



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Thursday, May 6, 2021

RDOS Boardroom – 101 Martin Street, Penticton

SCHEDULE OF MEETINGS

9:00 am	-	9:15 am	Public Hearing 8475 Princeton-Summerland Road – Electoral Area “F” Zoning Bylaw Amendments Electoral Area “D”, “E”, “F”, & “I” Zoning Bylaw Amendments Solar Energy Systems
9:15 am	-	10:00 am	Planning and Development Committee
10:00 am	-	10:45 am	Protective Services Committee
10:45 am	-	11:00 am	Break
11:00 am	-	11:30 am	Reconvene Planning and Development Committee
11:30 am	-	12:00 pm	Corporate Services Committee
12:00 pm	-	12:30 pm	Lunch
12:30 pm	-	1:30 pm	Community services
1:30 pm	-	2:30 pm	OSRHD
2:30 pm	-	4:30 pm	RDOS Board

“Karla Kozakevich”

Karla Kozakevich
RDOS Board Chair

2021 Notice of Meetings			
May 20	RDOS Board	OSRHD Board	Committee Meetings
June 3	RDOS Board		Committee Meetings
June 17	RDOS Board	OSRHD Board	Committee Meetings



NOTICE OF PUBLIC HEARING

Electoral Area “F” Zoning Bylaw Amendments

8475 Princeton-Summerland Road

Notice is hereby given by the Regional District of Okanagan-Similkameen (RDOS) that all persons who believe that their interest in property is affected by the **Electoral Area “F” Zoning Amendment Bylaw 2461.15, 2021**, will be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaws at a public hearing to be held by electronic means on:

Date: Thursday, May 6, 2021

Time: 9:00 a.m.

Location: <https://rdos.webex.com/> (Meeting Number: 187 162 3753/Password: RD@S)

INSTRUCTIONS ON HOW TO PARTICIPATE

To participate in the electronic public hearing, please enter the text provided under “Location” (above) into the address bar of an internet browser (e.g. Chrome, Firefox, Safari, Edge). The Regional District is utilizing Cisco’s Webex videoconferencing services and individuals interested in participating in the public hearing are encouraged to test this service on their computer or mobile device prior to the date of the hearing.

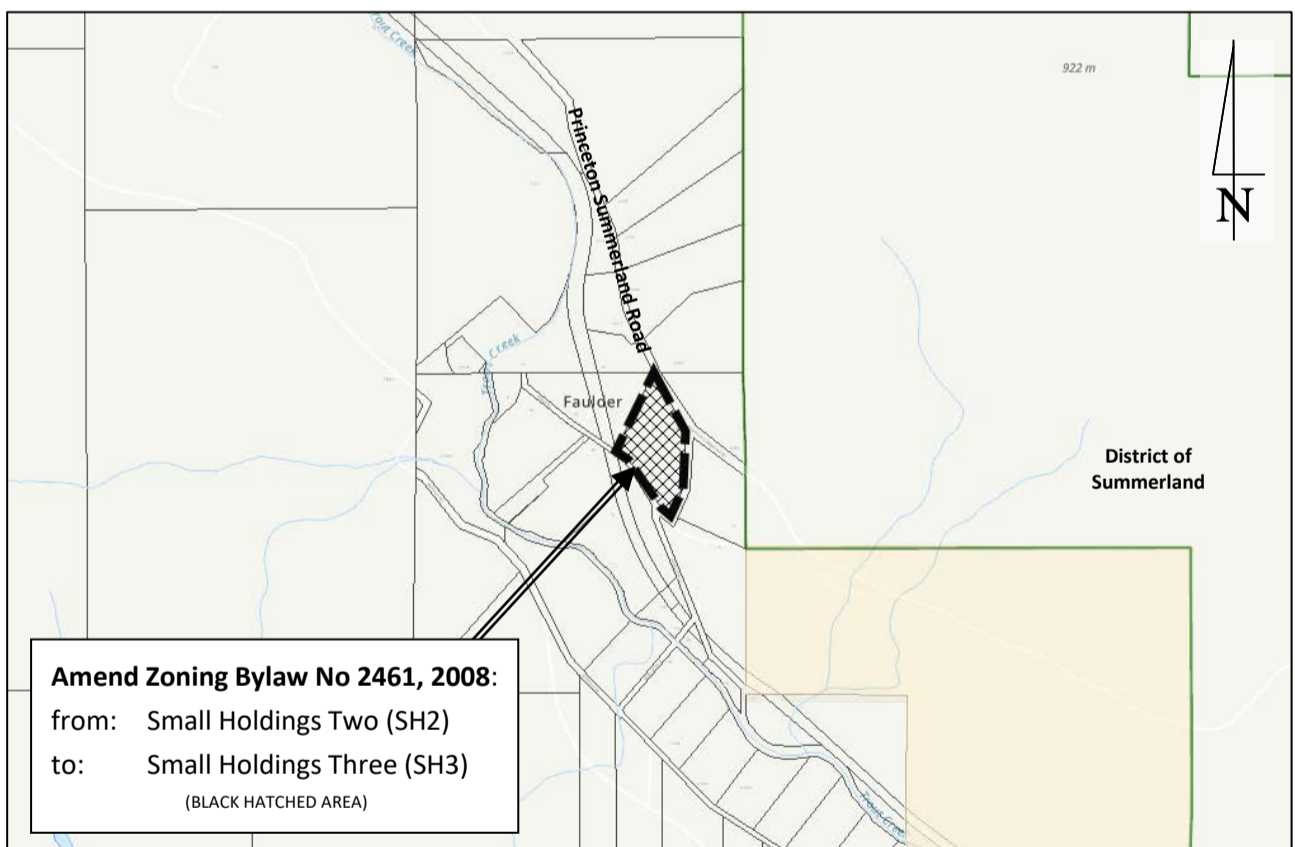
Interested individuals may also participate in the public hearing by calling 1-833-311-4101. Additional instructions on how to participate in an electronic public hearing are available on the Regional District’s website: www.rdos.bc.ca.

Anyone who considers themselves affected by the amendment bylaws can present written information to the Regional District prior to or at the public hearing and may also speak at the public hearing. No letter, report or representation from the public will be received after the conclusion of the public hearing.

PURPOSE OF THE BYLAW(S):

The purpose of the proposed amendments is to facilitate the subdivision of subject parcel to create two new parcels. More specifically:

Amendment Bylaw No. 2461.15, 2021, proposes to amend Schedule ‘2’ (Official Zoning Map) of the Electoral Area “F” Zoning Bylaw No. 2461, 2008, by changing the zoning of 8475 Princeton-Summerland Road (which is legally described as Lot 5, Plan 647, District Lot 2888, ODYD), from Small Holdings Two (SH2) to Small Holdings Three (SH3).



FURTHER INFORMATION

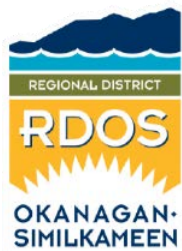
For further information about the content of **Amendment Bylaw No. 2461.15, 2021**, a copy of the proposed Bylaws at the Regional District of Okanagan-Similkameen office at 101 Martin Street, Penticton, BC, on weekdays (excluding statutory holidays) between the hours of 8:30 a.m. to 4:30 p.m.

Information related to this proposal is also available at: www.rdos.bc.ca (Property & Development → Planning, Zoning & Subdivision → Current Applications → Electoral Area “F” → F2021.002-ZONE).

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

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.

Postal: 101 Martin St, Penticton, BC, V2A-5J9 | **Tel:** 250-492-0237 | **Email:** planning@rdos.bc.ca



NOTICE OF PUBLIC HEARING

Electoral Area “D”, “E”, “F”, & “I” Zoning Bylaw Amendments – Solar Energy Systems Amendment Bylaw 2911, 2020

Notice is hereby given by the Regional District of Okanagan-Similkameen (RDOS) that all persons who believe that their interest in property is affected by the **Electoral Area “D”, “E”, “F”, & “I” Zoning Amendment Bylaw 2911, 2020**, will be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaws at a delegated public hearing to be held on:

Date: Thursday, May 6, 2021

Time: 9:00 am.

Location: <https://rdos.webex.com/> (Meeting Number: 187 162 3753 / Password: RD@S)

Regional District staff and the applicant will be available to answer any questions residents may have regarding the proposed zoning bylaw amendment.

To view, listen or participate in this “electronic public information meeting” on your computer, go to <https://rdos.webex.com> and enter the meeting number under “Join a Meeting”. On the meeting page, fill in the Join fields, and click “Enter”.

To listen or participate using your phone, please call (toll free within Canada) 1-833-311-4101 and select “1” when prompted to join the meeting. During the meeting, select “*3” to notify us that you wish to speak at the meeting.

Should you wish to submit a written representation on this proposal, we request that this be submitted electronically by emailing planning@rdos.bc.ca, or by mail to the Regional District office at 101 Martin Street, Penticton, BC, V2A 5J9.

PURPOSE OF THE BYLAW(S):

The purpose of the proposed amendments contained in Bylaw No. 2911 is to introduce regulations governing the use and placement of Solar Energy Systems within the Okanagan Electoral Area zoning bylaws. More specifically:

- Roof mounted solar energy systems are allowed to a maximum of 1.0 meter above the maximum height allowed for building on which it is installed.
- Establishing a minimum parcel size of 0.25 ha for ground mounted systems exceeding height of 1.2 meters;
- On parcels less than 0.25 ha, solar energy systems are permitted if:
- The device is attached to either principal or accessory building and does not extend beyond the outermost edge of the roof;
 - i. It is in the form of ground mounted system and does not exceed height of 1.2 meters; or
 - ii. in an Industrial or Administrative and Institutional zone, a ground mounted system may be sited in accordance with the applicable maximum height and minimum parcel line setback a standalone structure subject to the siting requirements for accessory buildings and structures.

These amendments will be applied to the:

- Electoral Area “D” Zoning Bylaw No. 2455, 2008;
- Electoral Area “E” Zoning Bylaw No. 2459, 2008;
- Electoral Area “F” Zoning Bylaw No, 2461, 2008;
- Electoral Area “I” Zoning Bylaw No. 2457, 2008.

FURTHER INFORMATION

For further information about the content of **Amendment Bylaw No. 2911, 2020**, and the land affected by them, persons are encouraged to inspect a copy of the proposed Bylaws at the Regional District of Okanagan-Similkameen office at 101 Martin Street, Penticton, BC, on weekdays (excluding statutory holidays) between the hours of 8:30 a.m. to 4:30 p.m. Please note that the RDOS office is currently closed to the public due to the on-going provincial health emergency and this information will be available in the front entry vestibule.

Additional information regarding this zoning amendment, including draft bylaw and instructions on how to use Webex, can be found at the Regional District’s web site: www.rdos.bc.ca (Departments → Development Services → Planning → Strategic Projects → Solar Energy Systems).

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Postal: 101 Martin St, Penticton, BC, V2A-5J9 | **Tel:** 250-492-0237 | **Email:** planning@rdos.bc.ca



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Planning and Development Committee

Thursday, May 6, 2021
9:15 am

AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Planning and Development Committee Meeting of May 6, 2021 be adopted.

**B. Consolidated Zoning Bylaw - Residential Zone Update – Phase 4 (RS & SH Zone Review)
For Information Only**

C. Renewal of Vacation Rental Temporary Use Permits

1. Amendment Bylaw No. 2500.20

RECOMMENDATION 2

THAT Bylaw No. 2500.20, 2021, being a bylaw of the Regional District of Okanagan-Similkameen to amend the Vacation Rental TUP Renewals Development Procedures, be initiated.

**D. Proposed Amendment to the Subdivision Servicing Bylaw No. 2000, 2002
Requirement to connect to an RDOS Sewer System**

1. Amendment Bylaw No. 2000.11

RECOMMENDATION 3

THAT Bylaw No. 2000.11, being an amendment to the Subdivision Servicing Bylaw No. 2000, 2002, to require new parcels being created by subdivision within a sewer service area established by a Regional District bylaw be connected to that sewer system, be initiated.

**E. Proposed Amendment to Subdivision Servicing Bylaw No. 2000, 2002
Requiring Proof of Water when subdividing larger parcels**

1. Amendment Bylaw No. 2000.12

RECOMMENDATION 4

THAT Bylaw No. 2000.12, being an amendment to the Subdivision Servicing Bylaw No. 2000, 2002, to provide an exemption from the requirement to prove water on parcels greater than 20.0 ha in area, be initiated.

**F. Proposed Amendment to the Subdivision Servicing Bylaw No. 2000, 2002
On-Site Sewage Disposal System Requirements**

1. Report Attachment
2. Amendment Bylaw No. 2000.13

RECOMMENDATION 5

THAT Bylaw No. 2000.13, being an amendment to the Subdivision Servicing Bylaw No. 2000, 2002, to revise onsite sewage disposal system requirements, be initiated.

**G. Proposed Amendment to the Subdivision Servicing Bylaw No. 2000, 2002
Documentation requirements for confirming a water service**

1. Amendment Bylaw No. 2000.14

RECOMMENDATION 6

THAT Bylaw No. 2000.14, being an amendment to the Subdivision Servicing Bylaw No. 2000, 2002, to clarify the requirements for confirming a source of water has been provided for new parcels, be initiated.

**H. Proposed Amendment to the Subdivision Servicing Bylaw No. 2000, 2002
Documentation requirements for confirming a sewage disposal system**

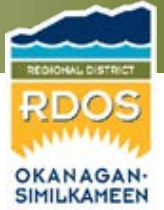
1. Amendment Bylaw No. 2000.15

RECOMMENDATION 7

THAT Bylaw No. 2000.15, being an amendment to the Subdivision Servicing Bylaw No. 2000, 2002, to clarify the requirements for confirming a connection to sewage disposal has been provided for new parcels, be initiated.

I. ADJOURNMENT

ADMINISTRATIVE REPORT



TO: Planning and Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: May 6, 2021

RE: Residential Zone Update – Phase 4 (RS & SH Zone Review)
“Story Board” Demonstration – Engagement strategy
FOR INFORMATION

Purpose:

The purpose of this report is to advise the Board on the engagement tools, specifically a proposed “Story Board” program that has been prepared to provide residents and property owners with information on Phase 4 of the Residential Zone Update, being the Low Density Residential (RS) and Small Holdings (SH) zones.

Background:

Phase 4 of the Residential Zone Update represents one of the last steps in the preparation of a single zoning bylaw for the Okanagan Electoral Areas.

Given the large number of properties currently zoned Low Density Residential (RS) or Small Holdings (SH) and potentially affected by this Review, Administration has developed a number of engagement tools to assist with this phase.

These tools include a GIS ‘Story Board’, a video tutorial on how to use the Story Board, and a backgrounder (Q & A) information document, that are in addition to the usual information and media advisories.

Analysis:

Given the complexity, number and locations of affected properties, providing quality information to the public will be challenging.

In response, Administration is proposing that community engagement on this final phase of the Residential Zone Update will consist of a multi-pronged approach including:

- An Information Release to be sent to media including social media;
- Information to be posted on Civic Ready;
- Documents, tutorial video and the Story Board program, the draft Bylaw, and a feedback form will be available on the Planning webpage;
- Letters will be sent to individual property owners, *if* the proposed zoning change also requires changing the OCP designation.
- Emails with web link to the Planning page will be forwarded to any known community groups that may have an interest;
- Staff will be available to answer any further questions or concerns.

Administration believes that in lieu of Public Information Meetings in each of the six Electoral Areas, the proposed engagement tools will provide the opportunity to explain a fairly complex issue and answer public's questions. As well will allow for sufficient public feedback opportunities for the proposed amendments.

Respectfully submitted:

A handwritten signature in blue ink, appearing to read 'C. Garrish', is written over a horizontal line.

C. Garrish, Planning Manager

Attachments: No. 1 – Backgrounder: Your Home – New Zone!

Your home – New Zone!

Residential and Small Holdings Zone Review, 2021

This document is intended to provide a brief synopsis of the analysis that went into the proposed zoning amendments, and to provide general answers to frequently asked questions of what it may mean for property owners.

Note, that this is provided as general guide only, if you have specific questions pertaining to your own property, please contact RDOS Planning staff for more information.

What is being proposed?

The southern portion of the Okanagan Valley encompasses six of the nine Electoral Areas that forms the Regional District of Okanagan-Similkameen; these six being Electoral Area “A”, “C”, “D”, “E”, “F” and “I”.

Historically, Zoning Bylaws for these Electoral Areas were created by different consultants at different times as finances allowed for reviews and updates. As a consequence, Zoning Bylaws both looked and regulated items very differently throughout the valley.

In October 2008, the Regional Board directed staff to investigate the preparation of a single Electoral Area zoning bylaw. Since that time staff have balanced work on a consolidated Okanagan Valley zoning bylaw with competing work demands.

The consolidated Okanagan zoning bylaw has been a massive undertaking and has been done in stages to align certain sections of different bylaws when time and circumstances have permitted. For example, all Tourist Commercial zones were reviewed and updated in 2018, the Manufactured Home zoning update in 2017, the Industrial zones in 2018 and the Accessory Dwelling review in 2020.

At the current time, nearly all the zones have been reviewed and updated into each Electoral Area zoning bylaw. It is anticipated that once all the zones have been reviewed and updated, the RDOS will be creating one single Zoning Bylaw to be used for all six Okanagan valley Electoral Areas.

The remaining two zones that require reviewing and updating include all the Low Density Residential (RS) zones and all of the Small Holdings (SH) zones. This RS and SH zone review pertains only to the single detached dwelling unit zones. Both the duplex and multi dwelling unit zones were reviewed and incorporated in bylaws previously.

Why is the RDOS doing this?

The consolidated zoning bylaw will allow the public, staff, landowners, and developers to access consistent information throughout the six Electoral Areas. For example, the definitions used will be consistent for all areas, all the siting requirements such as the height and setbacks, along with density and uses, will be similar for each type of land use and zone. If a property is zoned as Small Holdings

One (SH1) in Naramata for example, then it will be regulated the same as a similar zoned SH1 property in rural Osoyoos.

Some Electoral Areas have zones that are specific to the circumstances surrounding that particular development and will retain a similar zone. An example of this would be the proposed Low Density Residential One (RS1) zone, that pertains to existing very small urban type of parcels found almost exclusively in Electoral Area "D" (OK Falls) where there is both community water and sewer services available. In other areas, the majority of Low Density Residential parcels are to be zoned as RS2 or RS3 where the minimum parcel sizes are larger and more in line with a historical (¼ acre) style of parcel.

It is anticipated that this single zoning bylaw will provide greater convenience for the public and for developers. It will also decrease the amount of potential errors when presenting information to the public by staff or by third party users such as realtors.

Subdividing in the RDOS

Whatever your parcel is zoned and regardless if you need to rezone prior to developing a subdivision, here are some quick facts to be aware of about subdividing within the RDOS:

- § The Ministry of Transportation & Infrastructure (MOTI) is the approving agency
- § You require community water and sewer services to subdivide a parcel under 1.0 ha in area
- § RDOS encourages growth to be directed into designated Growth Areas
- § If you are in the Agriculture Land Reserve (ALR), you will need apply for subdivision through the Agricultural Land Commission (ALC)- the application gets reviewed by RDOS staff and possibly 'authorized' by the Regional Board to proceed
- § You may need a number of further studies or permits depending on where the property is located and what you are proposing

How is this being done?

The process to determine which current zones will match up with the proposed residential or small holdings zones begins with comparison tables for each zone for all of the Electoral Areas. This determines the similarities and inconsistencies between each and helps in the creation of a zone that is the most consistent between them all.

For the most part, there are minor inconsistencies and mostly relate to a minimum parcel size (e.g. the RS2 in Electoral Area "A" is 505 m², in Electoral Area "D" it is 500 m²) or to the minimum parcel width (e.g. In Electoral "A" it 14 m while in "D" it is 'not less than 25% parcel depth' and in "I" it is 16 m). Both these regulations pertain only when a property is to be subdivided.

The next step in the process is to review the mapping for all of the Residential and Small Holdings zoned parcels throughout each Electoral Area and determine which of the proposed zones most accurately aligns with the RS or SH existing parcels.

Staff considered numerous factors to determine which of the proposed zones to apply to a parcel. These included: is it in growth area? Is there servicing available? Is it in the Agricultural Land Reserve (ALR)? How large is the parcel area? Is it even remotely possible to develop given the terrain?

As there are hundreds of affected properties the RDOS for the majority of cases will not be sending out individual letters to the majority of owners as the changes are minimal. However, letters are to be sent out to individual property owners where a more significant change in zoning is proposed.

The consolidated zoning bylaw will contain three Residential (RS) zones and four Small Holdings (SH) zones. A Site Specific zone (one pertaining only to a specific property) will either retain its site specific regulations or will be converted to one of the RS or SH zones.

What are Residential zones?

Residential zones (RS1, RS2, and RS3) are intended for urban to suburban types of development, typically being serviced with community water and sewer services. The minimum parcel sizes range from 350 m² (RS1) to 500 m² (RS2) and 1000 m² (RS3). The uses and densities associated with these zones have been made consistent with little actual regulator changes. For example, the RS2 and RS3 zones allow for one single detached dwelling and, one additional dwelling in the form of either a secondary suite, or an accessory dwelling.

Below is a table that shows the three proposed Residential zones.

PROPOSED RS1 ZONE	PROPOSED RS2 ZONE	PROPOSED RS3 ZONE
Principal Uses: single detached dwelling.	Principal Uses: single detached dwelling.	Principal Uses: single detached dwelling.
Accessory Uses: bed and breakfast operation; home occupation; accessory buildings/structures.	Accessory Uses: accessory dwelling; bed and breakfast operation; home occupation; secondary suite; accessory buildings/structures.	Accessory Uses: accessory dwelling; bed and breakfast operation; home occupation; secondary suite; accessory buildings/structures.
Minimum Parcel Size: 350.0 m ² (community services)	Minimum Parcel Size: 500.0 m ² (community services)	Minimum Parcel Size: 1000.0 m ² (community services)
Minimum Parcel Width: Not less than 25% parcel depth	Minimum Parcel Width: Not less than 25% parcel depth	Minimum Parcel Width: Not less than 25% parcel depth
Maximum Number of Dwellings: one (1) principal dwelling	Maximum Number of Dwellings: one (1) principal dwelling one (1) secondary suite or one (1) accessory dwelling	Maximum Number of Dwellings: one (1) principal dwelling one (1) secondary suite or one (1) accessory dwelling
Minimum Setbacks: <u>Principal buildings:</u> Front: 6.0 metres Rear: 6.0 metres Interior side: 1.5 metres Exterior side: 4.5 metres <u>Accessory buildings:</u> Front: 7.5 metres Rear: 1.0 metres Interior side: 1.0 metres	Minimum Setbacks: <u>Principal buildings:</u> Front: 7.5 metres Rear: 7.5 metres Interior side: 1.5 metres Exterior side: 4.5 metres <u>Accessory buildings:</u> Front: 7.5 metres Rear: 1.0 metres Interior side: 1.0 metres	Minimum Setbacks: <u>Principal buildings:</u> Front: 7.5 metres Rear: 7.5 metres Interior side: 1.5 metres Exterior side: 4.5 metres <u>Accessory buildings:</u> Front: 7.5 metres Rear: 1.0 metres Interior side: 1.0 metres

PROPOSED RS1 ZONE	PROPOSED RS2 ZONE	PROPOSED RS3 ZONE
Exterior side: 4.5 metres	Exterior side: 4.5 metres	Exterior side: 4.5 metres
Maximum Height: 10.0 metres (principal structures) 4.5 metres (accessory structures)	Maximum Height: 10.0 metres (principal structures) 4.5 metres (accessory structures)	Maximum Height: 10.0 metres (principal structures) 4.5 metres (accessory structures)
Maximum Parcel Coverage: 50%	Maximum Parcel Coverage: 35%	Maximum Parcel Coverage: 35%
Minimum Building Width: Principal Dwelling Unit: 5.0 metres	Minimum Building Width: Principal Dwelling Unit: 5.0 metres	Minimum Building Width: Principal Dwelling Unit: 5.0 metres

What are Small Holdings zones?

Small Holdings zones are intended for many of the rural type of residential subdivisions commonly seen throughout the RDOS. These properties are somewhat larger in size than those in the Residential zone categories and often seen in more rural style of settings usually serviced with individual water and septic systems.

The table below shows the regulations for the proposed four Small Holdings zones.

SH1	SH2	SH3	SH4
Principal Uses: single detached dwelling.	Principal Uses: single detached dwelling.	Principal Uses: single detached dwelling.	Principal Uses: single detached dwelling.
Accessory Uses: accessory dwelling; bed and breakfast operation; home occupation; secondary suite; accessory buildings/structures.	Accessory Uses: accessory dwelling; agriculture; bed and breakfast operation; home occupation; secondary suite; accessory buildings/structures.	Accessory Uses: accessory dwelling; agriculture; bed and breakfast operation; home occupation; secondary suite; accessory buildings/structures.	Accessory Uses: accessory dwelling; agriculture; bed and breakfast operation; home industry; home occupation; secondary suite; accessory buildings/structures.
Minimum Parcel Size: 0.25 ha community water and sewer 1.0 ha	Minimum Parcel Size: 0.5 ha community water and sewer 1.0 ha	Minimum Parcel Size: 1.0 ha	Minimum Parcel Size: 2.0 ha
Minimum Parcel Width: Not less than 25% of parcel depth	Minimum Parcel Width: Not less than 25% of parcel depth	Minimum Parcel Width: Not less than 25% parcel depth	Minimum Parcel Width: Not less than 25% of parcel depth
Maximum Number of Dwellings: one (1) principal dwelling	Maximum Number of Dwellings: one (1) principal dwelling	Maximum Number of Dwellings: one (1) principal dwelling	Maximum Number of Dwellings: one (1) principal dwelling

SH1	SH2	SH3	SH4
one (1) secondary suite or one (1) accessory dwelling	one (1) secondary suite or one (1) accessory dwelling	one (1) secondary suite or one (1) accessory dwelling	one (1) secondary suite or one (1) accessory dwelling
Minimum Setbacks: <u>Principal buildings:</u> Front: 7.5 metres Rear: 4.5 metres Interior side: 4.5 metres Exterior side: 4.5 metres <u>Accessory buildings:</u> Front: 7.5 metres Rear: 4.5 metres Interior side: 4.5 metres Exterior side: 4.5 metres	Minimum Setbacks: <u>Principal buildings:</u> Front: 7.5 metres Rear: 4.5 metres Interior side: 4.5 metres Exterior side: 4.5 metres <u>Accessory buildings:</u> Front: 7.5 metres Rear: 4.5 metres Interior side: 4.5 metres Exterior side: 4.5 metres Livestock shelters etc: 15.0 m Incinerator/compost facility: 30.0 m	Minimum Setbacks: <u>Principal buildings:</u> Front: 7.5 metres Rear: 4.5 metres Interior side: 4.5 metres Exterior side: 4.5 metres <u>Accessory buildings:</u> Front: 7.5 metres Rear: 4.5 metres Interior side: 4.5 metres Exterior side: 4.5 metres Livestock shelters etc: 15.0 m Incinerator/compost facility: 30.0 m	Minimum Setbacks: <u>Principal buildings:</u> Front: 7.5 metres Rear: 4.5 metres Interior side: 4.5 metres Exterior side: 4.5 metres <u>Accessory buildings:</u> Front: 7.5 metres Rear: 4.5 metres Interior side: 4.5 metres Exterior side: 4.5 metres Livestock shelters etc: 15.0 m Incinerator/compost facility: 30.0 m
Maximum Height: 10.0 metres (principal structures) 4.5 metres (accessory structures)	Maximum Height: 10.0 metres	Maximum Height: 10.0 metres	Maximum Height: 10.0 metres
Maximum Parcel Coverage: 35%	Maximum Parcel Coverage: 25%	Maximum Parcel Coverage: 20%	Maximum Parcel Coverage: 15%
Minimum Building Width: Principal Dwelling Unit: 5.0 metres	Minimum Building Width: Principal Dwelling Unit: 5.0 metres	Minimum Building Width: Principal Dwelling Unit: 5.0 metres	Minimum Building Width: Principal Dwelling Unit: 5.0 metres

What does this mean for me?

If your property is already zoned as a Residential or Small Holdings zone, you may see a zone title change (e.g. RS2 to RS3, or RS1 to SH1) but very minor actual changes to zoning regulation. Or, your property may have been highlighted for a different change, for example, going from a RS zone to an Agriculture zone. This would have been done because the land is in the ALR and not exempt from any of the ALC regulations.

The RDOS has taken the time to review all parcels within each Electoral Area to catch any of the existing mapping anomalies and to take a deeper view of each parcel within the Residential and Small Holdings zones.

Probably the biggest change to the proposed zoning relates to the regulations for subdivision, namely the minimum parcel size requirement, making these areas consistent throughout the valley.

As you can see from the tables above, the zones vary from smallest to largest in each category of land use. Given the size of your property you may have gone from a RS zone to a SH zone. For example, if your parcel area is 3000 m², and not serviced with community water and sewer, your new zone would be a SH1 to reflect the size and general uses. The majority of properties will see a zoning name change only, for example, going from a RS1 to a RS2.

One of the diverse regulations that varies among the different Electoral Areas is the parcel coverage amounts. Parcel coverage refers to the footprint area of buildings and structure divided by the area of the parcel. The proposed RS2 zone will have a maximum 35% parcel coverage. The new RS1 coverage will be 50% and the new RS3 will be 35%.

In terms of uses and densities permitted on a property, very little has changed. Of note would be that amongst the SH zones, all except SH1, permit 'agriculture' as a secondary use. Along with the agricultural use comes with certain setbacks that pertain to only agricultural uses such as incinerators, livestock shelters, or compost facilities.

All the Residential (except RS1) zones and all the Small Holdings zones permit one principal dwelling; and, either one secondary suite or one accessory dwelling. The RS1 zone only allows one dwelling unit.

Will these changes impact my taxes?

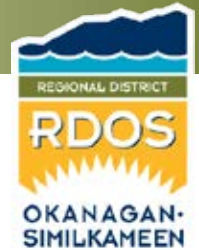
There should be no changes to your taxes with these proposed zoning changes. RDOS taxes are based on the BC Assessment's evaluation and land use categorization.

Other Questions?

Additional information regarding the Small Holdings and Residential update can be found on the RDOS website (www.rdos.bc.ca)

DRAFT

ADMINISTRATIVE REPORT



TO: Planning & Development Committee
FROM: B. Newell, Chief Administrative Officer
DATE: May 6, 2021
RE: Renewal of Vacation Rental Temporary Use Permits (TUPs) – Public Consultation

Administrative Recommendation:

THAT Bylaw No. 2500.20, 2021, being a bylaw of the Regional District of Okanagan-Similkameen to amend the Vacation Rental TUP Renewals Development Procedures, be initiated.

Purpose:

To review proposed amendments to the processing of renewal applications for Vacation Rental Temporary Use Permits (TUP).

Background:

At its meeting of March 28, 2020, the Electoral Area “E” Advisory Planning Commission (APC) resolved to recommend to the Regional District Board that, “in cases of TUP renewal applications where there are no complaints or changes, that the applications bypass APC approval and that public information meetings not be required.”

In 2014, the Regional District Board adopted Amendment Bylaw 2595, 2013, which, amongst other things, introduced new Official Community Plan (OCP) Bylaw policies to allow for the on-going authorization of vacation rental uses in residential neighbourhoods through the issuance of a Temporary Use Permit (TUP).

Under the Regional District’s *Development Procedures Bylaw No. 2500, 2011*, the renewal of an existing TUP is treated the same way as a new TUP application and requires the scheduling of a public information meeting (PIM), notification of surrounding residents and property owners and consideration by the applicable Advisory Planning Commission (APC).

Since 2014, the Regional District has issued 28 TUPs for vacation rental uses (not including renewals), and none of these permits have failed to be renewed as a result of feedback received at a PIM or due to an APC recommendation. The majority (57%) of TUPs approved by the Board for vacation rental uses have occurred within Electoral Area “E”.

Analysis:

At the time of the 2014 OCP amendments, there was significant community concern regarding the impact that formalising vacation rental uses would have, particularly in relation to potential “bad operators” and the recourse that a community would have in such situations.

In response, the Regional District committed to notify surrounding property owners and residents of renewal applications and to provide opportunities for community input on these renewals through the convening of mandatory public information meetings.

Now, with the benefit of seven years of experience with the authorization of vacation rentals through TUPs, the mandatory scheduling of PIMs and APC consideration for renewal applications is seen to be providing minimal value to the process.

In general, the PIMs have been poorly attended (i.e. it is usually only the applicant, Area Director and staff in attendance) while there is little for the APCs to consider given a vacation rental use rarely change from what was originally approved.

Administration further considers that the scheduling of, and attendance at PIMs and APC meetings requires staff resources that could be better deployed on other Board priorities.

Accordingly, Administration is supportive of the recommendation from the Electoral Area "E" APC and favours amending existing processing procedures so that vacation rental TUP renewal applications are only notified in writing to surrounding residents and property owners before proceeding to Board consideration.

Should a renewal application prove contentious, the option to defer consideration and direct that a PIM be scheduled and that the renewal be considered by the applicable APC would remain available to the Board.

If the Board is supportive of this proposal, Administration would consult with the Okanagan Electoral Area APCs, prior to bringing the amendment bylaw forward for consideration of first reading.

Conversely, the commitment to provide a venue for residents and property owners to present their concerns regarding a vacation rental use seeking a permit renewal was an important component of the 2014 OCP amendments.

Alternatives:

1. THAT the Regional District of Okanagan-Similkameen Vacation Rental TUP Renewals Development Procedures Amendment Bylaw No. 2500.20, 2021, be deferred; or
2. THAT the Regional District of Okanagan-Similkameen Vacation Rental TUP Renewals Development Procedures Amendment Bylaw No. 2500.20, 2021, not be initiated.

Respectfully submitted:



C. Garrish, Planning Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2500.20, 2021

**A Bylaw to amend the Regional District of Okanagan-Similkameen
Development Procedures Bylaw 2500, 2011**

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the "Regional District of Okanagan-Similkameen Vacation Rental TUP Renewals Development Procedures Amendment Bylaw No. 2500.20, 2021."
2. The "Regional District of Okanagan-Similkameen Development Procedures Bylaw No. 2500, 2011" is amended by:
 - (i) adding a new Section 2.5 (Processing Procedure) under Schedule 5.0 (Application for a Temporary Use Permit) to read as follows and renumbering all subsequent sections:
 - .5 despite sub-section 4, an applicant seeking a renewal or reissuance of a current Temporary Use Permit issued for a "vacation rental" use is not required to host a public information session, open house or public meeting prior to the TUP application being considered by the Board.

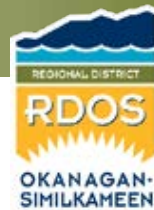
READ A FIRST, SECOND AND THIRD TIME on the __ day of ____, 2021.

ADOPTED on the __ day of ____, 2021.

Board Chair

Corporate Officer

ADMINISTRATIVE REPORT



TO: Planning and Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: May 6, 2021

RE: Proposed Amendment to the Subdivision Servicing Bylaw No. 2000, 2002
Requirement to connect to an RDOS Sewer System

Administrative Recommendation:

THAT Bylaw No. 2000.11, being an amendment to the Subdivision Servicing Bylaw No. 2000, 2002, to require new parcels being created by subdivision within a sewer service area established by a Regional District bylaw be connected to that sewer system, be initiated.

Purpose:

To review proposed amendment to the Regional District's Subdivision Servicing Bylaw No. 2000, 2002, in order to require parcels within a sewer service area established by a Regional District bylaw be connected to that system as a condition of subdivision.

Background:

Under Section 506(1) (Subdivision servicing requirements) of the *Local Government Act*, the Regional District may, by bylaw, require that a sewage collection and/or disposal system be provided as part of the subdivision of a parcel of land and be located and constructed in accordance with the standards established in the bylaw.

At its meeting of September 19, 2002, the Board adopted the *Regional District of Okanagan-Similkameen Subdivision Servicing Bylaw No. 2000, 2002*, which sets out, amongst other things, the Regional District's requirements for the provision of sewage collection and disposal systems.

These sewage requirements were subsequently amended between 2007-2009 in order to implement a 1.0 hectare (ha) requirement for new parcels to be created by subdivision, whereby new parcels less than 1.0 ha in area are to be connected to a community sewer system. Importantly, the bylaw allows new parcels greater than 1.0 ha in area to be served by an on-site septic system.

Section 506(6) of the *Local Government Act*, if a local government operates a community sewer system, the local government may, by bylaw, require that a system referred to in Section 506(1) be connected to the local government system, in accordance with standards established in the bylaw.

At its meeting of June 23, 1977, the Board adopted Bylaw No. 357, being "a bylaw to establish a specified area within Electoral Area "D" of the Regional District of Okanagan-Similkameen for the purpose of providing a sanitary sewer system."

At its meeting of February 18, 1993, the Board adopted Bylaw No. 1239, 1991, which formally established a "Sanitary Sewer System Local Service" in Electoral Area "D" and further created a cost recovery method for funding the operation of the Okanagan Falls sanitary sewer system.

At its meeting of December 19, 2013, the Board adopted Bylaw No. 2603, 2013, which formally established the “Gallagher Lake Sewer and Water Service Area” in Electoral Area “C” and further created a cost recovery method for funding the operation of the Gallagher Lake Sewer System.

Analysis:

Providing adequate sewage disposal is an important component in the protection of health and the protection of groundwater and surface water yet, due to their limited size and population density, many rural communities are unable to provide a traditional engineered sewer system.

Okanagan Falls and Gallagher Lake are exceptions in that the Regional District provides residents of these area with the ability to connect to a community sewage system. Where a community sewer system exists, the Province considers it a “Best Practice” to discourage onsite sewage disposal systems when a property can practically be connected to the community system.

The Province considers a further “Best Practice” to be requiring commercial and industrial developments to connect to a community sewer system, where possible. This is due to commercial and industrial uses spanning a wide range of functions that can produce wastes with a higher strength concentration of hazardous and toxic chemicals than residential sewage, which can lead to source water protection and environmental concerns.

It is further noted that the Electoral Area “D” Official Community Plan (OCP) Bylaw seeks protect the aquifer providing drinking water for Okanagan Falls residents, with the “Aquifer Protection Areas” generally overlapping the Sewer Service Area.

At present, there is no requirement compelling parcels that are being subdivided to a size greater than 1.0 ha in either the Okanagan Falls or Gallagher Lake Sanitary Sewer Service Areas to connect to the Regional District’s sewer system, including industrial and commercial zoned properties.

Administration notes that this is generally not an issue at Gallagher Lake given the size of parcels already connected to that system, however, in Okanagan Falls there are currently 14 parcels in the service area that are capable of being subdivided into parcels greater than 1.0 ha in area, with most of this potential at the former Weyerhaeuser site (see Attachment No. 1).

In light of this, Administration considers there to be a strong public interest in amending the Subdivision Servicing Bylaw to require all new parcels to be created by subdivision that are located within a sewer service area established by a Regional District bylaw to connect to the sewer system.

Administration is aware that the former Weyerhaeuser site is being proposed for subdivision into 1.0 ha parcels, but that the property owner advised as part of the recent rezoning of the property that it is there intention to connect to the Okanagan Falls sewer system.

Administration further acknowledges that having the former Weyerhaeuser site connected to the sewer system at the time of subdivision will relieve some pressure on the existing liftstations near Skaha Lake as the development of a new liftstation would be required.

Alternately, the option to maintain the status quo and not mandate that parcels in a Regional District sewer service area connect to the system at the time of subdivision is available to the Board.

Alternatives:

.1 THAT prior to first reading of the Regional District of Okanagan Similkameen Subdivision Servicing Amendment Bylaw No. 2000.11, the bylaw be amended to incorporate the following:

i) *TBD.*

.2 THAT the Regional District of Okanagan Similkameen Subdivision Servicing Amendment Bylaw No. 2000.11 not be initiated.

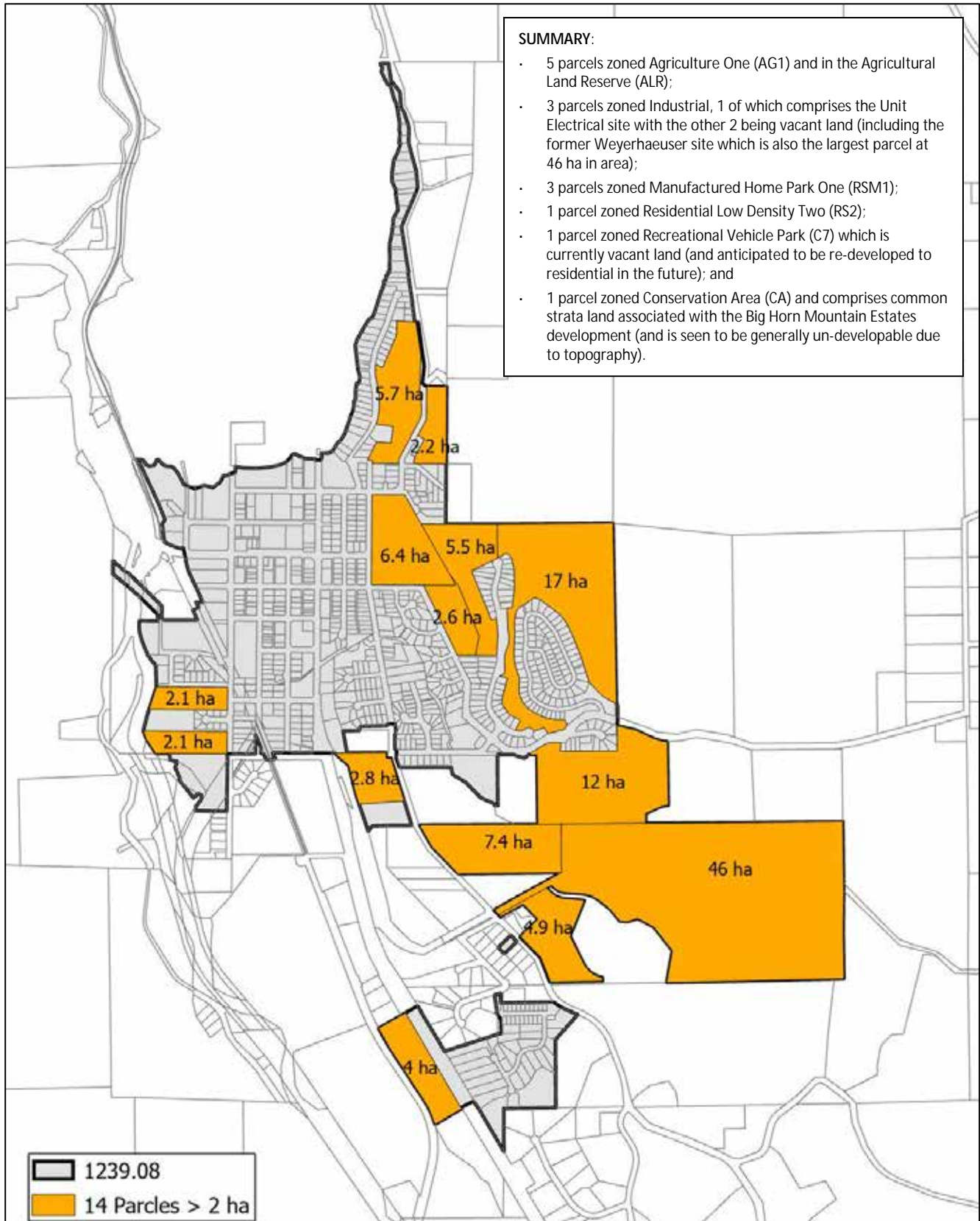
Respectfully submitted:



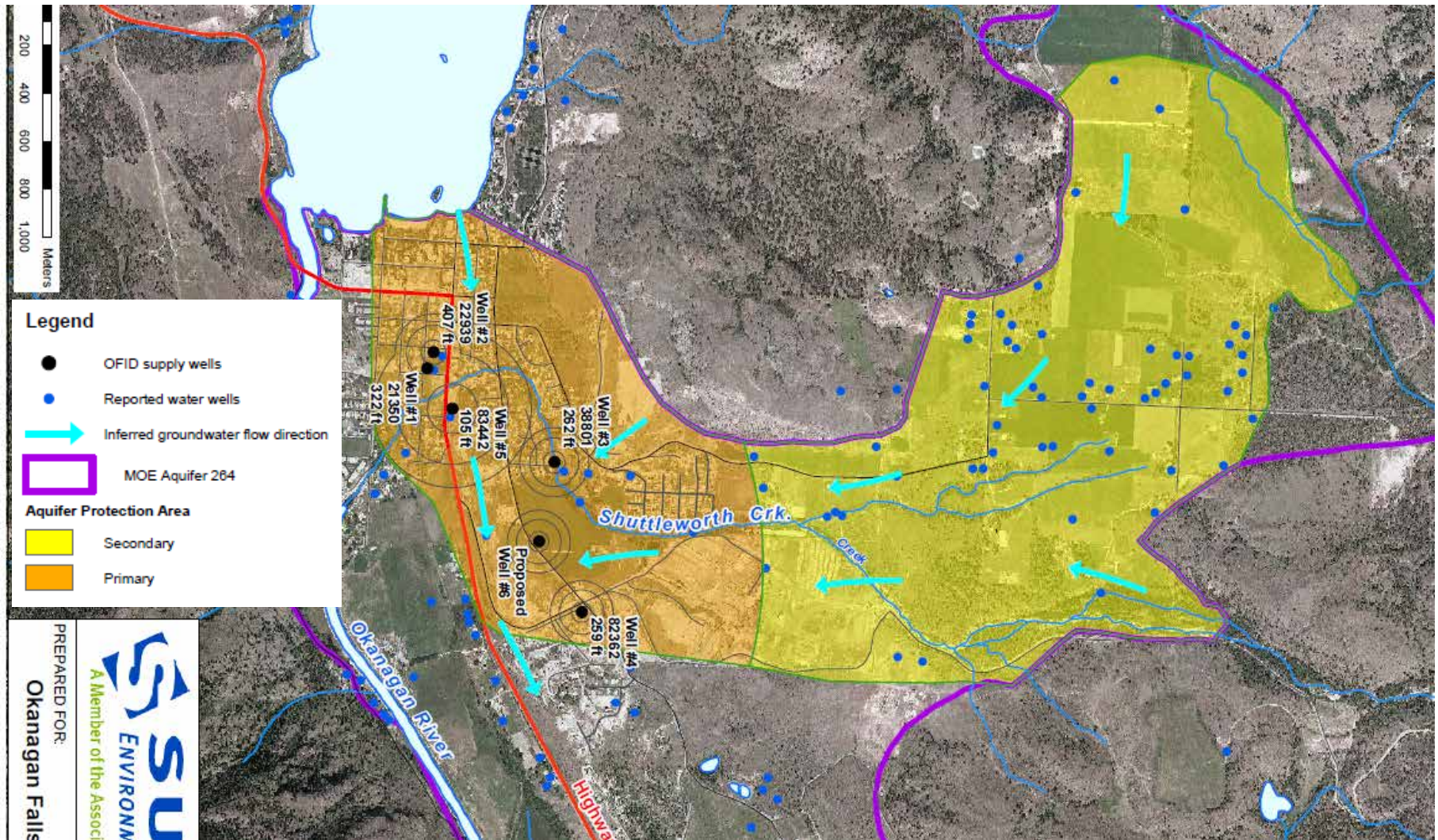
C. Garrish, Planning Manager

Attachments: No. 1 – Parcels in the Okanagan Falls Sanitary Sewer Service Area greater than 2.0 ha
No. 2 – Proposed Primary and Secondary Aquifer Protection Areas (2011)
No. 3 – Gallagher Lake Sewer and Water Service Area

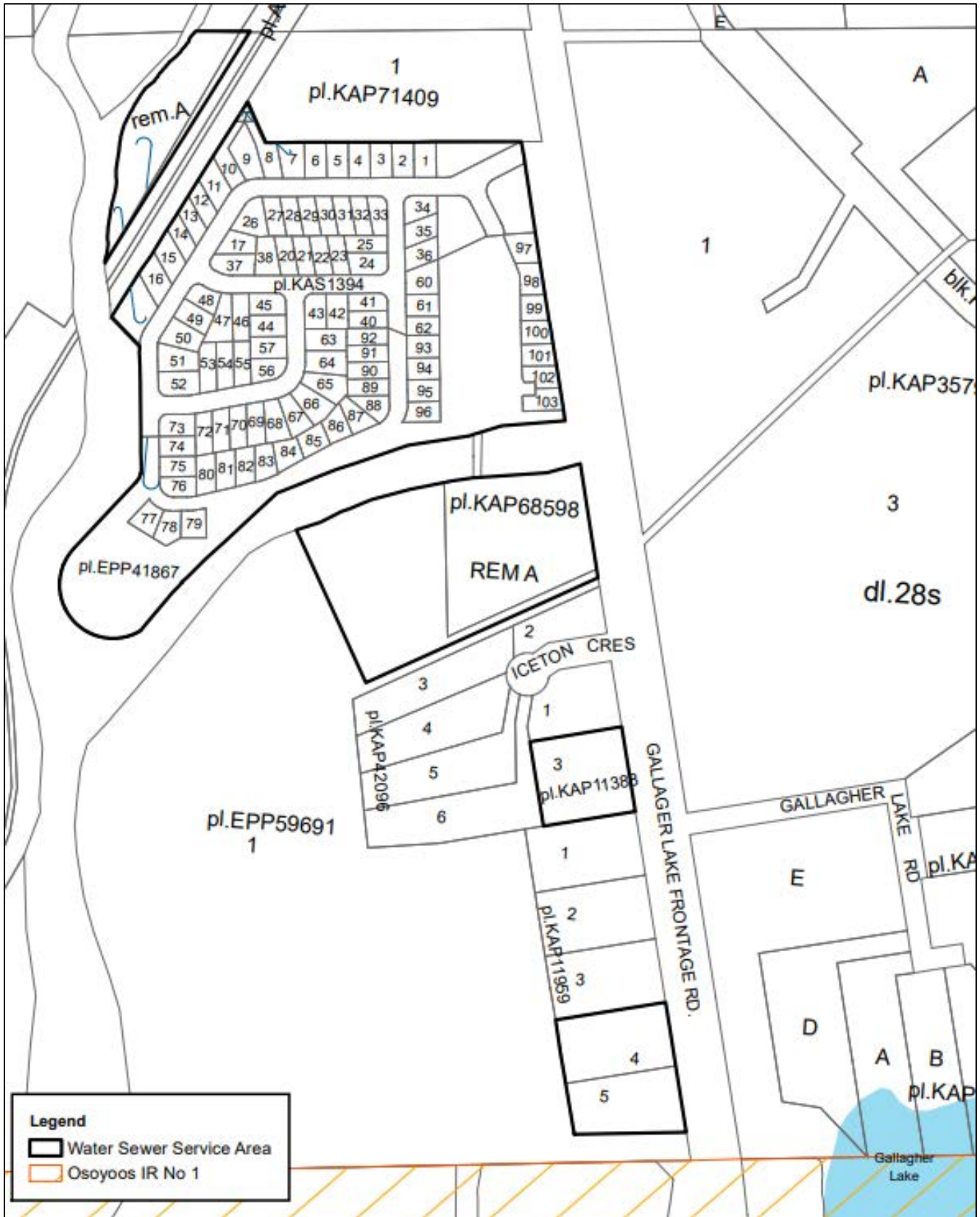
Attachment No. 1 – Parcels in the Okanagan Falls Sanitary Sewer Service Area greater than 2.0 ha



Attachment No. 2 – Proposed Primary and Secondary Aquifer Protection Areas
 Okanagan Falls Drinking Water Source Protection Plan (Summit Environmental Consultants Inc., 2011)



Attachment No. 3 – Gallagher Lake Sewer and Water Service Area



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2000.11, 2020

**A Bylaw to amend the Regional District of Okanagan Similkameen
Subdivision Servicing Bylaw No. 2000, 2002**

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the "Regional District of Okanagan Similkameen Subdivision Servicing Amendment Bylaw No. 2000.11, 2021."
2. The "Regional District of Okanagan Similkameen Subdivision Servicing Bylaw No. 2000, 2002" is amended by:
 - i) replacing sub-section 6.5 (Sewage Disposal) under Section 6.0 (Required Works and Services) in its entirety with the following:

6.5 Sewage Disposal

- a) In all subdivisions and developments where this Bylaw requires a community sanitary sewage system, it shall be designed and constructed and otherwise meet the standards set out in Schedule "A" (Design Criteria, Specifications and Standard Drawings).
- b) Despite Table 1 in Schedule "B" (Levels of Works and Services), when a subdivision or development is to be undertaken on a parcel situated within any service area established by a bylaw of the Regional District for the purpose of providing a sanitary sewage collection and disposal system, that parcel shall connect to, and be served by that system.

READ A FIRST, SECOND AND THIRD TIME this ____ day of _____, 2021.

ADOPTED this ____ day of _____, 2021.

Board Chair

Corporate Officer

ADMINISTRATIVE REPORT



TO: Planning and Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: May 6, 2021

RE: Proposed Amendment to the Subdivision Servicing Bylaw No. 2000, 2002
Requiring Proof of Water when subdividing larger parcels

Administrative Recommendation:

THAT Bylaw No. 2000.12, being an amendment to the Subdivision Servicing Bylaw No. 2000, 2002, to provide an exemption from the requirement to prove water on parcels greater than 20.0 ha in area, be initiated

Purpose:

To review proposed amendment to the Regional District's Subdivision Servicing Bylaw No. 2000, 2002, in order to introduce an exemption from the requirement for proof of water when a subdivision is proposing to create parcels greater than 20.0 hectares (ha) in area.

Background:

The Regional District has recently received a development variance permit (DVP) application that is seeking to waive a proof of water requirement on a 130 ha parcel that is being subdivided into two (2) new parcels, and has received similar queries from other property owners seeking to subdivide similarly larger parcels (i.e. 60+ ha) and querying the requirement for proof of water.

Current Subdivision Servicing Requirements:

Under Section 506(1) (Subdivision servicing requirements) of the *Local Government Act*, the Regional District may, by bylaw, require that a water distribution system be provided as part of the subdivision of a parcel of land and be located and constructed in accordance with the standards established in the bylaw.

At its meeting of September 19, 2002, the Board adopted the *Subdivision Servicing Bylaw No. 2000, 2002*, which sets out, amongst other things, the Regional District's requirements for the provision of a proven water system (i.e. well) or connection to a community water supply.

For parcels greater than 0.5 ha in area, this includes providing proof of water in the form of a drilled well capable of providing potable water (i.e. drinking water) as well as meeting specified capacities (i.e. at least 2,300 litres per day of potable water having a flow capacity of at least 20 litres per minute for one hour).

In order for a subdivision application that is unable to meet these standards to proceed, a development variance permit (DVP) application must be submitted for consideration by the Board and, in accordance with the Regional District's *Development Procedures Bylaw No. 2500, 2011*, be accompanied by an assessment report from a qualified professional engineer outlining:

- (i) *Any alternative works proposed;*
 - (ii) *Any detrimental impacts which may arise if the proposed variance is granted; and*
-

(iii) Any mitigation works or measures proposed to be provided.

Jurisdictional comparison:

A review of other southern interior regional district subdivision servicing bylaws indicates that exemptions from proof of water requirements is not uncommon:

Regional District	Parcel Size Requirement	Zone Eligibility	Statutory Covenant	Comments from Regional District Staff
North Okanagan	7.2 ha; and 7.2 ha	Non-Urban; and Large Holding Zones	Yes	Suitable for rural areas; minimizes exposure to litigation; instances where multiple wells drilled
East Kootenay	8.0 ha	(all zones)	Yes	Fewer DVPs; area not challenged in meeting water requirements; provides flexibility
Thompson Nicola	8.0 ha; and 16.0 ha	Agricultural/Forestry; and Rural Zones	No	Exemption in effect since 1980s; No challenges; switched from covenant requirement to no covenant
Central Okanagan	30.0 ha	(all zones)	No	

The statutory covenant requirement referenced in the table above is used to shift the requirement for proof of water from the subdivision stage to the building permit stage (i.e. a building permit will not be issued for a property until proof of water has been provided).

TNRD staff have advised that their exemption has been in place since the late 1980s and that they are not aware of it presenting any challenges to development following subdivision. The TNRD did require covenants shifting the requirement for proof of water to the building permit stage, but found this cumbersome (i.e. total number of covenants to administer) and strongly support a “clean” exemption (i.e. no covenant requirement).

RDEK staff have advised that larger parcels (e.g. greater than 8.0 ha) in their area are generally not challenged in meeting proof of water requirements and that the exemption option with a covenant requirement provides flexibility and forestalls the need to process a few development variance permit (DVP) applications.

NORD staff have advised that their exemption has existed for many decades and previously included parcels greater than 2.0 ha in area, subject to a no-build covenant requiring proof of water at the building permit stage. NORD staff consider the exemption to be suitable for rural areas and as potentially minimizing exposure of the regional district to future litigation or involvement with civil water disputes. It was noted, however, that there have been instances where multiple wells had to be drilled to meet their bylaw requirements for water capacity.

Columbia Shuswap Regional District (CSRD), Central Kootenay Regional District (RDCK) and Squamish Lillooet Regional District (SLRD) do not provide exemptions from their proof of water requirements while the Kootenay Boundary Regional District (RDKB) has not enacted a subdivision servicing bylaw.

Analysis:

Administration recognises that groundwater is a critical resource for residential and agricultural uses and that new development should generally be serviced by an adequate water supply.

It is also recognised that on larger, rural parcels requiring proof of water at the time of subdivision may be an inefficient use of resources.

Specifically, and due to the large size of parcels, the location that a developer chooses to drill a well in order to prove water at subdivision may be unrelated to where a future owner chooses to build structures on that parcel. In such scenarios, the new owner is then required to drill a new well, while the well established at the time of subdivision *may* fall into disuse or be decommissioned.

Administration considers there to be a number of options available to the Board regarding proof of water requirements:

Option 1 (recommended):

The Board introduces an exemption for parcels greater than 20.0 ha in area to provide proof of water at the subdivision stage, and that this be a “clean” exemption (i.e. no requirement for a statutory covenant to be registered against title).

This scope of this exemption is tied to the Resource Area (RA) Zone, which is considered to be a “rural” zoning with very limited services/servicing and which establishes a minimum parcel size for subdivision of 20.0 ha.

It is understood that the provincial Approving Officer only has discretion to require proof of water quality as part of their consideration of a subdivision, and that they do not always exercise this authority.

While this could result in parcels being created with insufficient water quantity, it should be noted that the Regional District has, since 2003, neither confirmed water quality or quantity at subdivision nor guaranteed quantity and quality into the future.

When submitting a building permit application, the Regional District requires property owners to formally confirm that they accept responsibility for water supply.

Option 2:

The Board maintains the status quo and continues to require proof of water at the subdivision stage, regardless of proposed parcel sizes.

This would ensure that every new parcel is provided with a source of potable water and that this cost is borne by the developer and not future owners. Moreover, prospective purchasers that may not understand that a parcel was subdivided without proof of water being established and that this could limit their intended use of the parcel.

Property owner's not wanting to demonstrate proof of water at the subdivision would be required to submit a DVP application to the Regional District, and justify this request.

Option 3:

The Board introduces a provision for parcels greater than 8.0 ha in area to provide proof of water at the building permit stage, subject to the registration of a statutory covenant prohibiting the issuance of a building permit until proof of water has been demonstrated.

While providing increased flexibility at the subdivision stage, Administration notes that the Electoral Area zoning bylaws permit various uses of land that do not require the issuance of a building permit (e.g. agriculture).

The implications of a property owner being unable to prove water when submitting a building permit application, as required by a statutory covenant, would mean that the Regional District would be prevented from issuing a building permit for that parcel.

Administration notes that the cost of pursuing this option (i.e. \$500 to have a covenant prepared by the Regional District) would exceed the cost of submitting a DVP application (\$400), and might incentivize property owners to seek an exemption through the DVP process.

Summary:

In light of the above, Administration considers there to be merit in applying a 20.0 ha exemption in order to prevent the drilling of unnecessary wells or submission of DVP applications supported by professional reports.

Alternatives:

- .1 THAT prior to first reading of the Regional District of Okanagan Similkameen Subdivision Servicing Amendment Bylaw No. 2000.12, the bylaw be amended to incorporate the following:
 - i) *TBD*.
- .2 THAT the Regional District of Okanagan Similkameen Subdivision Servicing Amendment Bylaw No. 2000.12 not be initiated.

Respectfully submitted:



C. Garrish, Planning Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2000.12, 2021

**A Bylaw to amend the Regional District of Okanagan Similkameen
Subdivision Servicing Bylaw No. 2000, 2002**

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the "Regional District of Okanagan Similkameen Subdivision Servicing Amendment Bylaw No. 2000.12, 2021."
2. The "Regional District of Okanagan Similkameen Subdivision Servicing Bylaw No. 2000, 2002" is amended by:
 - i) replacing Section 6.4 (Water) under Section 6.0 (Required Works and Services) in its entirety with the following:

6.4 Water

- a) In all subdivisions and developments where a water distribution system is required under Schedule "B" (Levels of Works and Services) or, where no community water system is required and each newly created parcel is to be provided with a source of potable water, each shall be located, constructed and otherwise meet the standards found in Schedule "A" (Design Criteria, Specifications and Standard Drawings).
- b) Where a community water system is available, or is being provided, every proposed subdivision which would create more than two (2) additional parcels and is within the boundaries of a Fire Protection District shall provide fire hydrants in accordance with Section 3.2.5 of Schedule "A" (Design Criteria, Specifications and Standard Drawings).
- c) When a parcel to be created by subdivision is 20.0 ha in area or greater, the requirement for a proven water system at Schedule "B" (Levels of Works and Services) does not apply.

READ A FIRST, SECOND AND THIRD TIME this ____ day of _____, 2021.

ADOPTED this ____ day of _____, 2021.

Board Chair

Corporate Officer

DRAFT

ADMINISTRATIVE REPORT



TO: Planning and Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: May 6, 2021

RE: Proposed Amendment to the Subdivision Servicing Bylaw No. 2000, 2002
On-site Sewage Disposal System Requirements

Administrative Recommendation:

THAT Bylaw No. 2000.13, being an amendment to the Subdivision Servicing Bylaw No. 2000, 2002, to revise onsite sewage disposal system requirements, be initiated.

Purpose:

To review on-site sewage disposal requirements in the Regional District's Subdivision Servicing Bylaw No. 2000, 2002.

Background:

Under Section 506(1) (Subdivision servicing requirements) of the *Local Government Act*, the Regional District may, by bylaw, require that a sewer disposal system be provided as part of the subdivision of a parcel of land and be located and constructed in accordance with the standards established in the bylaw.

At its meeting of September 19, 2002, the Board adopted the *Regional District of Okanagan-Similkameen Subdivision Servicing Bylaw No. 2000, 2002*, which set out, amongst other things, the Regional District's requirements for the provision of onsite sewage disposal (i.e. septic systems).

Sewerage System Regulation:

On May 31, 2005, the provincial government introduced a new *Sewerage System Regulation* under the *Public Health Act*, which ushered in a fundamental shift in how septic systems are designed and installed. The Regulation transferred this authority from Health Authorities to "Authorized Persons" (e.g. Registered Onsite Wastewater Practitioner) and is illustrative of an approach known as the "Professional Reliance" model.

Consequently, the design, installation, repair and maintenance of onsite wastewater systems *must* be performed by an "Authorized Person" and, as of 2005, Health Authorities no longer issue permits for sewerage system construction and simply administer the filing of septic system documentation prepared by a Registered Onsite Wastewater Practitioner (ROWP).

At its meeting of September 6, 2007, the Board adopted Amendment Bylaw No. 2000.03, 2007, in response to the enactment of the *Sewerage System Regulation* and removed all of the prescriptive requirements for on-site sewage systems (i.e. minimum rates and areas required for percolation tests) from Schedule "A" of the Subdivision Servicing Bylaw.

Schedule "B" (Required Levels of Works & Service) of the Subdivision Servicing Bylaw has, however, continued to require that on-site sewage disposal (i.e. "septic systems") be provided on parcels greater than 1.0 ha in area.

Subdivision Report Criteria for Authorized Persons (IHA):

The Interior Health Authority (IHA) responds to referrals from the provincial Approving Officer on the suitability of onsite sewage disposal for proposed subdivisions and requires that reports demonstrate that there is suitable onsite sewerage dispersal areas for each proposed lot and that drinking water sources will be protected.

It is understood that this review is generally restricted to parcels (new and remainder) that are less than 2.0 ha in area. For parcels greater than 2.0 ha in area IHA does not require a report from a qualified professional.

Holding Tank Sewage Disposal Bylaw No. 927, 1986:

At its meeting of February 19, 1987, the Board adopted Bylaw No. 927, 1986, being "a bylaw to provide for holding tanks in Electoral Area 'A' only". Specifically, the bylaw allows for the use of a holding tank when:

- a community sewer system is not available; and
- a sewage disposal permit cannot be obtained due a malfunctioning of an existing septic tank system.

It is understood that this was enacted to address the failure of septic tank systems on properties adjacent to Osoyoos Lake and has largely been rendered redundant following the completion of the Northwest Sewer Extension in 2009-10.

The Interior Health Authority (IHA) currently advises that "a holding tank is not considered a sustainable method for sewage management but can be considered as a temporary measure or in situations where other systems would result in a health hazard."

By inference, the use of holding tanks is seen to be prohibited in all other Electoral Areas due to Bylaw No. 927 making no further accommodations beyond Electoral Area "A".

Analysis:

Administration considers the current requirements of the Subdivision Servicing Bylaw for on-site sewage disposal systems to present a challenge to the successful administration of the bylaw.

At issue is Schedule "B", which establishes that an on-site sewage disposal system is a requirement for any new parcel greater than 1.0 ha in area. Conversely, the remainder of the bylaw provides no guidance on how an applicant and/or property owner undertaking a subdivision that is to be provided with an on-site sewage disposal system can demonstrate compliance with this requirement.

As a result, the on-site sewage disposal system requirements of Schedule "B" have generally fallen into disuse since 2007 and are not being applied at the subdivision stage. Administration considers there to be a number of options available to the Board to address this:

Option 1 (recommended):

The Regional District re-establishes a narrow requirement for written confirmation to be provided in relation to the suitability of parcels less than 2.0 ha in area to be served by an on-site sewage disposal system.

This would be generally consistent with the requirement of Schedule "B" of the Subdivision Servicing Bylaw, would clarify how a property owner is to achieve compliance with the bylaw and would allow the Regional District to establish other regulations, such as requiring that a system be located on the parcel it is to serve and prohibiting holding tanks.

Administration notes that this approach has been adopted by a number of other regional districts in the Southern Interior and supports Interior Health Authority (IHA) requirements that the design of systems on parcels less than 2.0 be reviewed by its Health Officer.

For parcels greater than 2.0 ha in area, the Regional District would not require written confirmation at the subdivision stage, but would continue to require this at the time a building permit application for a structure to be supplied with water.

Implementing this approach would require that Schedule "A" be amended to re-introduce on-site sewage disposal system requirements.

Option 2:

The Regional District does not involve itself in any aspect of on-site sewage disposal systems as part of the subdivision process.

This would be consistent with the general direction contained in the 2007 amendments to the Subdivision Servicing Bylaw, would remove the Regional District from the administration of a regulation that is already being addressed by qualified professionals and senior government agencies and would formalise how subdivision referrals from the Ministry have been processed since 2007.

This would further remove the Regional District from decisions regarding the use of holding tanks, which would be decided by the applicable provincial Health Officer.

The Regional District would continue to require confirmation of an on-site sewage disposal system at the Building Permit stage, in accordance with the provincial *Sewerage System Regulation*.

Implementing this approach would require that Schedule "B" of the Subdivision Servicing Bylaw (see Attachment No. 1) be amended to remove the requirement for an on-site sewage disposal system on parcels over 1.0 ha in area.

Option 3:

The Regional District re-establishes a requirement for written confirmation to be provided in relation to the suitability of all parcels greater than 1.0 ha to be served by an on-site sewage disposal system.

This would be consistent with the requirement of Schedule "B" of the Subdivision Servicing Bylaw, would clarify how applicant's and/or property owners are to achieve compliance with the bylaw and would allow the Regional District to establish other regulations, such as requiring that a system be located on the parcel it is to serve and prohibiting the use of holding tanks.

Conversely, this would require a subdivision applicant to submit confirmation that a proposed parcel is capable of being served by on-site sewage disposal system, which could be perceived as creating a hardship on larger parcels when it is unknown where a future owner may decide to construct and establish a septic field.

Implementing this approach would require that Schedule "A" of the Subdivision Servicing Bylaw be amended to re-introduce on-site sewage disposal system requirements.

Summary:

Administration supports Option 1 and the re-establishment of a narrowed requirement for written confirmation on parcels less than 2.0 ha in area. This will bring the Regional District into alignment with the practice of other regional districts, will support IHA in its review of systems on parcels less than 2.0 ha in area and will clarify the Regional District's requirements for larger parcels (over 2.0 ha).

Administration further considers there to be merit in clarifying, through the Subdivision Servicing Bylaw, that use of holding tanks is prohibited, and that this be extended to Electoral Area "A" through the repeal of Bylaw No. 927, 1986. The repeal of Bylaw No. 927, 1986, and the incorporation of a prohibition against holding tanks in the Subdivision Servicing Bylaw would require Board consideration of any future holding tank proposal through a development variance permit (DVP) process.

Conversely, there is also seen to be merit in the Regional District vacating the field of on-site sewage disposal system confirmation at subdivision and leaving this matter to the provincial Approving Officer and IHA.

Alternatives:

- .1 THAT prior to first reading of the Regional District of Okanagan Similkameen Subdivision Servicing Amendment Bylaw No. 2000.13, the bylaw be amended to incorporate the following:
 - i) *TBD.*
- .2 THAT the Regional District of Okanagan Similkameen Subdivision Servicing Amendment Bylaw No. 2000.13 be abandoned.

Respectfully submitted:


C. Garrish, Planning Manager

Attachments: No. 1 – Schedule "B" (Levels of Service) of Subdivision Servicing Bylaw No. 2000, 2002
No. 2 – Holding Tank Sewage Disposal Bylaw No. 927, 1986

TABLE 1 – LEVELS OF SERVICE

Service Level Area	Parcel Area	Minimum Required Works and Services					
		Proven Water System	Community Water Supply	On-Site Sewage Disposal System	Community Sewer System	Street Lighting	Underground Wiring
Low Density Residential	1.0 ha or greater	✓		✓			
	0.5 ha to 0.99 ha	✓			✓		
	0.25 ha to 0.499 ha		✓		✓		
	Less than 0.25 ha		✓		✓	✓	✓
Medium Density Residential	Greater than 0.25 ha		✓		✓	✓	✓
	Less than 0.25 ha		✓		✓	✓	✓
All other land uses	1.0 ha or greater	✓		✓			
	0.5 ha to 0.99 ha	✓			✓		
	0.25 ha to 0.499 ha		✓		✓		✓
	Less than 0.25 ha		✓		✓		✓

✓ = Required Servicing

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 927

A bylaw to provide for holding tanks in Electoral Area 'A' only.

WHEREAS the Regional Board of the Regional District of Okanagan-Similkameen desires to regulate the issuance of holding tank permits within Electoral Area 'A' of the Regional District;

AND WHEREAS the approval of the Ministry of Health has been obtained;

NOW THEREFORE the Regional Board of the Regional District of Okanagan-Similkameen in open meeting assembled ENACTS as follows:

1. This bylaw may be cited for all purposes as the "Regional District of Okanagan-Similkameen Holding Tank Sewage Disposal Bylaw No. 927, 1986".

2. INTERPRETATION

For the purposes of this bylaw, unless the context otherwise requires, the following words, terms and expressions shall have the meanings hereinafter assigned to them:

- "Board" means the Regional Board of the Regional District of Okanagan-Similkameen.
- "Community Sewer System" means a system of sewage disposal which serves two (2) or more lots and which is owned, operated, and maintained by an Improvement District under the Water Act or the Municipal Act, and amendments thereto; a Municipality, a Regional District, or an Agency of Her Majesty the Queen in Right of Canada or her Majesty the Queen in Right of the Province of British Columbia.
- "Holding tank" means a tank designed to store sewage on a parcel of land for a period of time before the sewage is transported to an approved disposal site or community sewer system located elsewhere.
- "Off-site" means off of the parcel on which sewage is generated.
- "On-site" means on the parcel on which sewage is generated.
- "Parcel" means any lot, block, or other area in which land is held or into which land is subdivided or any remaining portion of the land being subdivided.
- "Regional District" means the Regional District of Okanagan-Similkameen.
- "Sewage Disposal Regulations" means the Sewage Disposal Regulations, B.C. Reg. 411/85 made pursuant to the Health Act and amendments thereto.
- "Zoning Bylaw" means a bylaw governing the use of land adopted by the Regional District pursuant to the Municipal Act, and amendments thereto.

All other words shall have the meaning ascribed to them in the Sewage Disposal Regulations.

3. BASIC PROVISIONS

(a) Application:

- (i) This bylaw shall apply to only those developed properties within Electoral Area 'A' of the Regional District where a community sewer system is not available and a sewage disposal permit cannot be obtained due to a malfunctioning of an existing septic tank system.
- (ii) This bylaw does not apply where the estimated minimum daily sewage flows for the intended use exceed 22,730.5 litres per day (5,000 Imperial Gallons per day).

(b) Administration:

- (i) The Chief Building Inspector or such other person appointed by the Regional Board shall administer this bylaw.
- (ii) Persons appointed under Section 3.(b)(i) this bylaw may enter upon the properties being developed for sewage disposal purposes, at any reasonable time, for the purposes of administering or enforcing this bylaw.

(c) Prohibitions and Procedure:

- (i) No person shall locate, establish or construct a holding tank sewage disposal system on any property in contravention of this bylaw.
- (ii) No person shall commence the construction, installation, alteration or repair of a holding tank or part thereof until a permit in the prescribed form has been obtained from the Public Health Inspector.
- (iii) The application for a holding tank sewage disposal permit shall be made by the owner or his agent in the prescribed form and shall be accompanied by plans and specifications of the proposed holding tank. The plans and specifications shall be approved by the person appointed pursuant to Section 3.(b)(i) of this bylaw, who may require that they be prepared and certified by a professional engineer specializing in sewage disposal systems.
- (iv) No person shall do any work that is at variance with the descriptions, plans, and specifications for the holding tank for which a permit has been issued, unless such change has been approved by the person appointed pursuant to Section 3.(b)(i) of this bylaw.
- (v) No person shall interfere with or obstruct the entry of the person appointed pursuant to Section 3.(b)(i) of this bylaw acting in the conduct of administration and enforcement of this bylaw.

(d) Penalties:

Any person guilty of any infraction of this bylaw (and for the purposes hereof every infraction shall be deemed to be a continuing, new and separate offence for each day during which the same shall continue) shall, upon conviction of such infraction or infractions before the Courts having jurisdiction within the Regional District on the oath or affirmation of such authority, pay a fine not less than the sum of one hundred dollars (\$100.00) nor more than the sum of two thousand dollars (\$2,000.00) for each day or part thereof for which any such infraction shall be continued, together with the cost for each such offence. In default of payment it shall be lawful for such Courts to commit the offender to the common jail or any lock-up house for a period not exceeding two calendar months unless the said fine or penalty cost be paid. Nothing herein contained shall prevent the Regional District from taking such other lawful action as is necessary to prevent or remedy any violation.

(e) Remedial Powers:

- (i) The Board may, in accordance with the provisions of the Municipal Act, authorize the demolition, the removal, or the bringing up to standard of any holding tank, in whole or in part, that is in contravention of this bylaw.
- (ii) The Regional District by its workmen or others may also undertake the pumping of sewage from holding tanks constructed pursuant to this bylaw that are maintained in such a manner as to create an insanitary condition as determined by the Public Health Inspector. All necessary and incidental expenses connected with correcting the insanitary condition shall be charged to the owner of the real property, and if unpaid on the 31st day of December in any year, shall be added to and form part of the taxes payable in respect of that real property as taxes in arrears.

(f) Severability:

If any section, subsection, sentence, clause, or phrase of this bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this bylaw.

4. REGULATIONS

(a) On-Site:

- (i) Subject to the provisions of Section 3. of this bylaw, one (1) on-site holding tank shall be permitted per parcel.
- (ii) The estimated minimum daily sewage flows of Appendix 1 of the Sewage Disposal Regulations shall apply.
- (iii) The on-site holding tank shall be designed with a reserve capacity equal to three (3) times the estimated minimum daily sewage flows.
- (iv) An approved electronic warning device shall be installed to provide the owner with an advanced warning of the need to pump out the holding tank.

- (v) On-site holding tanks shall be sited in accordance with the Sewage Disposal Regulations.
- (vi) All on-site holding tanks shall be designed, constructed, and approved in accordance with the terms and conditions of the permit.

(b) Off-Site:

- (i) An approved off-site disposal system shall be provided for each holding tank. To ensure perpetual use of the approved site a registered easement may be required.
- (ii) Notwithstanding the requirements of Section 4.(b)(i) of this bylaw, holding tank sewage may be discharged to a community sewer system subject to the approval of the authority having jurisdiction to accept the discharge in perpetuity.
- (iii) The off-site disposal system shall be accessible year round.
- (iv) Off-site disposal systems shall be designed, constructed and approved in accordance with applicable provincial regulations.
- (v) All off-site disposal systems shall be designed, constructed, and approved in accordance with the requirements of this bylaw.

5. This bylaw may be cited as "Regional District of Okanagan-Similkameen Holding Tank Sewage Disposal Bylaw No. 927, 1986".

READ A FIRST TIME this 20 day of November , 1986.
 READ A SECOND TIME this 20 day of November , 1986.
 READ A THIRD TIME this 20 day of November , 1986.

Certified a true copy of Bylaw No.927 at third reading.

Dated at Penticton, B.C.
this 27 day of November , 1986.

June D. Smith
Secretary

RECEIVED THE APPROVAL of the Minister of Health this 4 day of
February , ~~1986~~/ 1987.

RECONSIDERED, PASSED AND FINALLY ADOPTED this 19 day of February ,
~~1986~~/ 1987.

H.R. Douglas
Chairman

June D. Smith
Secretary

H.M. Richards
Provincial Health Officer

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2000.13, 2020

**A Bylaw to amend the Regional District of Okanagan Similkameen
Subdivision Servicing Bylaw No. 2000, 2002**

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the "Regional District of Okanagan Similkameen Subdivision Servicing Amendment Bylaw No. 2000.13, 2021."
2. The "Regional District of Okanagan Similkameen Subdivision Servicing Bylaw No. 2000, 2002" is amended by:
 - i) replacing section 4.2.9 (On Site Sewage Disposal) under Section 4.0 (Sanitary Sewers) of Schedule "A" (Design Criteria, Specifications and Standard Drawings) in its entirety with the following:

4.2.9 On-Site Sewage Disposal

- a) where a parcel is not required to be served by a community sewer system under Schedule "B" (Levels of Service), it shall be served by an individual on-site sewage disposal system.
- b) for proposed parcels less than 2.0 ha in area, written confirmation from the authority having jurisdiction must be submitted to the Regional District stating that their requirements with regard to onsite sewage disposal have been satisfied.
- c) an on-site sewage disposal system must be located on the parcel it will service.
- d) holding tanks are not permitted as a method of on-site sewage disposal.

READ A FIRST, SECOND AND THIRD TIME this ____ day of _____, 2021.

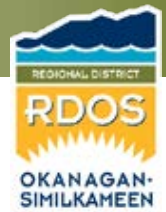
ADOPTED this ____ day of _____, 2021.

Board Chair

Corporate Officer

DRAFT

ADMINISTRATIVE REPORT



TO: Planning and Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: May 6, 2021

RE: Proposed Amendment to the Subdivision Servicing Bylaw No. 2000, 2002
Documentation requirements for confirming a water service

Administrative Recommendation:

THAT Bylaw No. 2000.14, being an amendment to the Subdivision Servicing Bylaw No. 2000, 2002, to clarify the requirements for confirming a source of water has been provided for new parcels, be initiated.

Purpose:

To review documentation requirements for confirming that a proposed subdivision is in compliance with the water service levels in the Regional District's Subdivision Servicing Bylaw No. 2000, 2002.

Background:

Under Section 506(1) (Subdivision servicing requirements) of the *Local Government Act*, the Regional District may, by bylaw, require that a water distribution system be provided as part of the subdivision of a parcel of land and be located and constructed in accordance with the standards established in the bylaw.

At its meeting of September 19, 2002, the Board adopted the *Regional District of Okanagan-Similkameen Subdivision Servicing Bylaw No. 2000, 2002*, which sets out, amongst other things, the Regional District's requirements for the provision of a proven water system (i.e. well) or connection to a community water supply.

These requirements include all parcels to be created by subdivision either being connected to a community water system, or being provided with a proof of water (i.e. groundwater well) from a source capable of generating at least 2,300 litres per day of potable water (i.e. drinking water) having a flow capacity of at least 20 litres per minute for one hour.

At its meeting of June 19, 2003, the Board adopted Amendment Bylaw No. 2189, 2003, which deleted a requirement that a property owner subdividing their parcel of land submit confirmation from a qualified professional that a proposed water source met the Regional District's requirements for water quality (i.e. potability). Section 3.2.10 of the Bylaw was further amended to advise that:

The responsibility for ascertaining whether the requirements for quality and for quantity, including rate of flow, of water from a private water source are satisfied is solely that of the owner of the land being subdivided.

The Regional District does not inspect quality or quantity of water from private sources, nor does compliance with this bylaw in respect of quality or quantity of potable water warrant or guarantee the continuing quality or quantity of water over time.

The provincial Approving Officer has advised that they have authority to request proof of water quality (but does not always do so), but not water quantity and that the latter is best addressed through a local government bylaw.

Analysis:

As a result of the 2003 amendments to the Subdivision Servicing Bylaw, the requirement that a potable source of water be proven at the time of subdivision has effectively been relegated as a consideration by the Regional District at subdivision. This is due to the inability of Administration to confirm this requirement in the absence of a report submitted by a qualified professional.

Administration further notes that the Bylaw is also silent on what documentation the Regional District requires in order to confirm that the water source to be provided to a new parcel meets the applicable requirements. This leads to confusion and a potential lack of consistency by the Regional District when dealing with property owners seeking sign-off on their subdivision.

Administration does not consider this to be tenable and that there are a number of options available to the Board to address this:

Option 1 (recommended):

The Board re-establishes a requirement for written confirmation to be provided in relation to the water source provided to new parcels (quality and quantity).

This would be in the form of a report from a qualified professional confirming the potability of water for parcels to be served by a well, or written confirmation from the operator of a community water system that capacity exists to connect the proposed parcels and all applicable fees have been paid.

Administration considers that this would support the Board's long-standing requirement for water potability to be proven at subdivision, would clarify what documentation a property owner is to provide in order to achieve compliance with the bylaw and would generally align with the approach applied by other regional districts.

It is unknown if this requirement will increase the costs of subdivisions as Administration considers that property owners undertaking subdivision will be seeking professional certification of water quality in order to satisfy themselves that they are complying with the requirements of the bylaw. Providing a copy of this certification to the Regional District should not be unduly burdensome.

Option 2:

The Board directs that all references to water quality (i.e. potability) be removed from the bylaw and that the focus remain on water quantity and, going forward, that quantity be confirmed via written confirmation from a qualified professional, or connection to a community water system be confirmed by the system operator.

This approach would *generally* conform with the practices adopted by Administration since the 2003 amendments, and would require property owners to confirm minimum flow and capacity levels as part of the subdivision process.

Administration notes that the provincial Approving Officer is able to require proof of potability as a condition of subdivision but not quantity, and that they consider local government bylaws best suited to this task.

Conversely, only requiring confirmation of quantity does not address whether the water being provided to a proposed parcel via well is suitable for domestic use.

Option 3:

The Board removes all requirements for water quality and quantity for private water sources (i.e. wells) from the bylaw, but establishes a requirement for written confirmation to be provided in relation to a connection to a community water system.

This approach most closely aligns with the 2003 direction from the Board that Administration not inspect for quality or quantity of well water and that it is the sole responsibility of a property owner to confirm an adequate source of well water exists at subdivision.

If this remains the position of the Board, Administration favours the deletion of all water quality and quantity requirements for wells as, in the absence of verification by the Regional District, such regulations effectively become "suggestions".

It is noted that the provincial Approving Officer has advised that they do not have authority to address water quantity and if the Regional District were to vacate this field, it may not be checked by any other agency involved in the subdivision process.

Option 4:

The Board takes no action and the status quo is maintained.

Administration does not favour this approach due to concerns that retaining references to potability in the Subdivision Servicing Bylaw suggests the Regional District is reviewing this requirement. The absence of confirmation requirements related to connecting to a community water system creates further uncertainty.

Summary:

Administration supports Option 1 and the re-establishment of a requirement for the submission of written confirmation of compliance with the water requirements of the Subdivision Servicing Bylaw. This is seen to be the most effective way to ensure compliance with the bylaw and that the Board's objectives for water quantity and quality are being met.

Alternatives:

- .1 THAT prior to first reading of the Regional District of Okanagan Similkameen Subdivision Servicing Amendment Bylaw No. 2000.14, the bylaw be amended to incorporate the following:
 - i) *TBD*.
- .2 THAT the Regional District of Okanagan Similkameen Subdivision Servicing Amendment Bylaw No. 2000.14 not be initiated.

Respectfully submitted:



C. Garrish, Planning Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2000.14, 2021

**A Bylaw to amend the Regional District of Okanagan Similkameen
Subdivision Servicing Bylaw No. 2000, 2002**

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the "Regional District of Okanagan Similkameen Subdivision Servicing Amendment Bylaw No. 2000.14, 2021."
2. The "Regional District of Okanagan Similkameen Subdivision Servicing Bylaw No. 2000, 2002" is amended by:

- i) replacing the definition of "Professional Engineer" under Section 1.2 (Definitions) of Schedule "A" (Design Criteria, Specifications and Standard Drawings) in its entirety with the following:

"PROFESSIONAL ENGINEER" means a person who is registered or duly licensed in British Columbia under the provisions of the *Professional Governance Act*.

- ii) replacing sub-section 3.1 (Introduction) under Section 3.0 (Water Supply) of Schedule "A" (Design Criteria, Specifications and Standard Drawings) in its entirety with the following:

3.1 GENERAL REQUIREMENTS

- .1 All new parcels to be created by subdivision must be provided with sufficient quantities of potable water by:
 - a) proving availability of sufficient quantities of potable water from a private water source; or
 - b) connecting to a *community water system*.

- .2 where it is proposed to provide a private water source, the following shall be submitted to the Regional District:
- a) a report certified by a *Professional Engineer* which includes:
 - i) a site plan indicating the location and GPS coordinates of each proposed well;
 - ii) a well log or pump test completed within the previous 12 months; and
 - iii) analysis and assessment of the pumping test data including professional assurance as to whether the subject well meets the requirements of this bylaw.
- .3 where it is proposed to connect to an existing *community water system*, the following shall be submitted to the Regional District:
- a) a letter from the owner of the *community water system* confirming that all of the proposed parcels can be connected to the *community water system* and that all fees have been paid for connection(s) to the *community water system*; and
 - b) a current Certificate of Public Convenience and Necessity (CPCN) where the *community water system* is operated by a Strata corporation or private utility.

iii) replacing sub-section 3.2.10 (Private Water Source) under Section 3.0 (Water Supply) of Schedule "A" (Design Criteria, Specifications and Standard Drawings) in its entirety with the following:

3.2.10 Private Water Source

Compliance with the following regulations at the time of subdivision approval does not warrant or guarantee the continuing quality or quantity of water on a parcel over time:

- .1 All wells to be used as a private water source must be designed, located, constructed, tested and disinfected in accordance with the provincial *Ground Water Protection Regulation* under the *Water Act*.
- .2 All wells must be capable of delivering potable water from a source capable of:
 - i) providing at least 2,300 litres per day; and
 - ii) a flow capacity of at least 20.0 litres per minute for one hour.
- .3 All wells must be drilled to a depth of not less than 15 meters, be constructed in a way to prevent surface water from entering the well

and meet the minimum construction standards contained in the provincial *Groundwater Protection Regulation 299/2004*.

- .4 A well must be constructed on each parcel of a proposed subdivision that is dependent upon groundwater as a source of water.
- .5 A well is restricted to supplying water to the parcel on which it is to be located.

READ A FIRST, SECOND AND THIRD TIME this ____ day of _____, 2021.

ADOPTED this ____ day of _____, 2021.

Board Chair

Corporate Officer

DRAFT

ADMINISTRATIVE REPORT



TO: Planning and Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: May 6, 2021

RE: Proposed Amendment to the Subdivision Servicing Bylaw No. 2000, 2002
Documentation requirements for confirming a sewage disposal system

Administrative Recommendation:

THAT Bylaw No. 2000.15, being an amendment to the Subdivision Servicing Bylaw No. 2000, 2002, to clarify the requirements for confirming a connection to sewage disposal has been provided for new parcels, be initiated.

Purpose:

The purpose of this report is to seek direction from the Board in relation to documentation requirements for confirming that a proposed subdivision is in compliance with the sewer service levels in the Regional District's Subdivision Servicing Bylaw No. 2000, 2002.

Background:

Under Section 506(1) (Subdivision servicing requirements) of the *Local Government Act*, the Regional District may, by bylaw, require that a sewer system be provided as part of the subdivision of a parcel of land and be located and constructed in accordance with the standards established in the bylaw.

At its meeting of September 19, 2002, the Board adopted the *Regional District of Okanagan-Similkameen Subdivision Servicing Bylaw No. 2000, 2002*, which sets out, amongst other things, the Regional District's requirements for the provision of a sewage disposal system.

Despite containing detailed design standards for community sewer systems, the Subdivision Servicing Bylaw does not currently provide direction to property owners regarding the documentation required by the Regional District to confirm compliance with these bylaw standards.

Analysis:

Lack of documentation standards can create confusion for property owners seeking to obtain confirmation from the Regional District on compliance of their subdivision with the bylaw, and for Regional District staff advising on what level of documentation is required to satisfy the bylaw.

Administration considers that there are a number of options available to the Board to address this:

Option 1 (recommended):

The Board introduces a standard set of documentation requirements to the Subdivision Servicing Bylaw.

This would include written confirmation from the operator of a sewer system being provided to the Regional District that capacity exists within the system to accommodate the subdivision and that all applicable fees to connect to the system have been received.

When it is proposed to construct a new community sewer system, the proposed operator of the system provide written confirmation to the Regional District that it has been constructed to provincial standards. If the Regional District is to assume ownership of the system upon completion, that it consent to the design, and that the Regional District may request that excess capacity be designed into the system in order to allow for its expansion to additional lands in future.

With regard to on-site sewage disposal systems, it is being proposed that written confirmation from the local authority jurisdiction stating that their requirements with regard to onsite sewage disposal have been satisfied on all parcels less than 2.0 ha in area. For parcels greater than 2.0 ha in area, no confirmation would be required.

Option 2:

The Board takes no action and the status quo is maintained.

Alternatives:

- .1 THAT prior to first reading of the Regional District of Okanagan Similkameen Subdivision Servicing Amendment Bylaw No. 2000.15, the bylaw be amended to incorporate the following:
 - i) *TBD*.
- .2 THAT the Regional District of Okanagan Similkameen Subdivision Servicing Amendment Bylaw No. 2000.15 not be initiated.

Respectfully submitted:



C. Garrish, Planning Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2000.15, 2021

**A Bylaw to amend the Regional District of Okanagan Similkameen
Subdivision Servicing Bylaw No. 2000, 2002**

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the "Regional District of Okanagan Similkameen Subdivision Servicing Amendment Bylaw No. 2000.15, 2021."
2. The "Regional District of Okanagan Similkameen Subdivision Servicing Bylaw No. 2000, 2002" is amended by:
 - i) replacing sub-section 4.1 (Introduction) under Section 4.0 (Sanitary Sewers) of Schedule "A" (Design Criteria, Specifications and Standard Drawings) in its entirety with the following:

4.1 GENERAL REQUIREMENTS

- .1 All new parcels to be created by subdivision must be provided with sufficient disposal of on-site sewage by:
 - a) an individual on-site sewage disposal system; or
 - b) connecting to a *community sewer system*.
- .2 where a parcel is less than 2.0 ha in area and is to be served by an individual on-site sewage disposal system, the following shall be submitted to the Regional District:
 - a) written confirmation from the authority having jurisdiction stating that their requirements with regard to onsite sewage disposal have been satisfied.

- .3 where it is proposed to connect to an existing *community sewer system*, the following shall be submitted to the Regional District:
- a) a letter from the owner of the *community sewer system* confirming that:
 - i) all of the proposed parcels can be connected to the *community sewer system*; and
 - ii) all fees have been paid for connection(s) to the *community sewer system*.
- .4 where it is proposed to construct a new *community sewer system*, conditions for approval shall include:
- a) Each *community sewer system* shall be designed and constructed to the standards prescribed by the *Environmental Management Act* and the *Public Health Act* and regulations pursuant to those Acts; or where standards are not provided, in accordance with standards generally accepted as good engineering practice;
 - b) Where a *community sewer system* is to be acquired by the Regional District, the design of such shall be submitted to the Regional District for approval prior to the commencement of construction as required by this Bylaw;
 - c) Where a *community sewer system* is to be installed, and before confirmation of compliance with the requirements of this section is provided by the Regional District to the provincial Approving Officer, the *community sewer system* shall be:
 - i) installed by the property owner or by the authority having jurisdiction at the property owner's expense and be approved by the authority having jurisdiction; or
 - ii) the subject of a Works and Servicing Agreement entered into by the property owner and the Regional District in which the required works and services will be installed by the property owner at their expense.
 - d) The Regional District may request of the provincial Approving Officer that part of a sewage collection system have greater capacity than is needed to serve the proposed subdivision. The cost of providing excess capacity shall be paid for pursuant to Section 508 (Latecomer charges and cost recovery for excess or extended services) of the *Local Government Act*.

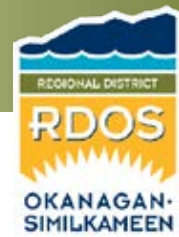
READ A FIRST, SECOND AND THIRD TIME this ____ day of _____, 2021.

ADOPTED this ____ day of _____, 2021.

Board Chair

Corporate Officer

DRAFT



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Protective Services Committee

Thursday, May 6, 2021

10:00 am

AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Protective Services Meeting of May 6, 2021 be adopted.

B. DELEGATION

1. Superintendent Brian Hunter, RCMP
 2. Sergeant Don Wrigglesworth, Area Detachment Commander Oliver
 3. Sergeant Jason Bayda, Area Detachment Commander for Osoyoos
 4. Sergeant Rob Hughes, Area Detachment Commander for Princeton
 5. Sergeant Dave Preston, Area Detachment Commander for Summerland
 6. Corporal Brian Evans, Area Detachment Commander for Keremeos
 - a. Penticton South Okanagan-Similkameen Regional Detachment Quarterly Report
-

C. ADJOURNMENT

RCMP·GRC



ROYAL CANADIAN MOUNTED POLICE • GENDARMERIE ROYALE DU CANADA

PENTICTON SOUTH OKANAGAN
SIMILKAMEEN
REGIONAL DETACHMENT
QUARTERLY REPORT

January – March
2021



Royal Canadian Mounted Police
Gendarmerie royale du Canada

Canada

2021/22 Annual Performance Plan

Policing Priorities

Penticton:

Crime Reduction (Property Crimes and Drugs)
Traffic - Road Safety
Family and Sexual Violence
Homelessness, Addictions and Mental Health
Employee Wellness

Princeton:

Substance Abuse - Drugs
Traffic – Road Safety
Employee Wellness

Osoyoos:

Crime Reduction (Theft from Vehicles)
Traffic/Marine Safety
Employee Wellness

Keremeos:

Police/Community Relations – Police Visibility
Traffic – Road Safety (Impaired Driving)

Oliver:

Crime Reduction (Property Crimes)
Traffic - Road Safety
Police/Community Relations – Police Visibility
Employee Wellness

Summerland:

Crime Reduction (Property Crimes, Theft from Vehicles)
Traffic - Road Safety
Police/Community Relations – Police Visibility



PENTICTON (MUNICIPAL) Q1 2021 STATS

<i>Calls for Service</i>	Q1 2020	Q1 2021	% Change 2020 to 2021
Total Calls for Service	3885	3604	-7%
<i>Violent Crime</i>	Q1 2020	Q1 2021	% Change 2020 to 2021
Assault (Common & With Weapon/Cause Bodily Harm)	104	117	13%
Sex Offences	19	20	5%
Uttering Threats	48	78	63%
Domestic Violence (Violent Crime Only)	44	34	-23%
Violent Crime - Total	213	252	18%
<i>Property Crime</i>	Q1 2020	Q1 2021	% Change 2020 to 2021
Auto Theft	66	56	-15%
Bicycle Theft	18	13	-28%
Break & Enter - Business	73	41	-44%
Break & Enter - Residence	22	21	-5%
Break & Enter - Other	29	36	24%
Mischief to Property	312	420	35%
Theft - Other	106	96	-9%
Shoplifting	172	112	-35%
Theft from Vehicle	208	144	-31%
Fraud	93	87	-6%
Property Crime - Total	1145	1058	-8%

Top 10 Calls for Service - Penticton Detachment (Municipal)	
Initial Call Type	# of Calls
Unwanted Person	385
Disturbance	259
Theft	244
Check Wellbeing	198
Suspicious Person	197
Assist Other Agency	185
Suspicious Circumstances	162
Traffic Incident	150
Mischief	118
Abandoned 911	108

Criminal Code files: 1770 (up 3% from 1714 in Q1 2020)



PENTICTON (RURAL) Q1 2021 STATS

<i>Calls for Service</i>	Q1 2020	Q1 2021	% Change 2020 to 2021
Total Calls for Service	667	644	-3%
<i>Violent Crime</i>	Q1 2020	Q1 2021	% Change 2020 to 2021
Assault (Common & With Weapon/Cause Bodily Harm)	13	17	31%
Sex Offences	3	2	-33%
Uttering Threats	9	5	-44%
Domestic Violence (Violent Crime Only)	8	8	0%
Violent Crime - Total	31	34	10%
<i>Property Crime</i>	Q1 2020	Q1 2021	% Change 2020 to 2021
Auto Theft	13	14	8%
Bicycle Theft	0	0	N/C
Break & Enter - Business	6	1	-83%
Break & Enter - Residence	7	1	-86%
Break & Enter - Other	6	3	-50%
Mischief to Property	31	28	-10%
Theft - Other	12	11	-8%
Shoplifting	1	1	0%
Theft from Vehicle	33	18	-45%
Fraud	12	21	75%
Property Crime - Total	128	104	-19%

Top 10 Calls for Service - Penticton Detachment (Rural)	
Initial Call Type	# of Calls
Traffic Incident	92
MVI	42
Suspicious Vehicle	35
Suspicious Circumstances	33
Disturbance	32
Hazardous Situation	27
Check Wellbeing	26
Assist Police/Fire/Ambulance	24
Theft	24
Alarm	20

Criminal Code files: 158 (down 12% from 179 in Q1 2020)



SUMMERLAND Q1 2021 STATS

<i>Calls for Service</i>	Q1 2020	Q1 2021	% Change 2020 to 2021
Total Calls for Service	530	635	20%
<i>Violent Crime</i>	Q1 2020	Q1 2021	% Change 2020 to 2021
Assault (Common & With Weapon/Cause Bodily Harm)	19	14	-26%
Sex Offences	3	2	-33%
Uttering Threats	13	4	-69%
Domestic Violence (Violent Crime Only)	7	5	-29%
Violent Crime - Total	45	35	-22%
<i>Property Crime</i>	Q1 2020	Q1 2021	% Change 2020 to 2021
Auto Theft	5	3	-40%
Bicycle Theft	0	2	N/C
Break & Enter - Business	23	6	-74%
Break & Enter - Residence	3	1	-67%
Break & Enter - Other	1	4	300%
Mischief to Property	16	20	25%
Theft - Other	9	6	-33%
Shoplifting	3	2	-33%
Theft from Vehicle	7	20	186%
Fraud	18	18	0%
Property Crime - Total	85	84	-1%

Top 10 Calls for Service - Summerland Detachment

Initial Call Type	# of Calls
Traffic Incident	95
Assist Other Agency	43
Disturbance	35
Suspicious Circumstances	33
Theft	28
Alarm	23
Assist General Public	21
Property	20
Mischief	19
Check Wellbeing	18

Criminal Code files: 174 (up 8% from 161 in Q1 2020)



KEREMEOS Q1 2021 STATS

<i>Calls for Service</i>	Q1 2020	Q1 2021	% Change 2020 to 2021
Total Calls for Service	281	286	2%
<i>Violent Crime</i>	Q1 2020	Q1 2021	% Change 2020 to 2021
Assault (Common & With Weapon/Cause Bodily Harm)	3	12	300%
Sex Offences	1	3	200%
Uttering Threats	0	2	N/C
Domestic Violence (Violent Crime Only)	1	8	700%
Violent Crime - Total	6	20	233%
<i>Property Crime</i>	Q1 2020	Q1 2021	% Change 2020 to 2021
Auto Theft	3	6	100%
Bicycle Theft	0	0	N/C
Break & Enter - Business	3	1	-67%
Break & Enter - Residence	1	2	100%
Break & Enter - Other	3	1	-67%
Mischief to Property	9	3	-67%
Theft - Other	5	11	120%
Shoplifting	0	0	N/C
Theft from Vehicle	4	8	100%
Fraud	2	7	250%
Property Crime - Total	33	45	36%

Top 10 Calls for Service - Keremeos Detachment	
Initial Call Type	# of Calls
Traffic Incident	24
Theft	22
Assist Police/Fire/Ambulance	17
Assist General Public	12
Check Wellbeing	12
Suspicious Circumstances	12
Alarm	10
Disturbance	9
Abandoned 911	8
Assault	8

Criminal Code files: 82 (up 82% from 45 in Q1 2020)



PRINCETON Q1 2021 STATS

<i>Calls for Service</i>	Q1 2020	Q1 2021	% Change 2020 to 2021
Total Calls for Service	423	404	-4%
<i>Violent Crime</i>	Q1 2020	Q1 2021	% Change 2020 to 2021
Assault (Common & With Weapon/Cause Bodily Harm)	16	18	13%
Sex Offences	4	3	-25%
Uttering Threats	11	1	-91%
Domestic Violence (Violent Crime Only)	7	7	0%
Violent Crime - Total	38	27	-29%
<i>Property Crime</i>	Q1 2020	Q1 2021	% Change 2020 to 2021
Auto Theft	4	1	-75%
Bicycle Theft	0	1	N/C
Break & Enter - Business	1	0	-100%
Break & Enter - Residence	3	1	-67%
Break & Enter - Other	3	0	-100%
Mischief to Property	10	12	20%
Theft - Other	10	5	-50%
Shoplifting	1	2	100%
Theft from Vehicle	1	7	600%
Fraud	9	3	-67%
Property Crime - Total	42	33	-21%

Top 10 Calls for Service - Princeton Detachment	
Initial Call Type	# of Calls
Traffic Incident	36
Check Wellbeing	27
MVI	26
Assist General Public	24
Disturbance	20
Suspicious Circumstances	19
Alarm	16
Abandoned 911	14
Assist Police/Fire/Ambulance	14
Theft	14

Criminal Code files: 83 (down 22% from 107 in Q1 2020)



OLIVER DETACHMENT – Q1 2021 STATS

<i>Calls for Service</i>	Q1 2020	Q1 2021	% Change 2020 to 2021
Total Calls for Service	749	634	-15%
<i>Violent Crime</i>	Q1 2020	Q1 2021	% Change 2020 to 2021
Assault (Common & With Weapon/Cause Bodily Harm)	53	19	-64%
Sex Offences	4	4	0%
Uttering Threats	6	10	67%
Domestic Violence (Violent Crime Only)	13	3	-77%
Violent Crime - Total	73	50	-32%
Violent Crime - OCC Only	36	16	-56%
<i>Property Crime</i>	Q1 2020	Q1 2021	% Change 2020 to 2021
Auto Theft	13	6	-54%
Bicycle Theft	0	1	N/C
Break & Enter - Business	9	6	-33%
Break & Enter - Residence	6	1	-83%
Break & Enter - Other	5	3	-40%
Mischief to Property	25	33	32%
Theft - Other	18	4	-78%
Shoplifting	12	3	-75%
Theft from Vehicle	19	8	-58%
Fraud	20	16	-20%
Property Crime - Total	143	88	-38%

Top 10 Calls for Service - Oliver Detachment

Initial Call Type	# of Calls
Assist Police/Fire/Amulance	76
Traffic Incident	55
Alarm	47
Abandoned 911	31
Assault	31
Check Wellbeing	31
Suspicious Circumstances	24
Disturbance	22
Fraud	21
Other Criminal Code	20

Criminal Code files: 161 (down 39% from 265 in Q1 2020)



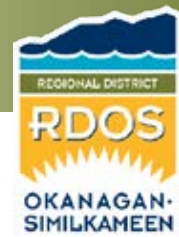
OSOYOOS Q1 2021 STATS

<i>Calls for Service</i>	Q1 2020	Q1 2021	% Change 2020 to 2021
Total Calls for Service	449	475	6%
<i>Violent Crime</i>	Q1 2020	Q1 2021	% Change 2020 to 2021
Assault (Common & With Weapon/Cause Bodily Harm)	11	12	9%
Sex Offences	1	4	300%
Uttering Threats	9	4	-56%
Domestic Violence (Violent Crime Only)	2	7	250%
Violent Crime - Total	29	28	-3%
<i>Property Crime</i>	Q1 2020	Q1 2021	% Change 2020 to 2021
Auto Theft	6	3	-50%
Bicycle Theft	0	0	N/C
Break & Enter - Business	14	4	-71%
Break & Enter - Residence	9	4	-56%
Break & Enter - Other	5	0	-100%
Mischief to Property	14	16	14%
Theft - Other	12	9	-25%
Shoplifting	5	0	-100%
Theft from Vehicle	9	21	133%
Fraud	13	16	23%
Property Crime - Total	88	79	-10%

Top 10 Calls for Service - Osoyoos Detachment	
Initial Call Type	# of Calls
Traffic Incident	49
Property	36
Alarm	29
Assist Police/Fire/Ambulance	29
Suspicious Circumstances	27
Assist General Public	25
Check Wellbeing	25
Abandoned 911	23
Theft	23
Disturbance	14

Criminal Code files: 81 (down 5% from 85 in Q1 2020)





REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Corporate Services Committee

Thursday, May 6, 2021
11:30 am

AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1

THAT the Agenda for the Corporate Services Meeting of May 6, 2021 be adopted.

B. COMMUNICATIONS POLICY

1. Communications Policy

RECOMMENDATION 2

THAT Board of Directors adopt the amended Communications Policy.

C. ADJOURNMENT

ADMINISTRATIVE REPORT

TO: Corporate Services Committee

FROM: B. Newell, Chief Administrative Officer

DATE: May 6, 2021

RE: Communications Policy

Administrative Recommendation:

THAT Board of Directors adopt the amended Communications Policy.

Purpose:

To update the Communications Policy to reflect changes requested by Directors.

Reference:

Regional District of Okanagan-Similkameen Policy Manual (<https://www.rdos.bc.ca/regional-government/board-policies/>)
Communications Policy

Business Plan Objective:

Goal 2.2 of the RDOS Corporate Action Plan is to meet public needs through continuous improvement of key services. One of the objectives of this goal is achieved by ensuring policies are current and reflect the priorities of the Board of Directors.

Background:

The Committee reviewed the current Communications Policy at the February 18, 2021, and March 4, 2021 Corporate Services Committee meetings. The policy was most recently discussed at the April 15, 2021 Communications workshop with facilitator Jan Enns.

At the August 20, 2020 Board meeting, the Board requested that staff bring forward recommendations to embed anti-discrimination wording and concepts in current RDOS Board policies

Analysis:

The proposed amended policy includes changes to “Regional Board” in the Responsibilities section of the policy, approved at the March 4, 2021 Corporate Services Committee. This change clarifies that the Electoral Area Director is the primary spokesperson on matters pertaining to specifically to that electoral area, while the Chair is the primary spokesperson on regional matters.

Additional changes include:

- Updating Local Government Act references;
- Updating department name from Office of the Chief Administrative Officer to Legislative Services to reflect current name of the department responsible for managing overall corporate communications;
- Changing “his/her” to “their” to ensure gender-inclusive language.

Alternatives:

1. That the policy not be amended.
2. That the following changes be made to the policy:

Communication Strategy:

The Board Policy Index on the RDOS website is updated as policies are adopted, revised or rescinded.

Respectfully submitted:

Endorsed by:

“Gillian Cramm”

G. Cramm, Legislative Services Coordinator

C. Malden, Manager of Legislative Services

**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
BOARD POLICY**

POLICY: Communications Policy

AUTHORITY: Board Resolution dated July 16, 2015.

AMENDED: Board Resolution No. _____ dated _____.

POLICY STATEMENT

Consistent communications enable the Regional District of Okanagan-Similkameen (RDOS) to optimize the customer experience and build the organization’s brand by fostering dynamic and effective community relationships. The Regional District strives to elevate external communications to a high performing level and values effective communications as an integral part of good governance. It embraces open government and transparency as a fundamental responsibility.

PURPOSE

The purpose of this policy is to establish guidelines to facilitate coordinated, open and responsive corporate communications that consistently and effectively provides information concerning the Regional District’s policies, programs, services and initiatives to ratepayers, stakeholders and other partners.

DEFINITIONS

Brand: The personification of our organization: the visual, emotional, rational, and cultural image that is associated with our organization. It is a collection of perceptions in the mind of our stakeholders.

CAO: The Chief Administrative Officer of the Regional District of Okanagan Similkameen, duly appointed by resolution or bylaw of the Board of Directors, and holding the designations under s. ~~197, 198 and 199~~235, 236 and 237 of the Local Government Act.

Chair: The person elected as Chairperson of the Board of Directors for the Regional District of Okanagan Similkameen by ~~his~~their peers on the Board.

Communications Committee: A team comprised of Regional District staff who meet regularly to network and provide input on communication issues.

Corporate Advertising: Advertising generated at the corporate or departmental level with the function of building the Regional District’s corporate image or name-awareness or to disseminate information.

Corporate Signature: The primary way the Regional District identifies itself visually. It is composed of two elements: the symbol and the word mark.

Information Release: A factual written summary of information issued to the Public for the purpose of making a statement or announcement.

Legislative Advertising: Advertising generated at the corporate or departmental level with the function of meeting the statutory advertising requirements specified in relevant legislation.

Manager of Legislative Services: The person delegated the responsibility of s. 198-236 (Corporate Officer) of the Local Government Act by the CAO.

Media: Representatives of the print and electronic Media.

Plain Language: Effective communication that is clear, concise, relevant and easy to understand.

Senior Management Team: The Senior Management Team for the Regional District of Okanagan Similkameen, as appointed by the CAO.

Stakeholder: Any individual, group of individuals, elected representative or organization with a specific stake or interest in the outcome of a decision.

Target Audience: Groups of people that the RDOS is impacting. In general, target audiences can be divided into two groups, internal and external:

Internal

- Regional Board
- RDOS Staff and Management
- Regional Committees
- RDOS Volunteers

External

- RDOS residents, rural and urban
- Member municipalities, including councillors and staff
- First Nations
- Media
- RDOS business communities
- Identified stakeholder groups
- Senior governments

RESPONSIBILITIES

Information provided by the Regional District to the public will be delivered by trained and knowledgeable staff.

~~Office of the Chief Administrative Officer~~ Legislative Services Department

While every employee has an influence on the Regional District's communication efforts, the ~~Office of the Chief Administrative Officer~~ Legislative Services Department is responsible for managing overall corporate communications.

As part of this function, the Manager of Legislative Services is responsible for the development, management and implementation of corporate communication efforts. The Manager of Legislative Services, with the assistance of staff in that department, will work with all departments and Directors to assist with and guide as necessary, communication and engagement issues.

Regional Board

The Chair and/or their Designate is the primary spokesperson for the Regional District on regional matters. The Chair is authorized to release information releases on behalf of the Regional District and provide media interviews in relation to any Board position.

Other members of the Regional Board are secondary spokespersons for the Regional District on regional matters.

The Electoral Area Director or designate is the primary spokesperson and promoter for their electoral area on matters pertaining specifically to their electoral area.

Senior Management Team

Senior Management Team should be prepared to speak to media and/or designate staff from their departments to speak to the media. Management must ensure messages coming from their departments are consistent and timely, and that good media relations are maintained.

Designated staff are expected to maintain media relationships with respect to their specific programs and present consistent and timely messages as required by the Senior Manager.

Communications Committee

The Communications Committee is organized under and administered through the Manager of Legislative Services. Its primary function is to provide advice to the Manager of Legislative Services on communications matters.

PROCEDURES

General

Information provided by the Regional District to the public will be delivered to various target audiences in a timely, courteous and efficient manner. As much as possible, information provided shall be delivered using Plain Language.

When information is provided, it shall be delivered in a format that ensures it is identified as being delivered by the Regional District of Okanagan-Similkameen and will be accompanied by the Corporate Signature.

The range of communication tools at the Regional District's disposal shall be considered with each communication application and staff will identify and use those tools deemed most effective.

When information is unavailable, a prompt and clear explanation shall be provided to the party requesting the information.

Communication Planning

To ensure coordinated and consistent communication practice, strategic communication planning should be part of the annual business planning process.

The Manager of Legislative Services, with input from the organization's various departments and managers, is responsible for developing a strategic communications plan that integrates the Regional District's Vision, Mission and Key Success Drivers.

This plan will broadly identify target audiences, and develop objectives, tools, messages, responsibilities, resources required and means of evaluation parallel to the organization's strategic business plan.

Communicating on behalf of the Regional District

Members of the Regional Board, the Chief Administrative Officer, and Senior Managers are authorized to communicate on behalf of the Regional District in interviews, publications, news releases, on social media sites, and related communications. Other staff may represent the Regional District if approved by a Senior Manager to communicate on a specific topic.

When discussions are held with the media and/or material such as ads, press releases and newsletters are produced, Directors, employees and specified contractors are responsible to ensure that:

- the privacy of members of the public, District employees and elected officials are respected to the extent required by the Freedom of Information and Protection of Privacy Act. If there is any question about what material is routinely releasable, staff should make contact with the Manager of Legislative Services prior to releasing the information.
- the interests of the District are not jeopardized;
- the information provided is factual and free of personal opinions that may embarrass the District, Chair, individual Directors and other District employees;
- the issues discussed are directly relating to the areas of responsibility of the employee who is providing the information to the media;
- questions relating to other Departments are referred to the relevant Department Head for comments;
- they do not respond to media questions if they are not sure of the answers;
- they will refrain from speculation on an individual Director's or the Board's position on District issues; and,
- the confidential nature of sensitive issues is respected.

