance / Corp. Clerk

Date: April 29, 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

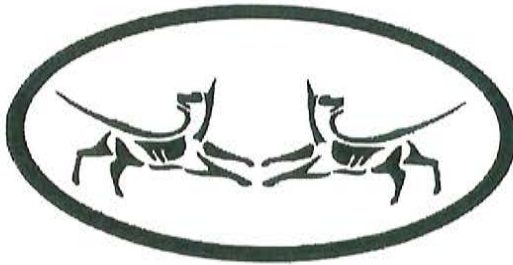
The IH Healthy Built Environment (HBE) Team has received the above captioned referral from your agency. Typically we provide comments regarding potential health impacts of a proposal. More information about our program can be found at [Healthy Built Environment](#).

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.

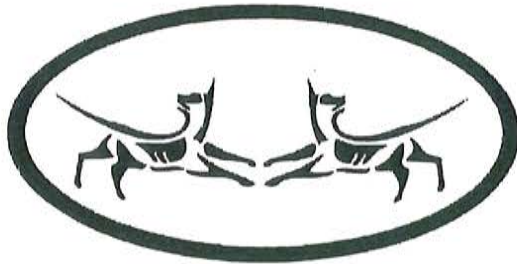
Most recently, the Supreme Court of Canada in the Tsilquot'in case confirmed that the province has been applying an incorrect and restrictive test to the determination of Aboriginal Title, and that Aboriginal Title includes the exclusive right of a First Nation to decide how that land is used and the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

liimlæmt,

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

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.

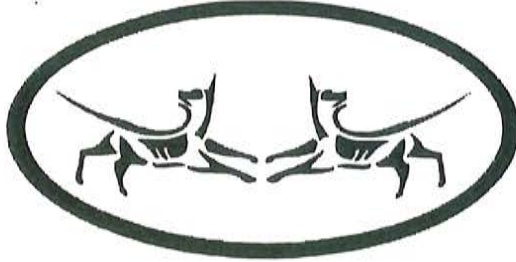
If the proposed activity requires a more in-depth review, PIB will notify the proponent and all parties will negotiate a memorandum of agreement regarding a process for review of the proposed activity.

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.

limlomt,

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



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Project Name:

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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.

limlømt,

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

>