Handling Information Releases

Department staff are responsible for preparing Information Releases in accordance with the appropriate Administrative Directive.

Information Releases containing information pertaining to Regional Board matters of decisions, potential litigation, controversial issues of involving Regional District personnel shall be routed to the Manager of Legislative Services for approval by the Chairperson of the Regional Board or ~~his/her~~their designate prior to public release.

Information Releases containing routine or public information, including advisories, meeting notices and agendas shall be routed to the Manager of Legislative Services for release in accordance with delegation from the Chair.

Handling General Requests

All staff are responsible for communicating basic and routine information to the public in relation to specific job duties as outlined in the RDOS Freedom of Information and Protection of Privacy Corporate Guide.

Information outside of the scope of an individual's job duties should be routed to a supervisor or manager. Requests for or questions about private data should be routed to the Manager of Legislative Services for disposition.

Handling Media Requests

With the exception of routine events and basic information that is readily available to the public, all requests for interviews from the media are to be routed through the applicable Manager.

Media requests include anything intended to be published or viewable to others in some form, including television, radio, newspaper, newsletters, and websites. When responding to media requests, employees should follow these steps:

- If the request is for routine or public information (such as a meeting time or agenda) provide the information.
- If the request is regarding information about Regional District personnel, potential litigation, controversial issues, an opinion on a Regional District matter, or if you are unsure if it is a "routine" question, forward the request to the Manager of Human Resources for matters related to personnel or the Manager of Legislative Services for all other matters.

Internal Communications

The Regional District recognizes that open, two-way communication among Managers and Employees is vital to the effective operation of the Corporation and to achieve its Vision, Mission and Goals. Internal communication is an integral part of the annual Corporate Communications Plan.

Corporate Advertising

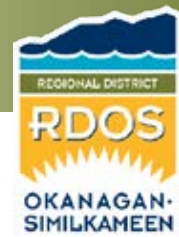
Corporate Advertising plays an integral role in the Regional District of Okanagan-Similkameen's brand management and corporate communication efforts. Advertising can be a key instrument in building the corporate image, name-awareness and providing information to stakeholders.

An Administrative Directive shall be developed and maintained to effectively administer corporate advertising at the Regional District.

GUIDING PRINCIPLES

The Regional District of Okanagan-Similkameen will:

- Provide information that is timely, accurate, clear, accessible and responsive;
- Respect the access to information and privacy rights of citizens and employees;
- Support opportunities for engagement to inform public policy;
- Strive to achieve a culture of two-way communication and communications excellence practices.



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Community Services Committee

Thursday, May 6, 2021
12:30 p.m.

AGENDA

- A. APPROVAL OF AGENDA**
RECOMMENDATION 1
THAT the Agenda for the Community Services Meeting of May 6, 2021 be adopted.
-
- B. Regional Child Care Action Report – For Information Only**
1. Presentation
-
- C. ADJOURNMENT**

ADMINISTRATIVE REPORT

TO: Community Services Committee

FROM: B. Newell, Chief Administrative Officer

DATE: May 6, 2021

RE: South Okanagan-Similkameen Child Care Action Plan – For Information Only

Purpose:

To review the completed South Okanagan-Similkameen Child Care Action Plan and next steps to continue to work with partners, key stakeholders and other orders of government on the recommendations outlined in the Action Plan.

Reference:

Approved Regional District of Okanagan- Similkameen Board Resolution – November 21, 2019.
Village of Keremeos Certified Resolution – November 4, 2019
District of Summerland Certified Resolution – November 7, 2019
Town of Oliver Certified Resolution – February 24, 2020
Town of Princeton Certified Resolution – December 3, 2019

Business Plan Objective: *(Tie to current RDOS Business Plan)*

Key Success Driver 3: Build a Sustainable Region

Goal 3.2 To develop an economically sustainable region

Objective 3.2.3 By Reviewing Long-Range Planning Documents

Background:

It has been identified that the demand for licensed child care spaces in British Columbia exceeds the existing supply, resulting in significant shortages across the province. To address this need, the Province is supporting local governments to plan and build licensed child care spaces that will best meet the needs of local families in their communities. The Community Child Care Planning program grant (through UBCM) provides funding to local governments to engage in child care planning activities with the intent to develop a community child care space creation action plan and a planning inventory spreadsheet that will include local child care data.

With resolutions of support from the District of Summerland, Village of Keremeos, Town of Princeton and the Town of Oliver, through the Regional District of the Okanagan-Similkameen, and a successful application for grant funding through UBCM, the Project is a collaborative regional endeavor. This Project intends to; coordinate the collection of child care data, analyze how child care is being used, identify gaps, and assess future child care needs for the South Okanagan-

Similkameen area. Currently, there is anecdotal information across the region that child care is deficient and access can be improved. Having a coordinated approach allows for consistent information to be collected, an increased understanding of how families utilize child care in their area and neighboring communities while ultimately producing a plan for the region. Additionally, a regional approach will also allow for better coordination and efficiency of engagement with a consistency of communication to the public.

To help guide the project, a Steering Committee consisting of representatives from each of the partnering local governments (Village of Keremeos, District of Summerland, Town of Oliver, Town of Princeton and the RDOS) is in place. Upon receiving a successful grant application from UBCM, the Steering Committee membership expanded to include representation from The City of Penticton and OneSky Community Resources.

High-quality, accessible and affordable child care is essential to the well-being of children, their families and the broader community. Furthermore, it is now widely recognized that child care plays a critical role in economic development, poverty reduction, gender equality, social inclusion, and healthy child development.

Analysis:

The South Okanagan-Similkameen Child Care Planning Project was launched in July 2020. This 10-year Action Plan is informed by a review of promising practices from other jurisdictions; a review of current policy and planning frameworks for each partnering community; current demographic and child care service information; and engagement with a wide range of community stakeholders and partners.

Engagement activities included an online survey of 254 parents and caregivers with 432 children aged 0 to 12, interviews with 71 key stakeholders and partners, and 3 virtual solutions workshops with 37 participants.

In addition to future space targets for child care (see report for details), the Action Plan includes 41 evidence-based recommendations (37 recommendations for the Region and 4 additional recommendations for specific partners) around 4 strategic priority areas, closely aligned with the Province's child care commitments:

- Increasing accessibility
- Improving affordability
- Focusing on quality
- Strengthening partnerships

Detailed information regarding the four strategic priority areas can be found in the attached Action Plan report. The appendices to the Action Plan report include a summary of all recommendations, a

glossary of child care types in BC, the Community Engagement Summary Report and the Community Profile Report.

The Action Plan begins with an overview of the regional context and recommended actions applicable to all participating partners, followed by separate background and recommended space targets for each jurisdiction.

The Action Plan presents evidence-based actions to improve access to high-quality child care in the South Okanagan-Similkameen over the next ten years, it includes goals and actions for the short-term (2021-2023), medium-term (2024-2026), and long-term (2027-2031).

Early learning and child care policy and funding is primarily a Provincial responsibility, with some Federal involvement. While Provincial responsibility for child care currently spans 3 ministries, the Province has announced that child care will be integrated into the Ministry of Education by 2023.

Local and regional governments do not have the mandate or resources to fully address the unmet needs for child care on their own. However, by working together, the communities of the South Okanagan-Similkameen region can strengthen the positions of each separate jurisdiction. Not only are the region's child care systems and supports interconnected, but families also currently secure services wherever they are available and existing partnerships and opportunities are often regional. Strong partnerships amongst all levels of government and local organizations, along with dedicated support from the senior levels of government, are needed to ensure the success of this Action Plan.

Communication Strategy:

Once the report has been received and support by the RDOS Board, the Final report will be posted on the Regional Connections page for the public.

Respectfully submitted:

"Augusto Romero"

Regional Recreation Manager



SOUTH OKANAGAN-SIMILKAMEEN Child Care Action Plan

April 2021



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Executive Summary

High-quality, accessible, and affordable child care is essential to the well-being of children, their families, and the broader community. Furthermore, it is now widely recognized that child care plays a critical role in economic development, poverty reduction, gender equality, social inclusion, and healthy child development.

In recognition of this, the District of Summerland, the Town of Princeton, the Town of Oliver, the Village of Keremeos, and the Regional District of South Okanagan-Similkameen (RDOS) partnered to develop a regional **South Okanagan-Similkameen Child Care Action Plan**. This Action Plan reflects the commitment of the five jurisdictions to work together as the communities of the South Okanagan-Similkameen are interconnected and many partnerships and opportunities to address child care needs exist at the regional level. The project partners recognize that they can effectively support their families and children in each community by working together.

Funding for this project was provided by the Union of BC Municipalities from the Child Care Planning Grants Program.

About the Action Plan

The South Okanagan-Similkameen Child Care Planning Project was launched in July 2020. This 10-year Action Plan is informed by a review of promising practices from other jurisdictions; a review of current policy and planning frameworks for each partnering community; current demographic and child care service information; and engagement with a wide range of community stakeholders and partners.

Engagement activities included an online survey of 254 parents and caregivers with 432 children aged 0 to 12, interviews with 71 key stakeholders and partners, and three virtual solutions workshops with 37 participants.

The Action Plan includes 41 evidence-based recommendations around four strategic priority areas, closely aligned with the Province's child care commitments:

1. Increasing accessibility
2. Improving affordability
3. Focusing on quality
4. Strengthening partnerships

The Action Plan begins with an overview of the regional context and recommended actions applicable to all participating partners, followed by separate background and recommended space targets for each jurisdiction.

Government Policy Context

This Action Plan is based on the recognition and understanding that Provincial and Federal government have the primary roles in child care policy and funding. Local governments do not have the mandate or resources to address child care gaps on their own.

However, local governments do have the most in-depth understand of local context, needs, and opportunities. This is also an important moment of opportunity. The Provincial and Federal governments have both prioritized child care and recognize child care as vital to economic recovery from the COVID-19 pandemic. Both senior levels of government have made commitments to developing universal child care systems and by partnering with senior levels of government at this time, local governments are positioned to make significant progress in addressing the child care needs in their communities.

Recommendations

Increasing Access

Many families need but cannot access child care. While access to child care is a challenge for all families, underserved and more vulnerable populations often face additional barriers.

For the communities participating in this project, there are currently 19 licensed spaces for every 100 children aged 0 to 12 years. However, for school aged children there are only 14 spaces for every 100 children and for infants and toddlers, there are only 4 spaces for every 100 children. Because of the limited number of spaces, parents seeking child care often face long wait times. Among respondents to the Parent & Caregiver Survey, 73% of children were on waitlists for over six months and 42% were on waitlists for over one year. In addition to the overall shortage in spaces, there are no licensed child care options available for parents who need care beyond typical Monday to Friday daytime hours.

Key actions to increase access to child care include:

- Endorse targets to facilitate the creation of 1,100 new licensed spaces over the next ten years.
- Develop a South Okanagan Regional Child Care Policy and an on-going Child Care Action group.
- Work with other public partners to identify opportunities for child care development and to access Provincial capital funds to build new spaces.

Improving Affordability

Affordability is a major barrier to child care access, with disproportionate negative impacts on low income and more vulnerable families who need support. According to the most recent fee survey conducted by the Child Care Resource & Referral in 2017, monthly child care fees for children not yet in school ranged from \$600 to \$1065. Many families who would qualify for the Provincial fee subsidy program are not aware that they are eligible.

Key actions to improve affordability of child care include:

- Support not-for-profit child care centres with grants and leases for government-owned land at no cost or below-market rates, to enable them to lower fees for families.
- Partner with the Child Care Resource & Referral to more proactively promote BC's Affordable Child Care Benefit program to child care providers and families.
- Advocate to senior governments to reduce the cost of child care for families.

Focusing on Quality

Children deserve access to safe, high-quality child care arrangements. The research shows that when child care staff have higher levels of education and training, feel appreciated, and are well-supported, the quality of care increases. The evidence also suggests that not-for-profit and publicly operated child care generally offers higher quality of care than for-profit child care.

Key actions to promote a focus on quality include:

- Lead on quality when considering development of local government-owned child care spaces, such as by ensuring staff are fully qualified and well compensated.
- Explore creation of local guidelines around facility design informed by research on best practices.
- Support the Province's "Early Care and Learning Recruitment and Retention Strategy".
- Explore ways to increase local ECE training and practicum opportunities.

Strengthening Partnerships

Child care involves many parties playing various roles, which means it requires intentional relationships and collaboration between and across jurisdictions. It is not possible for any one actor to effectively address the child care needs alone.

Some key actions to strengthen partnerships include:

- Develop strong partnerships and joint planning protocol with School Districts
- Build collaborative and learning relationships with Métis and First Nations, to support Indigenous culture, perspectives and history into child care.
- Advocate to senior levels of governments to support the child care sector and families.
- Share information and collaborate with the City of Penticton and the Town of Osoyoos on regional actions and ongoing planning.

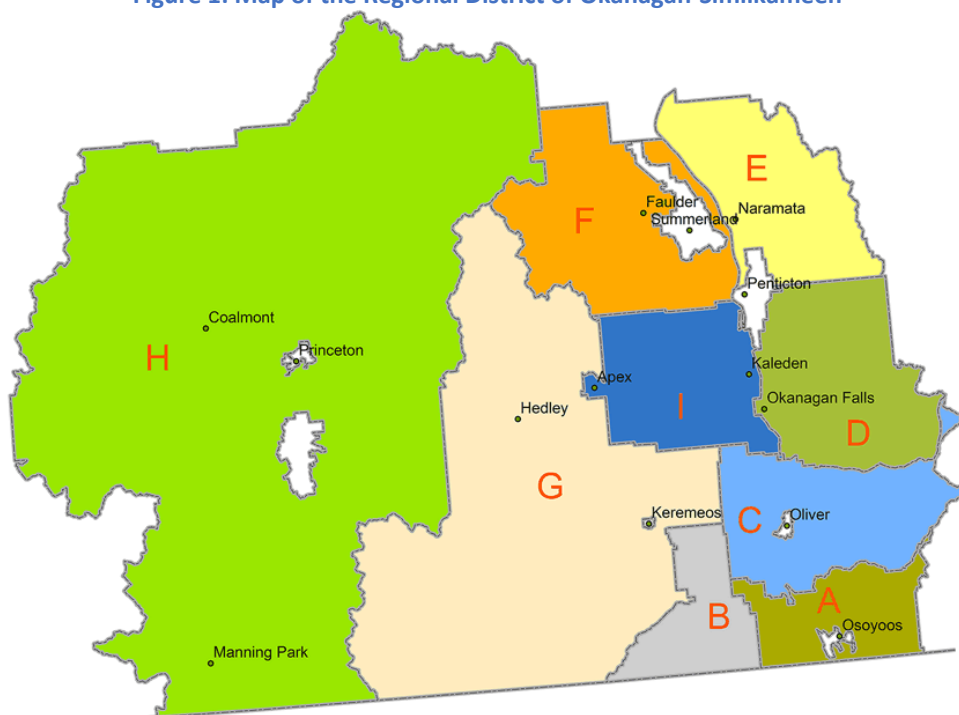
Finally, to ensure this Action Plan remains relevant and useful over the ten-year period, it is recommended the Regional District and partnering municipalities work with the proposed Child Care Action Group to implement and monitor progress towards actions in this Action Plan including the child care space creation targets. It will also be critical to monitor ongoing policy developments by senior governments, including the Provincial transition of child care to the Ministry of Education, the Provincial commitment to universal child care, and the Federal commitment to a national child care system.

Introduction

Overview

Recognizing the importance of high-quality child care, the District of Summerland, the Town of Princeton, the Town of Oliver, the Village of Keremeos and the Regional District of South Okanagan-Similkameen (RDOS) partnered to develop a regional **South Okanagan-Similkameen Child Care Action Plan (the Action Plan)**. While the City of Penticton and Town of Osoyoos were not direct partners in this project, ongoing collaboration with both municipalities will be critical to address child care need across the region. The City of Penticton participated in the Steering Committee for this project and has recently completed their own Child Care Action Plan which is complementary to this Action Plan.

Figure 1: Map of the Regional District of Okanagan-Similkameen



In 2020, there were approximately 770 child care spaces in the study area, serving a population of 3,935 children (2016). This means there are 19 spaces per 100 children from birth to age twelve. However, access rates vary greatly between jurisdictions and age groups. There are only 4 infant-toddler spaces for every 100 children under three and 14 spaces for every 100 school age children. There are no child care spaces for children under three at all in Keremeos, Summerland or the nine unincorporated Electoral Areas A, B, C, D, E, F, G, H, and I.

The Action Plan identifies local needs and recommends actions to achieve strategic goals that address service gaps and improve child care provision. The Action Plan focuses on setting targets for the provision of additional licensed child care spaces for children birth to 12 and begins with an overview of the regional context and recommended actions applicable to all participating jurisdictions, followed by separate background and recommended space targets for each jurisdiction.

Importance of Child Care

Access to quality child care has profound benefits for children, their families, and the broader community. Research shows that quality early childhood programming promotes cognitive and social development, helping children do better in school, enjoy improved physical and mental health, and experience many other benefits throughout their lives. Child care is a vital part of a community's social infrastructure and contributes significantly to the local economy.

As highlighted even further by the COVID-19 pandemic, access to child care is critical for labour force participation, especially for mothers. Child care support for working parents contributes to gender equality, social inclusion, and reduced poverty rates for families with children. In turn, the social and economic contributions of parents and caregivers in the workplace benefit the entire community, with ripple effects throughout the economy in terms of GDP growth, tax revenue, and employment opportunities. At a local level, child care not only helps attract families to communities, but it also assists employers to attract and retain talented staff and is itself a source of local employment.

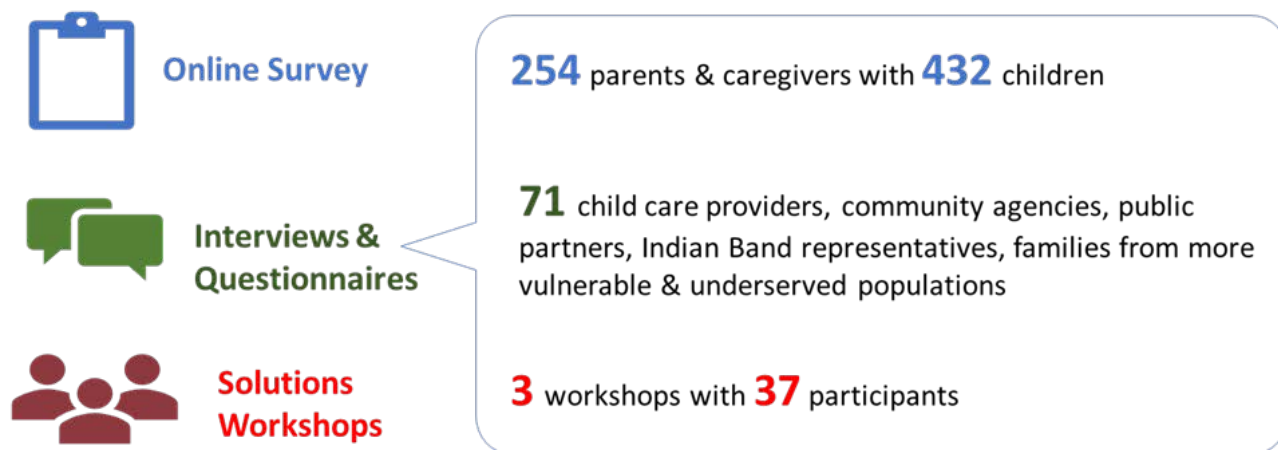
Scope and Purpose

The Action Plan presents evidence-based concrete actions to improve access to high quality child care in the South Okanagan-Similkameen over the next ten years. It includes goals and actions for the short term (2021-2023), medium term (2024 - 2026), and long term (2027 – 2031).

Early learning and child care policy, and funding is primarily a Provincial responsibility, with some Federal involvement. Local and regional governments do not have the mandate or resources to fully address unmet need for child care on their own. However, by working together, the communities of the South Okanagan-Similkameen region can strengthen the positions of each separate jurisdiction. Not only are the region's child care systems and supports interconnected, but families also currently secure services wherever they are available and existing partnerships and opportunities are often regional. Strong partnerships amongst all levels of government and local organizations, along with dedicated support from the senior levels of government, are needed to ensure the success of this Action Plan.

Process and Methodology

The Action Plan has been informed by promising practices from other jurisdictions; a review of current policy and planning frameworks for each partnering community; current demographics and child care service information (see Appendix D); and engagement with a wide range of community stakeholders and partners (see Appendix C). The engagement processes served to build both knowledge and relationships.



This Action Plan, along with the supplementary Parent and Caregiver Survey Report and the Review of Promising Planning Practices & Child Care Research Findings are available on the partner websites. The appendices to this Action Plan include a summary of all recommendations, a glossary of child care types in BC, the Community Engagement Summary Report, and the Community Profile Report.

Government Policy Context

This Action Plan was developed at a time of growing public recognition of the importance of child care and new Provincial and Federal commitments to building a universal child care system.

Federal Government

The Federal government provides direct child care funding support to selected population groups, including First Nations, Métis, and Inuit children and families. It also provides tax deductions for eligible child care expenses and maternity and parental benefits through Employment Insurance. Additionally, the Federal government has allocated funds to implement the [Multilateral Early Learning and Child Care Framework](#) and the [Indigenous Early Learning and Child Care Framework](#), identified school age care as a priority, and most recently, in the throne speech (September 2020), announced plans to invest in a national child care system.

Provincial Government

In 2018, the Province made a commitment to create a universal, high quality, publicly funded child care system that makes child care affordable and available for any family that needs or wants it. To meet this commitment, the Provincial government has developed a 10-year plan, [Child Care BC](#), which included a \$1.3 billion dollar investment in the first three years. This Action Plan incorporates several initiatives to increase the number child care spaces, reduce parent fees, and improve quality.

Capital funding for new child care spaces is distributed through the [Child Care BC New Spaces Fund](#). Child care expenses for families have been reduced through the [Child Care Fee Reduction Initiative](#) and [Affordable Child Care Benefit](#), as well as the establishment of \$10-a-day universal child care prototype sites. The Province has also worked to address staffing challenges in the child care sector with a wage enhancement for early childhood educators and increased support for training. The Provincial Government also provides funding for Aboriginal Head Start programs to include child care, which is the first Provincial investment toward Indigenous-led child care.

While Provincial responsibility for child care currently spans three ministries (Children and Family Development, Health, and Education), the Province has announced that child care will be integrated into the Ministry of Education by 2023 and they have articulated a mandate for universal school age child care, with priority for spaces on school grounds.

Local Governments

While Federal and Provincial governments have the primary responsibility for child care policy and funding for programs, local governments play an important and unique role in helping improve child care access, affordability, and quality for families in their community. Although they do not have a legislated or mandated role in child care, local and regional governments have an important planning and coordination role, as well as the most in-depth understanding of local context and needs. The Action Plan identifies actions that may enable local governments to make a real difference for families in the region.

Regional Child Care Priorities and Actions

The Action Plan is organized around four priorities, in alignment with the Provincial plan for universal child care:

1. Increasing accessibility
2. Improving affordability
3. Focusing on quality
4. Strengthening partnerships

For each priority, we summarize relevant regional information, data and input from the community engagement work to provide a solid base of knowledge and facts. This is followed by a series of recommended short and long-term actions for the four municipalities and the Regional District. Many of the suggestions require collaboration and partnership, and key partners are noted where applicable.

Priority 1: Increase Access to Child Care

Child care is a vital part of a community's social infrastructure. All families should be able to choose the child care option that best meet their needs. When parents cannot access child care when and where they need it, they may be forced to make difficult decisions such as using unregulated care arrangements or staying out of the workforce altogether. The Parent and Caregiver Survey also indicated that about one quarter of families travel outside their communities to access child care.

Many families face additional barriers to navigating the child care system and accessing care that meets their needs. This includes families who are low income, Indigenous, recent immigrants, led by a lone parent, having children with additional support needs, and those from other underserved populations. When child care spaces are scarce, these families are often left behind, further compounding existing inequities.

Current Child Care Availability

For the communities participating in this project, there are a total of 782 licensed child care spaces or 19 licensed spaces for every 100 children from ages 0 to 12 years. For comparison, this is about the same as the coverage rate across the province (20 spaces per 100 children) but lower than the national coverage rate of 30 spaces per 100 children. As shown in the Table 1 below, coverage rates vary widely between communities, ranging from seven spaces per 100 children in the unincorporated electoral areas to 60 spaces per 100 children in Oliver.

Table 1: Current spaces and spaces per 100 children

	Number of Spaces	Spaces per 100 children
Summerland	220	19
Oliver	326	60
Princeton	57	18
Keremeos	42	34
Unincorporated Electoral Areas	122	7
RDOS (excluding Penticton & Osoyoos)	767	19

**Source: Interior Health Community Care Licensing. Census 2016 population data.*

Availability of child care also varies greatly by age group. As shown in Table 2 below, while the overall coverage rate for the region is 19 spaces per 100 children, there are **31** group spaces available for every 100 preschooler age children (3 to 5 years but not yet in school), compared with **14** spaces for every 100 school age children (5 years and in school up to 12 years) and only **4** spaces for every 100 children under three years. Only two communities in the region even have group infant-toddler (under 3 years) spaces.

Table 2: Licensed group child care spaces per 100 children

	Infant-Toddler	Preschooler	School Ager	Total
Summerland	0	33	15	19
Oliver	20	95	42	60
Princeton	12	25	9	18
Keremeos	0	76	0	34
Unincorporated Electoral Areas	0	6	6	7
RDOS (excluding Penticton & Osoyoos)	4	31	14	19

**Source: Interior Health Community Care Licensing. Census 2016 population data.*

Projected Child Population Growth

According to BC Stats population projections, child population for the entire Regional District is projected to increase slightly between 2021 and 2031 (+3.6% or +302 children 0 to 12 years)¹. This means that new child care spaces would need to be created simply to maintain the current rates of access.

Working Families

Across the Regional District, among families with at least one child under the age of six, 76% of couple parent families have at least two earners and 75% of lone parent families have at least one earner. This suggests that in most households with young children, all parents are working.



3 in 4 parents with children under age 6 are **working**.

¹ The population projections shown here are based on the BC Stats P.E.O.P.L.E 2020 projections. For population projections for Summerland, Princeton, South Okanagan, and Keremeos Local Health Areas, please refer to each jurisdiction’s section of this report.

There are only licensed child care spaces available for 4% of children under three and 31% of preschooler age children. Working parents often need to rely on a patchwork of reduced work hours, alternating shifts, and unlicensed care arrangements. While some of these unlicensed care arrangements are working well for families, our Parent and Caregiver Survey found that 56% of those currently using parental care and 55% of those using an unlicensed care arrangement said that they would like to change their current care arrangement if a preferred alternative became available at a price they could afford. Among all parents who would like to change their current care arrangement, 84% would prefer some form of licensed care.

"I am desperately trying to go back to work but I cannot because I cannot find child care. My only potential, long shot option right now is a random person unlicensed I do not know. I shouldn't have to make that choice.

I feel like I live in 1950 and even though I'm a professional I am having to give up my career just because of child care. I'm devastated."

- Parent & Caregiver Survey Respondent

Waitlists

Waitlist and wait times are an important indicator of unmet child care demand. According to the Parent and Caregiver Survey, 54% of children currently using a form of care other than a parent or relative were previously on a waitlist to secure that arrangement. Waitlists were most common for children under 3 (71%), followed by children 3 to 5 not yet in school (62%) and school age children (31%). 73% of children who were previously on a waitlist had wait times of over six months, including 42% who experienced wait times of over one year.



73% of children were on waitlists for over 6 months

42% were on waitlists for over one year

"We waited for a very long time and called every child care provider frequently for updates. It was an extremely frustrating and tedious process. And very stressful trying to manage work before we had care."

- Parent & Caregiver Survey respondent

Hours of Operation

About one-third of all working parents represented in the Parent and Caregiver Survey work beyond typical Monday to Friday hours. However, there are currently no licensed child care programs in the region offering extended hours of care (i.e., before 6 am and/or after 7 pm) or overnight care. This means parents with variable work schedules or who do shift work, which includes many low-income families, have few care options. 50% of all Parent Survey respondents said extended hours and/or days of operation would help improve their current child care situation.

Families also told us it is difficult to find part-time care and that they sometimes have no choice but to pay for full-time care they do not need. 48% of Survey respondents said increased availability of part-time care would help improve their child care situation.

“Early mornings are the hardest. No daycare opens early enough for shift workers. Daycares only seem to accommodate those who work 8-4. This is not realistic.”

– Parent & Caregiver Survey respondent

Access for All Populations

All children deserve care that meets their needs and ensures they are welcome, included, and respected.

For the communities participating in this project, 6% of residents are Indigenous. In the region, both Penticton Indian Band and Lower Similkameen Indian Band offer child care and parent drop-in programs that incorporate Indigenous language and culture. Lower Similkameen Indian Band has also been offering local early childhood education (ECE) training.

Immigrants represent 15% of the population in the Regional District. Newcomer families and children may have additional barriers to accessing child care, including language barriers and gaps in implicit knowledge around navigating the local child care system.

In the 2019/20 school year, the share of elementary school children who were identified as having additional support needs was 14% in School District 53, 12% in School District 58, and 10% in School District 67². Children who require additional supports are sometimes denied access to the limited number of child care spaces that are available. It is very difficult for families to find spaces that they can afford and that offer an adequate level of support that meets their child’s needs.

² Source: BC Government. Open Data Catalogue - Student Enrollment and FTE by Grade.

One-quarter of all children (24%) in the Regional District live in lone parent families. Child care is especially critical for lone parent families that are dependent on one income. In addition to financial challenges, lone parents often face other barriers to accessing child care, including unaffordable fees, difficulties navigating the child care system, and lack of flexibility in drop-off and pick-up times.

The University of British Columbia’s Human Early Learning Partnership ([HELP Early Development Instrument](#)) is used to assess the vulnerability of kindergarten students on one or more scales of well-being and development, which means that without additional support and care, these children may experience future challenges in school and beyond. Vulnerability rates for School Districts in the region ranged from 29% in School District 58, 34% in School District 67, and 40% in School District 53. Children who are vulnerable could benefit the most from high quality early childhood education experiences.

“There are times I have had to resort to being on welfare due to lack of child care in this town, though I have many good jobs available.”

– Parent & Caregiver Survey respondent

Recommendations

This Action Plan includes 41 recommendations to be considered by the five partner local governments. The recommendations are presented for each of the four strategic areas: accessibility, affordability, quality and partnerships. For regional recommendations, it will be critical for project partners to work together, identify key leads, and collaborate to ensure a consistent, regional approach. To this end, it is worth noting the City of Penticton has recently completed its [Child Care Action Plan](#) and was represented on the Steering Committee for this project. The Town of Osoyoos also has child care work underway. Ongoing collaboration with both municipalities will further the goal of a cohesive regional approach to addressing child care needs.

All recommendations include suggested time frames and external partners. It is worth noting that UBCM has recently completed [Stepping Stones: Child Care Planning Guides for BC's Local Governments](#) which includes tool and resources that may be helpful when implementing the recommended actions.

Tables 3 and 4 outline the first set of recommended actions, to increase accessibility of child care in the South Okanagan-Similkameen region. For the purposes of this Action Plan, short term is defined as between 2021 and 2023, medium term is 2024 to 2026, and long term is 2027 to 2031.

Table 3: Policy and planning recommendations to increase accessibility

Recommendations to Increase Accessibility			
Policy and Planning			
	Action	Time Frame	External Partners
1	Develop a South Okanagan Similkameen Regional Child Care Policy for local governments, providing a consolidated statement of the Region’s vision, goals, strategies and commitments to child care, including a strong link to the City of Penticton and the Town of Osoyoos Child Care Action Plans	Short	School Districts 53, 58, 67, child care operators, community agencies, City of Penticton and Town of Osoyoos
2	Review and amend Official Community Plans (OCPs) to: <ul style="list-style-type: none"> a) Include reference to the importance of child care to overall economic and social wellbeing; and b) Incorporate specific goals, policies, and strategies for facilitating or encouraging development of child care in the region (e.g., through collaboration with School Districts and other partners). For example, City of Coquitlam’s OCP states “it is important that the City uses its policy and regulatory tools to support the development of a sufficient number of child care spaces to meet community need and to enhance neighbourhood livability”. 	Short/Medium	School Districts 53, 58, 67, child care operators, community agencies

Recommendations to Increase Accessibility

3	<p>Endorse the space targets identified in this report, recognizing that local governments do not have the mandate and resources to reach the targets alone.</p> <ul style="list-style-type: none"> • Infant/Toddler: 221 new spaces or 33% coverage rate • Preschooler: 231 new spaces or 50% coverage rate • School Ager: 648 new spaces or 33% coverage rate <p>Please see section on Space Targets below for details.</p>	Short	<p>Child Care Providers, School Districts 53, 58 & 67, Interior Health, Community Agencies</p>
4	<p>Establish a Regional Child Care Action Group comprised of representatives from the child care sector, community service providers, the School Districts and key staff from each of the project partner jurisdictions (Summerland, Keremeos, Princeton, Oliver and the Regional District). Staff from the City of Penticton and Town of Osoyoos should also be invited to join the group.</p> <p>This group would work together to focus on:</p> <ol style="list-style-type: none"> a) Assessing evolving child care needs b) Implementing and monitoring the Child Care Action Plan c) Tracking changes related to the shift of child care to the Ministry of Education 	Short/Medium/Long	<p>Not-for-profit providers, School Districts 53, 58, 67, community agencies and service providers, Interior Health Licensing, First Nations Bands, South Okanagan Similkameen Métis Association, City of Penticton, Town of Osoyoos, post-secondary institutions</p>
5	<p>Formally identify a current staff position in each partner jurisdiction to be the internal and external child care point-person. This role would be to provide leadership on child care planning, monitoring the Action Plan and to support prospective child care space applications through local government permit and licensing processes.</p>	Short	None

Recommendations to Increase Accessibility

6	<p>Explore the feasibility of a region-wide inter-jurisdictional staff position dedicated to child care which would focus on:</p> <ul style="list-style-type: none"> a) Monitoring the progress of implementing the recommendations and meeting targets b) Reporting annually to Councils, the RDOS Board, the School Districts c) Facilitating partnerships, and engaging with the Province, the three school districts, Interior Health and community partners d) Identifying locations for new, not-for-profit and public, quality child care 	Medium/Long	<p>School Districts 53, 58 & 67, City of Penticton, Town of Osoyoos</p>
7	<p>Work with other public partners (e.g., Interior Health, School Districts 53, 38 & 67, local First Nations) to create (and then maintain) an inventory of prospective opportunities for child care development by identifying:</p> <ul style="list-style-type: none"> a) Potential land or facilities that could be used for child care b) Underutilized or vacant spaces or land, including schools, parks or crown land that could be repurposed for child care c) Public assets (buildings and land) that are slated for capital redevelopment (i.e., local hospital) d) Existing child care facilities that have expansion potential e) Buildings that may be slated for demolition 	Short/Medium/Long	<p>Interior Health, School Districts 53, 58 & 67, not-for-profit child care providers, post-secondary institutions</p>

Recommendations to Increase Accessibility

8	<p>Work with public partners to access Provincial capital funds to build child care spaces and consider:</p> <ul style="list-style-type: none"> a) Developing building models/prototypes and high-level cost estimates to facilitate planning for new child care facilities, exploring both permanent and modular builds b) Exploring a structured partnership with the Province for multiple programs and multiple sites c) Consider ways to support non-profit and public partners to complete the grant application and/or develop their budget for the construction costs 	Short/Medium	Province, not-for-profit operators
9	<p>Build formal partnerships and joint planning protocols with the School Districts to:</p> <ul style="list-style-type: none"> a) Structure regular and ongoing communication between the local governments and School Districts b) Support the Provincial direction of universal school age care and the commitment to move child care to the Ministry of Education c) Facilitate the use of school spaces and grounds for school age care operations, where possible d) Explore expansion of School District 53's seamless before and after school model to all school districts e) Explore the use of empty, surplus school land and buildings for infant/toddler and preschooler age child care; and f) Explore innovative opportunities for school age programming on professional development days and school breaks including summer 	Short/Medium	School Districts 53, 58, 67

Recommendations to Increase Accessibility

10	<p>Commit to maintaining accurate and up-to-date data to support child care planning by:</p> <ul style="list-style-type: none"> a) Updating the Action Plan’s Community Profile when new census data is available b) Working with the Child Care Resource & Referral Program and Interior Health to keep the Child Care Space Inventory up-to-date 	Ongoing	Child Care Resource and Referral Program, Interior Health
11	<p>Employ a ‘child care lens’ in all future plans and policies (e.g., affordable housing, economic development), ensuring that the child care impacts and opportunities are considered as the plans and policies are being developed.</p>	Short/Medium/Long	BC Housing, Interior Health
12	<p>Work with the Child Care Action Group and current providers to further explore options for offering more flexible child care services including, but not limited to:</p> <ul style="list-style-type: none"> a) Further needs assessments with community members/employers who work in ‘24-hour’ sectors, such as tourism, health, emergency services and those who work in agricultural/seasonal sectors b) Offering more part-time spaces or longer hours in the current programs (e.g., rather than 25 spaces of full-time in a program, offer 23 full time and 2 spaces that are available 2 to 3 days per week each) 	Medium	Child Care Action Group suggested in recommendation # 4, Province, Interior Health, not-for-profit providers, School Districts, Employers
13	<p>Work with internal and external partners to develop informal after-school programs that support children aged 10-12 years (the age group which is less likely to attend licensed programs)</p>	Medium	Not-for-profit sector, School District 53, 57 and 68

Table 4: Regulations and development processes recommendations to increase accessibility

Recommendations to Increase Accessibility			
Regulations and Development Processes			
	Action	Time Frame	External Partners
14	<p>Review all zoning bylaws to ensure that:</p> <ul style="list-style-type: none"> a) The language is consistent (e.g., referring to ‘child care’ rather than ‘day care’), modern, and transparent b) Child care uses can be accommodated in all zoning districts provided that there is no threat to children’s health and safety c) Other appropriate provisions for accommodating child care are identified (i.e., safe parking area including space for drop off/pick up, ample outdoor space) 	Medium	Not-for-profit providers, School District 53, 57 and 68, Interior Health
15	<p>When facilitating or planning new spaces, wherever possible, prioritize:</p> <ul style="list-style-type: none"> a) Spaces for age groups which are most underserved, namely infant/toddler and school-age b) Spaces that serve multiple ages in one location and offer flexible services like part-time or non-traditional hours c) Building child care spaces on existing publicly owned land and build onto existing public facilities such as community centres (rather than stand-alone structures) d) Development in areas of the Region with lower access rates and/or growing populations and in locations that are easily accessible for families 	Short/Medium/Long	Child Care providers, School District 53, 57 and 68, Interior Health

Recommendations to Increase Accessibility

16	Host regional child care information meetings for potential child care providers who are interested in opening child care spaces, covering such matters as the roles of both local governments and Interior Health in licensing, and provision of information on the planning and approval processes in each jurisdiction.	Short/Medium	Interior Health, City of Penticton, Town of Osoyoos
17	<p>Gather and centralize comprehensive information about child care for families and child care providers on local government websites, highlighting the following:</p> <ul style="list-style-type: none"> a) Information for families seeking child care (e.g., links to the Child Care Resource and Referral and the BC Child Care Map) b) Information for prospective child care operators (e.g., a step-by-step guide to procedures, submission requirements, zoning, information, permits and links to BC’s licensing regulations, with the information aligning with Interior Health where appropriate). 	Medium	Child care providers, Interior Health, Child Care Resource and Referral Program
18	Work with Interior Health Community Care Licensing to review both the local government and health authority regulations and processes for ‘licensing’ new child care spaces to explore ways to streamline and collaboratively support approval processes.	Short/Medium	Interior Health, child care providers

Priority 2: Make Child Care More Affordable

Affordability is a major barrier to child care access, with disproportionate negative impacts on low income and more vulnerable families who need additional support. High costs cause financial strain and stress. In some cases, high costs mean parents decide it does not make financial sense for them to participate in the labour force. For others, cost is a barrier to choosing the type of child care arrangement that would best meet their child's needs.

"I would be able to work a better job if I had cheaper and more flexible child care. Right now I am limited in what jobs I can do based on hours I have to be available for my kids."

– Parent & Caregiver Survey respondent

Household Income and Shelter Costs

For the entire Regional District, there is a large gap between median incomes of lone parent and couple parent families. Couple parent families with children under 18 have a median income of \$99,119, compared to \$34,859 for lone parents. Among families with children under 6, the median income for couple parent families is \$87,585, but only \$28,576 for lone parents. Overall, one in five children aged 0 to 14 live in low-income families.

Family budgets for child care fees come after paying other costs, such as shelter, food, clothing, and utilities. Median monthly shelter costs across the Regional District are \$658 for owned dwellings and \$904 for rented dwellings. 47% of renters and 16% of owners are spending more than 30% of their income on shelter.

"Cost of care is way too high. It's more than a mortgage payment and is unaffordable with cost of living in BC."

– Parent & Caregiver Survey respondent

Child Care Fees

The most recent data on monthly child care fees for the South Okanagan-Similkameen region comes from a fee survey conducted by the Child Care Resource & Referral (OneSky Community Resources) in 2017. Since 2017, several Provincial initiatives to address child care affordability have lowered costs for many families, especially those with lower incomes. Despite this welcome progress on affordability, lower fees were the number one factor identified by Parent and Caregiver Survey respondents that would most help improve their child care situation. Many families are not even aware they are eligible for fee subsidies and others who may not qualify for assistance find the cost of a financial strain, sometimes paying more for child care than for their rent or mortgage.

Table 5: Monthly child care costs, South Okanagan-Similkameen, 2017

Monthly Child Care Costs, South Okanagan-Similkameen		
Age Group	Family Child Care	Group Child Care
Infant/Toddler	\$600 - \$1000	\$800 - \$1065
3-5 years	\$600 - \$1000	\$600 - \$950
School Age (before or after)	\$175 - \$500	\$270 - \$330
School Age (before and after)	\$210 - \$540	\$400 - \$500

**Source: Child Care Resource and Referral Fee Survey, 2017.*

Recommendations

Table 6 provides recommended actions to improve affordability. Local governments have limited opportunities to directly and significantly affect the cost of child care. However, they can advocate to senior levels of government. They can also provide support to non-profit operators (e.g., nominal rent for publicly-owned facility space), enabling the operators to offer more affordable fees to families) and offer increased information for families about the available subsidies. For the purposes of this Action Plan, short term is defined as between 2021 and 2023, medium term is 2024 to 2026, and long term is 2027 to 2031.

Table 6: Recommendations to improve affordability

Recommendations to Improve Affordability			
	Action	Time Frame	External Partners
19	Create a local government grant program for not-for-profit child care centres to assist with facility upgrades and maintenance or to extend operating hours.	Short/Medium	Not-for-profit providers
20	Monitor child care fees in the region to provide up-to-date data about child care affordability	Ongoing	Child Care Resource and Referral Program
21	Lease or rent local government-owned facilities or land to not-for-profit child care providers at no cost or below-market rates.	Ongoing	Not-for-profit providers
22	Advocate to senior governments to reduce the cost of child care for families	Short/Medium/Long	School District 53, 57 and 68, Child Care Operators, community agencies, City of Penticton, Town of Osoyoos
23	Partner with the Child Care Resource and Referral Program to more proactively promote BC's Affordable Child Care Benefit Program for lower income families so that: <ul style="list-style-type: none"> a) More families are aware of the program and its eligibility criteria and application process (i.e., annual income threshold up to \$111,000) b) More child care providers are aware of the program and can help parents with the application process 	Short/Medium/Long	Local child care providers, community agencies, Child Care and Resource Program
24	Work with the Child Care Action Group and local child care providers to explore ways to offer: <ul style="list-style-type: none"> a) More part-time spaces within existing programs, in turn making the cost of care more affordable for lower income families b) Priority access to some spaces for lower income families 	Medium	Child Care Action Group suggested in recommendation # 4, local child care providers, community agencies, Child Care and Resource Program

Priority 3: Focus on Quality

The research is clear that high quality child care is linked to positive outcomes for children, while poor quality care can have negative long-term effects. More generally, parents dropping off their children at their child care arrangement each working day want to feel secure knowing their children will receive safe, high-quality care.

Quality Systems

The Province of BC has committed to an ambitious “systems” approach to universal child care with a focus on quality, affordability, and accessibility. While the direct mandate and authority to build, monitor and assess a quality child care system is within the Provincial Government’s scope, local governments can suggest that actions and investments are aligned with what research has identified as eight commonly accepted elements, as graphically represented below.

These elements are: (1) Ideas, (2) Governance, (3) Infrastructure, (4) Planning and Policy development, (5) Financing, (6) Human Resources, (7) Physical environment, and (8) Data, Research and Evaluation. All elements are interconnected and fit together to create a strong system; individually, each component has a limited impact.

Figure 2: Elements of a high quality early learning and child care system



(Source: Martha Friendly and Jane Beach, (2005). Elements of a high quality early learning and child care system. Childcare Resource and Research Unit.)

Quality Programs

At the program level, positive relationships between families and providers, amongst colleagues and between children and staff are strongly indicative of quality care. Additionally, when staff have higher levels of education and training, feel appreciated, and are well-supported, the quality of care increases. Planned programming and a strong curriculum that is tailored to meet the diverse needs of children further enhances quality. There is also ample evidence that a well-designed indoor/outdoor space is critical to supporting the development of children under five.

In order to facilitate improved quality special attention should be paid to the following human resource elements:

- Staff should have ECE (Early Childhood Education) training.
- At least some staff should have training in working with children with special needs and in working with families from different cultures and/or where English is an additional language.
- Wages should be decent and commensurate with the level of training.
- There should be written policies and formal procedures which give staff a feeling of worth and certainty, such as: job descriptions, contracts, salary schedule, performance reviews, and a staff manual.
- Staff should have access to opportunities for continued learning and professional development.

While not the responsibility of local governments, addressing challenges within the sector around recruitment and retention of ECE staff is critical to increasing the availability of high-quality care.

“I would love my child to be in a quality, licensed child care situation, whether it be in home or in a facility, both for the care he would receive and the ability to use the subsidy that we are eligible for.

– Parent & Caregiver Survey respondent

Auspice

Child care auspice (i.e., who operates the services) is critically important to the quality of child care programs. In BC (and Canada), four types of child care auspices exist:

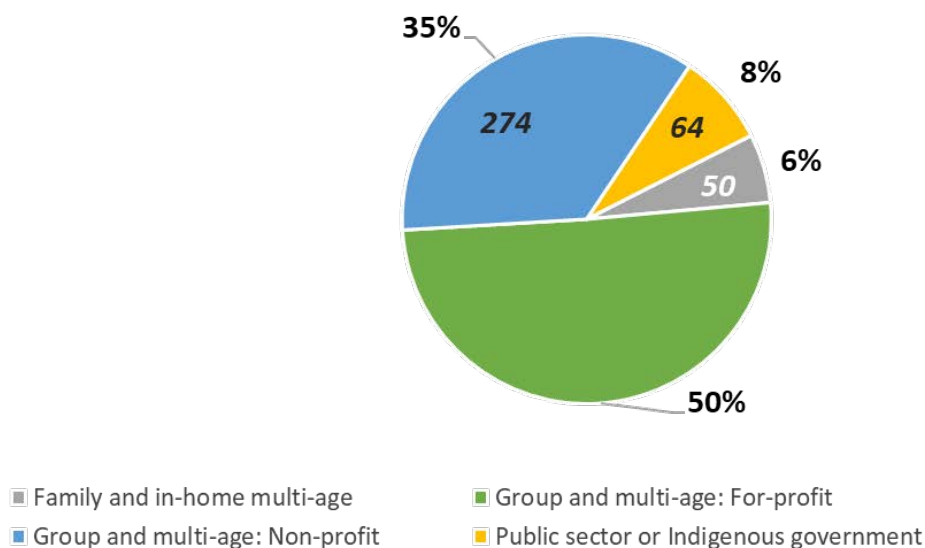
1. Non-profit child care services
2. For-profit child care services
3. Publicly operated child care services
4. Indigenous government operated child care services

We value and recognize that many for-profit child care centres in the region provide high-quality and reliable care to families and are an important part of our community. Broader research on auspice has consistently demonstrated that, on average, not-for-profit and publicly operated centres perform better on global evaluation scales when compared to for-profit centres³. In British Columbia, studies find that not-for-profit centres are more likely than for-profit centres to continue long-term operation⁴. Studies also show that not-for-profits are generally more likely to provide teaching support, higher salaries, staff policies, frequent job performance appraisals, and established grievance procedures, compared to for-profit centres. These factors can contribute to higher workplace morale and lower staff turnover, which are critical to ensuring high quality of care. The Province has also prioritized funding for public and not-for-profit child care.

Across British Columbia about 50% of the child care facilities are operated on a not-for-profit or public basis. The rate across the participating communities in the South Okanagan Similkameen was slightly lower, where 43% of child care spaces are operated by not-for-profits, public entities, or Indigenous governments.

Figure 3: Child care spaces by license type and auspice, all participating communities

Child care spaces by license type and auspice



While Provincial governments have the direct mandate and authority to build, monitor and assess a quality child care system, by engaging with public and community partners, local governments can create policy and make commitments that contribute to quality, including supporting operators to have the capacity for growth.

³ Childcare Resource and Research Unit (2011). Briefing Note: What research says about quality in for-profit, non-profit and public child care.

⁴ Kershaw, P., Forer, B. & Goelman, H. (2004). Hidden fragility: Closure among child care services in BC. Vancouver: Human Early Learning Partnership, University of British Columbia.

The following actions will assist in promoting and influencing the quality of child care. For the purposes of this Action Plan, short term is defined as between 2021 and 2023, medium term is 2024 to 2026, and long term is 2027 to 2031.

Table 7: Recommendations to promote and influence quality

Recommendations to Promote and Influence Quality			
	Action	Time Frame	External Partners
25	<p>In considering the development of local government-owned child care spaces ensure that:</p> <ul style="list-style-type: none"> a) Partners are not-for-profit and/or public child care providers b) Local government policy expectations are met (e.g., affordable child care fees) c) Local/regional governments consider the efficacy of developing facility design guidelines that are based on what the research states is best practice for child care (e.g., square footage for indoor and outdoor space that exceed the minimum Provincial Licensing Requirements) 	Short	Not-for-profit providers, School District 53, 57 and 68, Interior Health
26	Support the province in its <i>“Early Care and Learning Recruitment and Retention Strategy”</i> initiative and its commitment to Inclusion through joint advocacy.	Short	School District 53, 57 and 68, Child Care Providers, Community Agencies, City of Penticton, Town of Osoyoos
27	Engage in ongoing dialogue with First Nations and Métis, focusing on meeting the needs of Indigenous families/children and supporting high quality, culturally rooted and safe programming.	Ongoing	First Nations Bands, South Okanagan Similkameen Métis Association
28	<p>Explore ways of increasing local ECE training and practicum opportunities, including engaging with:</p> <ul style="list-style-type: none"> a) The Lower Similkameen Indian Band to see if their current ECE training pilot could be extended b) Post-secondary institutions to see if they could offer more local and/or remote ECE training options (i.e. Northern Lights College pilot) 	Short/Medium	Lower Similkameen Indian Band, Northern Lights College, other post-secondary institutions

Recommendations to Promote and Influence Quality

29	<p>Work with the Child Care Action Group and the Supported Child Care Development and Aboriginal Supported Child Development Programs to ensure the needs of children who require additional support are being met, pursuing such measures as:</p> <ul style="list-style-type: none"> a) Providing information sessions for parents and child care providers about the services and supports that are available b) Coordinating networking and/or professional development opportunities for child care providers 	Short/Medium	Child Care Action Group, suggested in recommendation # 4, Supported Child Development Programs, Child Care Providers
30	<p>Collaborate on approaches for enhancing the attractiveness and sustainability of employment in the child care field by:</p> <ul style="list-style-type: none"> a) Working with the School Districts to explore a dual credit ECE Program for local high school students to encourage local employment in child care b) Working with local child care providers to offer ECE practicums 	Medium	School Districts 53, 58, 67, child care providers, City of Penticton, Town of Osoyoos
31	Consider the need for Early Childhood Educators and child care in a formal Workforce Development or Business and Economic Development Strategies	Medium – ongoing	Local business planners, researchers
32	Work with the Child Care Action Group and the School Districts to offer ongoing training on BC’s Early Learning Framework for local child care providers	Short - ongoing	Child Care Action Group suggested in recommendation # 4, School District 53, 57 and 68, Child Care Resource and Referral Program, Child Care Providers

Priority 4: Strengthen Collaborations and Partnerships

The child care system involves many parties playing various roles, which requires intentional relationships and collaboration within and across jurisdictions. The upcoming move of child care to the Ministry of Education will make collaboration and partnerships with School Districts even more critical to meeting the child care needs of families across the region. Strengthening existing relationships with First Nations and Métis peoples will also be essential to ensuring Indigenous children have access to culturally safe care and that all children benefit from incorporation of Indigenous perspectives and history in child care planning and curriculum. Other important partners include post-secondary institutions, Interior Health, community agencies, child care providers, senior levels of government, and community members. For this Action Plan, short term is between 2021 and 2023, medium term is 2024 to 2026, and long term is 2027 to 2031.

Table 8: Recommendations to develop collaboration and partnerships

Recommendations to Develop Collaboration and Partnerships			
	Action	Time Frame	External Partners
	Recommendations 1, 4, 6-9, 12, 13, 16, 22 – 24, 26 – 30, 32 outlined earlier also involve strong collaboration and partnerships.	n/a	n/a
33	Build collaborative and learning relationships with First Nations and Métis, to support Indigenous history, culture, and perspectives into child care.	Ongoing	First Nations and Métis
34	Consider the development of a public education/communication campaign that includes messaging on the needs for child care, the importance of child care to the community, and the actions that are underway to improve the child care situation in the Region	Short /Medium	Child Care Action Group (the group proposed in recommendation # 4)
35	Advocate to senior governments to support the child care sector and families by: <ul style="list-style-type: none"> a) Ensuring the needs of the South Okanagan-Similkameen children are a priority for new spaces in provincial planning and funding b) Developing strategies to facilitate the recruitment, remuneration and retention of ECEs, including the recommendation in # 25 above 	Short/Medium	Community Agencies, School District 53, 57 and 68

	<ul style="list-style-type: none"> c) Increasing resources to support children with additional needs d) Lowering fees for families e) Providing funding to support flexible, non-traditional hours of care f) Addressing other priority child care issues that may arise in the future. 		
36	Pursue partnership opportunities with employers (e.g., in the tourism sector) to provide spaces for child care facilities that serve their employees' families and community. These could be joint projects with the involvement of several employers and not-for-profit child care providers).	Short/Medium/Long	Local employers, Chamber of Commerce
37	Share information and collaborate with the City of Penticton and the Town of Osoyoos on regional actions and ongoing planning.	Short/Medium/Long	City of Penticton and the Town of Osoyoos

Child Care Space Targets

One of the requirements specified by the funder of this Action Plan was that ten-year child care space targets be identified for each of the local government partners.

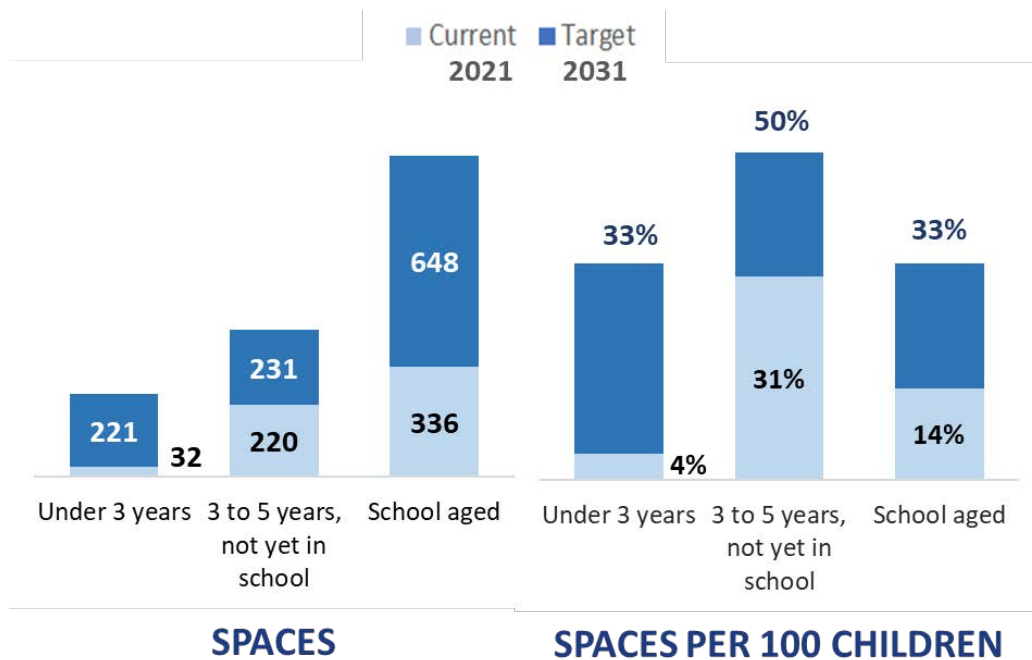
While setting targets for new child care spaces will clearly assist with planning and prioritization to meet community needs, it is acknowledged that the recommended targets are not for local governments to reach alone. Local governments require support from senior levels of government, community partners, and others to address the gaps in service. Continued capital funding is needed to support space creation and other Provincial and Federal policies are required to support the operation and sustainability of child care services.

Recommended Child Care Space Targets

The recommended targets for the South Okanagan Similkameen region (excluding Penticton and Osoyoos) are 33 infant-toddler spaces for every 100 children under 3, 50 full-day preschooler spaces for every 100 children 3 to 5 not yet in school, and 33 school age spaces for every 100 school age children kindergarten to age twelve.

As shown below, this would require the creation of **1,100** new child care spaces across the region by 2031.

Figure 4: Child care space targets, all participating communities



Due to an overall lack of child care services, families often need to travel outside their community to access child care. This means child care services in one jurisdiction could be used by families that live in the surrounding communities. However, for the purposes of this Action Plan, we have calculated current child care access rates and space targets separately for each municipality and for the combined electoral areas, in line with where municipalities and the Regional District have direct jurisdiction.

Process for Creating Targets

Currently, there are no Federal or Provincial standards or recommendations for the number of child care spaces per capita. In the absence of any formal policy or agreed upon standards, the space targets for the South Okanagan-Similkameen were informed by research on standards from other jurisdictions, local demographic and labour force data, and in consultation with municipal representatives, key partners in the child care sector, and community members.

Examples from other jurisdictions with publicly funded child care include the European Union, where the target is 33 spaces per 100 children under the age of 3 and 90 spaces per 100 children from 3 years to school age. In Quebec, the only publicly funded child care system in Canada, there are currently 57 spaces available per 100 children from birth to age 12.

In BC, several other local and regional governments have recently completed ten-year child care space targets. Examples of some of these space targets are presented in the table below.

Table 9: Ten-year child care space targets for other jurisdictions in BC

Ten-Year Targets for Number of Child Care Spaces per 100 Children by Age Group			
	Infant-Toddler	Preschooler	School Ager
City of Penticton	33	75	50
Mid-Island Region (Regional District of Nanaimo, City of Nanaimo, City of Parksville, District of Lantzville, Town of Qualicum Beach)	50	75	50
City of North Vancouver	33	50	33
District of North Vancouver	33	50	33

The recommended space targets take into account projected population growth and local employment rates for families, which both drive the need for child care. We attempt to strike a balance between a realistic, yet doable ten-year plan that will also meaningfully increase access for families across the region, prioritizing the areas and age groups experiencing the greatest unmet need.

The recommended access targets are consistent across the region. Priority is placed on significantly increasing spaces for the two age groups with the largest gaps in access: children under 3 and school age children. The targets also recognize the ongoing need for affordable services for preschool aged children.⁵

In addition, these targets are based on the following assumptions:

- The focus is on full-time, group, centre-based child care programs only (see Appendix B for a glossary of child care types in BC). This is because local governments and School Districts have a greater ability to facilitate development of group child care than family child care. Furthermore, family child care can have high rates of turnover which creates uncertainty when factored into long-term planning.
- Space targets for 2031 are based on projected child population for 2031, using Census 2016 data and population projections from BC Stats (P.E.O.P.L.E. 2020). Because the BC Stats' projections are only available for Regional Districts and Local Health Areas (LHA), we use the projections to assume the same relative population change for each age group for the following areas: District of Summerland and Summerland LHA; Town of Oliver and South Okanagan LHA; Town of Princeton and Princeton LHA; Village of Keremeos and Keremeos LHA; Unincorporated Electoral Areas and Regional District of Okanagan-Similkameen.
- Licensing regulations (i.e., the maximum group sizes) were used to estimate that each infant/toddler program has 12 spaces, each preschooler age program has 25 spaces, and each school age program has 24 spaces. This is used to show the number of new programs needed to reach each target.
- The targets are organized into short, medium, and long-term time horizons, where short-term is 2021 – 2023, medium term is 2024 – 2026, and long term is 2027 – 2031.

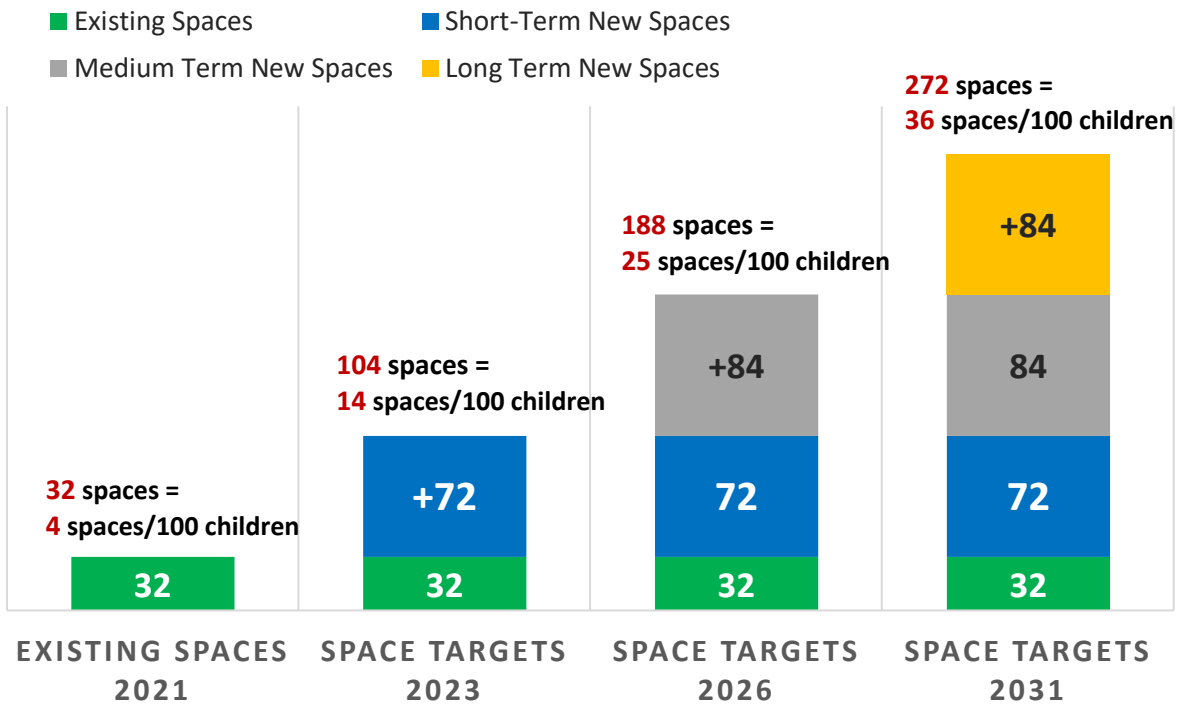
⁵ The proposed targets for the preschooler age group are higher than for the other age groups (i.e., 50 spaces per 100 children vs. 33 spaces per 100 children) for three main reasons: 1) the current access rate is already much higher therefore, fewer additional spaces will be required to meet the target; 2) the economic viability of operating infant - toddler programs relies on companion preschooler spaces; and 3) a continuum of services in one location provides the best stability for children and families.

Infant-Toddler (Under 3 Years) Recommended Targets

The participating communities for this project have a total of 32 spaces for infant-toddler or 4 spaces for every 100 children under 3. By facilitating the creation of six 12-space programs by 2023 (72 spaces), seven programs between 2024 and 2026 (84 spaces), and an additional seven programs between 2027 and 2031 (84 spaces), the region would have 272 infant-toddler spaces or child care spaces available for 36% of all children under 3 years by 2031.

Figure 5: Infant-toddler space targets, all participating communities

SPACE CREATION FOR INFANT-TODDLERS 2021-2031

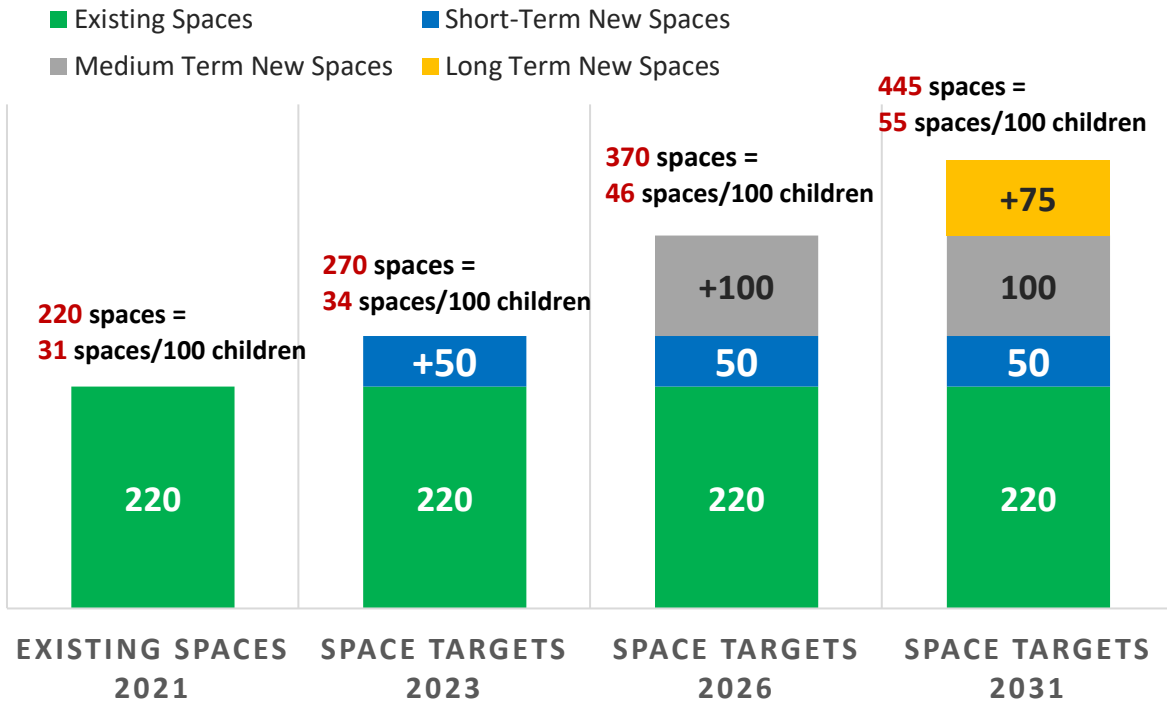


Preschool Age (3 to 5 Years Not Yet in School) Recommended Targets

The participating communities currently have a total of 220 spaces for preschooler age children or 31 spaces for every 100 children in this age group. By facilitating the creation of two 25-space programs by 2023 (50 spaces), four programs between 2024 and 2026 (100 spaces), and three programs between 2027 and 2031 (75 spaces), the region would have 445 full-day preschooler age child care spaces or child care spaces available for 55% of all children aged 3 to 5 but not yet in school by 2026.

Figure 6: Preschooler space targets, all participating communities

SPACE CREATION FOR PRESCHOOLERS 2021-2031

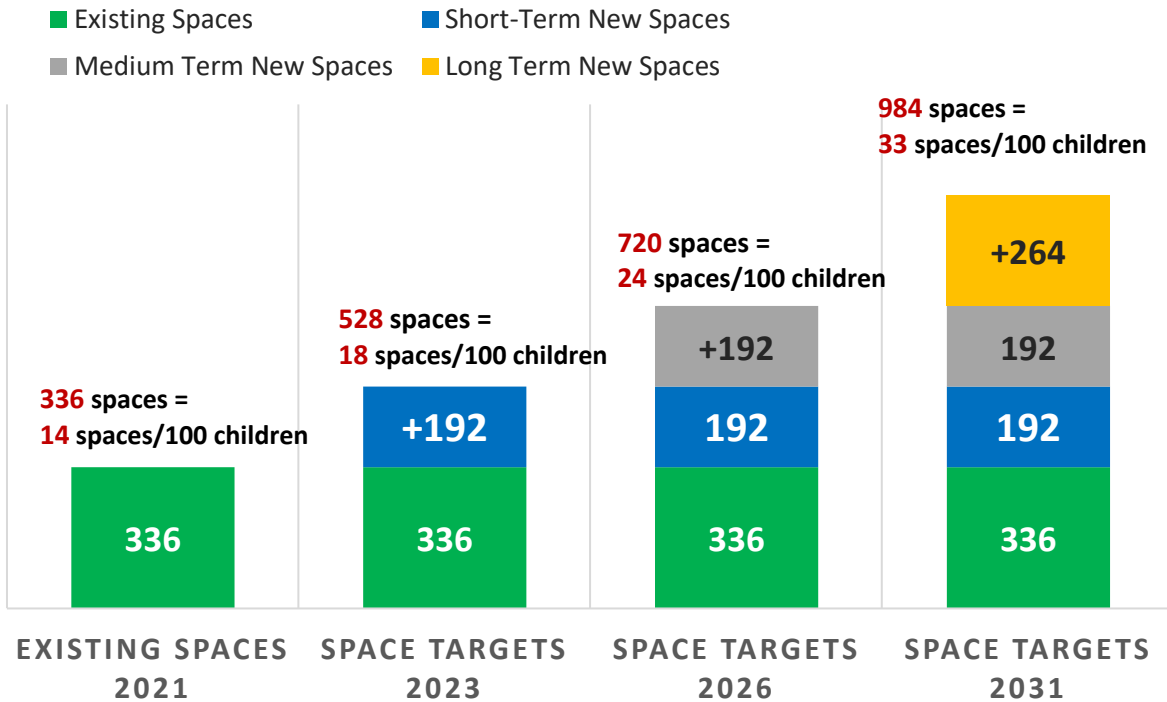


School Aged (Kindergarten to 12 Years) Recommended Targets

The participating communities for this project currently have 336 spaces school ages or about 14 spaces for every 100 school aged children. By helping facilitate the creation of eight 24-space programs by 2023 (192 spaces), eight programs between 2024 and 2026 (192 spaces), and 11 programs between 2027 and 2031 (264 spaces), the region would have 984 school age spaces or child care spaces available for 33% of all school aged children by 2031.

Figure 7: School ager space targets, all participating communities

SPACE CREATION FOR SCHOOL AGERS 2021-2031



Space Targets by Geographic Area

The maps below show the number of spaces available currently and the number of new spaces needed to meet the space targets in each space targets. Because the same targets have been set for all jurisdictions, the Action Plan allows the partners to prioritize creation of new child care spaces. More detailed information about the space targets by jurisdiction are presented in the sections below.

Figure 8: Map of current spaces and new spaces needed to reach target, Infant-Toddlers

South Okanagan-Similkameen Child Care Spaces, Infant-Toddlers (under 3 years)
 Target: 33 Spaces per 100 Children by 2031

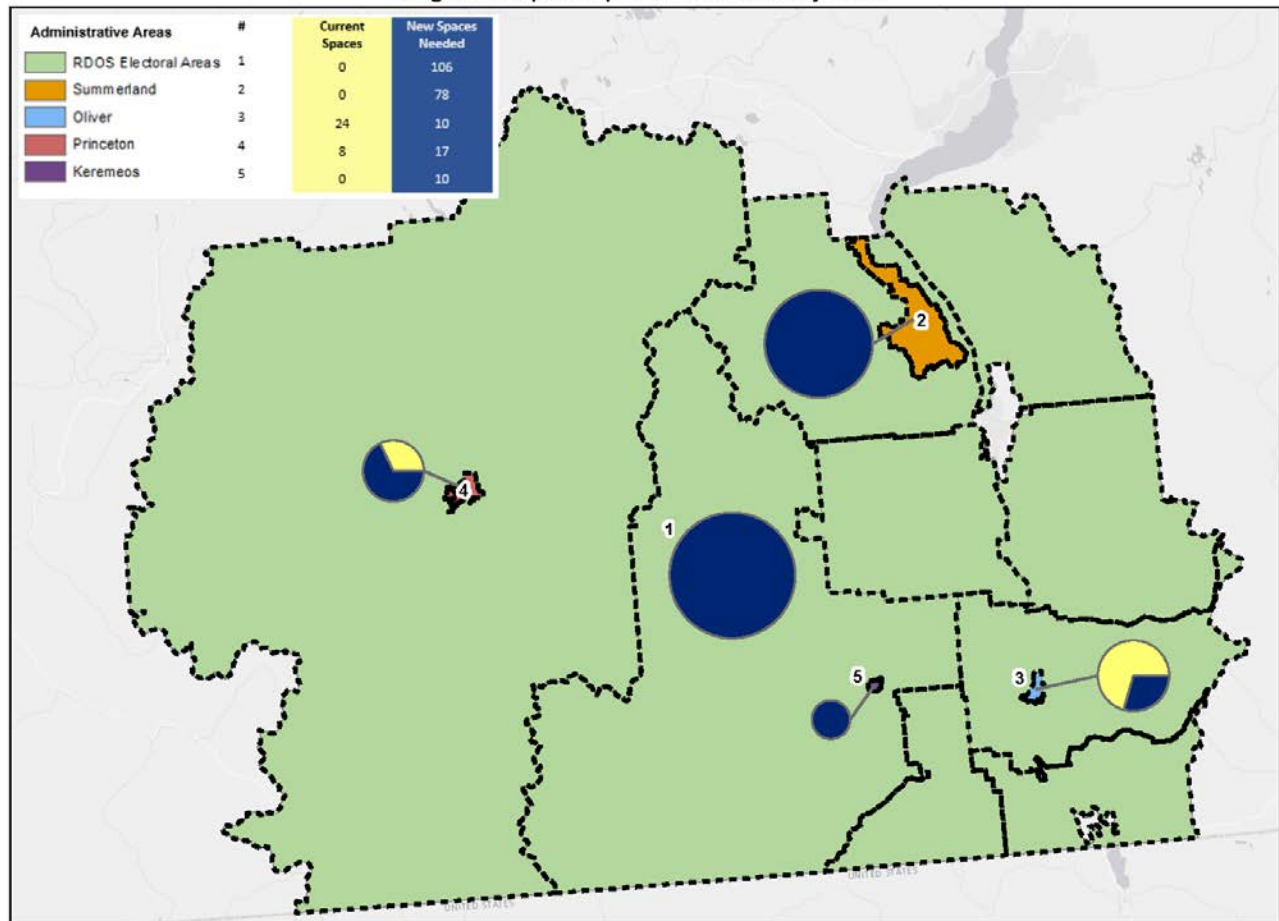


Figure 9: Map of current spaces and new spaces needed to reach target, Preschoolers

South Okanagan-Similkameen Child Care Spaces, Preschoolers (3 years to school age)
 Target: 50 Spaces per 100 Children by 2031

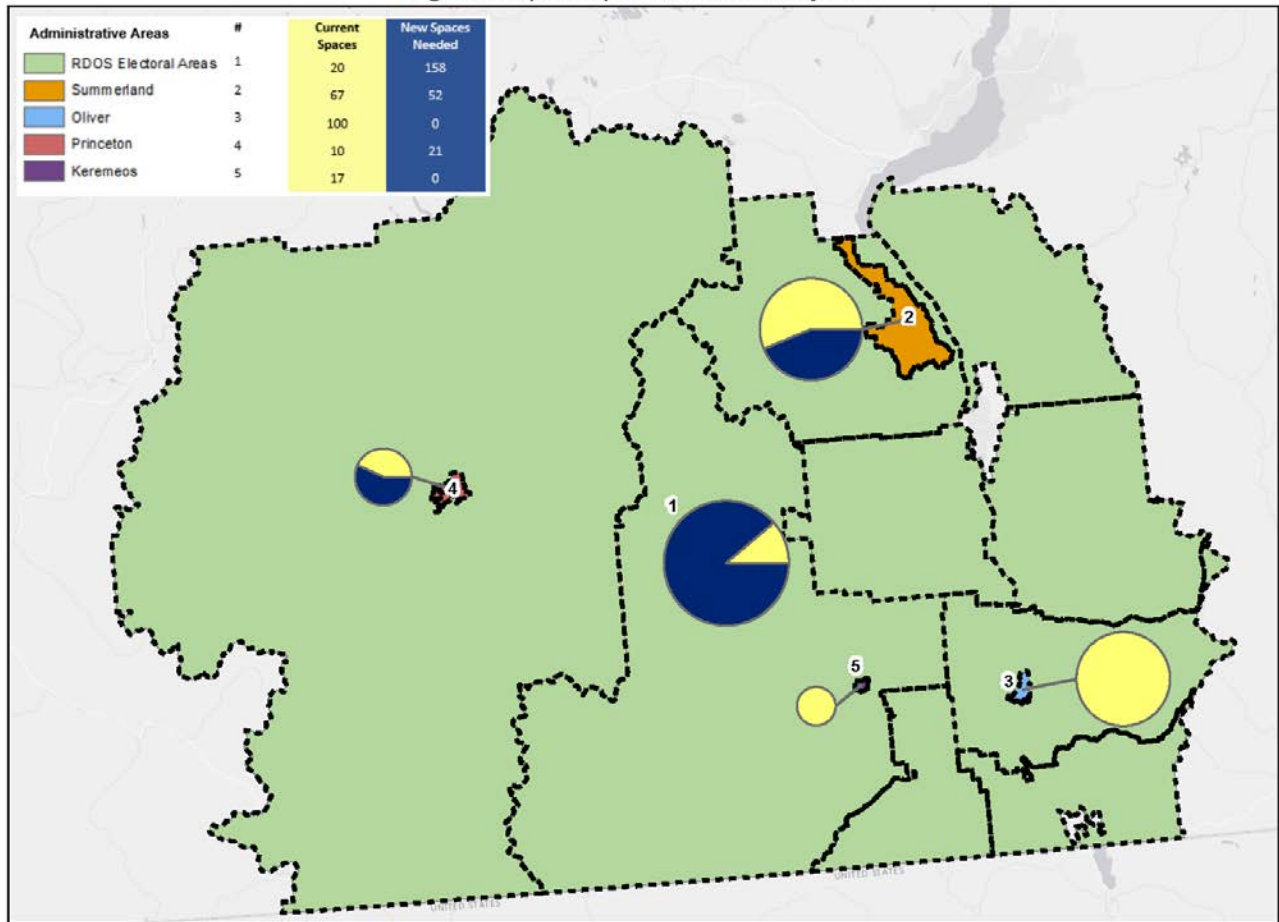
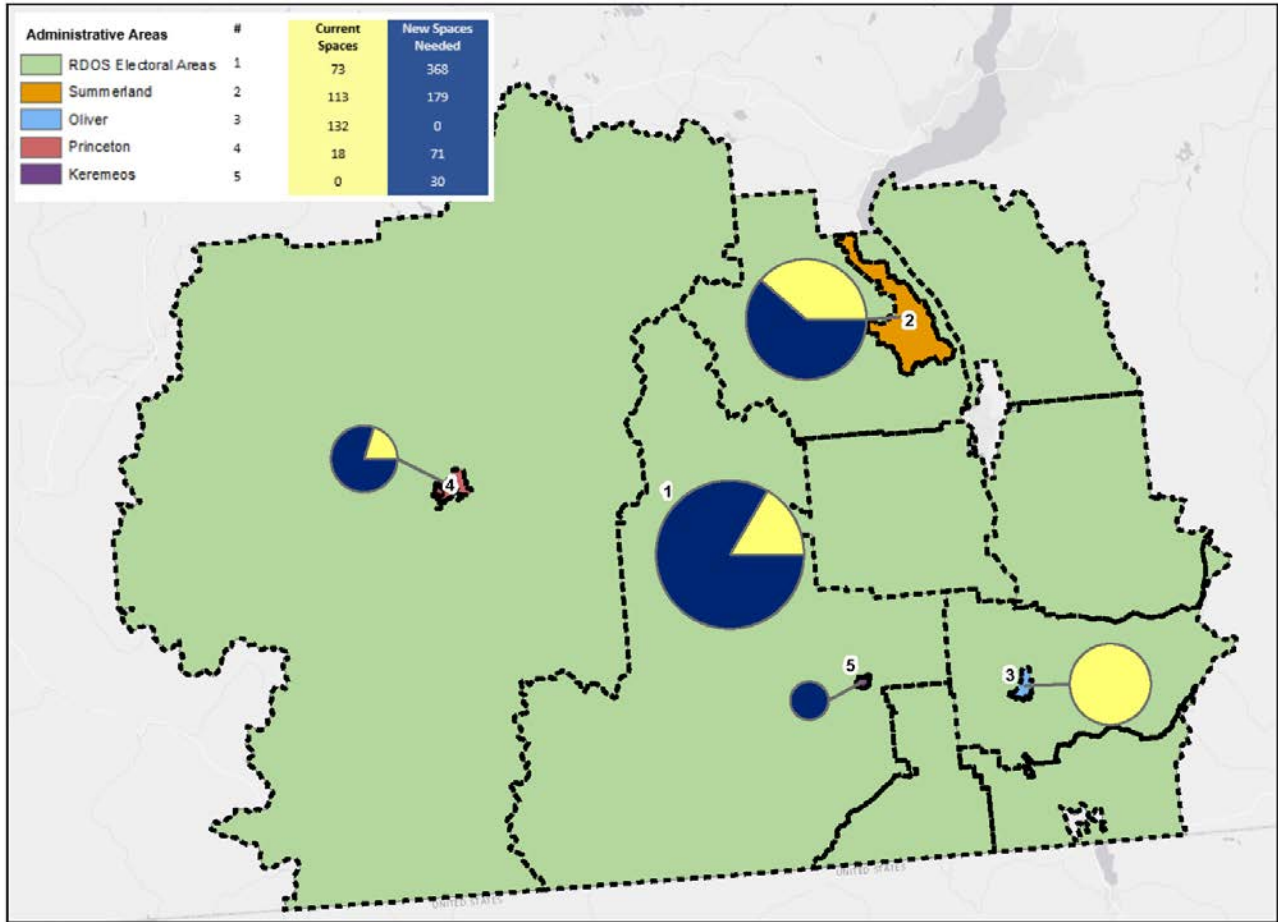


Figure 10: Map of current spaces and new spaces needed to reach target, School Aged

South Okanagan-Similkameen Child Care Spaces, School Aged (Kindergarten to 12 years)
 Target: 33 Spaces per 100 Children by 2031



Implementation, Monitoring, and Reporting

This Action Plan, developed in the context of increased commitments from senior levels of government for child care, represents an important opportunity to enhance the social and economic well-being of residents of the South Okanagan-Similkameen and to support the healthy development of children. As the Action Plan is implemented, it will be important for the project partners to monitor and report publicly on progress.

We recommend that the Regional District and partnering municipalities work with the proposed Child Care Action Group (see recommendation 4) to implement and monitor progress towards actions in this Action Plan including the child care space creation targets. It will also be critical for the project partners to work together to identify leads for each of regional actions and to ensure a consistent approach for actions to be undertaken by each jurisdiction.

We also recommend that an annual progress report be prepared by the project partners. This report could document successes, challenges, and lessons learned from implementing the Action Plan. It could also contain recommendations for adjustments to reflect evolving Provincial or Federal policy changes, such as the transition of child care to the Ministry of Education. Finally, we suggest that the annual report should be shared widely with partners including the child care provider community, other levels of government and the public.

Taking these actions will ensure the Action Plan stays relevant and useful over the ten-year period and can be used to effectively guide future decisions on local government investment of time and resources on child care.

District of Summerland

The following section highlights key information relevant to child care planning for the District of Summerland. Please refer to the full regional report above for complete details of the project findings; recommendations applicable to all jurisdictions; the policy context for child care; and the importance of the Action Plan's strategic priority areas of accessibility, affordability, quality, and partnerships.

In addition to the overall recommendations included in the regional report, we recommend that the District of Summerland commit to actively working towards incorporating child care in the new Summerland Community Recreation and Health Centre.

About Children and Families in Summerland

When planning for child care, it is important to consider not only the number of spaces to be created, but the unique needs of families and children in each community to ensure spaces are accessible to everyone. Pertinent data about children and families in Summerland, including demographic information and income patterns, are presented below.

Demographic Highlights

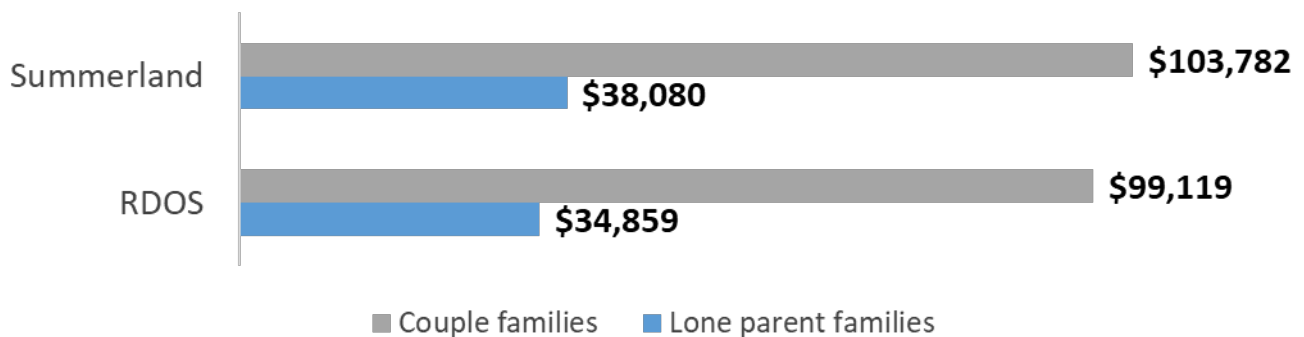
Some families, including those who are Indigenous, recent immigrants, or led by a lone parent, may face additional barriers to accessing child care.

- 6% of Summerland residents are Indigenous (605 individuals).
- 13% of residents are immigrants (1,400 individuals).
- 16% of all children 0 to 14 live in lone parent families (230 children).

Family Income

Figure 11: Median household income, families with children under 18, District of Summerland and RDOS

Median household income (before-tax), families with children under 18, 2015



- Nearly one in five children under the age of 18 live in low-income families.

Child Vulnerability

- According to UBC's Early Development Indicator (EDI), 31% of kindergarten aged children in the Summerland area, compared with 34% of children in School District 67, are vulnerable on one or more scales of development and would benefit from additional support⁶.

Commute Times & Hours of Care

- 19% of employed residents of Summerland have commute times of over 30 minutes, which suggests need for longer hours of care to accommodate commutes.

Parent & Caregiver Survey Highlights

The Parent & Caregiver survey received responses from 36 Summerland residents, providing information about the child care arrangements of 44 children. These results should be interpreted with caution and may not be generalizable to all families in Summerland. However, the responses are suggestive of some of the child care challenges experienced by families in the District.

- 46% of parents with a child care arrangement other than a parent or relative reported that securing their arrangement was very difficult.
- Parents in Summerland were the most likely of all parents in the region to say they selected their current child care arrangement because it was the first one to offer a space (42%), rather than other considerations such as program activities or reputation.
- 58% of parents said they would change their current care arrangement if they could.
- Parents and caregivers were also the most likely in the region to report spending time on child care waiting lists.
 - 47% of survey respondents currently using parental or relative care were currently on a waitlist, compared to the regional rate of 25%.
 - For those using a form of care other than a parent or relative, 73% had been on a waitlist to secure that child care spot, compared with 54% across the region.
 - 74% of those who had been on a waitlist experienced waits of over six months and 53% were on waitlists for over one year.
- When parents were asked about their satisfaction with their current care arrangement, 58% were satisfied with hours of care, 58% were satisfied with location, and 31% were satisfied with cost.

⁶ A complete description of the EDI and detailed reports for each School District can be found at: <http://earlylearning.ubc.ca/maps/data/>.

Current & Projected Child Population

According to the 2016 Census, the District of Summerland has about 1,200 children from birth to age 12. As shown in the Table below, the number of children is expected to increase significantly by 2031 (+15%), with projected population growth for all three age groups⁷.

Table 10: Current and projected child population, District of Summerland

Age Group		Number of Children 2016	Projected Number of Children 2031	Change 2016 – 2031 #	Change 2016 – 2031 %
Infant-Toddler	0 to 2 years	230	237	+7	+3%
Preschooler Age	3 to 4 years (and half of all 5-year-olds)	205	239	+34	+17%
School Age	6 to 12 years (and half of all 5-year-olds)	750	886	+136	+18%
Total	0 to 12 years	1,185	1,362	+177	+15%

Current Child Care Access

In total, the District of Summerland has 220 licensed child care spaces or 19 spaces for every 100 children from birth to age twelve.

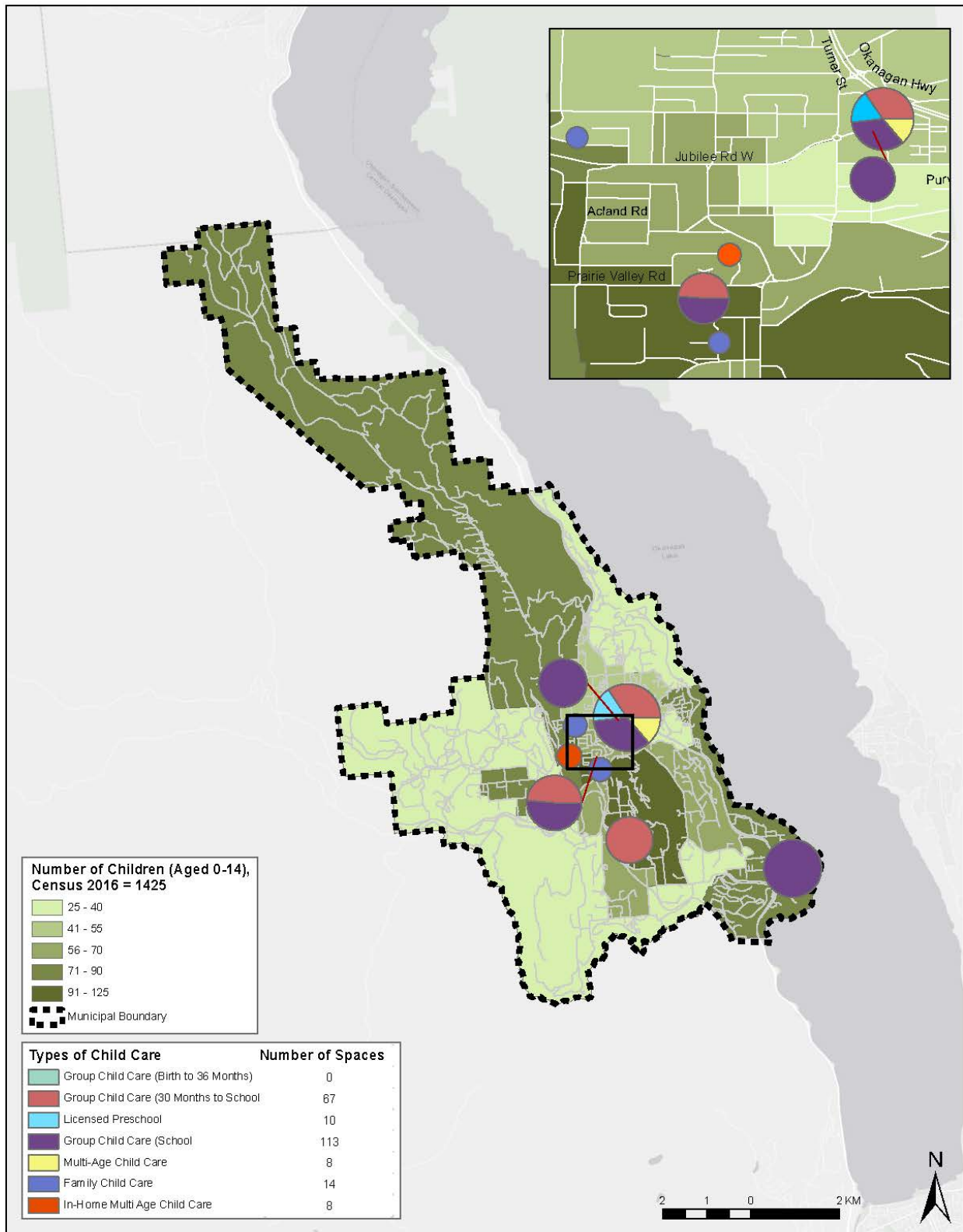
Due to an overall lack of child care services, families often need to travel outside their community to access child care. This means child care services in one jurisdiction, such as Summerland, could be used by families that live in the surrounding electoral areas. However, for the purposes of this Action Plan, we have calculated current child care access rates and space targets separately for each jurisdiction because that is where each municipality has direct jurisdiction.

As shown in the map below, child care access varies across the District. The north-western area of Summerland is home to a large number of children but currently has no licensed child care; this area may warrant priority consideration when creating new spaces to meet the space targets.

⁷ Projected child populations are based on BC Stat's P.E.O.P.L.E. 2020 population projections for the Summerland Local Health Area.

Figure 12: Map of child care facilities and spaces, District of Summerland

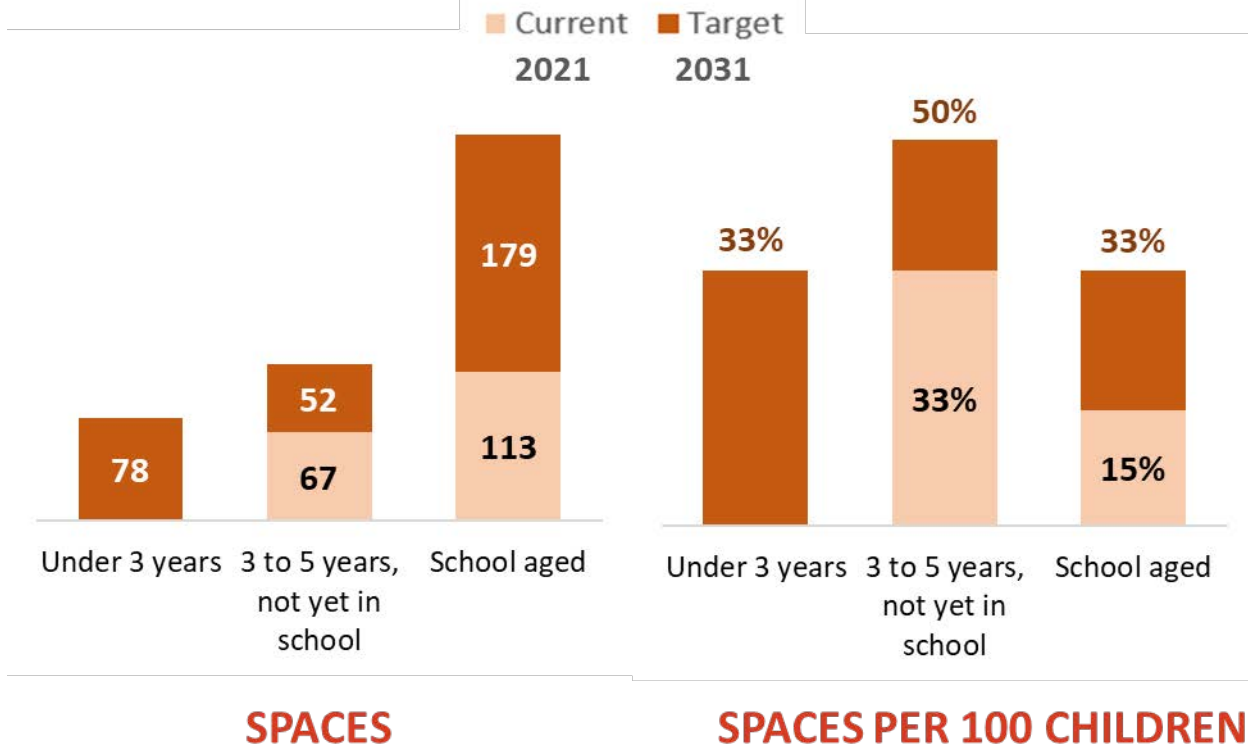
Summerland – Child Care Facilities & Spaces, 2020



Ten-Year Child Care Access Targets

The space targets presented below are based on projected child population for 2031 and are aligned with the Regional recommendations. To reach the recommended space targets, Summerland would need an additional 309 group spaces for children aged 0 to 12 by 2031.

Figure 13: Child care space targets, District of Summerland



Short, Medium and Long Term Recommended Targets

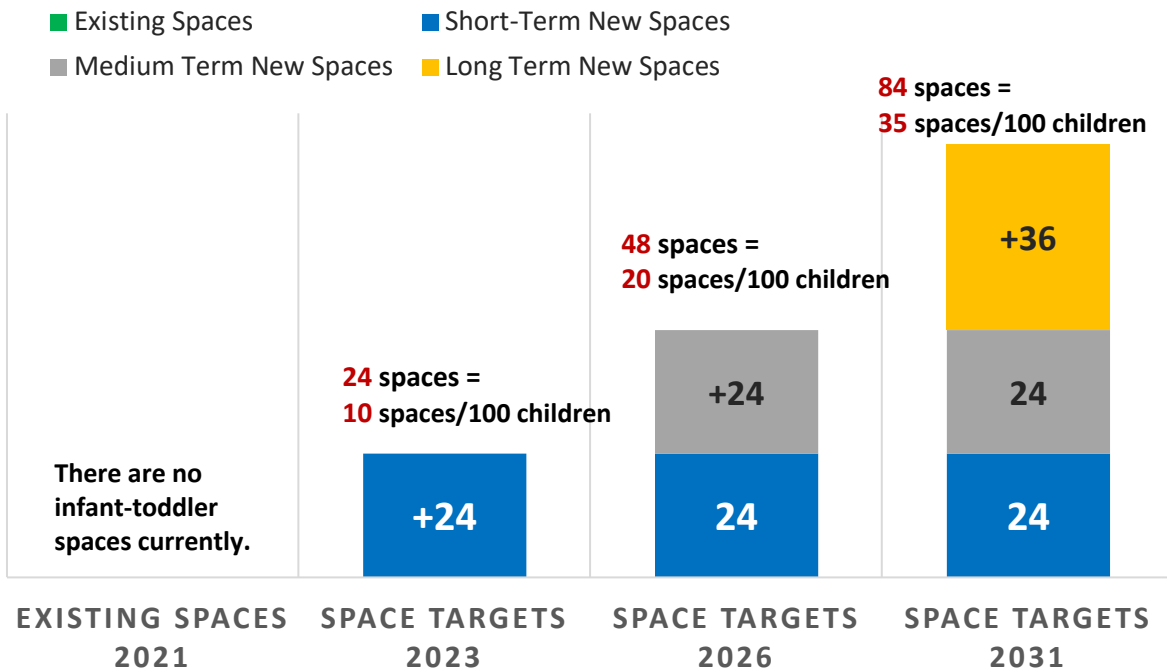
We have calculated the targeted number of spaces to be created for each age group for the short (2021 - 2023), medium (2024 - 2026), and long-term (2027 – 2031) (see chart below). To provide a “real world” basis for the targets, the calculations reflect the maximum group sizes for each program type as per licensing regulations (i.e., 12-space group birth to 36-month programs, 25-space group 30-month to school age programs, and 24-space school age programs). As a result, the total number of new spaces shown in the charts below may vary by a few spaces from the numbers of new spaces shown in the Figure 12 above.

Infant-Toddler (Under 3 Years) Space Targets

Summerland currently has no group infant-toddler spaces. By facilitating the creation of two 12-space programs by 2023 (24 spaces), two programs between 2024 and 2026 (24 spaces), and four programs between 2027 and 2031 (36 spaces), the District would have 84 infant-toddler spaces or child care spaces available for 35% of all children under 3 years by 2031.

Figure 14: Infant-toddler space targets, District of Summerland

SPACE CREATION FOR INFANT-TODDLERS 2021-2031

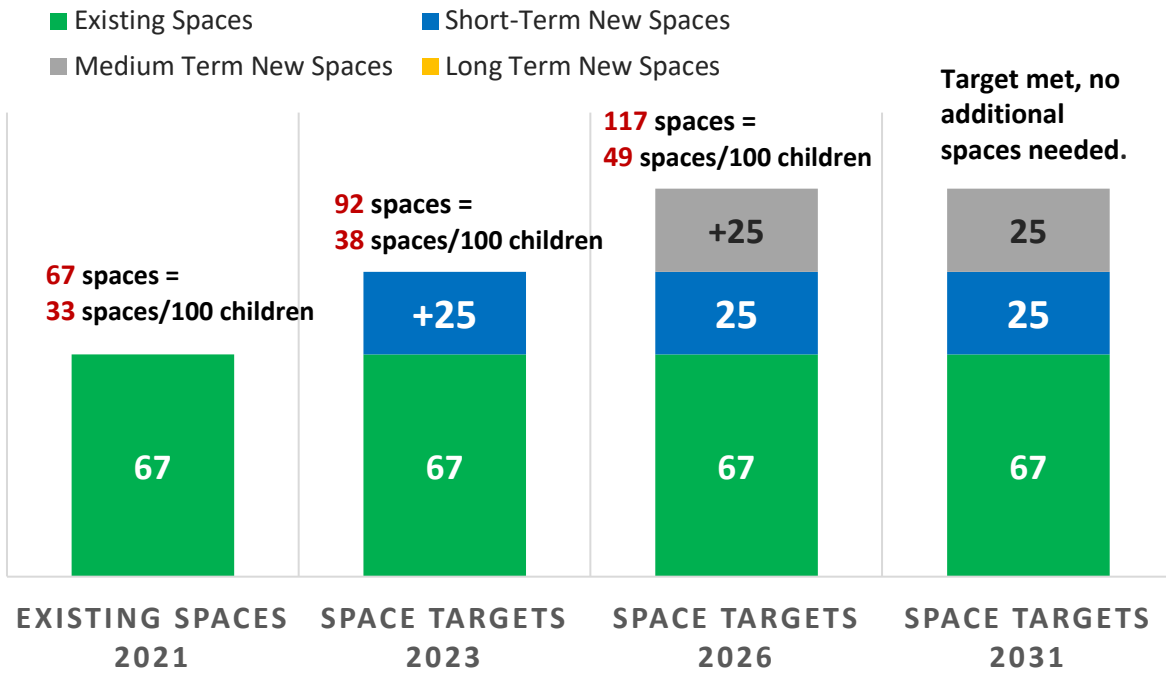


Preschooler Age (3 to 5 Not Yet in School) Space Targets

Summerland currently has 67 full-day group spaces for preschooler age children or about 33 spaces for every 100 children in this age group. By facilitating the creation of one 25-space program by 2023 and one program between 2024 and 2026, Summerland would have 117 full-day preschooler spaces or child care spaces available for 49% of all children aged 3 to 5 but not yet in school by 2026.

Figure 15: Preschooler space targets, District of Summerland

SPACE CREATION FOR PRESCHOOLERS 2021-2031

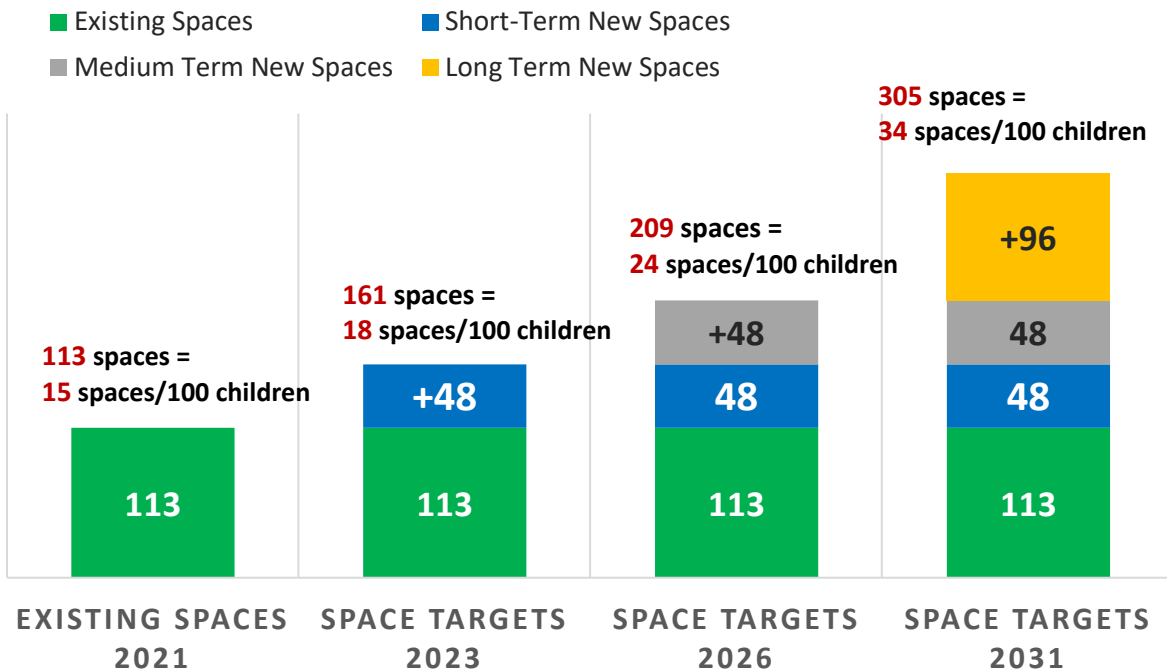


School Ager (Kindergarten to 12 Years) Space Targets

Summerland currently has 113 group school ages spaces or about 15 spaces for every 100 school aged children. By helping facilitate the creation of two 24-space programs by 2023 (48 spaces), two programs between 2024 and 2026 (48 spaces), and four programs between 2027 and 2031 (96 spaces), the District would have 305 school age spaces or child care spaces available for 34% of all school aged children by 2031.

Figure 16: School ager space targets, District of Summerland

SPACE CREATION FOR SCHOOL AGERS 2021-2031



Town of Princeton

The following section highlights key information relevant to child care planning for the Town of Princeton. Please refer to the full regional report above for complete details of the project findings; recommendations applicable to all jurisdictions; the policy context for child care; and the importance of the Action Plan's strategic priority areas of accessibility, affordability, quality, and partnerships.

In addition to the overall recommendations included in the regional report, we recommend that the Town of Princeton partner with School District 58 to explore whether underutilized District spaces, such as the Board Office or Riverside School, could be repurposed for child care.

About Children and Families in Princeton

When planning for child care, it is important to consider not only the number of spaces to be created, but the unique needs of families and children in each community to ensure spaces are accessible to everyone. Pertinent data about children and families in Princeton, including demographic information and income patterns, are presented below.

Demographic Highlights

Some families, including those who are Indigenous, recent immigrants, or led by a lone parent, may face additional barriers to accessing child care.

- 10% of Princeton residents are Indigenous (280 individuals).
- 7% of residents are immigrants (205 individuals).
- One-quarter (25%) of all children 0 to 14 live in lone parent families (90 children).

Family Work Patterns

- Princeton has a higher share of couple parent families with only one earner than the Regional District as a whole (26% versus 15%). This suggests more families may include a stay-at-home parent.

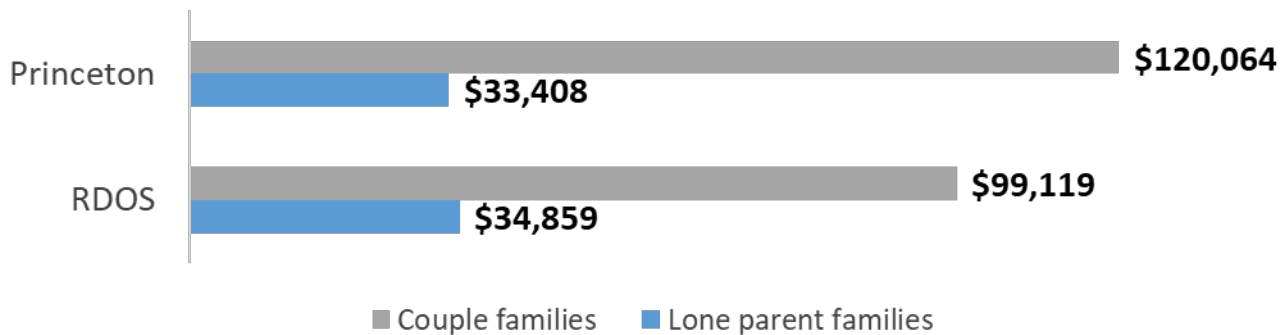
Family Income

- Compared to the other participating communities for this project, Princeton has the highest median income for couple parent families but the lowest median income for lone parent families⁸.

⁸ Because of the small population size of some communities and the need to protect confidentiality, median incomes for lone parent families are only available for Summerland, Oliver, Princeton, Electoral Areas D & I, Electoral Area E, and the Regional District.

Figure 17: Median household income, families with children under 18, Town of Princeton and RDOS

Median household income (before-tax), families with children under 18, 2015



- One in five children under 18 live in low-income families.

Child Vulnerability

- According to UBC’s Early Development Indicator (EDI), 29% of kindergarten aged children in the School District 58 are vulnerable on one or more scales of development and would benefit from additional support⁹.

Parent & Caregiver Survey Highlights

The Parent & Caregiver Survey received responses from 31 residents of Princeton or Electoral H, with those 31 respondents providing information about the child care arrangements of 38 children. These results should be interpreted with caution and may not be generalizable to all families in Princeton. However, the responses are suggestive of the child care experiences of families in the Town.

- 41% of respondents, including those currently relying on a parent or relative to provide care, said they would change their current care arrangement if a preferred alternative became available at a price they could afford.
- Parents in Princeton were less likely than others in the region to report long wait times for child care spaces.
 - 33% of survey respondents from the area who were using a form of care other than a parent or relative had been on a waitlist to secure that spot, compared with 54% across the region.
 - Of those parents, only one respondent reported a wait time greater than six months, and there were no reported wait times of longer than one year.
- Parents and caregivers in Princeton were least likely in the region to report that finding child care was very difficult (11%). They were also the least likely to report choosing their current care arrangement because it was the first to offer a space (17%) and most likely to report choosing their child care arrangement based on reputation (75%).

⁹ A complete description of the EDI and detailed reports for each School District can be found at: <http://earlylearning.ubc.ca/maps/data/>.

Current & Projected Child Population

According to the 2016 Census, the Town of Princeton has 325 children from birth to age 12. As shown in the Table below, the number of children is expected increase significantly by 2031 (+29%), with projected population growth for all three age groups¹⁰.

Table 11: Current and projected child population, Town of Princeton

Age Group		Number of Children 2016	Projected Number of Children 2031	Change 2016 – 2031 #	Change 2016 – 2031 %
Infant-Toddler	0 to 2 years	65	76	+11	+17%
Preschooler Age	3 to 4 years (and half of all 5-year-olds)	65	73	+8	+12%
School Age	6 to 12 years (and half of all 5-year-olds)	195	270	+75	+38%
Total	0 to 12 years	325	419	+94	+29%

Current Child Care Access

The Town of Princeton has 57 licensed child care spaces¹⁰ or 18 spaces for every 100 children.

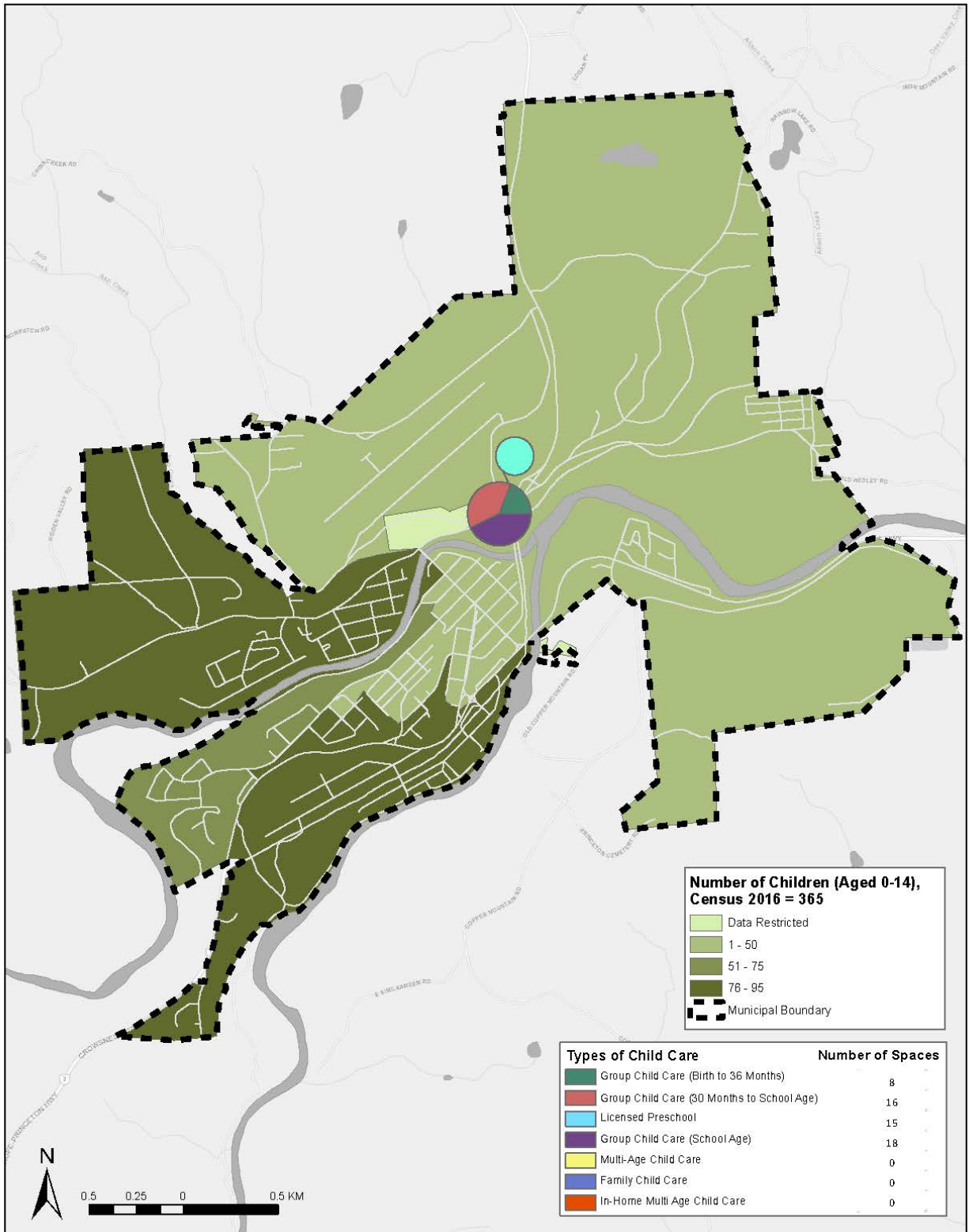
Due to an overall lack of child care services, families often need to travel outside their community to access child care. This means child care services in one jurisdiction, such as Princeton, could be used by families that live in the surrounding electoral areas. However, for the purposes of this Action Plan, we have calculated current child care access rates and space targets separately for each jurisdiction because that is where each municipality has direct jurisdiction.

The map below shows where current child care spaces are located, relative to child population. Areas of Town with large child populations but few child care spaces should be prioritized when considering locations of new spaces to reach space targets.

¹⁰ Projected child populations are based on BC Stat's P.E.O.P.L.E. 2020 population projections for the Princeton Local Health Area.

Figure 18: Map of child care facilities and spaces, Town of Princeton

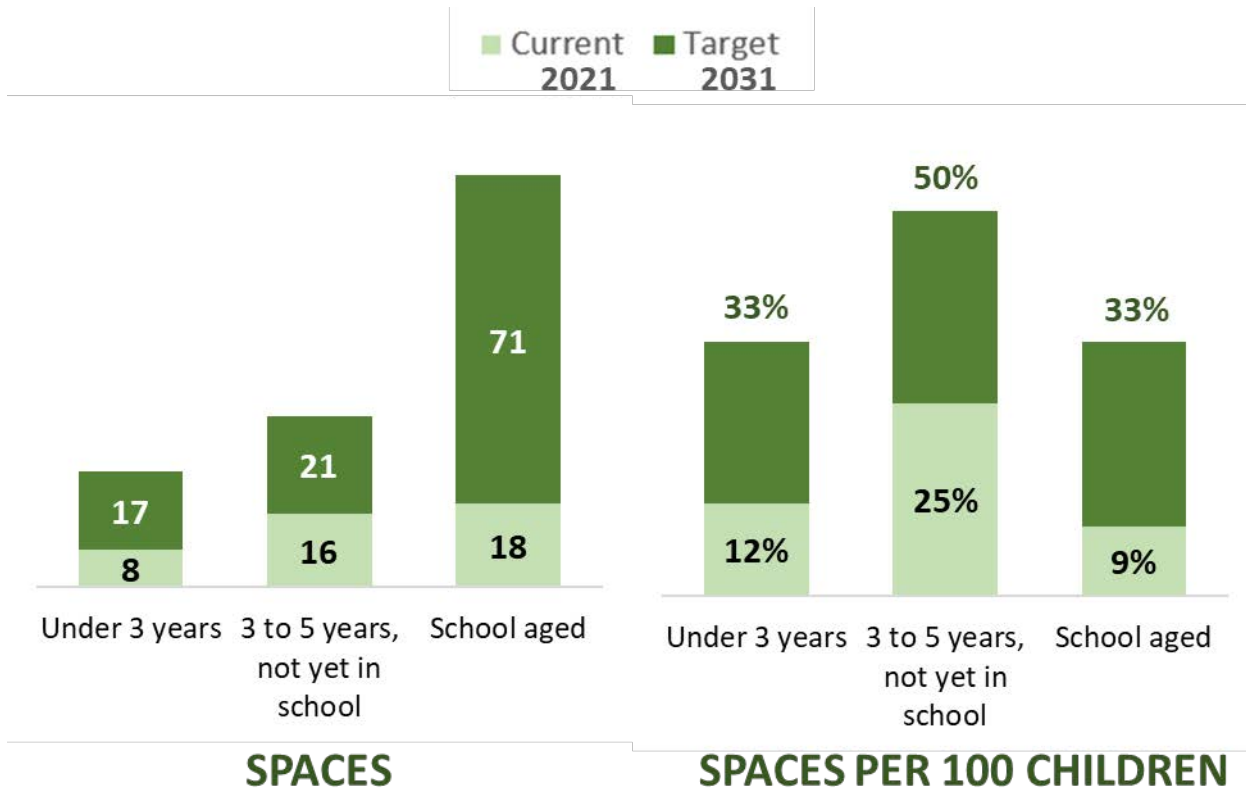
Princeton – Child Care Facilities & Spaces, 2020



Ten-Year Child Care Access Targets

The space targets presented below are based on projected child population for 2031. To reach the recommended space targets, Princeton would need an additional 109 group spaces for children aged 0 to 12 by 2031.

Figure 19: Child care space targets, Town of Princeton



Short, Medium and Long Term Recommended Targets

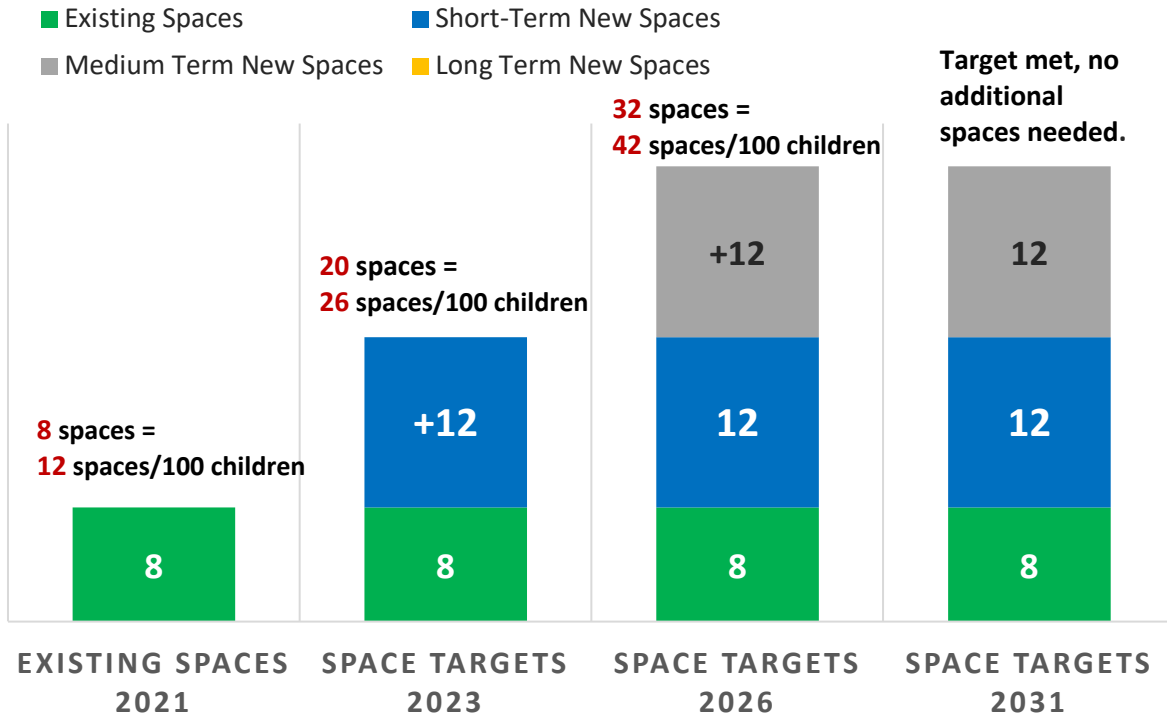
We have calculated the targeted number of spaces to be created for each age group for the short (2021 - 2023), medium (2024 - 2026), and long-term (2027 – 2031) (see chart below). To provide a “real world” basis for the targets, the calculations reflect the maximum group sizes for each program type as per licensing regulations (i.e., 12-space group birth to 36-month programs, 25-space group 30-month to school age programs, and 24-space school age programs). As a result, the total number of new spaces shown in the charts below may vary by a few spaces from the numbers of new spaces shown in the Figure 18 above.

Infant-Toddler (Under 3 Years) Space Targets

Princeton currently has 8 group infant-toddler spaces. By facilitating the creation of one 12-space program by 2023 and one program between 2024 and 2026, Princeton would have 32 infant-toddler spaces or child care spaces available for 42% of all children under 3 years by 2026.

Figure 20: Infant-toddler space targets, Town of Princeton

SPACE CREATION FOR INFANT-TODDLERS 2021-2031

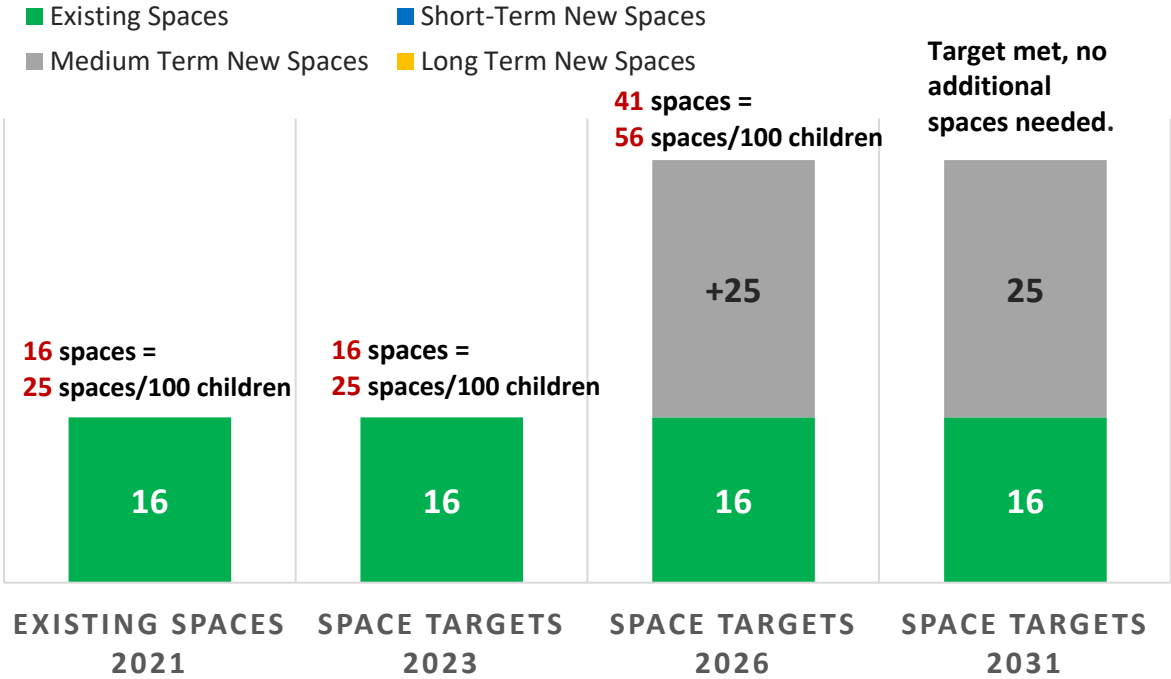


Preschooler Age (3 to 5 Not Yet in School) Space Targets

Princeton currently has 16 full-day group spaces for preschooler age children or 16 spaces for every 100 children in this age group. By facilitating the creation of one 25-space program in the medium-term, between 2024 and 2026, Princeton would have 41 full-day preschooler age spaces or child care spaces available for 56% of all children aged 3 to 5 but not yet in school by 2026.

Figure 21: Preschooler space targets, Town of Princeton

SPACE CREATION FOR PRESCHOOLERS 2021-2031

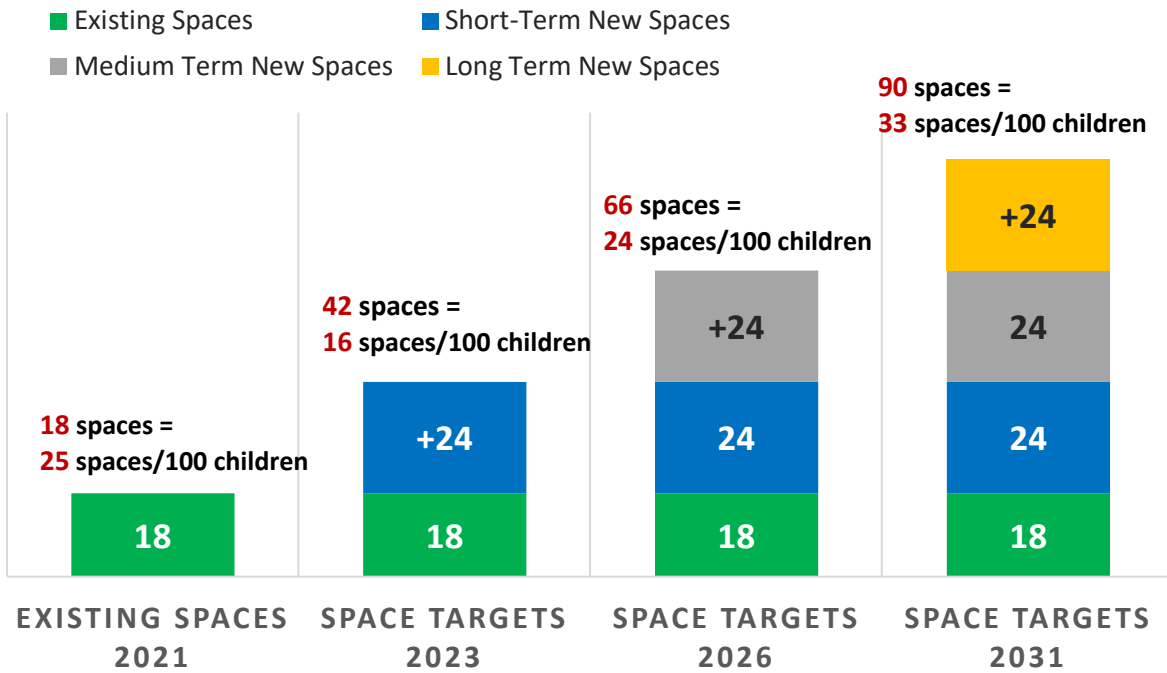


School Ager (Kindergarten to 12 Years) Space Targets

Princeton currently has 18 group school ages spaces or about 25 spaces for every 100 school aged children. By helping facilitate the creation of one 24-space program by 2023, one program between 2024 and 2026, and one program between 2027 and 2031, the Town would have 90 school age spaces or child care spaces available for 33% of all school aged children by 2031.

Figure 22: School ager space targets, Town of Princeton

SPACE CREATION FOR SCHOOL AGERS 2021-2031



Town of Oliver

The following section highlights key information relevant to child care planning for the Town of Oliver. Please refer to the full regional report above for complete details of the project findings; recommendations applicable to all jurisdictions; the policy context for child care; and the importance of the Action Plan's strategic priority areas of accessibility, affordability, quality, and partnerships.

In addition to the overall recommendations included in the regional report, we recommend that the Town of Oliver review and enhance policy statements in the Health, Wellbeing, and Community Development section of their OCP regarding child care (e.g., incorporate elements from the Grow Oliver Local Economic Development Strategy concerning identification of sites, bringing together partners, and looking for co-location opportunities with recreation facilities).

About Children and Families in Oliver

When planning for child care, it is important to consider not only the number of spaces to be created, but the unique needs of families and children in each community to ensure spaces are accessible to everyone. Pertinent data about children and families in Oliver, including demographic information and income patterns, are presented below. The Town of Oliver is notable for its significant immigrant population, high rate of children in lone parent families, and high rates of kindergarten aged children who would benefit from additional support.

Demographic Highlights

Some families, including those who are Indigenous, recent immigrants, or led by a lone parent, may face additional barriers to accessing child care.

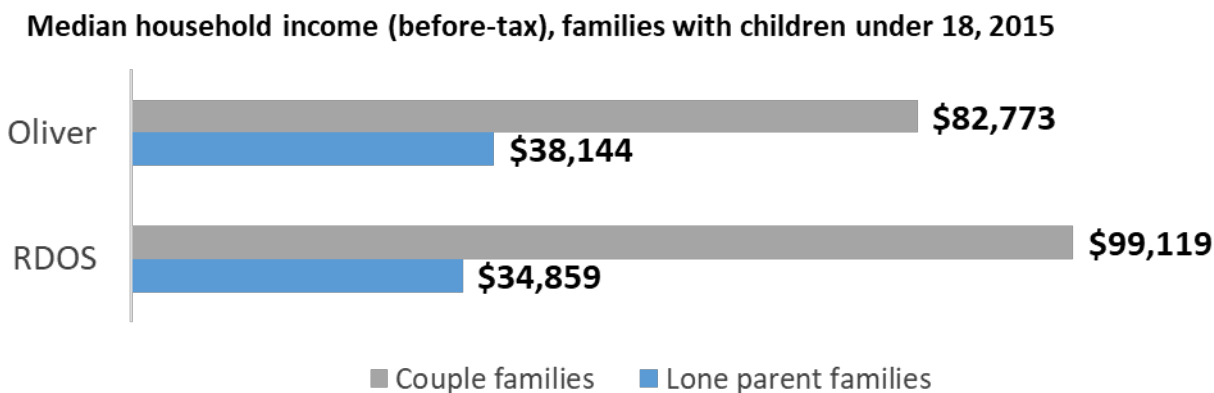
- 3% of Oliver residents are Indigenous (155 individuals).
- 18% of residents are immigrants (840 individuals).
- 27% of all children 0 to 14 live in lone parent families (165 children), one of the highest rates in the region.

Family Work Patterns

- Only 13% of couple parent families in Oliver have only one earner, suggesting that in most couple parent families, both parents work.

Family Income

Figure 23: Median household income, families with children under 18, Town of Oliver and RDOS



- One in five children under 18 live in low-income families.

Child Vulnerability

- According to UBC's Early Development Indicator (EDI), 43% of kindergarten aged children in the Oliver – OK Falls area, compared with 40% of children in School District 53, are vulnerable on one or more scales of development and would benefit from additional support¹¹.

Parent & Caregiver Survey Highlights

The Parent & Caregiver survey received responses from 32 residents of Oliver, Electoral Area A, and Electoral Area C, providing information about the child care arrangements of 45 children. Given the inclusion of responses from residents of the surrounding electoral areas, which have much lower rates of child care access than the Town of Oliver, these results should be interpreted with caution and may not be fully representative of all families in Oliver. However, the responses are suggestive of some of the child care experiences of families in the area.

- 58% of all respondents reported that they would change their current care arrangement if a preferred alternative became available at a price they could afford.
- 28% of survey respondents reported that it was very difficult to find child care.
- Many respondents from the area experienced wait times.
 - For those using a form of care other than a parent or relative, 43% were on a waitlist to secure that spot.
 - 67% experienced wait times of over six months and 33% of over one year.
- When asked about what factors would most help improve their child care situation, more than half of all respondents selected increased availability of part-time care (56%) and extended hours of care (49%).

¹¹ A complete description of the EDI and detailed reports for each School District can be found at: <http://earlylearning.ubc.ca/maps/data/>.

- Respondents from Oliver had the lowest rate of satisfaction with the cost of their current care arrangement (25%). 63% reported that lower fees would most help improve their child care situation.

Current & Projected Child Population

According to the 2016 Census, the Town of Oliver has 540 children from birth to age 12. As shown in the Table below, the number of children is expected increase by 2031 (+13%), with projected decrease in number of children under 3 and projected increase for preschooler and school aged children¹².

Table 12: Current and projected child population, Town of Oliver

Age Group		Number of Children 2016	Projected Number of Children 2031	Change 2016 – 2031 #	Change 2016 – 2031 %
Infant-Toddler	0 to 2 years	120	102	-18	-15%
Preschooler Age	3 to 4 years (and half of all 5-year-olds)	105	114	+9	+9%
School Age	6 to 12 years (and half of all 5-year-olds)	315	394	+79	+25%
Total	0 to 12 years	540	610	+70	+13%

¹² Projected child populations are based on BC Stat's P.E.O.P.L.E. 2020 population projections for the South Okanagan Local Health Area.

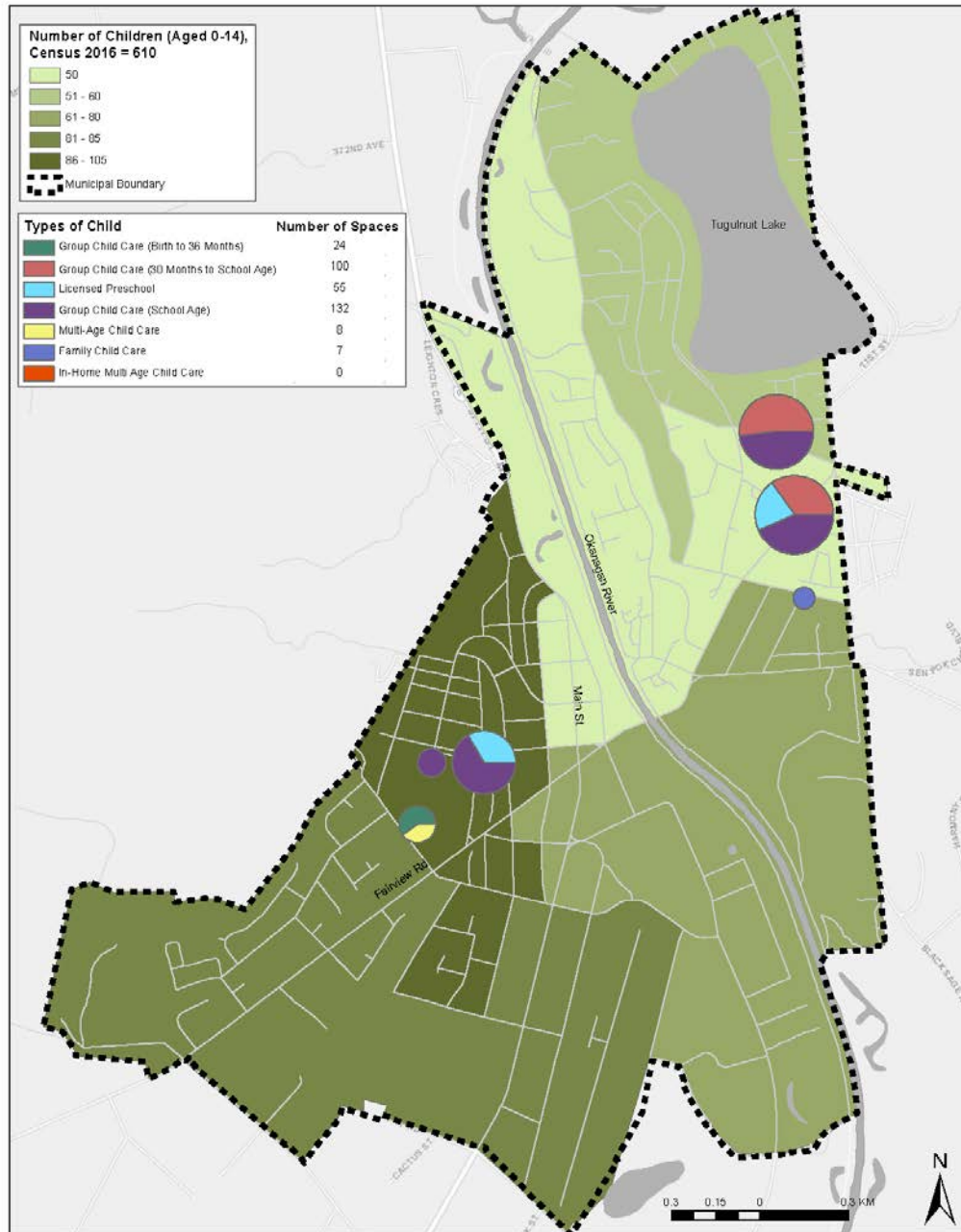
Current Child Care Access

The Town of Oliver has a much higher child care coverage rate than other areas of the region, with a total of 326 licensed child care spaces or 60 spaces for every 100 children 0 to 12. Due to an overall lack of child care services, families often need to travel outside their community to access child care. This means child care services in one jurisdiction, such as Oliver, could be used by families that live in the surrounding electoral areas. However, for the purposes of this Action Plan, we have calculated current child care access rates and space targets separately for each jurisdiction because that is where each municipality has direct jurisdiction.

The map below shows where current child care spaces are located, relative to child population. Areas of Town with large child populations but few child care spaces should be prioritized when considering locations of new spaces to reach space targets.

Figure 24: Map of child care facilities and spaces, Town of Oliver

Oliver – Child Care Facilities & Spaces, 2020

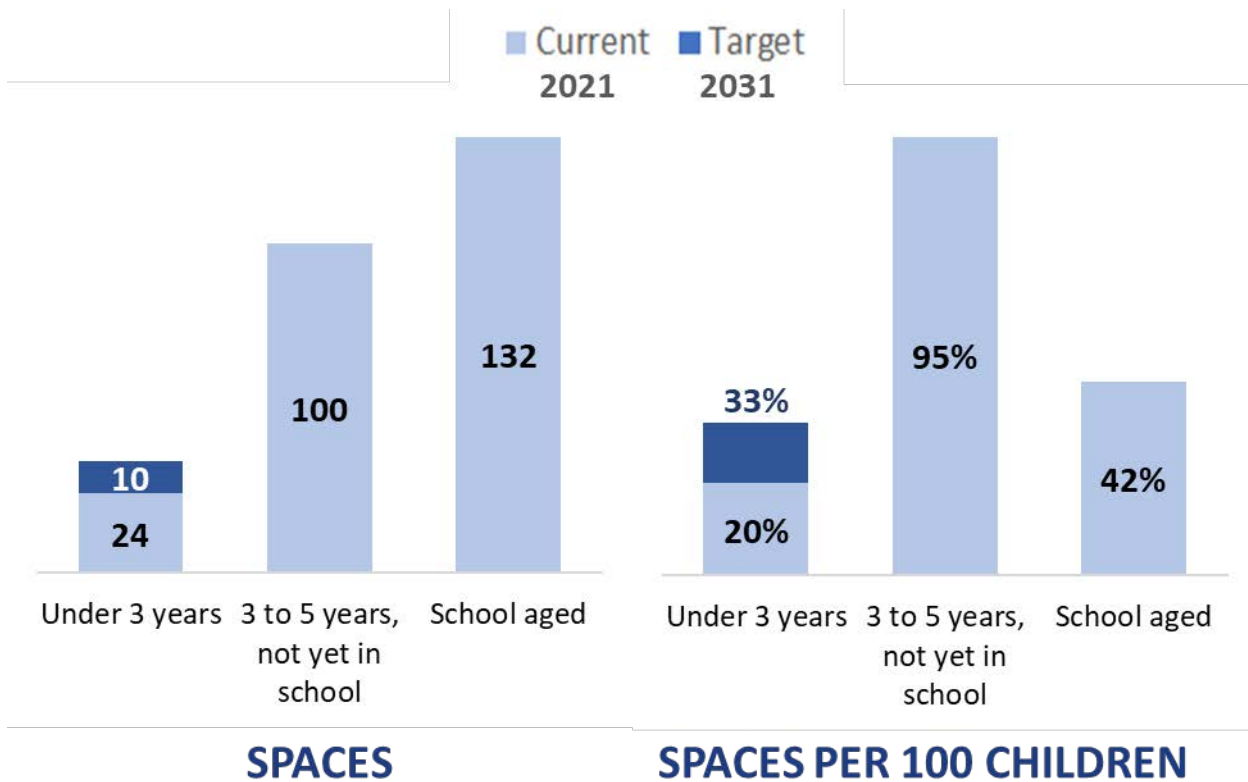


Ten-Year Child Care Access Targets

The space targets presented below are based on projected child population for 2031. Given its high rates of child care access relative to other areas of the region, to reach the recommended space targets, Oliver would need only 10 additional group spaces by 2031.

Because the targets for preschooler and school age children have already been met, these spaces would all be infant-toddler, to bring the access rate for children under 3 up to 33%. By creating one 12-space infant-toddler program, the Town of Oliver would meet this target.

Figure 25: Child care space targets, Town of Oliver



Village of Keremeos

The following section highlights key information relevant to child care planning for the Village of Keremeos. Please refer to the full regional report above for complete details of the project findings; recommendations applicable to all jurisdictions; the policy context for child care; and the importance of the Action Plan's strategic priority areas of accessibility, affordability, quality, and partnerships.

About Children and Families in Keremeos

When planning for child care, it is important to consider not only the number of spaces to be created, but the unique needs of families and children in each community to ensure spaces are accessible to everyone. Pertinent data about children and families in Keremeos, including demographic information and income patterns, are presented below.

The high vulnerability rate in the Keremeos – Cawston area and high rate of children in lone parent families are notable, and underlie the urgency of developing more high quality, affordable, and accessible child care options in this area.

Demographic Highlights

Some families, including those who are Indigenous, recent immigrants, or led by a lone parent, may face additional barriers to accessing child care.

- 3% of Keremeos residents are Indigenous (50 individuals).
- 14% of residents are immigrants (195 individuals).
- 29% of all children 0 to 14 live in lone parent families (40 children), the highest rate in the region.

Family Work Patterns

- One-quarter of all couple parent homes in Keremeos have only one earner, which is higher than the regional rate.

Family Income

- In Keremeos in 2015, the median gross income for all families with children under 18 was \$79,616. This is similar to the median income for all families in the Regional District (\$79,186).
 - Unfortunately, due to small population size and need to protect confidentiality, it is not possible to compare lone parent and couple parent family incomes in Keremeos. However, as noted in the regional report, across the Regional District, the median income of lone parent families is about one-third the median income of couple parent families. This is especially notable as Keremeos has the highest share of children living in lone parent families of any community in the region.
- 26% of all children under the age of 18 live in low-income families.

Child Vulnerability

- According to UBC's Early Development Indicator (EDI), 56% of kindergarten aged children in the Keremeos - Cawston area, compared with 40% in School District 53, are vulnerable on one or more scales of development and would benefit from additional support¹³.

Parent & Caregiver Survey Highlights

The Parent & Caregiver survey received responses from 54 residents of Keremeos, Electoral Area B, and Electoral Area G, providing information about the child care arrangements of 67 children. Given the inclusion of responses from residents of the surrounding electoral areas, these results should be interpreted with caution and may not be fully representative of all families in Keremeos. However, the responses are suggestive of some of the child care experiences of families in the area.

- 86% of parents with a child care arrangement other than a parent or relative reported that finding this arrangement was very difficult, compared with 44% across the region.
- Many families experienced long waitlist times.
 - For those using a form of care other than a parent or relative, 48% had been on a waitlist to secure that child care spot, compared with 54% across the region.
 - However, 92% of those who had been on a waitlist experienced waits of over six months and 33% were on waitlists for over one year.
- Parents and caregivers in Keremeos had much higher likelihood of reporting need for part-time care than parents in other communities. 57% reported that increased availability of part-time child care spaces was one of the factors that would most help improve their child care situation.
- When parents were asked about their satisfaction with their current care arrangement, only 42% were satisfied with current hours of care, the lowest rate in the region. Extended hours of care was also the most commonly selected choice for factors that would most improve parents' child care situation (67%).

¹³ A complete description of the EDI and detailed reports for each School District can be found at: <http://earlylearning.ubc.ca/maps/data/>.

Current & Projected Child Population

According to the 2016 Census, the Village of Keremeos has about 125 children from birth to age 12. As shown in the Table below, the number of children is expected increase by 2031 (+14%), with projected population growth for school aged children in particular¹⁴.

Table 13: Current and projected child population, Village of Keremeos

Age Group		Number of Children 2016	Projected Number of Children 2031	Change 2016 – 2031 #	Change 2016 – 2031 %
Infant-Toddler	0 to 2 years	30	29	-1	-3%
Preschooler Age	3 to 4 years (and half of all 5-year-olds)	23	23	-	-
School Age	6 to 12 years (and half of all 5-year-olds)	73	92	+19	+26%
Total	0 to 12 years	126	144	+18	+14%

Current Child Care Access

In total, the Village of Keremeos has 42 licensed child care spaces or 34 spaces for every 100 children.

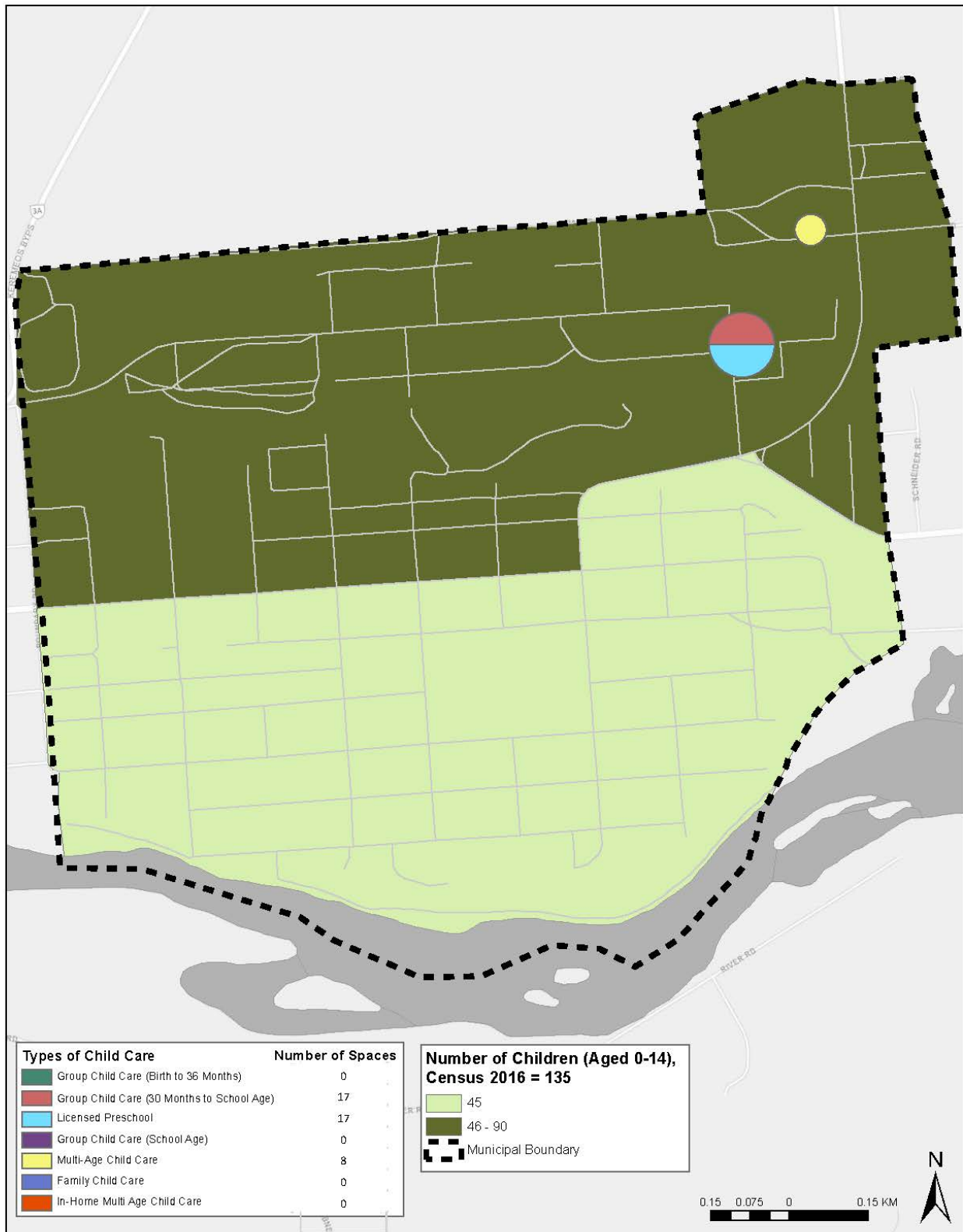
Due to an overall lack of child care services, families often need to travel outside their community to access child care. This means child care services in one jurisdiction, such as Keremeos, could be used by families that live in the surrounding electoral areas. However, for the purposes of this Action Plan, we have calculated current child care access rates and space targets separately for each jurisdiction because that is where each municipality has direct jurisdiction.

The map below shows where current child care spaces are located, relative to child population. Areas of the Village with large child populations but few child care spaces should be prioritized when considering locations of new spaces to reach space targets.

¹⁴ Projected child populations are based on BC Stat's P.E.O.P.L.E. 2020 population projections for the Keremeos Local Health Area.

Figure 26: Map of child care facilities and spaces, Village of Keremeos

Keremeos – Child Care Facilities & Spaces, 2020



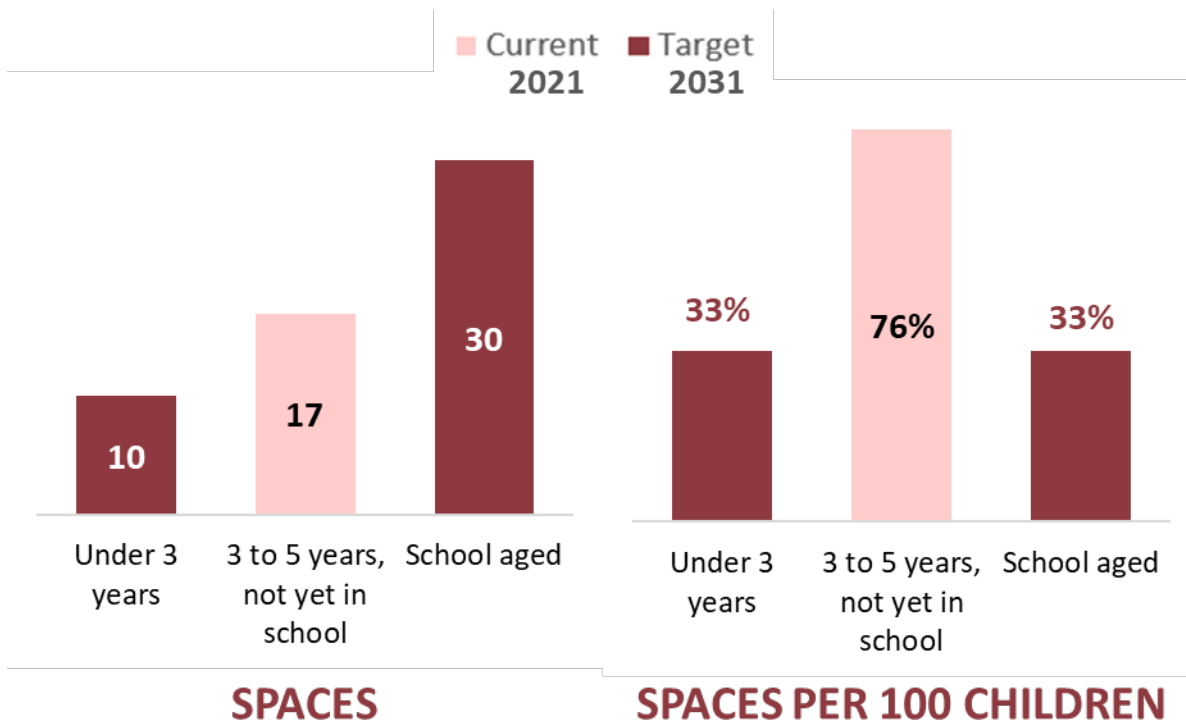
Ten-Year Child Care Access Targets

The space targets presented below are based on projected child population for 2031 and are aligned with the Regional recommendations. To reach the recommended space targets, Keremeos would need an additional 40 group spaces by 2031.

Space targets have already been met for group programs for preschooler age children, so no additional spaces are required for this group.

There are currently no group infant-toddler or school aged programs. One 12-space infant-toddler program and one 24-space school aged program would meet space targets for the Village.

Figure 27: Child care space targets, Village of Keremeos



Regional District of Okanagan-Similkameen (RDOS)

The following section highlights key information relevant to child care planning for the unincorporated electoral areas of the Regional District of Okanagan-Similkameen (RDOS). Please refer to the full regional report above for complete details of the project findings; recommendations applicable to all jurisdictions; the policy context for child care; and the importance of the Action Plan's strategic priority areas of accessibility, affordability, quality, and partnerships.

For reference, the unincorporated electoral areas of the Regional District include the following communities:

- **Electoral Area A:** Rural Osoyoos (excludes Town of Osoyoos)
- **Electoral Area B:** Cawston and Lower Similkameen
- **Electoral Area C:** Rural Oliver (excludes Town of Oliver)
- **Electoral Areas D:** Skaha East and OK Falls
- **Electoral Area E:** Naramata
- **Electoral Area F:** Rural Summerland, Okanagan Lake West, Greater West Bench
- **Electoral Area G:** Rural Keremeos, Hedley, Olalla
- **Electoral Area H:** Rural Princeton, Tulameen, Coalmont, Eastgate
- **Electoral Area I:** Skaha West, Kaleden, Apex

In addition to the overall recommendations included in the regional report, we also recommend that the Regional District (RDOS) strengthen statements in the South Okanagan Regional Growth Strategy (RGS) regarding the importance of child care to the South Okanagan-Similkameen's social and economic well-being (e.g., enhance policies in Community Health and Wellbeing section). This action could be under-taken in the short term, in partnership with School Districts, Interior Health, not-for-profit child care providers, and community agencies.

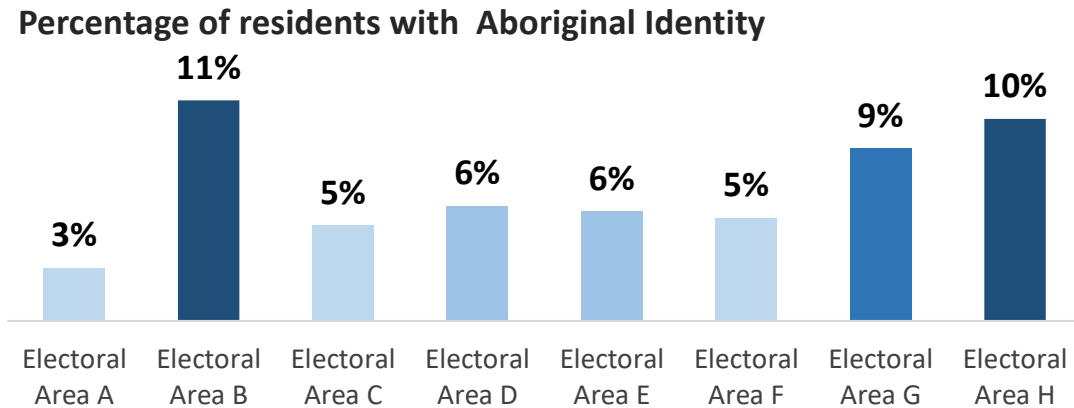
About Children and Families in the Electoral Areas

When planning for child care across the Regional District, it is important to consider not only the number of spaces to be created, but the unique needs of families and children in each community to ensure spaces are accessible to everyone. Pertinent data highlights about children and families in the electoral areas, including demographic information and income patterns, are presented below.

Indigenous population

Indigenous children deserve access to culturally safe and appropriate care. As shown in the Figure below, the share of Indigenous residents in the population ranges from 3% in Electoral Area A to 10% in Electoral Area H.

Figure 28: Residents with Aboriginal identity, RDOS Electoral Areas

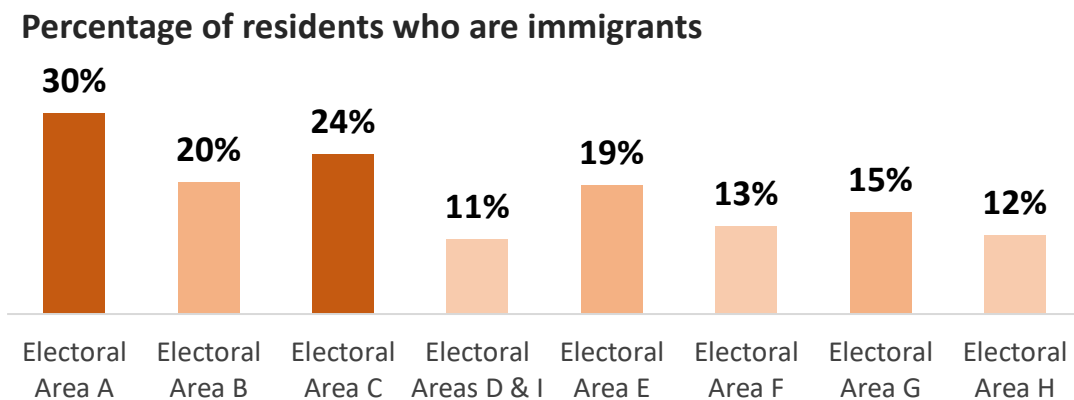


*Source: Statistics Canada. Census 2016.

Residents by immigration status

As shown in Figure 34, the share of immigrant residents in the population ranges from 11% in Electoral Areas D & I to 30% in Electoral Area A. Newcomer families and children may have additional barriers to accessing child care, including language barriers and gaps in implicit knowledge around navigating the local child care system.

Figure 29: Residents who are immigrants, RDOS Electoral Areas

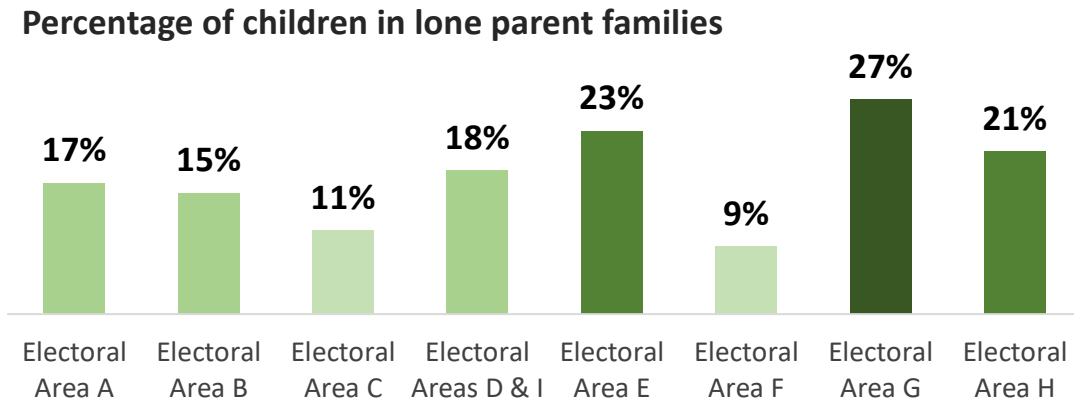


*Source: Statistics Canada. Census 2016.

Children in lone parent families

Lone parent families often face additional barriers to accessing the child care they need. As shown in Figure 35, the share of children in lone parent families ranges widely between electoral areas, from 9% in Electoral Area F to 27% in Electoral Area G.

Figure 30: Children in lone parent families, RDOS Electoral Areas



*Source: Statistics Canada. Census 2016.

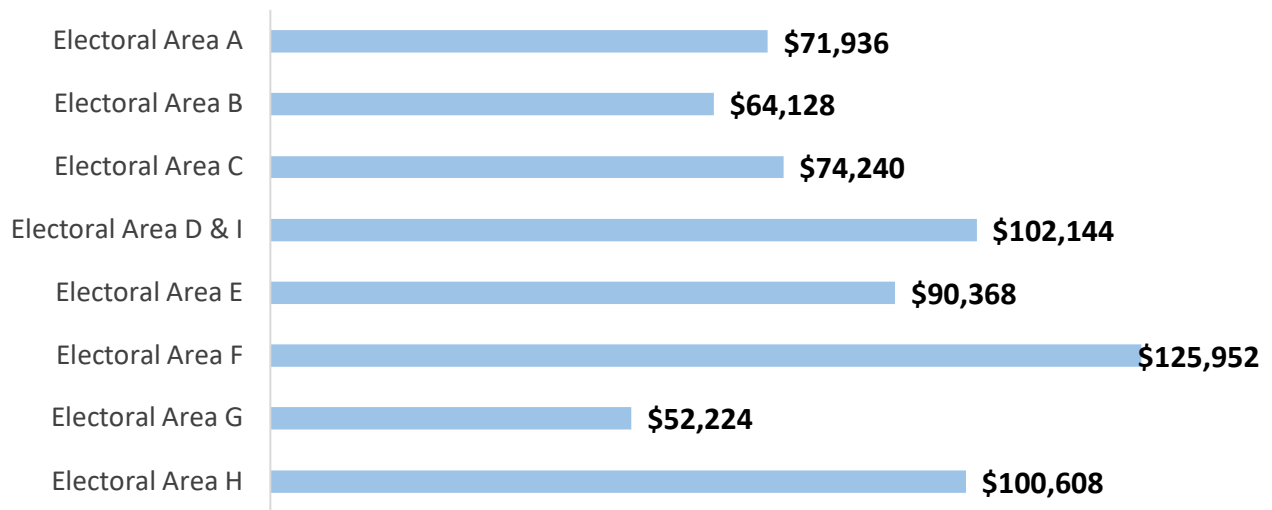
Household Incomes

Affordability is a barrier to accessing child care and a significant source of financial stress for many families. To help contextualize affordability across the region, Figure 36 shows median incomes for all families with children under 18 in the unincorporated electoral areas. Median incomes for families with children range from \$52,224 in Electoral Area G to \$125,952 in Electoral Area F.

Unfortunately, due to small population sizes, median incomes for lone parent families are not available for most electoral areas, so it is not possible to directly compare incomes of couple and lone parent families. However, as noted in the regional report, across the Regional District, the median income of lone parent families is about one-third the median income of couple parent families.

Figure 31: Median household income for families with children under 18, RDOS Electoral Areas

Gross median household incomes for families with children under 18

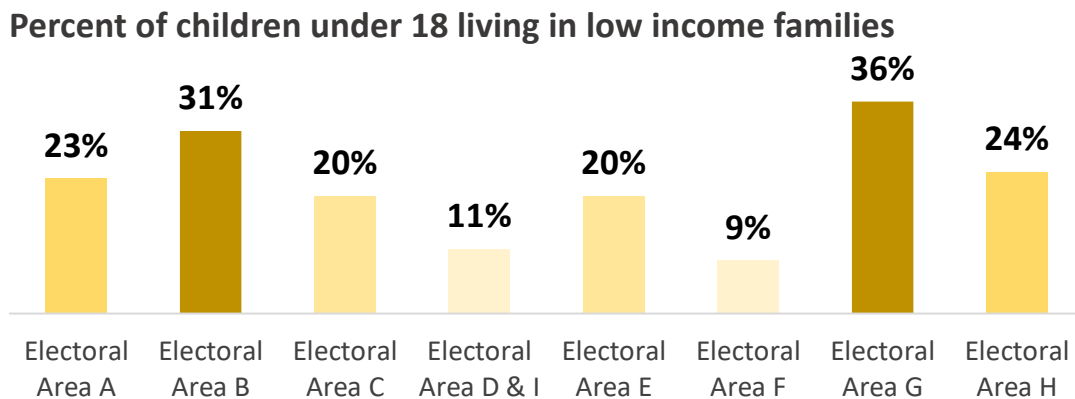


*Source: Statistics Canada. Census 2016.

Children in low income families

Figure 37 shows the share of children under 18 living in low income families in each electoral area. The after-tax low income measure threshold is 50% of median household income across Canada, adjusted for family size. For the 2016 Census, the after-tax low income threshold ranged from \$31,301 for a two-person household to \$58,558 for a seven-person household¹⁵. In the electoral areas, the share of children living in low income households ranged from 9% in Electoral Area F to 36% in Electoral Area G.

Figure 32: Children living in low income families, RDOS Electoral Areas



*Source: Statistics Canada. Census 2016.

¹⁵ For more detail about the low-income measure thresholds, please see: https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/tab/t4_2-eng.cfm.

Current & Projected Child Population Child Care Access

According to the 2016 Census, the unincorporated electoral areas have about 1,800 children from birth to age 12. As shown in the Table below, the number of children under 3 years is projected to decrease slightly by 2031 (-3%), while the numbers of preschooler age and school age children are projected to increase¹⁶.

Table 14: Current and projected child population, unincorporated electoral areas of Regional District

Age Group		Number of Children, 2016	Projected Number of Children, 2031	Change 2016 – 2031 #	Change 2016 – 2031 %
Infant-Toddler	0 to 2 years	330	321	-9	-3%
Preschooler Age	3 to 4 years (and half of all 5-year-olds)	323	356	+33	+10%
School Age	6 to 12 years (and half of all 5-year-olds)	1,148	1,336	+188	+16%
Total	0 to 12 years	1,801	2,013	+212	+12%

Current Child Care Access

In total, the unincorporated electoral areas have 122 total licensed child care spaces or seven spaces for every 100 children from birth to age 12.

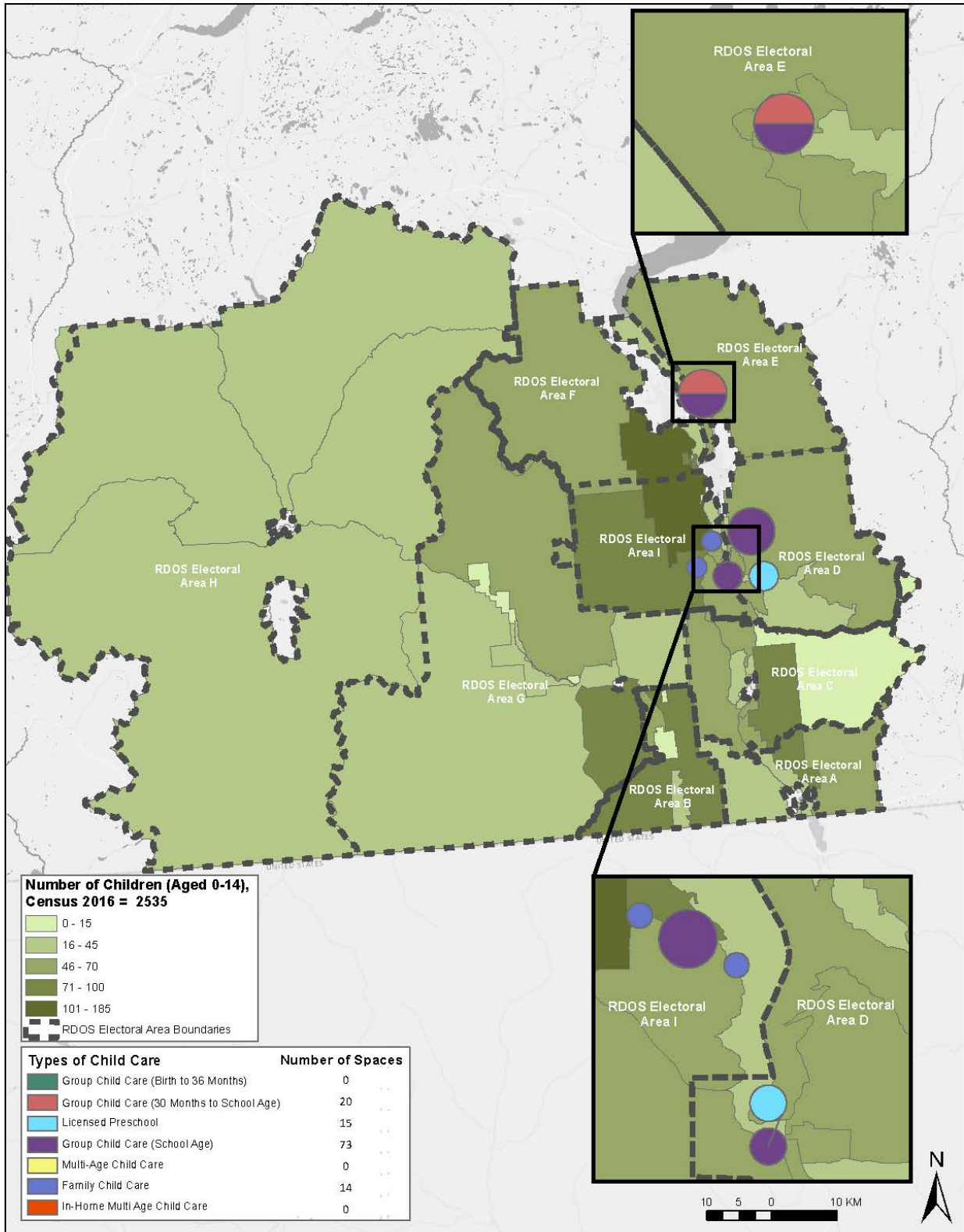
Due to an overall lack of child care services, families often need to travel outside their community to access child care. This means child care services in the municipalities are sometimes used by families that live in the surrounding electoral areas. However, for the purposes of this Action Plan, we have calculated current child care access rates and space targets separately for each municipality and for the combined electoral areas, according to jurisdiction.

As shown in the map below, child care access varies across the region. Several electoral areas have no licensed child care whatsoever: Electoral Areas A, B, C, F, G, and H. None of the electoral areas have group infant-toddler child care. Areas with no child care and higher child populations should be prioritized when considering location of new spaces to meet the space targets. Child care spaces should also be located on or near existing public assets, such as schools and community centres.

¹⁶ Projected child populations are based on BC Stat's P.E.O.P.L.E. 2020 population projections for the Regional District of Okanagan-Similkameen.

Figure 33: Child care facilities and spaces, RDOS Electoral Areas

RDOS Electoral Areas – Child Care Facilities & Spaces, 2020

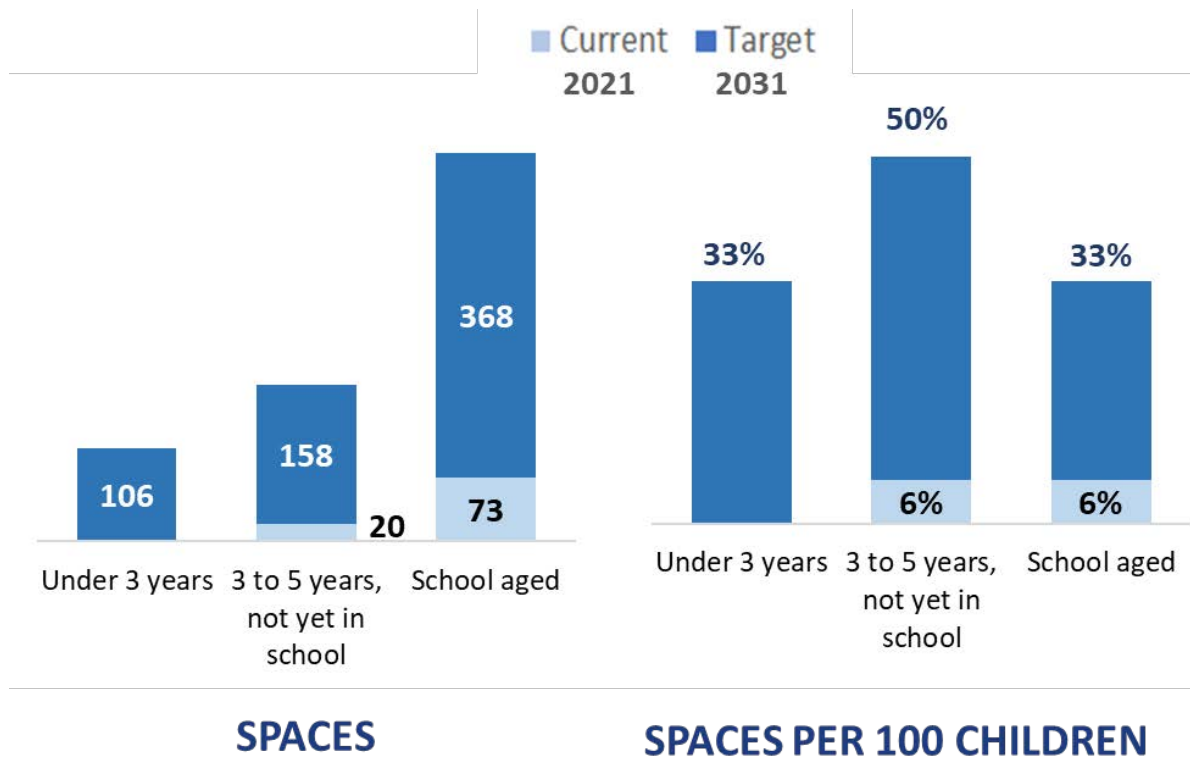


Ten-Year Child Care Access Targets

The space targets presented below are based on projected child population for 2031 and are aligned with the Regional recommendations.

To reach the recommended space targets, the electoral areas would need an additional 632 group spaces for children aged 0 to 12 by 2031.

Figure 34: Child care space targets, RDOS Electoral Areas



Short, Medium and Long Term Recommended Targets

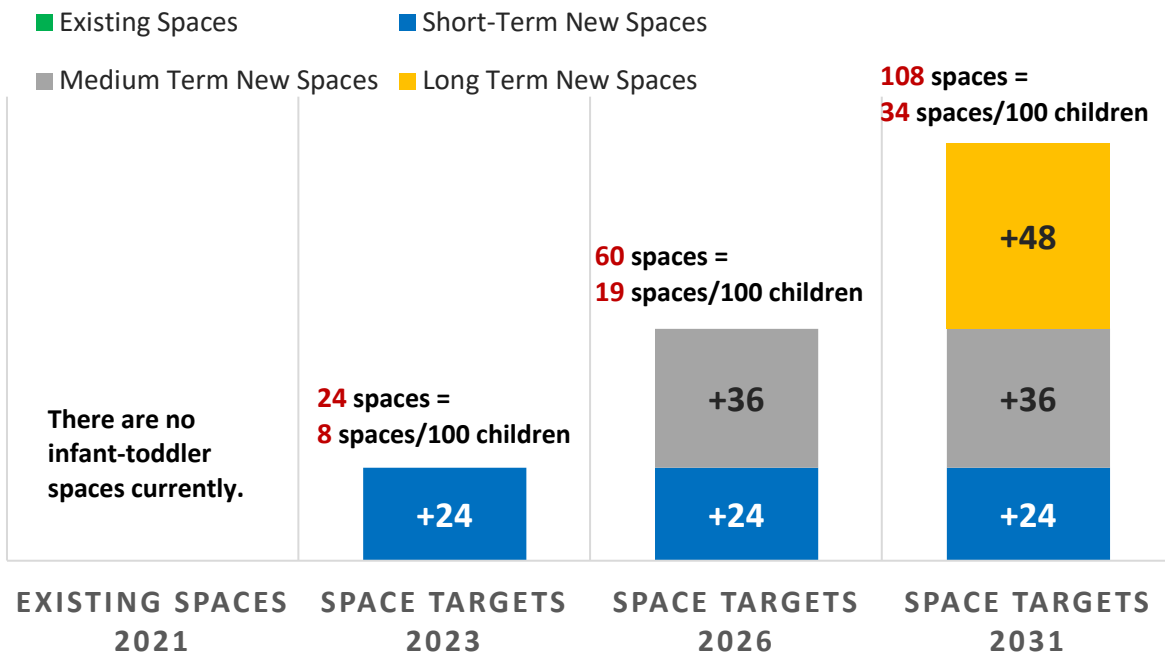
We have calculated the targeted number of spaces to be created for each age group for the short (2021 - 2023), medium (2024 - 2026), and long-term (2027 – 2031) (see chart below). To provide a “real world” basis for the targets, the calculations reflect the maximum group sizes for each program type as per licensing regulations (i.e., 12-space group birth to 36-month programs, 25-space group 30-month to school age programs, and 24-space school age programs). As a result, the total number of new spaces shown in the charts below may vary by a few spaces from the numbers of new spaces shown in the Figure 29 above.

Infant-Toddler (Under 3 Years) Space Targets

The unincorporated electoral areas of the Regional District currently have no group infant-toddler spaces. By facilitating the creation of two 12-space programs by 2023 (24 spaces), three programs between 2024 and 2026 (36 spaces), and four programs between 2027 and 2031 (48 spaces), the electoral areas would have 108 infant-toddler spaces or child care spaces available for 34% of all children under 3 years by 2031.

Figure 35: Infant-toddler space targets, RDOS Electoral Areas

SPACE CREATION FOR INFANT-TODDLERS 2021-2031

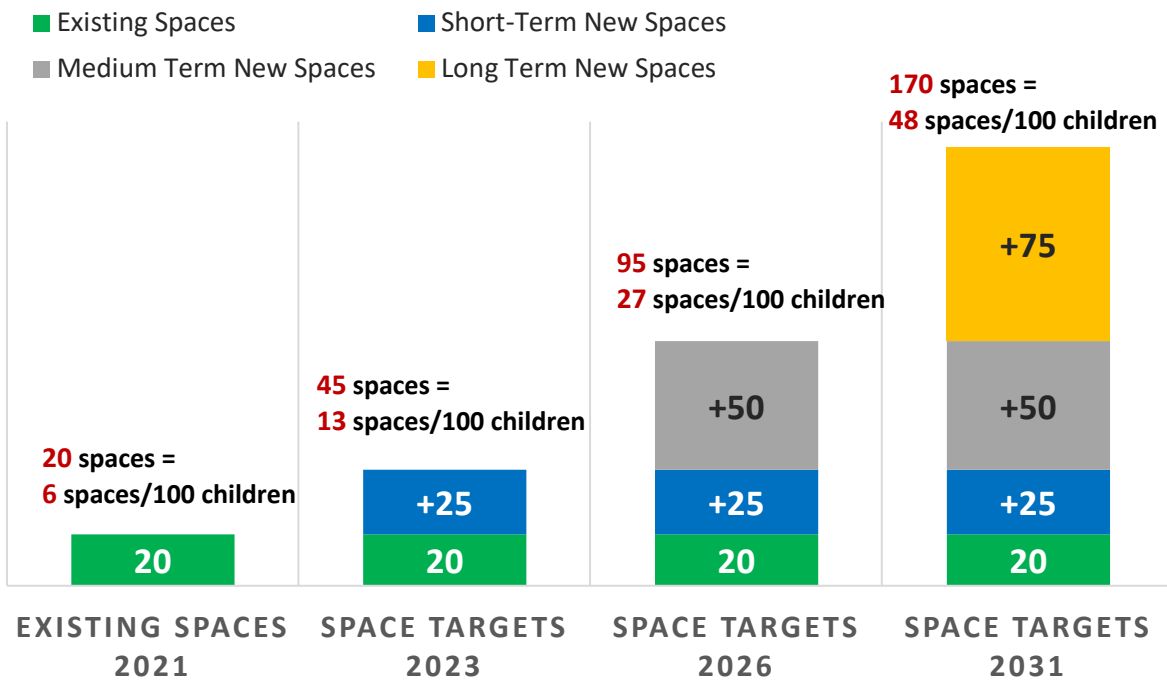


Preschooler Age (3 to 5 Not Yet in School) Space Targets

The unincorporated electoral areas of the Regional District currently have 20 full-day group spaces for preschooler age children or about 6 spaces for every 100 children in this age group. By facilitating the creation of one 25-space program by 2023, two programs between 2024 and 2026 (50 spaces), and three programs between 2027 and 2031 (75 spaces), the electoral areas would have 170 full-day preschooler age spaces or child care spaces available for 48% of all children aged 3 to 5 but not yet in school by 2031.

Figure 36: Preschooler space targets, RDOS Electoral Areas

SPACE CREATION FOR PRESCHOOLERS 2021-2031

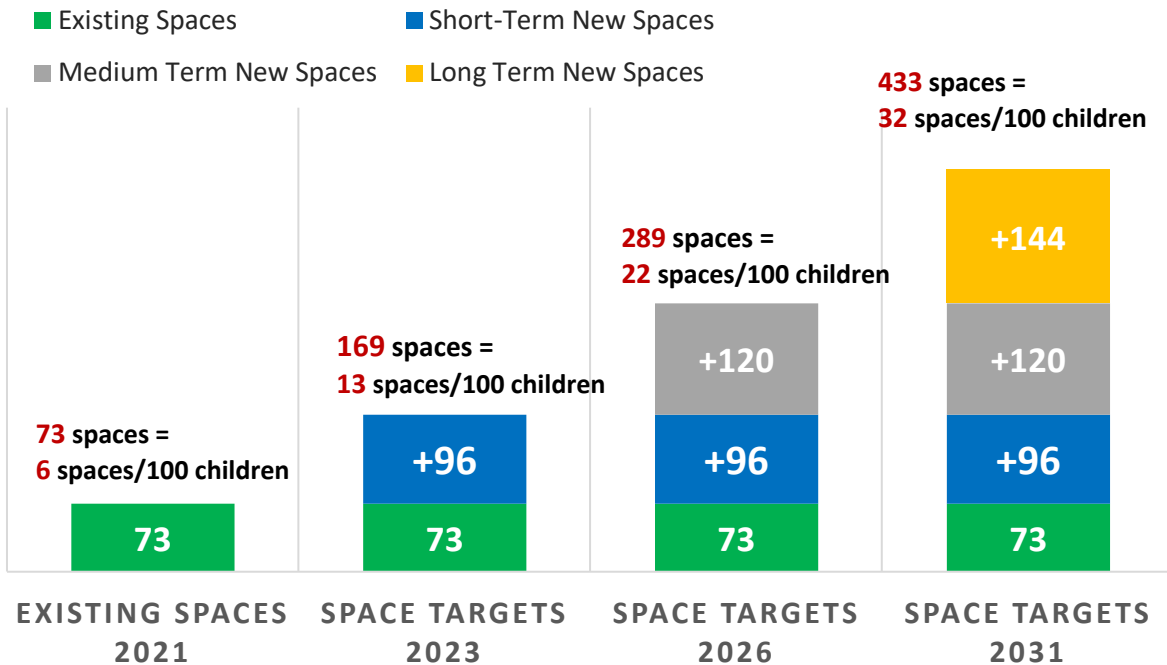


School Ager (Kindergarten to 12 Years) Space Targets

The unincorporated electoral areas of the Regional District currently have 73 group school ages spaces or about 6 spaces for every 100 school aged children. By helping facilitate the creation of four 24-space programs by 2023 (96 spaces), five programs between 2024 and 2026 (120 spaces), and six programs between 2027 and 2031 (144 spaces), the electoral areas would have 433 school age spaces or child care spaces available for 32% of all school aged children by 2031.

Figure 37: School ager space targets, RDOS Electoral Areas

SPACE CREATION FOR SCHOOL AGERS 2021-2031



Appendix A: Summary of All Regional Recommendations

For the purposes of this Action Plan, short term is defined as between 2021 and 2023, medium term is 2024 to 2026, and long term is 2027 to 2031.

Recommendations to Increase Accessibility			
Policy and Planning			
	Action	Time Frame	External Partners
1	Develop a South Okanagan Similkameen Regional Child Care Policy for local governments, providing a consolidated statement of the Region’s vision, goals, strategies and commitments to child care, including a strong link to the City of Penticton and the Town of Osoyoos Child Care Action Plans	Short	School Districts 53, 58, 67, child care operators, community agencies, City of Penticton and Town of Osoyoos
2	<p>Review and amend Official Community Plans (OCPs) to:</p> <ul style="list-style-type: none"> a) Include reference to the importance of child care to overall economic and social wellbeing; and b) Incorporate specific goals, policies, and strategies for facilitating or encouraging development of child care in the region (e.g., through collaboration with School Districts and other partners). For example, City of Coquitlam’s OCP states “it is important that the City uses its policy and regulatory tools to support the development of a sufficient number of child care spaces to meet community need and to enhance neighbourhood livability”. 	Short/Medium	School Districts 53, 58, 67, child care operators, community agencies

Recommendations to Increase Accessibility

3	<p>Endorse the space targets identified in this report, recognizing that local governments do not have the mandate and resources to reach the targets alone.</p> <ul style="list-style-type: none"> • Infant/Toddler: 221 new spaces or 33% coverage rate • Preschooler: 231 new spaces or 50% coverage rate • School Ager: 648 new spaces or 33% coverage rate <p>Please see section on Space Targets below for more details.</p>	Short	<p>Child Care Providers, School Districts 53, 58 & 67, Interior Health, Community Agencies</p>
4	<p>Establish a Regional Child Care Action Group comprised of representatives from the child care sector, community service providers, the School Districts and key staff from each of the project partner jurisdictions (Summerland, Keremeos, Princeton, Oliver and the Regional District). Staff from the City of Penticton and Town of Osoyoos should also be invited to join the group.</p> <p>This group would work together to focus on:</p> <ol style="list-style-type: none"> a) Assessing evolving child care needs b) Implementing and monitoring the Child Care Action Plan c) Tracking changes related to the shift of child care to the Ministry of Education 	Short/Medium/Long	<p>Not-for-profit providers, School Districts 53, 58, 67, community agencies and service providers, Interior Health Licensing, First Nations Bands, South Okanagan Similkameen Métis Association, City of Penticton, Town of Osoyoos, post-secondary institutions</p>
5	<p>Formally identify a current staff position in each partner jurisdiction to be the internal and external child care point-person. This role would be to provide leadership on child care planning, monitoring the Action Plan and to support prospective child care space applications through local government permit and licensing processes.</p>	Short	None

Recommendations to Increase Accessibility

6	<p>Explore the feasibility of a region-wide inter-jurisdictional staff position dedicated to child care which would focus on:</p> <ul style="list-style-type: none"> a) Monitoring the progress of implementing the recommendations and meeting targets b) Reporting annually to Councils, the RD Board, the School Districts c) Facilitating partnerships, and engaging with the Province, the three school districts, Interior Health and community partners d) Identifying locations for new, not-for-profit and public, quality child care 	Medium/Long	<p>School Districts 53, 58 & 67, City of Penticton, Town of Osoyoos</p>
7	<p>Work with other public partners (e.g., Interior Health, School Districts 53, 38 & 67, local First Nations) to create (and then maintain) an inventory of prospective opportunities for child care development by identifying:</p> <ul style="list-style-type: none"> a) Potential land or facilities that could be used for child care b) Underutilized or vacant spaces or land, including schools, parks or crown land that could be repurposed for child care c) Public assets (buildings and land) that are slated for capital redevelopment (i.e., local hospital) d) Existing child care facilities that have expansion potential e) Buildings that may be slated for demolition 	Short/Medium/Long	<p>Interior Health, School Districts 53, 58 & 67, not-for-profit child care providers, post-secondary institutions</p>

Recommendations to Increase Accessibility

8	<p>Work with public partners to access Provincial capital funds to build child care spaces and consider:</p> <ul style="list-style-type: none"> a) Developing building models/prototypes and high-level cost estimates to facilitate planning for new child care facilities, exploring both permanent and modular builds b) Exploring a structured partnership with the Province for multiple programs and multiple sites c) Consider ways to support non-profit and public partners to complete the grant application and/or develop their budget for the construction costs 	Short/Medium	Province, not-for-profit operators
9	<p>Build formal partnerships and joint planning protocols with the School Districts to:</p> <ul style="list-style-type: none"> a) Structure regular and ongoing communication between the local governments and School Districts b) Support the Provincial direction of universal school age care and the commitment to move child care to the Ministry of Education c) Facilitate the use of school spaces and grounds for school age care operations, where possible d) Explore expansion of School District 53's seamless before and after school model to all school districts e) Explore the use of empty, surplus school land and buildings for infant/toddler and preschooler age child care; and f) Explore innovative opportunities for school age programming on professional development days and school breaks including summer 	Short/Medium	School Districts 53, 58, 67

Recommendations to Increase Accessibility

10	<p>Commit to maintaining accurate and up-to-date data to support child care planning by:</p> <ul style="list-style-type: none"> a) Updating the Action Plan’s Community Profile when new census data is available b) Working with the Child Care Resource & Referral Program and Interior Health to keep the Child Care Space Inventory up-to-date 	Ongoing	Child Care Resource and Referral Program, Interior Health
11	<p>Employ a ‘child care lens’ in all future plans and policies (e.g., affordable housing, economic development), ensuring that the child care impacts and opportunities are considered as the plans and policies are being developed.</p>	Short/Medium/Long	BC Housing, Interior Health
12	<p>Work with the Child Care Action Group and current providers to further explore options for offering more flexible child care services including, but not limited to:</p> <ul style="list-style-type: none"> a) Further needs assessments with community members/employers who work in ‘24-hour’ sectors, such as tourism, health, emergency services and those who work in agricultural/seasonal sectors b) Offering more part-time spaces or longer hours in the current programs (e.g., rather than 25 spaces of full-time in a program, offer 23 full time and 2 spaces that are available 2 to 3 days per week each) 	Medium	Child Care Action Group suggested in recommendation # 4, Province, Interior Health, not-for-profit providers, School Districts, Employers
13	<p>Work with internal and external partners to develop informal after-school programs that support children aged 10-12 years (the age group which is less likely to attend licensed programs)</p>	Medium	Not-for-profit sector, School District 53, 57 and 68

Recommendations to Increase Accessibility

Regulations and Development Processes

	Action	Time Frame	External Partners
14	<p>Review all zoning bylaws to ensure that:</p> <ul style="list-style-type: none"> d) The language is consistent (e.g., referring to ‘child care’ rather than ‘day care’), modern, and transparent e) Child care uses can be accommodated in all zoning districts provided that there is no threat to children’s health and safety f) Other appropriate provisions for accommodating child care are identified (i.e., safe parking area including space for drop off/pick up, ample outdoor space) 	Medium	Not-for-profit providers, School District 53, 57 and 68, Interior Health
15	<p>When facilitating or planning new spaces, wherever possible, prioritize:</p> <ul style="list-style-type: none"> e) Spaces for age groups which are most underserved, namely infant/toddler and school-age f) Spaces that serve multiple ages in one location and offer flexible services like part-time or non-traditional hours g) Building child care spaces on existing publicly owned land and build onto existing public facilities such as community centres (rather than stand-alone structures) h) Development in areas of the Region with lower access rates and/or growing populations and in locations that are easily accessible for families 	Short/Medium/Long	Child Care providers, School District 53, 57 and 68, Interior Health
16	<p>Host regional child care information meetings for potential child care providers who are interested in opening child care spaces, covering such matters as the roles of both local governments and Interior</p>	Short/Medium	Interior Health, City of Penticton, Town of Osoyoos

Recommendations to Increase Accessibility

	Health in licensing, and provision of information on the planning and approval processes in each jurisdiction.		
17	<p>Gather and centralize comprehensive information about child care for families and child care providers on local government websites, highlighting the following:</p> <ul style="list-style-type: none"> c) Information for families seeking child care (e.g., links to the Child Care Resource and Referral and the BC Child Care Map) d) Information for prospective child care operators (e.g., a step-by-step guide to procedures, submission requirements, zoning, information, permits and links to BC’s licensing regulations, with the information aligning with Interior Health where appropriate). 	Medium	Child care providers, Interior Health, Child Care Resource and Referral Program
18	Work with Interior Health Community Care Licensing to review both the local government and health authority regulations and processes for ‘licensing’ new child care spaces to explore ways to streamline and collaboratively support approval processes.	Short/Medium	Interior Health, child care providers

Recommendations to Improve Affordability			
	Action	Time Frame	External Partners
19	Create a local government grant program for not-for-profit child care centres to assist with facility upgrades and maintenance or to extend operating hours.	Short/Medium	Not-for-profit providers
20	Monitor child care fees in the region	Ongoing	Child Care Resource and Referral Program
21	Lease or rent local government-owned facilities or land to not-for-profit child care providers at no cost or below-market rates.	Ongoing	Not-for-profit providers
22	Advocate to senior governments to reduce the cost of child care for families	Short/Medium/Long	School District 53, 57 and 68, Child Care Operators, community agencies, City of Penticton, Town of Osoyoos
23	Partner with the Child Care Resource and Referral Program to more proactively promote BC's Affordable Child Care Benefit Program for lower income families so that: <ul style="list-style-type: none"> c) More families are aware of the program and its eligibility criteria and application process (i.e., annual income threshold up to \$111,000) d) More child care providers are aware of the program and can help parents with the application process 	Short/Medium/Long	Local child care providers, community agencies, Child Care and Resource Program
24	Work with the Child Care Action Group and local child care providers to explore ways to offer: <ul style="list-style-type: none"> c) More part-time spaces within existing programs, in turn making the cost of care more affordable for lower income families d) Priority access to some spaces for lower income families 	Medium	Child Care Action Group suggested in recommendation # 4, local child care providers, community agencies, Child Care and Resource Program

Recommendations to Promote and Influence Quality

	Action	Time Frame	External Partners
25	<p>In considering the development of local government-owned child care spaces ensure that:</p> <ul style="list-style-type: none"> d) Partners are not-for-profit and/or public child care providers e) Local government policy expectations are met (e.g., affordable child care fees) f) Local/regional governments consider the efficacy of developing facility design guidelines that are based on what the research states is best practice for child care (e.g., square footage for indoor and outdoor space that exceed the minimum Provincial Licensing Requirements) 	Short	Not-for-profit providers, School District 53, 57 and 68, Interior Health
26	<p>Support the province in its <i>“Early Care and Learning Recruitment and Retention Strategy”</i> initiative and its commitment to Inclusion through joint advocacy.</p>	Short	School District 53, 57 and 68, Child Care Providers, Community Agencies, City of Penticton, Town of Osoyoos
27	<p>Engage in ongoing dialogue with First Nations and Métis, focusing on meeting the needs of Indigenous families/children and supporting high quality, culturally rooted and safe programming.</p>	Ongoing	First Nations Bands, South Okanagan Similkameen Métis Association
28	<p>Explore ways of increasing local ECE training and practicum opportunities, including engaging with:</p> <ul style="list-style-type: none"> c) The Lower Similkameen Indian Band to see if their current ECE training pilot could be extended d) Post-secondary institutions to see if they could offer more local and/or remote ECE training options (i.e. Northern Lights College pilot) 	Short/Medium	Lower Similkameen Indian Band, Northern Lights College, other post-secondary institutions
29	<p>Work with the Child Care Action Group and the Supported Child Care Development and Aboriginal Supported Child Development Programs to ensure the needs of children who require additional support are being met, pursuing such measures as:</p>	Short/Medium	Child Care Action Group, suggested in recommendation # 4, Supported Child Development

Recommendations to Promote and Influence Quality

	<ul style="list-style-type: none"> c) Providing information sessions for parents and child care providers about the services and supports that are available d) Coordinating networking and/or professional development opportunities for child care providers 		Programs, Child Care Providers
30	<p>Collaborate on approaches for enhancing the attractiveness and sustainability of employment in the child care field by:</p> <ul style="list-style-type: none"> c) Working with the School Districts to explore a dual credit ECE Program for local high school students to encourage local employment in child care d) Working with local child care providers to offer ECE practicums 	Medium	School Districts 53, 58, 67, child care providers, City of Penticton, Town of Osoyoos
31	Consider the need for Early Childhood Educators and child care in a formal Workforce Development or Business and Economic Development Strategies	Medium – ongoing	Local business planners, researchers
32	Work with the Child Care Action Group and the School Districts to offer ongoing training on BC’s Early Learning Framework for local child care providers	Short - ongoing	Child Care Action Group suggested in recommendation # 4, School District 53, 57 and 68, Child Care Resource and Referral Program, Child Care Providers

Recommendations to Develop Collaboration and Partnerships

	Action	Time Frame	External Partners
	Recommendations 1, 4, 6-9, 12, 13, 16, 22 – 24, 26 – 30, 32 outlined earlier also involve strong collaboration and partnerships.		

33	Build collaborative and learning relationships with First Nations and Métis, to support Indigenous history, culture, and perspectives into child care.	Ongoing	First Nations and Métis
34	Consider the development of a public education/communication campaign that includes messaging on the needs for child care, the importance of child care to the community, and the actions that are underway to improve the child care situation in the Region	Short /Medium	Child Care Action Group (the group proposed in recommendation # 4)
35	<p>Advocate to senior governments to support the child care sector and families by:</p> <ul style="list-style-type: none"> a) Ensuring the needs of the South Okanagan-Similkameen children are a priority for new spaces in provincial planning and funding b) Developing strategies to facilitate the recruitment, remuneration and retention of ECEs, including the recommendation in # 25 above c) Increasing resources to support children with additional needs d) Lowering fees for families e) Providing funding to support flexible, non-traditional hours of care f) Addressing other priority child care issues that may arise in the future. 	Short/Medium	Community Agencies, School District 53, 57 and 68
36	Pursue partnership opportunities with employers (e.g., in the tourism sector) to provide spaces for child care facilities that serve their employees' families and community. These could be joint projects with the involvement of several employers and not-for-profit child care providers).	Short/Medium/Long	Local employers, Chamber of Commerce
37	Share information and collaborate with the City of Penticton and the Town of Osoyoos on regional actions and ongoing planning.	Short/Medium/Long	City of Penticton and the Town of Osoyoos

Appendix B: Glossary of Child Care Types in BC

Child Care Type	Ages	Max Group Size	
<p>LICENSED CHILD CARE</p> <p>Licensed child care facilities are monitored and regularly inspected by regional health authorities. They must meet specific requirements for health and safety, staffing qualifications, record keeping, space and equipment, child-to-staff ratios, and programming.</p>	Group child care – under 3 years	From birth to 36 months	12 children
	Group child care – 2.5 years old to school age	From 30 months to school age (Kindergarten)	25 children
	Group child care – school age (before-and-after school care)	School age (Kindergarten and up)	24 children from Kindergarten and Grade 1 or 30 children from Grade 2 and older with no Kindergarten or Grade 1 children present
	Multi-age child care	From birth to 12 years old	8 children, having no more than 3 children younger than 36 months old and, of those 3, no more than one child younger than 12 months old or having no more than 3 children younger than 36 months old
	In-home multi-age child care	From birth to 12 years old	8 children, having no more than 3 children under 36 months old and, of those 3, no more than one child younger than 12 months old; or having no more than 3 children younger than 36 months old
	Family child care	From birth to 12 years old	7 children, having no more than 3 children younger than 48 months old and, of those 3, no more than one child younger than 12 months old; or having no more than 4 children younger than 48 months old and, of those 4, no more than 2 children younger than 24 months old
	Preschool – 2.5 years old to school age	From 30 months to school age (Kindergarten)	20 children
	Occasional child care	18 months old and up	16 children if children under 36 months are present or 20 children if children under 36 months are not present

<p>REGISTERED LICENSE-NOT-REQUIRED CHILD CARE</p> <p>These are unlicensed care providers. They must have registered with a Child Care Resource and Referral Centre. To register, operators must have completed: criminal record checks (for everyone over age 12 living in the home), character references, a home safety assessment, first aid training, and child care training courses or workshops.</p>	<p>From birth to 12 years</p>	<p>Only 2 children or a sibling group who are not related to them</p>
<p>LICENSE-NOT-REQUIRED CHILD CARE</p> <p>These child care providers can operate legally in B.C. They are not registered or licensed and are not monitored or inspected. Unlicensed child care providers do not have to meet health or safety standards. Parents and guardians are responsible for overseeing the care and safety of their children in these care arrangements.</p>	<p>From birth to any age</p>	<p>Only two children or a sibling group who are not related to them</p>
<p>IN-CHILD'S-OWN-HOME CARE</p> <p>This unlicensed care is when parents arrange for child care at home – like a nanny or a baby-sitter. Children from other families cannot be included in this care. It is not legally required to monitor this care. No specific qualifications are required for the child care provider. Parents or guardians must decide how to screen and hire the child care provider who becomes their employee.</p>	<p>N/A</p>	<p>Children from other families cannot be included in this care.</p>

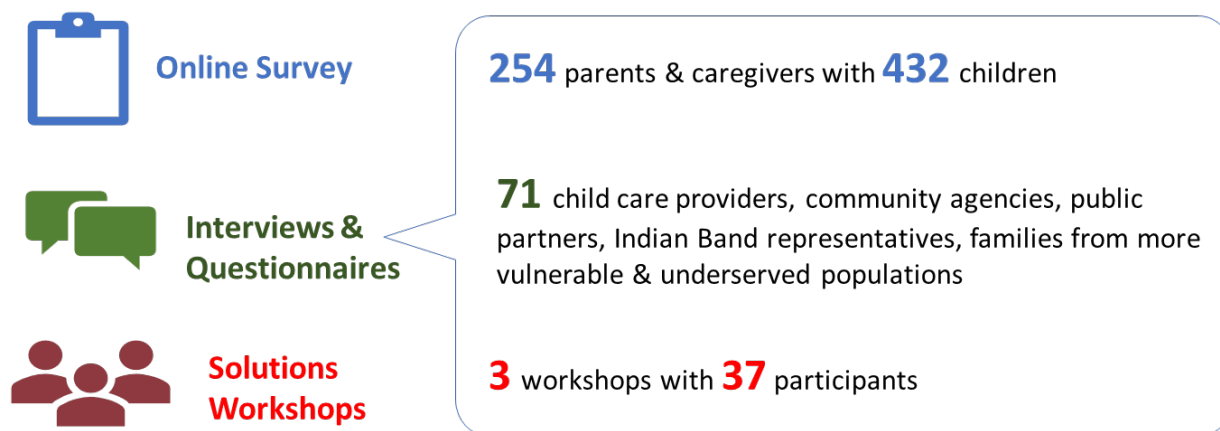
Appendix C: Community Engagement Summary Report

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Introduction

The South Okanagan-Similkameen Child Care Action Plan was deeply informed by engagement with key community members, partners, and stakeholders. This engagement work provided key information about the local needs and opportunities for child care. The process also served to build both knowledge and relationships within and across communities. The engagement activities undertaken for this project are summarized in the figure below.



This report summarizes key themes from the Parent & Caregiver Survey, Key Informant Interviews, outreach to vulnerable and underserved populations, and the Solutions Workshops. For a full list of individuals who participated in the engagement activities, please refer to the Appendix.

Parent & Caregiver Survey

To better understand the experiences and child care needs of families in the South Okanagan Similkameen region, an online survey of parents and caregivers of children aged 0 to 12 was conducted.

The survey included questions about personal and family characteristics, current and anticipated child care needs, current child care experiences, and suggested actions for improving the child care situation for families in the region.

The survey was open from September 28 to October 16, 2020 and distributed by the Regional District and partnering local governments through a joint media release, their websites, social media channels, and direct outreach to local service providers that work with children and families. The Child Care Resource & Referral program also shared the survey with child care providers, encouraging them to pass it on to their families.

Survey Responses

- The final valid sample for this survey consisted of 254 parents and caregivers providing information about the child care arrangements and needs of 432 children aged 0 to 12, or 11% of the child population.
- The number of responses by geographic planning area is as follows:
 - Summerland (36),
 - Keremeos and Electoral Areas B & G (54),
 - Princeton and Electoral Area H (31),
 - Oliver and Electoral Areas A & C (32),
 - Electoral Areas E, F, D, I (66).

Demographics

- 31% of respondents had lived in their community for more than ten years; 25% for six to ten years; and 44% for five years or less.
- 86% of respondents were born in Canada.
- 24% of respondents reported household incomes under \$50,000; 36% reported incomes between \$50,000 and \$99,999; 31% between \$100,000 and \$149,999; and 10% incomes of \$150,000 or more.
- 7% of children were reported to have a special need or disability.
- 17% of respondents were lone parents.

Overall Child Care Need

- For children not yet in kindergarten, the most common child care need was for care five days a week, full days (49%), followed by one to four days a week, full days (26%), and occasional care as needed (12%).
- For school aged children, the most common child care need was for out of school care, five days a week (47%), followed by out of school care one to four days a week (18%), occasional care as needed (16), and school professional days or breaks only (12%).

Work Profile

- In 49% of households, both parents (or the lone parent) worked full time. In 18% at least one parent was home full-time with the children. An additional 32% of households had other family work arrangements.
- About one-third of all parents worked variable schedules, beyond typical Monday to Friday daytime hours.

Current Child Care Arrangements

- The most common primary care arrangement for children under 3 was parental care (53%), followed by unlicensed care (26%) and licensed care (21%).
- For children 3 to 5 not yet in school, the most common primary care arrangement was licensed care (46%), followed by parental care (43%) and unlicensed care (11%).
- The most common primary care arrangement for school age children outside of school hours was parental care (55%), followed by licensed care (22%) and unlicensed care (22%).

Waitlists

- 25% of all children cared for by a parent or relative are currently on child care waitlists. This includes nearly half (48%) of all children under 3 who are cared for by a parent or relative.
- 54% of children with a care arrangement other than a parent or relative were previously on a waitlist. Children under 3 with a care arrangement other than a parent or relative were most likely to have previously been on a wait list (71%), followed by children 3 to 5 not yet in school (62%), and school aged children (31%)
- 73% of children who were previously on a waitlist had wait times of over 6 months, including 42% who experienced wait times of over one year. 80% of children under 3 who were previously on waitlists were on waitlists for over six months, compared with 65% of children 3 to 5 not yet in school and 75% of school aged children.

Time Spent in Current Child Care Arrangement

- 45% of children under 3 and 49% of children 3 to 5 but not yet in school attended their primary care arrangement for more than 30 hours per week.
- For school aged children, 10 to 20 hours per week was the most common average time spent in care (60%).

Reasons for Choosing Current Arrangement

- The most common reason for selecting their current care arrangement was convenience (63%), followed by reputation (31%), and first program to offer a space (29%). Many parents described their current arrangement as the only option available.

Satisfaction with Current Arrangement

- Parents using child care arrangements other than a parent or relative were asked to rate their satisfaction on four different aspects of their child's primary arrangement: location, quality, hours of operation, and cost.
- Overall, 71% of respondents were very satisfied with quality, 67% with location, 60% with hours of care, and 33% with cost.

Ease or Difficulty of Finding Child Care

- 72% of respondents reported that finding child care was somewhat (28%) or very difficult (44%).
- For children under 3, 61% reported finding child care was very difficult, compared with 43% for children 3 to 5 not yet in school and 29% for school aged children.

Child Care Preferences

- For each child, parents were asked if they would change that child's arrangements if a preferred option became available at an affordable price. Overall, 51% of all respondents answered 'yes', 30% were not sure, and 20% answered 'no'.
- The share of respondents who would change their current arrangement was highest for those currently using parental care (56% would change if they could), followed by those using some form of unlicensed care (55%).
- 36% of those currently using some form of licensed care indicated that they would change their arrangement if they could.
- Survey respondents who indicated that they would like to change their current care arrangement were asked to rank their preferences for different forms of care. 84% of respondents indicated some form of licensed care as their first choice.

Factors That Would Most Improve Current Child Care Situation

- Respondents were asked which factors would most help improve their current child care situation.
- The most common response was lower fees (64%), followed by extended hours/days of operation (50%), increased availability of part-time child care (48%), increased availability of full-time child care (36%), and a more convenient location (22%).

Key Informant Interviews and Supplementary Questionnaires

Between October 2020 and January 2021, the project team engaged with 71 key stakeholders, partners, and families from underserved or more vulnerable populations. Most of the key stakeholder and partner engagement was conducted through one-on-one interviews, with a small number of supplementary online questionnaires.

To better understand the experiences and needs of families from underserved and more vulnerable populations (e.g., lone parent families, families with children with additional support needs, etc.), the consulting team partnered with eight community non-profit agencies to create a supplementary engagement process that built on the strength of existing relationships between clients and service providers. Through this process, parents and caregivers were able to provide input through an informal interview with a service provider or by completing a brief questionnaire (either on paper or online).

For a full list of interviewees and participating agencies, please refer to the Appendix. Common themes from this engagement work are summarized below.

There is significant unmet need for child care across the region.

- While some areas are better served than others, there is significant unmet need for child care across the region.
- Infant-toddler and school age spaces are especially scarce.
- As more families have moved into the region over the past few years, demand for child care spaces has grown. Many operators report growing waitlists.
- When parents cannot access licensed child care, they may be unable to work or have no option but to rely on non-licensed child care arrangements.

Some families face additional barriers to securing child care that meets their needs.

- Children with additional support needs face many barriers to securing high-quality child care. There is need for more supports for this population.
- The region has a growing number of newcomer and immigrant families. These families may experience additional difficulties navigating the child care system.
- There are limited options for child care with extended, flexible, or non-traditional hours. This negatively impacts parents and caregivers who do shift work or work multiple jobs.
- Some parents report difficulties finding part-time child care spaces and sometimes have no option but to accept full-time spaces they do not need, with the associated full-time fees.

Operators experience challenges and barriers to maintaining or expanding the number of child care spaces available.

- Financial sustainability is an ongoing challenge for operators.
- Child care providers report that it is difficult to find suitable and affordable facility spaces.
- For those wishing to open new child care programs, navigating multiple approval processes (i.e., municipal, licensing) is challenging.

However, there have been several positive developments, locally and Provincially, to increase child care access.

- Many interviewees welcomed senior government commitments and increased funding for child care.
- School District 53 now operates a seamless before and after school program, which has significantly increased access to school aged care for Oliver.
- Child care on school sites has many advantages for families and children, including making it easy for families drop off and pick up children, including multiple children of different ages; helping children become familiar with the school environment; and offering children and families a central hub of information and services.

Affordability remains a barrier to child care access to many families.

- The Affordable Child Care Benefit has helped many families afford child care.
- However, not all families who are eligible even know that the program exists.
- Families who are not eligible for the subsidies may still struggle with high child care costs.
- Many operators report it is challenging to balance keepings fees affordable for families with financial sustainability.

Addressing staffing challenges is critical to increasing availability of high-quality child care in the region.

- Recruiting and retaining Early Childhood Educators is a major challenge.
- Limited numbers of qualified applicants and high staff turnover limit the availability of child care spaces in the region. Programs cannot expand or sometimes even operate at capacity because it is difficult to fill vacancies.
- Child care staff are generally underpaid for the work that they do.
- There are limited local ECE training options.
- Currently working child care staff face barriers to upgrading their certifications, including limited options for local training, limited options for practicum placements, and financial and logistical difficulty completing the unpaid practicum.

Strong existing partnerships are a major regional strength.

- There are many strong partnerships and collaborations throughout the region and a strong commitment to working together to address child care needs.
- There also strong relationships between not-for-profit operators and School Districts.

Solutions Workshops

Upon completion of the project research and community engagement activities, in February 2021, the project partners hosted three virtual Solutions Workshops. The Workshops were organized around the following geographic areas: 1) Summerland and Electoral Areas E, F, D, I; 2) Princeton, Keremeos, and Electoral Areas B, G, H; and 3) Oliver and Electoral Areas A and C. A total of 37 individuals participated in the workshops (please see Appendix for full list of attendees).

The Solutions Workshop allowed participants to hear key learnings and outcomes from the recently completed community engagement and profile work; to explore the current state of child care in and around the South Okanagan-Similkameen; to explore child care access targets and to discuss potential opportunities, partnerships, and actions to address child care gaps.

Some of the key themes from the workshops are summarized below.

Increasing Access

- Local governments can play a role in finding and facilitating use of their land and buildings for child care.
- Prioritize increasing child care spaces on or near school grounds, in partnership with School Districts.
- Prioritize multi-use facilities, where child care is integrated into other public spaces.
- Public partners can access Provincial capital funds to create new spaces.
- Explore more flexible and non-traditional hour services
- Targets for new spaces ranged from ensuring 30% of the children in the short term had access to spaces right up to 70% access in the long -term.

Improving Affordability

- Explore ways to ensure low income families and other underserved populations have access to child care.
- Work with child care operators to support more part-time child care spaces.
- Work together to advocate to senior levels of government for reduced parent fees.
- Ensure that families and providers are aware of the new Affordable Child Care Benefit (subsidy) program for lower income families.

Focusing on Quality

- Explore opportunities to increase local ECE training opportunities, including more local offerings dual credit programs in high schools and ways to improve support for practicums.
- Advocate to senior levels of government for increased wages and benefits for child care staff.

Strengthening Partnerships

- Provide opportunities for ongoing partnership on child care between jurisdictions across the region.
- Explore opportunities for collaboration between Indian Bands, child care providers, and municipalities to support increased access to culturally appropriate child care for Indigenous families and child care curriculum that more broadly incorporates Indigenous perspectives and knowledge.
- Strengthen partnerships and collaborations around child care planning between local governments and School Districts.
- Develop public education information about the child care needs and the Action Plan.

Appendix: List of Participants

Community Agencies	
Jen Anderson	South Okanagan Boys and Girls Club
Matthew Baran	Ooknakane Friendship Centre
Julie Ellison	Lower Similkameen Community Services Society
Ian Gerbrandt	One Sky Community Resources
Allyson Graf	YMCA
Matt Hatch	South Okanagan Boys and Girls Club
Sarah Martin	Lower Similkameen Community Services Society
Danielle Miranda	YMCA
Martina Mosna	South Okanagan Immigrant & Community Services
Jenny Pedwell	Princeton Family Services Society
Aiza Regala	South Okanagan Immigrant & Community Services
Hal Roberts	CYC/Summerland Food Bank
Debbie Scarborough	South Okanagan Women in Need Society
Marieze Tarr	Desert Sun Counselling
Casandra Thomas	YMCA
Linda Van Alphen	Summerland Healthy Community Initiative

Public Partners	
Nicole Byrne	Interior Health
Gerald Davis	Osoyoos Recreation
Nanette Drobot	BC Housing
Andy Foster	Regional District of Okanagan-Similkameen
Doug Gorcak	School District 67
Shaune Gowe	School District 67
Kelsey Johnson	Penticton Recreation Department
Jane Kempston	School District 58
Todd Manuel	School District 67
Steve McNiven	School District 58
Lori Mullin	District of Summerland
Cody Naples	Princeton Recreation Department
Kirsten Odian	Trout Creek Elementary School
Tanya Osborne	Interior Health
Jill Pascoe	Interior Health
Carol Sheridan	Oliver Parks and Recreation Society
Bev Young	School District 53

Indian Bands	
Eliza Terbasket	Lower Similkameen Indian Band
Jackie Tallio	Lower Similkameen Indian Band
Leslie Fournier	Lower Similkameen Indian Band
Liz Bent	Penticton Indian Band

Child Care Providers/Operators	
Caitlin Alcott	One Sky Community Resources
Celina Alex	Inkameep Preschool Day Care
Karen Block	Naramata Child Development Centre
Jessica Chyzzy	Modern Day Mommy Daycare
Lynda Fairall	Summerland Child Care
Diane Gludovatz	Little Wonders Child Care & OES Child Care
Tracy Ingbritson	One Sky Community Resources
Karin Potgieter	Summerland Early Learning Centre
Melissa Ryan	One Sky Community Resources

Participating Organizations in Vulnerable/Underserved Population Engagement
Desert Sun Counselling & Resource Centre
Lower Similkameen Community Services
Okanagan Boys & Girls Club
OneSky Community Resources
Princeton Family Services Society
South Okanagan Immigrant and Community Services
South Okanagan Women in Need Society
Summerland Food Bank and Resource Centre

Solutions Workshop Participants – Summerland, Electoral Areas E, F, D, I	
Charlene Ames	OK Mini School Society
Karen Block	Naramata Playschool Society
Laurel Boothe	Trout Creek Kids Club
Jackie Bourdeaux	Penticton Regional Hospital
Lynda Fairall	Rainbow Corner Childcare
Ian Gerbrandt	One Sky Community Resources
Lori Mullin	District of Summerland
Tanya Osborne	Interior Health
Karin Potgieter	South Okanagan Montessori Society/Summerland Early Learning Centre
Augusto Romero	Regional District of Okanagan-Similkameen
Taletha Wyatt	OK Mini School Society

Solutions Workshop Participants – Princeton, Keremeos, Electoral Area B, G, H	
Caitlin Alcott	One Sky Community Resources
Mandy Chapman	Little Seeds Early Learning Centre
Jodi Chenier	
Marg Coulson	Village of Keremeos
Carly Godard	Scout Vineyard
Susan Herczku	Princeton Baptist Church
Tracy Ingbritson	One Sky Community Resources
Jane Kempston	School District 58
Lisa	Interior Health
Marion Louie	ntamtqen snm'a?m'aya?tn
Stephen McNiven	School District 58
Melissa Mennell	
Augusto Romero	Regional District of Okanagan-Similkameen
Lyle Thomas	Town of Princeton

Solutions Workshop Participants – Oliver, Electoral Areas A, C	
Nancy Aatelma	Desert Sun Counselling and Resource Centre
Celina Alex	Inkameep Preschool Day Care
Patricia Barrows	Boys and Girls Club of the Okanagan
Sarah Dynneson	Town of Osoyoos
Andy Foster	Regional District of Okanagan-Similkameen
Diane Gludovatz	South Okanagan Quality Childcare
Randy Houle	Town of Oliver
Tracy Ingbritson	One Sky Community Resources
Carrie Reiter	One Sky Community Resources
Augusto Romero	Regional District of Okanagan-Similkameen
Marieze Tarr	Desert Sun Counselling and Resource Centre
Bev Young	School District 53

Appendix D: Community Profile

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Figure 45: Public elementary schools within School District 67 (Okanagan Skaha) excluding Penticton schools,
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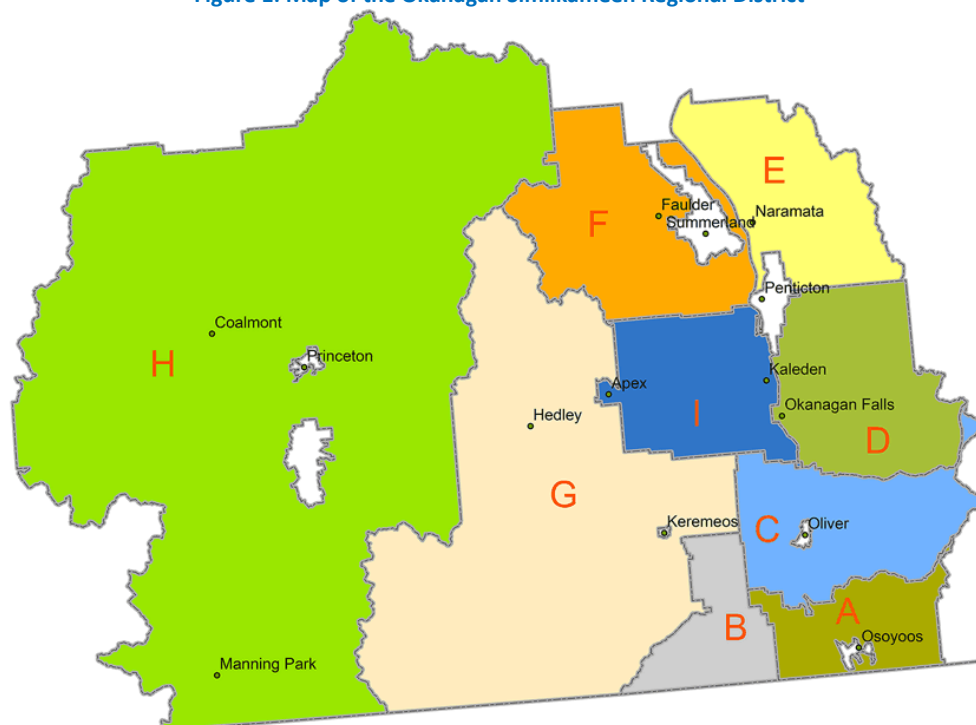
Introduction

The purpose of this Community Profile is to highlight important data about the community to inform child care planning. It includes information about the child population, socio-economic and labour force data, indicators of childhood vulnerability, and an overview of child care programs and spaces currently available in the District of Summerland, District of Oliver, Town of Princeton, Village of Keremeos, and the unincorporated electoral areas of the Okanagan-Similkameen Regional District (Electoral Areas A through I)¹⁷. This Profile draws on a variety of data sources, including the 2016 Census, BC Stats, the Human Early Learning Partnership (HELP) at UBC, and child care information provided by Interior Health Community Care Licensing.

Geographic scope

This project's geographic scope includes the District of Summerland, District of Oliver, Town of Princeton, Village of Keremeos and the electoral areas of the Okanagan Similkameen Regional District: Electoral Area A, Electoral Area B, Electoral Area C, Electoral Area C, Electoral Area D, Electoral Area E, Electoral Area F, Electoral Area G, Electoral Area H, and Electoral Area I. There are some communities (Osoyoos, Penticton, and all First Nations reserves) which are located within the Regional District, but which were not part of the client group for this project. Data for these communities is not included in this profile. However, it is important to note that these communities are included in statistics for the entire Regional District. A map of the Regional District is provided below (**Figure 1**) for reference.

Figure 1: Map of the Okanagan Similkameen Regional District

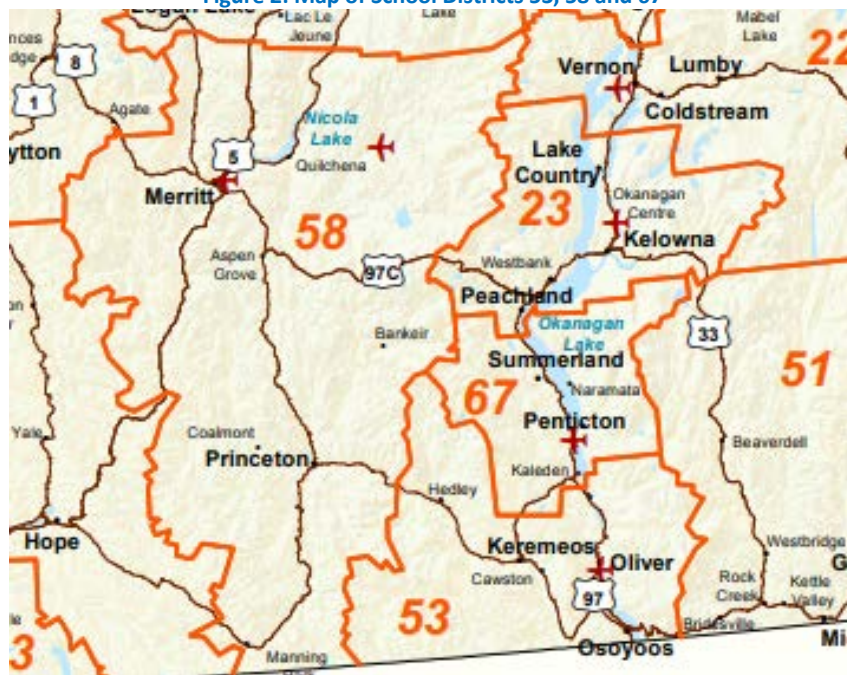


Source: Regional District of Okanagan-Similkameen. Electoral Area News. <https://www.rdos.bc.ca/httpwww-rdosmaps-bc-camin-bylawsfinancepoststandardtermspotermsconditions-pdf/rdos-news/electoral-area-news/>

¹⁷ Data from the 2016 Census combines Electoral Area D and Electoral Area I, as per the electoral area boundaries at the time of the Census.

This profile also incorporates some data that is only available at the School District level. The Regional District of Okanagan-Similkameen is served by three School Districts: School District 53 (Okanagan Similkameen), School District 58 (Nicola Similkameen), and School District 67 (Okanagan Skaha). As shown in the map below (Figure 2), these School Districts also include communities beyond the geographic scope of this project.

Figure 2: Map of School Districts 53, 58 and 67

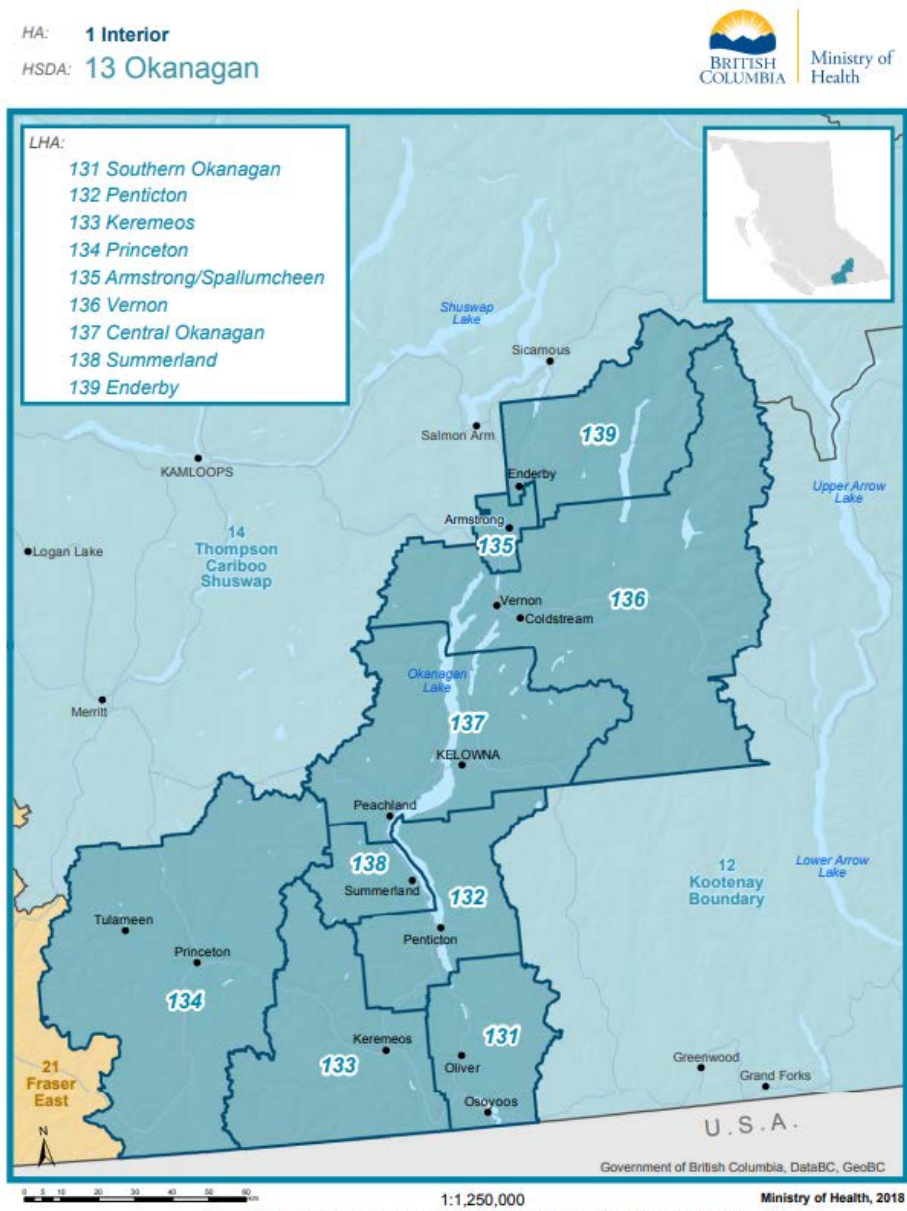


Source: BC Provincial Government. Administrative Boundaries. School District Boundaries.

<https://www2.gov.bc.ca/assets/gov/data/geographic/land-use/administrative-boundaries/school-district-boundaries/map-wall-school-districts.pdf>

For the purposes of population projections, the most precise geographies available were based on Local Health Areas. The Ministry of Health has five Health Authorities which are further broken down into Local Health Areas for planning and service delivery. The geographies utilized for the population projections were the South Okanagan Local Health Area, the Keremeos Local Health Area, the Princeton Local Health Area, and the Summerland Local Health Area, as well as the Okanagan-Similkameen Regional District. **Figure 3** displays the locations of these local health areas.

Figure 3: Map of Local Health Area geographies



Source: BC Provincial Government. Administrative Boundaries. Health Boundaries. Okanagan Health Service Delivery Area Map. https://www2.gov.bc.ca/assets/gov/data/geographic/land-use/administrative-boundaries/health-boundaries/13_okanagan.pdf

Child population

Child population is an important starting point for assessing child care need. **Figure 4** displays the number of children (0 to 12-years-old) in each jurisdiction, as well as their share of the total population. Overall, as of 2016, there were 8,145 children (0 to 12-years-old) in the Okanagan-Similkameen Regional District, including 3,935 children in the jurisdictions participating this project. In each community, the share of children in the total population ranged from 7% (Electoral Area H) to 11% (Princeton).

Figure 4: Child population, 0 to 12 years, 2016 Census

	Total 0 to 12 Years	Share of Total Population
Summerland	1,190	10%
Oliver	535	11%
Princeton	320	11%
Keremeos	125	8%
Electoral Area A	130	7%
Electoral Area B	100	10%
Electoral Area C	305	9%
Electoral Areas D & I	510	9%
Electoral Area E	190	10%
Electoral Area F	225	11%
Electoral Area G	170	8%
Electoral Area H	135	7%
Total (for this project)	3,935	10%
RDOS	8,145	10%

Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016004.

Figure 5 shows how the child population in each jurisdiction is distributed by age group. In total, for all the participating jurisdictions, there were 1,325 children 0 to 4-years-old, accounting for about one-third of all children 0 to 12. An additional 1,600 children were 5 to 9-years-old (41%) and 1,010 were 10 to 12-years-old (26%).

Figure 5: Child population, 0 to 12 years, by age range, 2016 Census

	0 to 4 years		5 to 9 years		10 to 12 Years	
	#	%	#	%	#	%
Summerland	400	34%	475	40%	315	27%
Oliver	195	36%	220	41%	120	22%
Princeton	105	33%	145	45%	70	22%
Keremeos	45	36%	50	40%	30	24%
Electoral Area A	50	39%	50	39%	30	23%
Electoral Area B	45	45%	30	30%	25	25%
Electoral Area C	100	33%	120	39%	85	28%
Electoral Areas D & I	155	30%	215	42%	140	28%
Electoral Area E	60	32%	85	45%	45	24%
Electoral Area F	65	29%	95	42%	65	29%
Electoral Area G	60	35%	60	35%	50	29%
Electoral Area H	45	33%	55	41%	35	26%
Total (for this project)	1,325	34%	1,600	41%	1,010	26%
RDOS	2,840	35%	3,300	41%	2,005	25%

Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016004.

Figure 6 displays the changes in the child population by age group between the 2011 and 2016 Censuses. Overall, the 0 to 12 population decreased by a net 135 children in for the entire Regional District (-2%) and by a net 215 children for the participating jurisdictions (-5%).

The changes in population by age group between 2011 and 2016 for the participating jurisdictions were as follows:

- -15 decrease (-1% decrease) in the number of children 0-4 years old;
- -45 decrease (-3% increase) in the number of children 5-9 years old; and,
- -155 decrease (-13% decrease) in the number of children 10-12 years old.

Between 2011 and 2016, the number of children 0 to 12-years-old decreased significantly in Electoral Area A, Electoral Area B, Electoral Area C, Electoral Areas D & I, Electoral Area F, and Electoral Area G. The number of children increased significantly in Oliver, Princeton, and Electoral Area H. The number of children 0 to 12-years-old saw no change or very little change in Summerland, Keremeos, and Electoral Area E¹⁸.

Figure 6: Changes over the past 2 censuses (2011-2016) in child population by age group

	0 to 4 years		5 to 9 years		10 to 12 years		Total 0 to 12 years	
	#	%	#	%	#	%	#	%
Summerland	30	8%	-20	-4%	-25	-7%	-15	-1%
Oliver	15	8%	40	22%	-25	-17%	30	6%
Princeton	-25	-19%	50	53%	0	0%	25	9%
Keremeos	10	29%	15	43%	-5	-14%	20	19%
Electoral Area A	5	11%	-40	-44%	-20	-40%	-55	-30%
Electoral Area B	-15	-25%	-25	-46%	-20	-44%	-60	-38%
Electoral Area C	-5	-5%	-20	-14%	-10	-11%	-35	-10%
Electoral Areas D & I	-40	-21%	-10	-4%	-5	-3%	-55	-10%
Electoral Area E	0	0%	15	21%	-20	-31%	-5	-3%
Electoral Area F	0	0%	-30	-24%	-10	-13%	-40	-15%
Electoral Area G	-10	-14%	-35	-37%	-15	-23%	-60	-26%
Electoral Area H	20	80%	15	38%	0	0%	35	35%
Total (for this project)	-15	-1%	-45	-3%	-155	-13%	-215	-5%
RDOS	-75	-3%	140	4%	-200	-9%	-135	-2%

Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016041.

**Some of the jurisdictions had very small (i.e., less than 50 children) populations in certain age groups, so large percentage changes in these age groups over time may be due to random rounding more than actual change in some cases. For these areas, the changes in the 0-12 year old population may be a more accurate indicator than the changes in the individual age groups*

¹⁸ These jurisdictions had increases or decreases of 20 children or less between 2011, which could be explained either by actual change or by the results of random rounding used to protect confidentiality in both Censuses.

Population Projections

Figure 7 shows the projected changes to the 0 to 12-year-old population from 2020 to 2030, based on estimates created by BC Stats, for South Okanagan, Princeton, Summerland, and Keremeos Local Health Areas, as well as the Okanagan-Similkameen Regional District. These population projections are based on trends in fertility, mortality, and net migration¹⁹.

For the Regional District overall, the 0 to 12-year-old population is projected to increase from 8,312 children in 2020 to 8,532 children in 2025, before decreasing to 8,486 children in 2030. This is a projected net increase of +174 children (+2%) across the Regional District between 2020 and 2030. Between 2020 and 2030, the Southern Okanagan Local Health Area (+77 children, 5% increase), Summerland Local Health Area (+73 children, +6% increase) and Keremeos Local Health Area (+37 children, +8% increase) are projected to have increases in their 0 to 12-year-old populations. The Princeton Local Health Area's child population is projected to change very little between 2020 and 2030.

Figure 7: Projected changes to the 0 to 12-year-old population from 2020 to 2030.

	2020	2025	2030	# change 2020 – 2030	% change 2020 – 2030	Average Annual Change (2020- 2030)	Average Annual Growth Rate (2020- 2030) (%)
Southern Okanagan LHA	1,578	1,704	1,655	+77	+5%	+8	+0.5%
Princeton LHA	473	483	469	-4	-1%	0	-0.1%
Summerland LHA	1,147	1,224	1,220	+73	+6%	+7	+0.6%
Keremeos LHA	480	509	517	+37	+8%	+4	+0.8%
RDOS	8,312	8,532	8,486	+174	+2%	+17	+0.2%

Source: BC Stats Population Projections.

¹⁹ For more information about the methodology BC Stats uses to create population projections, please refer to: https://www2.gov.bc.ca/assets/gov/data/statistics/people-population-community/population/people_population_projections_highlights.pdf.

Children in Lone Parent Families and Couple Families

Figure 8 displays the number of children (0 to 14-years-old) in lone parent families and couple families in the participating jurisdictions, based on the 2016 Census data. Out of the 4,695 children (0 to 14 years) in the participating jurisdictions, 19% were in lone parent families (890 children) and 79% (3,695 children) were in couple parent families. The percentage of children (0 to 14-year-olds) in lone parent families ranged from 9% of children in Electoral Area F to 29% of children in Keremeos.

Figure 8: Children (0-14 years old) living in lone parent families and couple families, 2016 Census

	Children living in lone parent families		Children living in couple families		Total children ²⁰
	#	%	#	%	
Summerland	230	16%	1,165	82%	1,425
Oliver	165	27%	435	71%	610
Princeton	90	25%	265	73%	365
Keremeos	40	29%	105	75%	140
Electoral Area A	25	17%	130	87%	150
Electoral Area B	20	15%	105	81%	130
Electoral Area C	40	11%	320	85%	375
Electoral Area D & I	115	18%	510	81%	630
Electoral Area E	50	23%	155	72%	215
Electoral Area F	25	9%	250	86%	290
Electoral Area G	60	27%	145	66%	220
Electoral Area H	30	21%	110	76%	145
Total (for this project)	890	19%	3,695	79%	4,695
RDOS	2,280	24%	7,040	74%	9,530

Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-316-X2016001.

²⁰ Some children may live in arrangements other than couple families or lone parent families, such as living with grandparents or in foster care. Therefore, the total number of children in lone parent families and children in couple families may not add up to the total number of children in any living arrangement.

Median Family Income

Figure 9 shows median before-tax income in 2015 by family type in the participating jurisdictions. In 2015, the median before-tax income for families with children 0 to 5-years-old in the Okanagan-Similkameen Regional District was \$74,770 for all families, \$87,595 for couple families, and \$28,576 for lone parent families. In 2015, the median before-tax family income for families with children 0 to 17-years-old in the Okanagan-Similkameen Regional District was \$79,186 for all families, \$99,119 for couple families and \$34,859 for lone parent families. The median before-tax family income for all families with children 0 to 17-years-old varied widely by community, ranging from \$52,224 in Electoral Area G to \$125,952 in Electoral Area F.

Figure 9: Median income (before-tax) by family type, 2015

	Families with children 0 to 17-years-old			Families with children 0 to 5-years-old		
	Total families	Couple families	Lone parent families	Total families	Couple families	Lone parent families
Summerland	\$92,160	\$103,782	\$38,080	\$89,259	\$96,171	N/A
Oliver	\$69,888	\$82,773	\$38,144	\$73,728	\$79,104	N/A
Princeton	\$96,768	\$120,064	\$33,408	\$96,512	\$114,091	N/A
Keremeos	\$79,616	\$95,488	N/A	N/A	N/A	N/A
Electoral Area A	\$71,936	\$81,024	N/A	\$67,072	\$72,960	N/A
Electoral Area B	\$64,128	\$72,448	N/A	N/A	N/A	N/A
Electoral Area C	\$74,240	\$84,992	N/A	\$63,360	\$75,008	N/A
Electoral Area D & I	\$102,144	\$113,536	\$41,984	\$92,331	\$106,752	N/A
Electoral Area E	\$90,368	\$114,091	\$36,480	\$93,440	N/A	N/A
Electoral Area F	\$125,952	\$131,072	N/A	N/A	N/A	N/A
Electoral Area G	\$52,224	\$66,816	N/A	\$39,040	N/A	N/A
Electoral Area H	\$100,608	\$118,016	N/A	N/A	N/A	N/A
RDOS	\$79,186	\$99,119	\$34,859	\$74,770	\$87,595	\$28,576

Source: Statistics Canada. Census Family Total Income Groups (22) in Constant (2015) Dollars, Census Family Structure (7), Family Size of Census Family (4), Ages of Census Family Members (18), Number of Earners in the Census Family (5) for Census Families, 2006, 2016 Census. Downloaded from Community Data Program:

<https://communitydata.ca/content/census-family-total-income-groups-22-constant-2015-dollars-census-family-structure-7-family>

*Note: Due to accuracy challenges related to the impacts of random rounding on results by Statistics Canada, as well as small sample sizes in areas with small populations in sub-groups, results in areas with populations of a sub-group numbering less than 50 have been suppressed.

Low-Income Measure

Figure 10 displays the number of children in low-income families based on the low-income measure (after tax) in the participating jurisdictions in 2015²¹. Overall, there were 2,285 children (0 to 17-years-old) in low income families in the Okanagan-Similkameen Regional District, which is 20% of all children under 18. There were 695 children (0-5 years old) in low income families in the Okanagan-Similkameen Regional District, which is 21% of all children under 6. The child poverty rates (for all children under 18) varied from 9% in Electoral Area F to 36% in Electoral Area G.

Figure 10: Number and percentage of children in low income families, based on the low-income measure after tax, 2015

	Children 0 to 17 Years		Children 0 to 5 Years	
	#	%	#	%
Summerland	310	18%	90	19%
Oliver	145	20%	45	18%
Princeton	90	21%	30	21%
Keremeos	45	26%	10	20%
Electoral Area A	45	23%	15	23%
Electoral Area B	55	31%	10	18%
Electoral Area C	95	20%	30	25%
Electoral Area D & I	85	11%	25	13%
Electoral Area E	55	20%	20	24%
Electoral Area F	35	9%	0	0%
Electoral Area G	100	36%	35	47%
Electoral Area H	45	24%	5	10%
RDOS	2,285	20%	695	21%

Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016127.

*Note: The 0-5 year-old populations are much smaller than 0-17 year old populations and so their poverty rates are much more likely to be impacted by random rounding effects. Therefore, 0-17 year old child poverty rates for most geographic areas (except for areas with large populations such as Summerland and the Okanagan-Similkameen Regional District) are likely more accurate than 0-5 year old child poverty rates.

²¹ The low-income measure is 50% of the median household income for all Canadian households, adjusted for household size. The low-income measure thresholds used for 2016 Census data can be found at: https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/tab/t4_2-eng.cfm.

Housing

Figure 11 displays the median monthly shelter costs for owned dwellings and rented dwellings in the participating jurisdictions in 2016²². Overall, the median monthly shelter cost in the Okanagan-Similkameen Regional District was \$658 per month for owned dwellings and \$904 per month for rented dwellings. The median monthly shelter costs for owned dwellings varied from \$346 per month in Electoral Area G to \$1,086 per month in Electoral Area F. The median monthly shelter costs for rented dwellings varied from \$706 per month in Electoral Area B to \$1,134 per month in Electoral Area E.

Figure 11: Median monthly shelter costs, 2016

	Median monthly shelter cost for owned dwellings	Median monthly shelter cost for rented dwellings
Summerland	\$633	\$1,012
Oliver	\$613	\$875
Princeton	\$743	\$900
Keremeos	\$525	\$748
Electoral Area A	\$527	\$1,105
Electoral Area B	\$543	\$706
Electoral Area C	\$382	\$881
Electoral Area D & I	\$699	\$1,026
Electoral Area E	\$770	\$1,134
Electoral Area F	\$1,086	\$1,076
Electoral Area G	\$346	\$804
Electoral Area H	\$619	\$882
RDOS	\$658	\$904

Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-316-X2016001.

²² Statistics Canada defines shelter cost as the average monthly total of all shelter expenses paid by households that own or rent their dwelling. Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services.

Languages Spoken Most Often at Home

Figure 12 displays the most common languages spoken at home in the participating jurisdictions in 2016. In the Okanagan-Similkameen Regional District, the most common language was English (76,095 speakers), followed by Punjabi (1,795 speakers), French (425 speakers), German (315 speakers), and Portuguese (290 speakers). In all of the participating communities, English was the most commonly spoken language, with Punjabi being the second most common language in many communities.

Figure 12: Top ten languages (only including languages spoken by 25 or more people), 2016

	Languages (number of speakers)
Summerland	English (10,820), Punjabi (95), German (75), French (45)
Oliver	English (4,210), Punjabi (290), Portuguese (45), Spanish (25)
Princeton	English (2,685)
Keremeos	English (1,385)
Electoral Area A	English (1,470), Punjabi (200), Portuguese (30)
Electoral Area B	English (875), Punjabi (105)
Electoral Area C	English (2,890), Punjabi (405), French (45), Portuguese (30), Spanish (25)
Electoral Area D & I	English (5,690), German (25)
Electoral Area E	English (1,795)
Electoral Area F	English (1,960)
Electoral Area G	English (2,070), Punjabi (95)
Electoral Area H	English (1,905)
RDOS	English (76,095), Punjabi (1,795), French (425), German (315), Portuguese (290), Spanish (140), Tagalog (120), Korean (70), Afrikaans (65), Dutch (65), Cantonese (65)

Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016070

Indigenous Population

According to Statistics Canada, Aboriginal identity includes persons who are First Nations, Metis, Inuk and/or those who are Registered or Treaty Indians, and/or those who have membership in a First Nation or Indian band²³. **Figure 13** shows the number and percentage of residents who identify as Aboriginal. There were 2,365 Aboriginal residents in the participating communities in 2016 or 6% of the total population. Summerland had the largest number of Aboriginal residents (605 Aboriginal Identity residents). The percentage of Aboriginal Identity residents in the participating jurisdictions varied from 3% in Electoral Area A to 11% in Electoral Area B. In addition to the participating jurisdictions, the Okanagan-Similkameen Regional District also has many First Nations reserves not shown here.

Figure 13: Indigenous population, 2016

	Number Aboriginal Identity	Percentage Aboriginal Identity
Summerland	605	6%
Oliver	155	3%
Princeton	280	10%
Keremeos	50	3%
Electoral Area A	50	3%
Electoral Area B	115	11%
Electoral Area C	170	5%
Electoral Area D & I	340	6%
Electoral Area E	105	6%
Electoral Area F	105	5%
Electoral Area G	195	9%
Electoral Area H	195	10%
Total (for this project)	2,365	6%
RDOS	6,145	8%

Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-316-X2016001.

²³ For definition of Aboriginal identity, see: <https://www12.statcan.gc.ca/census-recensement/2016/ref/dict/pop001-eng.cfm>

Immigration

Figure 14 displays the number and share of residents by generation status for the participating jurisdictions in 2016. Overall, the highest percentage of residents were third generation or more (25,015 residents, 62%), followed by second generation (8,725 residents, 22%), and first generation (6,480 residents, 16%). The largest number of first generation residents were in Summerland (1,540 first generation residents), with the percentage of first generation residents varying from 8% in Princeton to 31% in Electoral Area A.

Figure 14: Residents – breakdown by generation status, 2016

	First generation		Second generation		Third generation or more	
	#	%	#	%	#	%
Summerland	1,540	14%	2,390	22%	7,160	65%
Oliver	865	19%	1,110	24%	2,705	58%
Princeton	220	8%	515	19%	2,025	73%
Keremeos	220	15%	340	24%	890	62%
Electoral Area A	580	31%	385	21%	895	48%
Electoral Area B	215	21%	235	23%	570	55%
Electoral Area C	900	26%	850	24%	1,750	50%
Electoral Area D & I	680	12%	1,225	21%	3,915	67%
Electoral Area E	390	21%	390	21%	1,115	59%
Electoral Area F	280	14%	430	21%	1,305	65%
Electoral Area G	355	16%	560	25%	1,320	59%
Electoral Area H	235	12%	295	16%	1,365	72%
Total (for this project)	6,480	16%	8,725	22%	25,015	62%
RDOS	12,770	16%	17,470	22%	50,205	62%

Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-316-X2016001.

Figure 15 shows the number and share of residents by immigration status. In all participating jurisdictions in 2016, 6,045 residents were immigrants and 150 were non-PR residents, together accounting for 15% of the population. The percentage of residents who were immigrants varied from 7% in Princeton to 30% in Electoral Area A.

Figure 15: Residents - broken down by immigration status, 2016

	Non-immigrant		Immigrant		Non-PR	
	#	%	#	%	#	%
Summerland	9,640	87%	1,400	13%	50	0.5%
Oliver	3,835	82%	840	18%	10	0.2%
Princeton	2,545	92%	205	7%	0	0.0%
Keremeos	1,240	86%	195	14%	15	1.0%
Electoral Area A	1,295	70%	555	30%	10	0.5%
Electoral Area B	825	81%	200	20%	0	0.0%
Electoral Area C	2,625	75%	830	24%	45	1.3%
Electoral Area D & I	5,175	89%	645	11%	10	0.2%
Electoral Area E	1,525	81%	360	19%	0	0.0%
Electoral Area F	1,755	87%	260	13%	0	0.0%
Electoral Area G	1,885	85%	335	15%	0	0.0%
Electoral Area H	1,665	88%	220	12%	10	0.5%
Total (for this project)	34,010	85%	6,045	15%	150	0.4%
RDOS	68,195	85%	11,930	15%	320	0.4%

Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-316-X2016001.

Employment

Figure 16 displays the population (15+ years old) by work activity in the participating jurisdictions in 2015. Among residents in the participating jurisdictions in 2015:

- 14,400 residents did not work (41% of residents 15+ years old);
- 12,795 residents worked part year and/or part time (36% of residents 15+ years old); and,
- 8,325 residents worked full year, full time (23% of residents 15+ years old).

The percentage of residents 15+ years old who did not work in 2015 ranged from 30% in Electoral Area F to 55% in Keremeos. The percentage of residents 15+ years old who worked part year and/or part time varied from 30% in Electoral Area G to 46% in Electoral Area B. The percentage of residents 15+ years old who worked full year, full time varied from 14% in Keremeos to 30% in Electoral Area F.

Figure 16: Percent of population (15+ years old) and number of individuals by work activity in 2015

	Worked full year, full time		Worked part year and/or part time		Did not work	
	#	%	#	%	#	%
Summerland	2,440	25%	3,530	37%	3,700	38%
Oliver	835	21%	1,370	34%	1,875	46%
Princeton	600	25%	725	31%	1,030	44%
Keremeos	185	14%	410	32%	710	55%
Electoral Area A	340	20%	690	41%	640	38%
Electoral Area B	145	16%	405	46%	340	38%
Electoral Area C	660	21%	1,280	41%	1,205	38%
Electoral Area D & I	1,340	26%	1,795	34%	2,080	40%
Electoral Area E	415	25%	695	42%	570	34%
Electoral Area F	510	30%	680	40%	515	30%
Electoral Area G	395	20%	605	30%	1,025	51%
Electoral Area H	460	26%	610	34%	710	40%
Total (for this project)	8,325	23%	12,795	36%	14,400	41%
RDOS	17,000	24%	24,380	34%	29,530	42%

Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-316-X2016001.

We can generally assume that in most couple families with children with one or no earners and in most lone parent families with no earners that a parent is staying at home. Families where all parents are working are more likely to be using some form of licensed or unlicensed child care arrangement. **Figure 17** displays the number of earners for families with at least one child 0 to 5-years-old by family type in the Okanagan-Similkameen Regional District in 2015²⁴. The majority of couple families with children 0 to 5-years-old had two or more earners (76% of couple families), followed by one earner (23% of couple families) and no earners (2% of couple families). The majority of lone parent families with children 0 to 5-years-old had one earner (72% of lone parent families), followed by no earners (25% of lone parent families) and two or more earners (3% of lone parent families).

Figure 17: Number and percentage of families with at least one child 0 to 5 years, by family type, by number of earners in 2015, Regional District of Okanagan-Similkameen

	No earners		One earner		Two or more earners	
	#	%	#	%	#	%
Couple families	40	2%	455	23%	1,530	76%
Lone parent families	135	25%	395	72%	15	3%

Source: Statistics Canada. Census Family Total Income Groups (22) in Constant (2015) Dollars, Census Family Structure (7), Family Size of Census Family (4), Ages of Census Family Members (18), Number of Earners in the Census Family (5) for Census Families, 2006, 2016 Census. Downloaded from Community Data Program:

<https://communitydata.ca/content/census-family-total-income-groups-22-constant-2015-dollars-census-family-structure-7-family>

Figure 18 displays the number of earners for families with at least one child 0 to 17 years old by family type. The majority of couple families with children 0-17 years old in the Okanagan Similkameen Regional District had two or more earners (83% of couple families), followed by one earner (15% of couple families) and no earners (2% of couple families). The percentage of couple families with children 0-17 years old in the participating jurisdictions with two or more earners ranged from 74% in Princeton to 92% in Electoral Area F. The majority of lone parent families with children 0-17 years old in the Okanagan Similkameen Regional District had one earner (65% of lone parent families), followed by two or more earners (21% of lone parent families) and no earners (14% of lone parent families).

²⁴ This data is not available for the participating jurisdictions because of the small numbers of families in each sub-category.

Figure 18: Number and percentage of families with at least one child 0 to 17 years, by family type, by number of earners in 2015

	Couple Parent Families			Lone Parent Families		
	No earners	One earner	Two or more earners	No earners	One earner	Two or more earners
Summerland	20 (3%)	110 (14%)	635 (83%)	20 (10%)	130 (65%)	55 (28%)
Oliver	5 (2%)	35 (13%)	240 (86%)	15 (10%)	90 (62%)	35 (24%)
Princeton	0 (0%)	45 (26%)	130 (74%)	15 (21%)	50 (71%)	15 (21%)
Keremeos	0 (0%)	15 (25%)	50 (83%)	N/A	N/A	N/A
Electoral Area A	5 (6%)	10 (11%)	80 (89%)	N/A	N/A	N/A
Electoral Area B	5 (6%)	15 (19%)	60 (75%)	N/A	N/A	N/A
Electoral Area C	5 (2%)	30 (14%)	185 (86%)	N/A	N/A	N/A
Electoral Area D & I	5 (1%)	55 (15%)	315 (86%)	15 (18%)	55 (65%)	15 (18%)
Electoral Area E	5 (5%)	15 (14%)	90 (86%)	5 (10%)	35 (70%)	15 (30%)
Electoral Area F	5 (3%)	15 (8%)	165 (92%)	N/A	N/A	N/A
Electoral Area G	5 (5%)	10 (10%)	90 (86%)	N/A	N/A	N/A
Electoral Area H	5 (6%)	20 (25%)	60 (75%)	N/A	N/A	N/A
RDOS	80 (2%)	735 (15%)	4,000 (83%)	265 (14%)	1,240 (65%)	405 (21%)

Source: Statistics Canada. Census Family Total Income Groups (22) in Constant (2015) Dollars, Census Family Structure (7), Family Size of Census Family (4), Ages of Census Family Members (18), Number of Earners in the Census Family (5) for Census Families, 2006, 2016 Census. Downloaded from Community Data Program:

<https://communitydata.ca/content/census-family-total-income-groups-22-constant-2015-dollars-census-family-structure-7-family>

*Note: Due to accuracy challenges related to the impacts of random rounding on results by Statistics Canada, as well as small sample sizes in areas with small populations in sub-groups, results in areas with populations of a sub-group numbering less than 50 have been suppressed. This also means totals don't always add up to 100%.

Figure 19 displays the commuting destination for workers in the participating jurisdictions who commuted in 2016. In the Okanagan Similkameen Regional District, the largest number of workers commuted within their own jurisdictions (58%), followed by other jurisdictions within the Okanagan Similkameen Regional District (35%) and jurisdictions outside of the Okanagan Similkameen Regional District (7%). However, for the participating jurisdictions, workers most commonly commuted to a different community within the Regional District (57%), followed by commuting within their jurisdiction (33%). 10% commuted outside the Regional District for work.

There was a major difference in commuting patterns between commuters living in incorporated municipalities and electoral areas, with commuters in incorporated municipalities being much more likely to commute within their jurisdiction than commuters within electoral areas: the percentage of municipal resident commuters who commuted within their own jurisdiction ranged from 42% - 91%, whereas the percentage of electoral area resident commuters who commuted within their own jurisdiction ranged from 0% - 35%.

Figure 19: Workers by commute destination, 2016

	Commute within jurisdiction		Commute to different community within Regional District		Commute Outside Regional District	
	#	%	#	%	#	%
Summerland	1,540	42%	1,670	46%	450	12%
Oliver	835	56%	530	36%	135	9%
Princeton	940	91%	30	3%	55	5%
Keremeos	150	46%	160	49%	30	9%
Electoral Area A	30	6%	430	88%	25	5%
Electoral Area B	75	35%	130	61%	10	5%
Electoral Area C	130	14%	725	77%	95	10%
Electoral Area D & I	260	13%	1,565	79%	160	8%
Electoral Area E	110	18%	445	74%	30	5%
Electoral Area F	0	0%	635	91%	65	9%
Electoral Area G	80	14%	425	77%	60	11%
Electoral Area H	40	6%	525	75%	125	18%
Total (for this project)	4,190	33%	7,270	57%	1,240	10%
RDOS	15,370	58%	9,225	35%	1,975	7%

Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-316-X2016001.

Figure 20 displays the commute duration for workers in the participating jurisdictions who commuted in 2016. In the participating jurisdictions, 44% of commuters had a commute time of under 15 minutes; 22% had a commute of over 30 minutes. Princeton residents who commuted were the most likely to have a short (less than 15 minute) commute (67% of Princeton resident commuters had a less than 15 minute commute), while Electoral Area E residents who commuted were the least likely (24% of Electoral Area E resident commuters had a less than 15 minute commute). Electoral Area H residents who commuted were the most likely to have a very long (60 minute or more) commute (10% of Electoral Area H resident commuters had a 60 minute or more commute), while Electoral Area B residents who commuted were the least likely (0% of Electoral Area B had a 60 minute or more commute).

Figure 20: Workers by commute duration, 2016

	Less than 15 min	15 to 29 min	30 to 44 min	45 to 59 min	60+ min
Summerland	1,755 (41%)	1,745 (40%)	370 (9%)	235 (5%)	235 (5%)
Oliver	1,080 (63%)	360 (21%)	185 (11%)	80 (5%)	30 (2%)
Princeton	745 (67%)	260 (23%)	45 (4%)	10 (1%)	60 (5%)
Keremeos	200 (48%)	40 (10%)	75 (18%)	65 (16%)	40 (10%)
Electoral Area A	370 (62%)	135 (23%)	45 (8%)	25 (4%)	25 (4%)
Electoral Area B	145 (57%)	40 (16%)	25 (10%)	40 (16%)	0 (0%)
Electoral Area C	500 (43%)	335 (29%)	195 (17%)	50 (4%)	105 (9%)
Electoral Area D & I	600 (25%)	1,325 (55%)	310 (13%)	50 (2%)	130 (5%)
Electoral Area E	165 (24%)	405 (58%)	80 (11%)	40 (6%)	10 (1%)
Electoral Area F	410 (47%)	245 (28%)	130 (15%)	35 (4%)	60 (7%)
Electoral Area G	305 (46%)	100 (15%)	145 (22%)	70 (11%)	40 (6%)
Electoral Area H	355 (45%)	225 (28%)	70 (9%)	65 (8%)	80 (10%)
Total (for this project)	6,630 (44%)	5,215 (35%)	1,675 (11%)	765 (5%)	815 (5%)
RDOS	16,885 (54%)	8,785 (28%)	2,820 (9%)	1,205 (4%)	1,415 (5%)

Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-316-X2016001.

Residential Mobility

Figure 21 displays the percentage of residents in each of the jurisdictions who had moved to that jurisdiction within the past year or past five years as of 2016. Overall, in the participating jurisdictions, 8% of residents had moved to the community in the past year (3,045 residents) and 23% had moved to their community in the past five years (9,120 residents). The share of residents who had moved to their community within the past five years ranged from 14% in Electoral Area F to 27% in Electoral Area D. The share of residents who had moved to their community within the past year ranged from 5% in Keremeos to 12% in Electoral Area G.

Figure 21: Residents who moved to the jurisdiction within the past year and within the past 5 years, 2016

	Moved from outside the jurisdiction in the past year (1+ year old population only)		Moved from outside the jurisdiction in the past 5 years (5+ year old population only)	
	#	%	#	%
Summerland	725	7%	2,530	24%
Oliver	350	8%	1,170	26%
Princeton	175	6%	590	22%
Keremeos	70	5%	365	26%
Electoral Area A	115	6%	315	18%
Electoral Area B	70	7%	200	21%
Electoral Area C	280	8%	740	22%
Electoral Area D & I	570	10%	1,500	27%
Electoral Area E	175	9%	430	23%
Electoral Area F	110	6%	280	14%
Electoral Area G	275	12%	575	26%
Electoral Area H	130	7%	425	23%
Total (for this project)	3,045	8%	9,120	23%
RDOS	6,520	8%	18,620	24%

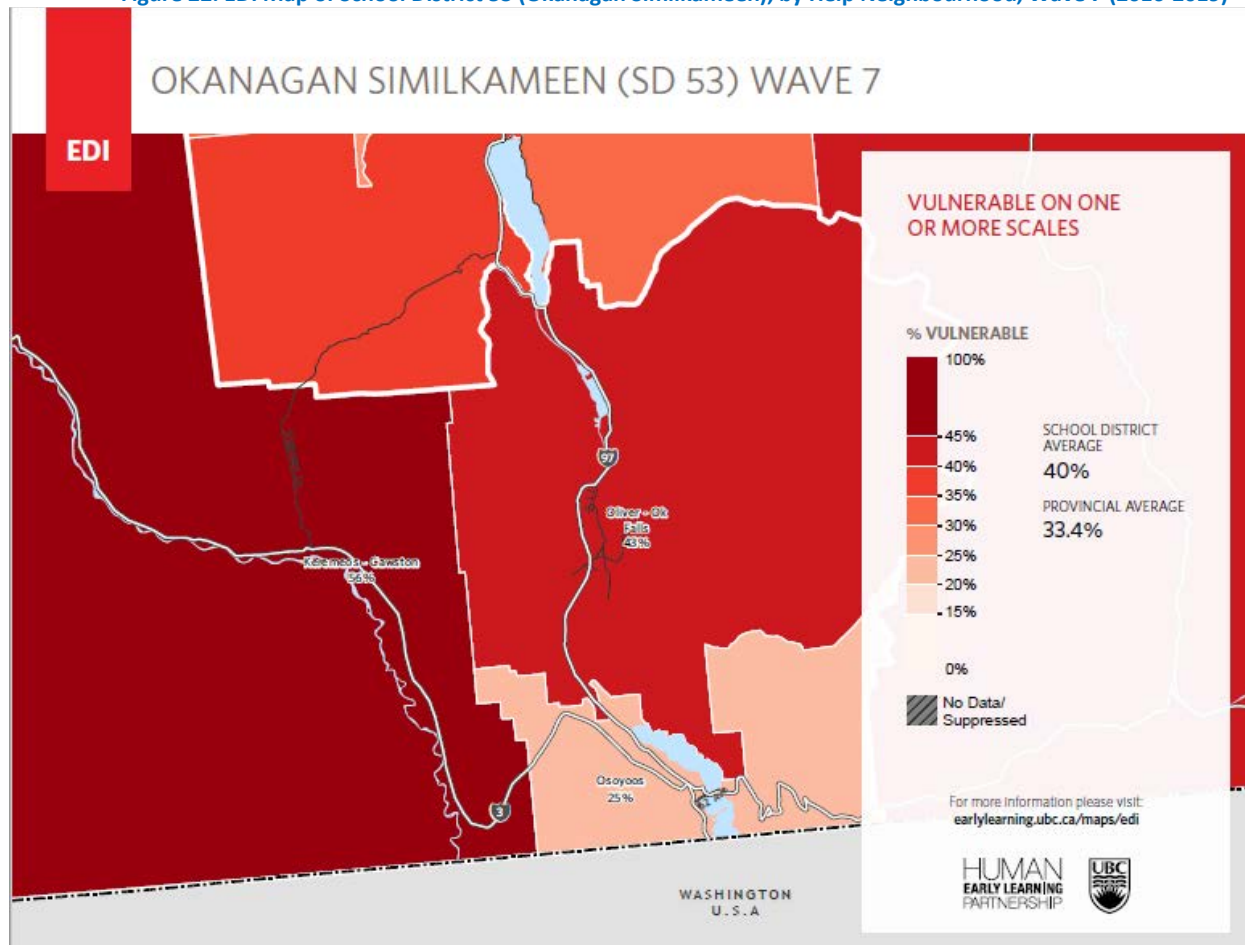
Source: Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-316-X2016001.

EDI (Early Development Instrument) for School Districts 53, 58, 67

The Early Development Instrument (EDI) is used to assess childhood vulnerability by surveying kindergarten children around the province. Vulnerable children are defined as those who, without additional support and care, are more likely to experience challenges in their school years and beyond. EDI is measured along five scales: Physical Health & Well-Being, Social Competence, Emotional Maturity, Language & Cognitive Development, and Communication Skills & General Knowledge. A complete description of the EDI can be found at <http://earlylearning.ubc.ca/maps/data/>.

This section examines the EDI results in School District 53 (Okanagan Similkameen), School District 58 (Nicola Similkameen) and School District 67 (Okanagan Skaha) through maps (Figure 22, Figure 23 and Figure 24) and a table (Figure 25). During Wave 7 (2016-2019), the share of children who were vulnerable on one or more EDI scale was 40% in School District 53 (Okanagan Similkameen), 29% in School District 58 (Nicola Similkameen), and 34% in School District 67 (Okanagan Skaha). The Provincial average was 33%.

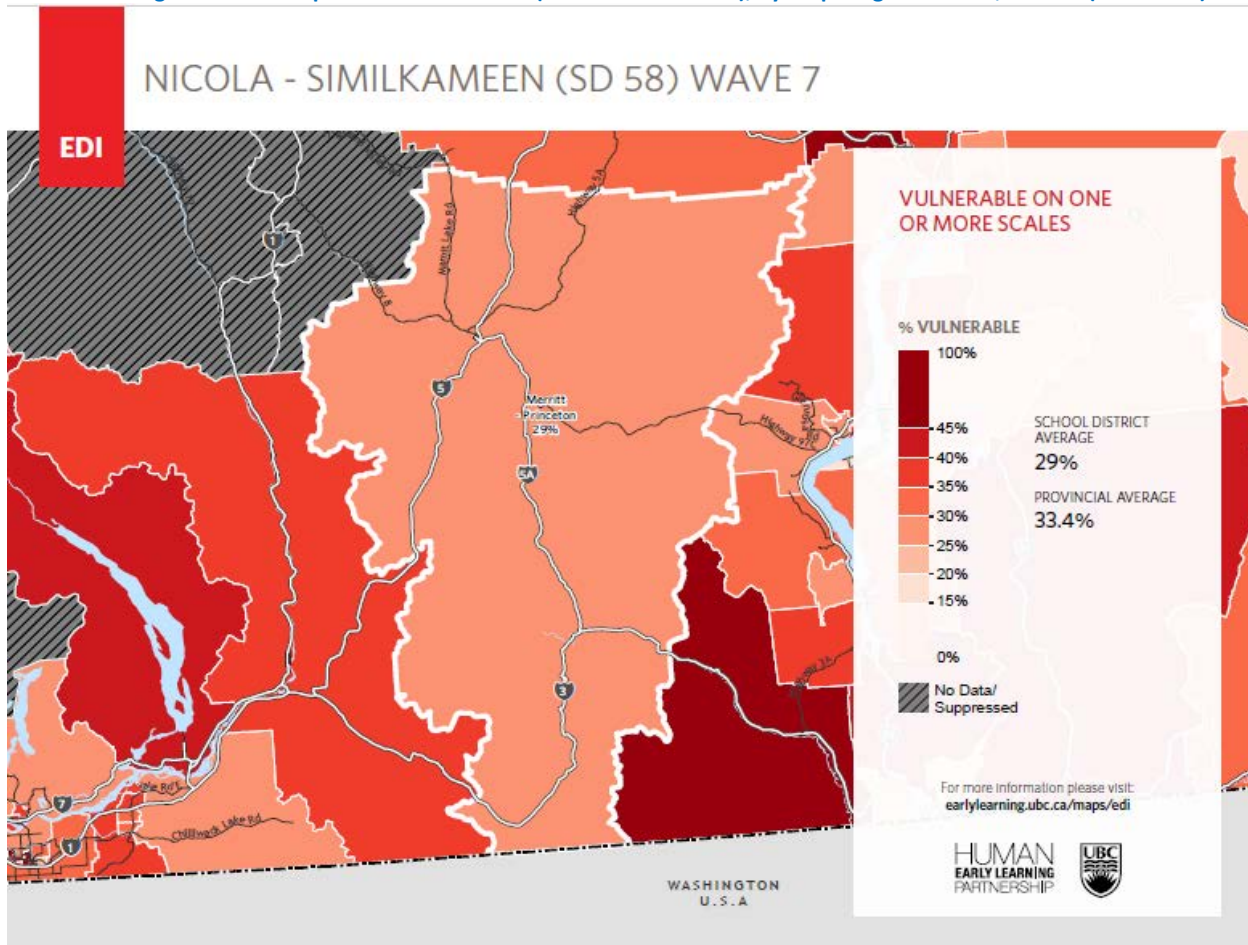
Figure 22: EDI Map of School District 53 (Okanagan Similkameen), by Help Neighbourhood, Wave 7 (2016-2019)



Source: UBC (University of British Columbia). HELP (Human Early Learning Partnership). EDI (Early Development Instrument). Website. School District 53. Wave 7 Community Profile.

http://earlylearning.ubc.ca/media/edi_w7_communityprofiles/edi_w7_communityprofile_sd_53.pdf

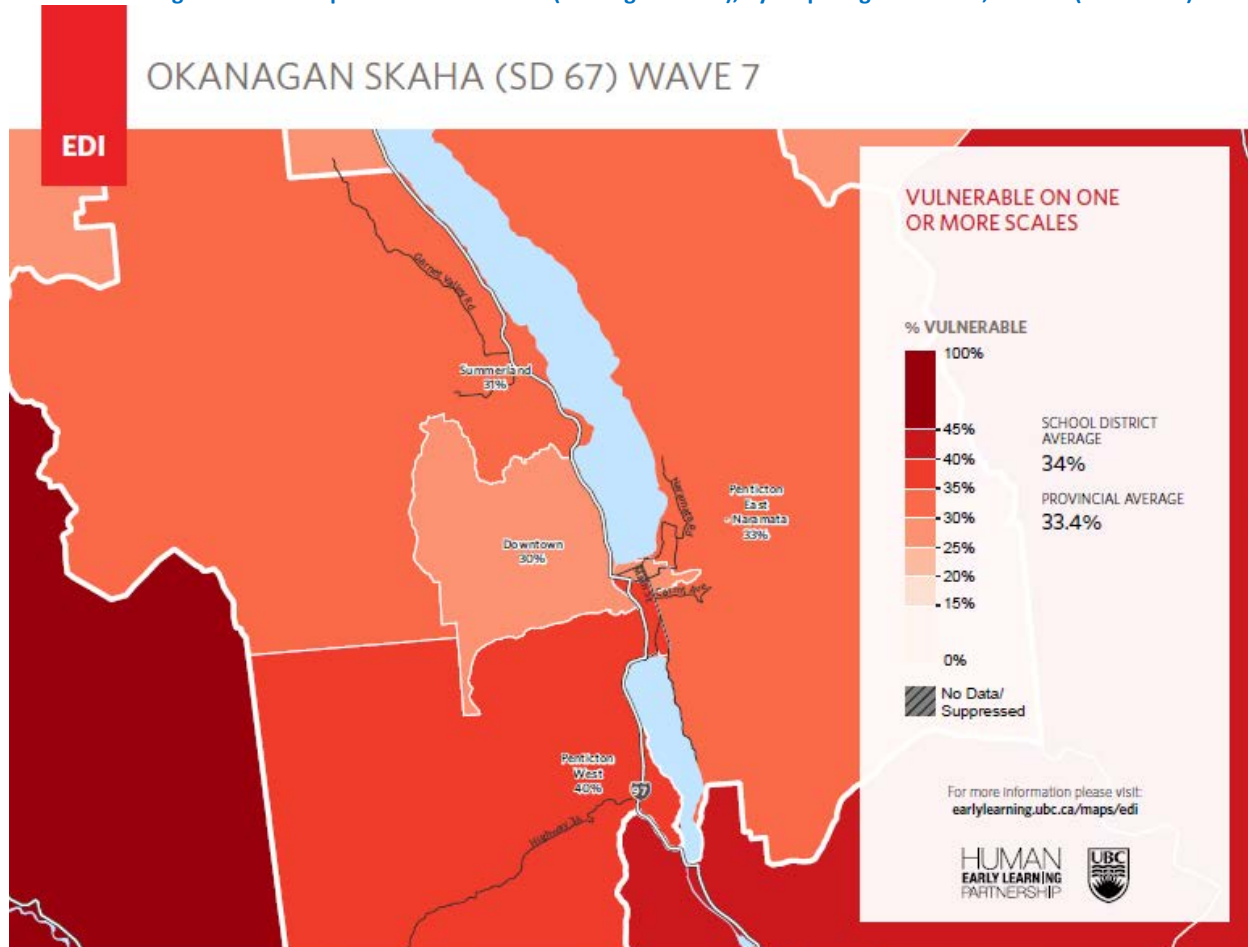
Figure 23: EDI Map of School District 58 (Nicola Similkameen), by Help Neighbourhood, Wave 7 (2016-2019)



Source: UBC (University of British Columbia). HELP (Human Early Learning Partnership). EDI (Early Development Instrument). Website. School District 58. Wave 7 Community Profile.

http://earlylearning.ubc.ca/media/edi_w7_communityprofiles/edi_w7_communityprofile_sd_58.pdf

Figure 24: EDI Map of School District 67 (Okanagan Skaha), by Help Neighbourhood, Wave 7 (2016-2019)



Source: UBC (University of British Columbia). HELP (Human Early Learning Partnership). EDI (Early Development Instrument). Website. School District 67. Wave 7 Community Profile.

http://earlylearning.ubc.ca/media/edi_w7_communityprofiles/edi_w7_communityprofile_sd_67.pdf

Figure 25: EDI (by HELP Neighbourhood), School Districts 53, 58, 67, Wave 7 (2016-2019)

HELP Neighbourhood	Total Number of Children	Number of Vulnerable Children	Vulnerable on One or More Scales (%)
School District 53 – Okanagan Similkameen			
Keremeos - Cawston	54	30	56%
Oliver - OK Falls	179	76	43%
Osoyoos	83	21	25%
School District 53	316	127	40%
School District 58 – Nicola-Similkameen			
Merritt-Princeton	280	80	29%
School District 58	280	80	29%
School District 67 – Okanagan Skaha			
Downtown	162	49	30%
Penticton East - Naramata	220	73	33%
Penticton West	160	64	40%
Summerland	160	50	31%
School District 67	702	236	34%

Source: UBC (University of British Columbia). HELP (Human Early Learning Partnership). EDI (Early Development Instrument). Website. School District 53, School District 58, School District 67. Wave 7 Community Profiles.

Middle Years Development Instrument

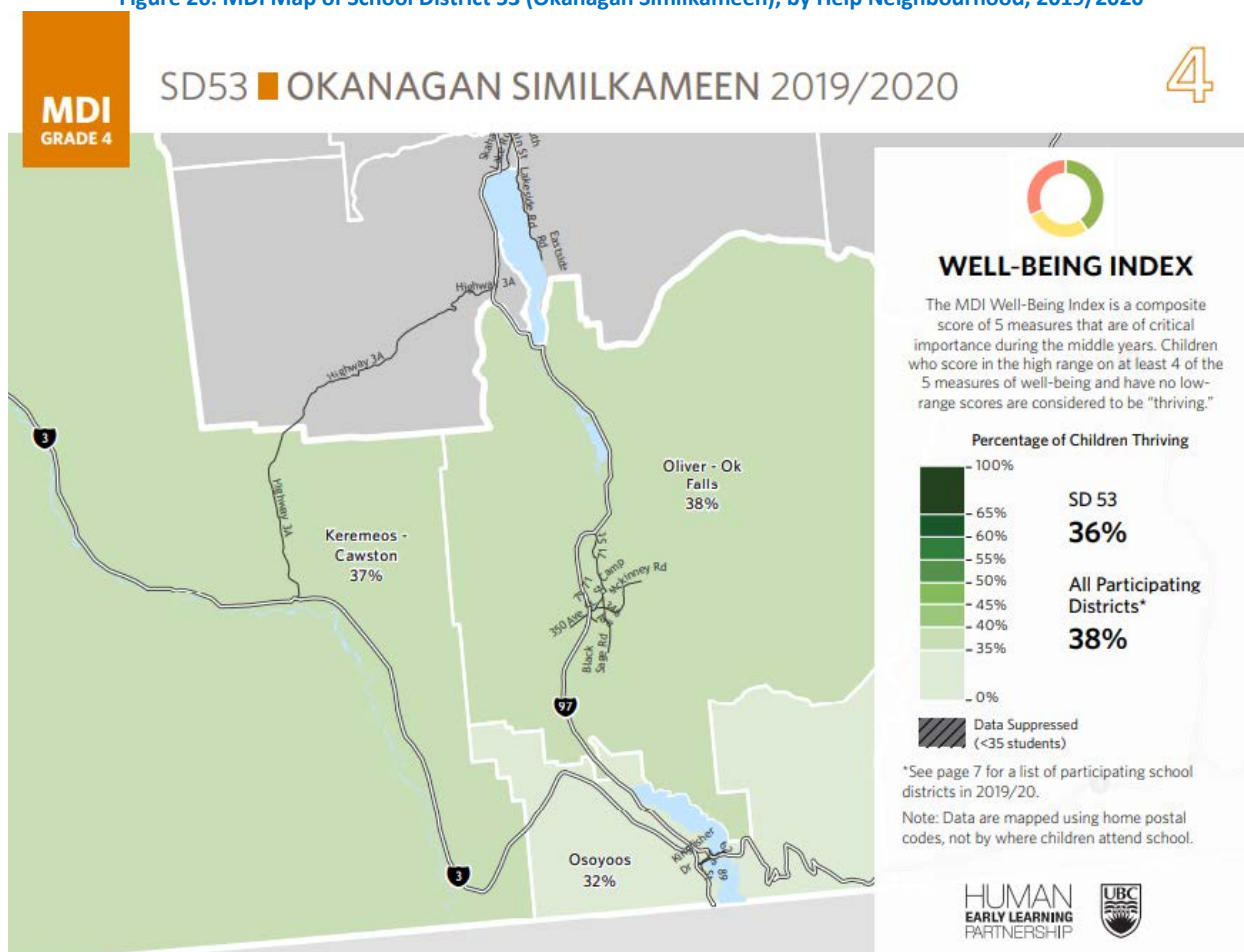
The Middle Years Development Instrument (MDI) is a survey of children in Grades 4 and 7 developed by the Human Early Learning Partnership (HELP) at UBC to measure children’s social-emotional health and well-being. The MDI results are summarized in two indices: the Well-Being Index and the Asset Index.

The MDI Well-Being Index combines measures of Optimism, Happiness, Self-Esteem, Absence of Sadness, and General Health to provide a holistic summary of children’s mental and physical health. Index scores are reported by three categories: high well-being or thriving, medium well-being, and low well-being. A complete description of the MDI Well-Being Index can be found at <http://earlylearning.ubc.ca/md/>.

This section examines the MDI results for grade 4 students in School District 53 (Okanagan Similkameen), School District 58 (Nicola Similkameen) and School District 67 (Okanagan Skaha) through maps (**Figure 26**, **Figure 27** and **Figure 28**) and a table (**Figure 29**). The MDI results for School Districts 53 and 67 were from the 2019/2020 school year, whereas the most recent MDI results for School District 58 were from the 2015/2016 school year.

In 2019/2020, in School District 53, 36% of grade 4 students were thriving, 29% had medium well-being and 35% had low well-being. In 2015/2016, in School District 58, 41% of grade 4 students were thriving, while 24% had medium well-being and 35% had low well-being. In 2019/2020, in School District 67, 42% of grade 4 students were thriving, while 27% had medium well-being and 31% had low well-being. The Provincial average was 38%.

Figure 26: MDI Map of School District 53 (Okanagan Similkameen), by Help Neighbourhood, 2019/2020



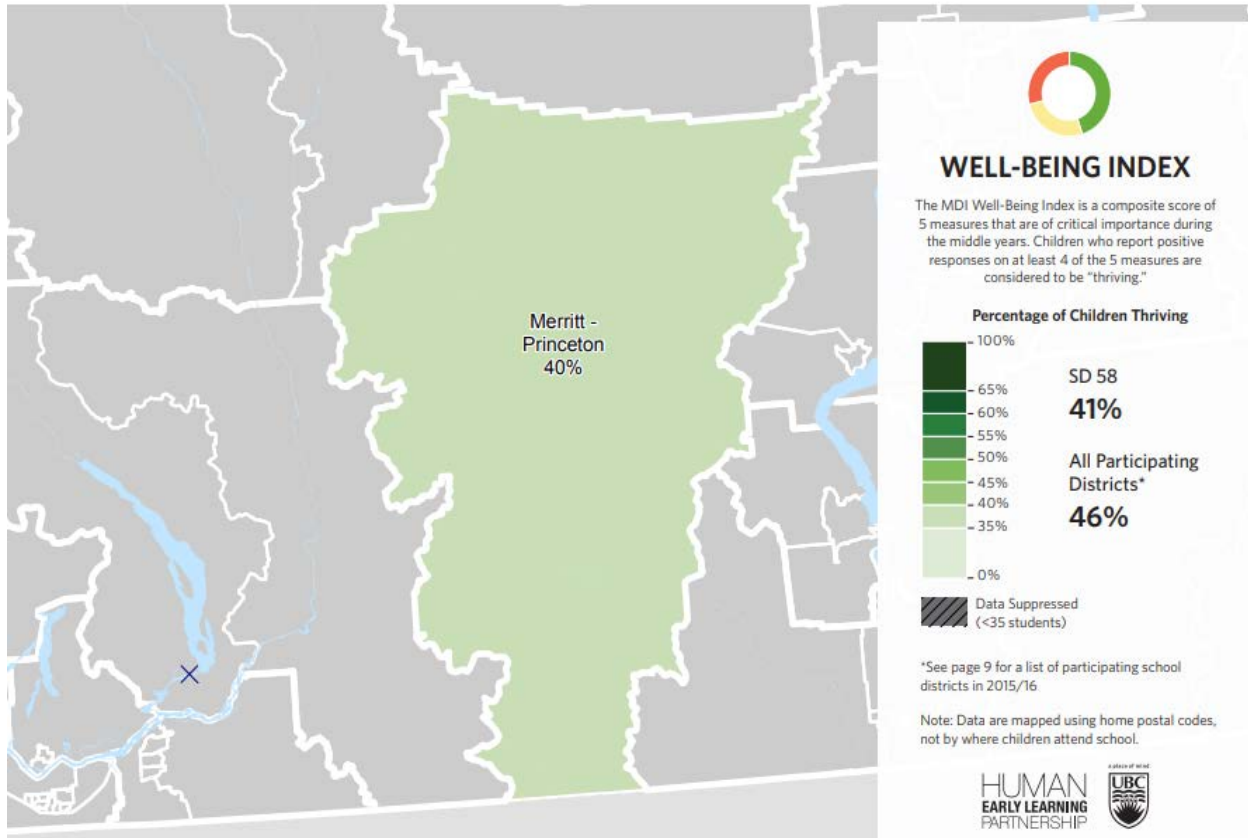
Source: UBC (University of British Columbia). HELP (Human Early Learning Partnership). MDI (Middle Years Development Instrument). Website. School District 53. 2019/2020 Community Profile. <http://earlylearning.ubc.ca/media/mdi/g4/mdi-sdcommunityreport-2019-20-sd53-g4-en-v200526.pdf>

Figure 27: MDI Map of School District 58 (Nicola Similkameen), by Help Neighbourhood, 2015/2016



NICOLA - SIMILKAMEEN (SD 58) 2015/2016

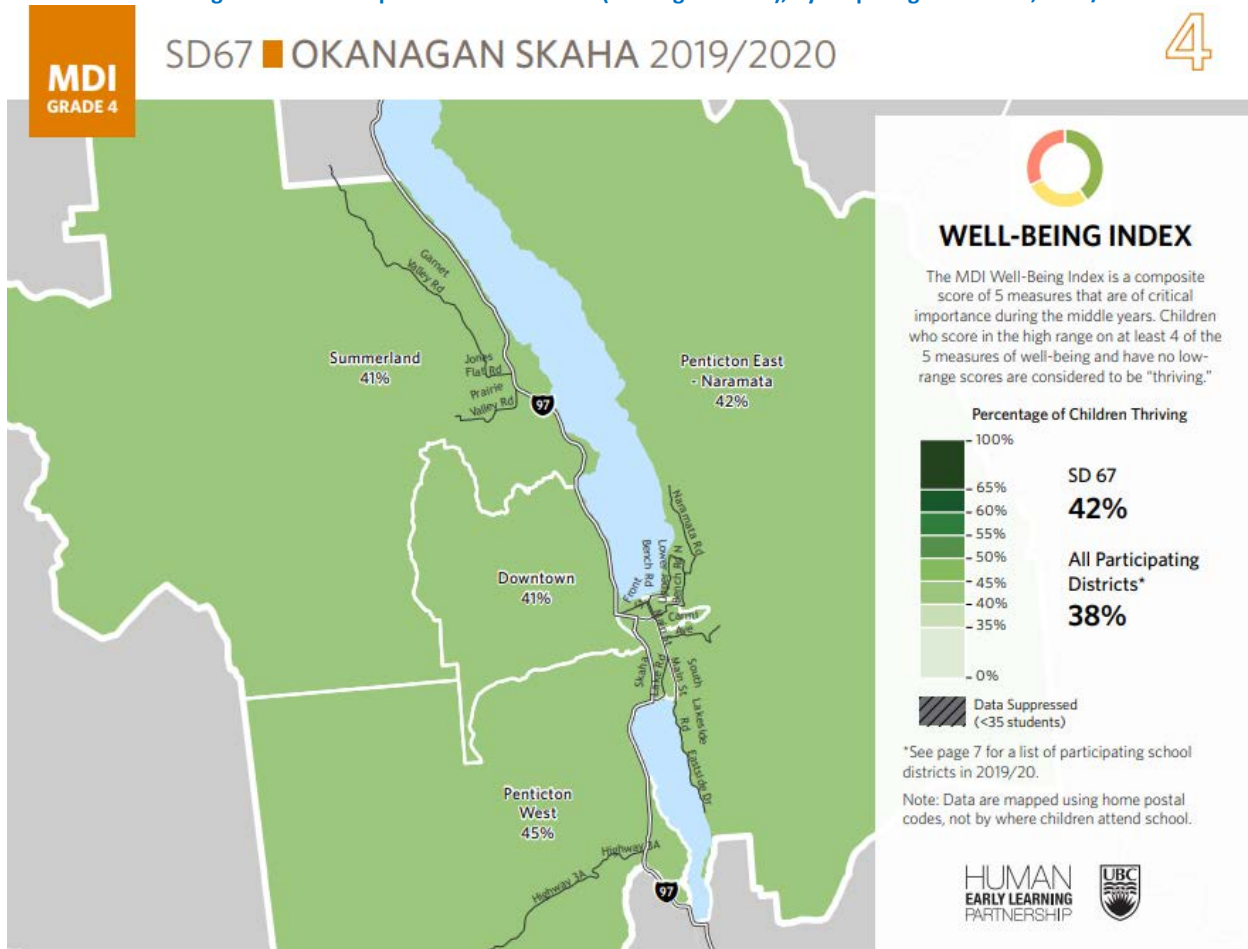
4



Source: UBC (University of British Columbia). HELP (Human Early Learning Partnership). MDI (Middle Years Development Instrument). Website. School District 58. 2015/2016 Community Profile.

http://earlylearning.ubc.ca/media/mapsets/MDI/2016/mdi-4_sd_and_community_report_-_sd58_nicola-similkameen.pdf

Figure 28: MDI Map of School District 67 (Okanagan Skaha), by Help Neighbourhood, 2019/2020



Source: UBC (University of British Columbia). HELP (Human Early Learning Partnership). MDI (Middle Years Development Instrument). Website. School District 67. 2019/2020 Community Profile. <http://earlylearning.ubc.ca/media/mdi/g4/mdi-sdcommunityreport-2019-20-sd67-g4-en-v200526.pdf>

Figure 29: MDI (by HELP Neighbourhood), School Districts, 2019/2020 Data for School District 53 and 67, 2015/2016 data for School District 58

Neighbourhood	Total Number of Children	Thriving (%)	Medium to High Well-Being (%)	Low Well-Being (%)
School District 53 – Okanagan Similkameen				
Keremeos - Cawston	35	37%	31%	31%
Oliver - OK Falls	52	38%	25%	38%
Osoyoos	40	32%	32%	37%
School District 53	126	36%	29%	35%
School District 58 – Nicola Similkameen				
Merritt-Princeton	123	41%	24%	35%
School District 58	123	41%	24%	35%
School District 67 – Okanagan Skaha				
Downtown	69	41%	38%	21%
Penticton East - Naramata	105	42%	23%	35%
Penticton West	90	45%	22%	33%
Summerland	78	41%	30%	30%
School District 67	347	42%	27%	31%

Source: UBC (University of British Columbia). HELP (Human Early Learning Partnership). MDI (Middle Years Development Instrument). Website. School District 53 (2019/20), School District 58 (2015/16), School District 67 (2019/20). Community Profiles.

Special Needs

Figure 30 displays the percentage of elementary school students in each School District that had special needs in the 2019/20 school year. In School District 53 in 2019/2020, there were 181 elementary school students with special needs (14% of all elementary school students). In School District 58, there were 132 elementary school students with special needs (12% of all elementary school students). In School District 67, there were 223 elementary school students with special needs (10% of all elementary school students).

Figure 30: Children who had special needs, School District 53, 58, 67 elementary schools, 2019/2020

School District	Number with special needs	Percentage with special needs
School District 53 (Okanagan Similkameen)	181	14%
School District 58 (Nicola Similkameen)	132	12%
School District 67 (Okanagan Skaha)	223	10%

Source: BC Government. Open Data Catalogue - Student Enrollment and FTE by Grade.

The Infant Development Program (IDP) and the Aboriginal Infant Development Programs (AIDP) are programs for children birth to 3 years who have a diagnosed disability or are at risk of having a developmental delay. Services are delivered in the home. Supported Child Development (SCD) and Aboriginal Supported Child Development (ASCD) are programs for children, infant through school age, who require extra support in the child care setting they attend. Services are primarily delivered in the child care programs. The number of children served and on the wait lists for these programs in the Region are shown below.

Figure 31: Children using and waitlisted for IDP, AIDP, SCD, and ASCD, Regional District of Okanagan Similkameen

Program	Number of Children Served		Number of Children on Wait List	
	5 and under (not yet in school)	School Age	5 and under (not yet in school)	School Age
Infant Development Program ²⁵	55			
Aboriginal Infant Development Program				
Supported Child Development ²⁶	10		29	
Aboriginal Supported Child Development				

*Sources: OneSky Community Resources, Boys and Girls Clubs of the Okanagan.

²⁵ This excludes Osoyoos and Penticton, and includes children in Summerland, Kaleden, Okanagan Falls, and Oliver.

²⁶ The communities covered here include Summerland, Naramata, Oliver, Kaleden, and Princeton.

Child Care Spaces

The following tables show the number of group child care spaces by license type and total licensed child care spaces relative to child population by age range for each jurisdiction. Child population numbers may vary slightly from the child population numbers earlier in this profile due to random rounding by Statistics Canada for different age groups.

Figure 32 displays the child care spaces per child age group in **Summerland**. Overall, there were 19 child care spaces for every 100 children aged 0 to 12. There were no group (birth to 36 months) spaces in Summerland. There were 33 group (30 months to school age) space for every 100 children in that age group and 15 group (school age) spaces for every 100 school age children.

Figure 32: Child care spaces by type (2020) versus child population by age group (2016), Summerland

License type	Number of spaces	Age group	# of children	Spaces per 100 children in this age group
Group (birth to 36 months)	0	0-2-year olds	230	0
Group (30 months to school age)	67	3-4-year olds and half of all 5-year olds	205	33
Group (school age)	113	6-12-year olds and half of all 5-year olds	750	15
All others (licensed preschool, group multi-age, family child care, in-home multi-age)	40	General	N/A	N/A
Total child care spaces	220	Total 0-12-year olds	1,185	19

Source: Interior Health Licensing, CCR&R data, 2016 Census for child population.

Figure 33 displays the child care spaces per child age group in **Oliver**. Overall, there were 60 child care spaces for every 100 children aged 0 to 12. There were 20 group (birth to 36 months) spaces for every 100 children under 3, 95 group (30 months to school age) spaces for every 100 children in this age group, and 42 group (school age) spaces for every 100 school age children.

Figure 33: Child care spaces by type (2020) versus child population by age group (2016), Oliver

License type	Number of spaces	Age group	# of children	Spaces per 100 children in this age group
Group (birth to 36 months)	24	0-2-year olds	120	20
Group (30 months to school age)	100	3-4-year olds and half of all 5-year olds	105	95
Group (school age)	132	6-12-year olds and half of all 5-year olds	315	42
All others (licensed preschool, group multi-age, family child care, in-home multi-age)	70	General	N/A	N/A
Total child care spaces	326	Total 0-12-year olds	540	60

Source: Interior Health Licensing, CCR&R data, 2016 Census for child population.

Figure 34 displays the child care spaces per child age group in **Princeton**. Overall, there were 18 child care spaces for every 100 children aged 0 to 12. There were 12 group (birth to 36 months) spaces for every 100 children under 3, 25 group (30 months to school age) spaces for every 100 children in this age group, and 9 group (school age) spaces for every 100 school age children.

Figure 34: Child care spaces by type (2020) versus child population by age group (2016), Princeton

License type	Number of spaces	Age group	# of children	Spaces per 100 children in this age group
Group (birth to 36 months)	8	0-2-year olds	65	12
Group (30 months to school age)	16	3-4-year olds and half of all 5-year olds	65	25
Group (school age)	18	6-12-year olds and half of all 5-year olds	195	9
All others (licensed preschool, group multi-age, family child care, in-home multi-age)	15	General	N/A	N/A
Total child care spaces	57	Total 0-12-year olds	325	18

Source: Interior Health Licensing, CCR&R data, 2016 Census for child population.

Figure 35 displays the child care spaces per child age group in **Keremeos**. Overall, there were 34 child care spaces for every 100 children aged 0 to 12. However, there are no infant-toddler or school age spaces in Keremeos. There were 76 group (30 months to school age) spaces for every 100 children in this age group.

Figure 35: Child care spaces by type (2020) versus child population by age group (2016), Keremeos

License type	Number of spaces	Age group	# of children	Spaces per 100 children in this age group
Group (birth to 36 months)	0	0-2-year olds	30	0
Group (30 months to school age)	17	3-4-year olds and half of all 5-year olds	22.5	76
Group (school age)	0	6-12-year olds and half of all 5-year olds	72.5	0
All others (licensed preschool, group multi-age, family child care, in-home multi-age)	25	General	N/A	N/A
Total child care spaces	42	Total 0-12-year olds	125	34

Source: Interior Health Licensing, CCR&R data, 2016 Census for child population.

Child care coverage for the unincorporated electoral areas varies widely. There are no licensed child care spaces in **Electoral Areas A, B, C, G, or H**. **Figure 36** shows the number of children by age group in each of these electoral areas.

Figure 36: Child population by age group (2016) for unincorporated areas of RDOS with no licensed child care

Jurisdiction	0 to 2 years	3 to 4 years and half of all 5-year-olds	6 to 12 years and half of all 5-year-olds	Total 0 to 12 years
Electoral Area A	30	27.5	87.5	145
Electoral Area B	30	22.5	52.5	105
Electoral Area C	60	55	195	310
Electoral Area F	35	35	155	225
Electoral Area G	40	25	105	170
Electoral Area H	25	27.5	87.5	140

Source: 2016 Census for child population.

Figure 37 displays the child care spaces per child age group in **Electoral Area D & I**. Overall, there were 16 child care spaces for every 100 children aged 0 to 12. However, there are no infant-toddler or group (30 months to school age) spaces in Electoral Areas D & I. There were 16 group (school age) spaces for every 100 school age children.

Figure 37: Child care spaces by type (2020) versus child population by age group (2016), Electoral Areas D & I

License type	Number of spaces	Age group	# of children	Spaces per 100 children in this age group
Group (birth to 36 months)	0	0-2-year olds	80	0
Group (30 months to school age)	0	3-4-year olds and half of all 5-year olds	92.5	0
Group (school age)	53	6-12-year olds and half of all 5-year olds	342.5	16
All others (licensed preschool, group multi-age, family child care, in-home multi-age)	29	General	N/A	N/A
Total child care spaces	82	Total 0-12-year olds	515	16

Source: Interior Health Licensing, CCR&R data, 2016 Census for child population.

Figure 38 displays the child care spaces per child age group in **Electoral Area E**. Overall, there were 21 child care spaces for every 100 children aged 0 to 12. There were no group (birth to 36 months) spaces in Electoral Area E. There were 53 group (30 months to school age) space for every 100 children in that age group and 16 group (school age) spaces for every 100 school age children.

Figure 38: Child care spaces by type (2020) versus child population by age group (2016), Electoral Area E

License type	Number of spaces	Age group	# of children	Spaces per 100 children in this age group
Group (birth to 36 months)	0	0-2-year olds	30	0
Group (30 months to school age)	20	3-4-year olds and half of all 5-year olds	37.5	53
Group (school age)	20	6-12-year olds and half of all 5-year olds	122.5	16
All others (licensed preschool, group multi-age, family child care, in-home multi-age)	0	General	N/A	N/A
Total child care spaces	40	Total 0-12-year olds	190	21

Source: Interior Health Licensing, CCR&R data, 2016 Census for child population.

Figure 39 displays the child care spaces per child age group for the participating jurisdictions of the **Okanagan Similkameen Regional District** (not including Penticton, Osoyoos and First Nations geographies). Overall, there were 20 child care spaces for every 100 children aged 0 to 12. There were 31 group (30 months to school age) spaces for every 100 children in that age group, but only 14 group (school age) spaces for every 100 school age children and only 4 group (birth to 36 months) spaces for every 100 children under 3.

Figure 39: Child care spaces by type (2020) versus child population by age group (2016), RDOS participating jurisdictions (not including Penticton, Osoyoos and First Nations geographies)

License type	Number of spaces	Age group	# of children	Spaces per 100 children in this age group
Group (birth to 36 months)	32	0-2-year olds	775	4
Group (30 months to school age)	220	3-4-year olds and half of all 5-year olds	720	31
Group (school age)	336	6-12-year olds and half of all 5-year olds	2,480	14
All others (licensed preschool, group multi-age, family child care, in-home multi-age)	179	General	N/A	N/A
Total child care spaces	767	Total 0-12-year olds	3,975	20

Source: Interior Health Licensing, CCR&R data, 2016 Census for child population.

For ease of comparison, **Figure 40** summarizes the number of spaces per 100 children for each type of care and age range. For reference, the province overall has 18 child care spaces for every 100 children and Canada has 27.

Figure 40: Summary of Child Care Spaces per 100 Children by Age Group

	Infant-Toddler	Preschooler Age	School Age	Total
Summerland	0	33	15	19
Oliver	20	95	42	60
Princeton	12	25	9	18
Keremeos	0	76	0	34
Electoral Area A	0	0	0	0
Electoral Area B	0	0	0	0
Electoral Area C	0	0	0	0
Electoral Areas D & I	0	0	16	16
Electoral Area E	0	53	16	21
Electoral Area F	0	0	0	0
Electoral Area G	0	0	0	0
Electoral Area H	0	0	0	0
Total (for this project)*	4	31	14	20

*Osoyoos, Penticton and First Nations geographies were not part of this child care analysis project; therefore, they were excluded in the child care spaces analysis.

Child Care Auspice

A summary of the number of spaces and programs offered by service type and auspice is shown below. **Figure 41** displays the **number of spaces** by service type. Overall, in the participating jurisdictions, 6% of spaces were family or in-home multi-age, 50% were for-profit, 36% were non-profit, and 8% were public sector or Indigenous government run.

Figure 41: Child care spaces by service type and auspice

	Family and in-home multi-age		Group and multi-age: For-profit		Group and multi-age: Non-profit		Public Sector or Indigenous Govt	
	#	%	#	%	#	%	#	%
Summerland	22	10%	129	59%	69	31%	0	0%
Oliver	7	2%	143	44%	112	34%	64	20%
Princeton	0	0%	42	74%	15	26%	0	0%
Keremeos	0	0%	34	81%	8	19%	0	0%
Electoral Area D & I	14	17%	38	46%	30	37%	0	0%
Electoral Area E	0	0%	0	0%	40	100%	0	0%
Total (for this project)*	43	6%	386	50%	274	36%	64	8%

Source: UBCM/MCFD child care inventory, Interior Health Licensing, CCR&R data.

*Osoyoos, Penticton and First Nations geographies were not part of this child care analysis project; therefore, they were excluded in the child care spaces analysis.

Figure 42 displays the **number of child care programs** by service type. Overall, in the participating jurisdictions, 15% of programs were family or in-home multi-age, 40% were for-profit, 35% were non-profit, and 10% were public sector or Indigenous government run.

Figure 42: Child care programs by service type and auspice

	Family and in-home multi-age		Group and multi-age: For-profit		Group and multi-age: Non-profit		Public Sector or Indigenous Govt	
	#	%	#	%	#	%	#	%
Summerland	3	25%	6	50%	3	25%	0	0%
Oliver	1	7%	4	29%	5	36%	4	29%
Princeton	0	0%	3	75%	1	25%	0	0%
Keremeos	0	0%	2	67%	1	33%	0	0%
Electoral Area D & I	2	40%	1	20%	2	40%	0	0%
Electoral Area E	0	0%	0	0%	2	100%	0	0%
Total (for this project)*	6	15%	16	40%	14	35%	4	10%

Source: UBCM/MCFD child care inventory, Interior Health Licensing, CCR&R data.

*Osoyoos, Penticton and First Nations geographies were not part of this child care analysis project; therefore, they were excluded in the child care spaces analysis.

Elementary Schools and Licensed Child Care

Figure 43 displays the child care provision at public elementary school sites within School District 53 (except Osoyoos schools). Four out of the five elementary schools in this area had child care on site, with a total of 202 child care spaces provided on these sites. Most of these spaces were before/after school spaces (107 spaces), followed by preschool spaces (55 spaces), group (3-5 year old) spaces (32 spaces), multi-age child care spaces (8 spaces) and group (under 36 months) spaces (0 spaces).

Figure 43: Public elementary schools within School District 53 (Okanagan Similkameen) (excluding Osoyoos schools), with K-7 school enrollment in 2019/20 and licensed capacity by child care program type

School Name	Jurisdiction	Students	Group under 36 months spaces	Group 3-5 years spaces	Preschool spaces	Before / After School spaces	Multi-Age Child Care Spaces	Total spaces
Okanagan Falls Elementary	Electoral Area D	77	0	0	15	15	0	30
Oliver Elementary	Oliver	328	0	0	20	52	0	72
Tuc-el-Nuit Elementary	Oliver	242	0	32	20	40	0	92
Cawston Primary School	Electoral Area B	156	0	0	0	0	0	0
Similkameen Elem-Secondary	Keremeos	117	0	0	0	0	8	8
Totals		920	0	32	55	107	8	202

Source: BC Government. Open Data Catalogue - Student Enrollment and FTE by Grade, UBCM/MCFD child care inventory, Okanagan-Similkameen School District website for school locations

Figure 44 displays the child care provision at public elementary school sites within School District 58 (Nicola Similkameen School District) (except Merritt schools). Neither of the two elementary schools in this area had child care on site.

Figure 44: Public elementary schools within School District 58 (Nicola Similkameen) excluding Merritt schools, with K-7 school enrollment in 2019/20 and licensed capacity by child care program type

School Name	Jurisdiction	School enrollment	Group under 36 months spaces	Group 3 -5 years spaces	Preschool spaces	Before / After School spaces	Multi-Age Child Care Spaces	Total spaces
Vermilion Forks Elementary	Princeton	153	0	0	0	0	0	0
John Allison Elementary	Princeton	129	0	0	0	0	0	0
Totals		282	0	0	0	0	0	0

Source: BC Government. Open Data Catalogue - Student Enrollment and FTE by Grade, UBCM/MCFD child care inventory

Figure 45 displays the child care provision at public elementary school sites within School District 67 (Okanagan Skaha School District) (except Penticton schools). Three out of the four elementary schools in this area had child care on site, with a total of 121 child care spaces provided on these sites. Most of these spaces were before/after school spaces (101 spaces), followed by group (3-5 years old) spaces (20 spaces).

Figure 45: Public elementary schools within School District 67 (Okanagan Skaha) excluding Penticton schools, with K-7 school enrollment in 2019/20 and licensed capacity by child care program type

School Name	Jurisdiction	School enrollment	Group under 36 months spaces	Group 3 -5 years spaces	Preschool spaces	Before / After School spaces	Multi-Age Child Care Spaces	Total spaces
Naramata Elementary	Electoral Area E	93	0	20	0	20	0	40
Kaleden Elementary	Electoral Area D	99	0	0	0	38	0	38
Trout Creek Elementary	Summerland	170	0	0	0	43	0	43
Giant's Head Elementary	Summerland	381	0	0	0	0	0	0
Totals		743	0	20	0	101	0	121

Source: BC Government. Open Data Catalogue - Student Enrollment and FTE by Grade, UBCM/MCFD child care inventory

BOARD OF DIRECTORS MEETING

Thursday, May 6, 2021

1:30 pm

BOARD MEETING AGENDA

A. ADOPTION OF AGENDA**RECOMMENDATION 1** (Unweighted Corporate Vote – Simple Majority)

THAT the Agenda for the Okanagan-Similkameen Regional Hospital District Board meeting of May 6, 2021 be adopted.

B. MINUTES**RECOMMENDATION 2** (Unweighted Corporate Vote – Simple Majority)

THAT the April 15, 2021 Minutes of the Okanagan-Similkameen Regional Hospital District Board meeting be adopted.

C. SUPPLEMENTARY FUNDING REQUEST – IHA**RECOMMENDATION 3** (Unweighted Corporate Vote – Simple Majority)

THAT the Okanagan-Similkameen Regional Hospital District send a letter to the Minister of Health expressing their concern with the lack of transparency and openness with regard to the Urgent and Primary Care Centre developed at 437 Martin Street in Penticton.

D. MOTION TO RECONSIDER

At their meeting of 15 April 2021 the Board adopted the following resolution.

THAT IHA be advised to apply to the Minister of Health to have Unit #101 – 437 Martin Street, Penticton designated as a “Hospital” under the Hospital Act;

The 2nd part of the recommendation was voted on separately, and was defeated. The Chair has expressed her intent to bring this defeated resolution back to the Board for reconsideration. The motion to reconsider does not need a seconder.**MOTION from Chair Sentes**

THAT the Board of Directors reconsider the following motion defeated at the meeting of 15 April 2021 (Weighted Corporate Vote – Simple Majority)

THAT should #101 – 437 Martin Street be designated a hospital, that the request for \$1,000,000 to assist with the funding of an Urgent & Primary Care Centre be approved, with funding to come from the Hospital Reserve.

Should the motion to reconsider be adopted, the main motion automatically comes onto the floor from the original mover/seconder for discussion and decision.

1. **DELEGATION:** Carl Meadows and Dan Goughner, IHA
2. **Administrative Report**

E. ADJOURNMENT

Minutes are in DRAFT form and are subject to change pending approval by the Regional District Board

BOARD OF DIRECTORS MEETING

Minutes of the Regular Board Meeting of the Okanagan-Similkameen Regional Hospital District Board (OSRHD) of Directors held at 1:33 p.m. on Thursday, April 15, 2021, 101 Martin Street, Penticton, British Columbia.

MEMBERS PRESENT:

Chair J. Sentes, City of Penticton
Vice Chair S. McKortoff, Town of Osoyoos
Director M. Bauer, Village of Keremeos
Director G. Bush, Electoral Area "B"
Director B. Coyne, Electoral Area "H"
Director S. Coyne, Town of Princeton
Director R. Gettens, Electoral Area "F"
Director D. Holmes, District of Summerland
Director M. Johansen, Town of Oliver
Director R. Knodel, Electoral Area "C"

Director K. Kozakevich, Electoral Area "E"
Director S. Monteith, Electoral Area "I"
Director R. Obirek, Electoral Area "D"
Director M. Pendergraft, Electoral Area "A"
Director T. Cottrill, Alt. Electoral Area "G"
Director K. Robinson, City of Penticton
Director E. Trainer, District of Summerland
Director J. Vassilaki, City of Penticton
Director C. Watt, City of Penticton

MEMBERS ABSENT:

Director T. Roberts, Electoral Area "G"

STAFF PRESENT:

B. Newell, Chief Administrative Officer

C. Malden, Manager of Legislative Services

A. ADOPTION OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

IT WAS MOVED AND SECONDED

THAT the Agenda for the Okanagan-Similkameen Regional Hospital District Board meeting of April 15, 2021 be adopted. - **CARRIED**

B. MINUTES

RECOMMENDATION 2 (Unweighted Corporate Vote – Simple Majority)

IT WAS MOVED AND SECONDED

THAT the March 4, 2021 Minutes of the Okanagan-Similkameen Regional Hospital District Board meeting be adopted. - **CARRIED**

C. SUPPLEMENTARY FUNDING REQUEST – IHA

- 1. IHA Delegation
 - Carl Meadows, Executive Director, SOK Clinical Operations, Acute and Community,
 - Dan Goughnour, Corporate Director, Business Operations,
- 2. IHA Letter
- 3. Administrative Report

RECOMMENDATION 3 (Unweighted Corporate Vote – Majority)

It was MOVED and SECONDED

THAT IHA be advised to apply to the Minister of Health to have Unit #101 – 437 Martin Street, Penticton designated as a “Hospital” under the Hospital Act. – **CARRIED**

Opposed: Directors Watts, Kozakevich, Robinson, Gettens, Johansen, Monteith, Knodel

RECOMMENDATION 4 (Weighted Corporate Vote – Majority) 34/54

It was MOVED and SECONDED

THAT should #101 – 437 Martin Street be designated a hospital, that the request for \$1,000,000 to assist with the funding of an Urgent & Primary Care Centre be approved, with funding to come from the Hospital Reserve. - **DEFEATED**

Opposed: Robinson, Watt, Monteith, S. Coyne, Holmes, Knodel, Johansen, Vassilaki, Gettens, Kozakevich

D. ADJOURNMENT

IT WAS MOVED AND SECONDED

THAT the meeting adjourn. – **CARRIED**

Opposed: Director Holmes

The meeting adjourned at 2:38 p.m.

APPROVED:

CERTIFIED CORRECT:

 J. Sentes
 OSRHD Board Chair

 B. Newell
 Corporate Officer

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: 6 May 2021

RE: IHA – Extraordinary Capital Request

ISSUE 1: COMMUNICATION WITH THE MINISTRY OF HEALTH

RECOMMENDATION

THAT the Okanagan-Similkameen Regional Hospital District send a letter to the Minister of Health expressing their concern with the lack of transparency and openness with regard to the Urgent and Primary Care Centre developed at 437 Martin Street in Penticton.

Rationale:

At their meeting 15 April 2021, the Board of Directors expressed their concern with the lack of transparency and openness with regard to the Urgent and Primary Care Centre developed at 437 Martin Street in Penticton; and the subsequent request for funding.

Although the Board was first advised of the interest expressed through the Interior Health Authority (IHA) in writing back in December 2020, the information was so vague that the Board could not consider funding it. Subsequent discussion with IHA representatives in February 2021 was also frustrated due to their inability to speak freely. The opening of the facility and then the subsequent request for supplementary funding after the clinic was already constructed and opened was disappointing.

ISSUE 2: MOTION TO RECONSIDER

At their meeting of 15 April 2021 the Board of Directors adopted the following resolution.

THAT IHA be advised to apply to the Minister of Health to have Unit #101 – 437 Martin Street, Penticton designated as a “Hospital” under the Hospital Act;

At the request of a Member, the 2nd part of the resolution was voted on separately and defeated:

THAT should #101 – 437 Martin Street be designated a hospital, that the request for \$1,000,000 to assist with the funding of an Urgent & Primary Care Centre be approved, with funding to come from the Hospital Reserve.

S. 1.2, Schedule B, Bylaw 2789, 2021 being the Procedure Bylaw of the Okanagan Similkameen Regional Hospital District, authorizes the Chair to require the Board to reconsider and vote again on a matter that was the subject of a vote.

S. 1.3 of Schedule B provides that in exercising the power under subsection 1.2 above, the

chair may return the matter for reconsideration at the same board meeting as the vote took place, or at the meeting of the board following the original vote.

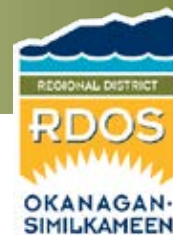
MOVED BY CHAIR SENTES

THAT the Board of Directors reconsider the following motion defeated at the meeting of 15 April 2021.

THAT should #101 – 437 Martin Street be designated a hospital, that the request for \$1,000,000 to assist with the funding of an Urgent & Primary Care Centre be approved, with funding to come from the Hospital Reserve.

NOTE:

Should the motion to reconsider be adopted, the main motion automatically comes onto the floor from the original mover/seconded for discussion and decision. Should the motion to reconsider be defeated, it may not be brought back.



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN BOARD of DIRECTORS MEETING

Thursday, May 6, 2021
2:30 pm

REGULAR AGENDA

A. APPROVAL OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

THAT the Agenda for the RDOS Board Meeting of May 6, 2021 be adopted.

1. Consent Agenda – Corporate Issues

a. **Kaleden Parks and Recreation Commission – March 16, 2021**

THAT the Minutes of the March 16, 2021 Kaleden Parks and Recreation Commission meeting be received.

b. **Electoral Area 'A' Advisory Planning Commission - April 12, 2021**

THAT the Minutes of the April 12, 2021 Electoral Area 'A' Advisory Planning Commission meeting be received.

c. **Electoral Area 'E' Advisory Planning Commission – April 12, 2021**

THAT the Minutes of the April 12, 2021 Electoral Area 'E' Advisory Planning Commission meeting be received.

d. **Electoral Area 'E' Advisory Planning Commission – Member Appointment**

THAT the Board of Directors appoint Maureen Redman to the Electoral Area 'E' Advisory Planning commission until October 31, 2022.

e. **Electoral Area Advisory Planning Commissions – 2021 Meeting Schedule Amendment**

THAT the Board of Directors accept the revised 2021 APC Meeting Schedule for the Electoral Area Advisory Planning Commissions.

f. **Naramata Fire Department 2021 1st Quarter Report**

THAT the Naramata Fire Department 2021 1st Quarter Report be received.

g. **Community Services Committee – April 15, 2021**

THAT the Minutes of the April 15, 2021 Community Services Committee meeting be received.

h. **Corporate Services Committee – April 15, 2021**

THAT the Minutes of the April 15, 2021 Corporate Services Committee meeting be received.

i. **Environment and Infrastructure Committee – April 15, 2021**

THAT the Minutes of the April 15, 2021 Environment and Infrastructure Committee meeting be received.

j. **Planning and Development Committee – April 15, 2021**

THAT the Minutes of the April 15, 2021 Planning and Development Committee meeting be received.

k. **Protective Services Committee – April 15, 2021**
THAT the Minutes of the April 15, 2021 Protective Services Committee meeting be received.

l. **RDOS Regular Board Meeting – April 15, 2021**
THAT the minutes of the April 15, 2021 RDOS Regular Board meeting be adopted.

RECOMMENDATION 2 (Unweighted Rural Vote – Simple Majority)
THAT the Consent Agenda – Corporate Issues be adopted.

2. Consent Agenda – Development Services

a. Development Variance Permit Application – Electoral Area “C” – 1423 Fairview Road

i. Permit

THAT Development Variance Permit No. C2021.016-DVP to allow for a new accessory building (garage) at 1423 Fairview Road be approved.

b. Development Variance Permit Application – Electoral Area “E” – No civic number, Robinson Avenue

i. Permit

THAT Development Variance Permit No. E2021.007 DVP to allow for a new single detached dwelling and accessory building on Robinson Avenue in Electoral Area “E” be approved.

c. Temporary Use Permit Application – Electoral Area “D” – 2183 Carmi Road

i. Permit

ii. Representations

THAT Temporary Use Permit No. D2021.004-TUP to renew an existing TUP for a modified “bed and breakfast” operation at 2183 Carmi Road be approved.

RECOMMENDATION 3 (Unweighted Rural Vote – Simple Majority)
THAT the Consent Agenda – Development Services be adopted.

B. DEVELOPMENT SERVICES – Building Inspection

1. UBCM Local Government Development Approvals Program – Grant Application

RECOMMENDATION 4 (Unweighted Corporate Vote – Simple Majority)
THAT the Regional District of Okanagan-Similkameen submit an application to the UBCM Local Government Development Approvals Program for a grant for the design and implementation of software to enable digital application submission and approval.

AND THAT the Regional District provide a letter of support for the District of Summerland’s grant application for implementation of a regional portal for development service applications.

C. DEVELOPMENT SERVICES – Rural Land Use Matters

1. Liquor and Cannabis Regulation Branch Referral – Electoral Area “D”, Cannabis Retail Store
 - a. Representations

RECOMMENDATION 5 (Unweighted Rural Vote – Simple Majority)

THAT the Regional District of Okanagan Similkameen, in accordance with Section 33(1) of the *Cannabis Control and Licencing Act*, support the application from ERBN Green Cannabis Company Inc. for a proposed non-medical retail cannabis location at 936-946 Main Street, Okanagan Falls (Lot 15, Block 17, Plan KAP4, District Lot 374, SDYD) licence with operating hours from 9:00 am to 11:00 pm seven days a week;

AND THAT the following comments be provided to the Liquor and Cannabis Regulation Branch:

- a) the subject property is located in the Okanagan Falls Town Centre Transition (C4) Zone and the use is permitted in this zone;
 - b) no significant negative impact on the community is anticipated if this application is approved;
 - c) the Regional District provided the following opportunities for residents to submit their views, in writing, on this Cannabis Retail Store licence application:
 - i) publication in the Penticton Western News on March 31, 2021 and April 7, 2021;
 - ii) publication in Castanet.net from March 30, 2021 to April 14, 2021;
 - iii) posting on the Regional District’s web site from March 26, 2021 and social media accounts on April 22 and 23, 2021;
 - iv) mailed notification to owners and tenants within 100 metres of the subject parcel on March 26, 2021;
 - v) placement of a notification sign on the subject property from March 15, 2021, until the Board considered the application on May 6, 2021; and
 - vi) consideration by the Electoral Area “D” Advisory Planning Commission (APC) at its meeting of April 13, 2021.
 - d) The views of residents were considered by the RDOS Board at its meeting of May 6, 2021.
-

2. Development Variance Permit Application – Electoral Area “A” – 17857 87th Street
 - a. Permit
 - b. Representations

RECOMMENDATION 6 (Unweighted Rural Vote – Simple Majority)

THAT Development Variance Permit No. A2021.008-DVP, to allow for an accessory building (garage) at 17857 87th Street, be denied.

3. **Development Variance Permit Application – Electoral Area “E” – 2870 Outlook Way**
 - a. Permit
 - b. Representations

RECOMMENDATION 7 (Unweighted Rural Vote – Simple Majority)

THAT Development Variance Permit No. E2020.016-DVP, to formalize two retaining walls at 2870 Outlook Way in Area “E” be denied.

4. **Development Variance Permit Application – Electoral Area “H” – 187 Lockie Road**
 - a. Permit
 - b. Representations

RECOMMENDATION 8 (Unweighted Rural Vote – Simple Majority)

THAT Development Variance Permit No. H2021.010-DVP to allow for an over-height accessory building (garage/storage) at 187 Lockie Road in Area “H”, be denied.

5. **OCP & Zoning Bylaw Amendments – Okanagan Falls Commercial Zone Review (Okanagan Falls Town Centre Plan – Phase 3)**

This item was postponed from the April 15, 2021 Board meeting.

- a. Amendment Bylaw No. 2603.15, 2021
- b. Amendment Bylaw No. 2455.38, 2021
- c. Representations

RECOMMENDATION 9 (Unweighted Rural Vote – Simple Majority)

THAT Official Community Plan (OCP) Amendment Bylaw No. 2603.15, 2021, and Zoning Amendment Bylaw 2455.38, 2021 be read a first and second time and proceed to public hearing;

AND THAT the Board of Directors considers the process, as outlined in this report from the Chief Administrative Officer dated May 6, 2021, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*;

AND THAT, in accordance with Section 477 of the *Local Government Act*, the Board of Directors has considered Amendment Bylaw No. 2603.15, 2021, in conjunction with its Financial and applicable Waste Management Plans;

AND THAT the holding of a public hearing be scheduled for the Regional District Board meeting of June 3, 2021;

AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.

6. **Zoning Bylaw Amendment – Electoral Area “F” – 8475 Princeton-Summerland Road**
 - a. Amendment Bylaw No. 2461.15
 - b. Representations

RECOMMENDATION 10 (Unweighted Rural Vote – 2/3 Majority)

THAT Bylaw No. 2461.15, 2021, Electoral Area “F” Zoning Amendment Bylaw be read a third time and adopted.

-
7. **Zoning Bylaw Amendment – Electoral Area “D”, “E”, “F”, & “I” – Regulation of “Solar Energy Systems”**
 - a. Amendment Bylaw No. 2911
 - b. Representations

RECOMMENDATION 11 (Unweighted Rural Vote – Simple Majority)

THAT Bylaw No. 2911, 2021, Regional District of Okanagan Similkameen Solar Energy Systems Regulation Zoning Amendment Bylaw be read a third time.

8. **Development Procedures Bylaw Amendments – ALR Exclusion Requests**
 - a. Amendment Bylaw No. 2500.18

RECOMMENDATION 12 (Unweighted Rural Vote – 2/3 Majority)

THAT Regional District of Okanagan-Similkameen Development Procedures for ALR Exclusion Requests Amendment Bylaw No. 2500.18 be read a first, second and third time and adopted.

9. **Electoral Area “A” OCP Bylaw No. 2905, 2021**
 - a. Bylaw No. 2905
 - b. Public Hearing Report – April 21, 2021
 - c. Area “A” OCP Map Schedules
 - d. Representations

RECOMMENDATION 13 (Unweighted Corporate Vote – Simple Majority)

THAT the public hearing report be received.

RECOMMENDATION 14 (Unweighted Rural Vote – 2/3 Majority)

THAT the Electoral Area “A” Official Community Plan Bylaw No. 2905, 2021, be read a third time and adopted.

D. PUBLIC WORKS

1. **Landfill Concrete Crushing Services – Contract Award**

RECOMMENDATION 15 (Weighted Corporate Vote – Majority)

THAT the “Landfill Concrete Crushing Services” contract be awarded to Ok Excavating (a Division of Green Leaf Enterprises Ltd.), for an amount not to exceed \$115,000 per annum (including applicable taxes) for a three year term.

E. COMMUNITY SERVICES

1. **Award of KVR Trail Improvements Project**

RECOMMENDATION 16 (Weighted Corporate Vote – Majority)

THAT the “KVR Trail Improvements” project to upgrade the trail between Little Tunnel and Chute Lake be awarded to MacKinley-Clark Paving, up to the amount of \$151,435.00.

F. FINANCE**1. Audited Financial Statements****Markus Schrott, BDO****Kayla Northcote, BDO**

Mr. Schrott and Ms. Northcote will address the Board with regards to the audited financial statements.

- a. Report – 2020 Audited Financial Statements
- b. RDOS 2020 Audited Financial Statements
- c. RDOS 2020 Final Audit Report to Board of Directors

RECOMMENDATION 17 (Weighted Corporate Vote – Majority)

THAT the 2020 Audited Financial Statements of the Regional District of Okanagan-Similkameen as of December 31, 2020 be received.

AND THAT the RDOS Board adopts all reported 2020 transactions as amendments to the 2020 Final Budget.

2. Bylaw No. 2930 – Coalmont Fire Hall and Wildfire Protection Equipment

- a. Bylaw No. 2930

RECOMMENDATION 18 (Weighted Corporate Vote – 2/3 Majority)

THAT Bylaw 2930, 2021, being the Electoral Area “H” Community Facilities Capital Reserve Fund Expenditure Bylaw authorizing the expenditure of \$80,000 towards the construction of the Coalmont satellite fire hall and \$30,000 towards wildfire protection equipment be read a first, second and third time and be adopted.

G. LEGISLATIVE SERVICES**1. Dog Control Service Establishment Amendment Bylaw**

- a. Bylaw No. 2775.01

RECOMMENDATION 19 (Unweighted Participant Vote (“A”, “B”, “C”, “D”, “E”, “F”, “G” and “I”) – Simple Majority)

THAT Regional District of Okanagan-Similkameen Dog Control Service Establishment Amendment Bylaw No. 2775.01, 2021, being a bylaw to include reference to Electoral Area “I” in the Dog Control Service Establishment bylaw, be adopted.

2. Ministerial Order regarding Kaleden Assent Vote

- a. Ministerial Order 157-2021

RECOMMENDATION 20 (Unweighted Corporate Vote – Simple Majority)

THAT the provisions contained in Ministerial Order No. M157-2021 for the administration of the June 5, 2021 Kaleden Extension of the Okanagan Falls Sewer Service assent vote be implemented.

3. Video Surveillance – Similkameen Recreation Centre

RECOMMENDATION 21 (Unweighted Corporate Vote – Simple Majority)

THAT the Board of Directors approve the installation of 4 video surveillance cameras at the Similkameen Recreation Centre.

H. CAO REPORTS

1. Verbal Update

I. OTHER BUSINESS

1. Chair's Report

2. Directors Motions

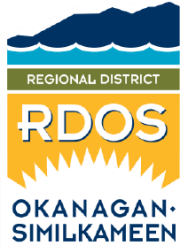
a. Director Roberts

This item was postponed from the April 15, 2021 Board meeting as Director Roberts was not present to speak to.

THAT the Regional District review the Chipping Program objectives and funding model prior to the 2022 Budget.

3. Board Members Verbal Update

J. ADJOURNMENT



REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN
KALEDEN PARKS AND RECREATION COMMISSION



MINUTES

March 16, 2021

Meeting at 6:30 p.m.

Via Webex

Present: Ms. S. Monteith, Director, Electoral Area "1"

Members: Dave Gill (Chair), Randy Cranston, Marie-Eve Lamarche, Margaret O'Brien, Debbie Shillito

Absent: Jaynie Malloy, Rick Johnson

Staff: Mark Woods, General Manager of Community Services
Augusto Romero, Recreation Manager
Justin Shuttleworth, Manager of Parks and Facilities

Recording Secretary: Margaret O'Brien

Delegates / Guests: N/A

1. CALL TO ORDER

The meeting was called to order at 6:35p.m.

ADOPTION OF AGENDA

RECOMMENDATION

It was Moved and Seconded that the Agenda of March 16, 2021 be adopted with additions.

CARRIED

2. APPROVAL OF:

- 2.1 PREVIOUS MEETING MINUTES and the 2020 AGM MINUTES (deferred from Kaleden Recreation Commission Annual General Meeting on January 19, 2021 as not available to view at the time)**

RECOMMENDATION

It was Moved and Seconded that the Minutes for Kaleden Parks and Recreation Commission Meeting of January 19, 2021 be approved.

CARRIED

RECOMMENDATION

It was Moved and Seconded that the Minutes for Kaleden Recreation Commission Annual General Meeting of January 9, 2020 be approved.

CARRIED

3. RDOS STAFF REPORTS

- 3.1** Parks and Recreation Commission Operations Orientation/Information Session Follow-up by Mark Woods
- 3.2** Regional Recreation Update by Augusto Romeo
- 3.3** Parks Update by Justin Shuttleworth
 - Hotel Lights
 - Benches on KVR
 - Vandalism in Park Washroom addressed and repairs completed
 - Tennis Club update - hopefully by next meeting

4. CORRESPONDENCE/DELEGATIONS

- 4.1** None

5. COMMISSION MEMBER REPORTS

- 5.1** None

6. RDOS DIRECTOR'S REPORT

- 6.1** Budget update: on track
- 6.2** More inclusion of all Area "I" Community Events & information

7. BUSINESS ARISING

- 7.1** Follow-up of Recommendations from former meetings –

The Kaleden Tennis Club Members will attend an upcoming Kal-Rec Commission Meeting – addressed in 3.3

The RDOS Staff report on programing that occurred in Kaleden is being completed and will be presented at a future Commission Meeting – a quarterly report will be forthcoming in

April.

7.2 Chair Calls for Vice Chair Nomination

RECOMMENDATION

It was Moved and Seconded that the nomination of Debbie Shillito for Vice Chair for Kaleden Recreation Commission be approved.

CARRIED

On Thursday March 11, 2021 the following motions were approved by the KCA board:

- 7.3
- 1) Motion: That no changes be made to the Fees Charges Bylaw No 2848, 2019 until RDOS staff have consulted with KCA Directors
 - 2) Motion: That the deposit to rent the Kaleden Community Hall be maintained at 30% of the rental cost and be stated in the bylaw
 - 3) Motion: That the current discount for Charitable Fundraising and Groups Providing Community Events be maintained, that is, 'No Charge' and be stated in the bylaw
 - 4) Motion: That RDOS staff consult with KCA before any recommendations are made to the RDOS Board of Directors about rental changes to the Kaleden Community Hall and that this consultation process be included in the Joint Management Agreement between KCA and the RDOS
 - 5) Motion: That any damage deposit for rental of the Kaleden Community Hall not be returned until the rental checklist has been signed by an authorized volunteer or RDOS staff
 - 6) Motion: That Kal-Rec be asked to support the above motions

RECOMMENDATION

It was Moved and Seconded that the Kal-Rec Commission supports all the above KCA motions recognizing that Motions 2 & 3 regarding the rental and discounts for the Kaleden Community Hall have been addressed and resolved, with all other motions still under discussion as part of the Joint Management Agreement between the KCA and the RDOS

CARRIE

8. ADJOURNMENT

RECOMMENDATION

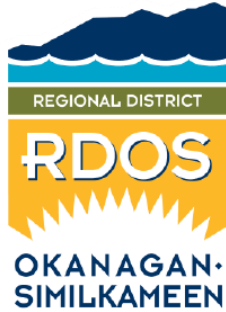
It was Moved and Seconded that the meeting be adjourned at 8:10 pm.

CARRIED

NEXT REGULAR MEETING: April 20, 2021

Chair, Kaleden Parks and Recreation Commission

Recording Secretary



Minutes

Electoral Area 'A' Advisory Planning Commission

Meeting of Monday April 12, 2021

Location: <https://rdos.webex.com> / 1-833-311-4101

Time: 7:00pm

Present:

Members: Peter Beckett (Chair) Dwayne Svendsen Bill Plaskett
 Manfred Freese Jim Thornton

Absent: Mark Pendergraft, Grant Montgomery, Gerry Hesketh

Staff: JoAnn Peachey (Planner I)

Recording

Secretary: Jim Thornton

Delegates: Leah and Todd Lewendon

1. CALL TO ORDER

The meeting was called to order at 7:05 pm.

ADOPTION OF AGENDA

MOTION

It was Moved and Seconded that the Agenda for the Electoral Area "A" Advisory Planning Commission (APC) meeting of April 12, 2021 be adopted.

CARRIED

2. APPROVAL OF PREVIOUS MEETING MINUTES

2.1 ADOPTION OF THE MINUTES

MOTION

It was Moved and Seconded That the Minutes of the March 8, 2021, Electoral Area "A" Advisory Planning Commission (APC) meeting be adopted.

CARRIED

3. DEVELOPMENT APPLICATIONS

3.1 Development Variance Permit – A-05923.019 (17857 87 St.)

Height Variance for accessory building (Garage)

Setback variance for an accessory building

Allow for the accessory building to have a deck.

Delegate Todd and Leah Lewendon present

Discussion between the applicants and APC members took place.

MOTION

It was moved and seconded that the APC recommends to the RDOS Board that the subject development application be denied.

CARRIED

4. REFERRALS

Not applicable

5. AMENDMENT BYLAWS

Not applicable

6. OTHER

7. ADJOURNMENT

MOTION

It was Moved and Seconded that the meeting be adjourned at 8:04 pm.

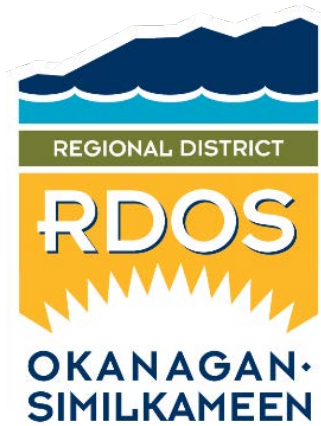
CARRIED (UNANIMOUSLY)

Peter Beckett

Advisory Planning Commission Chair

Jim Thornton

Advisory Planning Commission Recording Secretary / minute taker



Minutes

Electoral Area 'E' Advisory Planning Commission

Meeting of Monday, April 12, 2021 at 7:30 p.m.

RDOS WebEx, Naramata, BC

Present:

Members: Don Mancell (Vice-Chair, Electoral Area 'E' APC, as Chair),
Heather Fleck, Dianna Smith

Absent: Richard Roskell, Debbie Selwood

Staff: JoAnn Peachey (RDOS, Planner I) left meeting at 7:32 p.m.,
Christopher Garrish (RDOS, Planning Manager), Cory
Labrecque (RDOS, Planner II)

Guests: Karla Kozakevich (RDOS Area 'E' Director)
1 member of the public

Recording Secretary: Heather Lemieux

Delegates: Simon Strong left meeting at 8:11 p.m, Trevor Strong left
meeting at 8:11 p.m, Brittany Linnette (Ecora
Engineering) arrived to meeting at 7:43 p.m., left meeting
at 8:11 p.m

1. ADOPTION OF AGENDA

The meeting was called to order at 7:32 p.m. Quorum Present.

APC Process Discussion added to 5.1

1.1 MOTION

That the Agenda for the Electoral Area 'E' Advisory Planning Commission (APC) meeting of April 12, 2021 be adopted as amended.

CARRIED

2. APPROVAL OF MINUTES

2.1 MOTION

It was Moved and Seconded That the Minutes of the December 14, 2020, Electoral Area 'E' Advisory Planning Commission (APC) meeting be adopted as presented.

CARRIED

3. DELEGATIONS

3.1 Chase Valley - Simon Strong - Development Variance Permit - E2020.016-DVP

4. DEVELOPMENT APPLICATIONS

4.1 Development Variance Permit - E2020.016-DVP Administrative Report submitted by JoAnn Peachey (RDOS, Planner I)

MOTION

It was Moved and Seconded in favour of Option 2. THAT the APC recommends to the RDOS Board that the subject development application be approved with the following conditions:

i) THAT vegetation and a sufficient amount of backfill be placed at the base of the retaining wall to lower the visual impact

CARRIED

5. OTHER

5.1 APC Process Discussion – Appreciation was extended to B. Clough and P. Janzen for their many years of service to the Area 'E' APC.

Welcome was extended to a potential new member.

Discussed the Area 'E' APC Chair position.

The Area 'E' APC meeting start time to be changed to 7:00 p.m.

The Agenda, Administrative Reports and previous meeting Minutes will be distributed to commission members electronically, until in-person meetings resume.

6. ADJOURNMENT

MOTION

It was Moved and Seconded that the meeting be adjourned at 8:25 p.m.

CARRIED

Next Meeting – May 10, 2021 at 7:00 p.m.

Location TBD

Don Mancell, Vice-Chair of the Area 'E' Advisory Planning Commission



Advisory Planning Commission Recording Secretary / minute taker

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: May 6, 2021
RE: Electoral Area "E" Advisory Planning Commission (APC) Appointment

Administrative Recommendation:

THAT the Board of Directors appoint Maureen Redman as a member of the Electoral Area "E" Advisory Planning Commission until October 31, 2022.

Purpose:

The purpose of this report is to seek the Board appointment of a member of the Area Planning Commission for Electoral Area "E".

Background:

The role of Area Planning Commission is to provide recommendations to the Regional District on all matters referred to it by the Regional District or by its Electoral Area Director respecting land use, the preparation and adoption of an official community plan or a proposed bylaw and permits under Divisions 2, 7, 9 and 11 of Part 26 of the *Local Government Act*.

Section 4 of Bylaw 2339 (Advisory Planning Commissions) provides for the appointment of members, requiring the Board, by resolution, to appoint members to each Commission on the recommendation of the respective Electoral Area Director.

At least two-thirds of the members of a Commission for an Electoral Area shall be residents of that electoral area. Commission appointments shall be made by the Board for terms which run concurrent with the Board term, and no term of appointment shall extend beyond the term of the Electoral Area Director unless re-appointed by the Board.

Analysis:

Ms. Redman has submitted an application to sit on the APC for Electoral Area "E" and Director Kozakevich has recommended that this application be brought forward for appointment by the Board.

Respectfully submitted:

C. Malden, Manager of Legislative Services

NARAMATA FIRE DEPARTMENT 2021 1st QUARTER REPORT

Roster is 26

Emergency Responses Q1;

- Medical 17
- Fire 2
- Marine Rescue 1
- MVA 1
- Assist other Agency 1

Non Emergency Responses Q1;

- Burning Complaint 5

Total response hours Q1

- 240 hrs

Training hours 492 Q1;

- a course from BC Wildfire Service on structure protection in wildfire events, 16 NVFD members
- resumed training after the 3 month COVID training break
- 6 members taking an online Fire Service Instructor I course thru VIERA
- 2 members qualifying as VIERA Fire Training Program Evaluators
- 6 EMA FR licenses renewed, VIERA and EMALB
- Recurrence training on OFC Firefighters Training Standards (Playbook) using the VIERA program
- Emergency Scene Management training of all officers and 3 senior FFs
- One member trained as FireSmart BC Local Representative
- One member delegated as Training Officer

Administration hours 178 Q1;

Inventory of all PPE and Portable Radios

Inventory update for RD Finance Department

Response procedures refined;

- know service boundaries
- emergency vs routine travel
- appropriate resources for each incident.

Ended SOSFCA administrator agreement

Review Burning Bylaw procedures with SOSFCA and regional FDs

Revived JHSC, reviewed COVID Safety Plan

Re-connected with RDOS IS Department;

- updated connections to records management system and @rdos emails
- caught-up on 6 months of training and response data entered in FirePro2
- joined corporate cell/data plan and reduced cost by half

Rescue Boat moored at Breakwater for shoulder season, eliminating the need to trailer/launch the boat

Flooded sports court at Spirit Park to build an ice rink

Built tracking tools to measure staff time spent on non payroll work

Gathering resources for OG update

Energy Audit with RD staff

General administration of Fire Department

Maintenance hours 65 Q1;

Annual maintenance of;

- HVAC
- Back-up Generator
- SCBA breathing air compressor including annual air sample quality test
- 2 staff vehicles
- Portable equipment; pumps, generators, tools

Fire Chief hours 312 Q1;

includes; training, admin, invoices, email, and building relationships with; customers, FD staff, community groups, RD staff, regional partners, provincial partners

Dennis Smith

April 12, 2021

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: May 6, 2021
RE: Electoral Area Advisory Planning Commissions — 2021 Meeting Schedule Amendment

Administrative Recommendation:

THAT the Board of Directors accept the revised 2021 APC Meeting Schedule for the Electoral Area Advisory Planning Commissions.

Purpose:

The purpose of this report is to outline a proposed amendment to the meeting schedule for the Electoral Area Advisory Planning Commission (APC) in 2021, specifically the start time for the Electoral Area "E" APC changing from 7:30 p.m. to 7:00 p.m.

Background:

Under Section 6.3 of the Regional District's Advisory Planning Commission (APC) Bylaw No. 2339, 2006, "a schedule of regular Commission meetings including time, date and place shall be arranged by each Commission in consultation with the Regional District and shall be forwarded to the Board at the first meeting of each new year."

At its meeting of April 12, 2021, the Electoral Area "E" APC resolved to request that their meeting schedule be changed so that meetings commence at 7:00 p.m. as opposed to 7:30 p.m.

Analysis:

Administration is supportive of the Electoral Area "E" APC's request to amend their meeting start time as 7:00 p.m. is the start time used by a majority of the other Electoral Area APCs and consistency in start times facilitates the scheduling of meetings.

The APC meeting schedule contained at Attachment No. 1 to this report has been updated to reflect this request.

Alternatives:

1. THAT the Board of Directors not accept the revised 2021 Meeting Schedule for the Electoral Area Advisory Planning Commissions; or
2. THAT the Board of Directors defer consideration of the revised 2021 Meeting Schedule for the Electoral Area Advisory Planning Commissions.

Respectfully submitted:


C. Garrish, Planning Manager

Attachments:

No. 1 – 2021 APC Meeting Schedule (Revised)

Attachment No. 1 – 2021 APC Meeting Schedule (Revised)

AREA "A"	AREA "B"	AREA "C"	AREA "D"	AREA "E"	AREA "F"	AREA "G"	AREA "H"	AREA "I"
January 11	N/A	January 19	January 12	January 11	January 25	N/A	January 19	January 20
February 8	N/A	February 16	February 9	February 8	February 22	N/A	February 16	February 17
March 8	N/A	March 16	March 9	March 8	March 22	N/A	March 16	March 17
April 12	N/A	April 20	April 13	April 12	April 26	N/A	April 20	April 21
May 10	N/A	May 18	May 11	May 10	May 25*	N/A	May 18	May 19
June 14	N/A	June 15	June 8	June 14	June 28	N/A	June 15	June 16
July 12	N/A	July 20	July 13	July 12	July 26	N/A	July 20	July 21
August 9	N/A	August 17	August 10	August 9	August 23	N/A	August 17	August 18
September 13	N/A	September 21	September 14	September 13	September 27	N/A	September 21	September 15
October 12 *	N/A	October 19	October 12	October 12 *	October 25	N/A	October 19	October 20
November 8	N/A	November 16	November 9	November 8	November 22	N/A	November 16	November 17
December 13	N/A	December 21	December 14	December 13	December 27	N/A	December 21	December 15

Electoral Area "A": 8505 – 68th Avenue (Sonora Centre), Osoyoos, B.C. at 7:00 P.M.

Electoral Area "B": N/A

Electoral Area "C": 36003 – 79th Street (Oliver Community Centre), Oliver, B.C. at 7:00 P.M.

Electoral Area "D": 1141 Cedar Street, (Okanagan Falls Community Centre) Okanagan Falls, B.C. at 7:00 P.M.

Electoral Area "E": 3rd & Ritchie Avenue (Naramata Old Age Pensioners Hall), Naramata, B.C. at 7:00 P.M.

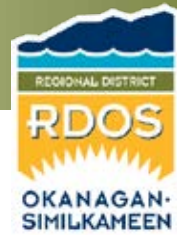
Electoral Area "F": 101 Martin Street (RDOS Boardroom), Penticton, B.C. at 7:00 P.M.

Electoral Area "G": N/A

Electoral Area "H": 148 Old Hedley Road (Riverside Centre), Princeton, B.C. at 7:00 P.M.

Electoral Area "I": 320 Lakehill Road (Kaleden Community Hall), Kaleden, B.C. at 5:30 P.M.

*Note: * denotes a meeting being put forward 1 day due to a Statutory Holiday*



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Community Services Committee

Thursday, April 15, 2021
12:31 p.m.

MINUTES

MEMBERS PRESENT:

Chair M. Bauer, Village of Keremeos	Director S. McKortoff, Town of Osoyoos
Vice Chair S. Monteith, Electoral Area "I"	Director M. Pendergraft, Electoral Area "A"
Director G. Bush, Electoral Area "B"	Director R. Obirek, Electoral Area "D"
Director B. Coyne, Electoral Area "H"	Director T. Cottrill, Alt. Electoral Area "G"
Director S. Coyne, Town of Princeton	Director K. Robinson, City of Penticton
Director R. Gettens, Electoral Area "F"	Director J. Sentes, City of Penticton
Director D. Holmes, District of Summerland	Director E. Trainer, District of Summerland
Director M. Johansen, Town of Oliver	Director J. Vassilaki, Alt. City of Penticton
Director R. Knodel, Electoral Area "C"	Director C. Watt, City of Penticton
Director K. Kozakevich, Electoral Area "E"	

MEMBERS ABSENT:

Director T. Roberts, Electoral Area "G"

STAFF PRESENT:

B. Newell, Chief Administrative Officer	C. Malden, Manager of Legislative Services
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A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was **MOVED** and **SECONDED**

THAT the Agenda for the Community Services Meeting of April 15, 2021 be adopted.- **CARRIED**

B. Greater West Bench Age-Friendly Assessment and Plan Project

1. Greater West Bench Age-Friendly Assessment and Plan

RECOMMENDATION 2

It was **MOVED** and **SECONDED**

THAT the Regional District receive the Greater West Bench Age Friendly Assessment and Plan as a guiding document; and,

THAT the Board of Directors resolve to support, promote and work towards developing the Greater West Bench as an age-friendly community.

CARRIED

C. Activity Report Q1 – For Information Only

The Committee was advised of the activities of the first quarter and the planned activities for the second quarter.

D. **ADJOURNMENT**
It was MOVED and SECONDED
THAT the meeting adjourn. - **CARRIED**

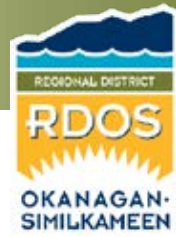
The meeting adjourned at 12:53 p.m.

APPROVED:

CERTIFIED CORRECT:

M. Bauer
Community Services Committee Chair

B. Newell
Corporate Officer



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Corporate Services Committee

Thursday, April 15, 2021
9:00 a.m.

MINUTES

MEMBERS PRESENT:

Chair K. Kozakevich, Electoral Area "E"	Director S. Monteith, Electoral Area "I"
Vice Chair S. Coyne, Town of Princeton	Director R. Obirek, Electoral Area "D"
Director M. Bauer, Village of Keremeos	Director M. Pendergraft, Electoral Area "A"
Director G. Bush, Electoral Area "B"	Director T. Cottrill, Alt. Electoral Area "G"
Director B. Coyne, Electoral Area "H"	Director K. Robinson, City of Penticton
Director R. Gettens, Electoral Area "F"	Director J. Sentes, City of Penticton
Director D. Holmes, District of Summerland	Director E. Trainer, District of Summerland
Director M. Johansen, Town of Oliver	Director J. Vassilaki, City of Penticton
Director R. Knodel, Electoral Area "C"	Director C. Watt, City of Penticton
Director S. McKortoff, Town of Osoyoos	

MEMBERS ABSENT:

Director T. Roberts, Electoral Area "G"

STAFF PRESENT:

B. Newell, Chief Administrative Officer	C. Malden, Manager of Legislative Services
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A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was **MOVED** and **SECONDED**

THAT the Agenda for the Corporate Services Meeting of April 15, 2021 be adopted. - **CARRIED**

B. Communications Policy Planning Workshop – Jan Enns

C. Use of Supplementary Covid-19 Restart Funds

1. Schedule A Summary of Recommended Projects

RECOMMENDATION 2

It was **MOVED** and **SECONDED**

THAT the Regional District of Okanagan Similkameen authorize use of the supplementary COVID-19 Restart funds as per Schedule "A" of the administrative report; and,

THAT this recommendation be submitted to the Board of Directors at their meeting of April 15, 2021.
CARRIED

D. Corporate Business Plan – Q1 Report

The Committee reviewed the Corporate Business Plan.

E. Activity Report Q1 – For Information Only**1. Communications Update**

The Committee was advised of the activities of the first quarter and the planned activities for the second quarter of 2021.

F. ADJOURNMENT

It was **MOVED** and **SECONDED**

THAT the meeting adjourn. - **CARRIED**

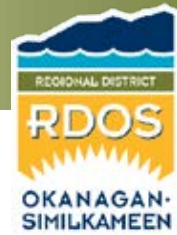
The meeting adjourned at 11:30 a.m.

APPROVED:

CERTIFIED CORRECT:

K. Kozakevich
RDOS Board Chair

B. Newell
Corporate Officer



**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Environment and Infrastructure Committee**

Thursday, April 15, 2021
12:45 p.m.

MINUTES

MEMBERS PRESENT:

Chair R. Gettens, Electoral Area "F"	Director S. Monteith, Electoral Area "I"
Vice Chair G. Bush, Electoral Area "B"	Director R. Obirek, Electoral Area "D"
Director M. Bauer, Village of Keremeos	Director M. Pendergraft, Electoral Area "A"
Director B. Coyne, Electoral Area "H"	Director T. Cottrill, Alt. Electoral Area "G"
Director S. Coyne, Town of Princeton	Director K. Robinson, City of Penticton
Director D. Holmes, District of Summerland	Director J. Sentes, City of Penticton
Director M. Johansen, Town of Oliver	Director E. Trainer, District of Summerland
Director R. Knodel, Electoral Area "C"	Director J. Vassilaki, City of Penticton
Director K. Kozakevich, Electoral Area "E"	Director C. Watt, City of Penticton
Director S. McKortoff, Town of Osoyoos	

MEMBERS ABSENT:

Director T. Roberts, Electoral Area "G"

STAFF PRESENT:

B. Newell, Chief Administrative Officer	C. Malden, Manager of Legislative Services
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A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was **MOVED** and **SECONDED**

THAT the Agenda for the Environment and Infrastructure Committee Meeting of April 15, 2021 be adopted. - **CARRIED**

B. Q1 ACTIVITY REPORT – For Information Only

The Committee was advised of the activities of the first quarter and the planned activities for the second quarter of 2021.

C. ADJOURNMENT

THAT the meeting adjourn.

The meeting adjourned at 1:11 p.m.

APPROVED:

CERTIFIED CORRECT:

R. Gettens
Committee Chair

B. Newell
Corporate Officer



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Planning and Development Committee

Thursday, April 15, 2021
11:30 a.m.

MINUTES

MEMBERS PRESENT:

Chair R. Knodel, Electoral Area "C"	Director S. McKortoff, Town of Osoyoos
Vice Chair M. Pendergraft, Electoral Area "A"	Director S. Monteith, Electoral Area "I"
Director M. Bauer, Village of Keremeos	Director R. Obirek, Electoral Area "D"
Director G. Bush, Electoral Area "B"	Director T. Cottrill, Alt. Electoral Area "G"
Director B. Coyne, Electoral Area "H"	Director K. Robinson, City of Penticton
Director S. Coyne, Town of Princeton	Director J. Sentes, City of Penticton
Director R. Gettens, Electoral Area "F"	Director E. Trainer, District of Summerland
Director D. Holmes, District of Summerland	Director J. Vassilaki, City of Penticton
Director M. Johansen, Town of Oliver	Director C. Watt, City of Penticton
Director K. Kozakevich, Electoral Area "E"	

MEMBERS ABSENT:

Director T. Roberts, Electoral Area "G"

STAFF PRESENT:

B. Newell, Chief Administrative Officer	C. Malden, Manager of Legislative Services
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A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was **MOVED** and **SECONDED**

THAT the Agenda for the Planning and Development Committee Meeting of April 15, 2021 be adopted. - **CARRIED**

B. Development Procedures Bylaw Amendments – ALR Exclusion Requests

1. Draft Amendment Bylaw No. 2500.18

RECOMMENDATION 2

It was **MOVED** and **SECONDED**

THAT Bylaw No. 2500.18, 2021, being a bylaw of the Regional District of Okanagan-Similkameen to amend the Development Procedures Bylaw to establish procedures for requests to initiate an exclusion of land(s) from the Agricultural Land Reserve, be brought forward for three readings and adoption. - **CARRIED**

C. Q1 Activity Report - For Information Only

The Committee was advised of the activities of the first quarter and the planned activities for the second quarter of 2021.

D. ADJOURNMENT

THAT the meeting adjourn.

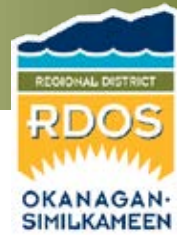
The meeting adjourned at 11:53 a.m.

APPROVED:

CERTIFIED CORRECT:

R. Knodel
Committee Chair

B. Newell
Corporate Officer



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Protective Services Committee

Thursday, April 15, 2021
1:12 p.m.

MINUTES

MEMBERS PRESENT:

Vice Chair S. Coyne, Town of Princeton	Director S. McKortoff, Town of Osoyoos
Director M. Bauer, Village of Keremeos	Director S. Monteith, Electoral Area "I"
Director G. Bush, Electoral Area "B"	Director R. Obirek, Electoral Area "D"
Director B. Coyne, Electoral Area "H"	Director M. Pendergraft, Electoral Area "A"
Director R. Gettens, Electoral Area "F"	Director K. Robinson, City of Penticton
Director D. Holmes, District of Summerland	Director J. Sentes, City of Penticton
Director M. Johansen, Town of Oliver	Director E. Trainer, District of Summerland
Director R. Knodel, Electoral Area "C"	Director J. Vassilaki, City of Penticton
Director K. Kozakevich, Electoral Area "E"	Director C. Watt, City of Penticton
	Director T. Cottrill, Alt. Electoral Area "G"

MEMBERS ABSENT:

Chair T. Roberts, Electoral Area "G"

STAFF PRESENT:

B. Newell, Chief Administrative Officer	C. Malden, Manager of Legislative Services
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A. APPROVAL OF AGENDA

RECOMMENDATION 1

It was **MOVED** and **SECONDED**

THAT the Agenda for the Protective Services Meeting of April 15, 2021 be adopted. - **CARRIED**

B. Q1 ACTIVITY REPORT – For Information Only

The Committee was advised of the activities of the first quarter and the planned activities for the second quarter of 2021.

C. ADJOURNMENT

It was **MOVED** and **SECONDED**

THAT the meeting adjourn. - **CARRIED**

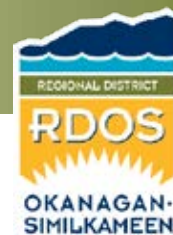
The meeting adjourned at 1:33 p.m.

APPROVED:

CERTIFIED CORRECT:

T. Roberts
Committee Chair

B. Newell
Corporate Officer



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN BOARD of DIRECTORS MEETING

Minutes of the Regular Board Meeting of the Regional District of Okanagan-Similkameen (RDOS) Board of Directors held at 2:38 p.m. on Thursday, April 15, 2021 in the Boardroom, 101 Martin Street, Penticton, British Columbia.

MEMBERS PRESENT:

Chair K. Kozakevich, Electoral Area "E"	Director S. Monteith, Electoral Area "I"
Vice Chair S. Coyne, Town of Princeton	Director R. Obirek, Electoral Area "D"
Director M. Bauer, Village of Keremeos	Director M. Pendergraft, Electoral Area "A"
Director G. Bush, Electoral Area "B"	Director T. Cottrill, Alt. Electoral Area "G"
Director B. Coyne, Electoral Area "H"	Director K. Robinson, City of Penticton
Director R. Gettens, Electoral Area "F"	Director J. Sentes, City of Penticton
Director D. Holmes, District of Summerland	Director E. Trainer, District of Summerland
Director M. Johansen, Town of Oliver	Director J. Vassilaki, City of Penticton
Director R. Knodel, Electoral Area "C"	Director C. Watt, City of Penticton
Director S. McKortoff, Town of Osoyoos	

MEMBERS ABSENT:

Director T. Roberts, Electoral Area "G"

STAFF PRESENT:

B. Newell, Chief Administrative Officer	C. Malden, Manager of Legislative Services
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A. APPROVAL OF AGENDA

RECOMMENDATION 1 (Unweighted Corporate Vote – Simple Majority)

IT WAS MOVED AND SECONDED

THAT the Agenda for the RDOS Board Meeting of April 15, 2021 be adopted. - **CARRIED**

1. Consent Agenda – Corporate Issues

a. Naramata Parks and Recreation Commission Meeting – March 22, 2021

THAT the Minutes of the March 22, 2021 Naramata Parks and Recreation Commission meeting be received.

b. Corporate Services Committee – April 1, 2021

THAT the Minutes of the April 1, 2021 Corporate Services Committee meeting be received.

THAT a short survey be posted on RDOS Regional Connections to follow-up on the 2020 Citizen Survey with the survey questions proposed below:

- 1) How do you prefer to receive information about Regional District services, projects and initiatives?*
- 2) How do you prefer to share your feedback or ask questions about Regional District services, projects and initiatives?*
- 3) In your opinion, what is the best way for the Regional District to communicate with residents?*
- 4) Do you prefer digital (email, web, social media) or non-digital communication (bulletin boards or mail outs) from the RDOS?*
- 5) Is there anything you would like to bring to the attention of the RDOS?*

c. Planning and Development Committee – April 1, 2021

THAT the Minutes of the April 1, 2021 Planning and Development Committee meeting be received.

d. Protective Services Committee – April 1, 2021

THAT the Minutes of the April 1, 2021 Protective Services Committee meeting be received.

e. RDOS Regular Board Meeting – April 1, 2021

THAT the minutes of the April 1, 2021 RDOS Regular Board meeting be adopted.

f. Resignation of Electoral Area “E” APC member

THAT the Board of Directors receive the resignations of Bruce Clough and Phil Jansen as a members of the Electoral Area “E” Advisory Planning Commission; and

THAT a letters be forwarded to Mr. Clough and Mr. Jansen thanking them for their contributions to the Electoral Area “E” Advisory Planning Commission.

RECOMMENDATION 2 (Unweighted Rural Vote – Simple Majority)

IT WAS MOVED AND SECONDED

THAT the Consent Agenda – Corporate Issues be adopted. - **CARRIED**

2. Consent Agenda – Development Services

a. Development Variance Permit Application — Unit 102 & 103, 850 Railway Lane, Electoral Area “D”

i. Permit

THAT Development Variance Permit No. D2021.012-DVP be approved

b. Development Variance Permit Application - 126 Sumac Avenue, Electoral Area “I”

i. Permit

THAT Development Variance Permit No. I2020.013-DVP be approved

RECOMMENDATION 3 (Unweighted Rural Vote – Simple Majority)

IT WAS MOVED AND SECONDED

THAT the Consent Agenda – Development Services be adopted. - **CARRIED**

B. DEVELOPMENT SERVICES – Rural Land Use Matters**1. Zoning Bylaw Amendment – Okanagan Falls Commercial Zone Review**

- a. Bylaw No. 2603.15, 2021
- b. Bylaw No. 2455.38, 2021
- c. Representations

RECOMMENDATION 4 (Unweighted Rural Vote – Simple Majority)

It was MOVED and SECONDED

THAT Official Community Plan (OCP) Amendment Bylaw No. 2603.15, 2021, and Zoning Amendment Bylaw 2455.38, 2021 be read a first and second time and proceed to public hearing;

AND THAT the holding of a public hearing be scheduled for the Regional District Board meeting of May 6, 2021;

AND THAT staff give notice of the public hearing in accordance with the requirements of the Local Government Act.

It was MOVED and SECONDED

That consideration of Zoning Bylaw Amendment – Okanagan Falls Commercial Zone Review be postponed to next meeting. - **CARRIED**

C. PUBLIC WORKS**1. Okanagan Falls Wastewater Treatment Plant Solids Processing Upgrade Tender Award**

- a. AECOM Tender Analysis

RECOMMENDATION 5 (Weighted Corporate Vote – Majority)

It was MOVED and SECONDED

THAT the “Okanagan Falls Solids Processing Upgrade” project be awarded to Cumming Construction Ltd. in the amount of \$894,720 plus applicable taxes; and

THAT the Regional District approve a contingency for unexpected issues or addition of optional construction items in the amount of \$85,000.

CARRIED

2. Amendment to RDOS-City of Penticton Septic Waste Receiving Agreement

- a. Septage Agreement Amendment

RECOMMENDATION 6 (Weighted Corporate Vote –Majority)

It was MOVED and SECONDED

THAT the Modification Agreement for the Septic Waste Receiving Facility Cost Sharing Agreement with the City of Penticton be approved. - **CARRIED**

D. COMMUNITY SERVICES**1. UBCM Community Emergency Preparedness Fund – Emergency Operations Center and Training Grant**

RECOMMENDATION 7 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the application to the UBCM Community Emergency Preparedness Fund for the 2021 Emergency Operations Centers & Training grant be authorized to proceed. - **CARRIED**

E. FINANCE**1. Use of Additional COVID-19 Funding**

This item was discussed at the April 15, 2021 Corporate Services Committee meeting earlier in the day.

RECOMMENDATION 8 (Weighted Corporate Vote –Majority)

It was MOVED and SECONDED

THAT the Regional District of Okanagan Similkameen authorize use of the supplementary COVID-19 Restart funds as per Schedule "A" of the administrative report. - **CARRIED**

F. LEGISLATIVE SERVICES**1. Kaleden Parks and Recreation Service**

a. Bylaw No. 2914, 2020

b. Bylaw No. 2924, 2021

RECOMMENDATION 9 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2914, 2020, being a bylaw of the Regional District of Okanagan Similkameen to amend the cost recovery method and requisition limit of the Kaleden Recreation Programming and Facility Maintenance Local Service Establishment Bylaw be adopted. - **CARRIED**

RECOMMENDATION 10 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2924, 2021, being a bylaw to add Parks to the description of the Kaleden Recreation Programming service, be adopted. - **CARRIED**

2. Apex Mountain Fire Protection

- a. Bylaw No. 2920, 2020
- b. Bylaw No. 2921, 2020

RECOMMENDATION 11 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2920, 2020 Apex Mountain Fire Protection Service Establishment Bylaw be adopted.
- **CARRIED**

RECOMMENDATION 12 (Weighted Corporate Vote – Majority)

It was MOVED and SECONDED

THAT Bylaw No. 2921, 2020 Apex Mountain Fire Protection Loan Authorization Bylaw be adopted. -
CARRIED

3. Invitation to Participate on the OBWB Water Stewardship Council

It was MOVED and SECONDED

That a staff member and alternate be appointed to the Stewardship Council. - **CARRIED**

4. Area “D” Services and Boundary Configuration Study

- a. Terms of Reference
- b. Confirmation of Funding from the Minister of Municipal Affairs

RECOMMENDATION 13 (Unweighted Corporate Vote – Simple Majority)

It was MOVED and SECONDED

THAT the Terms of Reference for the Electoral Area “D” Services and Boundary Configuration Study as attached to the April 15, 2021 administrative report be approved.
CARRIED

G. CAO REPORTS**1. Verbal Update**

H. OTHER BUSINESS**1. Chair’s Report**

2. Board Representation

- a. Developing Sustainable Rural Practice Communities - *McKortoff*
- b. Municipal Finance Authority – *Kozakevich (Chair), Coyne (Vice Chair, Alternate)*
- c. Municipal Insurance Association – *Kozakevich (Chair), Coyne (Vice Chair, Alternate)*
- d. Okanagan Basin Water Board - *McKortoff, Holmes, Knodel, Pendergraft (Alternate to McKortoff), Obirek (Alternate to Holmes), Monteith (Alternate to Knodel)*
- e. Okanagan Film Commission – *Gettens, Obirek (Alternate)*
- f. Okanagan Regional Library – *Monteith, Obirek (Alternate)*
- g. Okanagan-Kootenay Sterile Insect Release Board – *Bush, Knodel (Alternate)*

- h. Southern Interior Municipal Employers Association – *Knodel, Kozakevich (Alternate)*
 - i. News release
- i. Starling Control – *Bush, Knodel (Alternate)*
- j. Fire Chief Liaison Committee – *Pendergraft, Knodel, Monteith, Obirek, Roberts*
- k. Intergovernmental Indigenous Joint Council – *Kozakevich, Coyne, Roberts*

3. Directors Motions

- a. Director Roberts

It was MOVED and SECONDED

THAT the Regional District review the Chipping Program objectives and funding model prior to the 2022 Budget.

It was MOVED and SECONDED

That the consideration of the motion regarding the Chipping Program be postponed to the next meeting. – **CARRIED**

Director Vassilaki – Notice of Motion

It was MOVED and SECONDED

THAT the RDOS Board send a letter of support to the Premier's office requesting Minister Eby, who has evoked paramountcy on behalf of the Province, or Premier John Horgan as the head of the government that promised to work collaboratively with local government, reconsider their position and adhere to local government bylaws.

It was MOVED and SECONDED (Unweighted Corporate Vote – 2/3 Majority)

That the motion be considered at this meeting – **CARRIED**

Opposed: Bauer, B. Coyne, Obirek, McKortoff, S. Coyne

It was MOVED and SECONDED

THAT the RDOS Board send a letter of support to the Premier's office requesting Minister Eby, who has evoked paramountcy on behalf of the Province, or Premier John Horgan as the head of the government that promised to work collaboratively with local government, reconsider their position and adhere to local government bylaws. - **CARRIED**

Opposed: B. Coyne, Bush, Trainer, Bauer, Obirek, S. Coyne, McKortoff, Cottrill, Kozakevich

4. Board Members Verbal Update

I. ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn. - **CARRIED**

The meeting adjourned at 3:26 p.m.

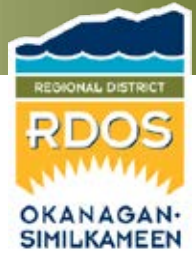
APPROVED:

CERTIFIED CORRECT:

K. Kozakevich
RDOS Board Chair

B. Newell
Corporate Officer

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: May 6, 2021
RE: Development Variance Permit Application — Electoral Area “C”

Administrative Recommendation:

THAT Development Variance Permit No. C2021.016-DVP to allow for a new accessory building (garage) at 1423 Fairview Road be approved.

Owners: Donald and Kathy Sabyan Agent: n/a Folio: C-05623.010
Civic: 1423 Fairview Road Legal: Lot 1, Plan 37498, District Lot 2450s, SDYD
OCP: Agriculture (AG) Zone: Agriculture One (AG1)
Variance Request: to reduce the minimum rear parcel line setback from 7.5 m to 1.524 m; and
to reduce the minimum interior parcel line setback from 4.5 m to 1.524 m.

Proposed Development:

This application is seeking a variance to the rear and interior side parcel line setbacks that applies to the subject property in order to undertake a new accessory building (garage).

Specifically, it is being proposed to reduce the minimum rear parcel line setback for a building on a parcel 0.2 ha or greater, from 7.5 metres to 1.524 metres; and to reduce the minimum interior side parcel line setback for a building on parcel 0.2 ha or greater from 4.5 metres to 1.524 metres.

In support of this request, the applicant has stated that this variance is “to replace existing building and to allow a large enough building without affecting the residential building in its location”.

Site Context:

The subject property is approximately 2,768 m² in area and is situated on the south side of Fairview Road. The property is currently developed to a single detached dwelling and garage.

The surrounding pattern of development is characterised by agriculture, with the subject parcel surrounded by an active farm to the east, west, and a homesite directly to the north.

Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on November 3, 1986, while available Regional District records indicate that building permits have not previously been issued for this property.

Under the Electoral Area “C” Official Community Plan (OCP) Bylaw No. 2452, 2008, the subject property is currently designated Agriculture (AG), and has been zoned Agriculture One (AG1) under

the Electoral Area "C" Zoning Bylaw No. 2453, 2008, which permits accessory buildings and structures as a secondary use.

The property is within the Agricultural Land Reserve (ALR) and has been classified as "Residential" (Class 01) by BC Assessment.

Public Process:

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted until the commencement of the regular Board meeting. Any comments will be on the agenda as separate item.

Analysis:

In considering this proposal, Administration notes that the proposed accessory building is located in an area with an established hedge providing separation between the neighbouring orchard and the subject parcel.

The Zoning Bylaw's use of setback regulations is generally to provide physical separation between neighbouring properties in order to protect privacy and prevent the appearance of overcrowding.

In the agricultural zones, setbacks are further used to mitigate the potential for conflict between land uses with the Ministry of Agriculture recommending that setbacks be used to "avoid farming right up to the back wall of [a] residence."

In this instance, Administration notes that there is no habitable space in the proposed building and there are no openings (windows or doors) along the building elevation facing the interior side and rear parcel line, both of which is seen to mitigate concerns with land use conflicts between the active farming operation and the proposed building.

Further, there are existing cedar shrubs and a deer fence along the subject parcel lines, providing a clear separation between the subject parcel and the abutting orchard.

It is also noted that the proposed garage is in the same location of the existing accessory building (garage) and the site has been designed to provide vehicle access to this location.

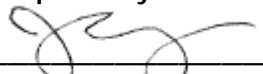
Conversely, Administration recognises that there is adequate area on the parcel to construct an accessory building without encroachment into the required setbacks, and the size of the building could be reduced to minimize or eliminate the need for variances.

For the reasons stated above, Administration supports the requested variances and is recommending approval.

Alternatives:

1. That the Board deny Development Variance Permit No. C2021.016-DVP.
2. That the Board defer consideration of the application and it be referred to the Electoral Area "C" Advisory Planning Commission.

Respectfully submitted



JoAnn Peachey, Planner I

Endorsed by:



C. Garrish, Planning Manager

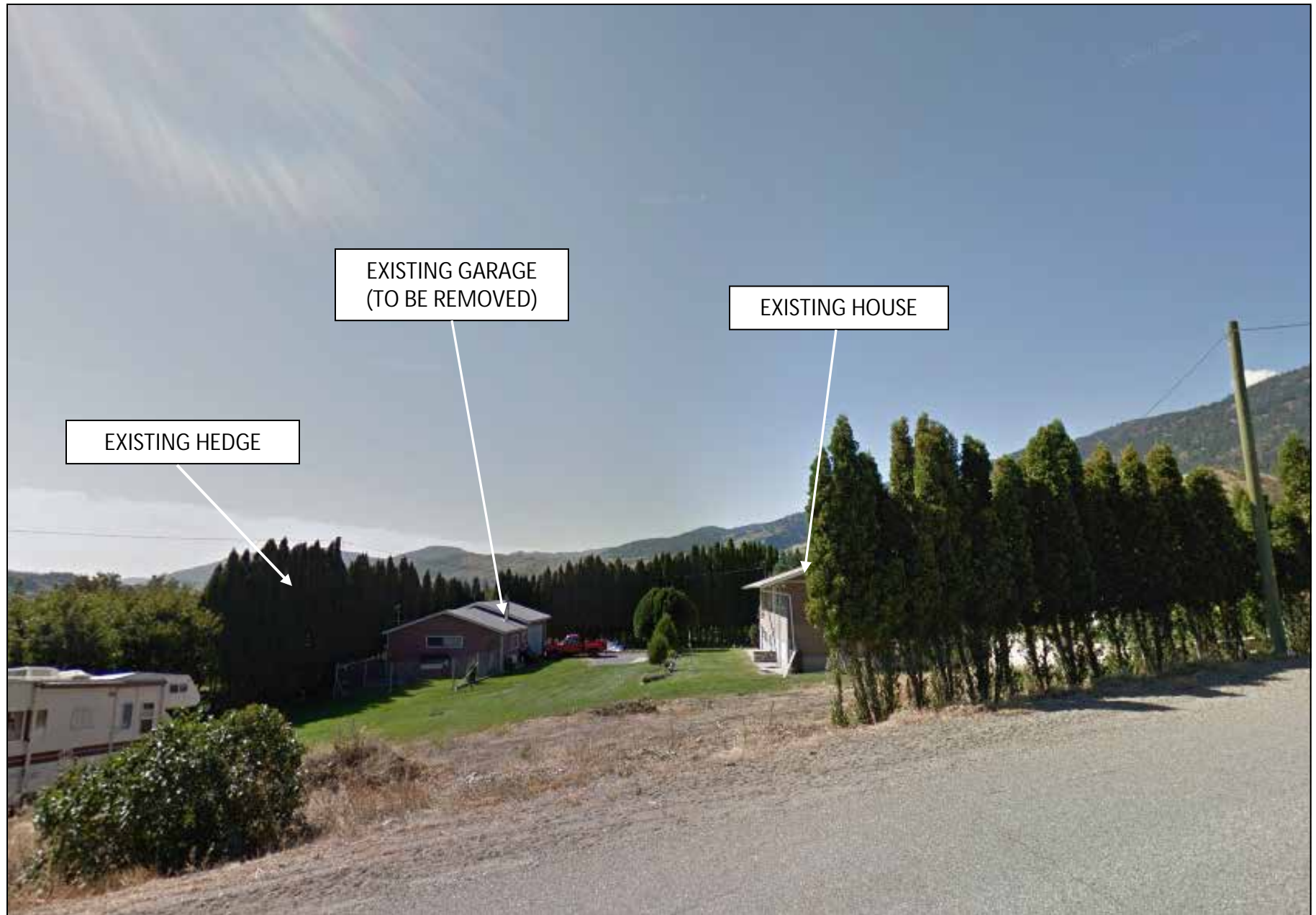
Attachments:

- No. 1 – Site Photo (Google Earth)
- No. 2 – Site Photo (Google Streetview)

Attachment No. 1 – Site Photo (Google Earth)



Attachment No. 2 – Site Photo (Google Streetview)





Development Variance Permit

FILE NO.: C2021.016-DVP

Owner: Donald and Kathy Sabyan

Agent: n/a

GENERAL CONDITIONS

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Regional District of Okanagan-Similkameen applicable thereto, except as specifically varied or supplemented by this Permit.
2. The land described shall be developed strictly in accordance with the terms and conditions and provisions of this Permit, and any plans and specifications attached to this Permit that shall form a part thereof.
3. Where there is a conflict between the text of the permit and permit drawings or figures, the drawings or figures shall govern the matter.
4. This Development Variance Permit is not a Building Permit.

APPLICABILITY

5. This Development Variance Permit is substantially in accordance with Schedules 'A', 'B', 'C', 'D' and 'E', and applies to and only to those lands within the Regional District described below, and any and all buildings, structures and other development thereon:

Legal Description: Lot 1, Plan 37489, District Lot 2450s, SDYD

Civic Address: 1423 Fairview Road

Parcel Identifier (PID): 005-519-811 Folio: C-05623.010

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "C" Zoning Bylaw No. 2453, 2008, in the Regional District of Okanagan-Similkameen:
 - a) the minimum rear parcel line setback for a building, on parcels 0.2 ha or greater, in the Agriculture One (AG1) Zone, as prescribed in Section 10.2.6(a)(ii), is varied:
 - i) from: 7.5 metres

- to: 1.524 metres to the outermost projection as shown on Schedule 'B' and 'C'.
- b) the minimum interior side parcel line setback for a building, on parcels 0.2 ha or greater, in the Agriculture One (AG1) Zone, as prescribed in Section 10.2.6(a)(iii), is varied:
 - i) from: 4.5 metres
 - to: 1.524 metres to the outermost projection as shown on Schedule 'B' and 'C'.

COVENANT REQUIREMENTS

- 7. Not Applicable

SECURITY REQUIREMENTS

- 8. Not applicable

EXPIRY OF PERMIT

- 9. The development shall be carried out according to the following schedule:
 - a) In accordance with Section 504 of the *Local Government Act* and subject to the terms of the permit, if the holder of this permit does not substantially start any construction with respect to which the permit was issued within two (2) years after the date it was issued, the permit lapses.
 - b) Lapsed permits cannot be renewed; however, an application for a new development permit can be submitted.

Authorising resolution passed by the Regional Board on _____, 2021.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

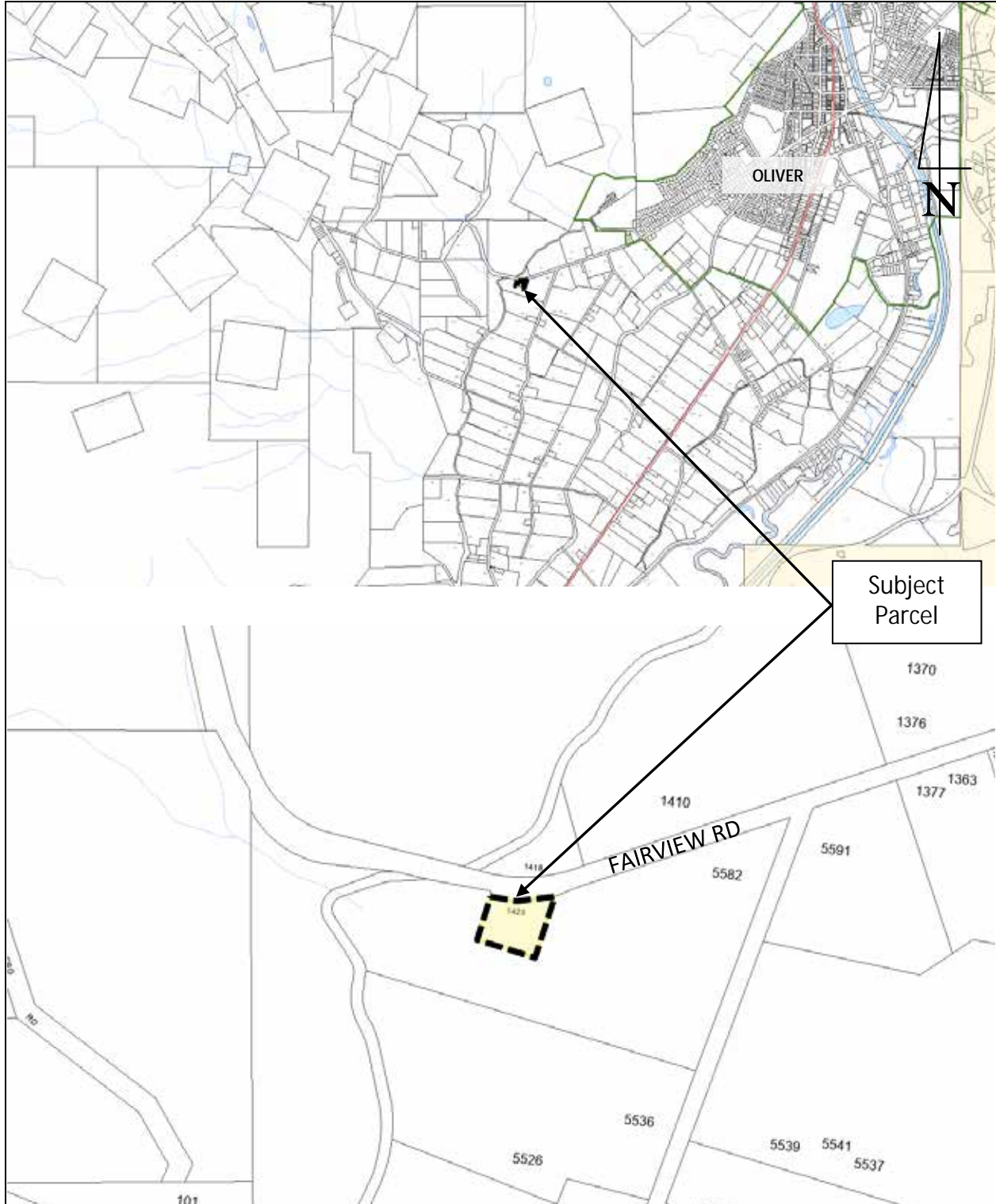
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

File No. C2021.016-DVP

Schedule 'A'



Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9
 Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. C2021.016-DVP

Schedule 'B'

SITE PLAN
Scale: 1" = 20ft

LEGAL DESCRIPTION
Lot 1 Plan: KAP37409
DL 2450s S.D.Y.D.

PROPERTY INFORMATION

RDOS 14 1/2' - 100sq. 4,200 Acre Age
 RDOS 14 1/2' - 100sq. 4,200 Acre Age
 RDOS 14 1/2' - 100sq. 4,200 Acre Age
 RDOS 14 1/2' - 100sq. 4,200 Acre Age
 RDOS 14 1/2' - 100sq. 4,200 Acre Age

PROPOSED VARIANCE

ALG - May 5/19
 - 500sm Max = 5,382sf
 (Includes basement if 50% above ground and any excess of Garage over 42sm (452sf)
 No Decks, etc. unless enclosed.
 Swimming Pools - only local rules
 Farm Buildings - only local rules
 ALG permit if removing or bringing in fill.

ADDITIONAL INFORMATION

1. ...
 2. ...
 3. ...
 4. ...
 5. ...
 6. ...
 7. ...
 8. ...
 9. ...
 10. ...

These Plans only for use at:
SABYAN VARIANCE (Setback)
 1429 Fairview Road
 Oliver, BC (RDOS 'C')

Regional District of Okanagan-Similkameen

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

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



Development Variance Permit

File No. C2021.016-DVP

Schedule 'C'



Regional District of Okanagan-Similkameen

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

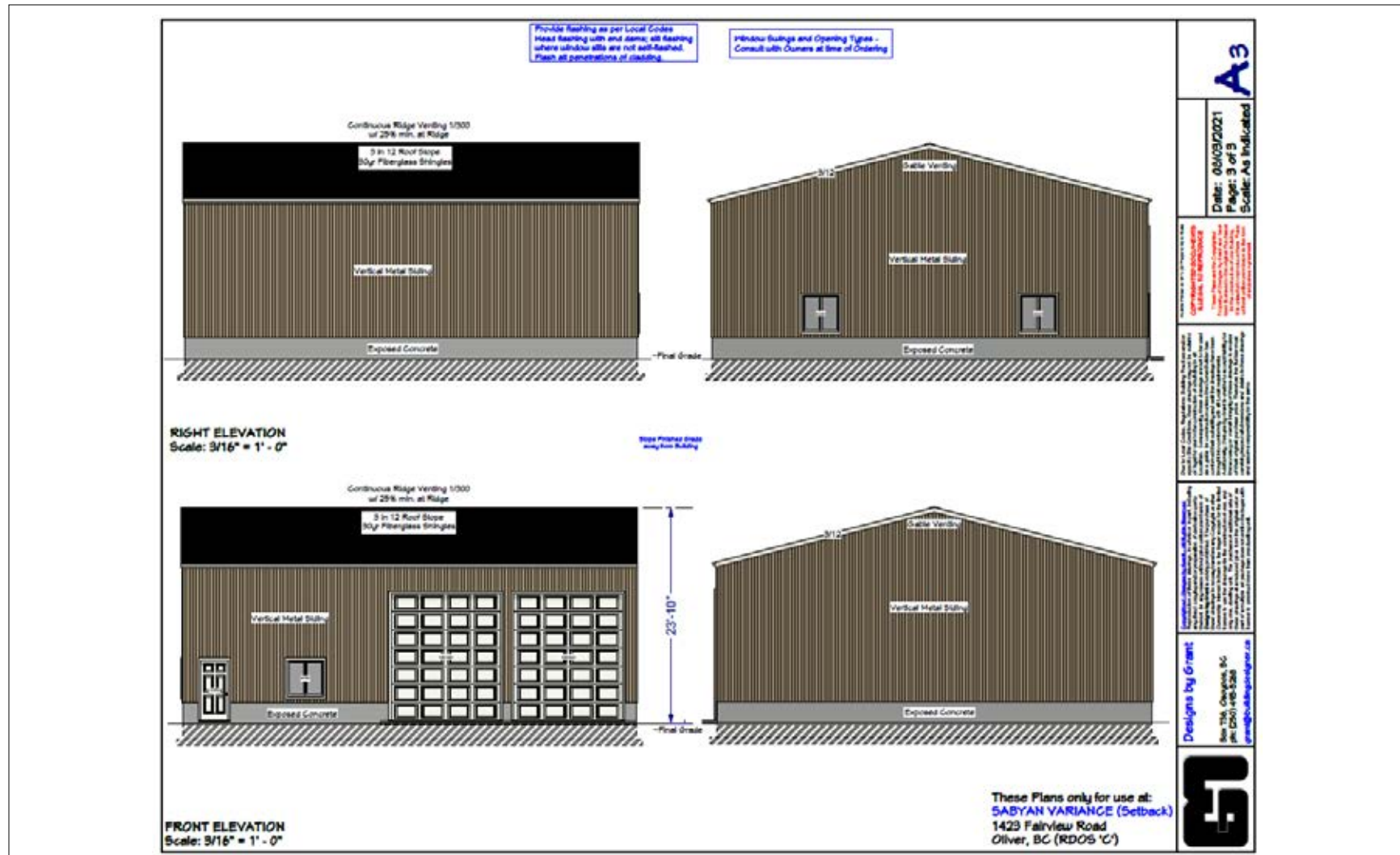
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. C2021.016-DVP

Schedule 'D'



Regional District of Okanagan-Similkameen

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

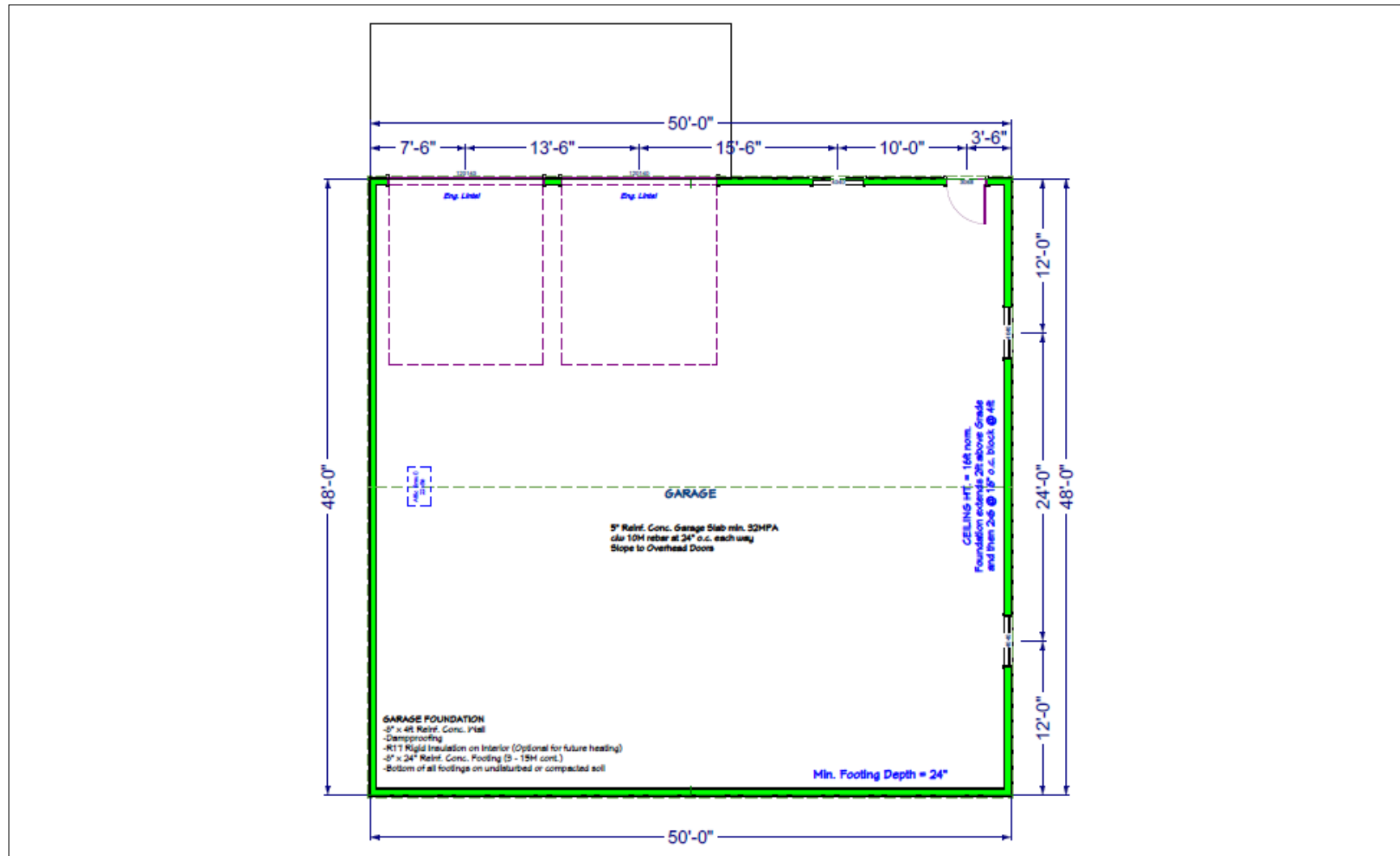
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. C2021.016-DVP

Schedule 'E'



Under the Electoral Area "E" Zoning Bylaw No. 2459, 2008, the property is currently zoned Residential Single Family (RS1) which allows a "single detached dwelling" and "accessory buildings and structures" as permitted uses.

BC Assessment has classified the property as "Residential" (Class 01).

Public Process:

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted until the commencement of the regular Board meeting. Any comments will be on the agenda as separate item.

Analysis:

In considering this proposal, Administration notes that the subject parcel is an existing, non-conforming parcel created as part of the historic Naramata Townsite and has a narrow parcel width of 9.144 metres.

The Zoning Bylaw's use of setback regulations is generally to provide physical separation between neighbouring properties in order to protect privacy and prevent the appearance of overcrowding.

Minimum setbacks from parcel lines are used to maintain a minimum space between houses in a residential neighbourhood to allow access to sunlight, to provide separation for fire safety or to mitigate nuisances (like noise) that might come from an adjacent building.

The narrow width of the parcel represents a unique circumstance where construction of a single detached dwelling cannot be facilitated without a variance to the minimum building width requirement (5 metres) or interior side parcel line setbacks (3.0 metres on each side), or a combination of the two.

In this instance, the applicant is proposing a reduction to the interior side parcel line setback to the eastern property line for a five-metre wide dwelling.

As with any interior side parcel line setback, Administration has concerns of overshadowing and loss of privacy to the abutting parcel. Although privacy concerns are partially mitigated by the limited window openings, there is a second-storey deck that overlooks the adjacent parcel.

Administration acknowledges that those most directly impacted by this proposal are the same property owners, and that the second-storey deck is positioned to align with the side of neighbouring house, not with the backyard where privacy is generally sought.

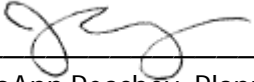
Conversely, Administration recognises that development of a parcel of this size is atypical of the area, where most parcels have been consolidated to create larger buildable areas. It is also noted that privacy concerns could be further mitigated by removal of the deck on the second-storey.

For the reason listed above, Administration supports the requested variance and is recommending approval.

Alternatives:

1. That the Board deny Development Variance Permit No. E2021.007-DVP.
2. That the Board defer consideration of the application and it be referred to the Electoral Area "E" Advisory Planning Commission (APC).

Respectfully submitted



JoAnn Peachey, Planner I

Endorsed by:



C. Garrish, Planning Manager

Attachments: No. 1 – Site Photo (April 2021)

Attachment No. 1 – Site Photo (April 2021)





Development Variance Permit

FILE NO.: E2021.007-DVP

Owner: Brian Evoy

Agent: Dominic Unsworth

GENERAL CONDITIONS

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Regional District of Okanagan-Similkameen applicable thereto, except as specifically varied or supplemented by this Permit.
2. The land described shall be developed strictly in accordance with the terms and conditions and provisions of this Permit, and any plans and specifications attached to this Permit that shall form a part thereof.
3. Where there is a conflict between the text of the permit and permit drawings or figures, the drawings or figures shall govern the matter.
4. This Development Variance Permit is not a Building Permit.

APPLICABILITY

5. This Development Variance Permit is substantially in accordance with Schedules 'A', 'B', 'C', 'D' and 'E', and applies to and only to those lands within the Regional District described below, and any and all buildings, structures and other development thereon:

Legal Description: Lot 9, Block 71, Plan 519, District Lot 210, SDYD

Civic Address: No civic address

Parcel Identifier (PID): 012-284-645 Folio: E-00695.000

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "E" Zoning Bylaw No. 2459, 2008, in the Regional District of Okanagan-Similkameen:
 - a) the minimum interior side parcel line setback for a principal building in the Residential Single Family One (RS1) Zone, as prescribed in Section 11.1.6(a)(iv), is varied:
 - i) from: 3.0 metres

- to: 1.0 metres to the outermost projection as shown on Schedule 'B'.
- b) the minimum interior side parcel line setback for an accessory building in the Residential Single Family One (RS1) Zone, as prescribed in Section 11.1.6(b)(iv), is varied:
 - i) from: 3.0 metres
 - to: 1.0 metres to the outermost projection as shown on Schedule 'B'.
- c)

COVENANT REQUIREMENTS

- 7. Not Applicable

SECURITY REQUIREMENTS

- 8. Not applicable

EXPIRY OF PERMIT

- 9. The development shall be carried out according to the following schedule:
 - a) In accordance with Section 504 of the *Local Government Act* and subject to the terms of the permit, if the holder of this permit does not substantially start any construction with respect to which the permit was issued within two (2) years after the date it was issued, the permit lapses.
 - b) Lapsed permits cannot be renewed; however, an application for a new development permit can be submitted.

Authorising resolution passed by the Regional Board on _____, 2021.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

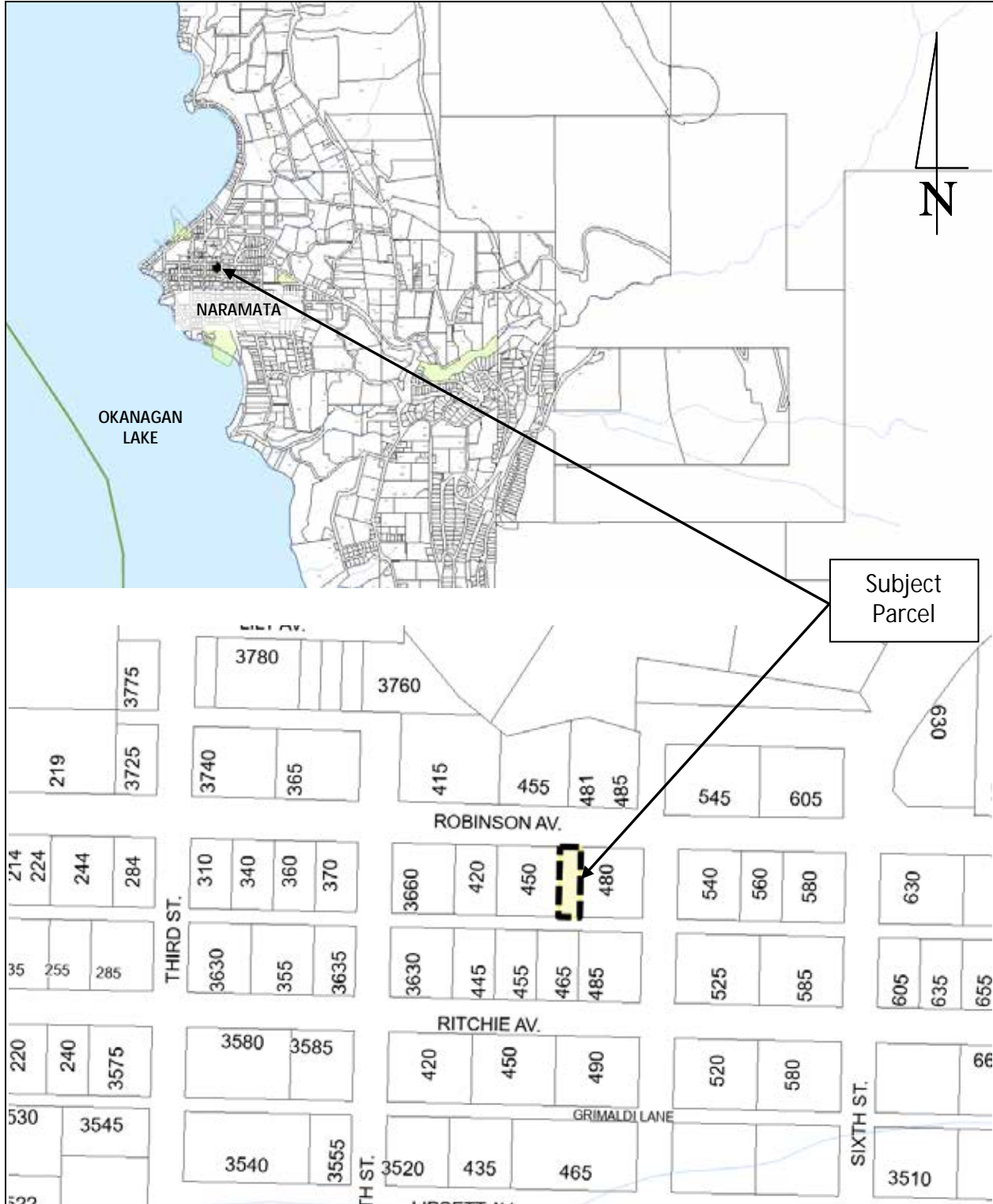
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

File No. E2021.007-DVP

Schedule 'A'



Regional District of Okanagan-Similkameen

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

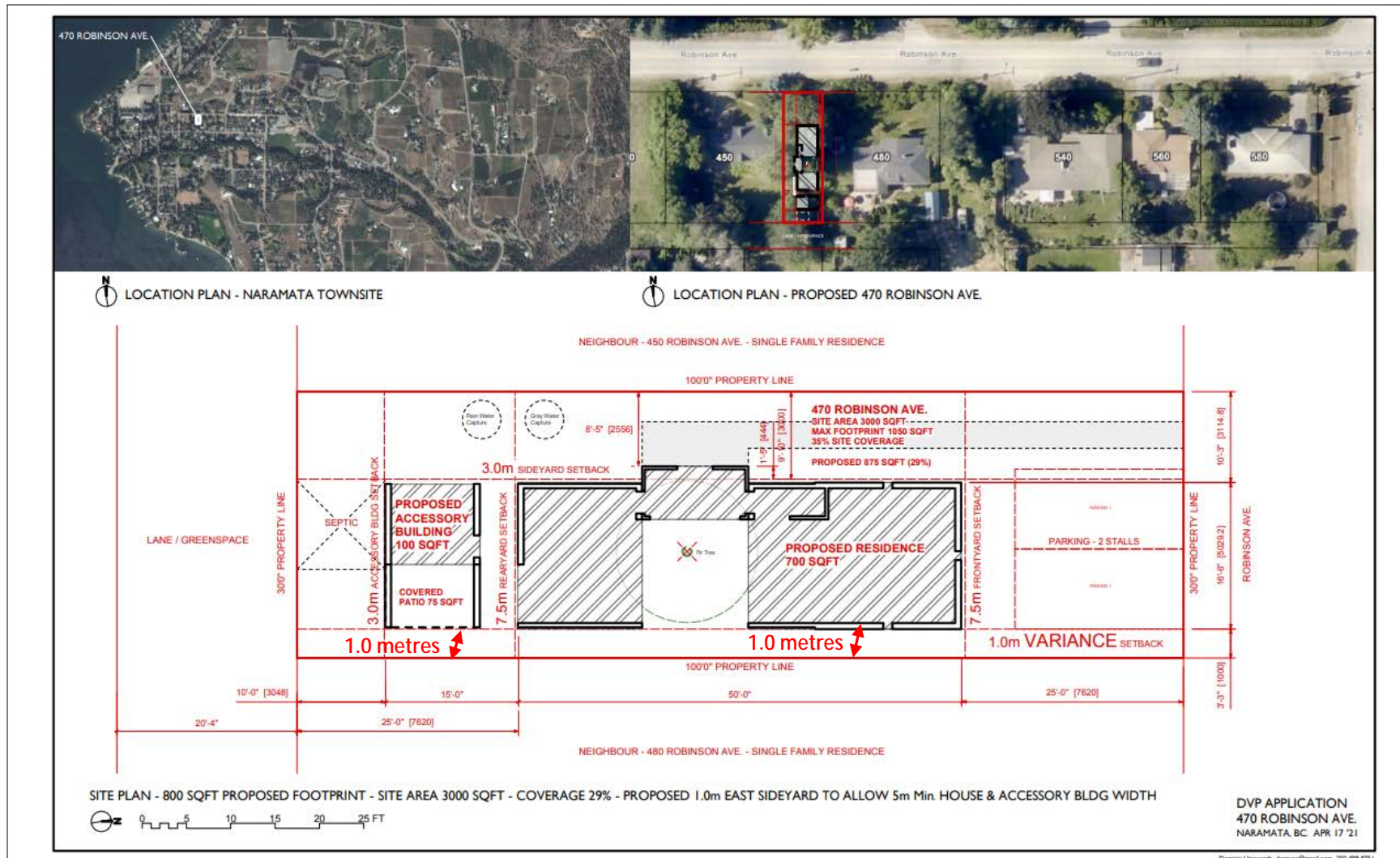
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. E2021.007-DVP

Schedule 'B'



Regional District of Okanagan-Similkameen

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

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



Development Variance Permit

File No. E2021.007-DVP

Schedule 'C'



Regional District of Okanagan-Similkameen

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

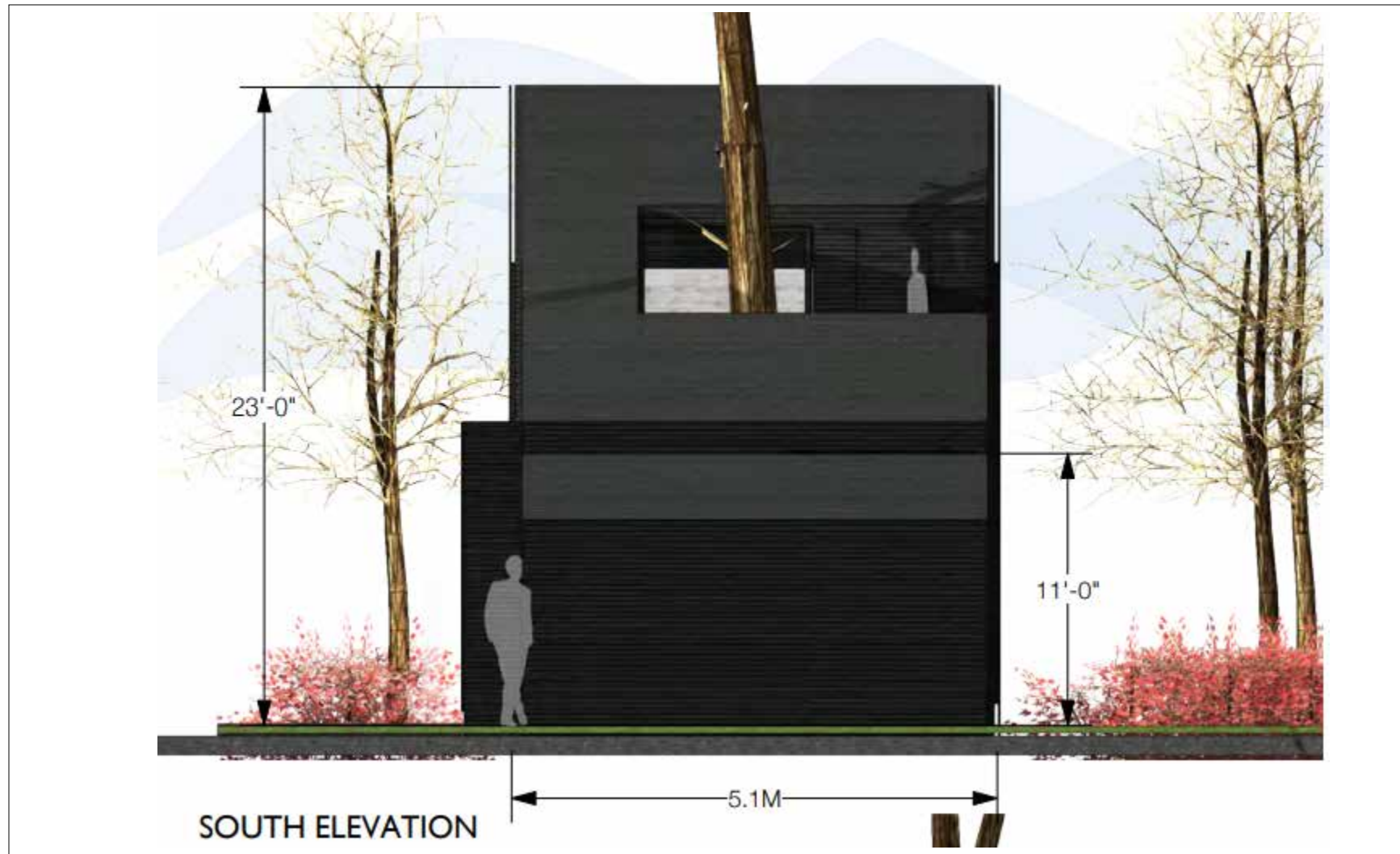
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. E2021.007-DVP

Schedule 'D'



Regional District of Okanagan-Similkameen

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

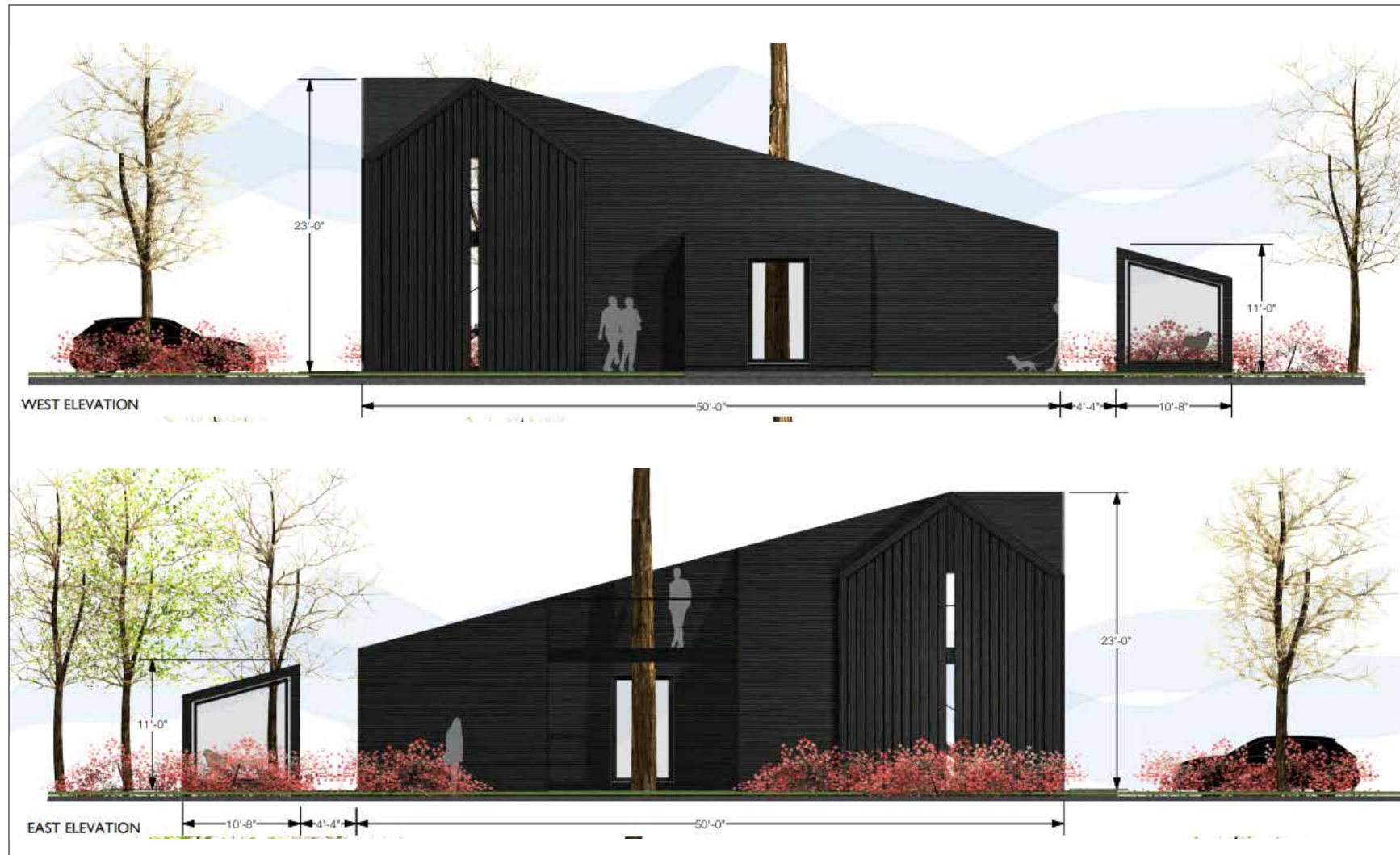
Telephone: 250-492-0237 Email: info@rdos.bc.ca



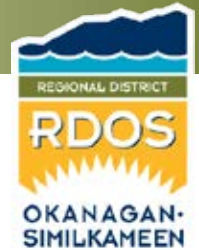
Development Variance Permit

File No. E2021.007-DVP

Schedule 'E'



ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: May 6, 2021
RE: Temporary Use Permit Application – Electoral Area “D”

Administrative Recommendation:

THAT Temporary Use Permit No. D2021.004-TUP to renew an existing TUP for a modified “bed and breakfast” operation at 2183 Carmi Road be approved

<u>Owners:</u> Geoffrey Orr	<u>Agent:</u> n/a	<u>Folio:</u> D-06788.442
<u>Civic:</u> 2183 Carmi Road	<u>Legal:</u> Lot A, Plan KAP91212, District Lot 2710, SDYD	
<u>OCP:</u> Large Holdings (LH)	<u>Zoning:</u> Site Specific Large Holdings One (LH1s)	

Proposed Development:

This application is seeking to renewal of Temporary Use Permit No. D2019.001-TUP to allow a modified bed and breakfast operation on the subject property. The proposal is to authorize the use of three (3) accessory buildings for sleeping accommodations as part of a bed and breakfast operation for a three-year term from January 31, 2021 to January 31, 2024.

Site Context:

The subject property is approximately 4.5 ha (45,440 m²) and is situated on the north side of Carmi Road. It is understood that the parcel is comprised of a single detached dwelling and three accessory buildings.

The surrounding pattern of development is generally characterised by residential development on large parcels that contain environmentally sensitive areas and steep slopes.

Background:

The current boundaries of the subject property were established by a subdivision deposited at the Land Title Office in Kamloops on August 12, 2010, and available Regional District records indicate Building Permits having previously been issued for guest cabins (2020), a single family dwelling (2007) and subsequent alterations and renovations in 2009 and 2012.

At its meeting of August 1, 2019, the Regional District Board resolved to support TUP application No. D2019.001-TUP “to be valid for 18 months”.

Under the Electoral Area “D” Official Community Plan (OCP) Bylaw No. 2603, 2013, the subject property is currently designated Large Holdings (LH), and is partially within an Environmentally Sensitive Development Permit (ESDP) Area and is designated as Hillside Development Permit Area

(HDPAs). It is also identified as a moderate wildfire hazard area and is outside of the Penticton Fire District.

Under the Electoral Area "D" Zoning Bylaw No. 2455, 2008, the property is currently zoned Site Specific Large Holdings One (LH1s) which permits single detached dwelling as a principal use and bed and breakfast as a secondary use.

A bed and breakfast is defined in the Electoral Area "D" Zoning Bylaw as "an occupation within a principal dwelling unit, by the residents of the dwelling unit, which provides sleeping accommodations to the travelling public and includes the provision of a morning meal for those persons using the sleeping accommodations".

Section 7.19 of the Electoral Area "D" Zoning Bylaw requires that the operation be located within one principal dwelling unit on the parcel.

BC Assessment has classified the property as "Residential" (Class 01).

Public Process:

On April 6, 2021, a Public Information Meeting (PIM) was held electronically and was attended by no members of the public.

At its meeting of April 13, 2021, the Electoral Area "D" Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that TUP application No. D2021.004-TUP be approved and that the legislation be looked at so we have policies around this type of application.

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted until the commencement of the regular Board meeting. Any comments will be on the agenda as separate item.

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

Analysis:

In assessing this proposal, Administration notes that there have been no recorded complaints received in relation to the operation of this modified bed and breakfast use and that the applicant has indicated that there have been no changes to the use since the permit was issued in August 2019 (i.e. the use remains limited to three accessory buildings for 6 paying guests between April 1st and September 30th and ownership remains unchanged).

Administration further notes that the use is seasonal in nature, as it limited to operating for 6 months of the year.

Although a modified "bed and breakfast" use does not benefit from the supporting policy in the Electoral Area "D" OCP Bylaw to allow "on-going" vacation rental uses through temporary use permits, Administration recognizes similarities between the uses in that both are supporting the short-term accommodation of the travelling public.

While it is recognized that the Electoral Area "D" OCP bylaw contains criteria against which a TUP is to be assessed (i.e. compatibility with adjacent uses, environmental impact, intensity of use, ability to conduct use elsewhere), the Board already evaluated this proposal against the TUP criteria when it approved TUP No. 2019.001-TUP.

Conversely, Administration recognises that limitations on commercial operations like “bed and breakfast” operations are intended to ensure intrusive or intensive tourist accommodation is not introduced into residential neighbourhoods.

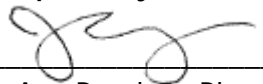
Administration has the same concerns of allowing for physical separation between guest’s accommodation and the principal dwelling, and the use to be spread out on the parcel, as this is seen as more intrusive and impactful than a traditional bed and breakfast.

In summary, in light of the Board’s previous decision to allow the use of accessory buildings as part of a “bed and breakfast” operation, and in absence of any change to the use or received complaints regarding its operation, Administration supports the renewal of this permit for a further three years.

Alternatives:

1. THAT the Board of Directors deny Temporary Use Permit No. D2021.004-TUP; or
2. THAT the Board of Directors defer consideration of Temporary Use Permit No. D2021.004-TUP for the following reasons:
 - i) *TBD*

Respectfully submitted:



JoAnn Peachey, Planner I

Endorsed By:



C. Garrish, Planning Manager

Attachments: No. 1 – Agency Referral List
No. 2 – Applicant’s Photos

Attachment No. 1 – Agency Referral List

Referrals have been sent to the following agencies as highlighted with a **p**, prior to Board consideration of TUP No. D2021.004-TUP:

<input type="radio"/>	Agricultural Land Commission (ALC)	p	Fortis
p	Interior Health Authority (IHA)	<input type="radio"/>	City of Penticton
<input type="radio"/>	Ministry of Agriculture	<input type="radio"/>	District of Summerland
<input type="radio"/>	Ministry of Energy, Mines & Petroleum Resources	<input type="radio"/>	Town of Oliver
<input type="radio"/>	Ministry of Municipal Affairs & Housing	<input type="radio"/>	Town of Osoyoos
<input type="radio"/>	Ministry of Environment & Climate Change Strategy	<input type="radio"/>	Town of Princeton
<input type="radio"/>	Ministry of Forest, Lands, Natural Resource Operations & Rural Development (Archaeology Branch)	<input type="radio"/>	Village of Keremeos
<input type="radio"/>	Ministry of Jobs, Trade & Technology	<input type="radio"/>	Okanagan Nation Alliance (ONA)
<input type="radio"/>	Ministry of Transportation and Infrastructure	<input type="radio"/>	Penticton Indian Band (PIB)
<input type="radio"/>	Integrated Land Management Bureau	<input type="radio"/>	Osoyoos Indian Band (OIB)
<input type="radio"/>	BC Parks	<input type="radio"/>	Upper Similkameen Indian Band (USIB)
<input type="radio"/>	School District #53 (Areas A, B, C, D & G)	<input type="radio"/>	Lower Similkameen Indian Band (LSIB)
<input type="radio"/>	School District #58 (Area H)	<input type="radio"/>	Environment Canada
<input type="radio"/>	School District #67 (Areas D, E, F, I)	<input type="radio"/>	Fisheries and Oceans Canada
<input type="radio"/>	Central Okanagan Regional District	<input type="radio"/>	Canadian Wildlife Services
<input type="radio"/>	Kootenay Boundary Regional District	<input type="radio"/>	OK Falls Irrigation District
<input type="radio"/>	Thompson Nicola Regional District	<input type="radio"/>	Kaleden Irrigation District
<input type="radio"/>	Fraser Valley Regional District	<input type="radio"/>	Irrigation District / improvement Districts / etc.
<input type="radio"/>	Oliver Fire Department		

Attachment No. 2 – Applicant's Photos



CABIN 1



CABIN 2



Cabin 3 THE SHIRE CABIN





TEMPORARY USE PERMIT

FILE NO.: D2021.004-TUP

AGENT: Geoffrey Orr
2183 Carmi Road
Penticton, BC V2A 8V5

OWNER: Geoffrey Orr
2183 Carmi Road
Penticton, BC V2A 8V5

GENERAL CONDITIONS

1. This Temporary Use Permit is issued subject to compliance with all of the bylaws of the Regional District of Okanagan-Similkameen applicable thereto, except as specifically varied or supplemented by this Permit.
2. The land described shall be developed strictly in accordance with the terms and conditions of this Permit, and any plans and specifications attached to this Permit which shall form a part thereof.
3. Where there is a conflict between the text of the permit and permit drawings or figures, the drawings or figures shall govern the matter.
4. This Temporary Use Permit is not a Building Permit.

APPLICABILITY

5. This Temporary Use Permit applies to, and only to, those lands, including any and all buildings, structures and other development thereon, within the Regional District as shown on Schedules 'A' and 'B' and described below:

Legal Description: Lot A, Plan KAP91212, District Lot 2710, SDYD

Civic Address: 2183 Carmi Road

Parcel Identifier (PID): 028-299-388 Folio: D-06788.442

TEMPORARY USE

6. In accordance with Section 23.2 of the Electoral Area "D" Official Community Plan Bylaw No. 2603, 2013, the land specified in Section 5 be used for a "bed and breakfast operation", which is defined as meaning "an occupation conducted within a principal dwelling unit or accessory structure, by the residents of the dwelling unit, which provides sleeping accommodations to the traveling public and includes the provision of a morning meal for those persons using the sleeping accommodations."

CONDITIONS OF TEMPORARY USE

7. The “bed and breakfast operation” use of the land is subject to the following conditions:
- (a) Notwithstanding Electoral Area “D” Zoning Bylaw No. 2455, 2008 Section 7.13.3, three accessory buildings on the subject property as shown on Schedule ‘B’ may each contain one bedroom or sleeping facility;
 - (b) the use of the three accessory buildings for a bedroom or sleeping facility shall occur only between April 1st and September 30th;
 - (c) the maximum number of accessory buildings that may be occupied by paying guests shall be three (3);
 - (d) the number of paying guests that may be accommodated at any time shall not exceed six (6);
 - (e) a minimum of three (3) on-site vehicle parking spaces shall be provided for paying guests, in accordance with Schedule ‘B’;
 - (f) Accessory buildings shall not include washroom or kitchen facilities;
 - (g) Each accessory building shall be limited to 10 m² in floor area, as shown in Schedule ‘B’;
 - (h) Only persons residing in the principal dwelling unit may carry on the bed and breakfast operation, and must be present on the property during a patron’s stay; and
 - (i) vacation rental operation must follow the Ministry of Health’s COVID-19 Guidance for the Hotel Sector during the Provincial State of Emergency, including environmental cleaning, staff health and communication, and any subsequent provincial health orders for hotel operators.
 - (j) information shall be posted within the dwelling unit during the Provincial State of Emergency for COVID-19 following Provincial recommended communication, signage and posters for the Hotel Sector on the following topics:
 - i) Symptoms of COVID-19
 - ii) B.C.’s COVID-19 Self-Assessment Tool
 - iii) Handwashing
 - iv) Respiratory/cough etiquette
 - v) Self-isolation and self-monitoring
 - (l) a sign must be posted on the front entrance telling staff not to enter the premises if they are feeling ill.
 - (m) all guests must follow Provincial guidelines during the Provincial State of Emergency for COVID-19, including avoiding non-essential travel as a measure to protect vulnerable people in communities from COVID-19.

COVENANT REQUIREMENTS

8. Not applicable.

SECURITY REQUIREMENTS

9. Not applicable.

EXPIRY OF PERMIT

10. This Permit shall expire on January 31, 2024.

Authorising resolution passed by Regional Board on ____ day of _____, 2021.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

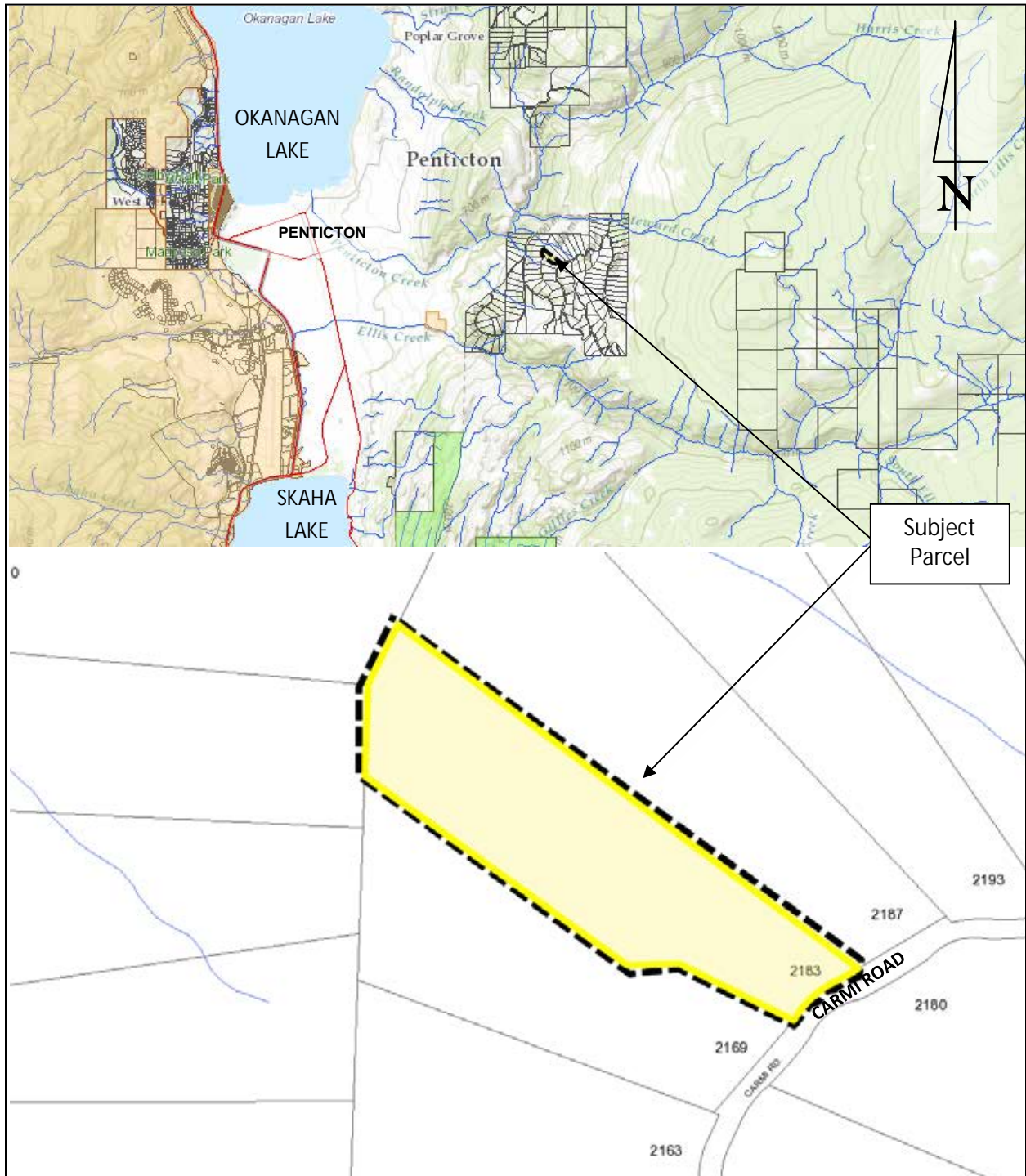
Telephone: 250-492-0237 Email: planning@rdos.bc.ca



Temporary Use Permit

File No. D2021.004-TUP

Schedule 'A'



Regional District of Okanagan-Similkameen

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

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



Temporary Use Permit

File No. D2021.004-TUP

Schedule 'B'



Regional District of Okanagan-Similkameen

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

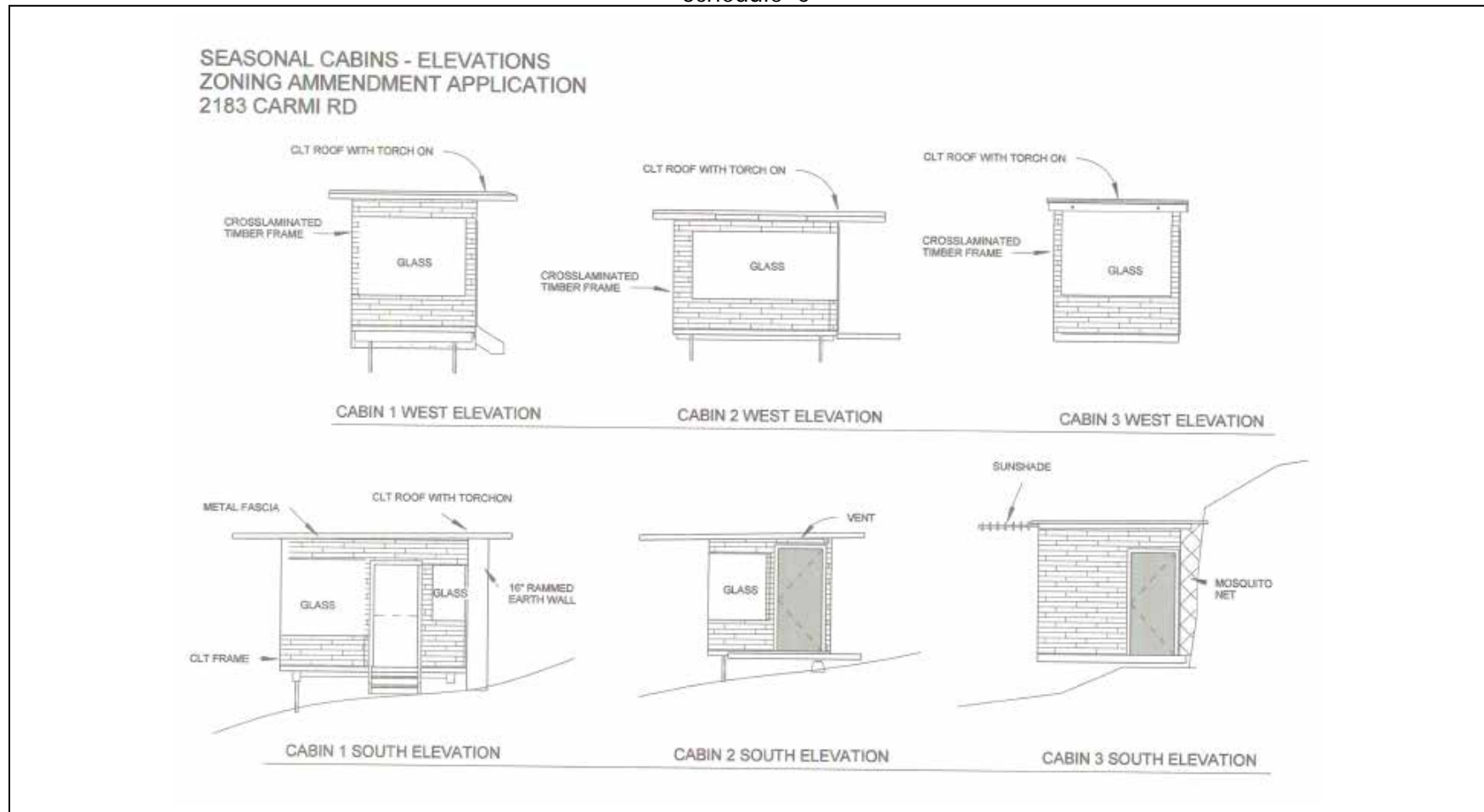
Telephone: 250-492-0237 Email: planning@rdos.bc.ca



Temporary Use Permit

File No. D2021.004-TUP

Schedule 'C'



RESPONSE SUMMARY

TEMPORARY USE PERMIT NO. D2021.004-TUP

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

Interior Health thanks you for asking for review and comments on the proposal to accommodate a bed and breakfast operation. The referral was sent to our Environmental Public Health Program for legislative review.

There is no objection to this proposal provided the operator can meet the following:

- A COVID - 19 Safety Plan is in place that follows the Public Health Officers (PHO) Orders and is revised as the Orders change.
- Accessory buildings (cabins) are not serviced by a water system.
- Food service is limited to breakfast only.

Healthy Communities has no comments on this proposal.

Please contact the local Public Health Office if there are further concerns or questions

Signature: Clare Audet

Signed By: Clare Audet

Agency: Interior Health

Title: Environmental Health Officer

Date: March 29, 2021

JoAnn Peachey

From: Moraes, Ryan <Ryan.Moraes@fortisbc.com>
Sent: March 18, 2021 9:50 AM
To: Planning
Subject: RE: [External Email] - TUP Referral (Project No. D2021.004-TUP)

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

We have no concerns with the TUP.

Regards,

Ryan Moraes, P.L.Eng, ASCT | Planning & Design Technologist | FortisBC
1975 Springfield Rd | Kelowna, BC V1Y 7V7
☎250-490-2621 📠 778-214-0509 | ✉ryan.moraes@fortisbc.com

From: Referrals <Referrals@fortisbc.com>
Sent: Tuesday, March 16, 2021 4:09 PM
To: Moraes, Ryan <Ryan.Moraes@fortisbc.com>
Subject: FW: [External Email] - TUP Referral (Project No. D2021.004-TUP)

Property Referral: 2021-455

Hi Ryan,

Please review the attached / below and provide your comments directly to planning@rdos.bc.ca by **April 15, 2021**.

If FortisBC Energy Inc. is affected, please copy referrals@fortisbc.com in on your response so that we may update our records.

Thank you,

Mai Farmer
Property Services Assistant
Property Services
Phone 604-576-7010 x57010



From: JoAnn Peachey <jpeachey@rdos.bc.ca>
Sent: Tuesday, March 16, 2021 11:56 AM
To: Referrals <Referrals@fortisbc.com>; 'HBE' <HBE@interiorhealth.ca>
Subject: [External Email] - TUP Referral (Project No. D2021.004-TUP)

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: May 6, 2021

RE: UBCM Local Government Development Approvals Program Grant Application

Administrative Recommendation:

THAT the Regional District of Okanagan-Similkameen submit an application to the UBCM Local Government Development Approvals Program for a grant for the design and implementation of software to enable digital application submission and approval.

AND THAT the Regional District provide a letter of support for the District of Summerland's grant application for implementation of a regional portal for development service applications.

Reference:

[Local Government Development Approvals](#)

Purpose:

To consider the submission of a grant application to the Union of British Columbia Municipalities (UBCM).

Background:

In 2019, the Ministry of Municipal Affairs initiated the Development Approvals Process Review (DAPR). In March, 2021 UBCM released the grant program as a component of the Canada-BC Safe Restart agreement. The new program supports local governments to improve their development approvals and support the implementation of established best practices in an effort to help people and communities get the homes they need built faster.

All local governments in BC are eligible to apply and only one application is eligible per local government. The program provides a maximum of 100% of cost eligible activities to a maximum of \$500,000 per application. New projects or additions to existing projects are eligible, but all eligible activities must be completed by the applicant within two years of the date of grant approval. The application deadline is **May 7, 2021** and require a board resolution in support of the application.

Analysis:

The Regional District has purchased BasicGov software to create efficiencies in the development/building processes. The implementation date is set for September, 2021. A future goal was to introduce the ability for applications to be submitted and processed digitally. This

will reduce the necessity for customers to submit applications personally and will also reduce the requirement for plans to be printed, manually marked up and then scanned into the electronic document management system. Plans and applications will be submitted online and approved applications and drawings will also be provided digitally. Obtaining a grant for the work would offset costs and move up the implementation date.

A requirement for grant funding is that the grant be used for new activities or represent a new phase of an existing project. Retroactive funding is not available.

The preliminary project estimate has been estimated to provide a project budget for the purposes of the grant submission. A timeline of one year has been estimated and would integrate with the development of the Development Software which is currently in progress. The estimate is:

Description	Cost
Software purchase (ePlanSoft)	\$5000
Program integration (Avocette)	\$50,000
Annual licensing fees (ie ePlan)	\$11,500
Equipment (x-large monitors x20 users; tablets x5)	\$25,000
Total grant request:	\$91,500

The District of Summerland is also submitting a grant application for development services software. In addition, a separate scope of the District of Summerland’s grant application would be for a proposed Regional Customer Portal for one regional online portal for all building permit and development application customers which would link to the RDOS’s and District of Summerland’s systems. The development community would have a “one stop shop” to initiate their development applications. The District has requested a letter of support from the RDOS in support of their grant application.

Alternatives:

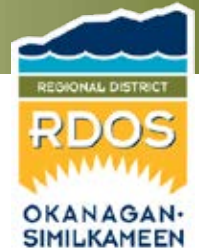
1. That the Board not provide a resolution in support of the grant application;
2. The the Board not provide a letter of support for the District of Summerland;

Respectfully submitted:



L. Miller, Building & Enforcement Services Manager

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: May 6, 2021
RE: Liquor and Cannabis Regulation Branch Referral – Electoral Area “D”
Cannabis Retail Store

Administrative Recommendation:

THAT the Regional District of Okanagan Similkameen, in accordance with Section 33(1) of the *Cannabis Control and Licencing Act*, support the application from ERBN Green Cannabis Company Inc. for a proposed non-medical retail cannabis location at 936-946 Main Street, Okanagan Falls (Lot 15, Block 17, Plan KAP4, District Lot 374, SDYD) licence with operating hours from 9:00 am to 11:00 pm seven days a week;

AND THAT the following comments be provided to the Liquor and Cannabis Regulation Branch:

- a) the subject property is located in the Okanagan Falls Town Centre Transition (C4) Zone and the use is permitted in this zone;
 - b) no significant negative impact on the community is anticipated if this application is approved;
 - c) the Regional District provided the following opportunities for residents to submit their views, in writing, on this Cannabis Retail Store licence application:
 - i) publication in the Penticton Western News on March 31, 2021 and April 7, 2021;
 - ii) publication in Castanet.net from March 30, 2021 to April 14, 2021;
 - iii) posting on the Regional District's web site from March 26, 2021 and social media accounts on April 22 and 23, 2021;
 - iv) mailed notification to owners and tenants within 100 metres of the subject parcel on March 26, 2021;
 - v) placement of a notification sign on the subject property from March 15, 2021, until the Board considered the application on May 6, 2021; and
 - vi) consideration by the Electoral Area “D” Advisory Planning Commission (APC) at its meeting of April 13, 2021.
 - d) The views of residents were considered by the RDOS Board at its meeting of May 6, 2021.
-

Purpose: To obtain a Cannabis Retail Store licence from the province.

Owners: ERBN Green Cannabis Company Inc. Agent: Vanitaa Yaadav Folio: D-00779.000

Legal: Lot 15, Block 17, Plan KAP4, District Lot 374, SDYD Civic: 936 & 946 Main Street

OCP: Commercial (C) Zone: Okanagan Falls Town Centre Transition (C4)

Proposed Development:

The applicant is seeking approval from the Liquor and Cannabis Regulation Branch (LCRB) to operate a cannabis retail store at the subject property in an existing commercial building.

Statutory Requirements:

Under Section 33(1) of the *Cannabis Control and Licencing Act*, the LCRB is prevented from issuing a license for a Cannabis Retail Store (CRS) unless the local government “for the area in which the establishment is proposed to be located or is located gives the [LCRB] a recommendation that the licence be issued or amended.”

In providing a recommendation on a CRS to the LCRB, a local government must “gather the views of residents ... by one or more of the following methods”:

- a) *by receiving written comments in response to a public notice of the application;*
- b) *by conducting a public hearing in respect of the application;*
- c) *by holding a referendum;*
- d) *by using another method the local government ... considers appropriate.*

Site Context:

The subject property is approximately 581 m² in area and is situated on the west side of Main Street in Okanagan Falls. It is understood that the parcel is comprised of a mixed use commercial building.

The surrounding pattern of development is generally characterised by a mix of commercial and residential uses.

Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office on October 13, 1983, while available Regional District records indicate that a building permit for alterations to a commercial building (2018, 2106, 2004) have previously been issued for this property.

Under the Electoral Area “D” Official Community Plan (OCP) Bylaw No. 2603, 2013, the subject property is currently designated Commercial (C), and is situated within the Okanagan Falls Commercial Development Permit Area. Retail uses are generally supported on lands designated Commercial in Okanagan Falls (Section 13.6.1) and for smaller-scale, neighbourhood-serving commercial activities for General Commercial (Section 13.3.1).

Further policies support economic development activities within this commercial area that are consistent with the Okanagan Falls Economic Development Action Plan (2012) (Section 13.6.2).

The 2020 Okanagan Falls Economic Development and Recovery Plan has since been completed, building upon previous plans, and seeks to create an attractive community for young families, support local businesses, build Okanagan Falls as a tourism destination and revitalize downtown, among other goals.

This Plan identified the vibrancy of downtown Okanagan Falls as a concern and identified that community perceptions of quality of life have declined, including the community's perception of Okanagan Falls as a place to retire and to raise a family.

Under the Electoral Area "D" Zoning Bylaw No. 2455, 2008 the property is currently zoned Okanagan Falls Town Centre Transition (C4) which allows for general retail stores.

BC Assessment has classified the property as "Business and Other" (06).

Public Process:

Public consultation, in accordance with Schedule 9 of the Regional District's *Development Procedures Bylaw No. 2500, 2011*, included a 28-day period for written comments to be received. Based upon feedback received as part of this process, the Board may decide that additional consultation is required and direct that a public hearing be scheduled.

At its meeting of April 13, 2021, the Electoral Area "D" Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject development application be "tabled until the RDOS look at the average of what is being used in our communities around Okanagan Falls as criterias, and these criterias are brought to a public hearing to get everybody's input so a final decision can be made to be bring these criterias back to the APC and APC making a final decision on the application".

All comments received to date in relation to this application are included as a separate item on the Board agenda.

Analysis:

In considering this proposal, Administration notes that a cannabis retail store is a permitted use in the Okanagan Falls Town Centre Transition (C4) zone, as cannabis retail is considered a retail use.

As the cannabis retail store is to be contained within an existing commercial building, there are no further zoning considerations for this proposal.

In favour of the application, the applicant is seeking to invest in the community and an additional store of any kind contributes to the commercial base in Okanagan Falls.

Further, this store location is in the designated commercial area of Okanagan Falls, and within a primary growth area, where growth is directed.

There are no distancing requirements for cannabis retail stores to parks, schools, residences or any other type of land use, which the Board resolved not to pursue when establishing the regulatory framework of cannabis retail.

Conversely, it is acknowledged that some members of the community may not view an additional cannabis retail store as positive growth in Okanagan Falls.

In summary, Administration supports the proposed cannabis retail store in principal, while acknowledging that further public consultation in the form of a public hearing may be appropriate, should public consultation reveal strong opposition to the proposed location.

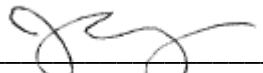
Alternatives:

1. THAT the RDOS Board of Directors recommends that the subject development application be deferred to allow for additional consultation in the form of a public hearing;
AND THAT the holding of the public hearing be delegated to Director Obirek, or their delegate;
AND THAT staff schedule the date, time, and place of the public hearing in consultation with Director Obirek;
AND THAT staff give notice of the public hearing in accordance with the requirements of the Regional District's *Development Procedures Bylaw No. 2500, 2011*.
2. THAT the RDOS Board, in accordance with Section 33(1) of the *Cannabis Control and Licencing Act*, recommends denial of an application from ERBN Green Cannabis Company Inc. for a proposed non-medical retail cannabis location at 936-946 Main Street, Okanagan Falls (Lot 15, Block 17, Plan KAP4, District Lot 374, SDYD), for a Non-medical Cannabis Retail Store licence with operating hours from 9:00 am to 11:00 pm seven days a week;

AND THAT the following comments be provided to the Liquor and Cannabis Regulation Branch:

1. *TBD*

Respectfully submitted:



JoAnn Peachey, Planner I

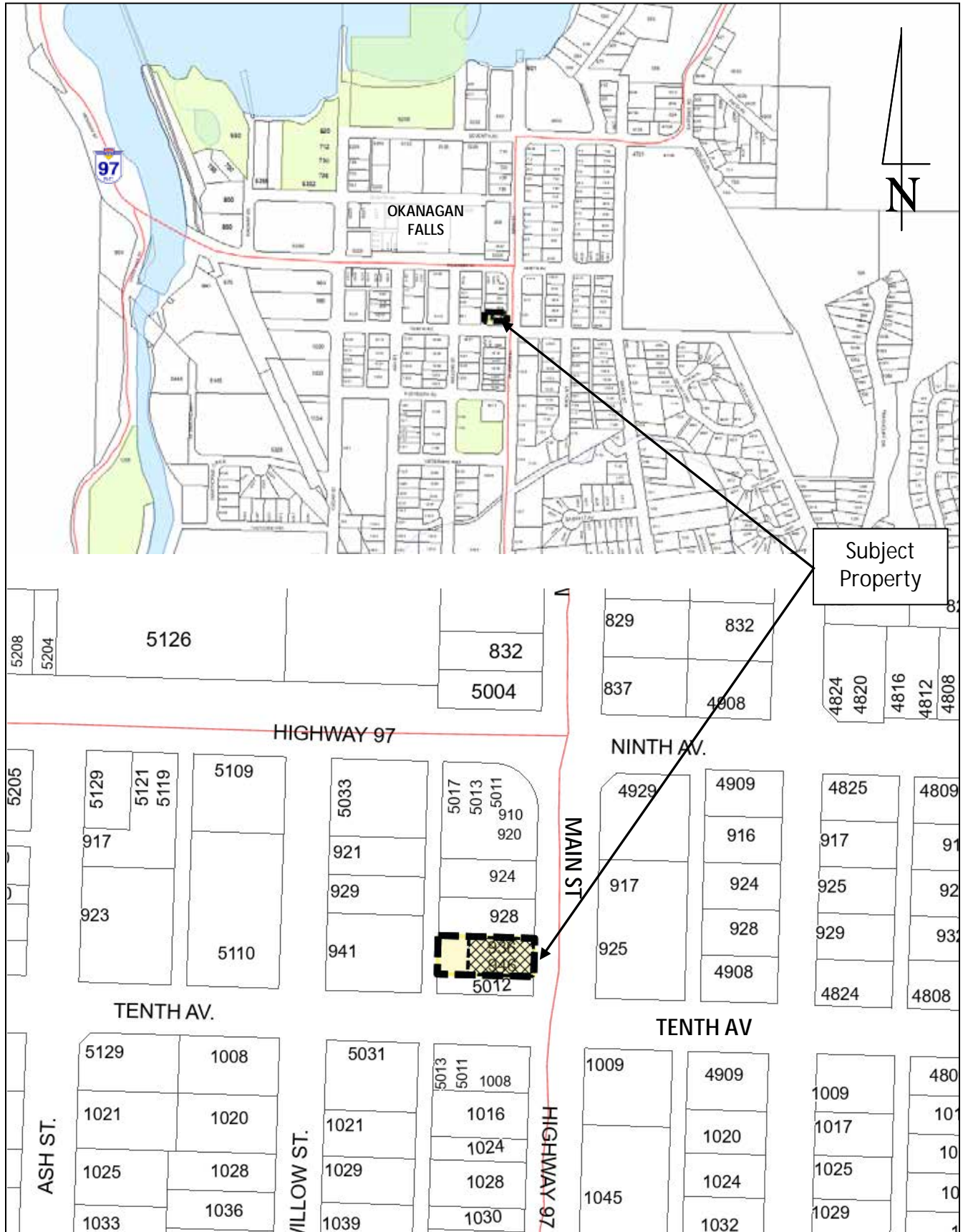
Endorsed By:



C. Garrish, Planning Manager

Attachments: No. 1 – Context Maps
No. 2 – Applicant's Site Plan
No. 3 – Applicant's Building Elevation
No. 4 – Site Photo

Attachment No. 1 – Context Maps



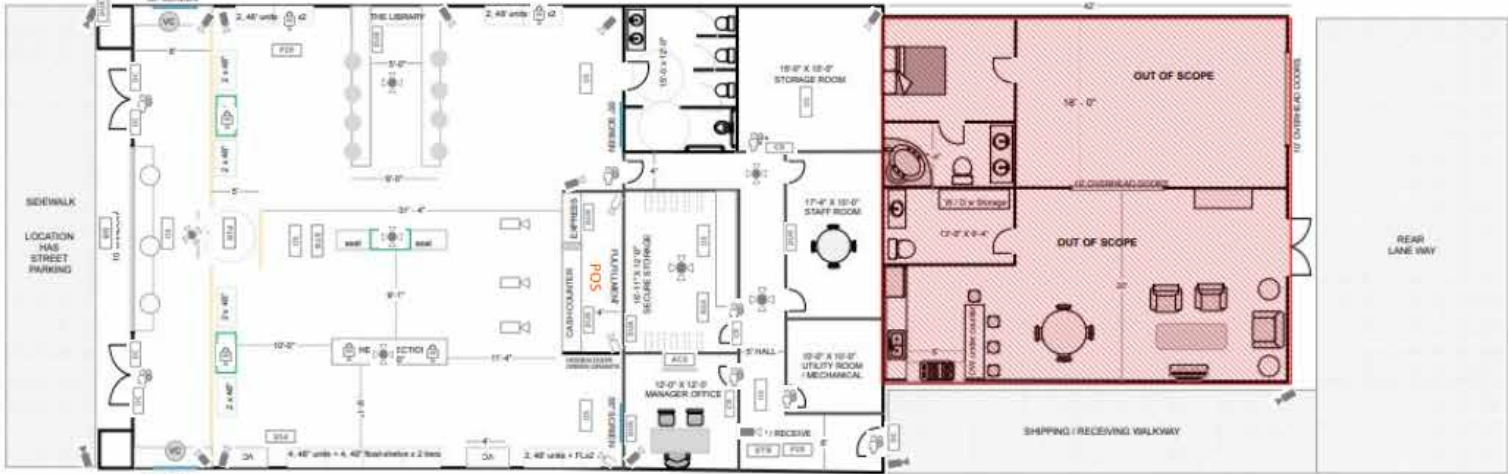
Attachment No. 2 – Applicant’s Floor Plan



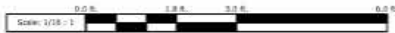
SECURITY PLAN OVERVIEW – 946 Main Street, Okanagan Falls, BC

LEGEND

- CARD READER
- GLASS BREAK DETECTOR
- DOOR CONTACT
- MOTION DETECTOR
- DURESS / PANIC BUTTON
- SEISMIC DETECTOR
- INTRUSION KEYPAD
- SIREN / STROBE LIGHT
- PIEZO BUZZER
- SECURITY WORKSTATION
- CCTV SERVER
- ACCESS CONTROL PANEL / SERVER
- INTRUSION PANEL WITH GSM
- FENCE DETECTION LOOP
- INTERCOM STATION
- INTERCOM MASTER STATION
- INDOOR CCTV CAMERA
- BUSINESS INTELLIGENCE CAMERA
- OUTDOOR CCTV CAMERA
- 360 DEGREE CCTV CAMERA
- DOOR TYPE
- CAMERA NUMBER
- INTRUSION ZONE IDENTIFIER
- INTERCOM STATION IDENTIFIER
- DOOR NUMBER
- ACS DOOR CONTACT
- DOOR STRIKE
- REQUEST TO EXIT MOTION
- REQUEST TO EXIT BUTTON
- MAGLOCK
- OVERHEAD DOOR RELAY
- SMOKE DETECTOR
- SECURITY LOCKED CABINETS/UNITS
- LOCK AND KEY ENTRY



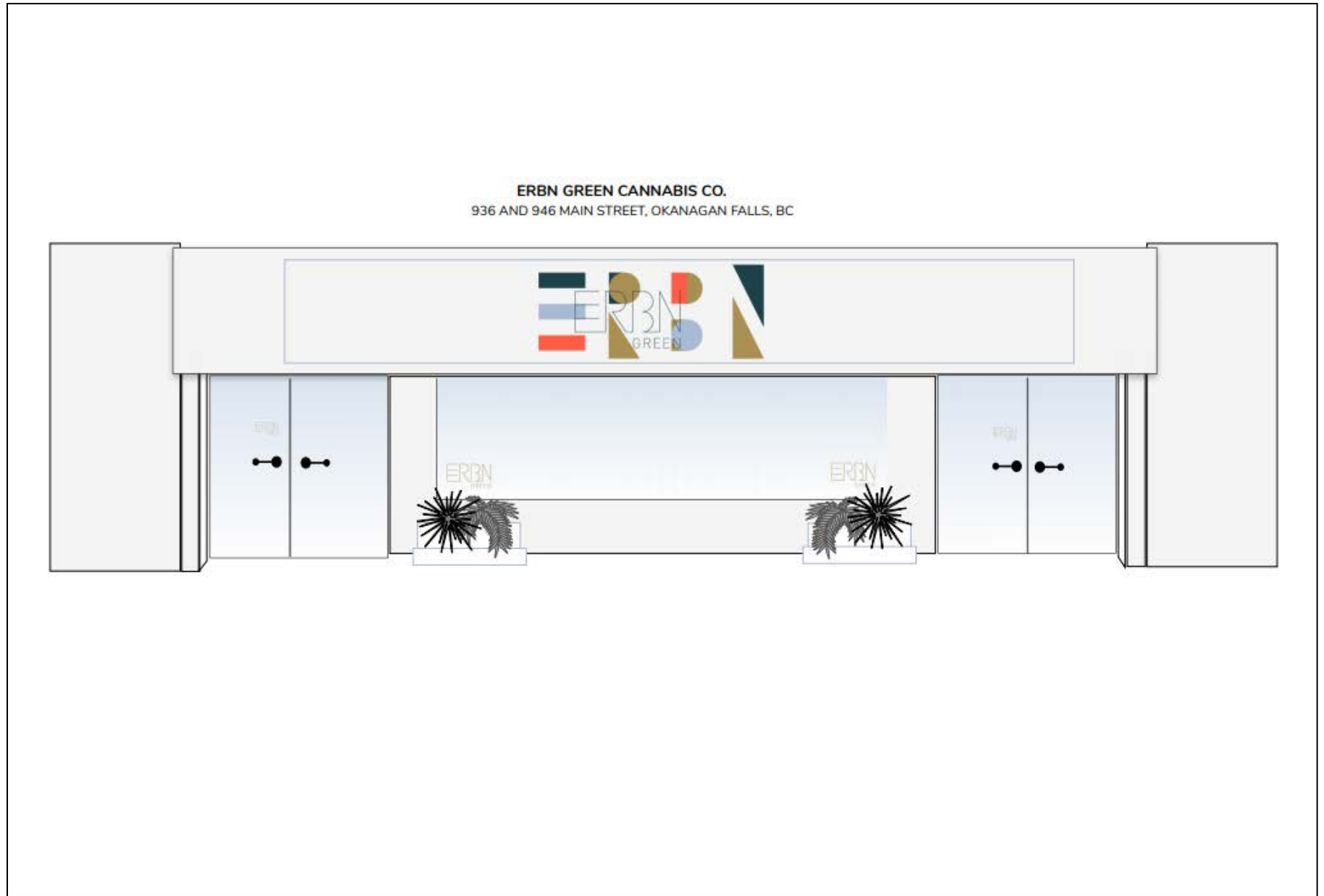
All Cabinetry is



ERBN Green Cannabis Company Inc.
W: erbngreen.com



Attachment No. 3 – Applicant’s Building Elevation



Attachment No. 4 – Applicant’s Site Photo



JoAnn Peachey

From: McQueens <[REDACTED]>
Sent: April 25, 2021 3:53 PM
To: JoAnn Peachey
Subject: 936 to 946 Main St OK Falls

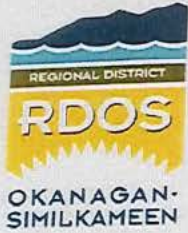
Hello,

I suspect I am early on this but I would like you to know that we support this application. We live on the corner of 10th and Birch, literally a block away. We feel like any business in this village is Welcome. More Jobs!

Thank You for your time.

Bev and Joseph McQueen
[REDACTED]
[REDACTED]
[REDACTED]

Sent from [Mail](#) for Windows 10



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

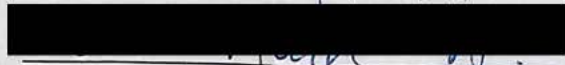
FILE NO.: D2020.010-LCRB

FROM:

Name:

Ken Michaylchuk
(please print)

Street Address:



RE: LCRB Application (Cannabis Retail Store Licence)
936-946 Main Street, Okanagan Falls, Electoral Area "D"

My comments / concerns are:

- I do support the proposed cannabis retail store licence at 936-946 Main Street.
- I do support the proposed cannabis retail store licence at 936-946 Main Street, subject to the comments listed below.
- I do not support the proposed cannabis retail store licence at 936-946 Main Street.

All written submissions will be considered by the Regional District Board

I don't want Ok Falls to be a pot destination. focus on more family oriented businesses.

Feedback Forms must be submitted to the Regional District office prior to April 23, 2021.
All representations will be made public when they are included in the Board Agenda.

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.

JoAnn Peachey

From: [REDACTED]
Sent: April 23, 2021 12:52 PM
To: JoAnn Peachey
Subject: 936-946 Main Street, Okanagan Falls

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Mr Peachy

As a business owner and resident I am against the opening of the Marijuana store at the above address .

Mike Arcand
[REDACTED]

Sent from [Mail](#) for Windows 10



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.: D2020.010-LCRB

FROM: Name: Maria Michayluk

Street Address: [REDACTED]

RE: LCRB Application (Cannabis Retail Store Licence)
936-946 Main Street, Okanagan Falls, Electoral Area "D"

My comments / concerns are:

- I do support the proposed cannabis retail store licence at 936-946 Main Street.
- I do support the proposed cannabis retail store licence at 936-946 Main Street, subject to the comments listed below.
- I do not support the proposed cannabis retail store licence at 936-946 Main Street.

All written submissions will be considered by the Regional District Board

I feel Ok Falls has adequate share of market for this industry with the 2 current Cannabis Retail Stores. As a growing community that is trying to attract new residence/businesses we need to be aware of the concerns these type of businesses bring to a community.

Feedback Forms must be submitted to the Regional District office prior to April 23, 2021.
All representations will be made public when they are included in the Board Agenda.

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.: D2020.010-LCRB

FROM: Name: Douglas Crozier
(please print)

Street Address: [REDACTED]

**RE: LCRB Application (Cannabis Retail Store Licence)
936-946 Main Street, Okanagan Falls, Electoral Area "D"**

My comments / concerns are:

- I do support the proposed cannabis retail store licence at 936-946 Main Street.
- I do support the proposed cannabis retail store licence at 936-946 Main Street, subject to the comments listed below.
- I do not support the proposed cannabis retail store licence at 936-946 Main Street.

All written submissions will be considered by the Regional District Board

I do not support the proposed Cannabis store at 936-946 Main Street, OK Falls as:

1. There are already 2 non medical Cannabis stores within the small community (under 3700, I believe).
2. The current 2 stores are already with blocks of each other on the same street and this 3rd proposal and will be within a few blocks of them; all on the same main roadway, namely highway 97 (9th and main street).
3. Image being presented of OK Falls is a drive through of a strip of cannabis stores and no other commercial storefronts.
4. Store owners are non local, non community oriented, based out of Toronto.

Feedback Forms must be submitted to the Regional District office prior to **April 23, 2021**.
All representations will be made public when they are included in the Board Agenda.

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.

JoAnn Peachey

From: Kelly Kask <[REDACTED]>
Sent: April 12, 2021 6:26 AM
To: Planning
Subject: Proposed cannabis retail shop at 936-946 main st in OK Falls

To whom it may concern:

As a resident and building owner in OK Falls we "do not" support this development.

Kelly Kask & Kate McLean



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.: D2020.010-LCRB

FROM: Name: Ethan Bibalkin and Lauree Lachlan
(please print)

Street Address:



RE: LCRB Application (Cannabis Retail Store Licence)
936-946 Main Street, Okanagan Falls, Electoral Area "D"

My comments / concerns are:

- I do support the proposed cannabis retail store licence at 936-946 Main Street.
- I do support the proposed cannabis retail store licence at 936-946 Main Street, subject to the comments listed below.
- I do not support the proposed cannabis retail store licence at 936-946 Main Street.

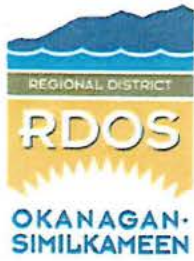
All written submissions will be considered by the Regional District Board

We have nothing against Cannabis sale or use, but we feel 3 Cannabis stores in a community so small is unnecessary. We would prefer to see more diversity in businesses in the community. Visitors may find it odd that we don't have a pub or grocery store, yet have 3 places to buy weed. This could negatively affect how folks view the town. Penticton has 11 stores with a population of 33,761 or 1 store per 3069 people. Ok Falls will have one store per 833 people, based on our small population of 2500. That seems like a difficult situation for this business to be successful. We do want businesses to be successful and feel it would be a better business decision to find a bigger population with less competition. Lauree will be cc'd on this email and is in agreement. If the business is approved, we wish them success!

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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.:** D2020.010-LCRB

FROM: Name: SHIRLEY YIP
Street Address: [REDACTED]

RE: LCRB Application (Cannabis Retail Store Licence)
936-946 Main Street, Okanagan Falls, Electoral Area "D"

My comments / concerns are:

- I do support the proposed cannabis retail store licence at 936-946 Main Street.
- I do support the proposed cannabis retail store licence at 936-946 Main Street, subject to the comments listed below.
- I do not support the proposed cannabis retail store licence at 936-946 Main Street.

All written submissions will be considered by the Regional District Board


WE NEED TO ENSURE WE SUPPORT
 ANY VIABLE BUSINESS TO PROMOTE GROWTH
 AND THE ECONOMY IN OUR TOWN

IF JOBS ARE CREATED I AM IN
 FAVOUR OF THAT AS WELL!

Feedback Forms must be submitted to the Regional District office prior to **April 23, 2021**.
All representations will be made public when they are included in the Board Agenda.

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Esha Randhawa
Green Light Cannabis



Re: Retail Cannabis Store Application
ERBN Green Cannabis Company Inc.
936 & 946 Main Street
Okanagan Falls, BC
VOH 1R0

To Whom It May Concern:

My name is Esha Randhawa and I am the owner of Green Light Cannabis located at 5212 9th Ave, Okanagan Falls. I would like to formally submit my concerns and express my opposition for the proposed cannabis store, ERBN Green Cannabis Company, at 936 & 946 Main Street, Okanagan Falls, BC.

As one of the provincially licensed cannabis stores in Okanagan Falls, I am learning that it is particularly challenging to ensure the business is viable. The “legacy” market is quite prominent in OK Falls and with the CSU and the police doing very little to shut these operations down, the legacy market is thriving here. Also, we are merely 15 minutes away from Oliver and Penticton on both sides where Indigenous Bloom and Skaha Cannabis both offer extremely low prices and higher concentrations of THC in their products as they are both unregulated.

As a provincially licensed Retail Cannabis Store, Green Light Cannabis has followed all the requirements right down to the very last detail to ensure we would be an asset to the community instead of a liability. It took us almost 2 full years to become licensed and open our doors. We respected the wishes of RDOS and the province throughout this entire process. However, as a licensed store, we face struggles on a provincial level as well as on a local level.

In the bigger pictures, licensed stores are limited in the concentration of THC in the products they carry. This proves to be a barrier for customers who were using cannabis prior to legalization. Also, we are not able to offer the same low prices as the legacy market or the unregulated stores on First Nations lands as our prices are set by the LCRB. Furthermore, taxation of the cannabis products, specifically the 20% vape tax applied to all vape products and accessories, forces consumers to rely on other markets instead of the legal market. Thus, from the provincial standpoint, it has become exceedingly difficult for us to attract business from pre-legalization consumers.

If a third retail cannabis store is approved in a community of 2500 people, we will surely have to close our doors. This would result in my 5 current employees being without work during a pandemic. Just for perspective, Summerland has a population of 11,615 and currently has 2 stores (equivalent to 1 store for 5808 people), with ERBN also submitting an application to be the 3rd store there. Penticton has a population of 33,000 with 9 licensed stores currently operational (equivalent to 1 store for

3667people). If ERBN is approved in Okanagan Falls that would be equivalent to 833 people for each store. I hope you can see that we will be unable to compete.

While I do agree that competition can lead to better business, I believe that is not the case here. The retail cannabis industry is still in its infancy and there is still much to learn through all levels of regulations from federal, to provincial, to municipal, and down to each individual store. Okanagan Falls does not have the capacity to support 3 licensed retail cannabis stores amongst the legacy market; which is still thriving. I would like to be given an honest chance to truly thrive through all adversities before the market share is diluted further.

As you know, we are a local family trying our absolute best to contribute to the revitalization and beautification of Okanagan Falls. In fact, just last month we personally purchased the empty lot at 5208 9th Ave with intentions of turning the vacant lot into a new, combined commercial and residential space. Our original plans include incorporating 1-2 commercial spaces and 3-4 residential spaces above. Not only would this have made the downtown core more beautiful, but we would have been in the position to create more jobs for local residents. I had arranged for the surveyor to come in this week so that I can start that project as soon as possible, but now I am having reservations as my efforts will be focused on trying to keep Green Light Cannabis' doors open. If ERBN is approved, then I simply will not be able to afford to develop 5208 9th Ave at that point, and thus I may not be able to develop that space for years to come.

As a small business owner, my goal is to thrive in OK Falls and help kickstart the local economy. The current, extremely limited, legal market share of people purchasing locally and from a licensed store would be split even further. With Okanagan Falls not yet having a grocery store, most residents make the trip in either direction for essentials where 4 more stores have opened their doors (2 licensed, 2 on First Nations land) which again has already had an impact on our market share. If you were to approve ERBN, it would greatly put my business in jeopardy, and I fear I may not be able to compete with another licensed cannabis store. I would love to be given the opportunity to truly succeed before you consider approving yet another cannabis store.

Further to this, I fear that even if the planning committee denies the application for a third retail cannabis store in Okanagan Falls, that all RDOS will still approve ERBN as the LCRB has provided a referral. ERBN is a corporation out of Ontario with stores on Dundas & Bathurst and one on Yonge St; the busiest areas of downtown Toronto, not to mention they also have 3 stores in Alberta and an application in Summerland. These stores will give ERBN the financial security they need to support their Okanagan Falls store until they are the last ones left. Unfortunately, we do not have the corporate funding to fight that battle. We have already seen multiple situations where corporate mongers will open their doors next to small businesses in West Kelowna, Penticton and Lake country with the intention of undercutting the competition until they simply cannot afford to compete. Where is currently stands, our margin for products is significantly lower than other industries such as pharmacies, liquor stores, and convenience stores.

I am a young, female entrepreneur who was born and raised in the South Okanagan and I am doing everything I possibly can to stay afloat and one day hopefully thrive. If RDOS approves ERBN, you will be losing someone who is committed to Okanagan Falls and building our future.

I further implore you to explore capping the total number of retail cannabis stores in OK Falls to a maximum of 2 licensed retail cannabis stores given the population of 2500. This will allow the 2 current stores the opportunity to lay down roots and become successful, or not, depending on the demand of the community. I would hate to be washed out by a corporate giant without having the opportunity to give Okanagan Falls everything I possibly can.

Based on the various challenges from all levels, I would like RDOS to note that I am opposed to the approval of a third retail cannabis store in OK Falls. Please do not hesitate to contact me if you have any questions or concerns, or if you would like to discuss anything further.

Sincerely,

Esha Randhawa

Owner & CEO, Green Light Cannabis

JoAnn Peachey

From: Lois Ronnie - [REDACTED]
Sent: March 18, 2021 9:42 AM
To: Planning
Subject: Re: Cannabis Retailer

On Wed, Mar 17, 2021 at 4:52 PM Lois Ronnie <lronnie@telus.net> wrote:

It has recently become apparent that Okanagan Falls is being considered for another Cannabis retailer. This is getting ridiculous, our small population of seniors and families certainly do not need three cannabis stores and two or three liquor stores. And yet no place to buy the necessary groceries with out driving to Penticton or Oliver. It makes one wonder if those in charge of approving applications are on the take?

We would like to express an opinion on the frequency of break ins and general thievery in our small town, and wonder about the relationship between drugs, homelessness and these occurrences?

Anyway, is there a place to register our opposition to this new application?

Thank you,

Robert & Lois Ronnie
Okanagan Falls

Sent from my iPad

JoAnn Peachey

From: Barbara Price <[REDACTED]>
Sent: March 17, 2021 2:55 PM
To: Planning
Subject: cannabis store application for OK Falls

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir,

I am not sure if anyone has bothered to register their complaints to the RDOS regarding the application to open another store selling cannabis in our small town of about 1700-1800 people. In all fairness I can't complain later if I don't make mention of it now in the application process.

OK Falls has 2 stores at this time selling cannabis, and less than 10 minutes up the road in Gallagher's there are another three stores. I would think at this time, along with the stores in Penticton we are adequately supplied in this area.

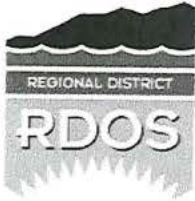
At one time people would make their way to OK Falls for the park, ice cream and the outdoor market. With business falling off in many areas and leaving town it is very sad to see cannabis stores taking up the slack. We have a severe problem in town with residential theft, motivated by en-large by an active drug taking population.

Being on the edge of the district Penticton police do not visit the town often enough to dent the issues we are going through as Penticton obviously has to be their priority, we have to face a lot of fall out ourselves.

As locals we are trying to reinvent ourselves as being a great place to live and raise a family, having so many stores closed and 'pot' shops popping up is certainly not helping our endeavours, we don't want to be a two 'stop' town...ice cream and cannabis, at least not before we have a grocery store.

Anyways thank you for listening to my concerns, I realize everyone needs to make a living but I do ask that as our 'oversearer' so to speak you will closely think about the quality of life of those who are committed to living in Okanagan Falls, and the ongoing unlawful issues we already have to suffer due to a certain sector in the neighbourhood

Sincerely
Barbara Price



Feedback Form

Regional District of Okanagan Similkameen

OKANAGAN-SIMILKAMEEN

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** D2020.010-LCRB

FROM: Name: Pat Trainor
(please print)

Street Address: [Redacted]

RE: LCRB Application (Cannabis Retail Store Licence)
936-946 Main Street, Okanagan Falls, Electoral Area "D"

My comments / concerns are:

- I do support the proposed cannabis retail store licence at 936-946 Main Street.
- I do support the proposed cannabis retail store licence at 936-946 Main Street, subject to the comments listed below.
- I do not support the proposed cannabis retail store licence at 936-946 Main Street.

All written submissions will be considered by the Regional District Board

Already 2 Cannabis Retailers. Need Diversity.
TOO MUCH TRAFFIC ON MAIN + FEEDERS.
Proximity to kids going to school.

RECEIVED
Regional District

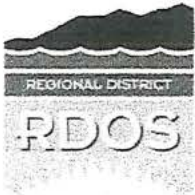
APR 8 2021

101 Martin Street
Penticton BC V2A 5J9

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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

RECEIVED
Regional District

APR 22 2021

101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen FILE NO.: D2020.010-LCRB

FROM: Name: Holly Trainor
(please print)

Street Address: [Redacted]

VOH 120

RE: LCRB Application (Cannabis Retail Store Licence)
936-946 Main Street, Okanagan Falls, Electoral Area "D"

My comments / concerns are:

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- I do support the proposed cannabis retail store licence at 936-946 Main Street, subject to the comments listed below.
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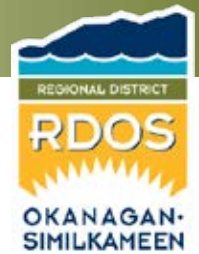
My personal opinion is we have 2 stores already and this location is too close to a school. It's not set up for safe parking on the main drag; near the school cross walk where we already have safety issues.

Holly Trainor
Also worried about bringing in people who might be more likely to commit crimes & petty theft.

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ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: May 6, 2021
RE: Development Variance Permit Application — Electoral Area “A”

Administrative Recommendation:

THAT Development Variance Permit No. A2021.008-DVP, to allow for an accessory building (garage) at 17857 87th Street, be denied.

Owners: Leah and Todd Lewendon Agent: n/a Folio: A-05923.010
Civic: 17857 87th Street Legal: Lot 1, Plan KAP68257, District Lot 2450s, SDYD
OCP: Low Density Residential (LR) Zone: Residential Single Family One (RS1)
Variance Request: To reduce the minimum front parcel line setback from 7.5 metres to 3.05 metres; and to increase the maximum building height from 4.5 metres to 7.39 metres.

Proposed Development:

This application is seeking variances to the front parcel line setback and maximum building height that apply to accessory buildings on the subject property in order to facilitate a one-storey garage.

Specifically, it is being proposed to:

- reduce the minimum front parcel line setback for an accessory building from 7.5 m to 3.05 m; and
- increase the maximum building height for an accessory building from 4.5 m to 7.39 m.

In support of this request, the applicant has stated that “we require this garage in this location because of the existing geothermal field”.

Site Context:

The subject property is approximately 2,720 m² in area and is situated on the north side of 87th Street and bounded by Osoyoos Lake along the northern parcel line. The property is currently developed to a single detached dwelling.

The surrounding pattern of development is characterised by residential along Osoyoos Lake and agricultural lands on the opposite side of 87th Street.

Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on January 15, 2001, while available Regional District records indicate that a building permit for a single detached dwelling (2003) has previously been issued for this property.

Under the Electoral Area "A" Official Community Plan (OCP) Bylaw No. 2450, 2008, the subject property is currently designated Residential (01), and is the subject of a partial Watercourse Development Permit (WDP) designation.

Under the Electoral Area "A" Zoning Bylaw No. 2451, 2008, the property is currently zoned Residential Single Family One (RS1) which allows for accessory buildings and structures.

Under Section 8.0 (Floodplain Regulations) of the Zoning Bylaw, the subject property is within the floodplain associated with Osoyoos Lake and must construct the floor system supporting a habitable area above the flood construction level of 280.70 meters G.S.C. datum.

There is a restrictive covenant area (KAP68258) for a proposed septic field location and the covenant on title does not allow for any removal of soil within 30 metres of this area. As such, this covenant would need to be amended or discharged in order to facilitate the proposed accessory building.

The property is within the Agricultural Land Reserve (ALR) and has been classified as "Residential" (Class 01) by BC Assessment.

The proposal is within 4.5 metres of a road reserve, and the Ministry of Transportation and Infrastructure issued a permit (Permit No. 2021-01093) on March 11, 2021.

Public Process:

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted until the commencement of the regular Board meeting. Any comments will be on the agenda as separate item.

At its meeting of April 12, 2021, the Electoral Area "A" Advisory Planning Commission reviewed the applicant's initial variance request with a two-storey accessory building with a deck with proposed height of 9.4 metres, located 3.05 metres from the front parcel line. The Electoral Area "A" APC recommended to the RDOS Board that the subject application be denied.

The applicant has since modified their proposal by removing the deck and reducing the building height to 7.39 metres to accommodate a one-storey garage at the same location.

Analysis:

In considering this proposal, Administration notes that the requested front parcel line variance is not seen as meeting the intent of the bylaw, which is meant to limit the prominence of accessory buildings and to ensure adequate vehicle movement to/from a parcel.

Front Parcel Line Setback

The Zoning Bylaw's use of setback regulations is generally to provide physical separation between neighbouring properties in order to protect privacy and prevent the appearance of overcrowding. When a parcel is also adjacent a roadway, setbacks are further employed to maintain adequate sightlines for vehicle traffic movements.

Minimum setbacks from parcel lines are used to maintain a minimum space between houses in a residential neighbourhood to allow access to sunlight, to provide separation for fire safety or to mitigate nuisances (like noise) that might come from an adjacent building.

In this instance, Administration has concerns that there is inadequate space between the proposed garage access and the road. The proposed setback does not provide enough length for a standard

parking stall in front of the garage or enough room for a full vehicle length between the garage and property line for a vehicle to back out of the garage fully before reaching the road right of way, which is a safety concern.

As the paved road edge is close to the parcel line, there is additional concern with parked vehicles overhanging into the road dedication which may impact vehicle traffic movements. There also appears to be a reasonable alternative to the variance, as the proposed building can be relocated to meet setback requirements once the restrictive covenant restricting use of the "septic field location" is removed. Relocation would relieve access issues by utilizing the existing driveway and accommodating on-site maneuvering.

Building Height

Regulating the height of accessory structures through the Zoning Bylaw is done to ensure that a building does not impact the shade and outdoor privacy of adjacent properties, or views to significant landmarks, water bodies or other natural features.

Building height is also an important component of the built form of a neighbourhood and, depending upon the location of an accessory structure (i.e. near a street frontage) an excessive height can have an impact upon established streetscape characteristics.

Accordingly, when assessing variance requests a number of factors are taken into account, including the intent of the regulation; the presence of any potential limiting physical features on the subject property; established streetscape characteristics; and whether the proposed development would have a detrimental impact upon the amenity of the area and/or adjoining uses.

In this instance, Administration notes that over-height accessory structures are not characteristic of development fronting 87th Street at this location and allowing a 7.39 metre high structure will be visually imposing and become a prominent feature of the streetscape. A reduced front setback will further compound the visual prominence of this structure.

Alternatives

Conversely, the applicant intends to use the garage for storage of recreation vehicles and does not intend to park vehicles in front of the garage. There is an existing garage attached to the house for domestic parking.

Further, the proposed building is well-designed to match the current residence (i.e. pitched roof) and has architectural detailing above what is typical for a detached garage (i.e. ornamental light fixtures, river rock and wood detailing).

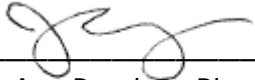
Summary

Administration's primary concern is the close proximity to 87th Street, for use as a garage. Although not the intent of the applicant, ownership, and the needs of the owners, may change over time and the distance between the proposed garage and street is not seen as adequate for frequent vehicle access. For these reasons, Administration does not support the requested variances and is recommending denial.

Alternatives:

1. That the Board approve Development Variance Permit No. A2021.008-DVP.

Respectfully submitted



JoAnn Peachey, Planner I

Endorsed by:



C. Garrish, Planning Manager

Attachments: No. 1 – Site Photo (April 2021)

Attachment No. 1 – Site Photo (April 2021)





Development Variance Permit

FILE NO.: A2021.008-DVP

Owner: Leah and Todd Lewendon

Agent: n/a

GENERAL CONDITIONS

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Regional District of Okanagan-Similkameen applicable thereto, except as specifically varied or supplemented by this Permit.
2. The land described shall be developed strictly in accordance with the terms and conditions and provisions of this Permit, and any plans and specifications attached to this Permit that shall form a part thereof.
3. Where there is a conflict between the text of the permit and permit drawings or figures, the drawings or figures shall govern the matter.
4. This Development Variance Permit is not a Building Permit.

APPLICABILITY

5. This Development Variance Permit is substantially in accordance with Schedules 'A', 'B', 'C', 'D', 'E', 'F', 'G', and 'H' and applies to and only to those lands within the Regional District described below, and any and all buildings, structures and other development thereon:

Legal Description: Lot 1, Plan KAP68257, District Lot 2450s, SDYD

Civic Address: 17857 87th Street

Parcel Identifier (PID): 024-930-491 Folio: A-05923.010

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "A" Zoning Bylaw No. 2451, 2008, in the Regional District of Okanagan-Similkameen:
 - a) the minimum front parcel line setback for an accessory building in the Residential Single Family One (RS1) Zone, as prescribed in Section 11.1.6(b)(i), is varied:
 - i) from: 7.5 metres

- to: 3.05 metres to the outermost projection as shown on Schedule 'B' and 'C'.
- b) the maximum building height for an accessory building in the Residential Single Family One (RS1) Zone, as prescribed in Section 11.1.7(b), is varied:
 - i) from: 4.5 metres
 - to: 7.39 metres as shown on Schedule 'D', 'E', 'F' and 'G'.

COVENANT REQUIREMENTS

7. Not Applicable

SECURITY REQUIREMENTS

8. Not applicable

EXPIRY OF PERMIT

- 9. The development shall be carried out according to the following schedule:
 - a) In accordance with Section 504 of the *Local Government Act* and subject to the terms of the permit, if the holder of this permit does not substantially start any construction with respect to which the permit was issued within two (2) years after the date it was issued, the permit lapses.
 - b) Lapsed permits cannot be renewed; however, an application for a new development permit can be submitted.

Authorising resolution passed by the Regional Board on _____, 2021.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

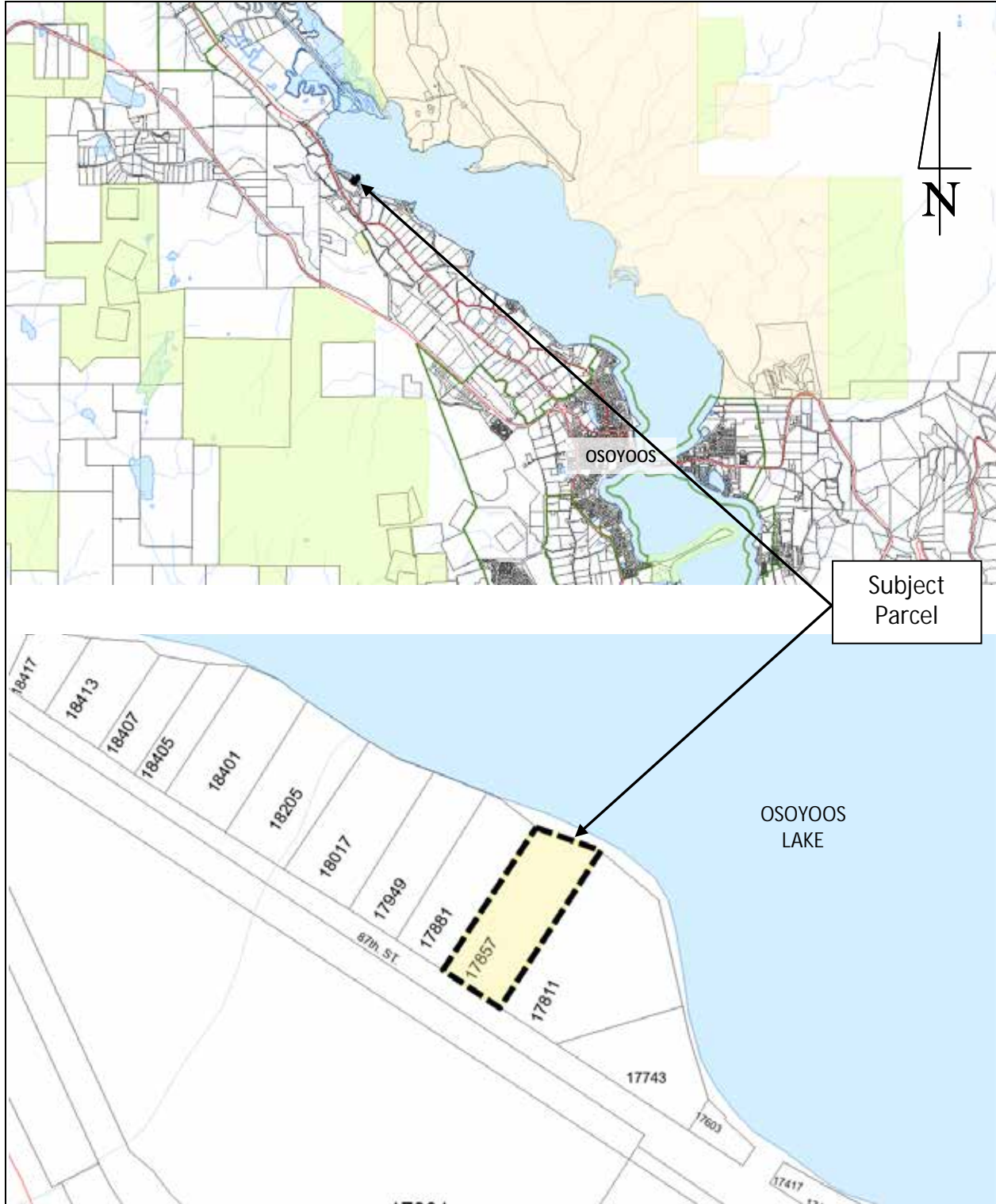
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

File No. A2021.008-DVP

Schedule 'A'



Regional District of Okanagan-Similkameen

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

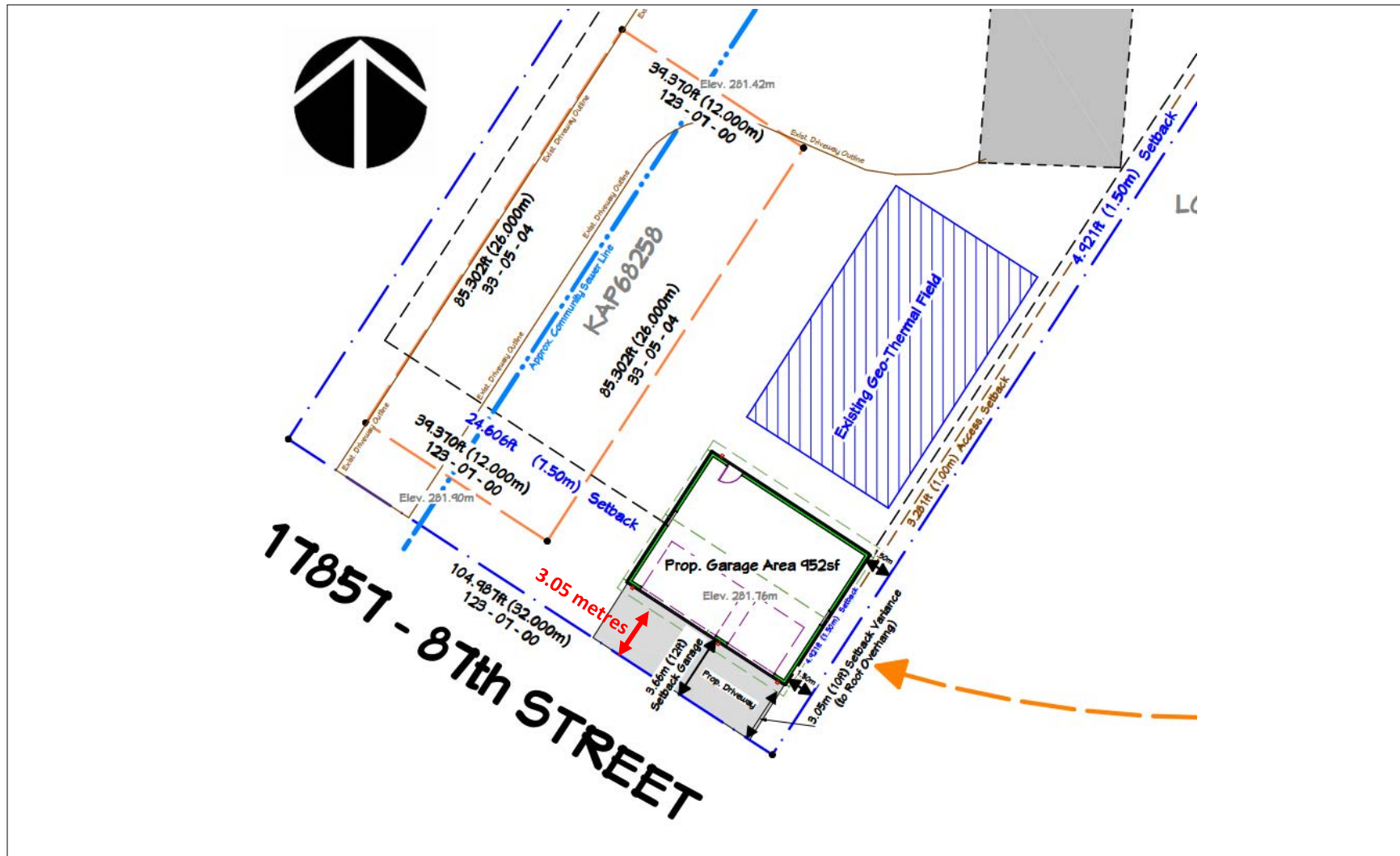
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. A2021.008-DVP

Schedule 'C'



Regional District of Okanagan-Similkameen

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

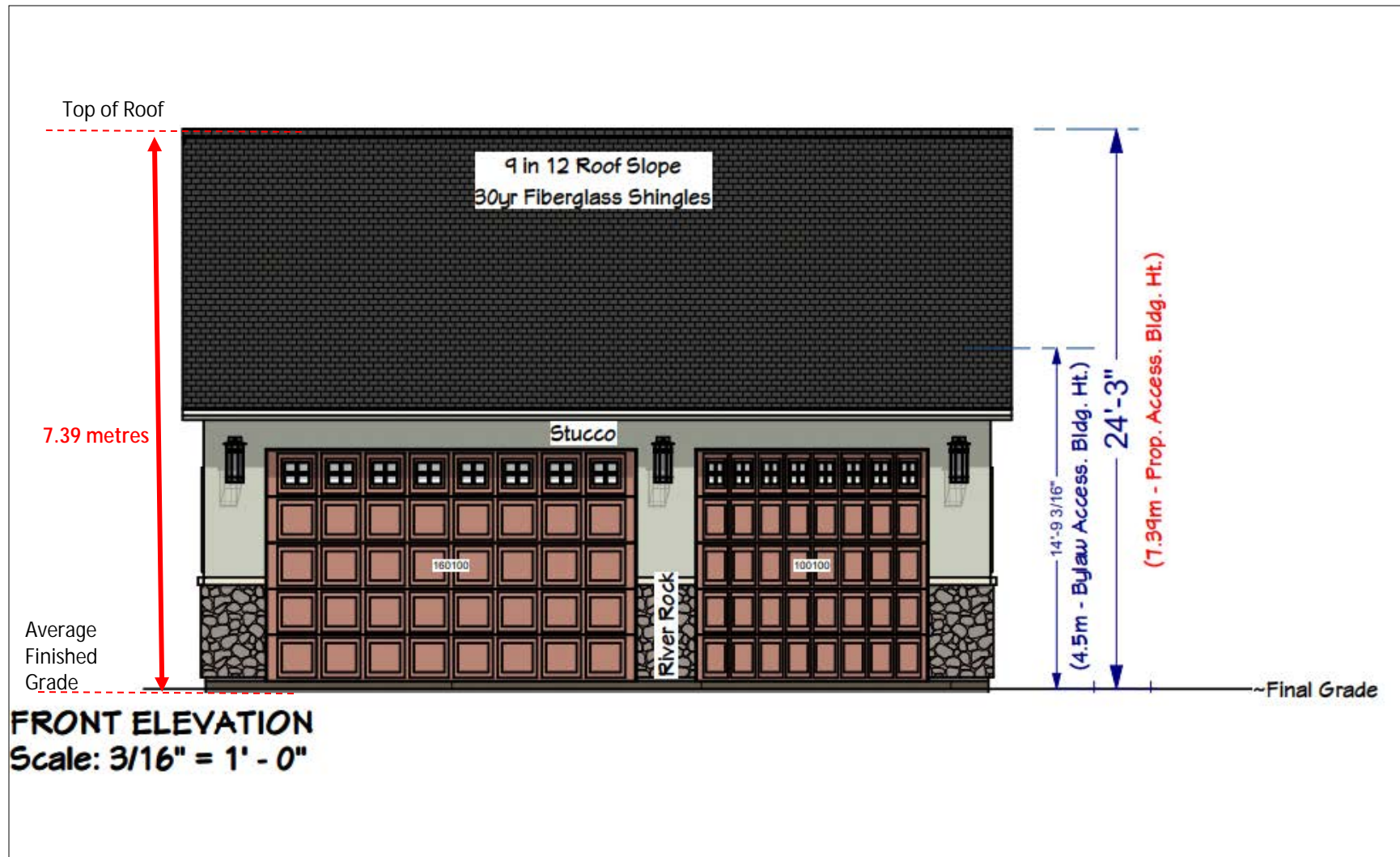
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. A2021.008-DVP

Schedule 'D'



Regional District of Okanagan-Similkameen

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

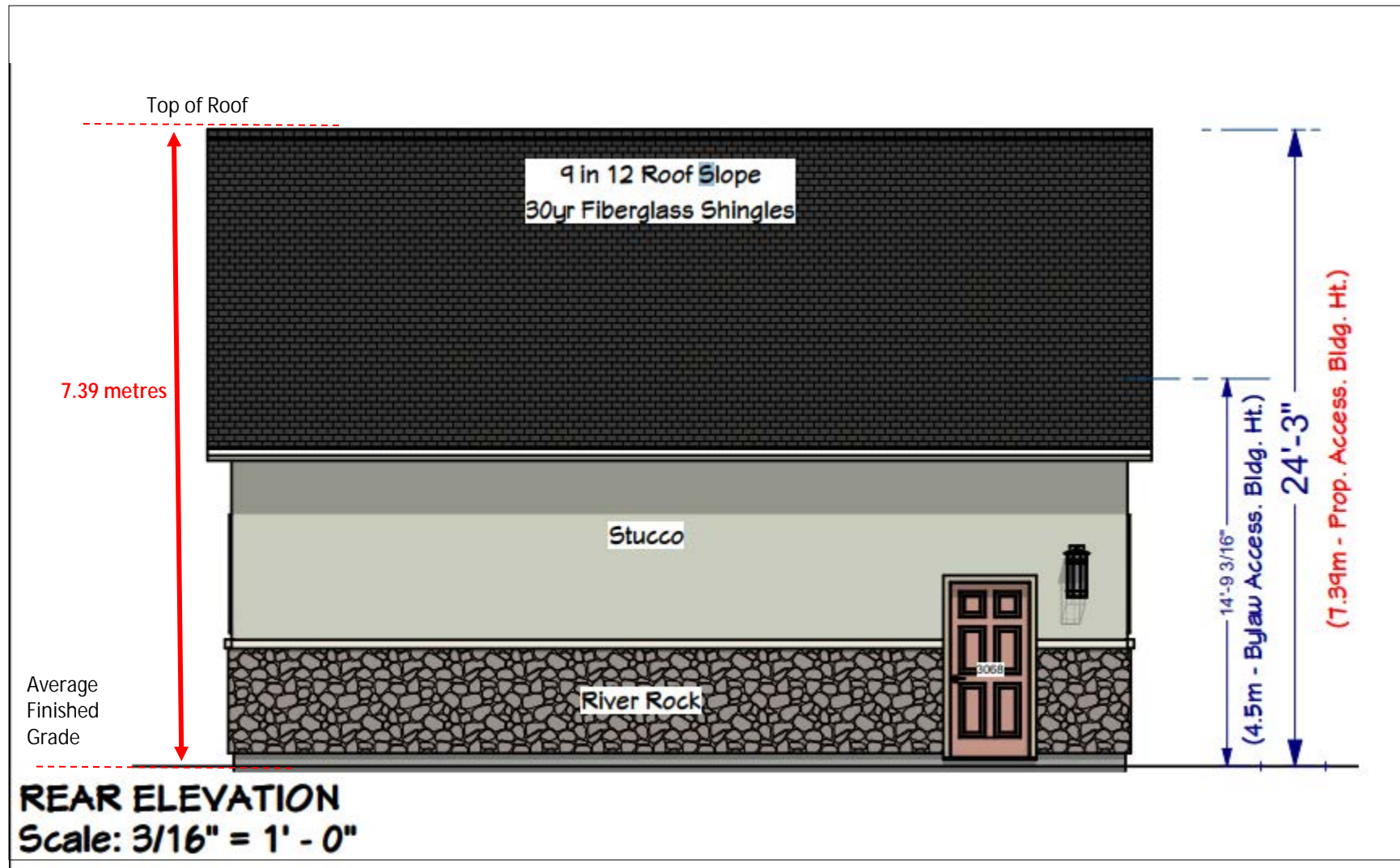
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. A2021.008-DVP

Schedule 'E'



Regional District of Okanagan-Similkameen

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

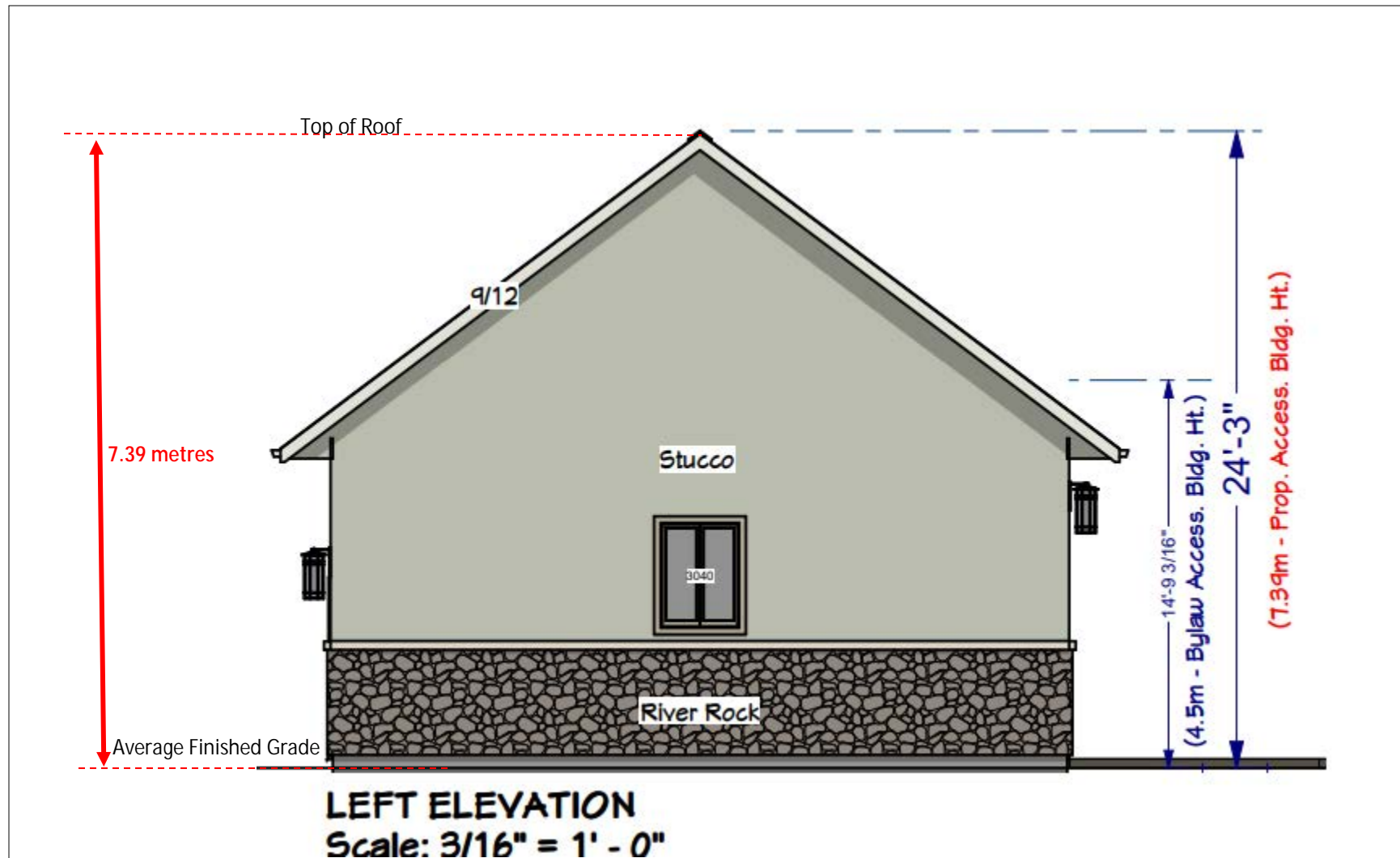
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. A2021.008-DVP

Schedule 'F'



Regional District of Okanagan-Similkameen

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

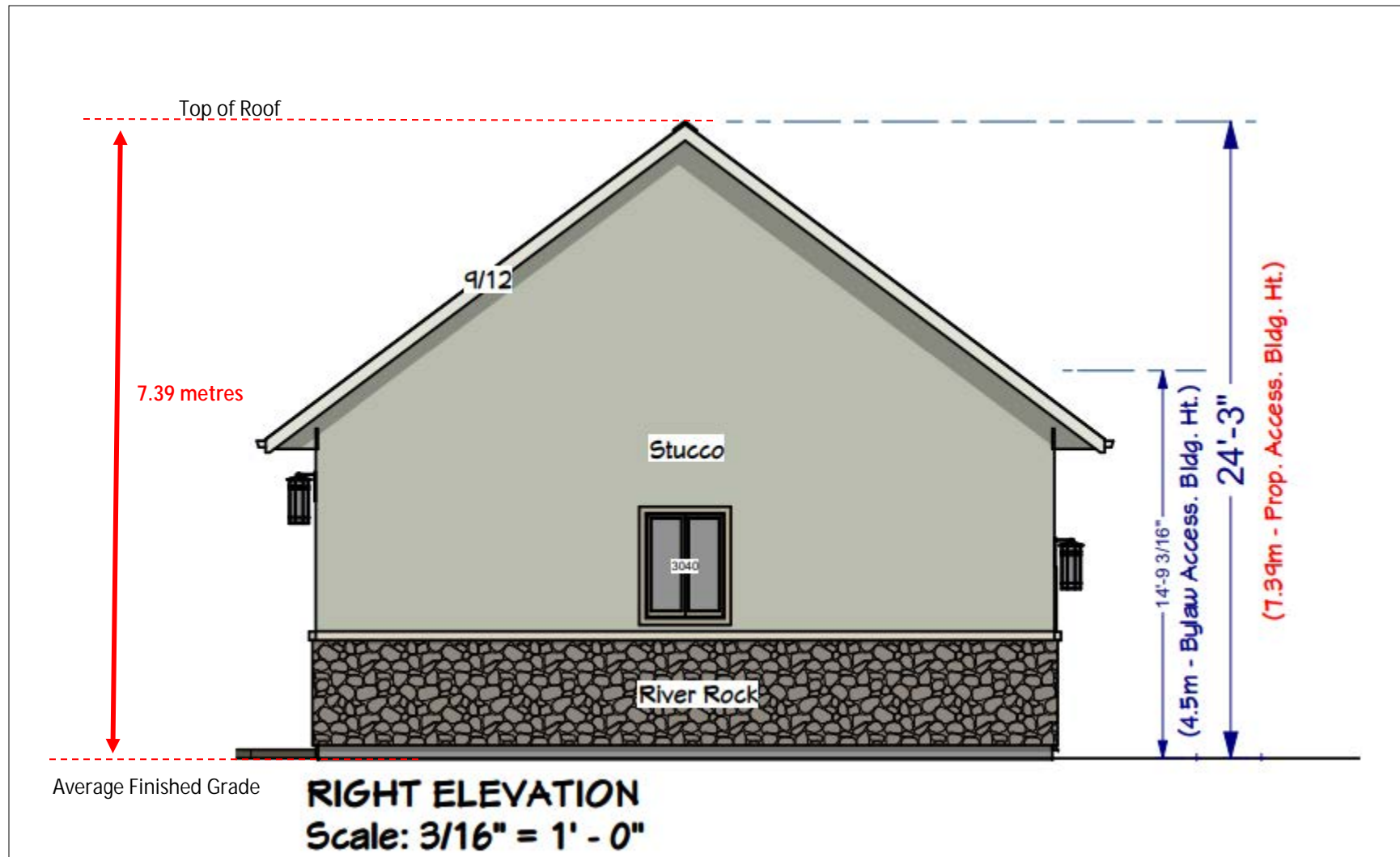
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. A2021.008-DVP

Schedule 'G'



Regional District of Okanagan-Similkameen

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

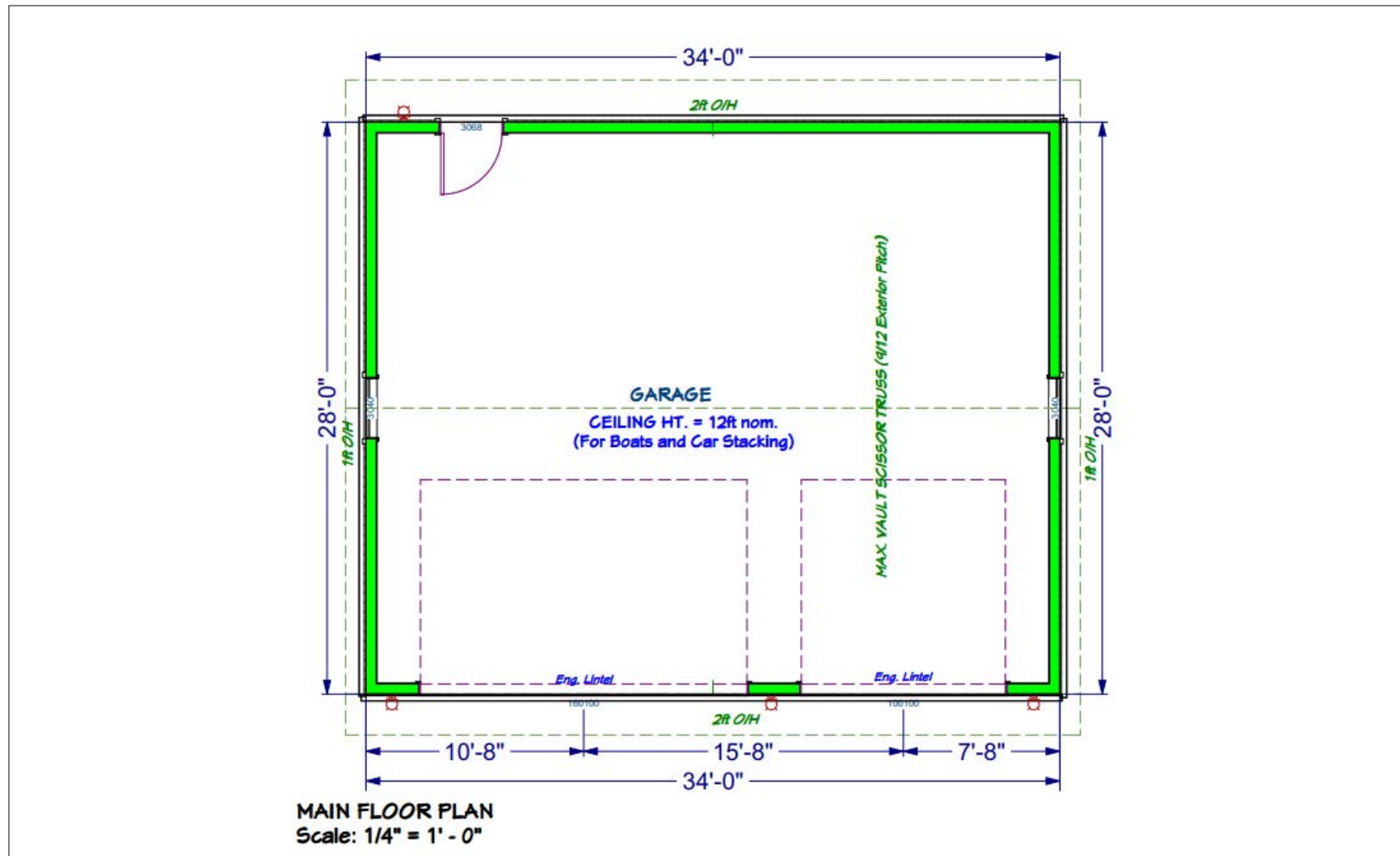
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. A2021.008-DVP

Schedule 'H'



JoAnn Peachey

From: FRED SCALES [REDACTED]
Sent: April 26, 2021 5:20 PM
To: Planning
Subject: Attn: Board of directors re;DVP application no. A2021.008.DVP

To whom it may concern,

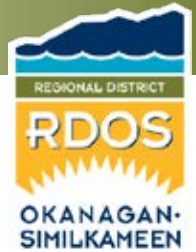
Listed below are multiple explanations and reasons in regards to me being opposed to ANY relaxation of the DVP application. I do not support it.

- The owners bought the property and built the house in 2003
- They use the property on and off 5 months out of the year
- They are aware of the building height maximum
- They are aware of parcel line set backs
- Existing home has a 3 car garage
- Existing concrete driveway allows parking for 4 cars
- Existing front lawn area allows parking for 10 cars
- DVP would not conform with the other 20 properties on 87th Street re: building heights and parcel line set backs
- Approval of DVP would set a precedent for other property owners in the RDS to apply for a development variance permit.
- Impact from my property would block our views of the mountains and sunsets to the north west from our outside patio and eating area
- The existing house and the new 3 bay garage would block 75% of our views along our north property line
- They have been there 18 years without the need for an additional 3 bay garage, why now?
- Could be used for rental income
- Storage car lifts would allow 6 cars
- Probably applied for larger garage in first variance permit
- Reduced for a 2nd variance permit hoping for a compromise
- The RDOS has established minimum parcel line and set backs and maximum building heights that the property owners were aware of when they bought and built a new home in 2003
- For the RDOS to ask for neighbours who have lived and spent 18 years living next door, to now have to deal with a development variance permit which could cause conflict between neighbours is not what my neighbours and I want to be involved with.
- We are asking the RDOS board of directors not to support any DVP for 17857 87th St.
- The property owner should have to follow the RDOS existing minimal parcel line set backs and maximum building heights that the RDOS established for the existing RS1 zone
- The RDOS should support existing set backs that would not cause a hardship re: property values, views and lifestyle
- The other 20 neighbouring properties did not receive DVP's, 10 of which are new homes
- Osoyoos and Oliver have numerous storage sights outdoor and indoor for cars, boats, rvs within 10 minute drive from the subject site 17857 87th St.
- Both relaxations are extreme. Parcel line set back is close to 50% reduction and the maximum building height is close to 40% increase

Best regards,

Fred Scales

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: May 6, 2021
RE: Development Variance Permit Application — Electoral Area “E”

Administrative Recommendation:

THAT Development Variance Permit No. E2020.016-DVP to formalize two retaining walls at 2870 Outlook Way in Area “E” be denied.

Owners: Chase Valley Visions Inc. Agent: Simon Strong Folio: E-06834.121
Civic: 2870 Outlook Way Legal: Strata Lot 21, Plan EPS4038, District Lot 2711, SDYD
OCP: Low Density Residential (LR) Zone: Site Specific Residential Single Family One (RS1s)
Variance Request: to increase the maximum height for a retaining wall from 2.0 metres to 4.4 metres; and to increase the maximum height for a retaining wall in a required setback for a side parcel line from 1.2 metres to 2.58 metres.

Proposed Development:

This application is seeking to formalize two existing retaining walls constructed to support a driveway and parking area for an existing single detached dwelling.

Specifically, it is being proposed to increase the maximum height for a retaining wall from 2.0 metres to 4.4 metres, and to increase the maximum height for a retaining wall in a required setback for a side parcel line from 1.2 metres to 2.58 metres.

In support of this request, the applicant has stated that “we are trying to achieve a viable solution to gain access to the property...we have worked with Ecora on three other designs...Ecora believes this is the best option considering the topography of the property”.

Site Context:

The subject property is approximately 2,340 m² in area and is situated on the east side of Outlook Way. The property is currently developed to a single detached dwelling.

The surrounding pattern of development is characterised by recently created parcels being developed as residential along Outlook Way, with vacant lands to the east.

Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on July 13, 2017, while available Regional District records indicate that a building permit for a single detached dwelling (2019) has previously been issued for this property.

Under the Electoral Area "E" Official Community Plan (OCP) Bylaw No. 2458, 2008, the subject property is currently designated Low Density Residential (LR).

Under the Electoral Area "E" Zoning Bylaw No. 2459, 2008, the property is currently zoned Site Specific Single Family Residential (RS1s) which allows for accessory buildings and structures.

The property has been the subject of a Stop Work Notice for constructing the subject retaining walls without a building permit.

BC Assessment has classified the property as "Residential" (Class 01).

Public Process:

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted until the commencement of the regular Board meeting. Any comments will be on the agenda as separate item.

At its meeting of April 12, 2021, the Electoral Area "E" Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject application be approved with the following conditions: i) that vegetation and a sufficient amount of backfill be placed at the base of the retaining wall to lower the visual impact.

The applicant has since modified their proposal by including vegetation in the form of shallow root shrubs to be placed along the toe of the driveway retaining wall and has included additional fill along the face of the wall.

Analysis:

In considering this proposal, Administration notes that this parcel contains steep slopes which create the need for retaining walls to establish vehicle access and the siting of the house further up slope has exastrubated the need for higher retaining walls.

The Regional District seeks to mitigate the impact of residential development on hillsides through the use of retaining wall regulations that encourage walls be integrated into the terrain and respect the natural character of the site in order to achieve environmentally sound and liveable hillside neighbourhoods.

Further, retaining walls should be aesthetically integrated into a hillside to enhance the desirability and marketability of hillside developments, allowing flexibility and innovation in design while recognizing the importance of preserving natural features and hillside character.

For these reasons, the use of large concrete block retaining walls in residential areas that create a negative visual impact are discouraged, whereas, surface treatments that harmonize the natural texture and colours are encouraged.

In this instance, Administration notes that the development of this parcel as a whole is seen to modify, not integrate with, the terrain.

The over-height retaining walls are clearly visible from Outlook Way and Workman Place, as both are situated between the house and the road. Due to their location and size, these walls are seen to be imposing to the streetscape.

Further, the retaining walls are not "stepped" to try to diminish their prominence, which is encouraged under the Zoning Bylaw.

Conversely, it is also noted that this retaining wall utilizes small, textured blocks, which are preferred over large concrete blocks.

It is acknowledged that the parcel contains steep slopes that make vehicle access challenging and there appears to be a need for retaining walls to allow a driveway to reach the existing garage.

In addition, the applicant has revised their application to include shallow root shrubs along the driveway retaining wall, as well as additional fill, to minimize the visual impact.

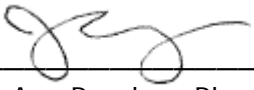
However, the proposed landscaping and additional fill does not adequately mitigate the visual impact, as there remains a significant amount of exposed retaining wall directly visible from the street.

For these reasons, Administration does not support the requested variances as presented and is recommending denial.

Alternative:

1. That the Board approve Development Variance Permit No. E2020.016-DVP.

Respectfully submitted



JoAnn Peachey, Planner I

Endorsed by:



C. Garrish, Planning Manager

Attachments: No. 1 – Site Photo (April 2021)

No. 2 – Site Photo (April 2021)

Attachment No. 1 – Site Photo (April 2021)



Attachment No. 2 – Site Photo (April 2021)





Development Variance Permit

FILE NO.: E2020.016-DVP

Owner: Chase Valley Visions Inc.

Agent: Simon Strong

GENERAL CONDITIONS

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Regional District of Okanagan-Similkameen applicable thereto, except as specifically varied or supplemented by this Permit.
2. The land described shall be developed strictly in accordance with the terms and conditions and provisions of this Permit, and any plans and specifications attached to this Permit that shall form a part thereof.
3. Where there is a conflict between the text of the permit and permit drawings or figures, the drawings or figures shall govern the matter.
4. This Development Variance Permit is not a Building Permit.

APPLICABILITY

5. This Development Variance Permit is substantially in accordance with Schedules 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H', and 'I', and applies to and only to those lands within the Regional District described below, and any and all buildings, structures and other development thereon:

Legal Description: Strata Lot 21, District Lot 2711, SDYD, Strata Plan EPS4038
Together With an Interest in the Common Property in
Proportion to the Unit Entitlement of the Strata Lot As Shown
on Form V

Civic Address: 2870 Outlook Way

Parcel Identifier (PID): 030-192-943 Folio: E-06834.121

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "E" Zoning Bylaw No. 2459, 2008, in the Regional District of Okanagan-Similkameen:

- a) the maximum height for a retaining wall, as prescribed in Section 7.27.4, is varied:
 - i) from: 2.0 metres
 - to: 4.4 metres, as shown on Schedule 'B', 'C', 'D', 'E', 'F', 'G' and 'H'.
- b) In a required setback for a side parcel line, the maximum height for a retaining wall, as prescribed in Section 7.27.4(a), is varied:
 - i) from: 1.2 metres
 - to: 2.58 metres, as shown on Schedule 'B' and 'I'.

COVENANT REQUIREMENTS

7. Not Applicable

SECURITY REQUIREMENTS

8. Not applicable

EXPIRY OF PERMIT

- 9. The development shall be carried out according to the following schedule:
 - a) In accordance with Section 504 of the *Local Government Act* and subject to the terms of the permit, if the holder of this permit does not substantially start any construction with respect to which the permit was issued within two (2) years after the date it was issued, the permit lapses.
 - b) Lapsed permits cannot be renewed; however, an application for a new development permit can be submitted.

Authorising resolution passed by the Regional Board on _____, 2021.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

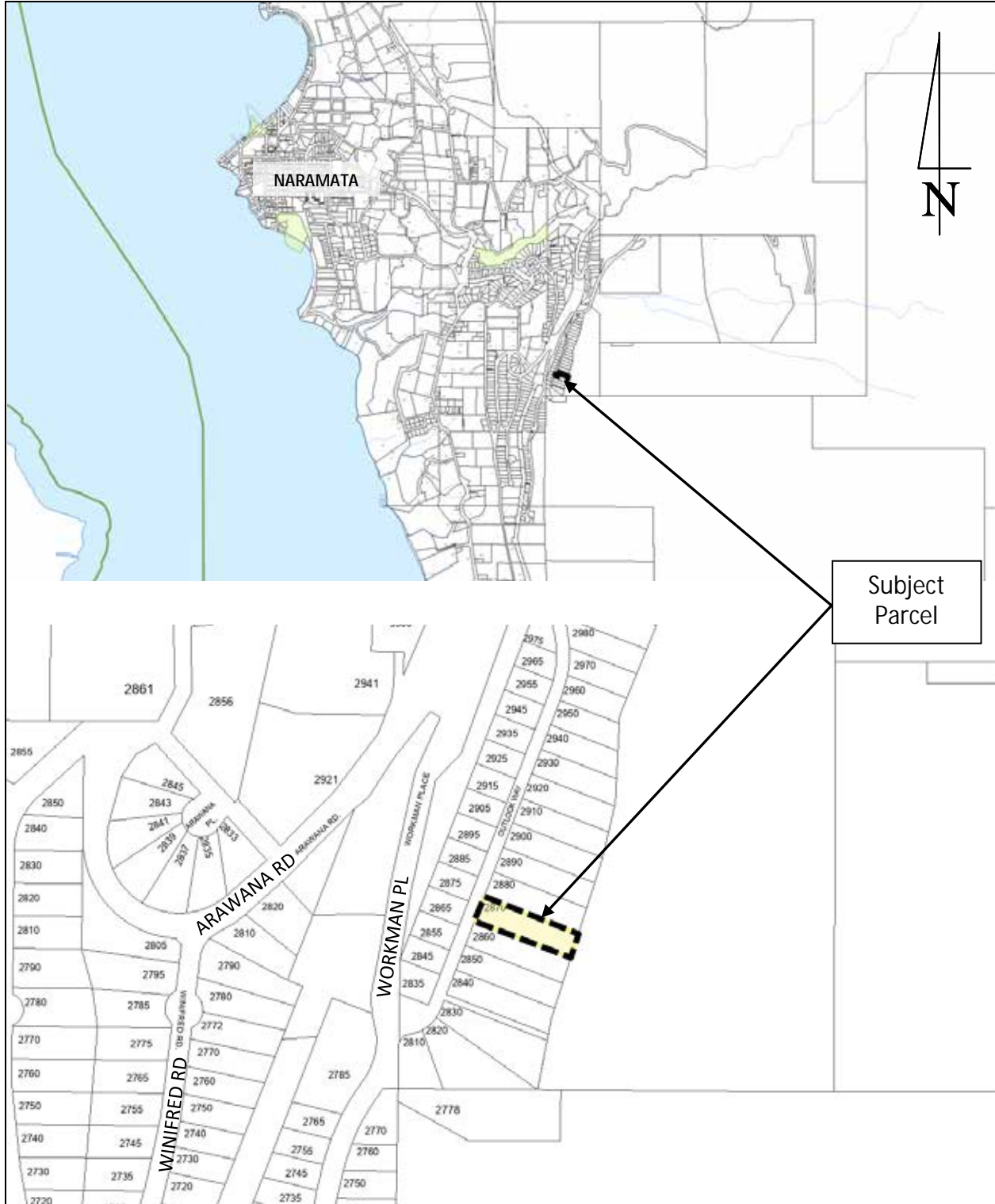
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

File No. E2020.016-DVP

Schedule 'A'



Regional District of Okanagan-Similkameen

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

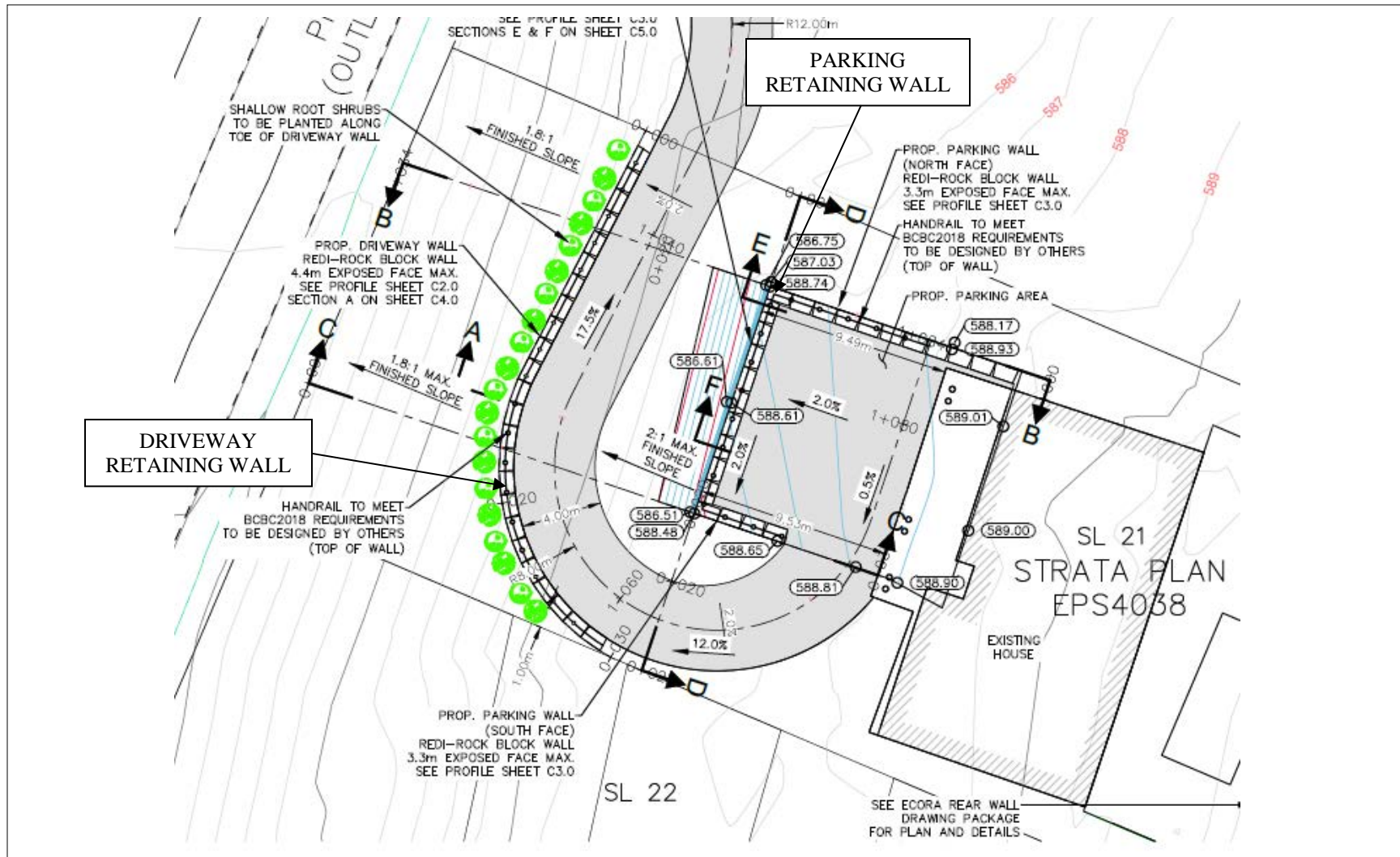
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. E2020.016-DVP

Schedule 'C'



Regional District of Okanagan-Similkameen

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

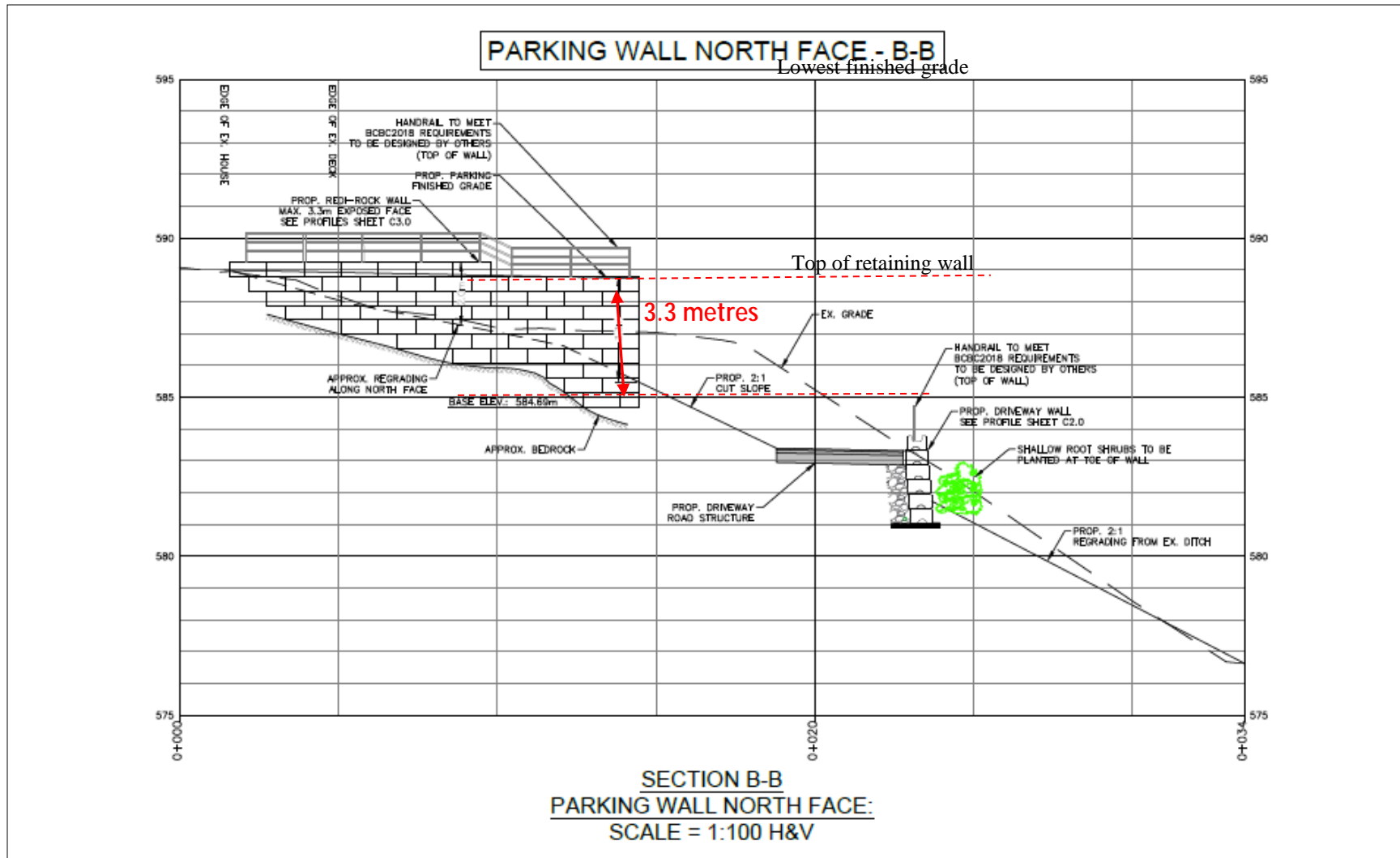
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. E2020.016-DVP

Schedule 'D'



Regional District of Okanagan-Similkameen

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

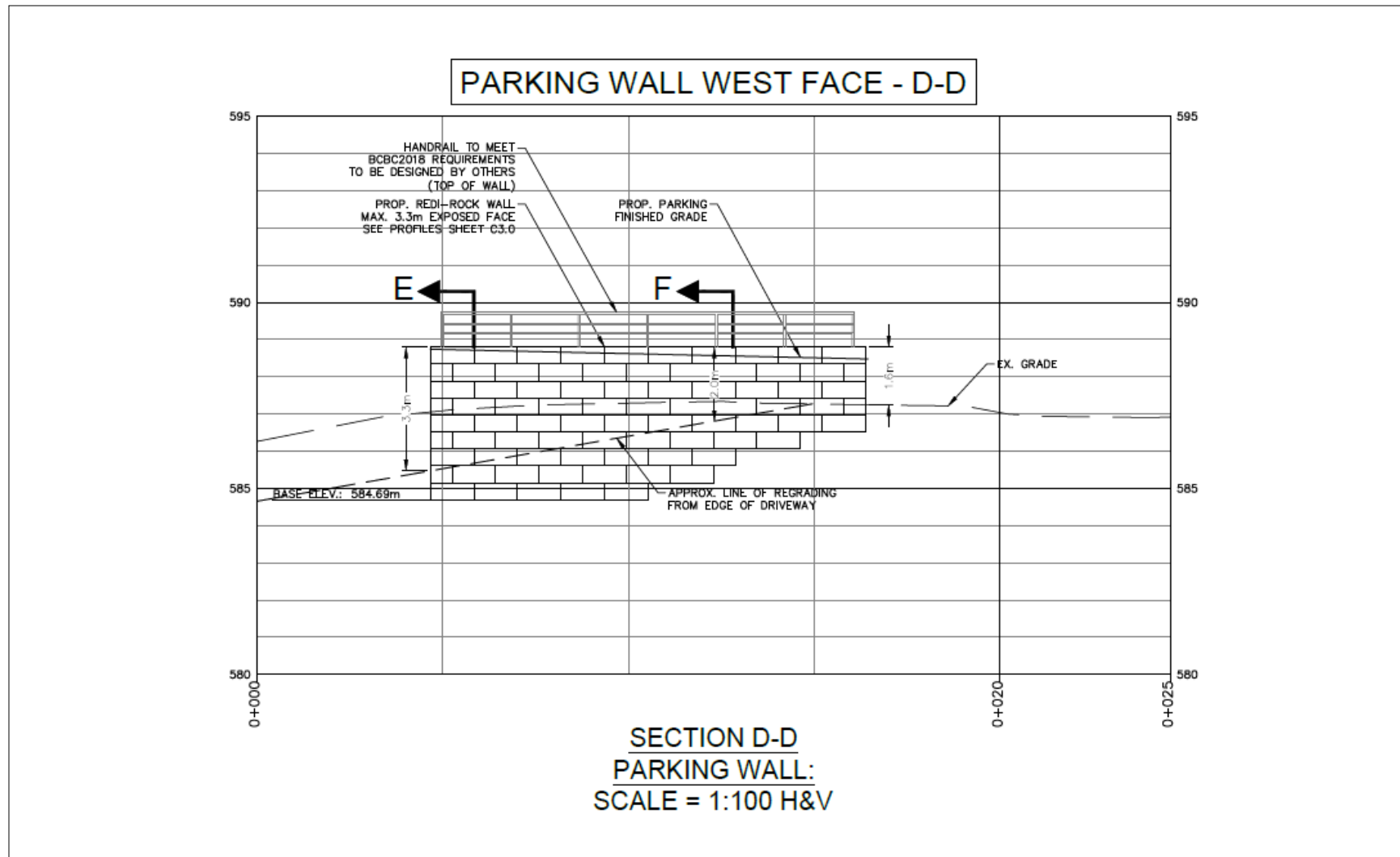
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. E2020.016-DVP

Schedule 'E'



Regional District of Okanagan-Similkameen

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

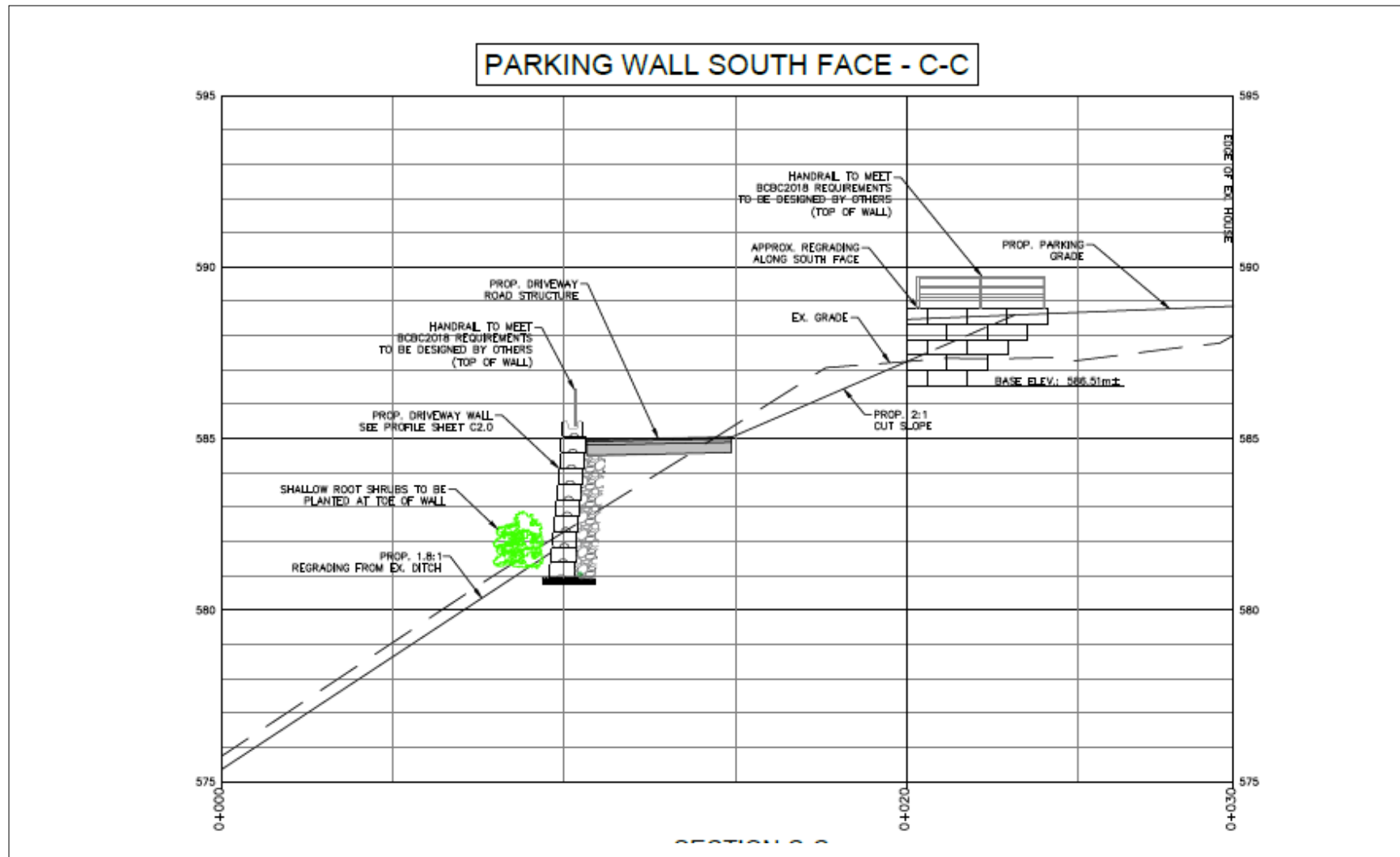
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. E2020.016-DVP

Schedule 'F'



Regional District of Okanagan-Similkameen

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

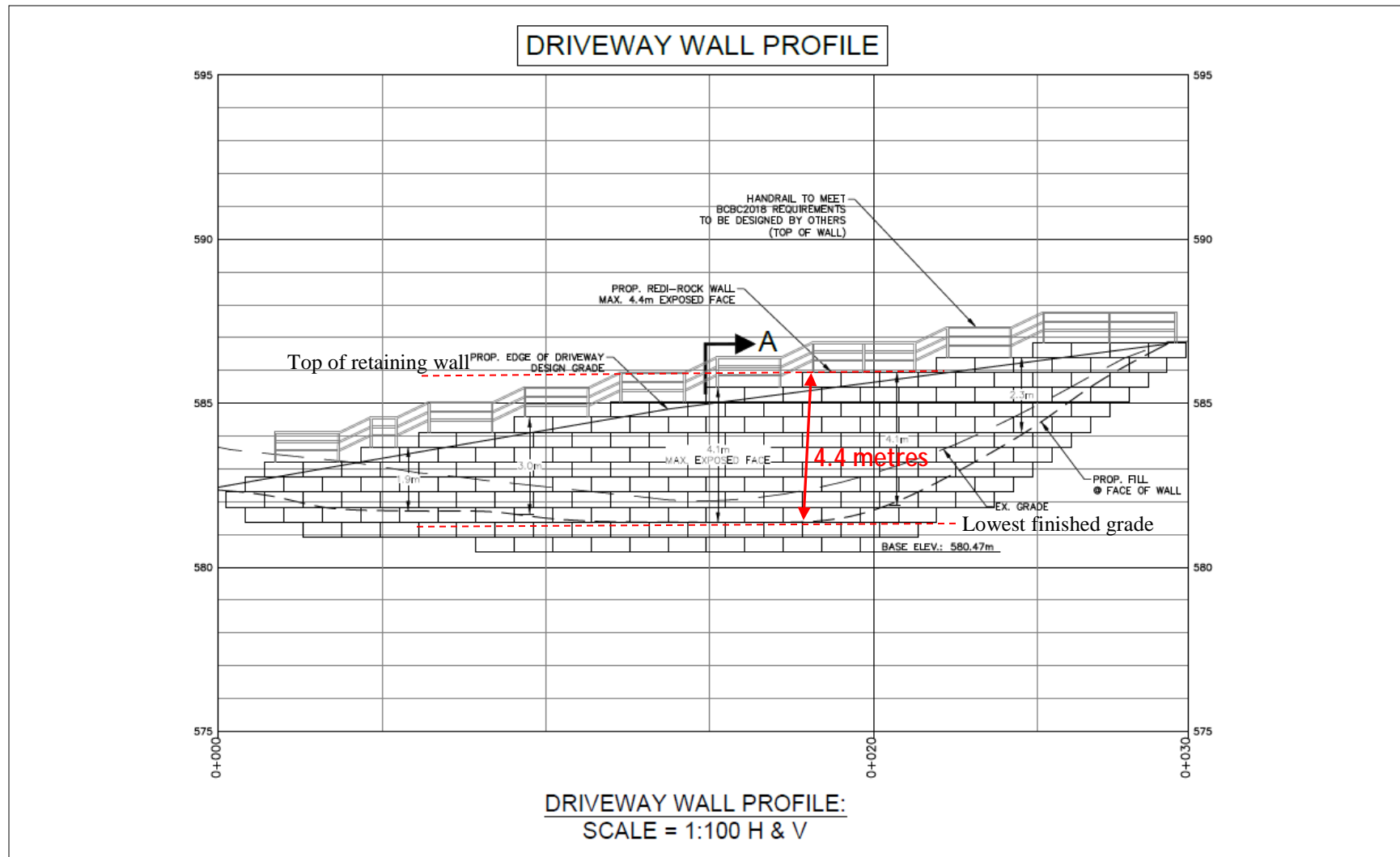
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. E2020.016-DVP

Schedule 'G'



Regional District of Okanagan-Similkameen

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

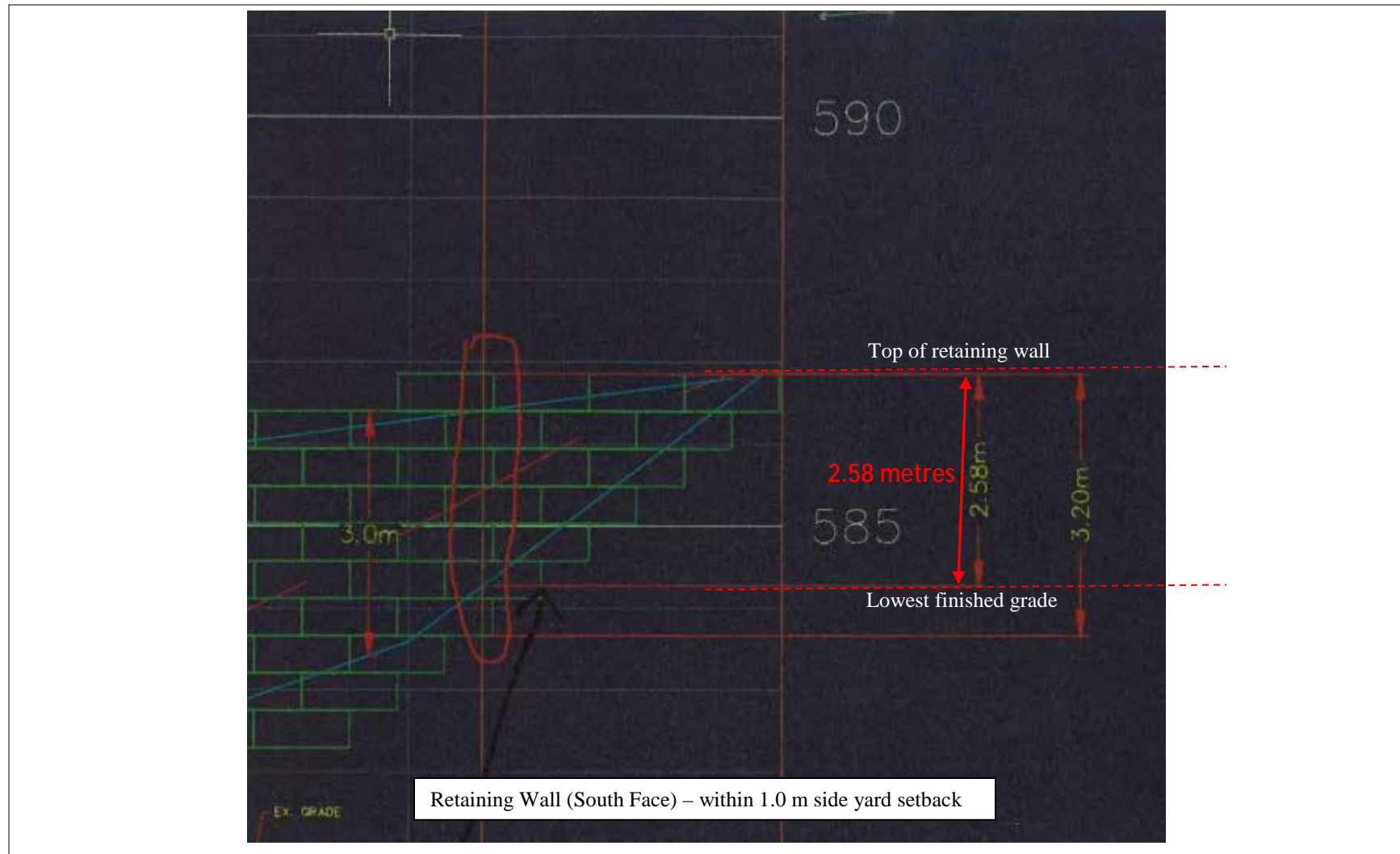
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. E2020.016-DVP

Schedule 'I'





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.: E2020.016-DVP

FROM: Name: Larry Ziegler
(please print)

Street Address: 

RE: Development Variance Permit (DVP) Application
2870 Outlook Way, Electoral Area "E"

My comments / concerns are:

- I do support the proposed variances at **2870 Outlook Way**
- I do support the proposed variances at **2870 Outlook Way**, subject to the comments listed below.
- I do not support the proposed variances at **2870 Outlook Way**.

All written submissions will be considered by the Regional District Board

- The walls really don't fit in with other walls in subdivision

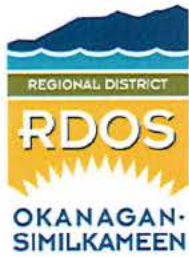
- The height is just too much doubled allow height

- What is stopping them ~~to~~ in doing more walls if they get the variance, there are no plans or drawings

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this DVP application is considered.

All representations will be made public when they are included in the Board Agenda.

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.



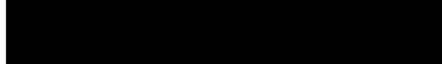
Feedback Form

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.:** E2020.016-DVP

FROM: Name: Max de Oliveira
(please print)

Street Address: 

**RE: Development Variance Permit (DVP) Application
2870 Outlook Way, Electoral Area "E"**

My comments / concerns are:

- I do support the proposed variances at **2870 Outlook Way**
- I do support the proposed variances at **2870 Outlook Way**, subject to the comments listed below.
- I do not support the proposed variances at **2870 Outlook Way**.

All written submissions will be considered by the Regional District Board

1. No rendering design documents or conceptual views were provided of what these walls will look like with finished driveway and landscaping
2. Wall design does not adhere to Outlook design guidelines, which is well known by owners and builders and is a signed document during purchase of these lots.
3. Area of property disturbed for wall is eroding into culverts and will be difficult to maintain unless extensive landscaping and erosion control is taken into consideration
4. Concerned this impacts my home value
5. Variance process was not followed construction should not have started until a variance was approved
6. Impossible meeting 2:1 slop ration given wall position to street
7. Very little design and thought went into building of these walls which is apparent given numerous iterations of the the driveway which contributed to excesssive disturbance of the natural ground which is obvious by the amount of earth disturbed.
8. No details on drainage given extent of driveway and potential impacts on flooding, erosion, and potential landslide

Feedback Forms must be be submitted to the RDOS office prior to the Board meeting upon which this DVP application is considered.

All representations will be made public when they are included in the Board Agenda.

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Feedback Form

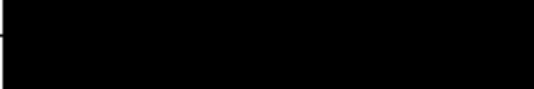
OKANAGAN-SIMILKAMEEN

Regional District of Okanagan Similkameen

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** E2020.016-DVP

FROM: Name: Gord Herman & Sue Herman

Street Address: 

RE: **Development Variance Permit (DVP) Application**
2870 Outlook Way, Electoral Area "E"

My comments / concerns are:

- I do support the proposed variances at **2870 Outlook Way**
- I do support the proposed variances at **2870 Outlook Way**, subject to the comments listed below.
- I do not support the proposed variances at **2870 Outlook Way**.

All written submissions will be considered by the Regional District Board

These walls do not conform with the design guidelines that state it needs to be consistent with Okanagan modern.

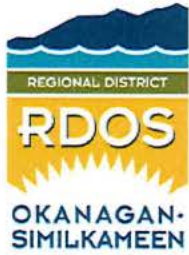
The block walls are not esthetically appealing. They look like they belong on a highway overpass not a residential neighborhood.

Would be ok with a lesser variance of 3m providing they are consistent with the neighborhood design.

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this DVP application is considered.

All representations will be made public when they are included in the Board Agenda.

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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.:** E2020.016-DVP

FROM: Name: Murray Schultz (please print)

Street Address: [REDACTED]

**RE: Development Variance Permit (DVP) Application
2870 Outlook Way, Electoral Area "E"**

My comments / concerns are:

- I do support the proposed variances at **2870 Outlook Way**
- I do support the proposed variances at **2870 Outlook Way**, subject to the comments listed below.
- I do not support the proposed variances at **2870 Outlook Way**.

All written submissions will be considered by the Regional District Board

1. Residents and strata were never provided with renderings or plans
2. Wall does not adhere to Outlook design guidelines
3. The wall is rather unsightly and looks like something from a highways project rather than that of a high end residential subdivision. There is no doubt that this will affect all property values in Outlook.
4. Ditches were altered causing erosion to the roadway in Outlook. Chase has yet to address this.
5. Extensive erosion from their properties are constantly plugging ditches. As RDOS is aware Outlook is already embroiled in a lawsuit regarding drainage. We do not need additional issues.
6. Other residents needed approval for variance prior to proceeding. It appears there are different rules for large developers.
7. Chase has already ignored Outlooks design outlines on this and other outlook homes.

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this DVP application is considered.

All representations will be made public when they are included in the Board Agenda.

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ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: May 6, 2021
RE: Development Variance Permit Application — Electoral Area “H”

Administrative Recommendation:

THAT Development Variance Permit No. H2021.010-DVP to allow for an over-height accessory building (garage/storage) at 187 Lockie Road in Area “H”, be denied

Owners: Michael and Veanna Faye Agent: n/a Folio: H-00744.280

Civic: 187 Lockie Road Legal: Lot 18, Plan 44042, District Lot 596, YDYP

OCP: Low Density Residential (LR) Zone: Residential Single Family One (RS1)

Variance Request: to increase the maximum building height for an accessory building from 4.5 m to 7.47 m.

Proposed Development:

This application is seeking a variance to the maximum height for an accessory building that applies to the subject property in order to undertake a new two-storey, 128.86 m² detached garage and storage area.

Specifically, it is being proposed to increase the maximum height for an accessory building in the Residential Single Family One (RS1) Zone from 4.5 metres to 7.47 metres.

In support of this request, the applicant has stated that “this is an average size garage for storage and shop. My existing house has a 12/12 pitch and want the same for garage to comply with same appearance as existing dwelling”.

Site Context:

The subject property is approximately 2,511 m² in area and is situated on the south side of Lockie Road. The property is currently developed to a single detached dwelling.

The surrounding pattern of development is characterised by a residential enclave abutting Otter Lake to the east and Otter Lake Park to the north.

Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on November 13, 1990, while available Regional District records indicate that a building permit for a log home (1994) and deck addition and dormers (2015) have previously been issued for this property.

Under the Electoral Area “H” Official Community Plan (OCP) Bylaw No. 2497, 2012, the subject property is currently designated Low Density Residential (LR), and is the subject of a Watercourse

Development Permit (WDP) and Environmentally Sensitive Development Permit (ESDP) Area designations.

Under the Electoral Area "H" Zoning Bylaw No. 2498, 2012, the property is currently zoned Residential Single Family One (RS1) which allows for accessory buildings and structures.

Under Section 8.0 (Floodplain Regulations) of the Zoning Bylaw, the subject property is within the floodplain associated with Lockie Creek and the flood construction level is 1.5 metres above the natural boundary of the watercourse.

BC Assessment has classified the property as "Residential" (Class 01).

Public Process:

Adjacent property owners will have received notification of this application with written comments regarding the proposal being accepted until the commencement of the regular Board meeting. Any comments will be on the agenda as separate item.

At its meeting of April 20, 2021, the Electoral Area "H" Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject application be denied.

Analysis:

In consideration of this proposal, Administration notes that the purpose of a maximum height regulation is to establish a uniform built environment with consistency of streetscape and reasonable expectations of built form within a neighbourhood.

In absence of maximum floor area regulations for accessory buildings, it can act as a mechanism to limit the size and prominence of accessory buildings to maintain the dominance of the principal dwelling on the parcel.

In this instance, the applicant is proposing a two-storey accessory building with a garage on the main level and attic storage on the upper floor. Although the floor plans indicate allowable uses for an accessory building, Administration has concerns that large accessory buildings, like the one proposed, may be converted to an accessory dwelling or for living/sleeping facilities (bedroom) in the future, which is not permitted in the RS1 zone.

The maximum height regulation allows for one to one and a half storeys for accessory buildings, which limits the size and prominence of accessory buildings on a parcel. Allowing a full two-storey building is contrary to the intent of the lesser height maximum for accessory buildings in residential areas.

Further, it is not strictly necessary to accommodate an upper level for storage, as there is sufficient space on the parcel to accommodate additional storage elsewhere.

Conversely, Administration recognises that the proposed building will be of similar design and roof lines as the principal dwelling.

The prominence of the building along the streetscape is lessened due to the established trees along the front parcel line, contributing to a visual buffer between the proposed building and Lockie Road.

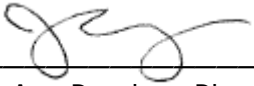
When evaluating the streetscape along Lockie Road, it is noted that there are other one and a half or two storey accessory buildings have been built to match the style of the main residence.

For the reasons stated above, Administration does not support the requested variance and is recommending denial.

Alternative:

1. That the Board approve Development Variance Permit No. H2021.010-DVP.

Respectfully submitted



JoAnn Peachey, Planner I

Endorsed by:



C. Garrish, Planning Manager

Attachments: No. 1 – Site Photo (Google Streetview)

Attachment No. 1 – Site Photo (Google Streetview)





Development Variance Permit

FILE NO.: H2021.010-DVP

Owner: Michael and Veanna Faye

Agent: n/a

GENERAL CONDITIONS

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Regional District of Okanagan-Similkameen applicable thereto, except as specifically varied or supplemented by this Permit.
2. The land described shall be developed strictly in accordance with the terms and conditions and provisions of this Permit, and any plans and specifications attached to this Permit that shall form a part thereof.
3. Where there is a conflict between the text of the permit and permit drawings or figures, the drawings or figures shall govern the matter.
4. This Development Variance Permit is not a Building Permit.

APPLICABILITY

5. This Development Variance Permit is substantially in accordance with Schedules 'A', 'B', 'C', 'D', 'E', 'F', 'G', and 'H', and applies to and only to those lands within the Regional District described below, and any and all buildings, structures and other development thereon:

Legal Description: Lot 18, Plan 44042, District Lot 596, YDYD

Civic Address: 187 Lockie Road

Parcel Identifier (PID): 016-693-507 Folio: H-00744.280

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be developed in accordance with the following variances to the Electoral Area "H" Zoning Bylaw No. 2498, 2012, in the Regional District of Okanagan-Similkameen:
 - a) the maximum building height for an accessory building in the Residential Single Family One (RS1) Zone, as prescribed in Section 12.1.6(b), is varied:
 - i) from: 4.5 metres

to: 7.47 metres as shown on Schedules 'C', 'D', 'E' and 'F'.

COVENANT REQUIREMENTS

7. Not Applicable

SECURITY REQUIREMENTS

8. Not applicable

EXPIRY OF PERMIT

9. The development shall be carried out according to the following schedule:
- a) In accordance with Section 504 of the *Local Government Act* and subject to the terms of the permit, if the holder of this permit does not substantially start any construction with respect to which the permit was issued within two (2) years after the date it was issued, the permit lapses.
 - b) Lapsed permits cannot be renewed; however, an application for a new development permit can be submitted.

Authorising resolution passed by the Regional Board on _____, 2021.

B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

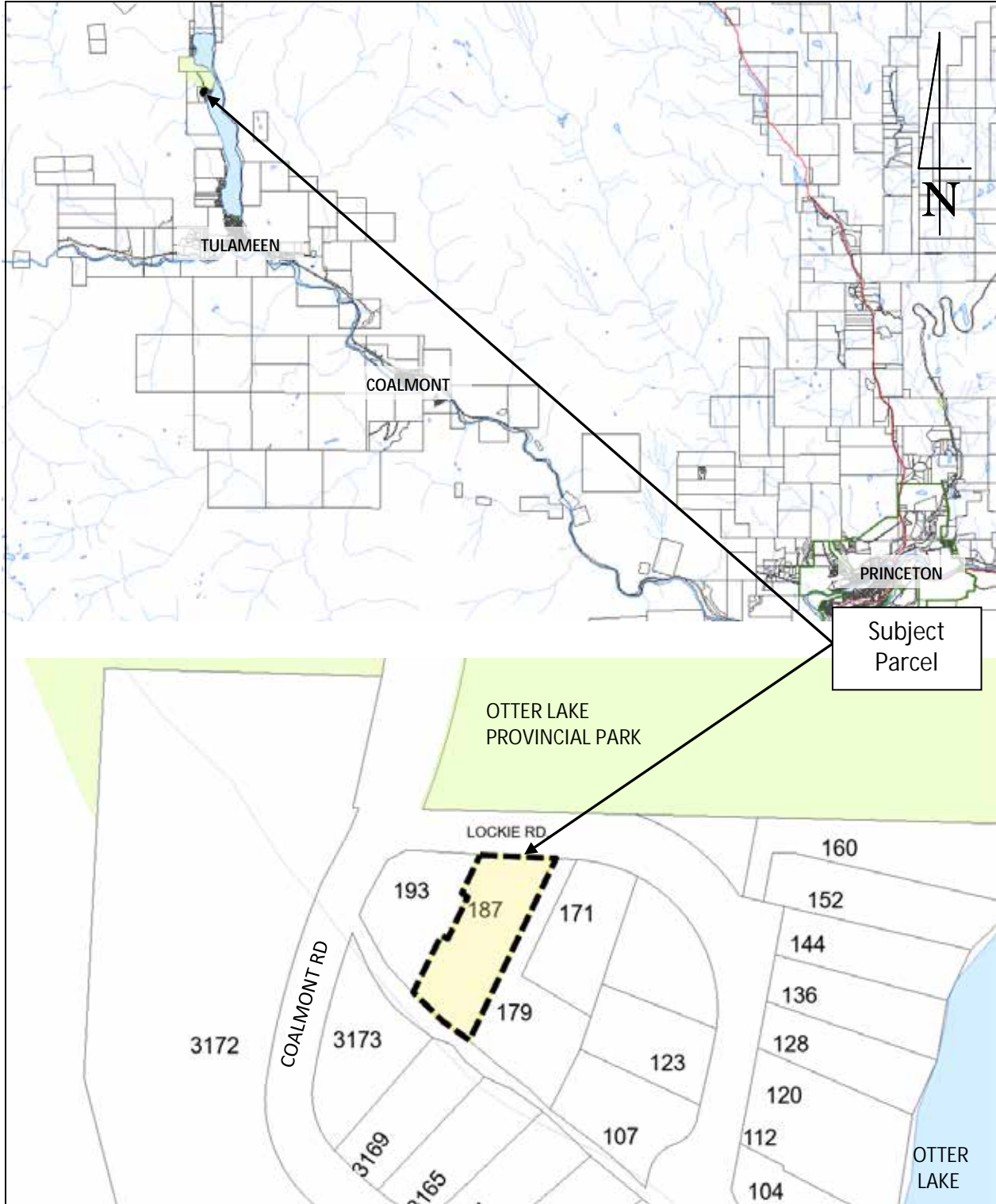
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

File No. H2021.010-DVP

Schedule 'A'



Regional District of Okanagan-Similkameen

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

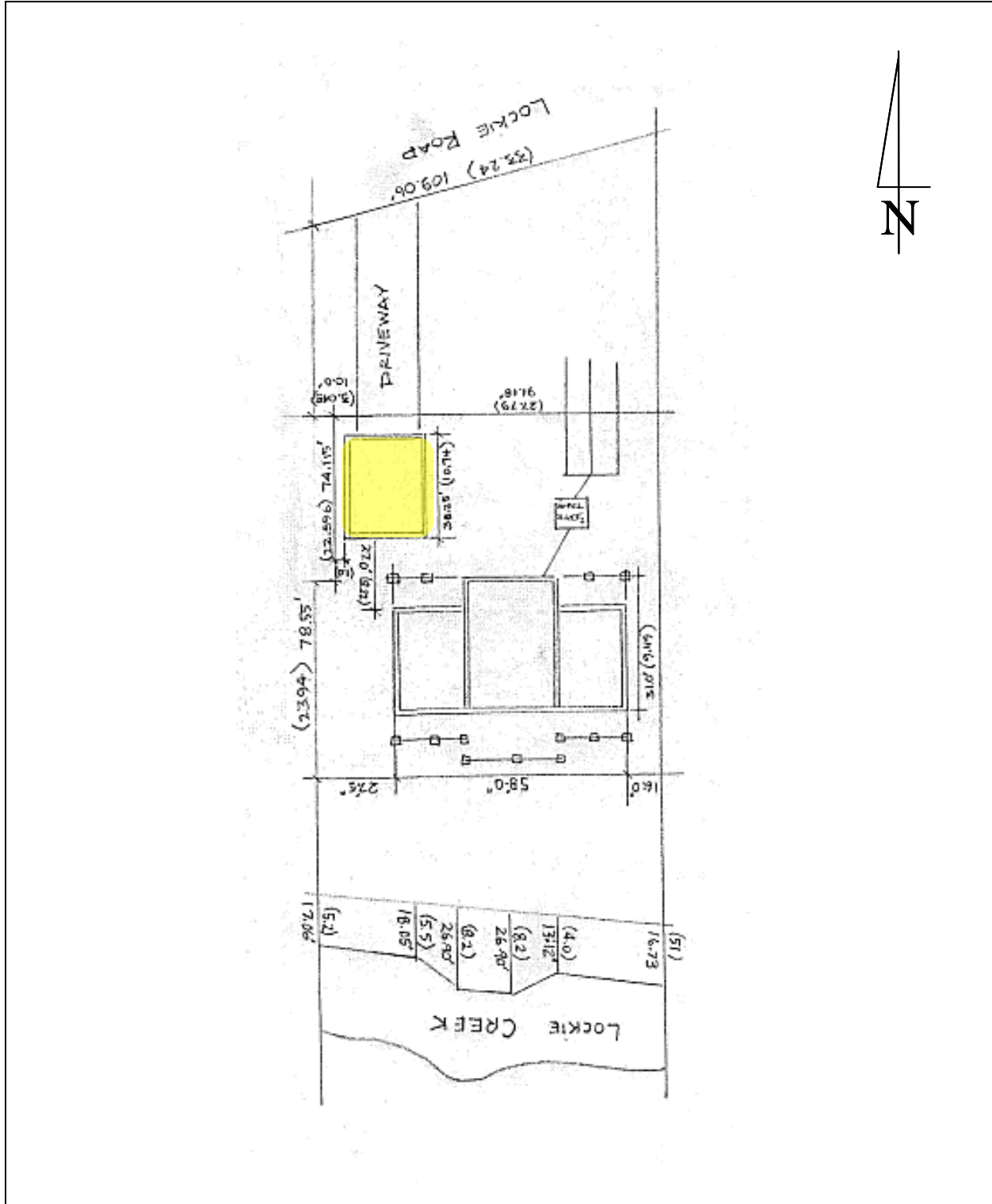
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

File No. H2021.010-DVP

Schedule 'B'



Regional District of Okanagan-Similkameen

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

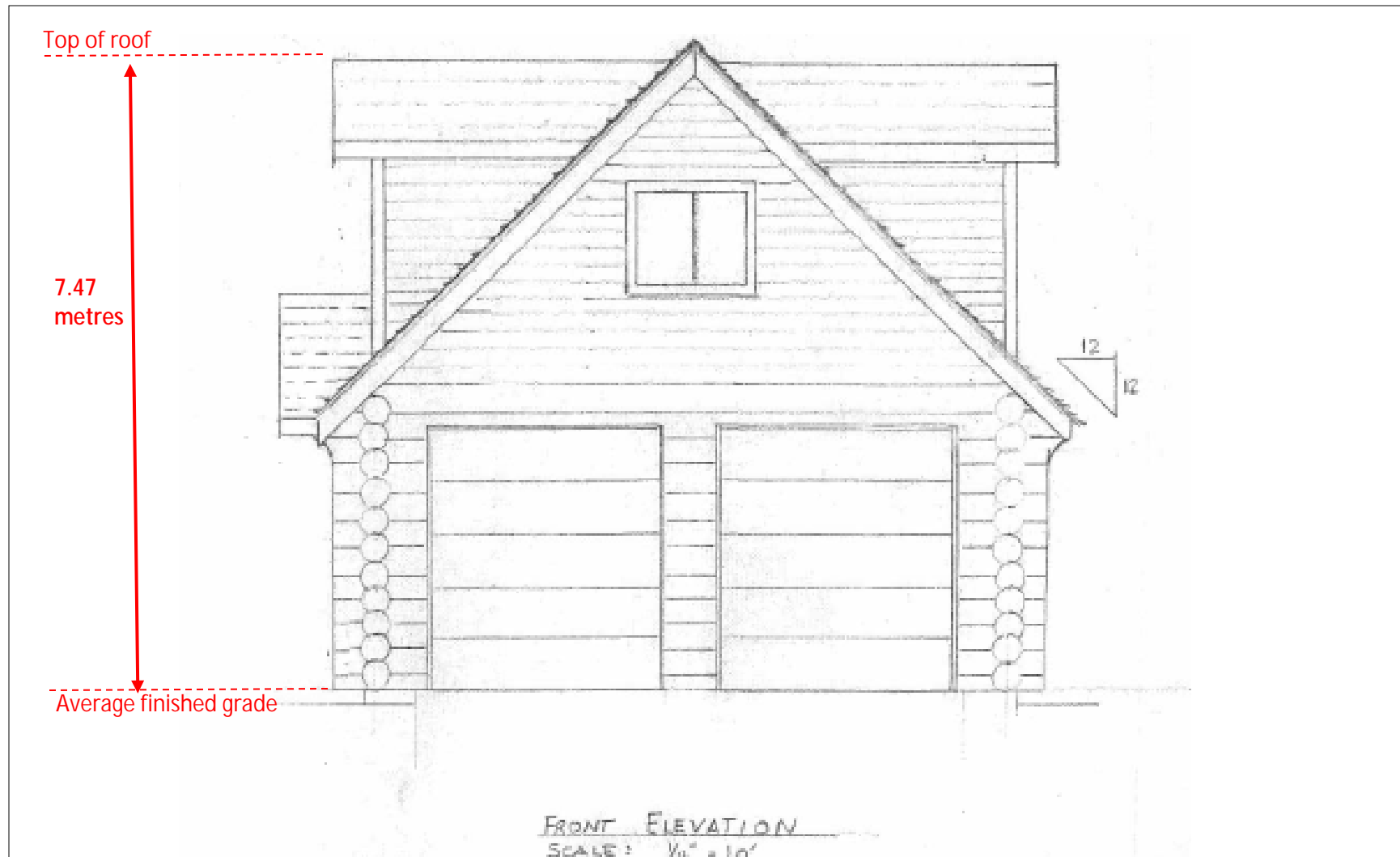
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File H2021.010-DVP

Schedule 'C'



Regional District of Okanagan-Similkameen

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

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



Development Variance Permit

File H2021.010-DVP

Schedule 'D'



Regional District of Okanagan-Similkameen

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

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



Development Variance Permit

File H2021.010-DVP

Schedule 'E'



Regional District of Okanagan-Similkameen

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

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



Development Variance Permit

File H2021.010-DVP

Schedule 'F'



Regional District of Okanagan-Similkameen

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

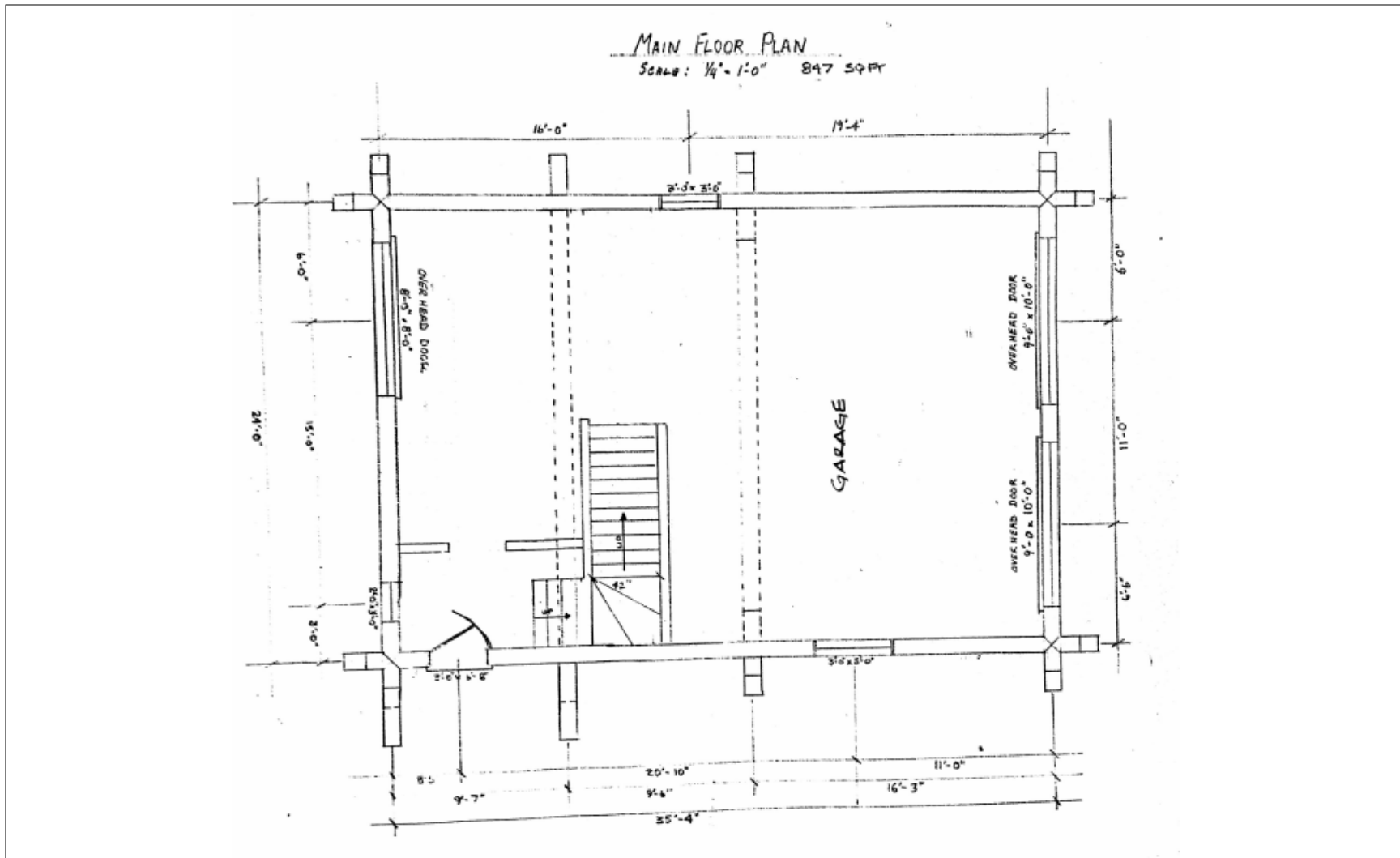
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File H2021.010-DVP

Schedule 'G'



Regional District of Okanagan-Similkameen

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

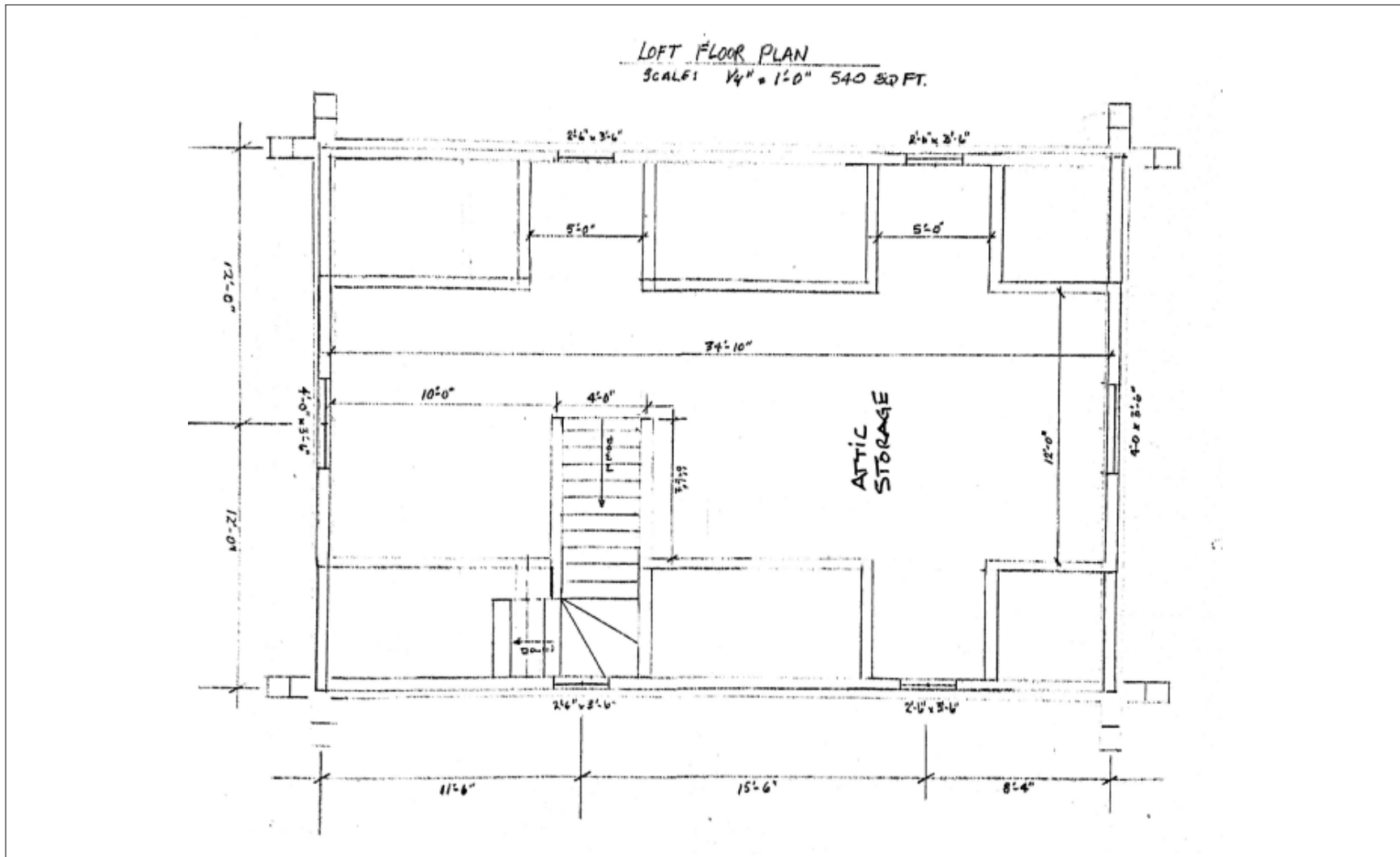
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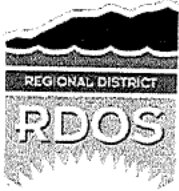


Development Variance Permit

File H2021.010-DVP

Schedule 'H'





Feedback Form

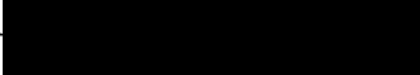
Regional District of Okanagan Similkameen

OKANAGAN-SIMILKAMEEN

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

TO: Regional District of Okanagan Similkameen FILE NO.: H2021.010-DVP

FROM: Name: Edwin and Linda Anderson
(please print)

Street Address: 

RE: Development Variance Permit (DVP) Application
187 Lockie Road, Electoral Area "H"

My comments / concerns are:

- I do support the proposed variances at **187 Lockie Road**
- I do support the proposed variances at **187 Lockie Road**, subject to the comments listed below.
- I do not support the proposed variances at **187 Lockie Road**.

All written submissions will be considered by the Regional District Board

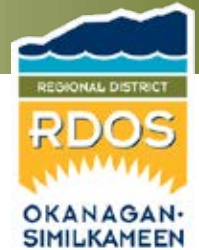
We support the proposed variance. It is in keeping with the current look and feel of the neighbourhood.
We feel the proposal creates the best match to the residence that is possible.

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this DVP application is considered.

All representations will be made public when they are included in the Board Agenda.

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.

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: May 6, 2021

RE: OCP & Zoning Bylaw Amendments – Okanagan Falls Commercial Zone Review
(Okanagan Falls Town Centre Plan – Phase 3)

Administrative Recommendation:

THAT Official Community Plan (OCP) Amendment Bylaw No. 2603.15, 2021, and Zoning Amendment Bylaw 2455.38, 2021 be read a first and second time and proceed to public hearing;

AND THAT the Board of Directors considers the process, as outlined in this report from the Chief Administrative Officer dated May 6, 2021, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*;

AND THAT, in accordance with Section 477 of the *Local Government Act*, the Board of Directors has considered Amendment Bylaw No. 2603.15, 2021, in conjunction with its Financial and applicable Waste Management Plans;

AND THAT the holding of a public hearing be scheduled for the Regional District Board meeting of June 3, 2021;

AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.

Proposal:

It is being proposed that the Regional District Board initiate an amendment to the Electoral Area “D” Official Community Plan (OCP) and Zoning Bylaws in order to update the Okanagan Falls Commercial Transition zone as part of the final phase of implementing the Okanagan Falls Town Centre Plan as well as on-going work related to the preparation of a single zoning bylaw for the Okanagan Electoral Areas.

Specifically, it is being proposed that the Okanagan Falls Town Centre Transition Zone (C4), which applies to 31 parcels, be replaced as follows:

- that 16 parcels be rezoned to a General Commercial (C1);
- that 7 parcels be rezoned to Medium Density Residential (RM1),
- that 5 parcel be rezoned to Highway Commercial (C4),
- that 2 parcels be rezoned to Administrative and Institutional (AI); and
- that 1 parcel be rezoned to Tourist Commercial (CT1).

Background:

The Okanagan Falls Town Centre Plan was commenced in 2014 with the objective of helping to “reverse the economic fortunes of Okanagan Falls” by creating a land use plan to guide strategic

public and private investments and partnerships, and to foster positive streetscape improvements and quality urban design that together will provide a distinctive sense of place. The planning process was conducted in three (3) phases and included significant consultation with the community and other stakeholders.

At its meeting of November 16, 2017, the Planning and Development (P&D) Committee of the Regional District Board resolved to accept the Okanagan Falls Town Centre Plan as a guiding document for the future amendments to the Electoral Area "D" Official Community Plans (OCP) and Zoning Bylaws.

At its meeting of November 16, 2017, the Board also directed Administration to complete a review of the Electoral Area "D-2" Zoning Bylaw to ensure conformance to the Okanagan Falls Town Centre Plan – Phase 3 Report as a strategic project for 2018, and this work remains on-going.

Incorporating changes into the OCP and Zoning Bylaws has been done in phases: Phase 1 amendments to the OCP Bylaw were adopted on August 2, 2018, while Phase 2 amendments to the Zoning Bylaw were adopted on February 7, 2019. Phase 3, which is the section of Highway 97 south of Main Street was originally scheduled to occur in 2019, but was delayed until 2021.

Amendment Bylaw No. 2603.15 and No. 2455.38, 2018, represent the third and final phase of incorporating the OK Falls Town Centre Plan's recommendations.

Referrals:

Approval from the Ministry of Transportation and Infrastructure (MoTI) is required prior to adoption as the proposed zoning amendments involve lands within 800 metres of a controlled access highway (i.e. Highway 97).

Public Process:

In lieu of holding an in person Public Information Meeting (PIM), letters were sent to all affected property owners on October 29, 2020. This involved approximately 52 different owners of 31 different parcels (including strata parcels) advising of the proposed zoning changes, and offering to meet to discuss any questions or comments they may have had. In response, one (1) property owner contacted the Regional District.

On February 9, 2021, the regional District resent letters to all property owners advising them of the proposed zoning amendments. Subsequently, on February 23, 2021, and as a result of received feedback, five (5) property owners were advised of a new proposed Highway Commercial (C4) zone.

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

Analysis:

A principal objective of the Okanagan Falls Town Centre Plan is to encourage the area north of Highway 97 to become the focal point of the community through the encouragement of new, mixed-used and multi-family residential developments.

In support of this strategic direction, the final phase of the Town Centre Plan involves a review of the commercial C4 zoning south of the Town Centre adjacent to Highway 97 and to replace it with more suitable zoning.

While many of the buildings along this corridor are being used for commercial purposes in the past, and are being proposed for conversion to a different commercial zone, others have been converted to non-commercial uses, such as residential or administrative.

The replacement zoning being proposed for each property was done in consideration of information obtained from BC Assessment classifications, current land use, potential re-development, and policy directions from the OCP and the Town Centre Plan.

Also, through public feedback, a number of properties have been re-designated as Highway Commercial (C4), a new zone that allows a mixed use that retains uses similar to a commercial zone and also allows for dwelling units above or at the rear of the property.

In summary, Administration believes that the proposed changes support the direction of the Okanagan Falls Town Centre Plan, and the Electoral Area "D" OCP while encouraging a broad range of commercial uses along the highway and the potential for greater residential density by introducing a Medium Density zone.

Alternatives:

1. THAT Official Community Plan (OCP) Amendment Bylaw No. 2603.15, 2018, and Zoning Amendment Bylaw 2455.38, 2018 be read a first and second time and proceed to public hearing;
AND THAT the Board of Directors considers the process, as outlined in this report from the Chief Administrative Officer dated May 6, 2021, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*;
AND THAT, in accordance with Section 477 of the *Local Government Act*, the Board of Directors has considered Amendment Bylaw No. 2603.15, 2021, in conjunction with its Financial and applicable Waste Management Plans;
AND THAT the holding of the public hearing be delegated to Director Obirek, or their delegate;
AND THAT staff schedule the date, time, and place of the public hearing in consultation with Director Obirek;
AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.
2. THAT Official Community Plan (OCP) Amendment Bylaw No. 2603.15, 2021 and Zoning Amendment Bylaw No. 2455.38, 2021 be deferred; or
3. THAT Official Community Plan (OCP) Amendment Bylaw No. 2603.15, 2021 and Zoning Amendment Bylaw No. 2455.38, 2021 be denied.

Respectfully submitted:


C. Garrish, Planning Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2603.15, 2021

A Bylaw to amend the Electoral Area "D" Official Community Plan Bylaw No. 2603, 2013

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the "Electoral Area "D" Okanagan Falls Town Centre Update Official Community Plan Amendment Bylaw No. 2603.15, 2021."
2. The Official Community Plan Bylaw Map, being Schedule 'B' of the Electoral Area "D" Official Community Plan Bylaw No. 2603, 2013, is amended by changing the land use designation of the land described as:
 - i) Plan KAP3787, District Lot 374, SDYD, Parcel A, Portion KV78711 (1045 Highway 97) and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Commercial (C) to Commercial Tourist (CT).
 - ii) Lots 8-12, Block 9, Plan KAP4, District Lot 374, SDYD (923 Ash Street) and Lots 13-17, Block 9, Plan KAP4, District Lot 374, SDYD (5110 10th Avenue), and shown shaded yellow on Schedule 'B', which forms part of this Bylaw, from Commercial (C) to Medium Density Residential (MR).
 - iii) Plan KAP5823, District Lot 374, SDYD, Parcel A, Portion (KD776), Okanagan Falls Townsite (917 Highway 97), and shown shaded yellow on Schedule 'C', which forms part of this Bylaw, from Commercial (C) to Medium Density Residential (MR).
 - iv) Lot 20, Block 10, Plan KAP1280, District Lot 374, SDYD (1008 10th Avenue), and shown shaded yellow on Schedule 'D', which forms part of this Bylaw, from Commercial (C) to Medium Density Residential (MR).
 - v) Lot A, Plan KAP52004, District Lot 374, SDYD (917 Ash Street) and shown shaded yellow on Schedule 'E', which forms part of this Bylaw, from Commercial (C) to Medium Density Residential (MR).
 - vi) Parcel A, Block 10, Plan KAP1280, District Lot 374, SDYD, Portion KD20684, (1016 Highway 97) and shown shaded yellow on Schedule 'F', which forms part of this Bylaw, from Commercial (C) to Medium Density Residential (MR).

- vii) Plan KAS1099, District Lot 374, SDYD, (1133 & 1135 Main Street) and shown shaded yellow on Schedule 'G', which forms part of this Bylaw, from Commercial (C) to Medium Density Residential (MR).
 - viii) Lot 1, Plan KAP23248, District Lot 374, SDYD, Okanagan Falls Townsite (5099 Veterans Way) and shown shaded yellow on Schedule 'H', which forms part of this Bylaw, from Commercial (C) to Administrative, Cultural and Institutional (AI).
 - ix) Lot 9, Plan KAP34520, District Lot 374, SDYD (1145 Highway 97) and shown shaded yellow on Schedule 'I', which forms part of this Bylaw, from Commercial (C) to Administrative, Cultural and Institutional (AI).
3. The Official Community Plan Bylaw Form and Character Development Permit Areas Map, being Schedule 'E' of the Electoral Area "D" Official Community Plan Bylaw No. 2603, 2013, is amended by:
- i) deleting the Okanagan Falls Multiple Family Development Permit Area from the property described as Lot 1, Plan KAP23248, District Lot 374, SDYD, Okanagan Falls Townsite (5099 Veterans Way) and shown shaded yellow on Schedule 'J', which forms part of this Bylaw.
 - ii) by deleting the Okanagan Falls Commercial Development Permit Area from the property described as Lot 9, Plan KAP34520, District Lot 374, SDYD (1145 Highway 97) and shown shaded yellow on Schedule 'K', which forms part of this Bylaw.
 - iii) replacing the Okanagan Falls Commercial Development Permit Area with the Okanagan Falls Multiple Family Development Permit Area on the property described as Plan KAP5823, District Lot 374, SDYD, Parcel A, Portion (KD776), Okanagan Falls Townsite (917 Highway 97), and shown shaded yellow on Schedule 'L', which forms part of this Bylaw.
 - iv) replacing the Okanagan Falls Commercial Development Permit Area with the Okanagan Falls Multiple Family Development Permit Area on the property described as Parcel A, Block 10, Plan KAP1280, District Lot 374, SDYD, Portion KD20684, (1016 Highway 97) and shown shaded yellow on Schedule 'M', which forms part of this Bylaw.
 - v) replacing the Okanagan Falls Commercial Development Permit Area with the Okanagan Falls Multiple Family Development Permit Area on the property described as Lots 8-12, Block 9, Plan KAP4, District Lot 374, SDYD (923 Ash Street) and Lots 13-17, Block 9, Plan KAP4, District Lot 374, SDYD (5110 10th Avenue), and shown shaded yellow on Schedule 'N', which forms part of this Bylaw.
 - vi) replacing the Okanagan Falls Commercial Development Permit Area with the Okanagan Falls Multiple Family Development Permit Area on the property described as Lot 20, Block 10, Plan KAP1280, District Lot 374, SDYD (1008 10th Avenue), and shown shaded yellow on Schedule 'O', which forms part of this Bylaw.

- vii) replacing the Okanagan Falls Commercial Development Permit Area to Okanagan Falls Multiple Family Development Permit Area on the property described as Plan KAS1099, District Lot 374, SDYD, (1133 & 1135 Main Street) and shown shaded yellow on Schedule 'P', which forms part of this Bylaw.
- viii) replacing the Okanagan Falls Commercial Development Permit Area to Okanagan Falls Multiple Family Development Permit Area on the property described as Lot A, Plan KAP52004, District Lot 374, SDYD (917 Ash Street) and shown shaded yellow on Schedule 'Q', which forms part of this Bylaw.

READ A FIRST AND SECOND TIME this ____ day of _____, 2021.

PUBLIC HEARING HELD this ____ day of _____, 2021.

READ A THIRD TIME this ____ day of _____, 2021.

ADOPTED this ____ day of _____, 2021.

Board Chair

Chief Administrative Officer

DRAFT

Regional District of Okanagan-Similkameen

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

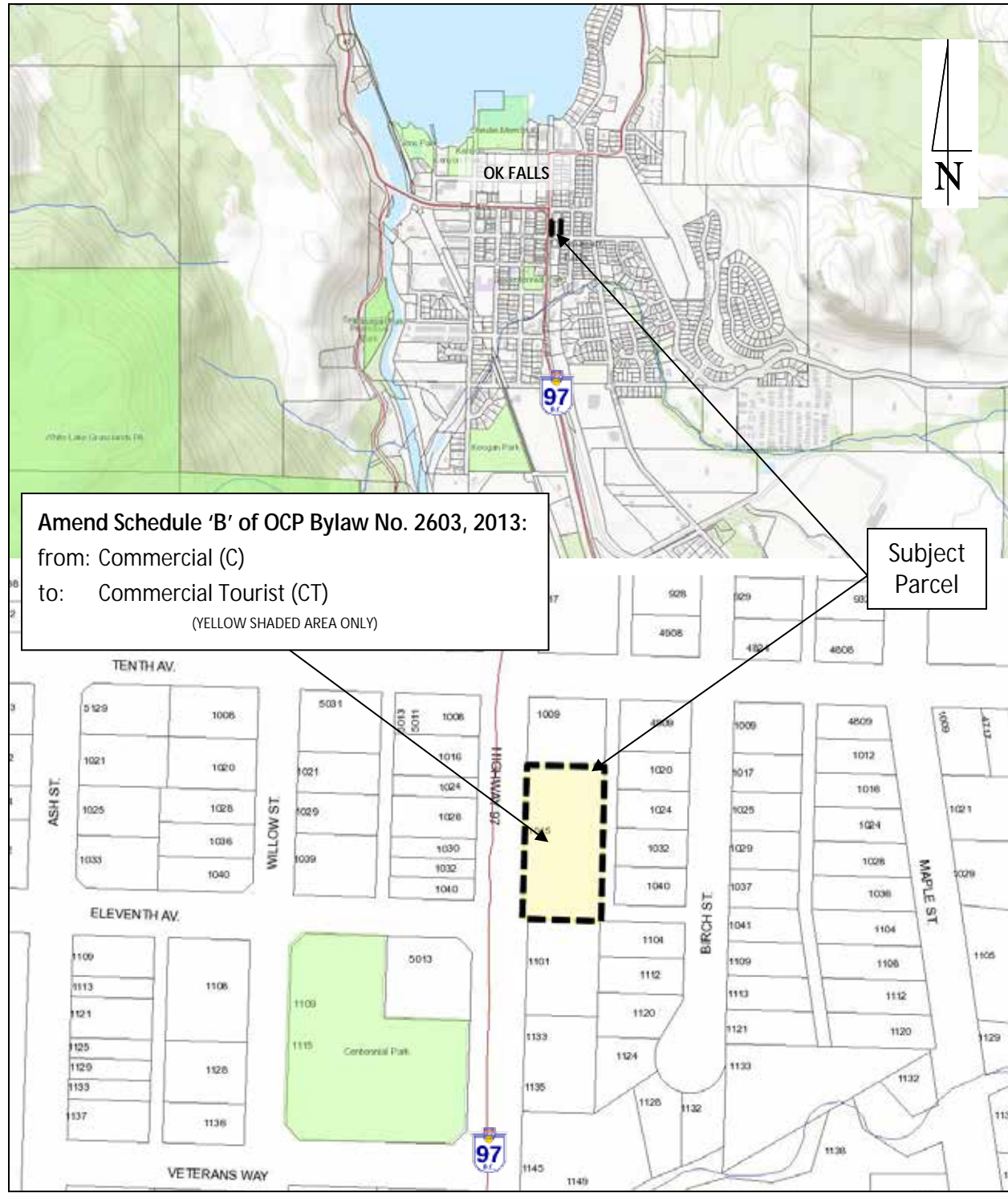
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.15, 2021

Project No: D2018.089-ZONE

Schedule 'A'



Amendment Bylaw No. 2603.15, 2021
(D2018.089-ZONE)

DRAFT VERSION – 2021-03-29

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Regional District of Okanagan-Similkameen

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

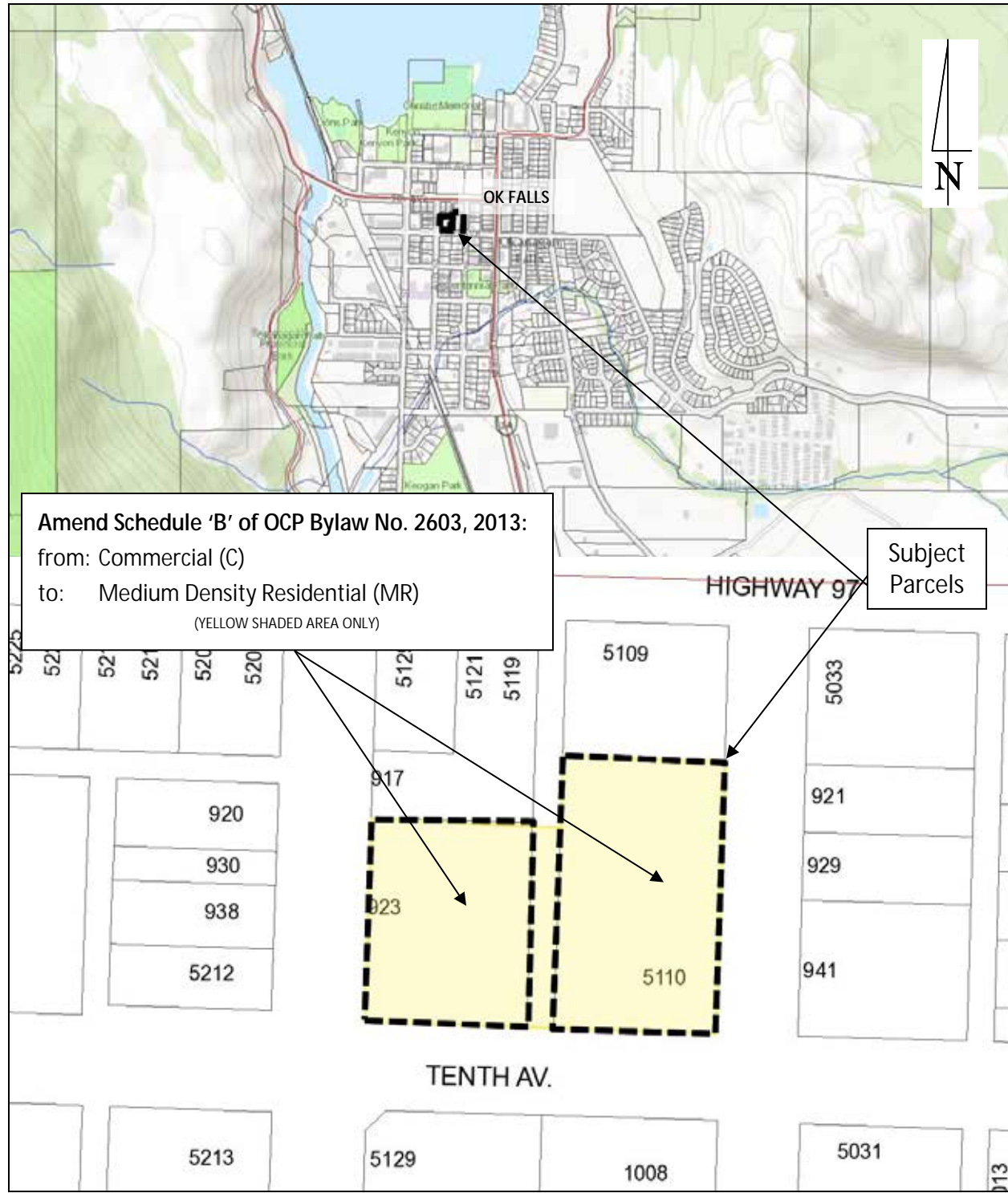
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.15, 2021

Project No: D2018.089-ZONE

Schedule 'B'



Amendment Bylaw No. 2603.15, 2021
(D2018.089-ZONE)

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Regional District of Okanagan-Similkameen

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

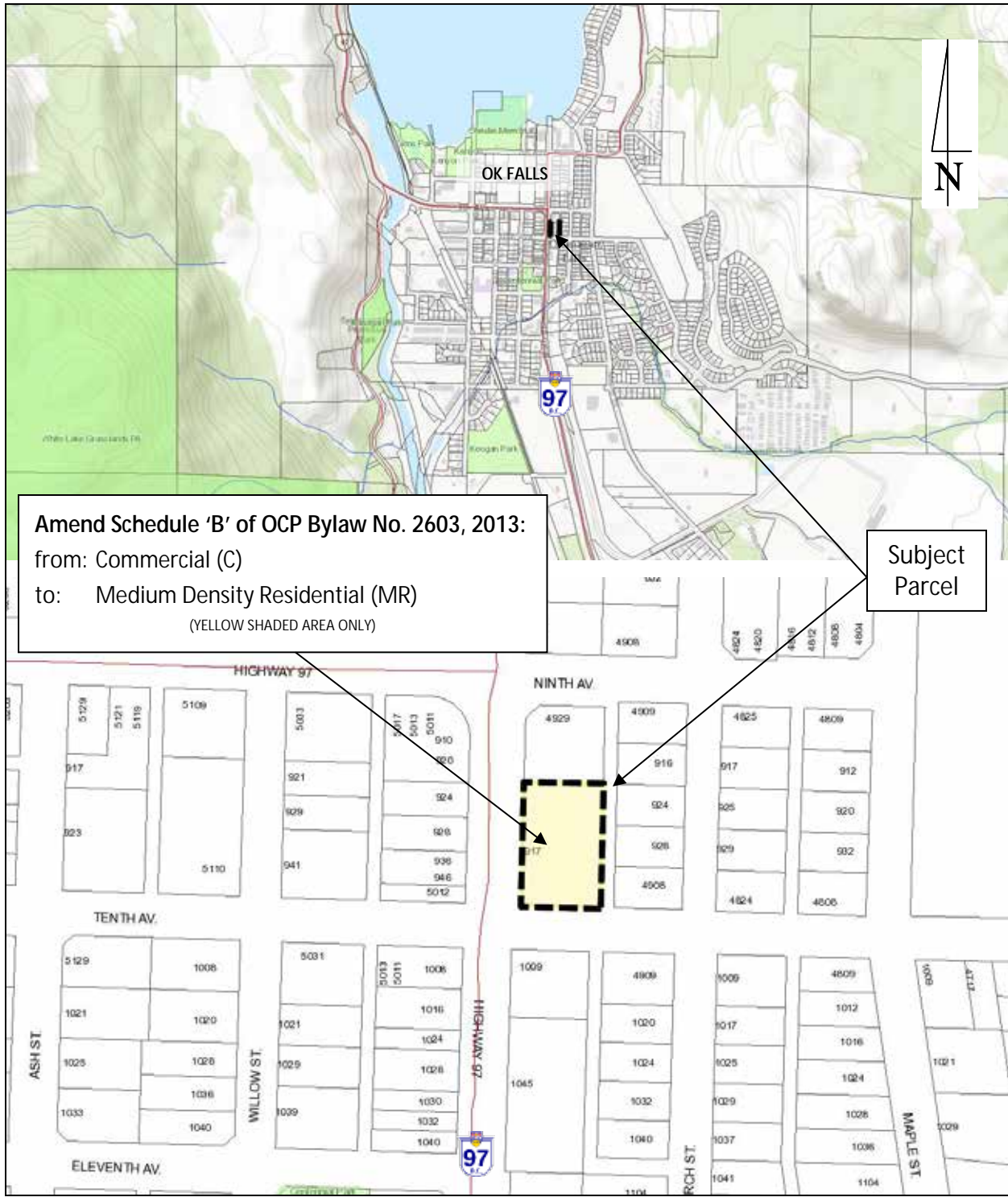
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.15, 2021

Project No: D2018.089-ZONE

Schedule 'C'



Amendment Bylaw No. 2603.15, 2021
(D2018.089-ZONE)

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Regional District of Okanagan-Similkameen

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

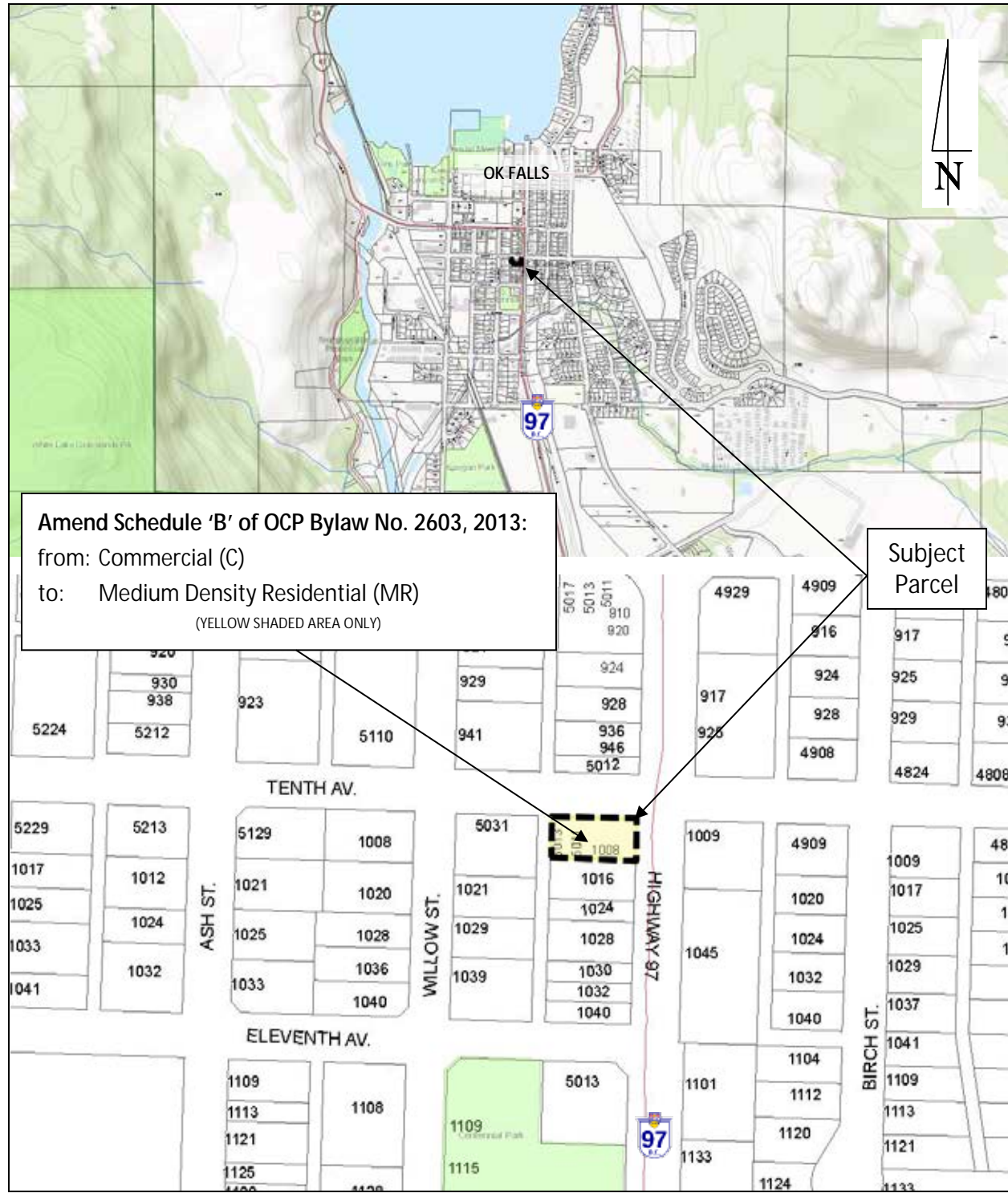
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.15, 2021

Project No: D2018.089-ZONE

Schedule 'D'



Amendment Bylaw No. 2603.15, 2021
(D2018.089-ZONE)

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Regional District of Okanagan-Similkameen

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

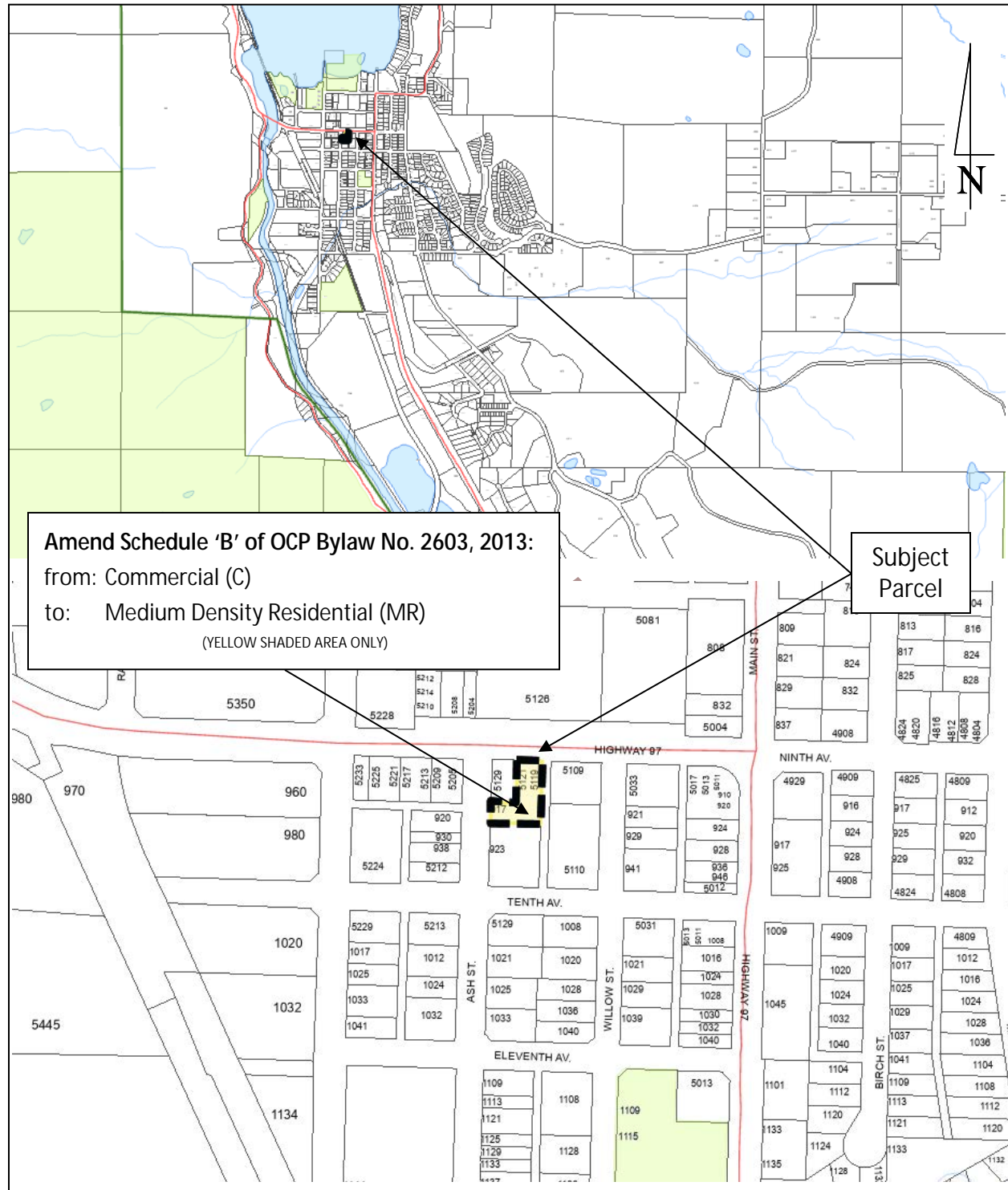
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.15, 2021

Project No: D2018.089-ZONE

Schedule 'E'



Amendment Bylaw No. 2603.15, 2021
(D2018.089-ZONE)

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Regional District of Okanagan-Similkameen

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

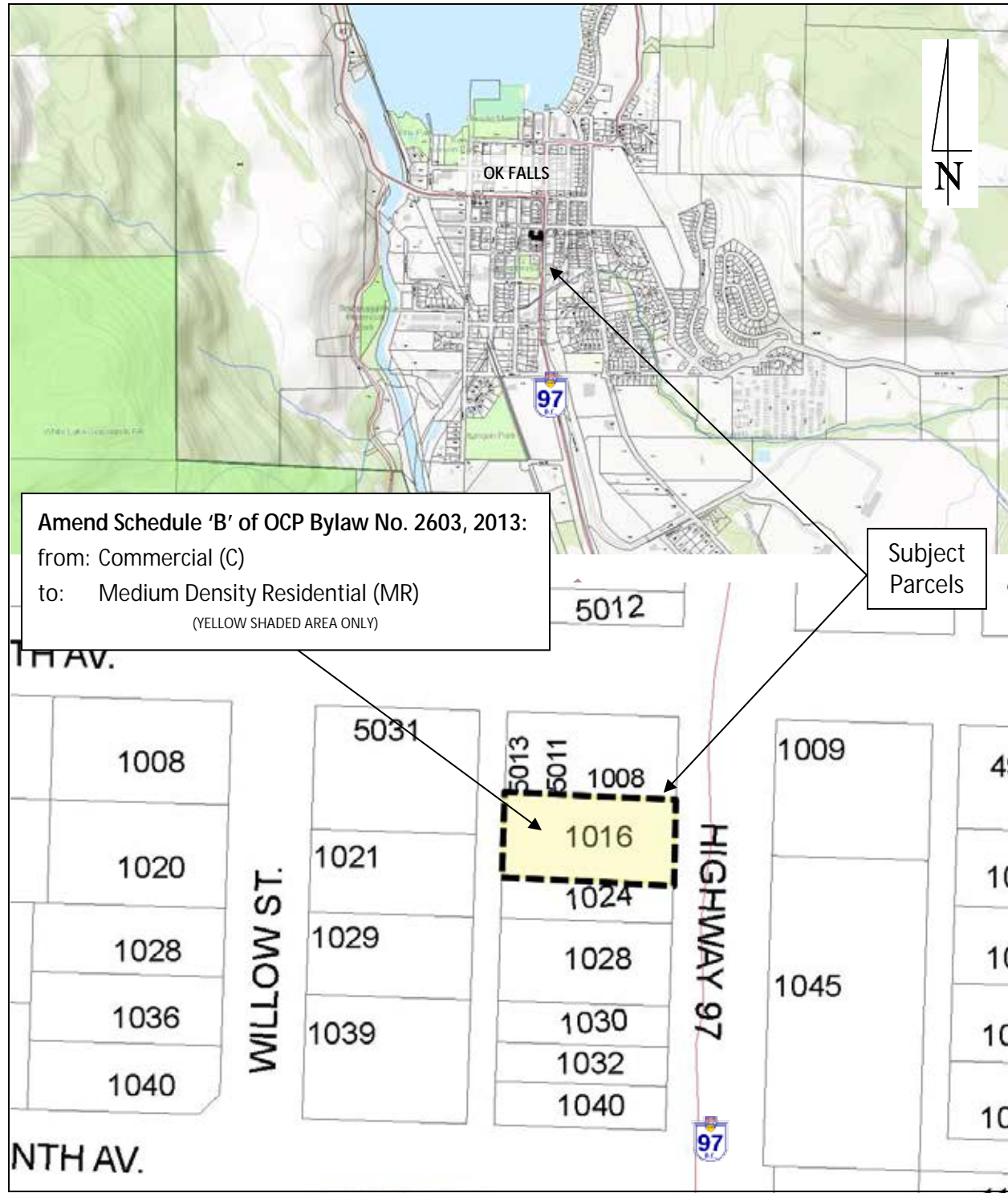
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.15, 2021

Project No: D2018.089-ZONE

Schedule 'F'



Amendment Bylaw No. 2603.15, 2021
(D2018.089-ZONE)

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Regional District of Okanagan-Similkameen

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

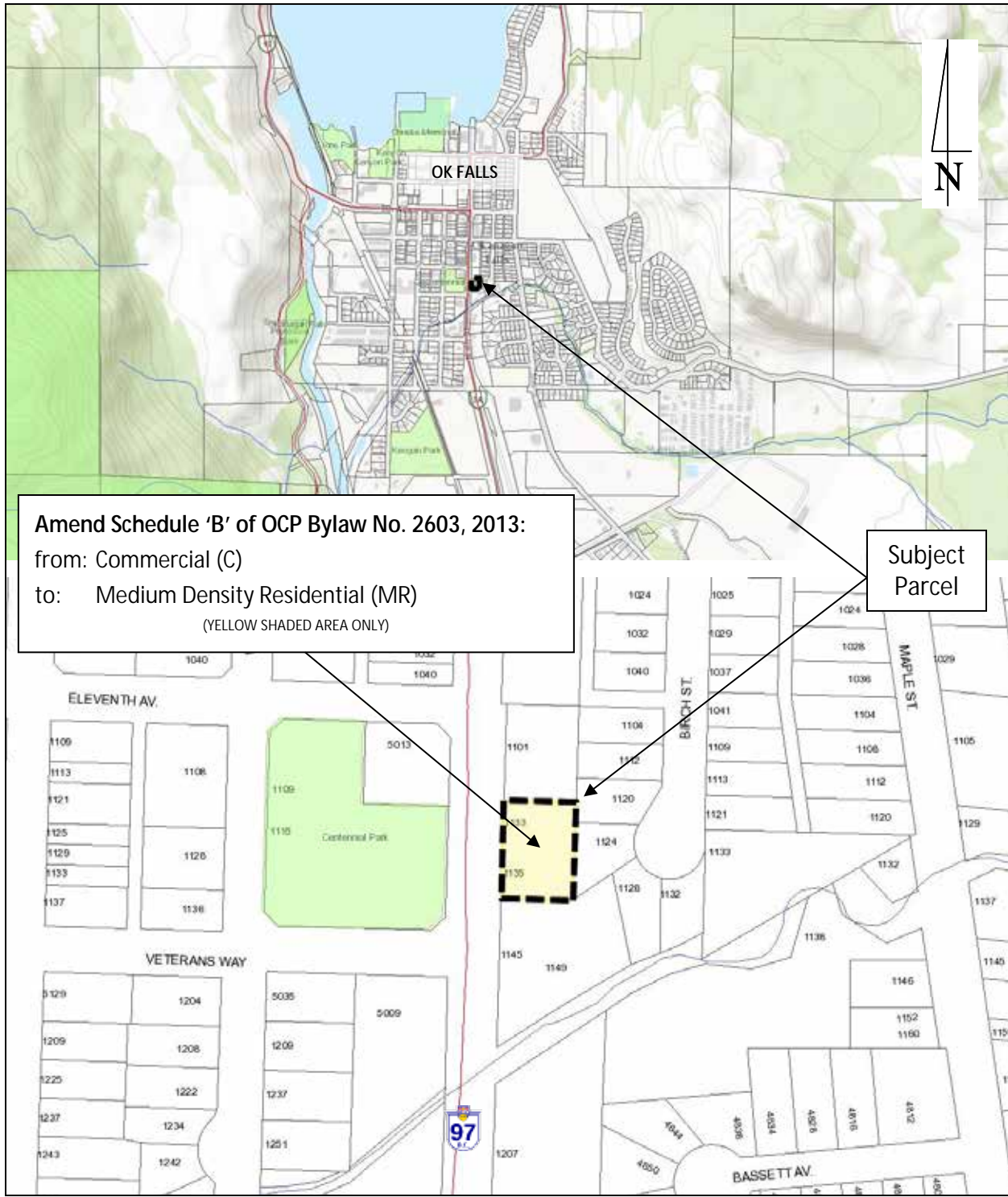
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.15, 2021

Project No: D2018.089-ZONE

Schedule 'G'



Amendment Bylaw No. 2603.15, 2021
(D2018.089-ZONE)

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Regional District of Okanagan-Similkameen

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

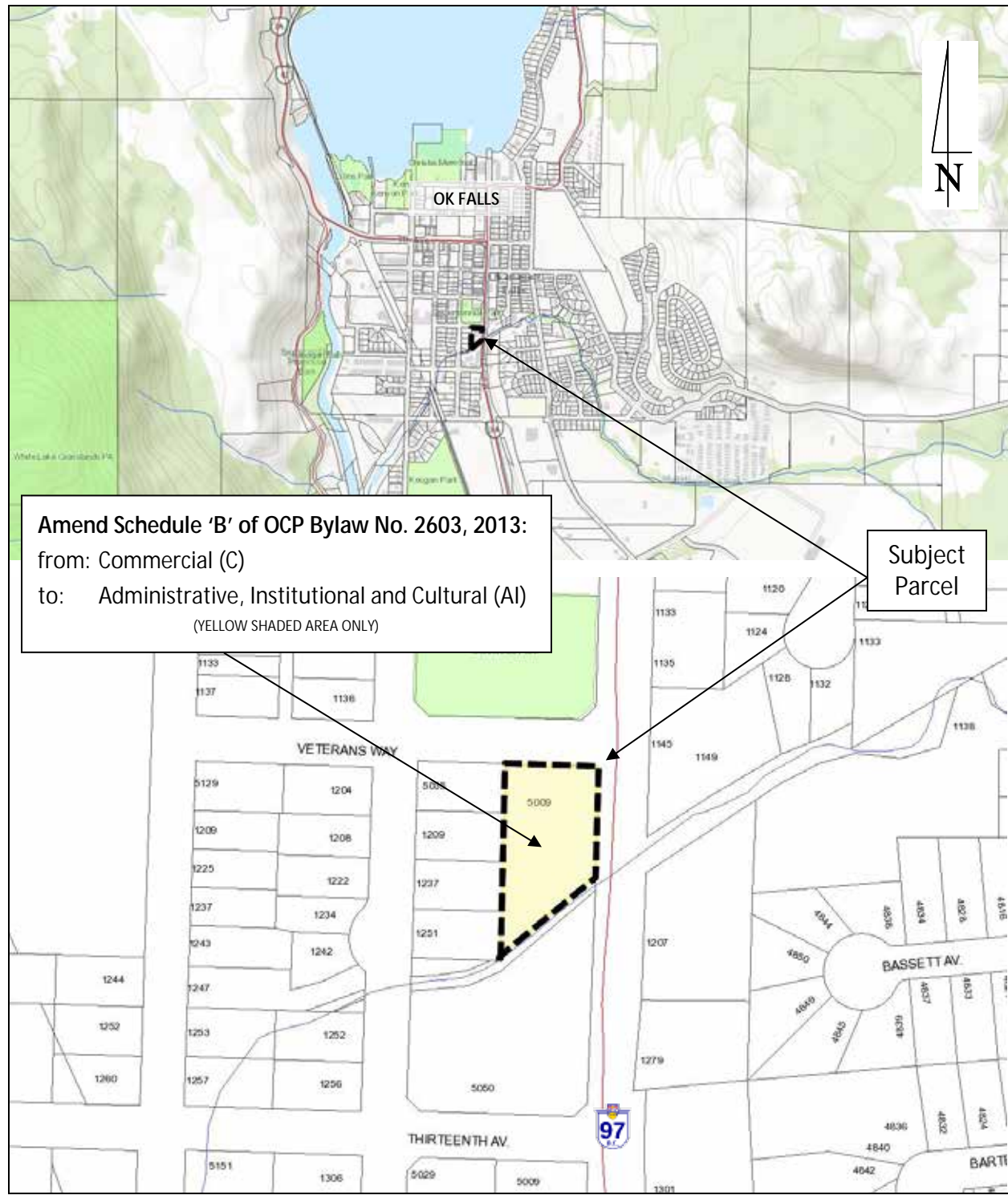
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.15, 2021

Project No: D2018.089-ZONE

Schedule 'H'



Amendment Bylaw No. 2603.15, 2021
(D2018.089-ZONE)

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Regional District of Okanagan-Similkameen

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

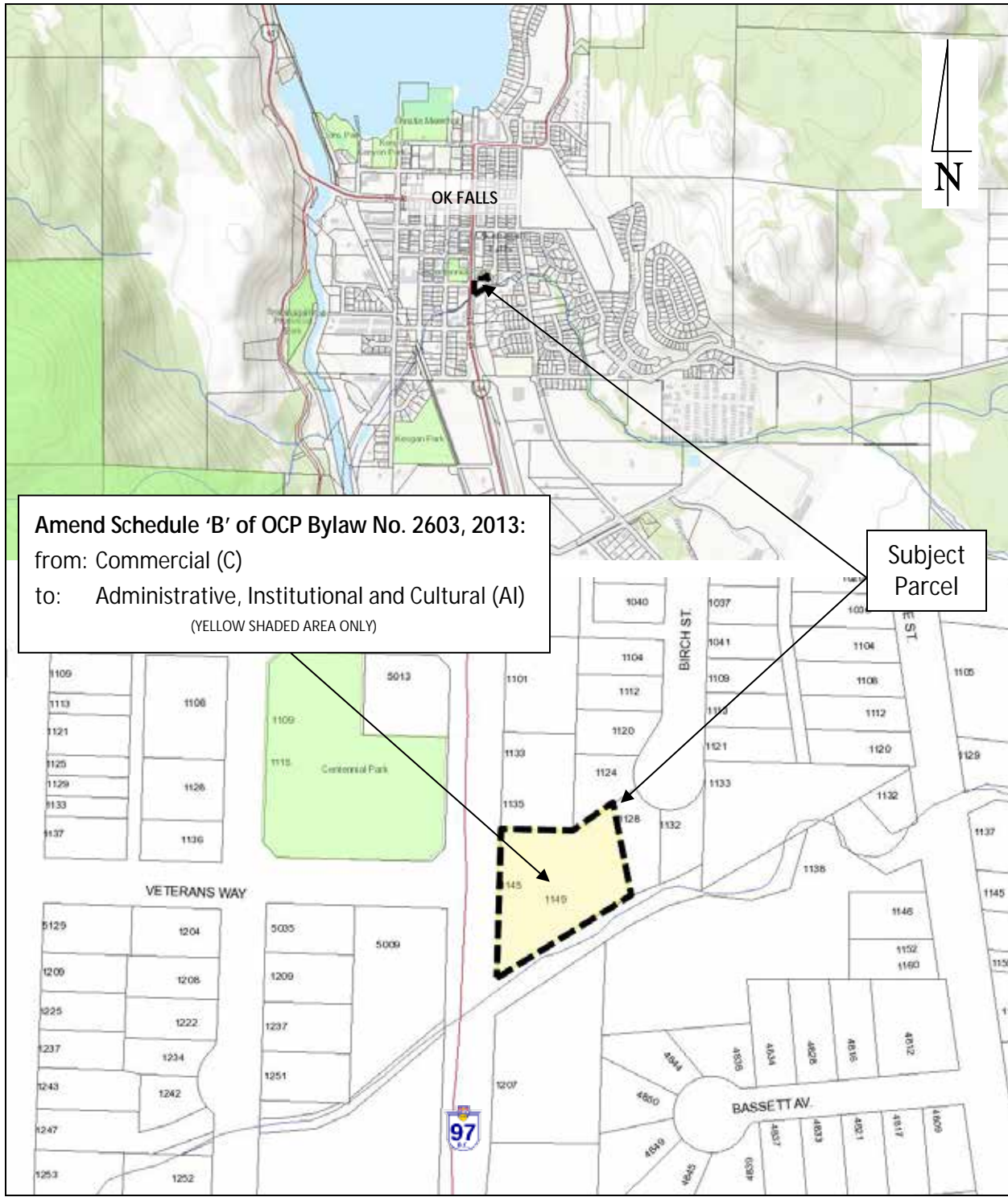
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.15, 2021

Project No: D2018.089-ZONE

Schedule 'I'



Amendment Bylaw No. 2603.15, 2021
(D2018.089-ZONE)

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Regional District of Okanagan-Similkameen

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

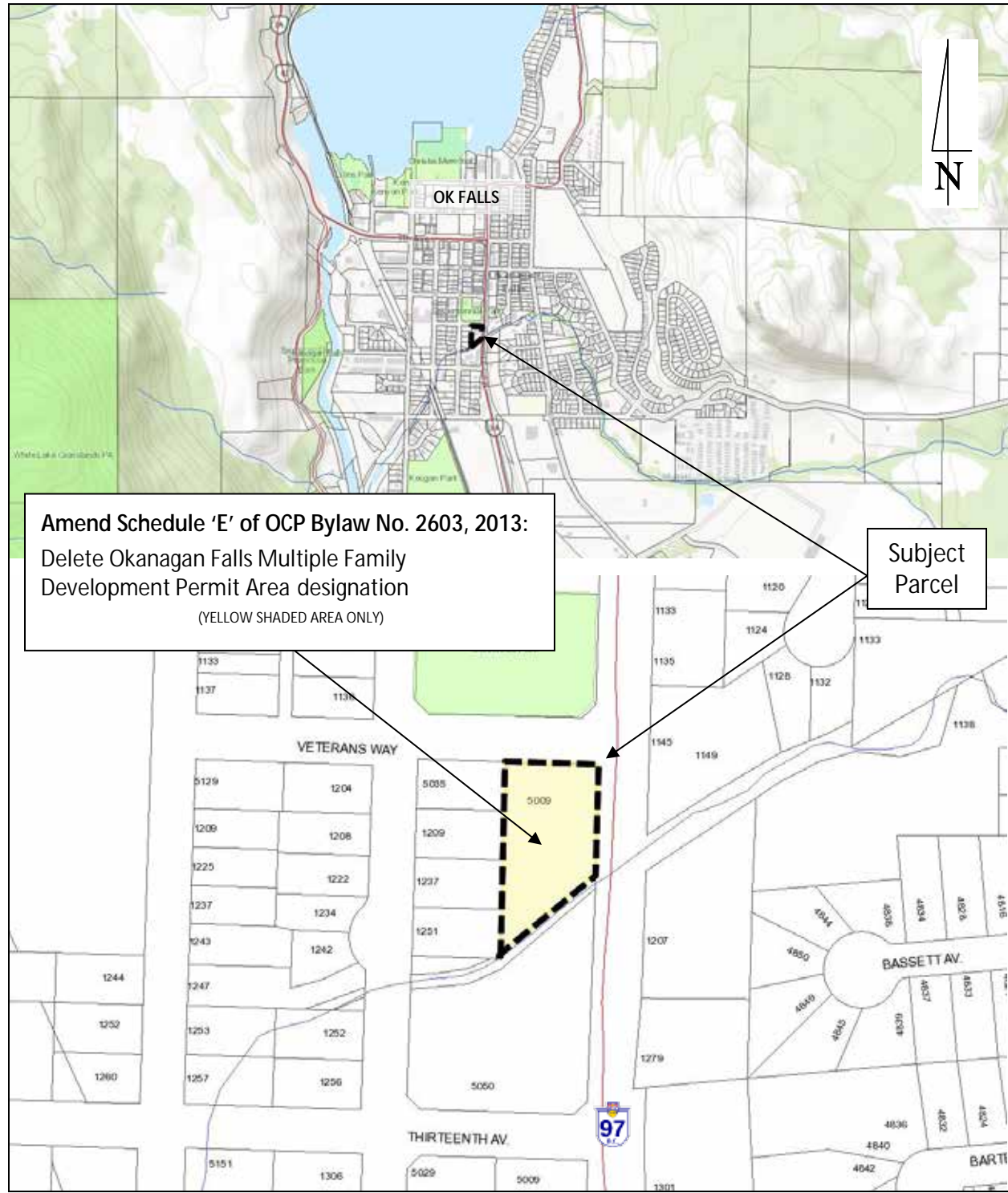
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.15, 2021

Project No: D2018.089-ZONE

Schedule 'J'



Amendment Bylaw No. 2603.15, 2021
(D2018.089-ZONE)

DRAFT VERSION – 2021-03-29

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Regional District of Okanagan-Similkameen

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

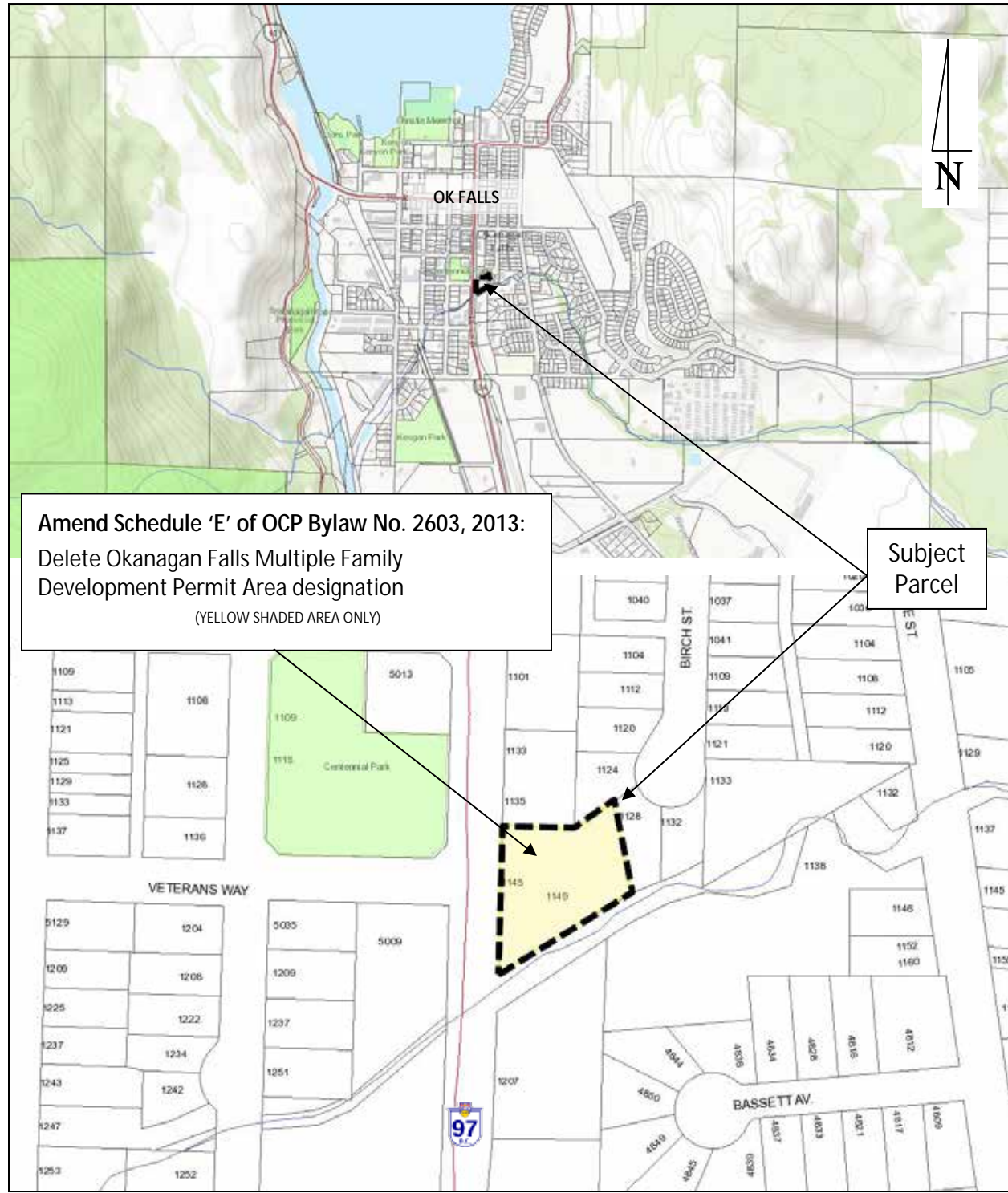
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Amendment Bylaw No. 2603.15, 2021

Project No: D2018.089-ZONE

Schedule 'K'



Amendment Bylaw No. 2603.15, 2021
(D2018.089-ZONE)

DRAFT VERSION – 2021-03-29

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Regional District of Okanagan-Similkameen

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

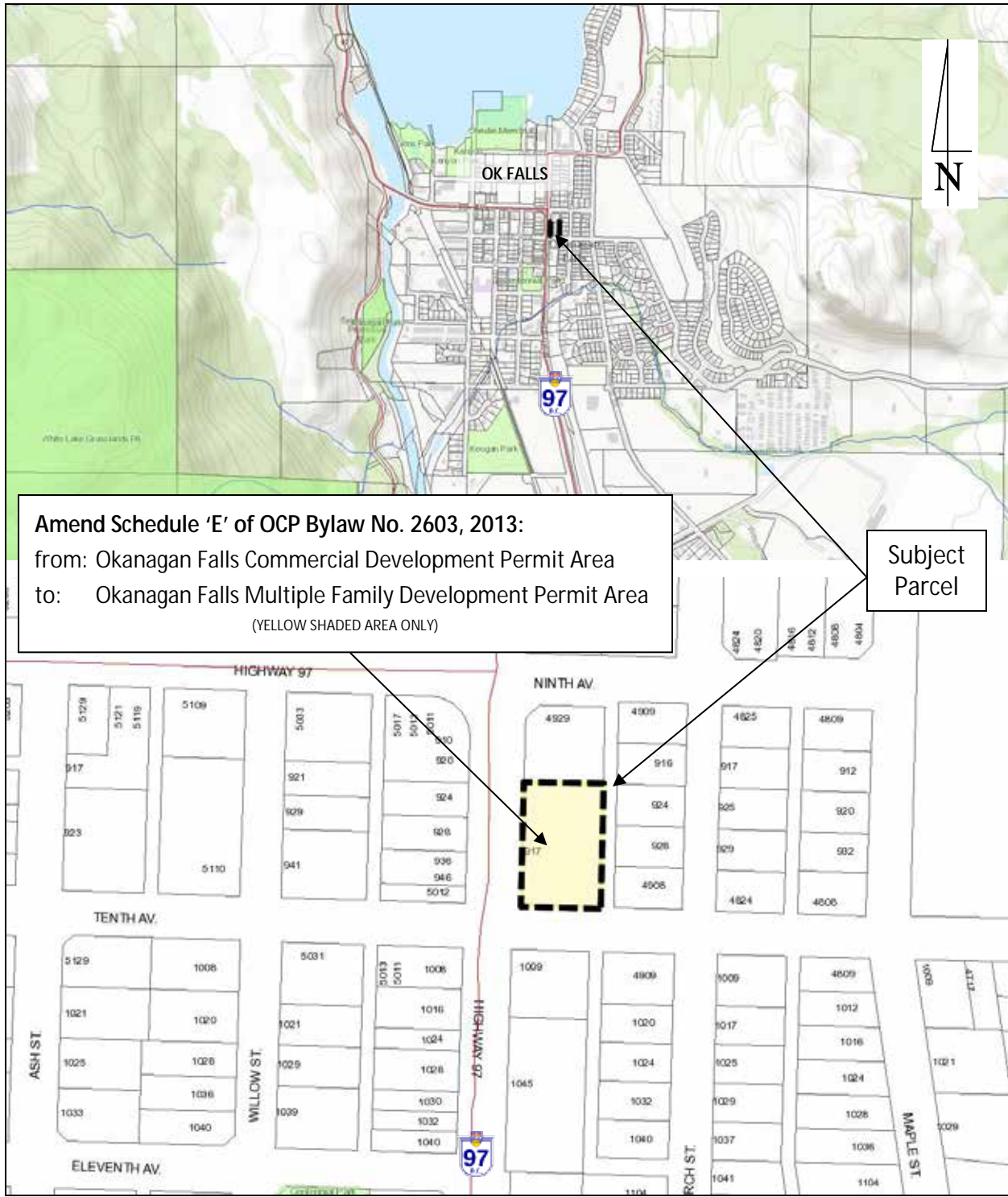
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.15, 2021

Project No: D2018.089-ZONE

Schedule 'L'



Amendment Bylaw No. 2603.15, 2021
(D2018.089-ZONE)

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Regional District of Okanagan-Similkameen

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

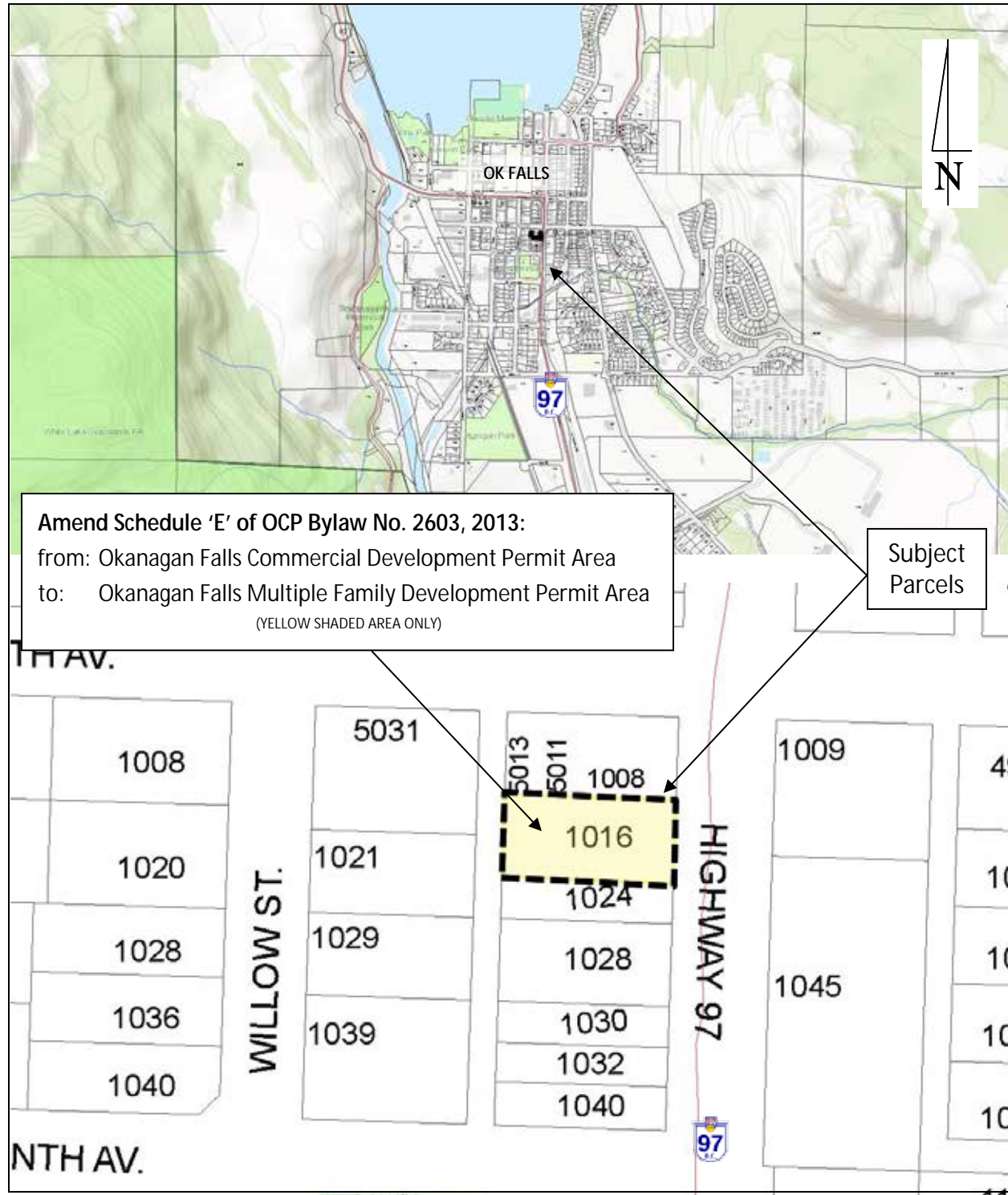
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Amendment Bylaw No. 2603.15, 2021

Project No: D2018.089-ZONE

Schedule 'M'



Amendment Bylaw No. 2603.15, 2021
(D2018.089-ZONE)

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Regional District of Okanagan-Similkameen

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

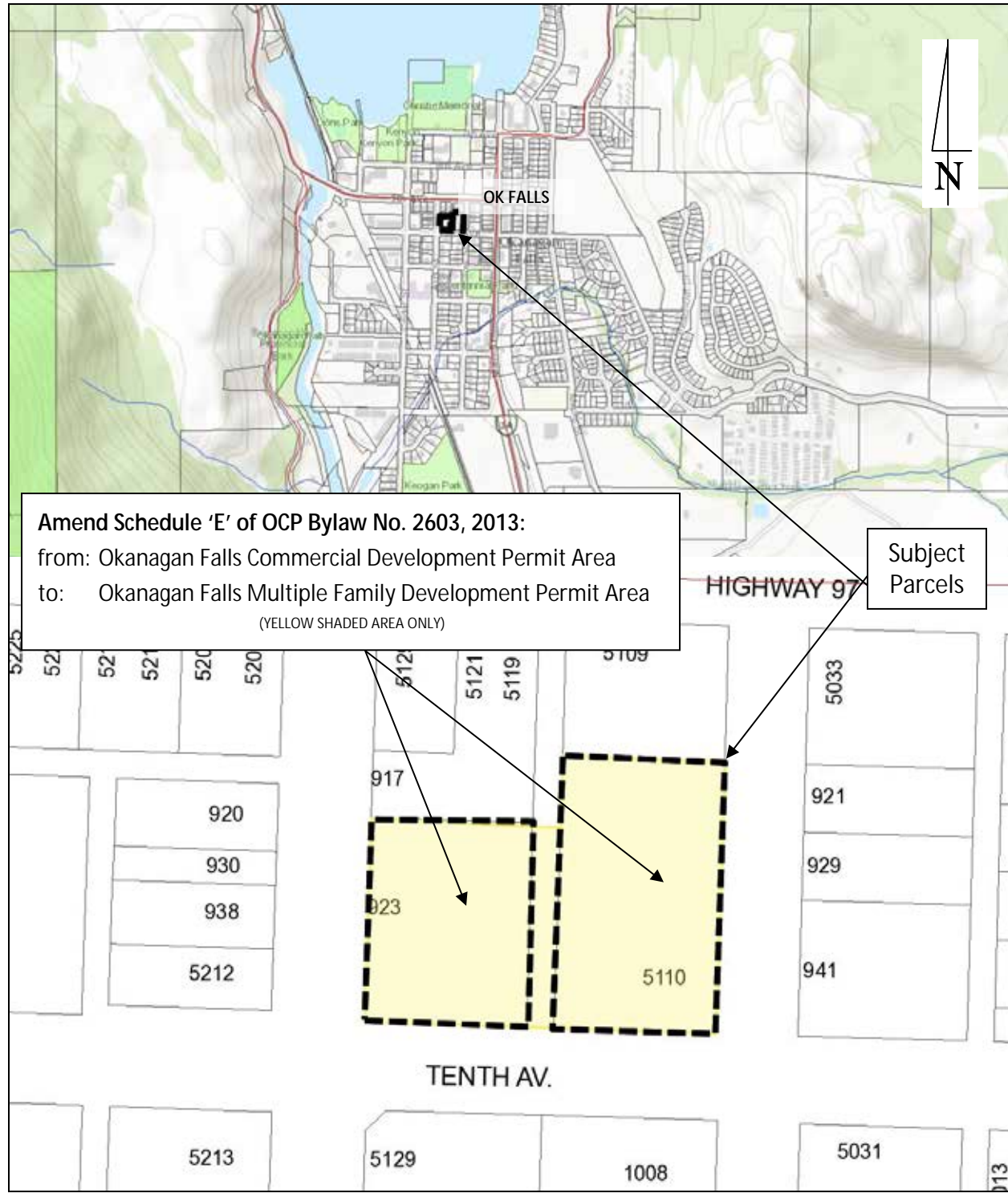
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Amendment Bylaw No. 2603.15, 2021

Project No: D2018.089-ZONE

Schedule 'N'



Amendment Bylaw No. 2603.15, 2021
(D2018.089-ZONE)

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Regional District of Okanagan-Similkameen

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

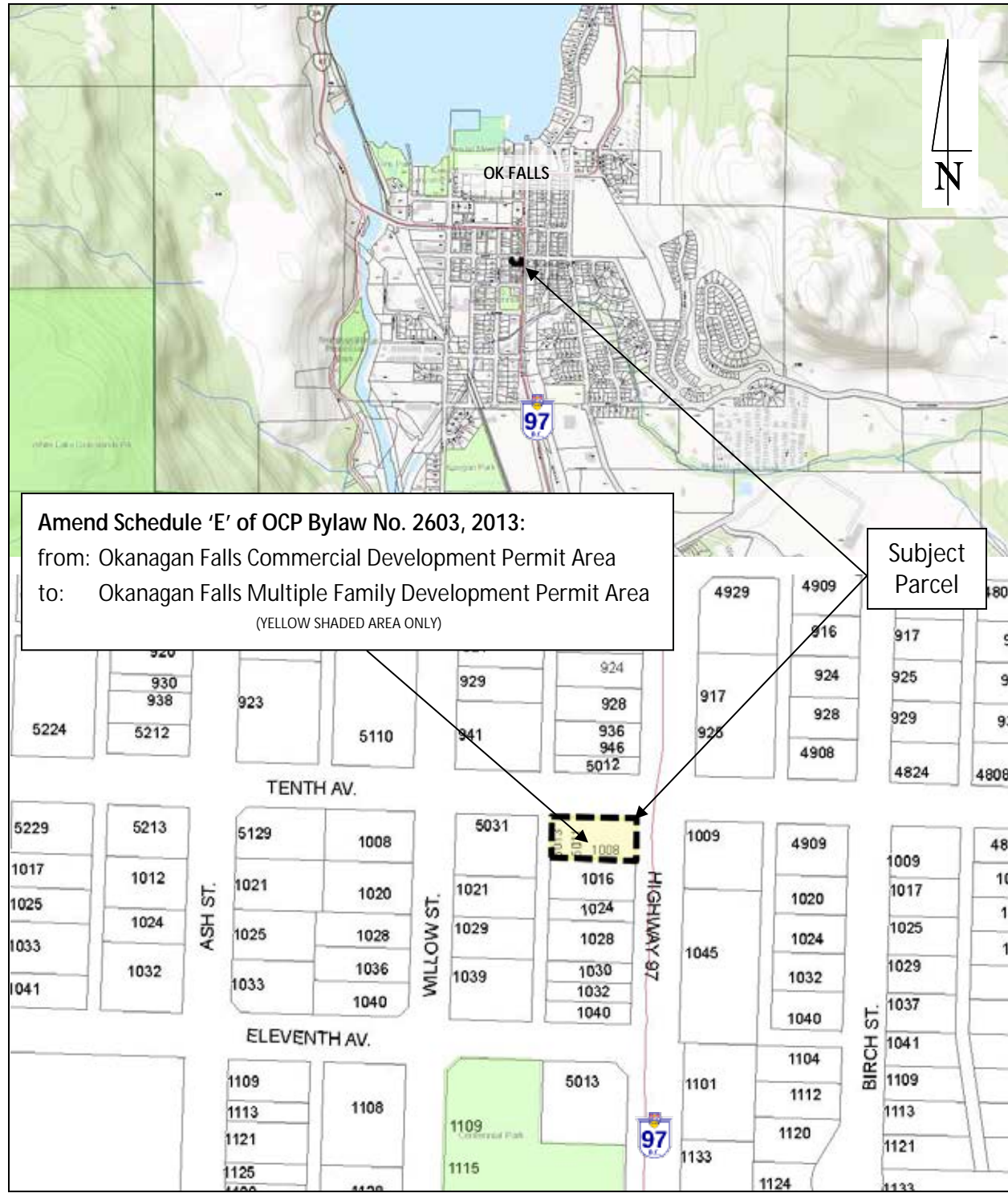
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Amendment Bylaw No. 2603.15, 2021

Project No: D2018.089-ZONE

Schedule 'O'



Amendment Bylaw No. 2603.15, 2021
(D2018.089-ZONE)

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Regional District of Okanagan-Similkameen

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

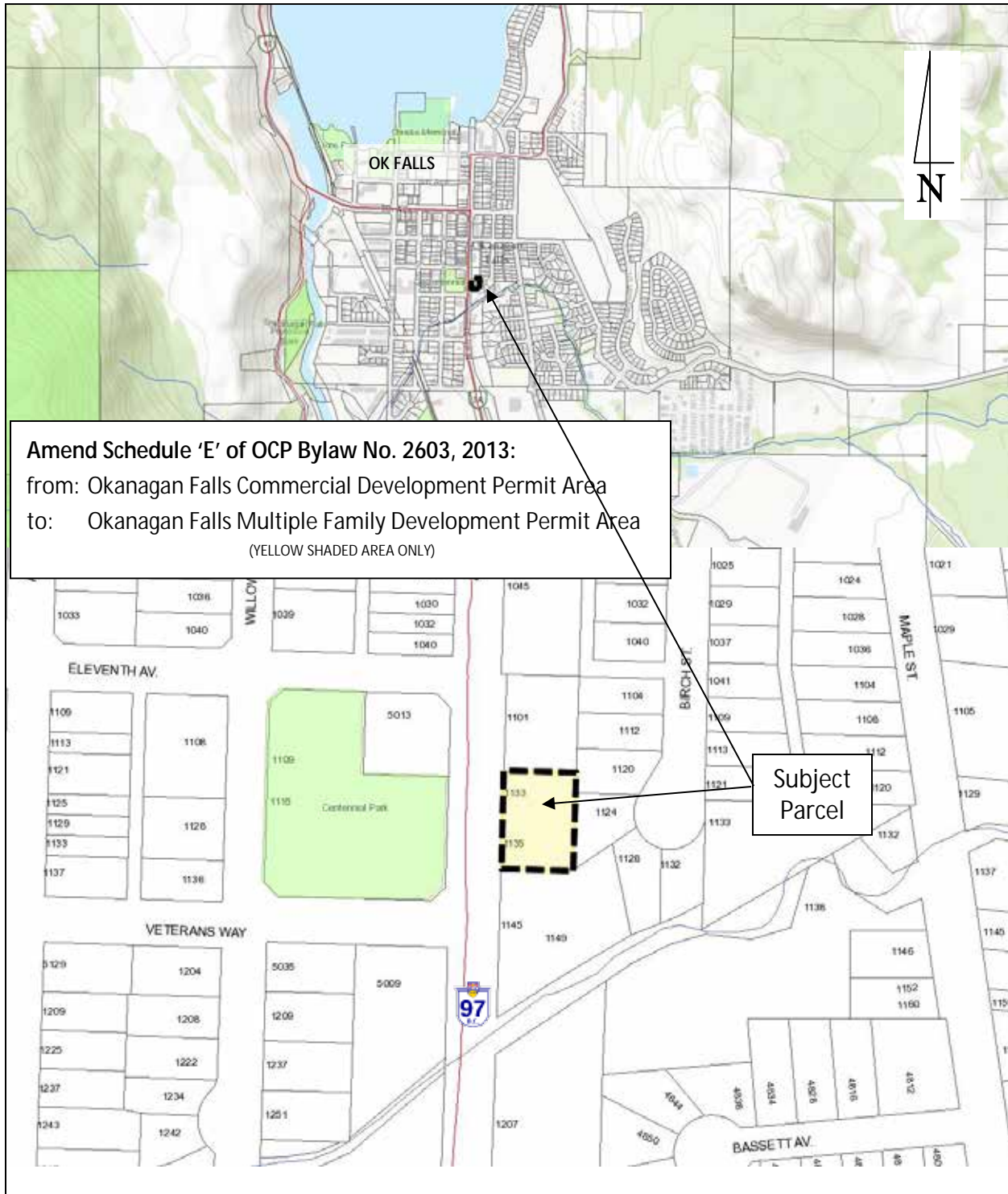
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.15, 2021

Project No: D2018.089-ZONE

Schedule 'P'



Amendment Bylaw No. 2603.15, 2021
(D2018.089-ZONE)

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Regional District of Okanagan-Similkameen

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

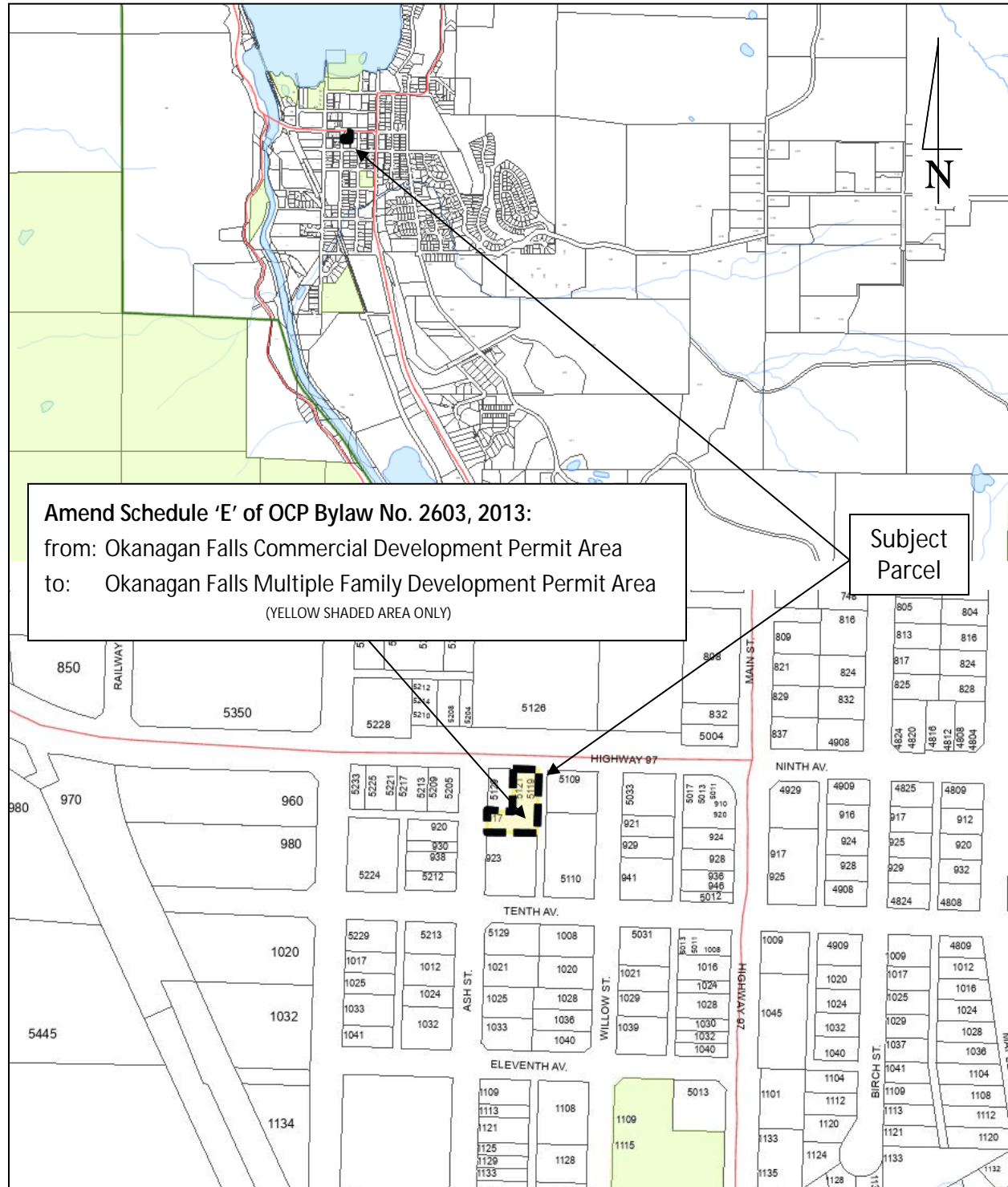
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.15, 2021

Project No: D2018.089-ZONE

Schedule 'Q'



Amendment Bylaw No. 2603.15, 2021
(D2018.089-ZONE)

DRAFT VERSION – 2021-03-29

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REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2455.38, 2021

A Bylaw to amend the Electoral Area "D" Zoning Bylaw No. 2455, 2008

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the "Electoral Area "D" Okanagan Falls Town Centre Update Zoning Amendment Bylaw No. 2455.38, 2021."
2. The Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by:
 - i) replacing Section 14.2 (Okanagan Falls Town Centre Transition Zone) under Section 14.0 (Commercial) in its entirety with the following:

14.2 HIGHWAY COMMERCIAL ZONE (C4)

14.2.1 Permitted Uses:

Principal uses:

- a) brewery, cidery, distillery, meadery or winery;
- b) eating and drinking establishments;
- c) indoor recreation;
- d) apartment building, subject to Section 14.2.5;
- e) offices;
- f) outdoor market;
- g) personal service establishment;
- h) retail stores, general;
- i) townhouse, subject to Section 14.2.5;
- j) tourist accommodation;

Secondary uses:

- k) dwelling units;

- l) bed and breakfast operation, subject to Section 7.19;
- m) home occupations, subject to Section 7.17; and
- n) accessory buildings and structures, subject to Section 7.13.

14.2.2 Site Specific Highway Commercial Zone (C4s) Provisions:

- a) see Section 19.15

14.2.3 Minimum Parcel Size:

- a) 1000 m², subject to servicing requirements.

14.2.4 Minimum Parcel Width:

- a) Not less than 25% of parcel depth.

14.2.5 Dwelling Unit Regulations:

- a) dwelling units shall be located above the first floor or at the rear of a building containing a principal commercial use.

14.2.6 Minimum Setbacks:

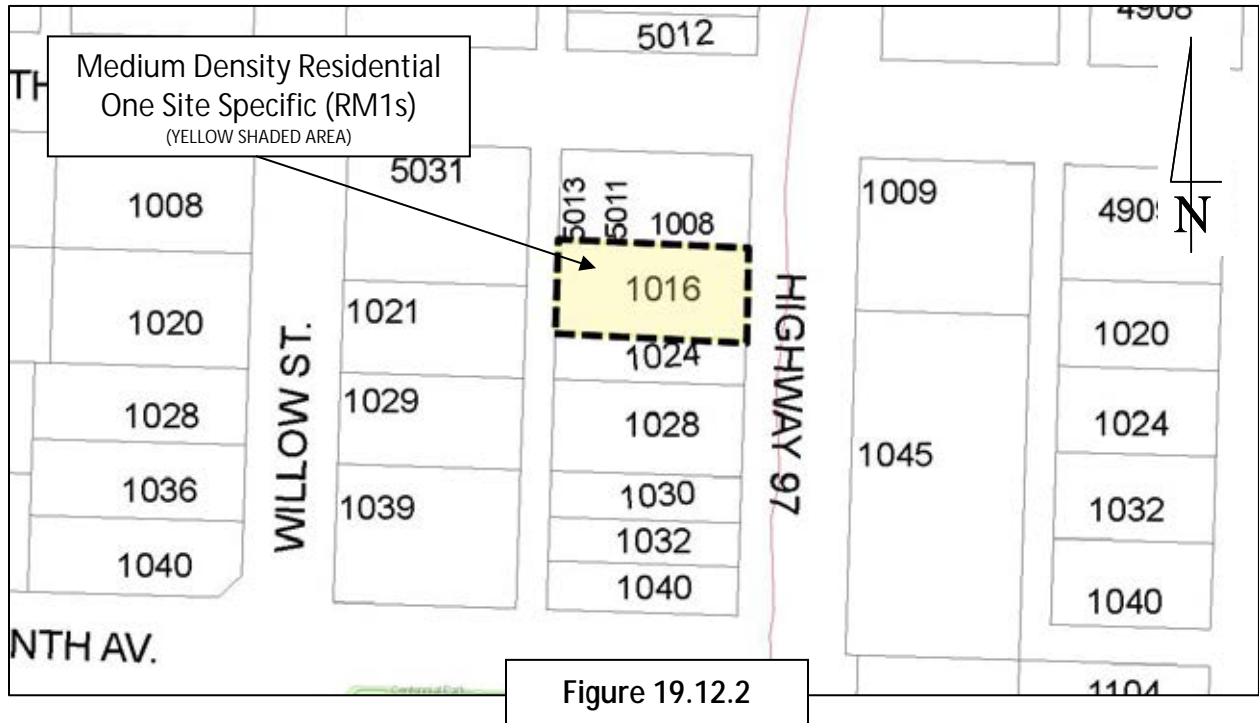
- a) Buildings and Structures:
 - i) Front parcel line: 3.0 metres
 - ii) Rear parcel line: 0.0 metres
 - iii) Interior side parcel line: 0.0 metres
 - iv) Exterior side parcel line: 3.0 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 3.0 metres
 - ii) Rear parcel line: 0.0 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 3.0 metres

14.2.7 Maximum Height:

- a) No building or structure shall exceed a height of 12.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

14.2.8 Maximum Parcel Coverage:

- a) 80%
- ii) adding a new Section 19.12.2 (Site Specific Medium Density Residential One) under Section 19.0 (Site Specific Designations) to read as follows:
 - .2 In the case of land described as Parcel A, Block 10, Plan KAP1280, District Lot 374, SDYD, Portion KD20684 (1016 Main Street), and shown shaded yellow on Figure 19.12.2:
 - i) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 12.1.1:
 - a) eating and drinking establishments;
 - b) offices;
 - c) personal service establishment; and
 - d) retail stores, general.



- iii) adding a new Section 19.12.3 (Site Specific Medium Density Residential One) under Section 19.0 (Site Specific Designations) to read as follows:
 - .3 In the case of land described as Plan KAS1099, District Lot 374, SDYD (1135 Highway 97), and shown shaded yellow on Figure 19.12.3:
 - i) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 12.1.1:

- a) eating and drinking establishments;
- b) offices;
- c) personal services establishment; and
- d) retail stores, general

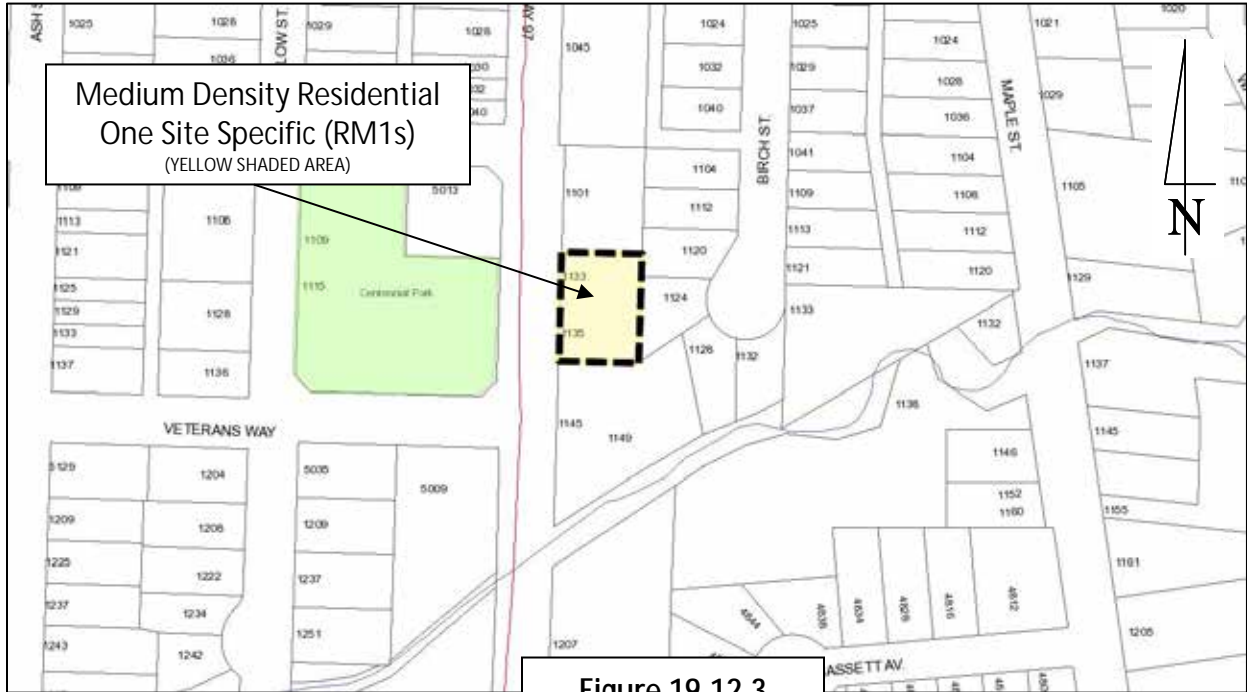
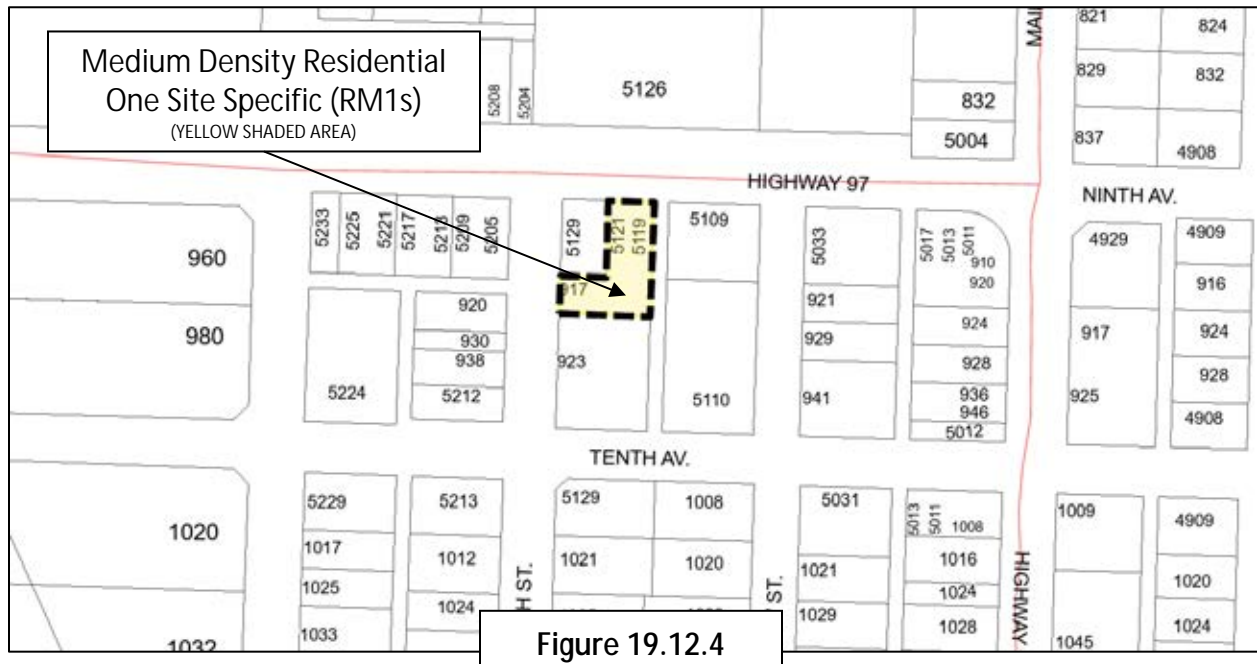


Figure 19.12.3

iv) adding a new Section 19.12.4 (Site Specific Medium Density Residential One) under Section 19.0 (Site Specific Designations) to read as follows:

.4 In the case of land described as Lot A, Plan KAP52004, District Lot 374, SDYD (917 Ash Street) and shown shaded yellow on Figure 19.12.5:

- ii) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 12.1.1:
 - a) eating and drinking establishments;
 - b) offices;
 - c) personal services establishment; and
 - d) retail stores, general.



- v) replacing Section 19.14.1 (Site Specific General Commercial Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:
 - .1 In the case of land described as Lot 1, Plan KAP3828, District Lot 374, SDYD (5129 9th Avenue), and shown shaded yellow on Figure 19.14.1:
 - i) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 14.1.1:
 - a) service industry establishment, excluding household cleaning and repair; metal and woodworking; and plumbing and heating sales; storage and repair.



Figure 19.14.1

vi) replacing Section 19.15 (Site Specific Okanagan Falls Town Centre Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.15 Site Specific Highway Commercial (C4s) Provisions:

.1 Not applicable.

3. The Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing land use designation of the land:
 - i) shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Okanagan Falls Town Centre Transition (C4) to General Commercial (C1).
 - ii) described as Lot 1, Plan KAP3828, District Lot 374, SDYD (5129 9th Avenue) and shown shaded yellow on Schedule 'B', which forms part of this Bylaw, from Okanagan Falls Town Centre Transition Site Specific (C4s) to General Commercial Site Specific (C1s).
 - iii) described as Lot A, Plan KAP42658, District Lot 374, SDYD (1101 Highway 97) and shown shaded yellow on Schedule 'C', which forms part of this Bylaw, from Okanagan Falls Town Centre Transition (C4) to General Commercial (C1).
 - iv) described as Lot 16, Block 10, Plan KAP1280, District Lot 374, SDYD (1024 Main Street;) and Parcel Z, Block 10, Plan KAP1280, District Lot 374, SDYD (1028 Main Street); and Lots 11-13, Block 10, Plan KAP1280, District Lot 374, SDYD (1030, 1032 & 1040 Main Street) and shown as shaded yellow on Schedule 'D', which forms part of this Bylaw, from Okanagan Falls Town Centre Transition (C4) to Highway Commercial (C4).

- v) described as Plan KAP3787, District Lot 374, SDYD, Parcel A, Portion KV78711 (1045 Highway 97) and shown shaded yellow on Schedule 'E', which forms part of this Bylaw, from Okanagan Falls Town Centre Transition (C4) to Tourist Commercial One (CT1).
- vi) described as Lots 8-12, Block 9, Plan KAP4, District Lot 374, SDYD (923 Ash Street) and Lots 13-17, Block 9, Plan KAP4, District Lot 374, SDYD (5110 10th Avenue), and shown shaded yellow on Schedule 'F', which forms part of this Bylaw, from Okanagan Falls Town Centre Transition (C4) to Medium Density Residential One (RM1).
- vii) described as Plan KAP5823, District Lot 374, SDYD, Parcel A, Portion (KD776), Okanagan Falls Townsite (917 Highway 97), and shown shaded yellow on Schedule 'G', which forms part of this Bylaw, from Okanagan Falls Town Centre Transition (C4) to Medium Density Residential One (RM1).
- viii) described as Lot 20, Block 10, Plan KAP1280, District Lot 374, SDYD (1008 10th Avenue), and shown shaded yellow on Schedule 'H', which forms part of this Bylaw, from Okanagan Falls Town Centre Transition (C4) to Medium Density Residential One (RM1).
- ix) described as Lots 1-18, Plan KAS1099, District Lot 374, SDYD, (1133 & 1135 Main Street) and shown shaded yellow on Schedule 'I', which forms part of this Bylaw, from Okanagan Falls Town Centre Transition (C4) to Medium Density Residential One Site Specific (RM1s).
- x) described as Lot 1, Plan KAP23248, District Lot 374, SDYD, Okanagan Falls Townsite (5099 Veterans Way) and shown shaded yellow on Schedule 'J', which forms part of this Bylaw, from Okanagan Falls Town Centre Transition (C4) to Administrative and Institutional (AI).
- xi) described as Lot 9, Plan KAP34520, District Lot 374, SDYD (1145 Highway 97) and shown shaded yellow on Schedule 'K', which forms part of this Bylaw, from Okanagan Falls Town Centre Transition (C4) to Administrative and Institutional (AI).
- xii) described as Parcel A, Block 10, Plan KAP1280, District Lot 374, SDYD, Portion KD20684 (1016 Highway 97) and shown shaded yellow on Schedule 'L', which forms part of this Bylaw, from Okanagan Falls Town Centre Transition (C4) to Medium Density Residential One Site Specific (RM1s).
- xiii) described as Lot A, Plan KAP52004, District Lot 374, SDYD (917 Ash Street) and shown shaded yellow on Schedule 'M', which forms part of this Bylaw, from Okanagan Falls Town Centre Transition (C4) to Medium Density Residential One Site Specific (RM1s).

READ A FIRST AND SECOND TIME this ____ day of _____, 2021.

PUBLIC HEARING HELD this ____ day of _____, 2021.

READ A THIRD TIME this ____ day of _____, 2021.

I hereby certify the foregoing to be a true and correct copy of the "Electoral Area "D" Okanagan Falls Town Centre Update Zoning Amendment Bylaw No. 2455.38, 2021" as read a Third time by the Regional Board on this ____ day of ____, 2021.

Dated at Penticton, BC this __ day of ____, 2021.

Chief Administrative Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ____ day of _____, 2021.

ADOPTED this ____ day of _____, 2021.

Board Chair

Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

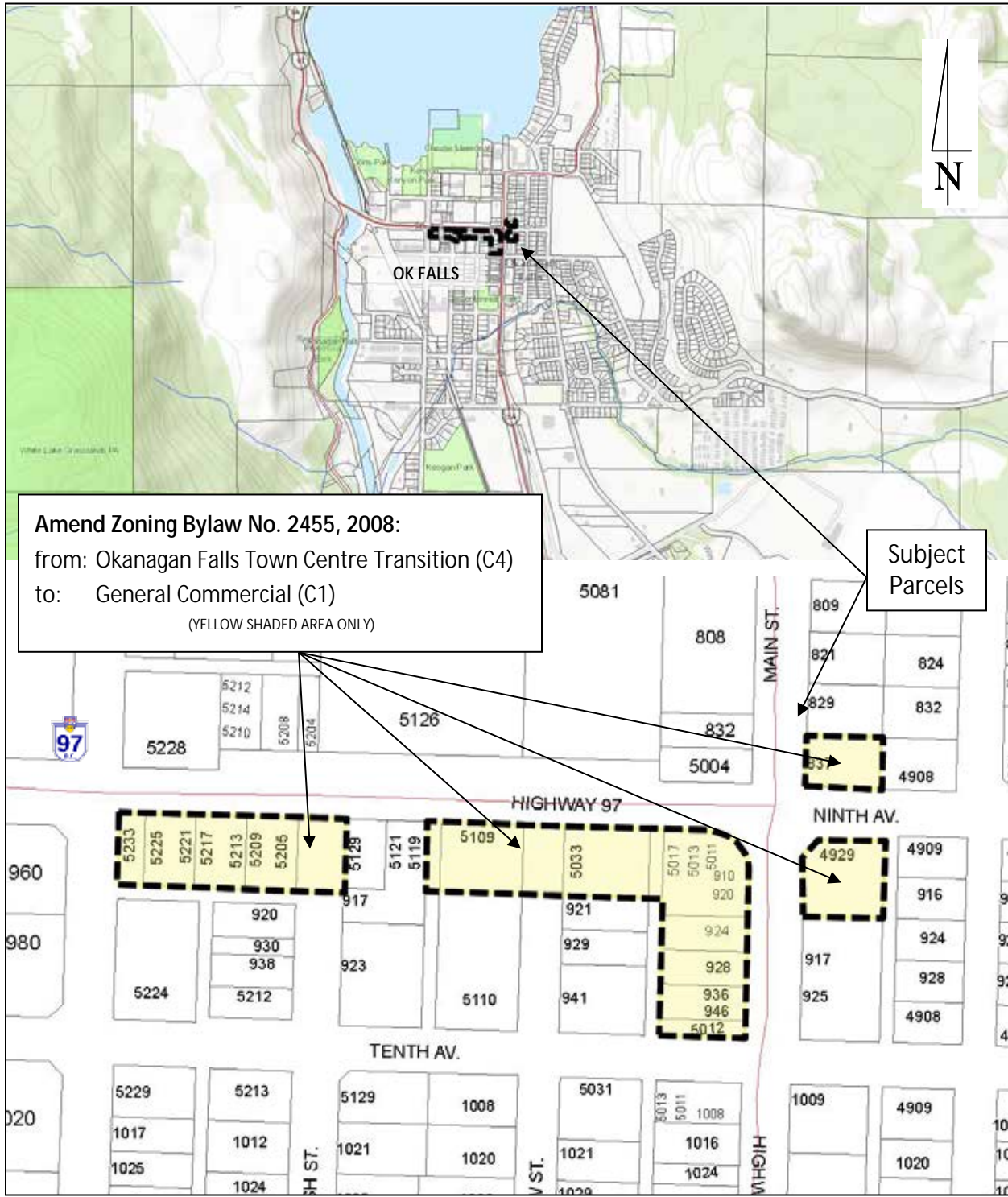
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.38, 2021

Project No: D2018.089-ZONE

Schedule 'A'



Regional District of Okanagan-Similkameen

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

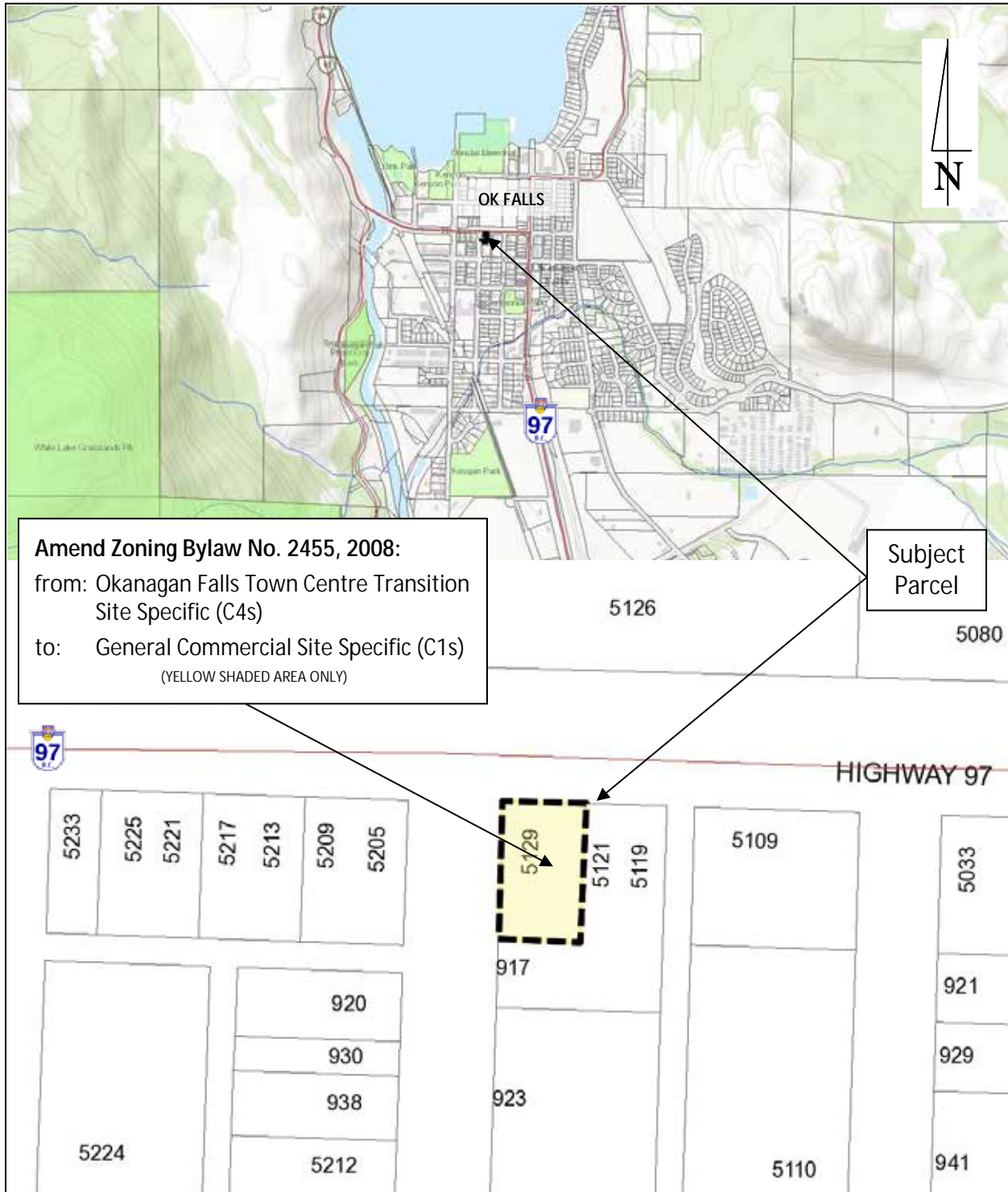
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.38, 2021

Project No: D2018.089-ZONE

Schedule 'B'



Regional District of Okanagan-Similkameen

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

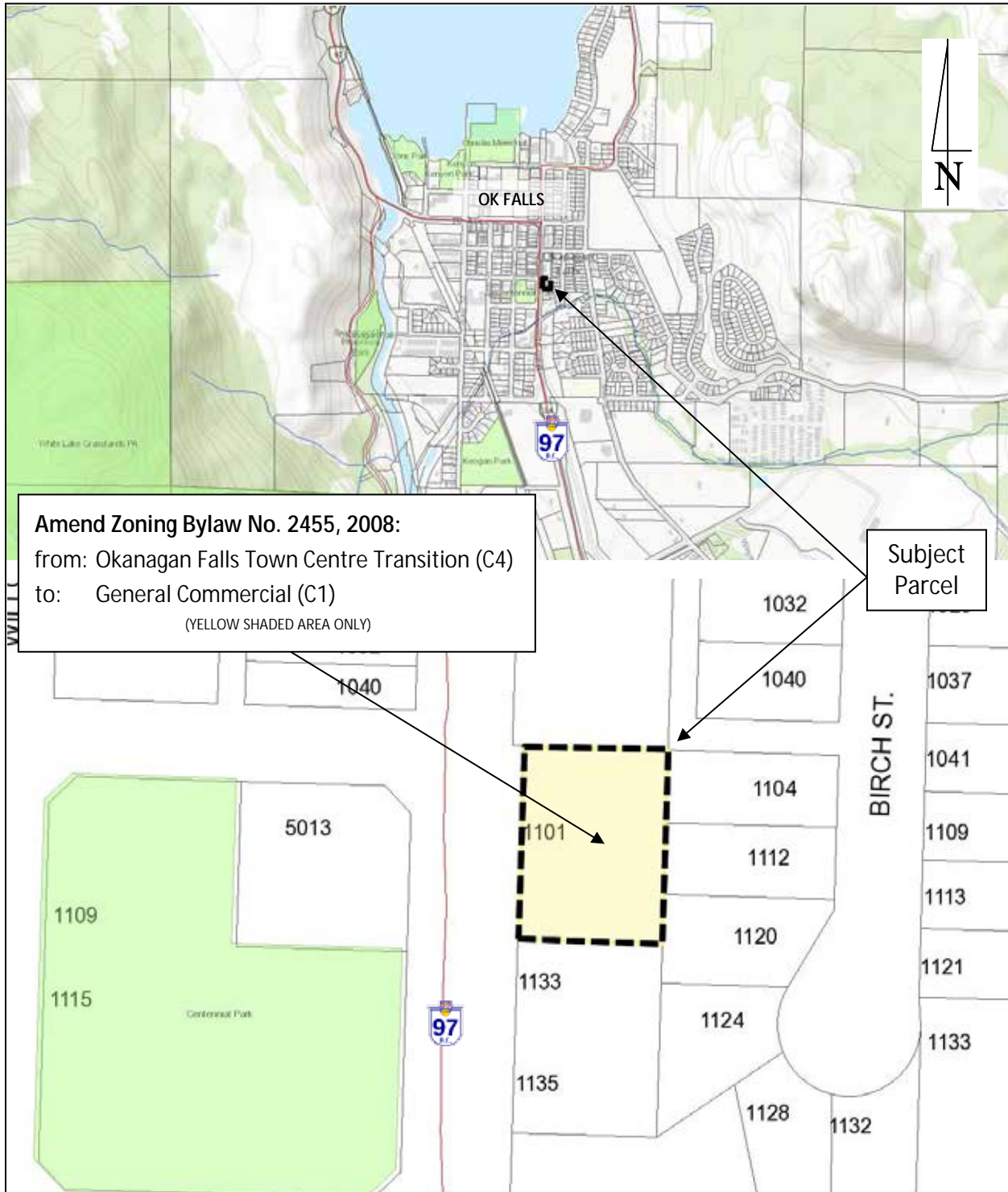
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.38, 2021

Project No: D2018.089-ZONE

Schedule 'C'



Regional District of Okanagan-Similkameen

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

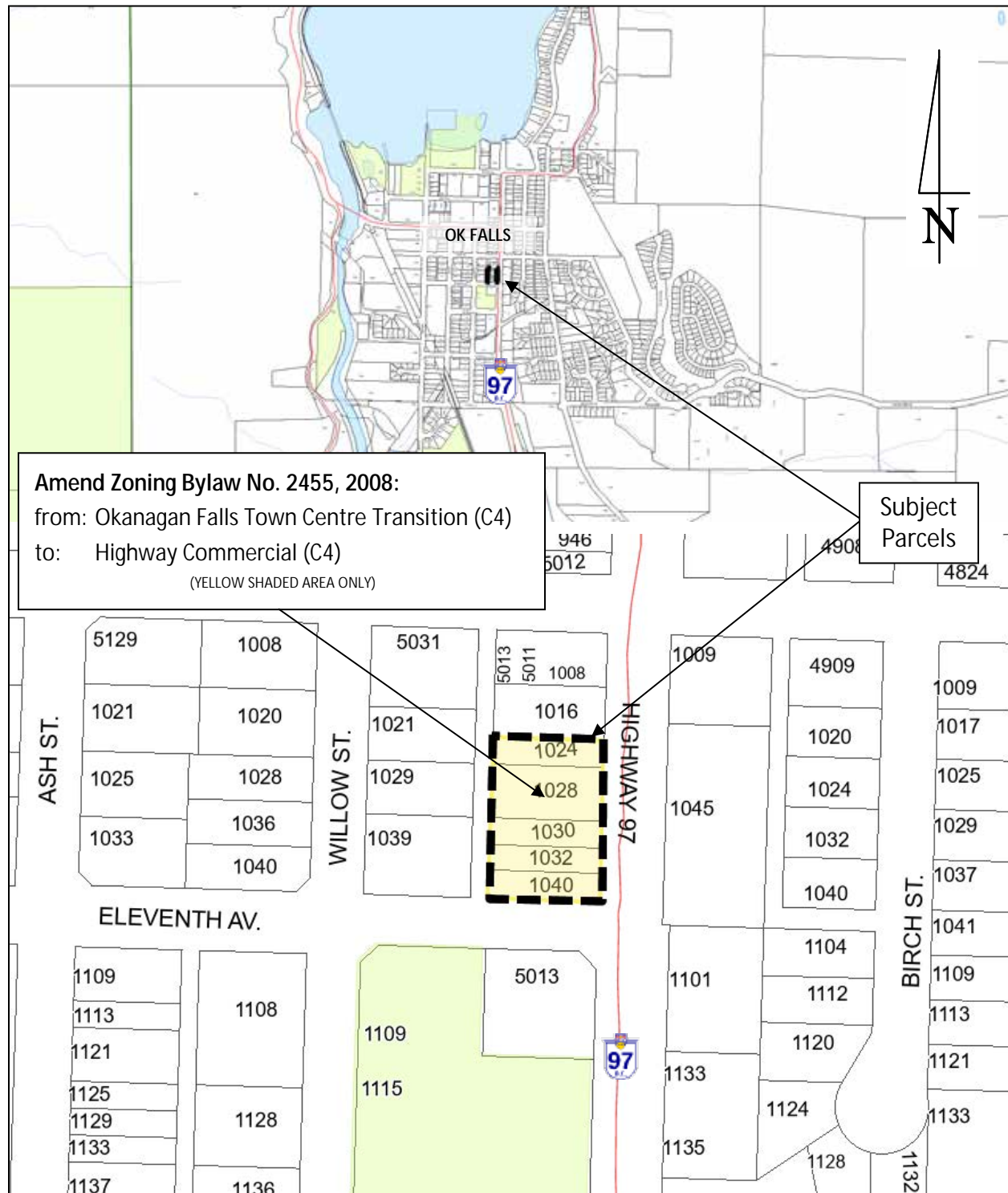
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Amendment Bylaw No. 2455.38, 2021

Project No: D2018.089-ZONE

Schedule 'D'



Regional District of Okanagan-Similkameen

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

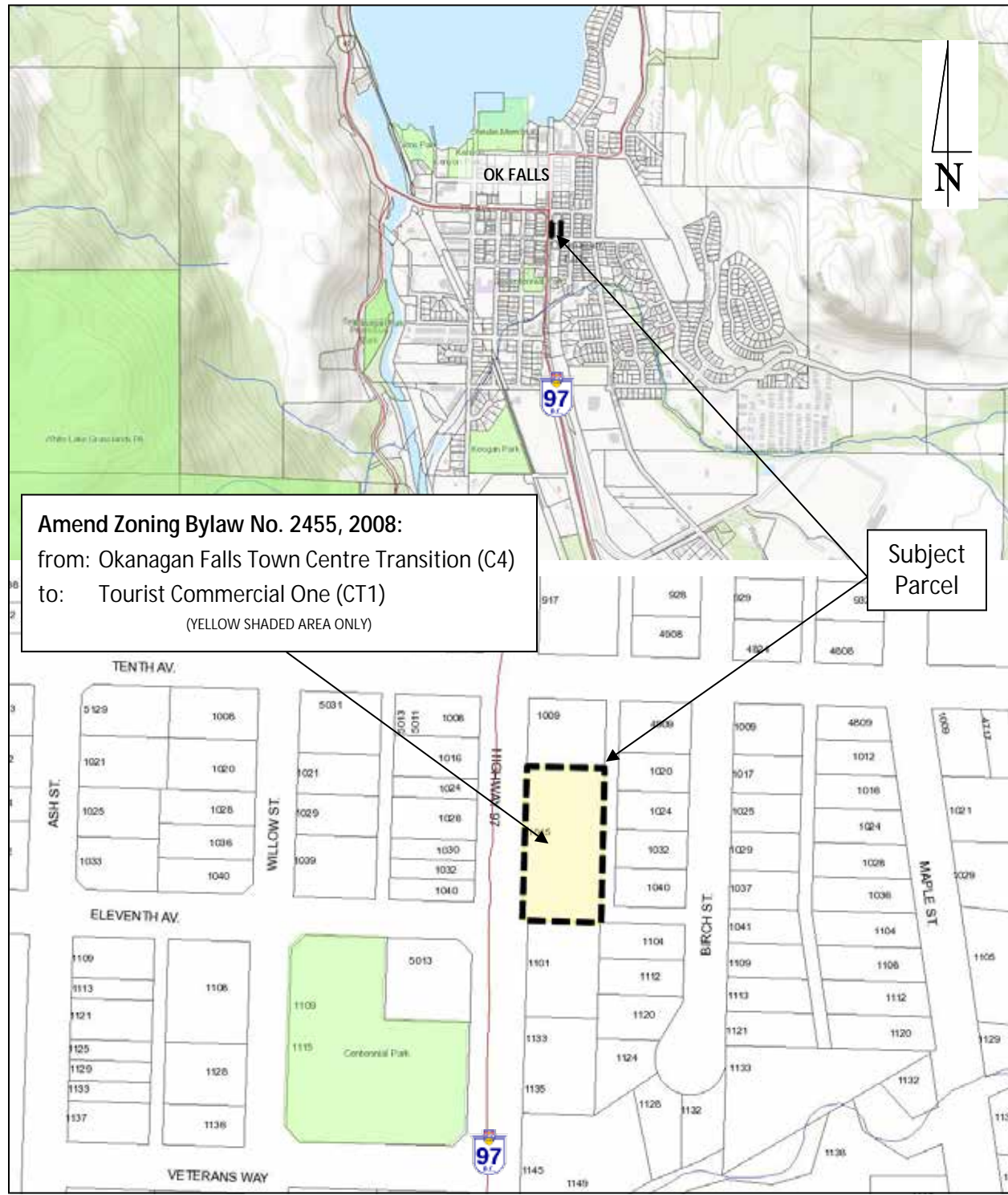
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.38, 2021

Project No: D2018.089-ZONE

Schedule 'E'



Regional District of Okanagan-Similkameen

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

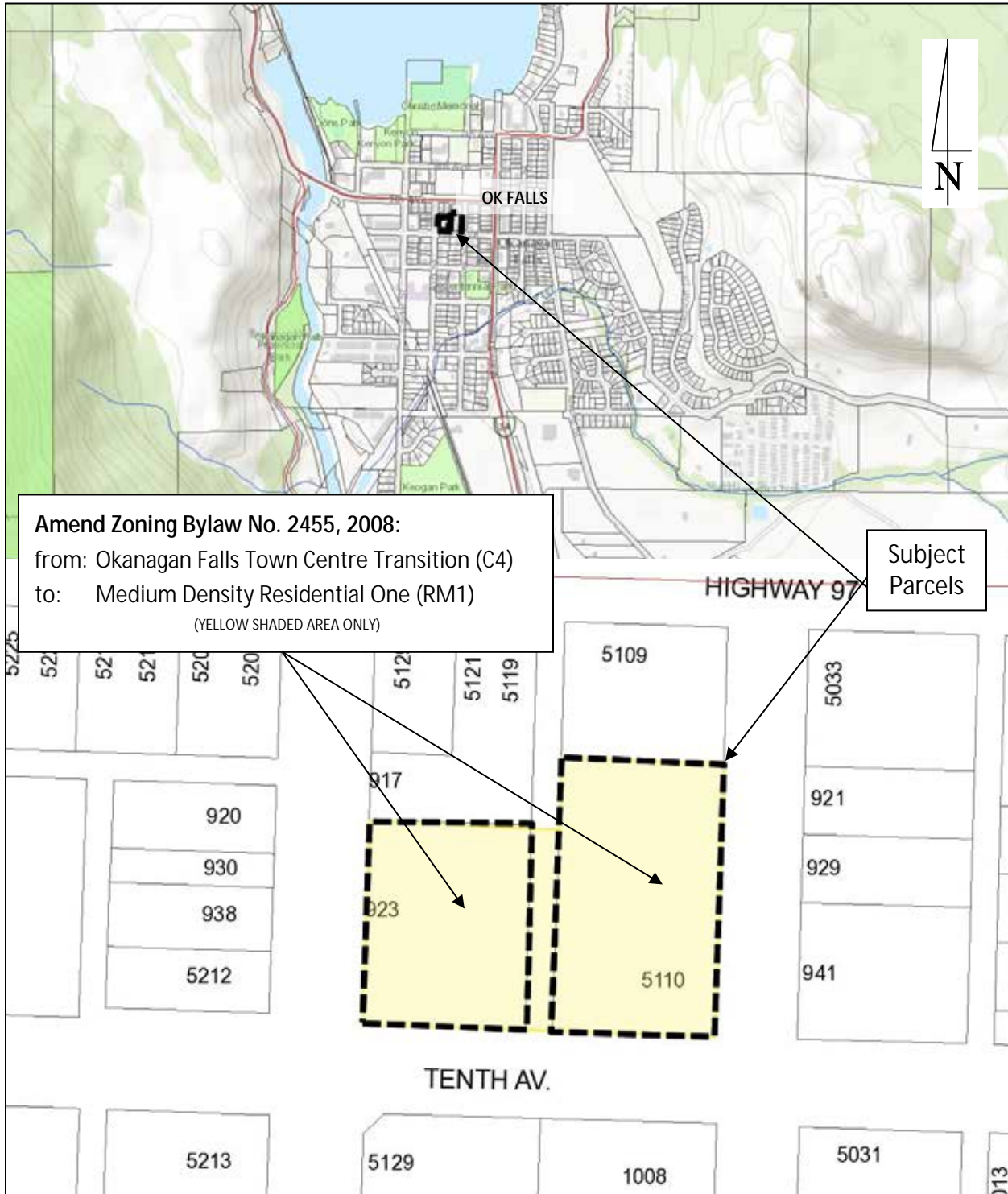
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Amendment Bylaw No. 2455.38, 2021

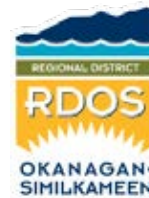
Project No: D2018.089-ZONE

Schedule 'F'



Regional District of Okanagan-Similkameen

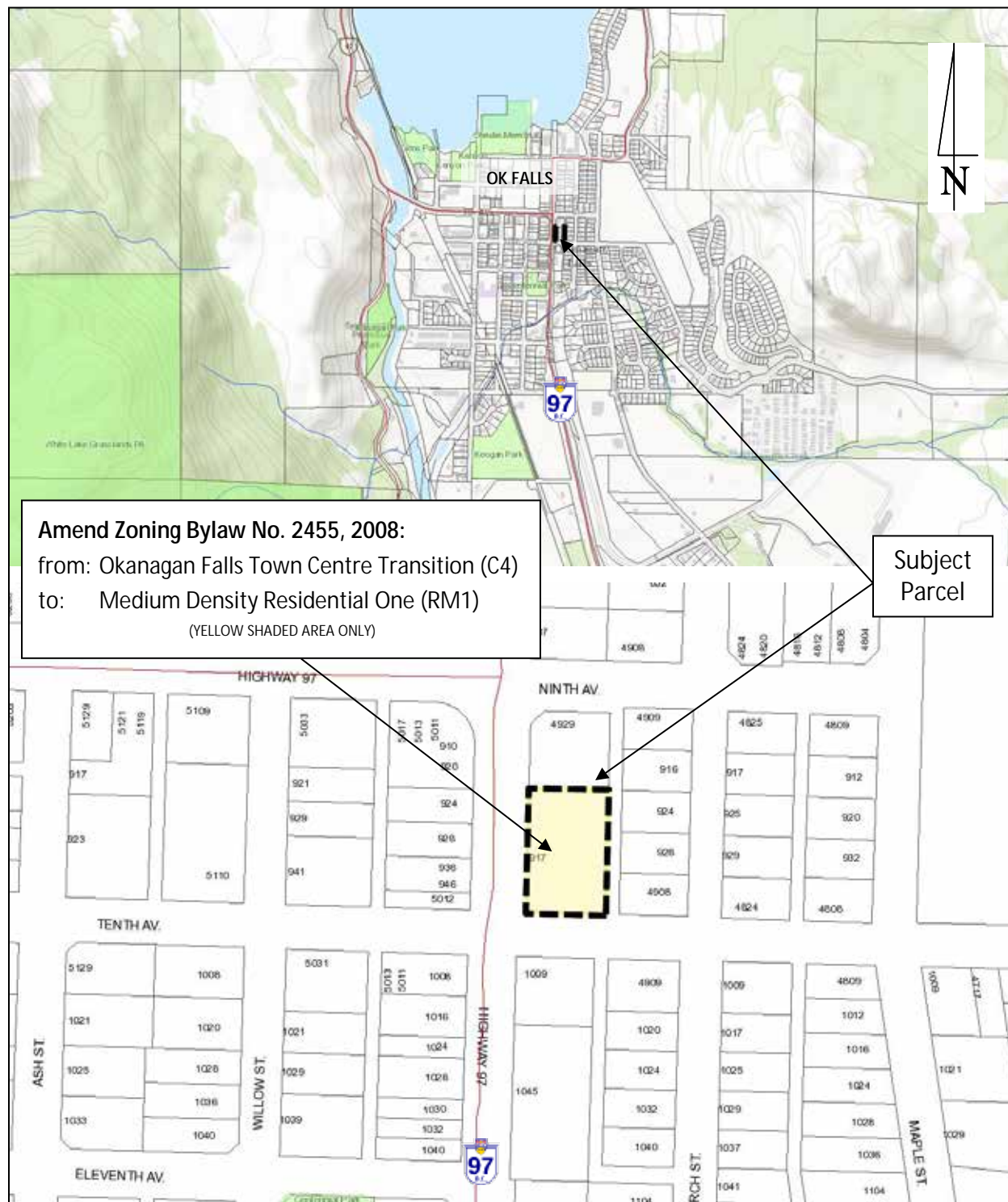
101 Martin St, Penticton, BC, V2A-5J9
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.38, 2021

Project No: D2018.089-ZONE

Schedule 'G'



Regional District of Okanagan-Similkameen

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

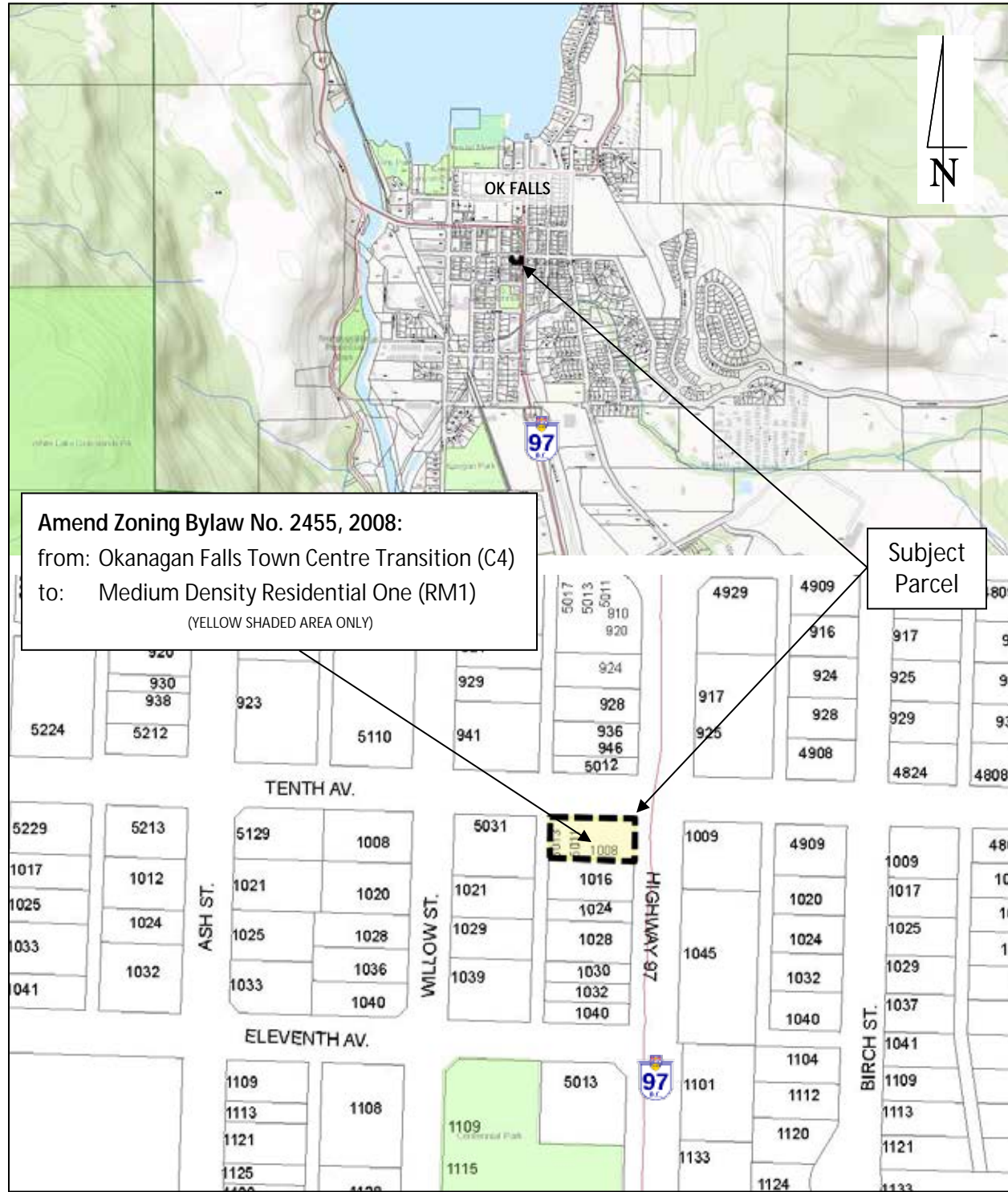
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.38, 2021

Project No: D2018.089-ZONE

Schedule 'H'



Regional District of Okanagan-Similkameen

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

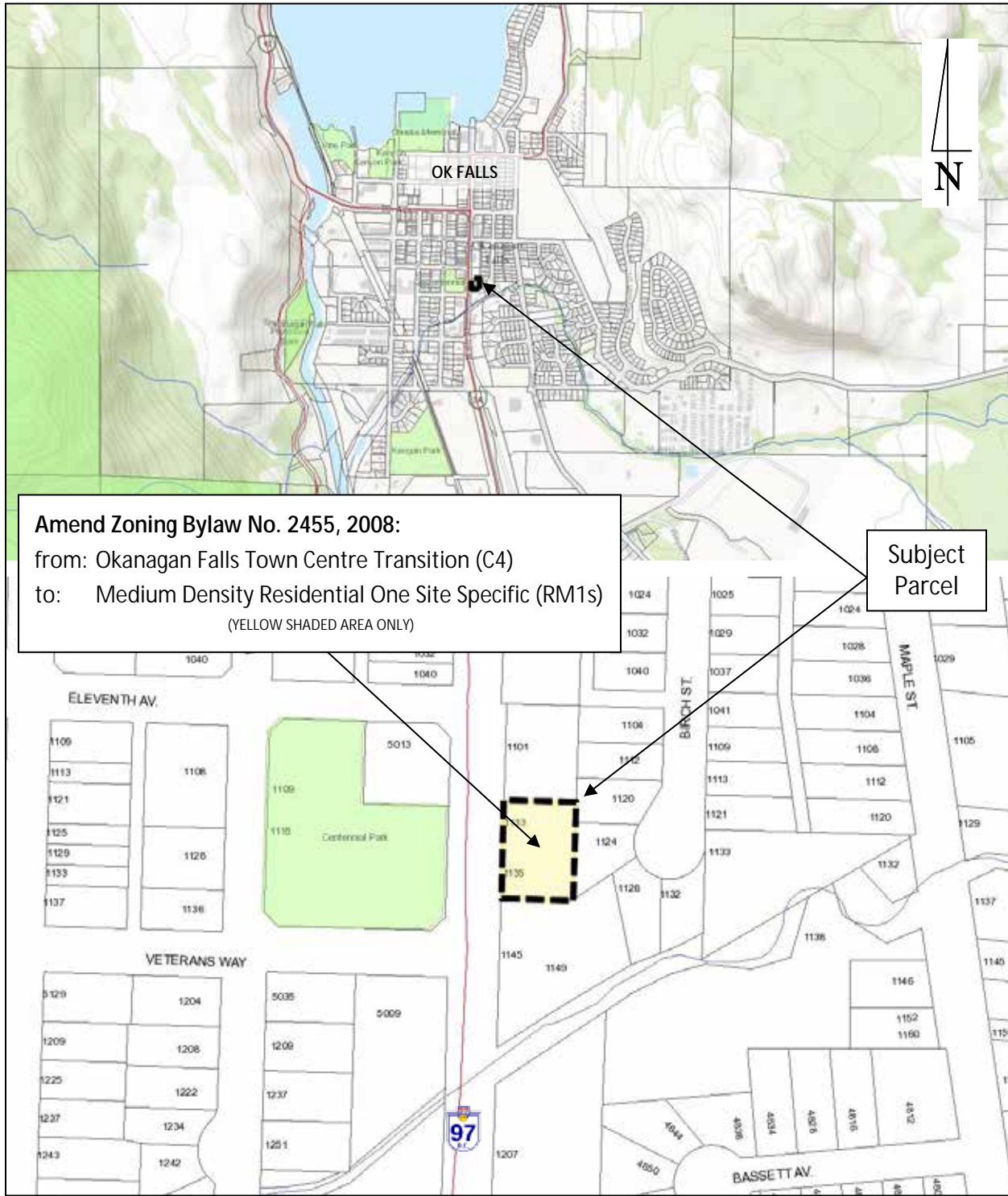
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.38, 2021

Project No: D2018.089-ZONE

Schedule '1'



Regional District of Okanagan-Similkameen

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

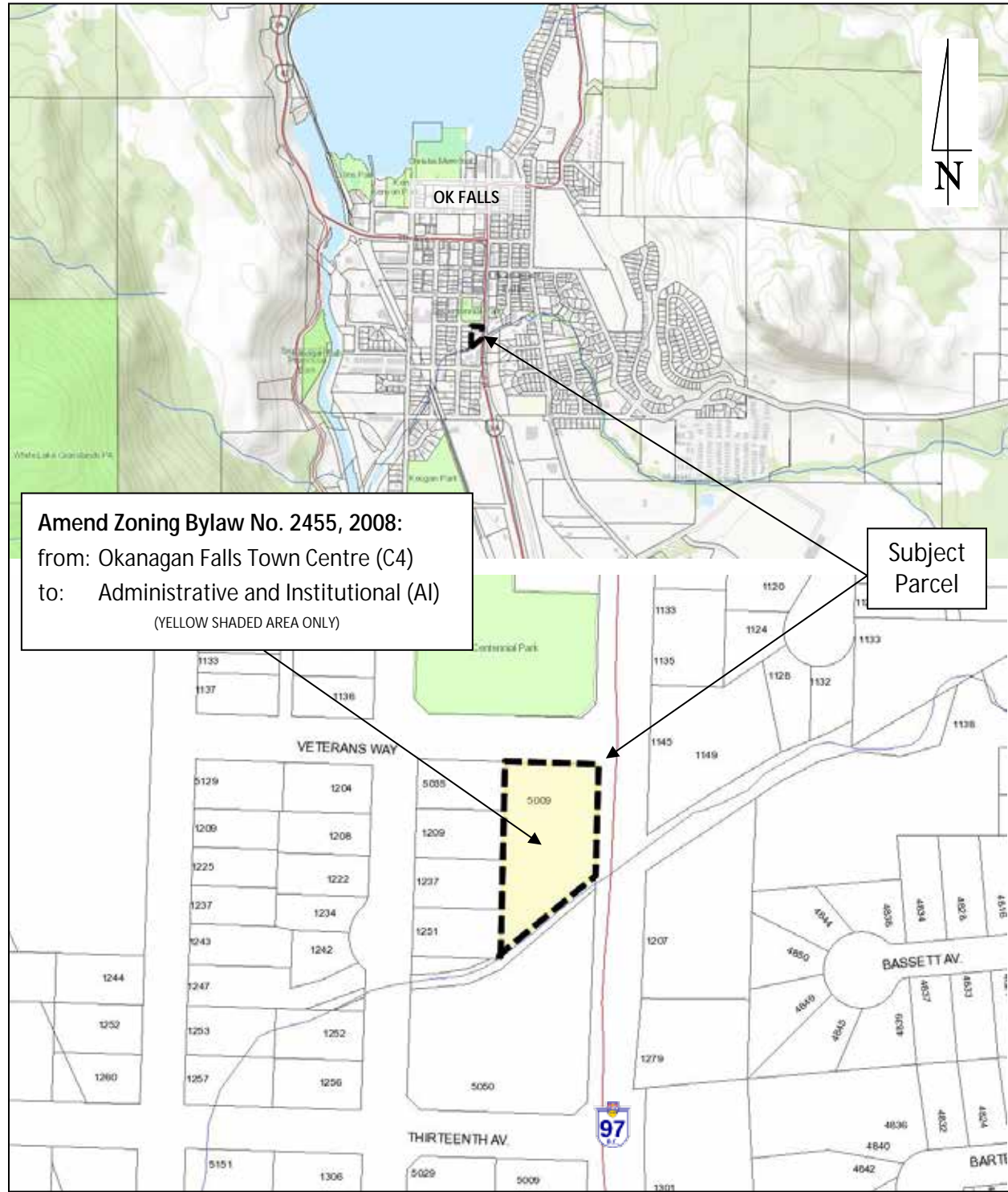
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.38, 2021

Project No: D2018.089-ZONE

Schedule 'J'



Amendment Bylaw No. 2455.38, 2021

(D2018.089-ZONE)

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Regional District of Okanagan-Similkameen

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

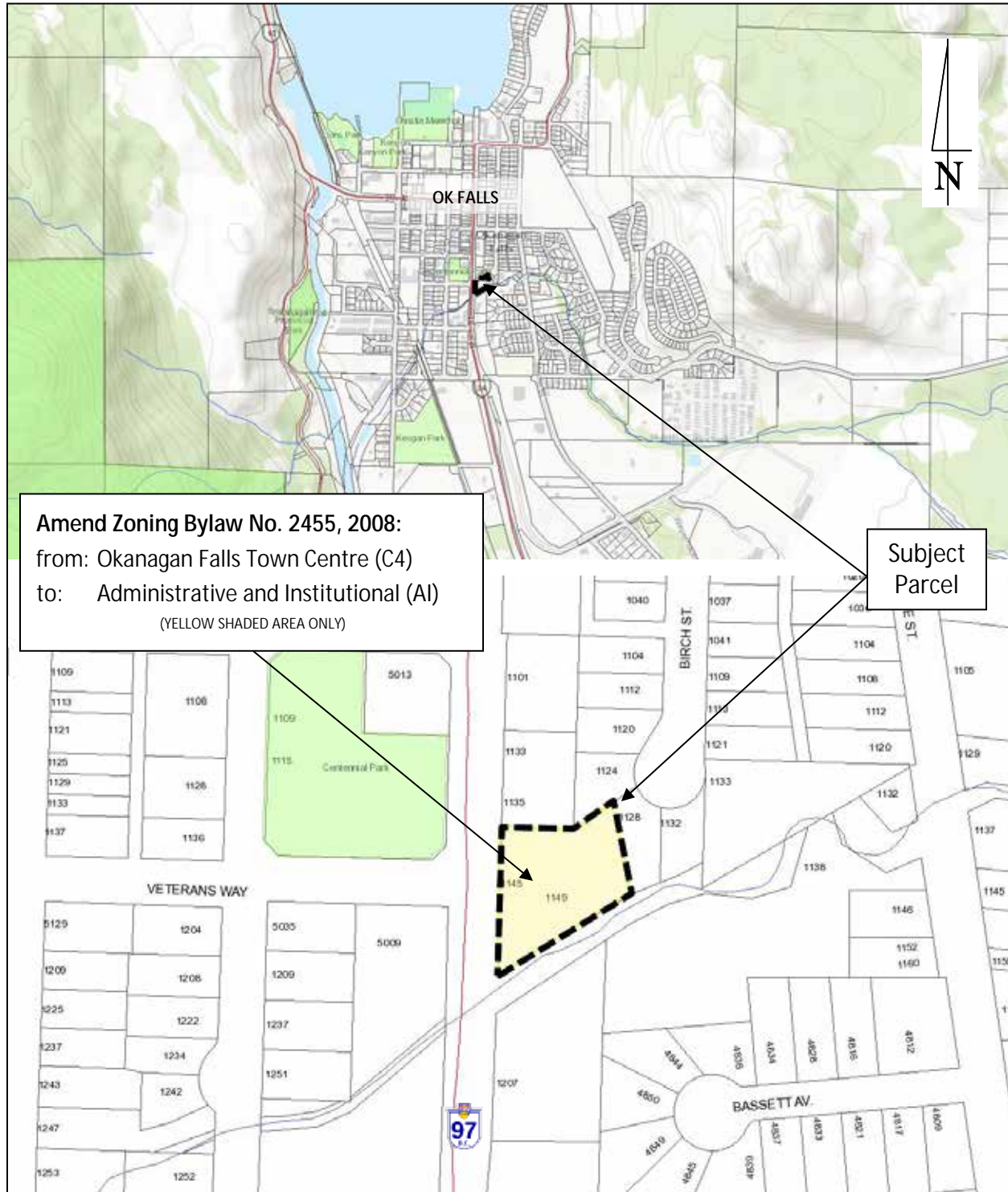
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.38, 2021

Project No: D2018.089-ZONE

Schedule 'K'



Amendment Bylaw No. 2455.38, 2021

(D2018.089-ZONE)

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Regional District of Okanagan-Similkameen

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

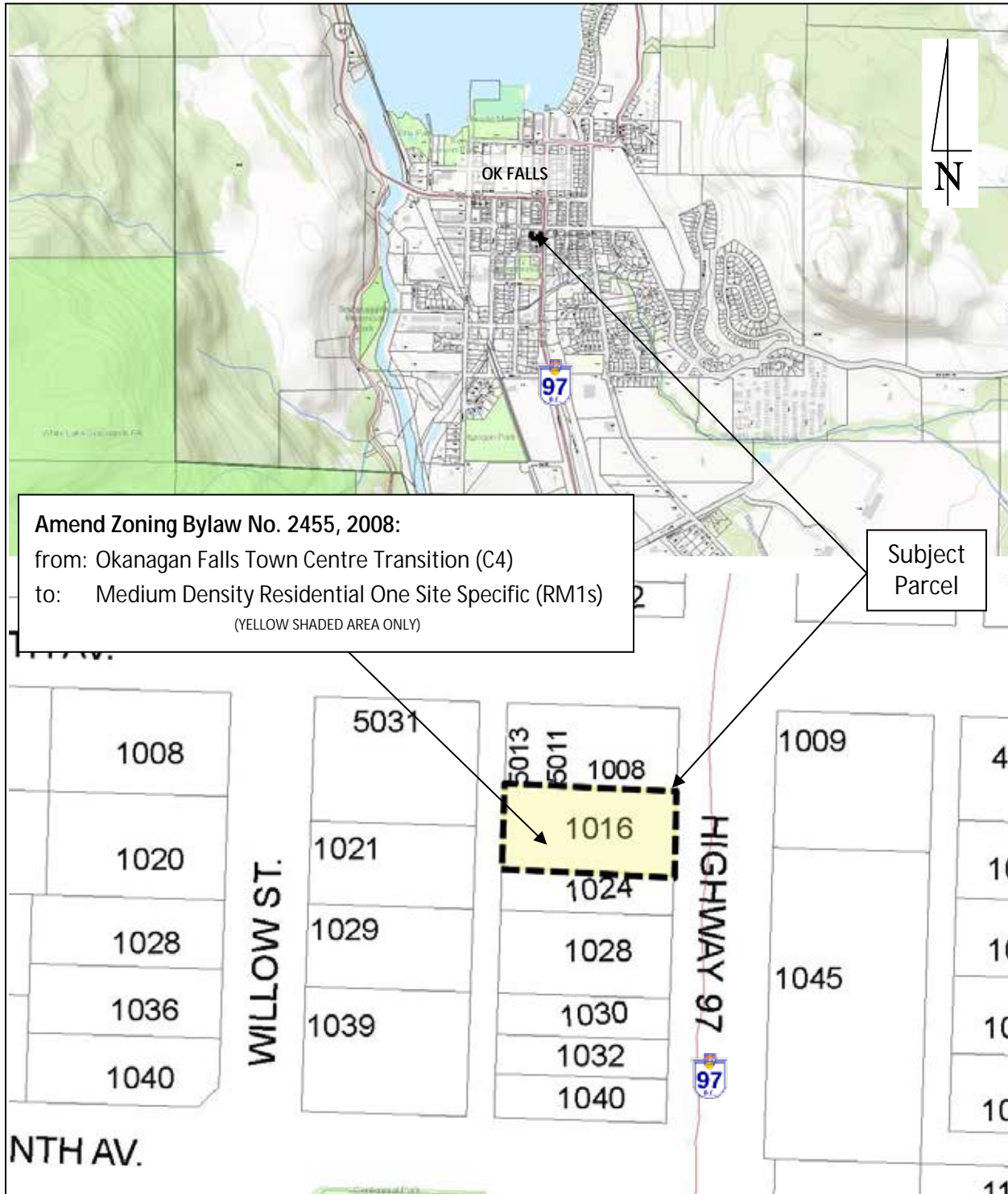
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.38, 2021

Project No: D2018.089-ZONE

Schedule 'L'



Regional District of Okanagan-Similkameen

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

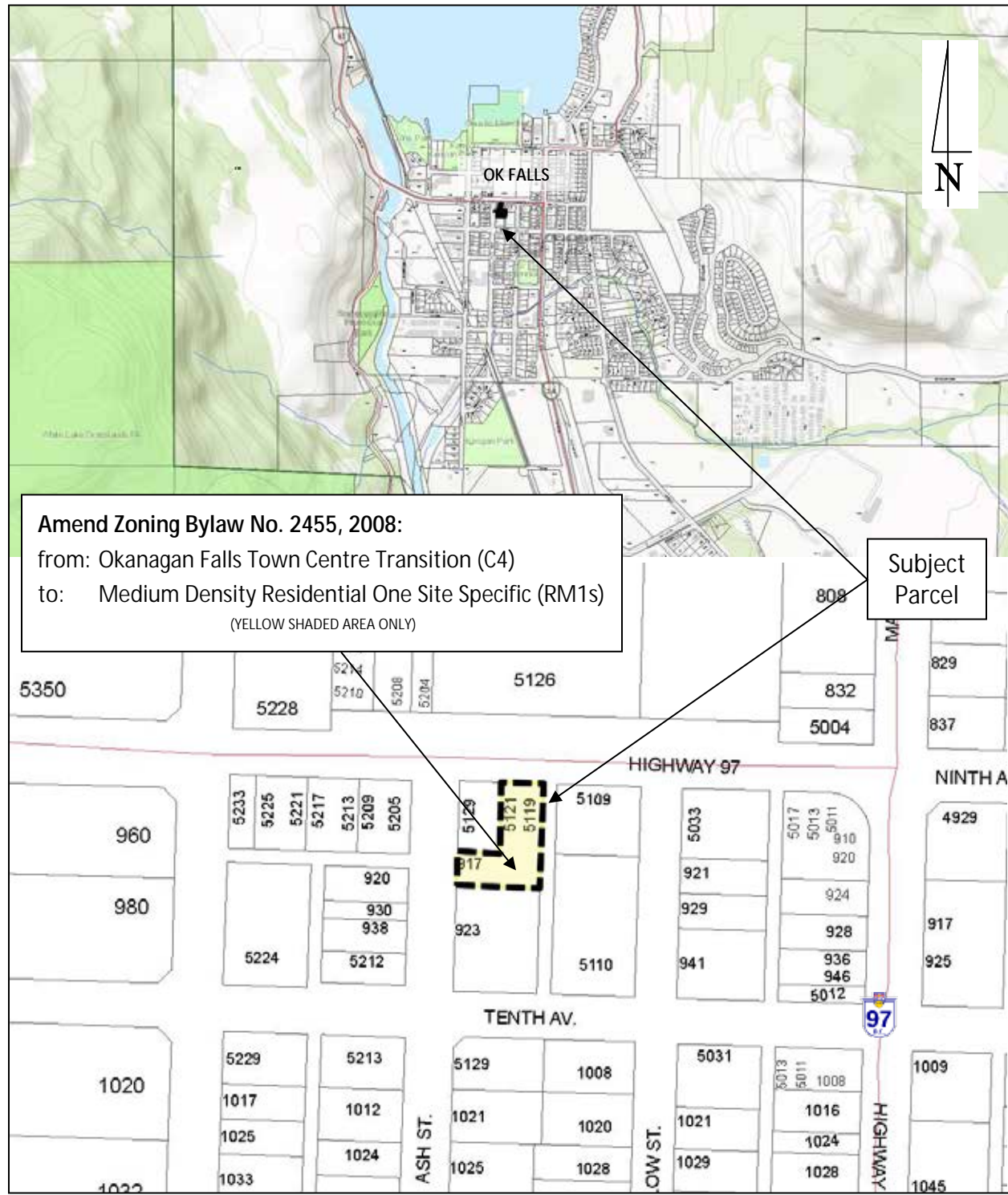
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.38, 2021

Project No: D2018.089-ZONE

Schedule 'M'



Sent: March 16, 2021 11:19 AM
To: Evelyn Riechert
Cc: Christopher Garrish; Eleanor Walker
Subject: Re: Proposed Zoning Review - DUPLEX, 1028 Main Street, OK Falls ~ Proposed Highway Commercial C4 Zone

Thx.

Thanks, Evelyn, I appreciate the info.

Going forward, I'm torn between retail or office space, etc. (for the "principal" commercial use), or focus on tourist accommodation.

Tourist Accommodation means more "hands on" managing same... but given the lack of demand over the past several years for more retail or office space, I really wonder if more tourist accommodation wouldn't be the way to go??? ... the Hotel (Pub) and Falls Restaurant being located so close by are a plus, with regard to catering to tourists.

Deciding "what" to develop will also depend on building permits, cost, code, etc., etc., but it's good to know that the option will still be there (for tourist accommodation) in the "new" C4 zoning.

One way or another, I'll be doing "something" with the 1028 Main Street property. :-)

Ciao for now, Mel

From: "Evelyn Riechert" <eriechert@rdos.bc.ca>
To: "Melody L Walker"
Cc: "cgarrish" <cgarrish@rdos.bc.ca>
Sent: Tuesday, March 16, 2021 9:43:35 AM
Subject: RE: Proposed Zoning Review - DUPLEX, 1028 Main Street, OK Falls ~ Proposed Highway Commercial C4 Zone

Hi Melody,

Thank you for your response. I will address your questions below.

1. There are a number of ways to provide temporary accommodation to tourists under the new C4 zone. First it is possible to develop a property as a hotel, motel, hostel, etc and to provide rooms to the travelling public as under the 'tourist accommodation' use permitted in the zone. Secondly, if a property is developed with dwelling units above or behind a commercial space, these may be rented out as a 'vacation rental', subject to meeting all the other requirements, and thirdly, the resident of a dwelling unit may also carry out a 'bed and breakfast' operation, again subject to requirements. Mainly the difference between the two is that in a B&B, the owners need to live and be on site to rent out rooms, whereas, a vacation rental can rent out the whole home.
2. The new C4 zone allows for dwelling units as a secondary use to be located above or at the rear of a commercial use. It does not specific the number of units, so it could be 1 or more. The development of a property would depend on the size of the property and the various other zoning regulations and building requirements applicable to a particular parcel.

I hope this clarifies your queries.

Regards,

Evelyn



**DEVELOPMENT SERVICES
PRELIMINARY BYLAW
COMMUNICATION**

Your File #: D2018.089-
ZONE (2455.38)
eDAS File #: 2021-01003
Date: March 2, 2021

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

Attention: Planning Department

**Re: Proposed Text Amendment Bylaw 2455.38 for various
properties within the OK Falls downtown area.**

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 Penticton Development Services at
(250) 712-3660.

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



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 2455.38 and 2603.15

FN Consultation ID:

L-210210-245538-260315

Consulting Org Contact:

Planning RDOS

Consulting Organization:

[Regional District of Okanagan-Similkameen](#)

Date Received:

Friday, March 19, 2021

WITHOUT PREJUDICE AND NOT TO BE CONSTRUED AS CONSULTATION

March 19, 2021

Attention: Planning RDOS

File number: 2455.38 and 2603.15

RE: 40 (forty) day extension

Thank you for the above application that was sent on February 10, 2021.

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.

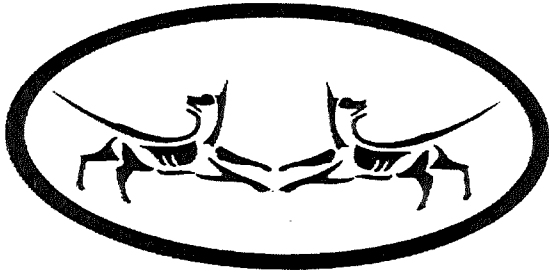
Most recently, the Supreme Court of Canada in the Tsilquot'in case confirmed that the province has been applying an incorrect and restrictive test to the determination of Aboriginal Title, and that Aboriginal Title includes the exclusive right of a First Nation to decide how that land is used and the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

limlæmt,

Maryssa Bonneau
Referrals Coordinator
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 2455.38 and 2603.15

FN Consultation ID:

L-210210-245538-260315

Consulting Org Contact:

Planning RDOS

Consulting Organization:

Regional District of Okanagan-Similkameen

Date Received:

Friday, March 19, 2021

WITHOUT PREJUDICE AND NOT TO BE CONSTRUED AS CONSULTATION

March 19, 2021

Attention: Planning RDOS

File Number: 2455.38 and 2603.15

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.

Invoice Number: L-210210-245538-260315

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

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.

limlømt,

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

Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: March 10, 2021 10:28 AM
To: Planning
Subject: Electoral Area 'D', Okanagan Falls (D2018.089-ZONE)

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities with the Okanagan Falls town boundary along public roads and lanes servicing the affected properties. FBC(E) has no concerns with the proposed bylaw changes. Any specific servicing and setback concerns will be addressed when and if the respective property owners submit applications for development or changes to the existing service.

If you have any questions or comments, please contact me at your convenience.

Regards,

Steve Danielson, AACI, SR/WA

Contract Land Agent | Property Services | FortisBC Inc.

2850 Benvoulin Rd

Kelowna, BC V1W 2E3

Mobile: 250.681.3365

Fax: 1.866.636.6171

FBClands@fortisbc.com



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*"FortisBC" refers to the FortisBC group of companies which includes FortisBC Holdings, Inc., FortisBC Energy Inc., FortisBC Inc., FortisBC Alternative Energy Services Inc. and Fortis Generation Inc.

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RESPONSE SUMMARY

AMENDMENT BYLAW NOS. 2455.38 & 2603.15

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

Thank you for the opportunity to provide a health perspective on this application. It is our understanding that this application is to rezone the current Okanagan Falls Town Centre Transition (C4) Zone into a variety of other zones, including a Tourist Commercial (CT1), Medium Density Residential (RM1), and Administrative and Institutional (AI) Zone, as a part of the on-going work to modernize the downtown core of Okanagan Falls. This referral has been reviewed from a Healthy Community Development perspective and all comments are based on best practice health evidence.

We are pleased to see this update, as it supports bringing more people to the downtown core. Following the principals identified within the Provincial Health Services Authority- Healthy Built Environment Linkages Toolkit, higher densities tend to result in more people on the streets. Ensuring the walkability of the downtown core with safe and connected alternative transportation modes, further enhances both the health and economic benefits to the community.

Thank you for the opportunity to comment on this application. If you have any questions or concerns, please feel free to contact me at 250-469-7070 x12287 or via email Tanya.Osborne@interiorhealth.ca.

Signature:  _____

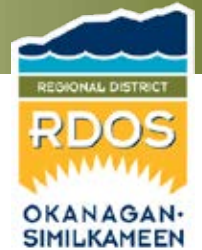
Signed By: _____ Tanya Osborne

Agency: _____ Interior Health

Title: _____ Community Health Faciliator

Date: _____ Feb 22, 2021

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: May 6, 2021
RE: Zoning Bylaw Amendment – Electoral Area “F”

Administrative Recommendation:

THAT Bylaw No. 2461.15, 2021, Electoral Area “F” Zoning Amendment Bylaw be read a third time and adopted.

Purpose: To rezone subject property in order to facilitate subdivision to create additional two (2) lots.

Owners: Derek & Chelsea Bellamy Agent: Bill Coates (ODC) Folio: F-06931.500

Legal: Lot 5, Plan 647, DL2888, ODYD Civic: 8475 Princeton - Summerland Road

OCP: Small Holdings (SH) Proposed OCP: Small Holdings (SH)

Zone: Small Holdings Two (SH2) Proposed Zoning: Small Holdings Three (SH3)

Proposed Development:

This application is seeking to amend the zoning of the subject property in order to facilitate subdivision to create additional two (2) lots.

In order to accomplish this, it is being proposed to amend the zoning of the subject property under Schedule ‘2’ (Zoning Map) of the Electoral Area “F” Zoning Bylaw No. 2461, 2008, from Small Holdings Two (SH2) to Small Holdings Three (SH3).

In support of the rezoning, the applicant has stated that “the proposed two additional parcels and each would provide for building areas. It is noted that the proposed lot 2 would have access from Deans Road and would not be visible from the Princeton-Summerland Road. A recent Sewerage System Feasibility report and a Rapid Environmental Assessment have both indicated favourable results for subdivision of all three parcels, should that be permitted.”

Site Context:

The subject property is approximately 3.2 ha in area and is situated on the west side of Princeton-Summerland Road and in close proximity to District of Summerland’s boundary. It is understood that the parcel is comprised of single detached dwelling and attached garage. The surrounding pattern of development is predominantly rural-residential.

Background:

On March 18, 2021, a Public Information Meeting (PIM) was held electronically and was attended by zero (0) members of the public.

At its meeting of March 22, 2021, the Electoral Area "F" Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject development application be approved.

At its meeting of April 1, 2021, the Regional District Board resolved to approve first and second reading of the amendment bylaws and scheduled a public hearing ahead of its meeting of May 6, 2021.

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required prior to adoption as the proposed amendments involve lands beyond 800 metres of a controlled access highway (i.e. Highway 97/3).

Analysis:

In considering this proposal, Administration is aware that a previous proposal from 1981 to rezone and subdivide the subject property into eight (8) parcels approximately 4,040 m² (i.e. 1 acre) in area was refused by the Board. It is understood that a consideration in this decision was an existing Regional District policy requiring a minimum area of 1.0 ha (i.e. 2.5 acres) for parcels in the Faulder area due to water availability concerns.

Administration is also aware that this specific 1.0 ha policy addressing water availability concerns has been replaced in the OCP Bylaw with a more generic statement that the Board "discourages subdivision of properties in order to maintain the rural character of the [Faulder] area" [emphasis added].

Administration is further aware of the water sustainability issues experienced within the Faulder Water System and that the OCP speaks to this system being "at capacity", but notes that the subject property is 1.5 kilometres south-east of this water system and is not aware of similar extreme water scarcity issues being experienced in the vicinity of Deans Road.

Administration notes that adjacent properties at 15 Deans Road (2018) and 66 Deans Road (2016) were both rezoned in order to facilitate 2-lot subdivisions with new parcels not less than 1.0 ha in area. In this context, the applicant's proposal to similarly create 1.0 ha parcels would not be inconsistent with the "rural character of the [Faulder] area".

Conversely, ad hoc or spot zonings, when they are divorced from broader strategic land use objectives, can grant privileges to a single parcel, which are not granted or extended to other parcels in the vicinity. Given the recent history of rezoning approval for subdivision in this area, Administration suspects that other land owners would be desirous of a 1.0 ha parcel size allowance.

In addition, and given the concerns expressed by some local residents regarding water supply in the area, adding additional parcels through subdivision may not be advisable.

In summary, given that the proposal is generally consistent with the Official Community Plan Bylaw for SH land use designation, Administration supports proposed zoning bylaw amendment application and is recommending approval.

Alternatives:

-
1. THAT third reading of Bylaw No. 2461.15, 2021, Electoral Area "F" Zoning Amendment Bylaw be deferred; or
 2. THAT first and second readings of Bylaw No. 2461.15, 2021, Electoral Area "F" Zoning Amendment Bylaw be rescinded and the bylaws abandoned.

Respectfully submitted:

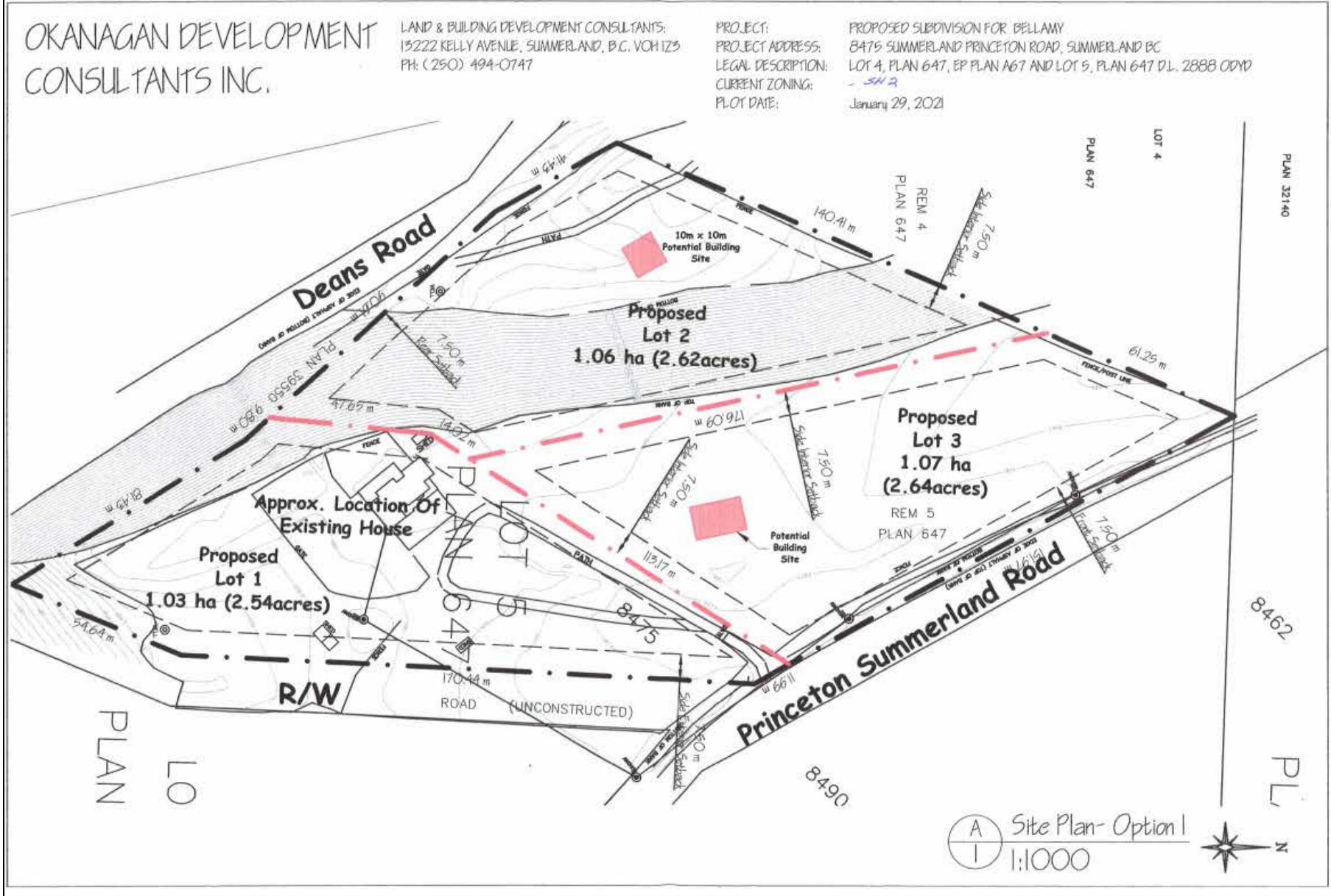


C. Garrish, Planning Manager

Attachments: No. 1 – Applicant's Site Plan

No. 2 – Site Photo

Attachment No. 1 – Applicant's Site Plan



Attachment No. 2 – Site Photo



Existing Single Family Dwelling

Subject Site

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2461.15, 2021

A Bylaw to amend the Electoral Area "F" Zoning Bylaw No. 2461, 2008

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the "Electoral Area "F" Zoning Amendment Bylaw No. 2461.15, 2021."
2. The "Electoral Area "F" Zoning Bylaw No. 2461, 2008" is amended by:
 - i) amending the Official Zoning Map, being Schedule '2', of the Electoral Area 'F' Zoning Bylaw No. 2461, 2008, by changing the land use designation of the land described as Lot 5, Plan 647, District Lot 2888, ODYD, Except Plan 39550, and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Three (SH3).

READ A FIRST AND SECOND TIME this 1st day of April, 2021.

PUBLIC HEARING held on this 6th day of May, 2021.

READ A THIRD TIME this ____ day of _____, 2021.

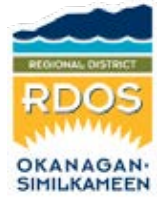
ADOPTED this ____ day of _____, 2021.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

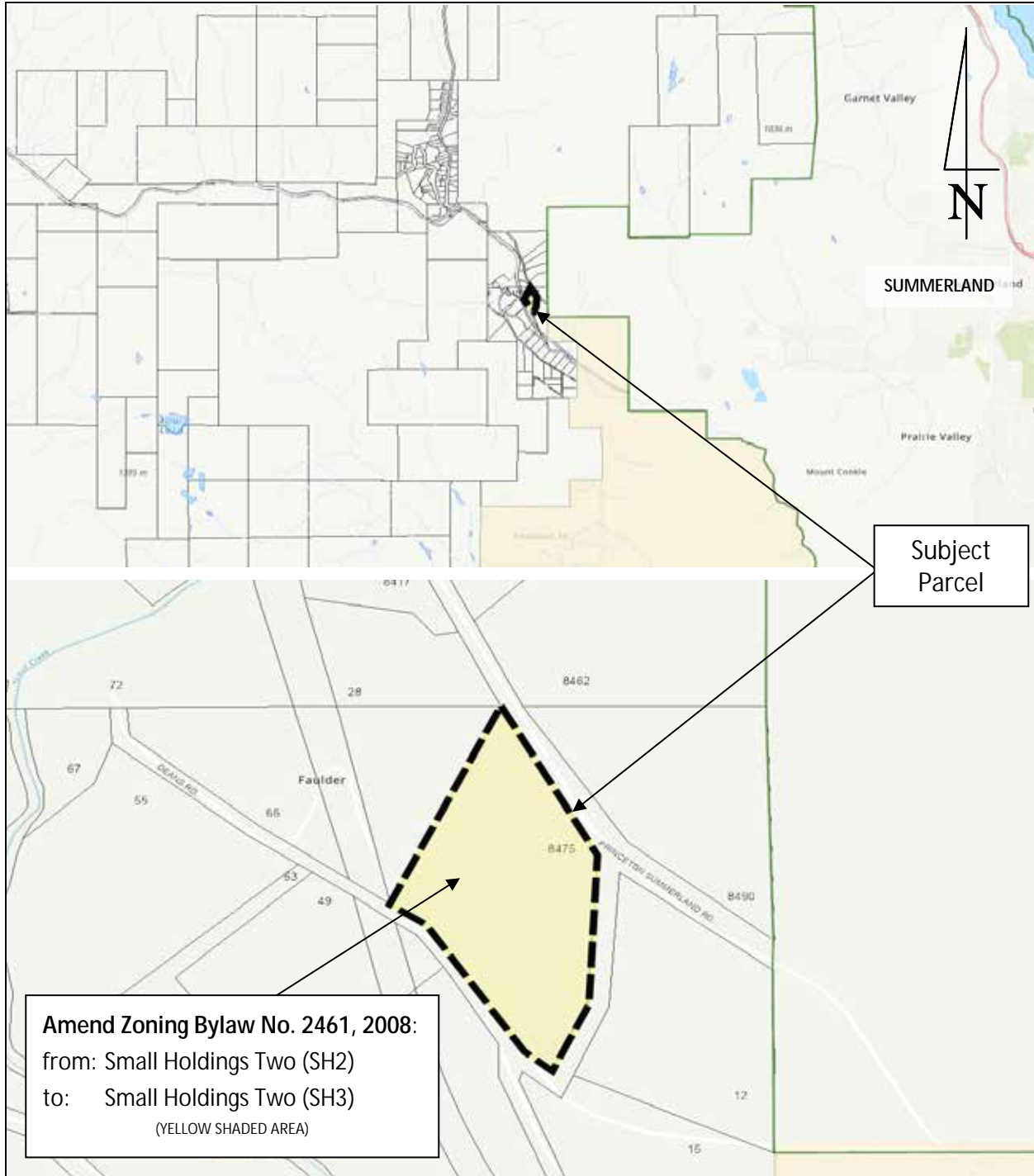
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



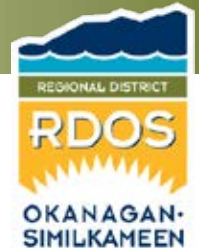
Amendment Bylaw No. 2461.15, 2008

File No. F2021.002-ZONE

Schedule 'A'



ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: May 6, 2021

RE: Zoning Bylaw Amendment – Electoral Area 'D', 'E', 'F', & 'I'
Regulation of "Solar Energy Systems"

Administrative Recommendation:

THAT Bylaw No. 2911, 2021, Regional District of Okanagan Similkameen Solar Energy Systems Regulation Zoning Amendment Bylaw be read a third time.

Proposed Development:

The purpose of Amendment Bylaw No. 2911 is to introduce zoning regulation governing the use and placement of solar energy systems in the Okanagan Electoral Area zoning bylaws 'D', 'E', 'F' & 'I'.

Background:

At its meeting of October 1, 2020, the Planning and Development (P&D) Committee of the Board resolved that Amendment Bylaw No. 2911 (Solar Energy Systems Amendment Bylaw) be initiated and applied only to Electoral Areas 'D', 'E', 'F', & 'I'.

Community consultation, including referral to external agencies and consideration by the applicable Electoral Area Advisory Planning Commissions (APCs) occurred between November of 2020 and March of 2021.

At its meeting of March 18, 2021, the P&D Committee considered the public feedback received on Amendment Bylaw No. 2911, and resolved that the bylaw be brought forward for consideration of first reading, subject to the following changes being implemented:

- *the minimum parcel size for a ground mounted system be reduced from 1.0 ha to 0.25 ha; and*
- *ground mounted solar systems less than 1.2 metres in height on parcels less than 0.25 ha in area be exempted from parcel line setback requirements.*

Approval from the Ministry of Transportation and Infrastructure (MoTI) is required prior to adoption as the proposed textual amendments will affect lands within 800 metres of a controlled access highway (i.e. Highway 97 & 3).

At its meeting of April 1, 2021, the Regional District Board resolved to approve first and second reading of the amendment bylaw and scheduled a public hearing ahead of its meeting of May 6, 2021.

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

Approval from the Ministry of Transportation and Infrastructure (MoTI) is required prior to adoption as the proposed amendments involve lands within 800 metres of a controlled access highway (i.e. Highway 97/3).

Analysis:

Administration supports the zoning regulations contained in Amendment Bylaw No. 2911 as these will provide direction to residents, property owners and staff regarding the placement of Solar Energy Systems within the Okanagan Electoral Areas "D", "E", "F", & "I".

Administration notes that the regulations contained within the amendment bylaw reflect the direction provided by the Board at the March 18, 2021, meeting of the P&D Committee.

Alternatives:

1. THAT Bylaw No. 2911, 2021, Regional District of Okanagan-Similkameen Solar Energy Systems Regulations Zoning Amendment Bylaw be deferred; or
2. THAT first and second readings of Bylaw No. 2911, 2021, Regional District of Okanagan-Similkameen Solar Energy Systems Regulations Zoning Amendment Bylaw be rescinded and the bylaws abandoned.

Respectfully submitted:

C. Garrish, Planning Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2911, 2021

A Bylaw to amend the Electoral Areas "D", "E", "F", & "I" Zoning Bylaws

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the "Regional District of Okanagan-Similkameen Solar Energy System Amendment Bylaw No. 2911, 2021."

Electoral Area "D"

2. The "Regional District of Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008" is amended by:
 - i) adding definition for "solar energy device" under Section 4.0 Definitions as following:
"solar energy device" means a device designed to collect, store and distribute solar energy;
 - ii) adding a new sub-section 7.7.1(c)(iii) (Projections) under Section 7.0 (General Regulations) to read as follows:
 - iii) roof-mounted solar energy devices, may not project beyond the outermost edge of the roof.
 - iii) adding a new sub-section 7.7.2(b) (Projections) under Section 7.0 (General Regulations) to read as follows:
 - b) roof mounted solar energy devices to a maximum of 1.0 meter above the maximum height allowed for the building on which it is installed.
 - iv) adding a new sub-section 7.7.3 (Projections) under Section 7.0 (General Regulations) to read as follows:

- .3 a ground mounted solar energy system less than 1.2 metres in height may be sited on a parcel less than 0.25 ha in area and within a prescribed parcel line setback area.
- v) adding a new Section 7.29 (Solar Energy Systems) under Section 7.0 (General Regulations) to read as follows:

7.29 Solar Energy Systems

Solar energy system is permitted on a parcel less than 0.25 ha in area provided that:

- i) the device is attached to either a principal or accessory building or structure, and does not extend beyond the outermost edge of the roof;
- ii) it is in the form of a ground mounted system and does not exceed a height of 1.2 meters; and
- iii) despite sub-section ii), in an Industrial or Administrative and Institutional zone, a ground mounted system may be sited in accordance with the applicable maximum height and minimum parcel line setback requirements for accessory buildings and structures.

Electoral Area "E"

3. The "Regional District of Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008" is amended by:
- i) adding definition for "solar energy device" under Section 4.0 Definitions as following:
"solar energy device" means a device designed to collect, store and distribute solar energy;
 - ii) adding a new sub-section 7.7.1(c)(iii) (Projections) under Section 7.0 (General Regulations) to read as follows:
 - iii) roof-mounted solar energy devices, may not project beyond the outermost edge of the roof.
 - iii) adding a new sub-section 7.7.2(b) (Projections) under Section 7.0 (General Regulations) to read as follows:
 - b) roof mounted solar energy devices to a maximum of 1.0 meter above the maximum height allowed for the building on which it is installed.
 - iv) adding a new sub-section 7.7.3 (Projections) under Section 7.0 (General Regulations) to read as follows:

- .3 a ground mounted solar energy system less than 1.2 metres in height may be sited on a parcel less than 0.25 ha in area and within a prescribed parcel line setback area.
- v) adding a new Section 7.29 (Solar Energy Systems) under Section 7.0 (General Regulations) to read as follows:

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Solar energy system is permitted on a parcel less than 0.25 ha in area provided that:

- i) the device is attached to either a principal or accessory building or structure, and does not extend beyond the outermost edge of the roof;
- ii) it is in the form of a ground mounted system and does not exceed a height of 1.2 meters; and
- iii) despite sub-section ii), in an Industrial or Administrative and Institutional zone, a ground mounted system may be sited in accordance with the applicable maximum height and minimum parcel line setback requirements for accessory buildings and structures.

Electoral Area "F"

- 4. The "Regional District of Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008" is amended by:
 - i) adding definition for "solar energy device" under Section 4.0 Definitions as following:
"solar energy device" means a device designed to collect, store and distribute solar energy;
 - ii) adding a new sub-section 7.7.1(c)(iii) (Projections) under Section 7.0 (General Regulations) to read as follows:
 - iii) roof-mounted solar energy devices, may not project beyond the outermost edge of the roof.
 - iii) adding a new sub-section 7.7.2(b) (Projections) under Section 7.0 (General Regulations) to read as follows:
 - b) roof mounted solar energy devices to a maximum of 1.0 meter above the maximum height allowed for the building on which it is installed.
 - iv) adding a new sub-section 7.7.3 (Projections) under Section 7.0 (General Regulations) to read as follows:

- .3 a ground mounted solar energy system less than 1.2 metres in height may be sited on a parcel less than 0.25 ha in area and within a prescribed parcel line setback area.
- v) adding a new Section 7.29 (Solar Energy Systems) under Section 7.0 (General Regulations) to read as follows:

7.29 Solar Energy Systems

Solar energy system is permitted on a parcel less than 0.25 ha in area provided that:

- i) the device is attached to either a principal or accessory building or structure, and does not extend beyond the outermost edge of the roof;
- ii) it is in the form of a ground mounted system and does not exceed a height of 1.2 meters; and
- iii) despite sub-section ii), in an Industrial or Administrative and Institutional zone, a ground mounted system may be sited in accordance with the applicable maximum height and minimum parcel line setback requirements for accessory buildings and structures.

Electoral Area "I"

- 5. The "Regional District of Okanagan-Similkameen, Electoral Area "A" Zoning Bylaw No. 2451, 2008" is amended by:
 - i) adding definition for "solar energy device" under Section 4.0 Definitions as following:
"solar energy device" means a device designed to collect, store and distribute solar energy;
 - ii) adding a new sub-section 7.7.1(c)(iii) (Projections) under Section 7.0 (General Regulations) to read as follows:
 - iii) roof-mounted solar energy devices, may not project beyond the outermost edge of the roof.
 - iii) adding a new sub-section 7.7.2(b) (Projections) under Section 7.0 (General Regulations) to read as follows:
 - b) roof mounted solar energy devices to a maximum of 1.0 meter above the maximum height allowed for the building on which it is installed.
 - iv) adding a new sub-section 7.7.3 (Projections) under Section 7.0 (General Regulations) to read as follows:

- .3 a ground mounted solar energy system less than 1.2 metres in height may be sited on a parcel less than 0.25 ha in area and within a prescribed parcel line setback area.
- v) adding a new Section 7.29 (Solar Energy Systems) under Section 7.0 (General Regulations) to read as follows:

7.29 Solar Energy Systems

Solar energy system is permitted on a parcel less than 0.25 ha in area provided that:

- i) the device is attached to either a principal or accessory building or structure, and does not extend beyond the outermost edge of the roof;
- ii) it is in the form of a ground mounted system and does not exceed a height of 1.2 meters; and
- iii) despite sub-section ii), in an Industrial or Administrative and Institutional zone, a ground mounted system may be sited in accordance with the applicable maximum height and minimum parcel line setback requirements for accessory buildings and structures.

READ A FIRST AND SECOND TIME this 1st day of April, 2021.

PUBLIC HEARING held on this 6th day of May, 2021.

READ A THIRD TIME this ____ day of _____, 2021.

I hereby certify the foregoing to be a true and correct copy of the "Regional District of Okanagan-Similkameen Solar Energy System Amendment Bylaw No. 2911, 2021" as read a Third time by the Regional Board on this ____ day of _____, 2021.

Dated at Penticton, BC this ____ day of _____, 2021.

Corporate Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ____ day of _____, 2021.

For the Minister of Transportation & Infrastructure

ADOPTED this this _____ day of _____, 2021.

Board Chair

Corporate Officer



Your File #: X2020.013-
ZONE (Solar
Energy) BL2911
eDAS File #: 2021-02275
Date: April 28, 2021

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

Attention: Lauri Feindell, Planning Secretary

Re: **Proposed Text Amendment Bylaw 2911, 2021 for:
Regulation of -Solar Energy Systems-Electoral Area 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

Lauri Feindell

Subject: FW: new solar power bylaws / Area F existing installation

From: Peter Lindelauf
Sent: February 16, 2021 11:01 AM
To: Rushi Gadoya <rgadoya@rdos.bc.ca>; Riley Gettens <rgettens@rdos.bc.ca>;
Subject: new solar power bylaws / Area F existing installation

Hi Rushi,

I'm replying to submit comments with regard to your proposed bylaws. Our solar tracking tower (40 panels) was installed in 2014 and is probably still the largest such installation in the valley. Installed by Roger Huber/Swiss Solar Tech. Our installation would be rejected by proposed new bylaws on pretty well every count -- particularly lot size and height of the tower.

We don't think it's 'obtrusive' at all but then it's set back around 200 feet from our street as we have a long skinny lot. We actually gave some thought to not being 'obtrusive' by having the tracker in our back yard instead of the front. The tracker is not visible to or doesn't block any neighbor's view being about 100 feet from the nearest neighbors' house. (Their view is to the south while the tracker sits 'behind' them to the north.) From the street, the tracker is largely screened by the few dozen large Ponderosas we DIDN'T log to install solar panels on our roof.

At the time of installation, we went solar because it didn't look like natural gas was ever going to be delivered to our neighborhood. Now, natural gas is an option but we certainly don't regret the cost of going solar. Another reason for choosing solar was to burn much less firewood for heat. And doing something positive in our own backyard with regard to climate change and clean power sources.

In short, think sites smaller than 1 ha could support a ground based/tracker system and this should be decided site by site. Your setback proposals sound reasonable. Our lot is about .5 ha. But then we're pro solar, of course, having generated almost 70 megawatt hours in six years and 2/3 of our power. With net metering, we upload lots of spare power to the grid and build up a large credit from spring to fall. We don't pay for power from Fortis until winter comes around.

Rooftop panels are often not the best solution in forested terrain like Husula. Ground based panels do much better with regard to aspect and pitch. If proposed bylaws were in place, we wouldn't have gone solar in our location and with low height restriction. Not worth it financially. Rotating from east to west and adjusting grid angle daily/seasonally, our tracker is about 50% more efficient than the same number of ground or roof based panels. We've offset almost 48 tons of carbon and generated enough power to run about 2400 houses for 1 day. Or 4 stadiums, according to the EnPhase microinverter software.

Further to the point about some people finding solar installations 'obtrusive', I could make the same complaint -- if I was the complaining type -- about our next door neighbors' new, huge heavy duty mechanics shop. It's about twice the size of our house but it's a handsome structure. Loves his cars and trucks. Or the people buying shipping containers and dropping them on their Husula lots for cheap storage. I like industrial chic. Most people don't. Fortunately, we have enough elbow room that our own neighborhood functions quite well at the mind your own business level. That's why most people choose to live semi-rural with large lots or small acreages in the first place. Your proposed bylaws will limit the number of people who might have done some good by installing a solar system on their property to those that have

acreages vs 'lots'. I don't think that other neighbors' aesthetic whims and what they don't want to look at should be a determining factor.

We got a good price for our system in return for being a willing demo site and have had dozens of people visit to view the tracker installation. If it's of interest to you or pertinent staff, you're quite welcome to visit our property to see for yourself exactly what your proposed bylaws would preclude, in our case. Or I could send you some photos.

In summary, your proposed bylaws could be less rigorous when it comes to fostering more solar installations in the valley. Particularly when the need for bylaws seems to have been prompted by some neighbors feeling there should be jurisdiction when it comes to THEIR view of YOUR yard.

regards,

Peter Lindelauf
Husula Highlands



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.: X2020.013-ZONE

FROM: Name: KELLY NUNN
(please print)

Street Address: _____

Date: FEB. 16/2021

RE: Solar Energy Systems Zoning Amendment Bylaw No. 2911, 2020
Electoral Area "D", "E", "F" & "I" Zoning Bylaws

My comments / concerns are:

- I do support the proposed textual amendments to the zoning bylaws to regulate the siting and placement of solar energy systems.
- I do support the proposed textual amendments to the zoning bylaws to regulate the siting and placement of solar energy systems, subject to the comments listed below.
- I do not support the proposed textual amendments to the zoning bylaws to regulate the siting and placement of solar energy systems.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2911, 2020.

NEED TO DIFFERENTIATE BETWEEN POLE VS GROUND MOUNTED (SIMILAR TO ROOF PANEL INSTALLS) SHOULD BE A PERMIT PROCESS (SITE LINES AND ELEVATION), NEIGHBOUR SIGN-OFF TREATED ON A CASE-BY-CASE BASIS. 1 HA (2.4 ACRES) IS TOO LARGE. LOTS AS LOW AS 0.25 ACRE SHOULD BE CONSIDERED ESPECIALLY IN NARRAMATA WHERE LOTS HAVE STEEP SLOPES THUS RENDERING PORTION OF LOT UNDEVELOPABLE BUT PERFECT FOR WEST FACING GROUND AND POLE INSTALLS AS WOULD WORK IN FAVOR OF HEIGHT RESTRICTIONS AND SIGHT LINES. WE SHOULD BE DOING MORE SOLAR TO REDUCE PEAK POWER LOADS, EMISSIONS, ETC. IN LINE WITH FEDERAL, PROVINCIAL AND LOCAL CURRENT AND FUTURE INITIATIVES. THANK YOU

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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.:** X2020.013-ZONE

FROM: Name: Margaret Holm

Street Address: Penticton (West Bench)

Date: March 2, 2021

RE: Solar Energy Systems Zoning Amendment Bylaw No. 2911, 2020
Electoral Area "D", "E", "F" & "I" Zoning Bylaws

My comments / concerns are:

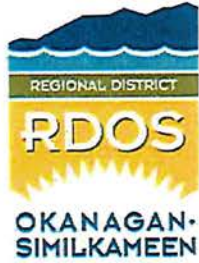
- I do support the proposed textual amendments to the zoning bylaws to regulate the siting and placement of solar energy systems.
- X I do support the proposed textual amendments to the zoning bylaws to regulate the siting and placement of solar energy systems, subject to the comments listed below.
- I do not support the proposed textual amendments to the zoning bylaws to regulate the siting and placement of solar energy systems.

I would like to see the parcel size reduced to ½ acre for ground mounted systems. As long as the installation can meet the set-back requirements, there is no reason why not to allow a smaller property size. Now that people are being encouraged to buy electric cars, there will be a demand for solar arrays near parking areas. They may not need to be large.

I also see examples of tall, single pole mounted systems which have a small ground footprint but may go taller than 6 m. In many cases this could be installed with less visual impact than a ground-mounted system.

The RDOS should facilitate greater uptake of solar installations to encourage this power option.

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.



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.:** X2020.013-ZONE

FROM: Name: Lori Goldman
(please print)

Street Address: _____

Date: Feb. 27/21

RE: **Solar Energy Systems Zoning Amendment Bylaw No. 2911, 2020**
Electoral Area "D", "E", "F" & "I" Zoning Bylaws

My comments / concerns are:

- I do support the proposed textual amendments to the zoning bylaws to regulate the siting and placement of solar energy systems.
- I do support the proposed textual amendments to the zoning bylaws to regulate the siting and placement of solar energy systems, subject to the comments listed below.
- I do not support the proposed textual amendments to the zoning bylaws to regulate the siting and placement of solar energy systems.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2911, 2020.

Given the situation we in the South Okanagan and the world are facing regarding the climate crisis, all opportunities to adapt to the emergency, mitigate disaster, prepare for grid failures, reduce emissions, and use renewable resources such as solar should be encouraged, supported, and subsidized, as well. The land size proposed in the bylaws should be greatly reduced to allow any resident to set up solar systems with permit approval.

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

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Lauri Feindell

Subject: FW: Solar energy zoning review

From: Bruce Butler
Sent: February 23, 2021 11:22 AM
To: Rushi Gadoya <rgadoya@rdos.bc.ca>
Subject: Solar energy zoning review

Hi:

I just wanted to confirm that this zoning review applies to solar energy, not the solar hot water ready regulations, which the RDOS has not adopted.

Thanks.

Bruce



Virus-free. www.avast.com

Jim Beattie, Chair
First Things First Okanagan

March 1, 2021

Rushi Gadoya, Planning Technician rgadoya@rdos.bc.ca
RDOS 101 Martin Street
Penticton, BC, V2A 5J9

Dear Mr. Gadoya,

Re: new regulations for the placement of solar energy devices on a property

Thank you for this opportunity to comment on proposed the RDOS zoning bylaw. First Things First Okanagan is a non-profit society dedicated to promoting awareness of climate change and working to find solutions for a better future.

The RDOS is to be commended on considering how solar power generation can be tailored for use by residential property owners. As British Columbia adopts stricter emissions targets, municipalities and regional districts can play a major role in achieving emission reductions by encouraging residents to install solar power generating units.

We also acknowledge that it is important to develop guidelines for siting solar installations within neighbourhoods to protect visual standards and view corridors.

With this in mind, we suggest the following changes to the proposed bylaw:

- A. Change the minimum parcel size from 1.0 ha to **.4 ha (1 acre)**. This is a typical lot size for rural properties and of adequate size to accommodate a ground-mounted system that would meet the minimum setbacks established by the current zoning.

or

- B. Allow solar installations on a minimum parcel size of **.25 ha (>.5 acre)**, as long as the installation complies with the minimum setbacks for accessory buildings and structures outlined for that zoning.

With rapidly advancing solar technology, solar panels will have higher output capacities making smaller dimension arrays feasible. People will increasingly want smaller ground-mounted arrays to power their electric vehicles, swimming pools, and landscape features.

Encouraging residential solar power not only helps to reduce peak power demands, but it also encourages homeowners to purchase electric vehicles, which will further reduce GHG

emissions. These anticipated behavioural changes will greatly assist the RDOS in reaching its GHG reduction goals as well as providing a cleaner, healthier environment for South Okanagan residents.

Sincerely,

Jim Beattie, Chair, First Things First Okanagan

Lauri Feindell

Subject:

FW: Solar Energy System - Public Info Meeting this Wed. March 3rd

From: Riley Gettens <rgettens@rdos.bc.ca>

Sent: March 4, 2021 5:31 PM

To: Christopher Garrish <cgarrish@rdos.bc.ca>

Subject: FW: Solar Energy System - Public Info Meeting this Wed. March 3rd

Hi Chris,

Feedback on solar PIM.

Thx

On 2021-03-03, 7:20 PM, "Gerry" <

Hi Riley,

As an advocate of alternative energy solutions this topic makes for mixed feelings. There is no doubt that pole mounted structures will make for an eye soar in many situations. It will inevitably lead to some neighbour complaints on smaller properties. A .25 hectare property may be a bit small for some of those structures but to restrict that size would exclude many properties in West Bench. Just wondering if .5 or 1 H min with the variance option then offering opportunity for a case by case review which might easily allow for situations where there is neighbour agreement or other favourable situations i.e. no immediately adjacent neighbours or perhaps naturally concealed by landscape or terrain etc.

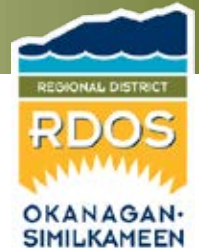
As we heard at our APC meeting on this topic it wasn't a consensus. As I recall one member had strong reservations and understandably so if one was erected in the neighbours front yard.

Thanks for providing that meeting number so quickly. Guess I need glasses.

Have nice evening.

Gerry

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: May 6, 2021
RE: Development Procedures Bylaw Amendments – ALR Exclusion Requests

Administrative Recommendation:

THAT Regional District of Okanagan-Similkameen Development Procedures for ALR Exclusion Requests Amendment Bylaw No. 2500.18 be read a first, second and third time and adopted.

Purpose:

The purpose of the proposed amendments to the Development Procedures Bylaw No. 2500, 2011, is to establish procedures for addressing requests that the Regional District initiate an exclusion of land(s) from the Agricultural Land Reserve (ALR).

Background:

On September 30, 2020, Division 3 (Public Body Applications for Exclusion) of the *Agricultural Land Reserve General Regulation* came into effect and requires that applications seeking to exclude land from the Agricultural Land Reserve (ALR) be submitted to the Agricultural Land Commission (ALC) by either a local government or first nation government.

Private landowners are no longer able to submit an exclusion application directly to the ALC and, instead, must now request their local government to initiate an exclusion with the Commission on their behalf.

The ALC has advised that any local government electing to initiate an exclusion is responsible, as the applicant, for all of the following:

- submitting applications that it independently and objectively supports;
- providing an application fee in the amount of \$750.00;
- conducting a public hearing in accordance with the requirements of the legislation; and
- satisfying all other notification requirements under the legislation (i.e. site notice, proof of application, newspaper advertisements, etc.).

At its meeting of March 3, 2021, the Regional District Board adopted Amendment Bylaw No. 2913, 2021, which introduced new policy statements regarding ALR Exclusions into the Electoral Area Official Community Plan (OCP) Bylaws.

At its meeting of April 15, 2021, the Planning and Development (P&D) Committee of the Board resolved that “Bylaw No. 2500.18, 2021, being a bylaw of the Regional District of Okanagan-Similkameen to amend the Development Procedures Bylaw to establish procedures for requests to initiate an exclusion of land(s) from the Agricultural Land Reserve, be brought forward for 3 Readings and Adoption.”

Analysis:

The policy statements recently incorporated into the Electoral Area OCP Bylaws include the consideration of Exclusion requests only within the context of an OCP Bylaw Review and a processing procedure whereby all Exclusion requests are subject to a similar public engagement process as is currently applied to referrals from the Liquor and Cannabis Regulation Branch (LCRB) for cannabis retail stores would be beneficial.

An internal review of any received exclusion proposal would be required to check against applicable Regional District bylaws and policies, and then the application could be brought forward to the Board to determine support and commence public engagement.

If authorized, a statutory public hearing as well as other public engagement options would be scheduled. Upon completion of the public engagement process, the Board would be provided an opportunity to review the comments received and make a determination to:

1. formally proceed with an exclusion application to the ALC;
2. defer consideration to the next review of the applicable Electoral Area OCP Bylaw; or
3. abandon the proposal altogether.

The Board should not proceed with Public engagement prior to its initial review of an exclusion request to avoid misleading the applicant and the ALC or initiating a significant expenditure of staff time and resources on a request that may not be supported.

Alternatives:

1. THAT consideration of first reading of District of Okanagan-Similkameen Development Procedures for ALR Exclusion Requests Amendment Bylaw No. 2500.18 be deferred; or
2. THAT first reading of District of Okanagan-Similkameen Development Procedures for ALR Exclusion Requests Amendment Bylaw No. 2500.18 be denied.

Respectfully submitted:

C. Garrish, Planning Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2500.18, 2021

**A Bylaw to amend the Regional District of Okanagan-Similkameen
Development Procedures Bylaw 2500, 2011**

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the "Regional District of Okanagan-Similkameen Development Procedures for ALR Exclusion Requests Amendment Bylaw No. 2500.18, 2021."
2. The "Regional District of Okanagan-Similkameen Development Procedures Bylaw No. 2500, 2011" is amended by:
 - (i) replacing Section 1.1 (Application Requirements) under Schedule 8.0 (Referral of an Agricultural Land Commission Application) in its entirety with the following:
 - .1 Applications are to be submitted electronically to the Agricultural Land Commission (ALC) through the "ALC Application Portal" at www.alc.gov.bc.ca. This web-site contains details on ALC application requirements as well as the ALC process for issuing approvals.
 - .2 A request to the Regional District to initiate an application to the ALC to have lands excluded from the Agricultural Land Reserve (ALR) must be accompanied by the following:
 - (a) Proposal Summary
 - (i) An outline of the proposed exclusion area(s), including:
 - .1 consistency with the Regional Growth Strategy (RGS), Official Community Plan (OCP) and Zoning bylaws and any proposed deviation or change, if applicable;
 - .2 an explanation of the community benefit of the proposal and how it furthers the growth management objectives of the RGS and OCP bylaws, if applicable;

- .3 information outlining all previous non-farm use, non-adhering residential use and/or subdivision applications submitted to the Agricultural Land Commission (ALC) involving the subject lands, including decisions of the Commission, if applicable.

(b) Development Plans (drawn to scale)

- (i) a site plan of the proposed development drawn to scale and showing dimensions, and include the following (as applicable):

- .1 building sections, elevations, access roads, driveways, vehicle parking spaces and landscaping;
- .2 subdivision layout, including proposed parcel areas and road accesses.

- (ii) adding a new Section .3 (Processing Procedures – Requests to the Regional District to initiate an Exclusion) under Schedule 8.0 (Referral of an Agricultural Land Commission Application) to read as follows:

.3 Processing Procedures – Requests to the Regional District to initiate an Exclusion

1. Upon receipt of a request, the Regional District will open a file and review the proposal to determine whether it is complete and, if incomplete, the proponent will be notified of any outstanding requirements.
2. The proposal will be evaluated for compliance with relevant Regional District bylaws and policies. A site visit to view the property may be undertaken as part of the evaluation process.
3. The request shall be referred to all applicable Regional District departments.
4. A technical report will be prepared and forwarded to the Board for consideration.
5. The property owner(s) of the land being considered for exclusion will be invited to attend the Board meeting at which the request will be considered.
6. The Board will consider the technical report and may pass a resolution to:
 - a) deny the request;
 - b) support the request proceeding to a public hearing; or
 - c) defer making a decision.
7. If the Board resolves to support the Exclusion request to proceed to public hearing, Development Services staff will undertake the following:
 - a) provide a written notice mailed to property owners and tenants of land within a radius not less than 100 metres of the boundaries of the subject property;
 - b) post information related to the proposed Exclusion on the Regional District's web-site and social media accounts;

- c) post a sign in a form and manner acceptable to the Agricultural Land Commission (ALC) on the land that is the subject of the application;
 - d) refer the proposal to the applicable Advisory Planning Commission (APC) for a recommendation; and
 - e) schedule a public hearing and provide notification in accordance with the requirements of the *Agricultural Land Reserve General Regulation*.
8. A period of not less than 28 calendar days will be provided for written comments from the public to be submitted to the Regional District.
 9. The referral comments as well as any written comments from the public will be incorporated into a technical report to be forwarded to the Board for consideration.
 10. The property owner(s) of the land being considered for exclusion will be invited to attend the Board meeting at which the outcomes of the public consultation process will be considered.
 11. The Board will consider the technical report and may pass a resolution to:
 - a) not submit an exclusion application to the Agricultural Land Commission (ALC);
 - b) submit an exclusion application to the ALC; or
 - c) defer making a decision.
 12. If the Board resolves to submit an application to exclude the land(s) from the ALR, the required application materials will be submitted to the ALC for final decision.
 13. Once the Board minutes have been prepared, the applicant will be notified in writing of the resolution.

READ A FIRST, SECOND AND THIRD TIME on the __ day of ____, 2021.

ADOPTED on the __ day of ____, 2021.

Board Chair

Corporate Officer

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: May 6, 2021

RE: Electoral Area "A" OCP Bylaw No. 2905, 2021

Administrative Recommendation:

THAT the Electoral Area "A" Official Community Plan Bylaw No. 2905, 2021, be read a third time and adopted.

Purpose:

Bylaw No. 2905 represents a review and update of the Electoral Area "A" Official Community Plan (OCP) Bylaw and is proposing to repeal and replace the current Electoral Area "A" OCP Bylaw No. 2450, 2008.

Background:

At its meeting November 6, 2008, the Regional District Board adopted the current Electoral Area "A" OCP Bylaw No. 2450, 2008.

At its meeting of January 3, 2019, the Planning and Development (P&D) Committee of the Board directed that the Electoral Area "A" OCP Bylaw be reviewed commencing in the fourth quarter of 2019 (in place of the Electoral Area "C" OCP Bylaw) and subsequently included in the Board's 2019 Business Plan.

At its meeting of October 17, 2019, the contract for the review of the OCP Bylaw was awarded to EcoPlan International Inc., with work on the project commencing in November of 2019, with the scheduled end date being set for March of 2021.

At its meeting of March 18, 2021, the Regional District Board resolved to approve first and second reading of the Electoral Area "A" OCP Bylaw No. 2905, 2021, and delegated the holding of a public hearing to Director Pendergraft.

On April 21, 2021, a public hearing was held electronically at <https://rdos.webex.com> (Meeting number: 187 585 7662 / Meeting password: RD@S) and was attended by four (4) members of the public.

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required prior to adoption as the bylaw is an Official Community Plan and does not trigger Section 52 of the *Transportation Act*.

Analysis:

Draft OCP Bylaw No. 2905 is seen as meeting the statutory requirements set out under Section 473 of the *Local Government Act* (i.e. 5 year supply of land for residential housing needs; policies that speak to affordable, rental and special needs housing; greenhouse gas emissions reduction targets, etc.), and as aligning with the community's goals and objectives as well as those that have previously been adopted by Regional District Board (e.g. Regional Growth Strategy).

Administration appreciates the efforts of residents that participated in this project and provided feedback at the various stages of drafting the new Official Community Plan and is recommending that third reading and adoption of Bylaw No. 2905 be approved.

Administration would also like to highlight that the project is being delivered on schedule and has been conducted within the allotted budget.

Alternatives:

1. THAT third reading of the Electoral Area "A" Official Community Plan Bylaw No. 2905 be deferred pending:
 - a) *TBD*
2. THAT first and second reading of the Electoral Area "A" Official Community Plan Bylaw No. 2905 be rescinded and the bylaw abandoned.

Respectfully submitted:



C. Garrish, Planning Manager

AREA "A" OSOYOOS RURAL

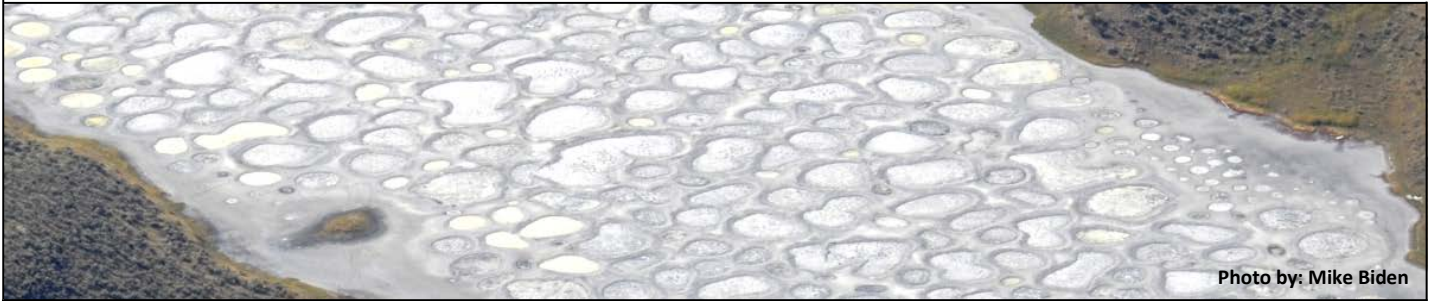
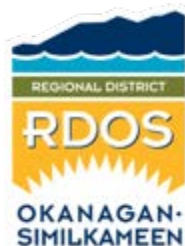


Photo by: Mike Biden

OCP Bylaw No. 2905, 2021 – Regional District of Okanagan-Similkameen

OFFICIAL COMMUNITY PLAN



Regional District of Okanagan-Similkameen
Electoral Area “A”
Official Community Plan Bylaw No. 2905, 2021

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- Schedule 'H' Environmentally Sensitive Development Permit Areas
- Schedule 'I' Watercourse Development Permit Areas

Note: Schedules 'B', 'C', 'D', 'E', 'F', 'G', 'H', and 'I' can be viewed either on the Regional District website at www.rdos.bc.ca, or by request in hard copy at the Regional District office.

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Regional District of Okanagan-Similkameen
Electoral Area “A”
Official Community Plan Bylaw No. 2905, 2021

A Bylaw to guide land use decisions within Electoral Area “A”
pursuant to Division 4 of Part 14 the *Local Government Act of British Columbia, R.S.B.C. 2015.*

WHEREAS the Regional District of Okanagan-Similkameen wishes to adopt an Official Community Plan pursuant to Division 4 of Part 14 of the *Local Government Act*;

AND WHEREAS the Regional Board may adopt an Official Community Plan by bylaw and each reading of the bylaw must receive an affirmative vote of a majority of all directors of the Regional Board who are entitled to vote on that bylaw;

AND WHEREAS after first reading of the bylaw the Regional Board shall, in sequence, examine the Official Community Plan in conjunction with its most recent capital expenditure program, the waste management plan, wastewater management plan, and economic strategy plan that is applicable in the RDOS to ensure consistency between them, in accordance with the *Local Government Act*;

AND WHEREAS the Regional Board shall refer the Official Community Plan to the Province for comment with respect to land in the Agricultural Land Reserve pursuant to the *Agricultural Land Commission Act*;

AND WHEREAS the Regional Board has provided one or more opportunities for consultation with persons, organizations and authorities it considers affected in the development of the Official Community Plan in accordance with Section 475 of the *Local Government Act*;

AND WHEREAS the Regional Board of the RDOS has complied with all requirements of the *Local Government Act*, prior to adoption of this bylaw and Official Community Plan including all of the foregoing;

AND WHEREAS the Regional Board has considered the purpose and goals set out in s. 428(2) of the *Local Government Act* to the extent that the Official Community Plan deals with those matters;

AND WHEREAS upon adoption of this bylaw, the Plan is an Official Community Plan of the RDOS;

NOW THEREFORE the Regional Board of the RDOS, in open meeting assembled, enacts as follows:

The Electoral Area “A” Official Community Plan attached hereto as Schedule ‘A’ and Map Schedules ‘B’, ‘C’, ‘D’, ‘E’, ‘F’, ‘G’, ‘H’, and ‘I’ forming part of this bylaw are adopted as the Regional District of Okanagan-Similkameen Electoral Area “A” Official Community Plan.

The bylaw shall apply only to that portion of the RDOS shown outlined on Schedule ‘B’ (Official Community Plan Map) forming part of this bylaw.

If any statement, section, sub-section, clause, sub-clause or phrase of this bylaw and the Official Community Plan adopted by this bylaw is for any reason held to be invalid by a decision of a court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this bylaw and Official Community Plan.

This bylaw may be cited for all purposes as the Electoral Area “A” Official Community Plan Bylaw No. 2905, 2021.

TRANSITION

The Electoral Area “A” Official Community Plan Bylaw No. 2450, 2008, is repealed.

READ A FIRST AND SECOND TIME on the 18th day of March, 2021.

PUBLIC HEARING held on the 21st day of April, 2021.

READ A THIRD TIME on the ____ day of _____, 2021.

ADOPTED on the ____ day of _____, 2021.

Chair

Corporate Officer

SCHEDULE 'A'

Regional District Okanagan-Similkameen

Electoral Area "A" Official Community Plan Bylaw No. 2905, 2021

1.0 INTERPRETATION AND ADMINISTRATION

The provisions of this Plan apply to all lands and water within Electoral Area “A” identified on Schedule ‘B’ Official Community Plan Map of this bylaw.

1.1 Purpose

The Electoral Area “A” Official Community Plan (OCP) contains objectives, policies, and land use designations adopted by the Regional District of Okanagan-Similkameen (RDOS) Board of Directors.

The purpose of these objectives, policies and designations is to provide direction for land use and development consistent with the community values of the Electoral Area.

The policies of the Plan are intended to balance the demands placed on the land base to ensure an equitable, comprehensive, and logical distribution of land uses. Policies are often implemented on a long-term basis, such as every decade.

The Official Community Plan provides a basis for the following actions:

- .1 The adoption or amendment of the Zoning Bylaw and other land use regulations;
- .2 The direction of public investment;
- .3 The guidance of elected officials, and others who have statutory approval authority, in the evaluation of proposals, referrals, and amendment of bylaws; and
- .4 Compliance with provincial legislation including the greenhouse gas management requirements of the *Local Government Act* and the *Climate Change Accountability Act*.

1.2 Interpretation

An Official Community Plan means an Official Community Plan as referred to in the *Local Government Act*, and as adopted by the Regional Board of Directors of the RDOS (hereafter referred to as the Regional Board), in accordance with the requirements of the *Local Government Act*.

1.3 Administration

- .1 This Official Community Plan comes into effect as of the date of adoption by the Regional Board.
- .2 The Zoning Bylaw will be the primary tool to regulate development, not the Official Community Plan. All rezoning amendments must be consistent with this Official Community Plan that serves as a policy foundation for the Zoning Bylaw.
- .3 This Official Community Plan will be re-examined and updated in accordance with an Electoral Area Official Community Plan Bylaw Review schedule endorsed by the Regional District to ensure that it continues to reflect the long-range planning objectives of Plan Area residents, local government staff, and the Regional Board.

- .4 The Official Community Plan can only encourage senior levels of government to act; it cannot force or require senior governments to act. Furthermore, although the Official Community Plan cannot commit the Regional Board to specific expenditures, the Regional Board cannot enact bylaws or undertake works that are contrary to it without amending the Plan.
- .5 No one goal, objective or policy contained within this Official Community Plan should be read in isolation from the others to imply a particular action or consequence.

1.4 Development Approval Information

Electoral Area “A” (the “Plan Area”) is a Development Approval Information Area, and the Regional District may require development approval information for a Zoning Bylaw amendment application, Development Permit application, or Temporary Use Permit application.

The objective in designating the Plan Area as a Development Approval Information Area is to ensure the Regional District can obtain information from the applicant to gain a sound understanding of the anticipated impact of the proposed activity or development on the community and to make a well-informed decision regarding such applications. An applicant may be required to provide information regarding:

- .1 The impact of the proposed development on surrounding land uses.
- .2 The consideration of public facilities such as schools, parkland, public spaces, and/or amenities.
- .3 The impact of the proposed development on groundwater quantity and quality, storm water run-off generated by the proposed development, and the options for collection, storage, and dispersal of such drainage.
- .4 The impact of the proposed development on the natural environment such as adjacent aquatic areas, vegetation, soils and erosion, geotechnical characteristics, topographical features, ecosystems and biological diversity, fish and wildlife, fish and wildlife habitat, environmentally sensitive features, and rare or endangered plant or animal species.
- .5 The ability of the proposed development to provide on-site water and wastewater or to connect to community services, if available.
- .6 The impact of the proposed development on public infrastructure and community services such as water supply, sewage disposal, fire protection systems, solid waste management and recycling.
- .7 The aesthetic values of the proposed development such as visual character, integration with public areas and the natural environment, lighting, noise, and odour.
- .8 The impact of proposed development on traffic volumes and roads.
- .9 How the proposed development provides buffers for adjoining farming and rural areas to ensure no negative impact is caused by the proposal.

- .10 The archaeological impact of a proposed development in areas identified to have high archaeological potential.
- .11 Fire hazard risk assessment in accordance with the *Community Wildfire Protection Plan*.

2.0 WHAT IS AN OFFICIAL COMMUNITY PLAN?

2.1 Background

An Official Community Plan (OCP) is a planning document that provides policies on a broad range of topics including land-use, transportation, housing, parks and infrastructure. Official Community Plans designate land for specific purposes, such as commercial/retail, residential, park, and industrial. Official Community Plans are developed through public consultation and the objectives and policy statements within them reflect the collective desires of the people within the planning area.

Effectively, Official Community Plans provide a blueprint and map for the community's future. They are created to guide decisions on planning and land use management by establishing a long-term vision, supporting goals and objectives, and policies to achieve them.

Local governments in British Columbia are given the authority to adopt an Official Community Plan through the *Local Government Act* (LGA), which describes what must be included in the Official Community Plan, what may optionally be included, and what steps need to be followed for the Official Community Plan to be adopted. The required content of an Official Community Plan is defined in Section 473 of the *Local Government Act*. Occasional updates also ensure the Official Community Plan remains consistent with other procedures, bylaws and government implementation tools.

2.2 Planning Process

Commencing in November 2019, development of the Plan included a community outreach component, which included two on-line project surveys, project newsletters, a project webpage on the RDOS website, meetings with community stakeholders and agencies throughout the process (e.g. Province, Town of Osoyoos, Osoyoos Indian Band, Anarchist Mountain Community Association), and regular update meetings with the Electoral Area "A" Advisory Planning Commission. It should be noted that in-person engagement was limited by the Coronavirus pandemic that emerged in the province in mid-March 2020. An in-person open house took place in mid-September 2020 that followed strict public health guidance.

2.3 Amending the Plan

An Official Community Plan is not a static document. Rather, it is intended to be adaptable to new trends within society and responsive to changing circumstances within the community. As such, following careful consideration by the Regional District Board, policies and land use designations in this Official Community Plan may be revised by an amending bylaw pursuant to provisions outlined within the *Local Government Act*. A comprehensive review of the Official Community Plan will be undertaken in accordance with the Regional District Board's Official Community Plan Review Schedule to ensure it continues to reflect the long-range planning objectives of Plan Area residents, local government staff, and the Regional Board.

3.0 COMMUNITY PROFILE

3.1 Location and Geography

Covering 313 square kilometres, Electoral Area “A” is located in the Regional District of Okanagan-Similkameen (RDOS) at the south end of the Okanagan Valley on the international border of Canada with the United States of America. The rural Osoyoos area is the smallest Electoral Area in the region and makes up 2.8% of the total area of the RDOS. The entire Osoyoos area includes rural Osoyoos, Osoyoos Indian Band lands, and the Town of Osoyoos.



Figure 1: Plan Area Regional Context

3.2 History

Indigenous people have lived in the RDOS area for thousands of years prior to the arrival of Europeans. The original people of the Okanagan are known as the Syilx speaking people – the “Okanagans” and according to their history have been in the area since the beginning of people on this land. The Okanagans (Syilx) people occupied an area that extended over approximately 69,000 square kilometres. The northern area of this

territory stretched from the area of Mica Creek, just north of modern-day Revelstoke, BC and east to Kootenay Lake. The southern boundary extended to the vicinity of Wilbur, Washington and the western border extended into the Nicola Valley.

Okanagan First Nations once travelled widely to fishing, gathering and hunting areas. Each year, the first harvests of roots, berries, fish and game were celebrated by ceremonies honouring the food chiefs who provided for the people. During the winter, people returned to permanent winter villages and the names of many of the settlements in the Okanagan Valley – Osoyoos, Keremeos, Penticton and Kelowna – all come from Indigenous words for these settled areas and attest to the long history of the Syilx people on this land.

Osoyoos means ‘narrowing of the waters’ or ‘sand bar across’ and was the original place name for the area where the water was shallow enough to walk across, while Nk’Mip was originally the name of the village at the north end of Osoyoos.

The non-Indigenous historical records of the plan area date back to 1821 with establishment of the Hudson’s Bay Fur Brigade Trail. The Trail represented a fur trading supply route through the Okanagan Valley north to Kamloops. With the United States and Canada boundary settlement in 1847, alternative trails were developed from Kamloops through the Fraser Canyon to Fort Langley. The last brigade took the trail in 1847.

Non-Indigenous settlement in the plan area began in the mid 1850’s. During this period, several of the settlements known today were established (e.g., Okanagan Falls). Due to the absence of a public roadway system connecting the early settlements, stern-wheeler boats played an important role in transporting supplies to residents, and agricultural products to trail heads at the three Okanagan Valley centres.

The first fruit trees planted in the Okanagan were planted by Hiram “Okanagan” Smith on his land beside Osoyoos Lake. Over the years the region established itself as an agricultural area. Orchard development increased towards the early 1900’s when land speculators bought out the estates of the early ranchers and subdivided the parcels into smaller lots, some with irrigation systems. Grapes and wine making emerged as a new industry in the late 1950s and early 1960s.

3.3 Communities and Settlement Areas

Electoral Area “A” is largely rural area characterised by lower density housing largely concentrated around Osoyoos Lake and the valley bottom. The principal settlement areas include Anarchist Mountain, Kilpoola, Willow Beach, and smaller, rural residential agglomerations, including the area south of Swiwi’s (Haynes Point Park) located along Osoyoos Lake.

The predominant development pattern reflects the historic growth of this area in the 1920s under the provincial *Land Settlement and Development Act* (1917). The idea behind this legislation was to settle soldiers returning from the “Great War” on farmland. To this end, the provincial government acquired large ranch holdings in the

Osoyoos area and subdivided these into parcels ranging between 10 to 20 acres in size (e.g. 4.0 to 8.0 ha) for orchards.

Over the proceeding 100 years, some of these agricultural lands — principally in close proximity to Osoyoos Lake — were converted to recreational uses, initially as small-lot seasonal (cottage) properties or campgrounds catering to tourists, and later as year-round residential properties.

Starting in the 1970s, new communities adjacent Highway 3 such as “Kilpoola” in the west and on Anarchist Mountain in the east have emerged as smaller, rural-residential communities within Electoral Area “A”.

All of these communities are described further in Section 7.0 (Local Area Policies).

3.4 Osoyoos Indian Band

The Osoyoos Indian Band (OIB) has reserve land in Electoral Area “A”. The main 13,009 hectare reserve stretches from the Town of Osoyoos into Electoral Area “C” and the Town of Oliver on the east side of the Okanagan Valley. There is second much smaller reserve located adjacent to the main reserve in the Electoral Area “A”. The majority (335) of the OIB's 550 members live on the main reserve which is also where all OIB services, facilities, homes, and businesses are located.

OIB has nine companies employing more than 500 people on reserve, including Nk'Mip, a 4-star destination resort featuring Spirit Ridge Vineyard Resort & Spa, a golf course, an RV and campground on the shores of Osoyoos Lake, Nk'Mip Desert Cultural Centre, and Nk'Mip Cellars Winery, North America's first Indigenous winery. OIB also operates the Senkulmen Business Park to the east of the Town of Oliver and is a development partner in 241 unit The Cottages on Osoyoos Lake development located on OIB lands.

OIB is a member of the Okanagan Nation Alliance (ONA). The ONA was formed in 1981 as the inaugural First Nations government in the Okanagan which represents the eight member communities including Okanagan Indian Band, Upper Nicola Band, Westbank First Nation, Penticton Indian Band, Osoyoos Indian Band and Lower and Upper Similkameen Indian Bands and the Colville Confederated Tribes on areas of common concern. The ONA mandate is to work collectively to advance and assert Syilx/Okanagan Nation Title and Rights over the Okanagan Nation Territory. The organization facilitates collaborative working in areas of shared interest including Title and Rights, natural resource management, social services and economic development.



Figure 2: NK'Mip Desert Cultural Centre

3.5 Population and Demographics

The total population of Electoral Area “A” decreased slightly between 2011 and 2016, from 1,892 residents to 1,858, a change of 34 fewer residents, or 2%. Of the eight electoral areas that comprise the RDOS, half grew in population between 2011 and 2016 while the other half declined. Overall the population of the RDOS grew by 3% in this five-year time period (Figure 3).



Figure 3: Regional Growth Rate Comparisons 2011-2016

The age and gender distribution of Electoral Area “A” is illustrated in Figure 4. Overall, approximately 51% of the population is female and 49% male. In Electoral Area “A”, the “baby boomer” generation (currently aged 55 - 75 years old) makes up the largest proportion of the population (46% of the population in 2016). In comparison, the 20 to 34-year old age group comprised only 5% of the population in the 2016 census. The profile shown in Figure 4 provides a strong contrast to the Province of BC, which is shown in Figure 5. Both show an aging population; however, the proportion of residents aged 20 - 34 years in Electoral Area “A” is quite low relative to the provincial average.

In 2016, the median age in Electoral Area “A” was 58 years, while the provincial median age was 43 years - a difference of 15 years. The median age for Electoral Area “A” is also higher than that of the RDOS where the median age in 2016 was 55 years. Electoral Area “A” has a significantly higher proportion of older residents in proportion to youth and young adults.

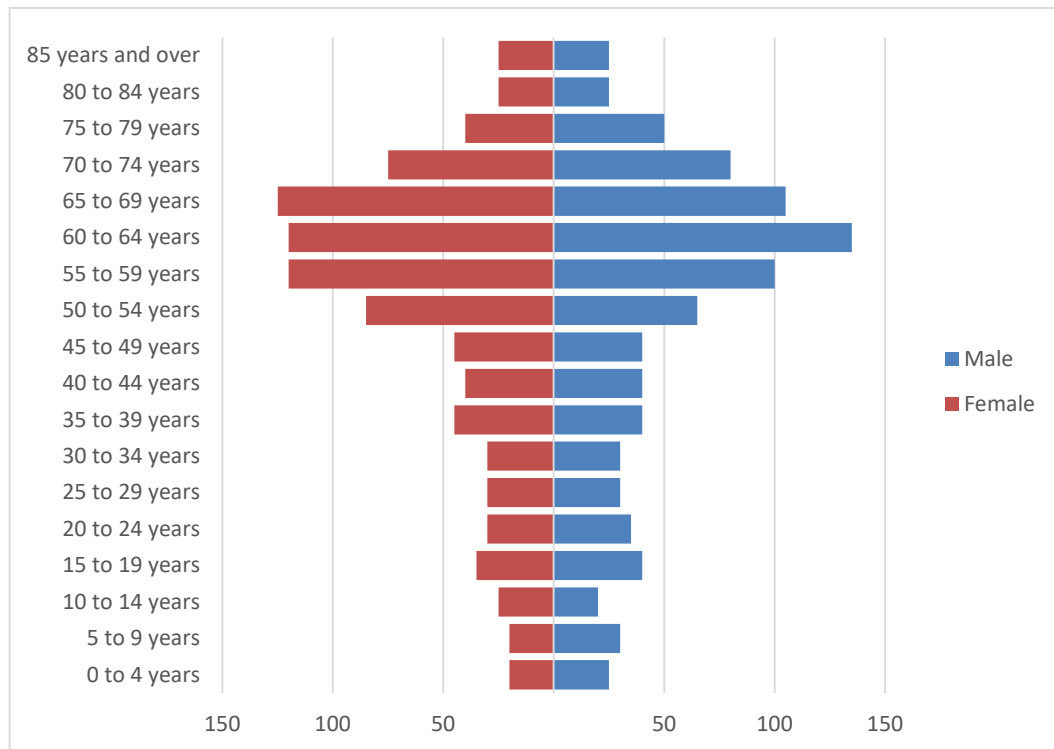


Figure 4: Electoral Area “A” 2016 Population by Gender and Age Cohort

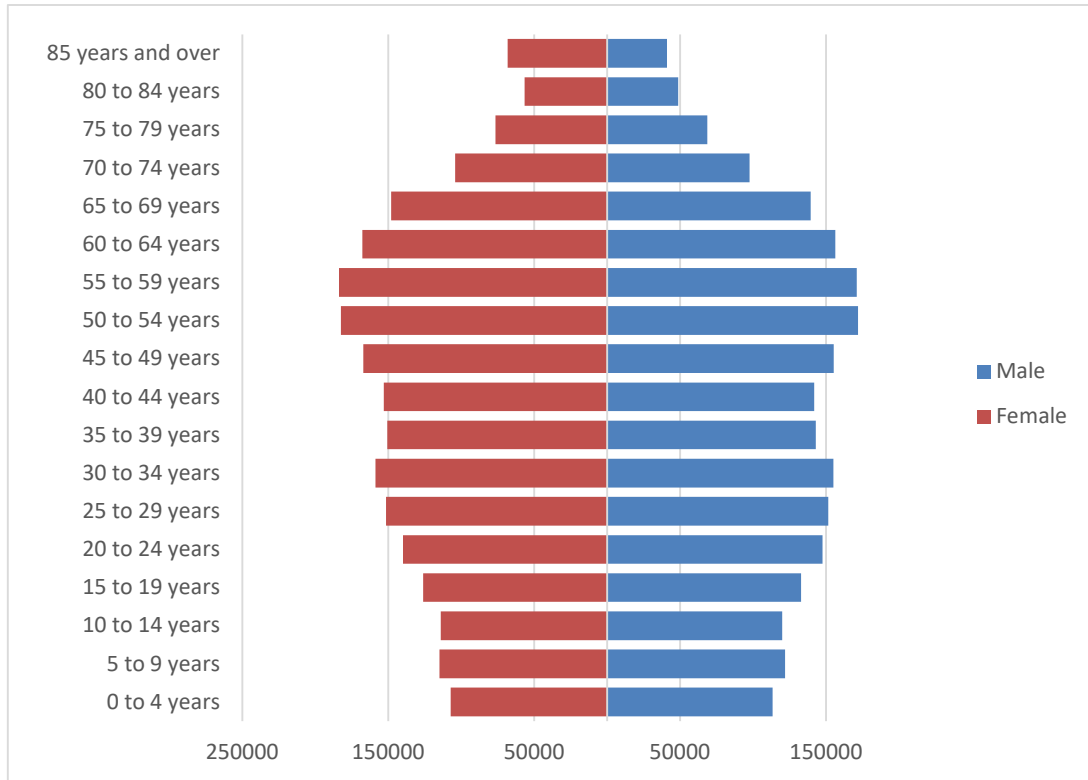


Figure 5: BC 2016 Population by Gender and Age Cohort

Total population figures from 1996 to 2016 suggest a stable population with a slight decline from 2006 to 2016 (Figure 6). If modest population growth or decline were to continue for the next 20 years, the population could be expected to be between 1,637 and 2,175 by 2041, given scenarios of +1% growth, +1.5% growth or -0.5% decline.

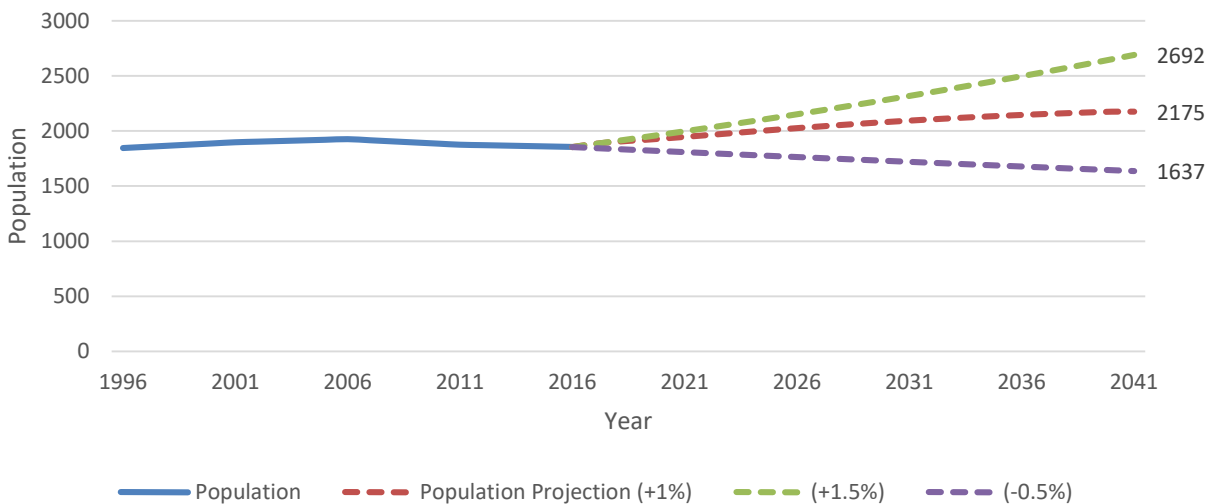


Figure 6: Electoral Area "A" Projected Population Growth (1996-2041)

3.6 Housing types

The overwhelming majority of housing in Electoral Area “A” consists of single-detached homes (Figure 7). This comprises 94% of all housing. The remaining housing forms are mobile homes, duplex/semi-detached housing, and apartment units fewer than five stories. Generally, the housing in Electoral Area “A” is relatively low-density and dispersed.

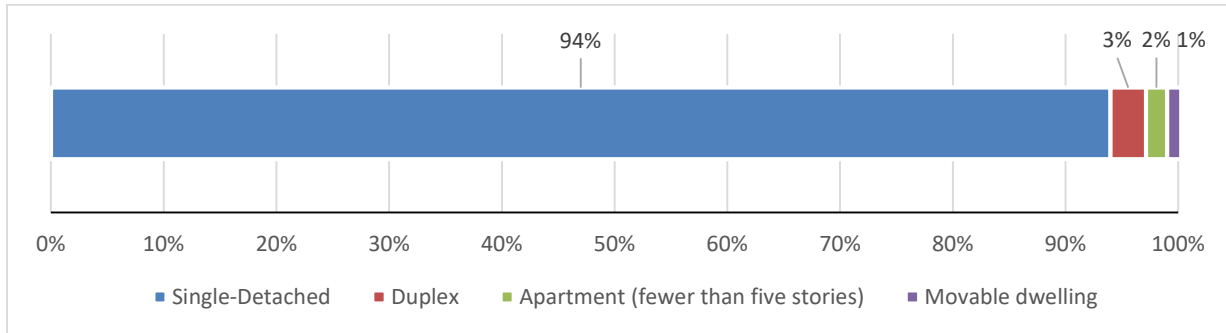


Figure 7: Housing by Dwelling Type in Electoral Area “A”, 2016

Most households (53%) in Electoral Area “A” are two person households (Figure 8). Together, one and two person households account for 72% of households. These smaller household sizes are consistent with the older population in the planning area.

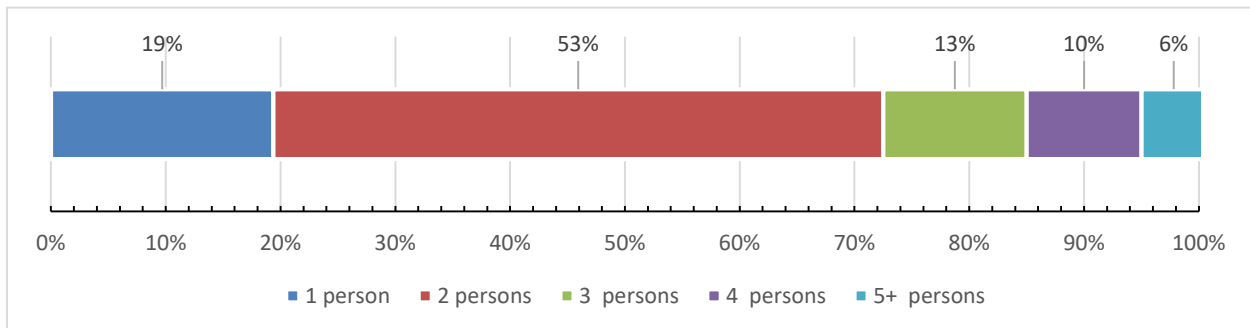


Figure 8: Electoral Area “A” Household Size, 2016

4.0 OFFICIAL COMMUNITY PLAN DESIGNATIONS

The future use and development of land within Electoral Area “A” must be consistent with the land use designations illustrated on Schedule ‘B’ (Official Community Plan Map).

Resource Area Designations

Resource Area RA

Agricultural Designations

Agriculture AG

Rural Holdings Designations

Large Holdings LH

Small Holdings SH

Residential Designations

Low Density Residential LR

Medium Density Residential MR

Commercial Designations

Commercial C

Commercial Tourist CT

Industrial Designation

Industrial I

Administrative, Cultural and Institutional Designations

Administrative, Cultural and Institutional AI

Parks, Recreation and Trails Designations

Parks, Recreation and Trails P

Natural Environment and Conservation Designations

Conservation Area CA

Okanagan Basin Lakes BL

The general types of uses encouraged in each land use designation are explained in subsequent sections of this Bylaw.

The Regional Board recognizes that some existing land uses do not conform to the designations shown on Official Community Plan maps. The intent of the Regional Board is not to change the uses of this land in the immediate future but to illustrate the preferred pattern of land use as redevelopment occurs while this Plan is in force.

5.0 VISION AND BROAD GOALS

5.1 Vision

The Plan Area's communities and settlement areas share a similar rural lifestyle and values. While each may face its own unique challenges, community consultation identified a set of common values and a shared vision for the Plan Area. The following vision statement describes a preferred future for the Plan Area:

Electoral Area "A" is a predominantly rural region made up of smaller settlement areas and neighbourhoods. Residents value its rural character and preserving and stewarding its important agricultural areas, natural habitats, and recreation areas. Residents are also committed to ensuring water resources are well-managed and protected and that community wildfire risks are reduced.

5.2 Broad Goals

The following broad goals reflect the input and priorities of Plan Area residents and are the guiding principles of this Official Community Plan. The goals were first developed and refined through two rounds of community surveys and other outreach. The goals will be used by the Regional District and senior government agencies to help guide future decisions on development proposals, environmental protection initiatives, and infrastructure development in the Plan Area:

- .1 **Community safety and health.** Manage and reduce community wildfire risks and promote community wellbeing for all generations
- .2 **Water resources.** Protect and manage water resources, including both surface and groundwater, for residential uses, agriculture, and ecosystem health.
- .3 **Agriculture.** Maintain existing and encourage new, compatible agricultural activities in the Agricultural Land Reserve, while limiting subdivision of designated agricultural properties.
- .4 **Residential development and housing.** Provide the opportunity for limited new growth and housing options for all age groups, while ensuring new housing development maintains the area's rural character.
- .5 **Natural environment.** Steward and protect the area's natural features, including sensitive ecosystems and habitat.
- .6 **Infrastructure and services.** Improve and support the development of new infrastructure, including community water and sanitary sewer systems and improved internet connectivity.
- .7 **Transportation.** Maintain a safe and efficient multi-modal transportation system

for all road users working in cooperation with the Ministry of Transportation and Infrastructure.

- .8 **Osoyoos Indian Band engagement and collaboration.** Improve and expand communications, consultation and engagement with Osoyoos Indian Band.



Figure 9: Cherry trees in Electoral Area “A”

6.0 GROWTH MANAGEMENT

6.1 Background

Growth Management is a critical aspect of planning for a community's future. It allows a community to forecast growth, based on trends and aspirations and to direct anticipated growth to areas that align with the community's vision and broad goals.

In 2010, the Regional District adopted a Regional Growth Strategy (RGS) Bylaw for the South Okanagan in collaboration with local governments in the region – City of Penticton, District of Summerland, Town of Oliver, and the Town of Osoyoos.

The RGS was updated through a minor update process in 2016. Under the *Local Government Act*, once an RGS has been adopted, OCP policies must be consistent with RGS policies. The goal of the RGS is to direct the substantial majority of future growth in the south Okanagan Valley area to designated Primary Growth Areas (Summerland, Penticton, Osoyoos, Okanagan Falls, and Oliver). The RGS envisions maintaining the rural character of the Plan Area by directing growth to designated Rural Growth Areas, which the RGS specifically identifies as areas with:

- Established rural settlement areas with a minimum of 200 lots and/or dwelling units;
- Community water or community sewer services in place;
- Existing commercial or industrial; or
- Where development has been pre-determined through zoning, but not yet developed.

Within Electoral Area "A", the South Okanagan RGS designates Willow Beach and Anarchist Mountain as Rural Growth Areas. There are no Primary Growth Areas in Electoral Area "A", although the Town of Osoyoos has this designation.

The South Okanagan RGS recognizes that "some infill development may occur" in areas not designated as Rural Growth Areas if development "does not significantly increase the number of units or the established density and respects the character of the communities." Under the objective of "Protect the character of rural areas", the South Okanagan RGS further stipulates that, "proposed developments that do not closely adhere to OCP guidelines for the protection of rural and resource areas will not be supported."

It should further be noted that the two designated Rural Growth Areas were included in the original South Okanagan RGS because, at the time, these areas had proposals for significantly higher densities. Neither area has been developed to the extent originally proposed.

6.2 Rural Growth Areas and Capacity

Based on a projected population increase of up to 1.5% per year (see Section 3.5), the Plan Area’s population could increase by approximately 470 people by 2031. Based on 2.3 people per household (2016 Census Canada figures), this indicates a potential need for the Plan Area to accommodate 205 new homes over the next 15 years.

Additional population estimate (2031)	470
Persons per household	2.3
New dwellings	205

Figure 10: New Dwelling Unit Requirements Projections

There are significant undeveloped areas designated for residential uses (including residential and small and large holding designations) in the existing rural growth areas. The Anarchist Mountain area contains 314 undeveloped Small Holdings (SH) and Large Holdings (LH) designated parcels.

Development concepts for the Willow Beach area indicate a capacity for around 80 single detached units. Accounting for the existing development at the site that would be replaced by proposed development, the Willow Beach area has a capacity to supply around 50 net new dwelling units.

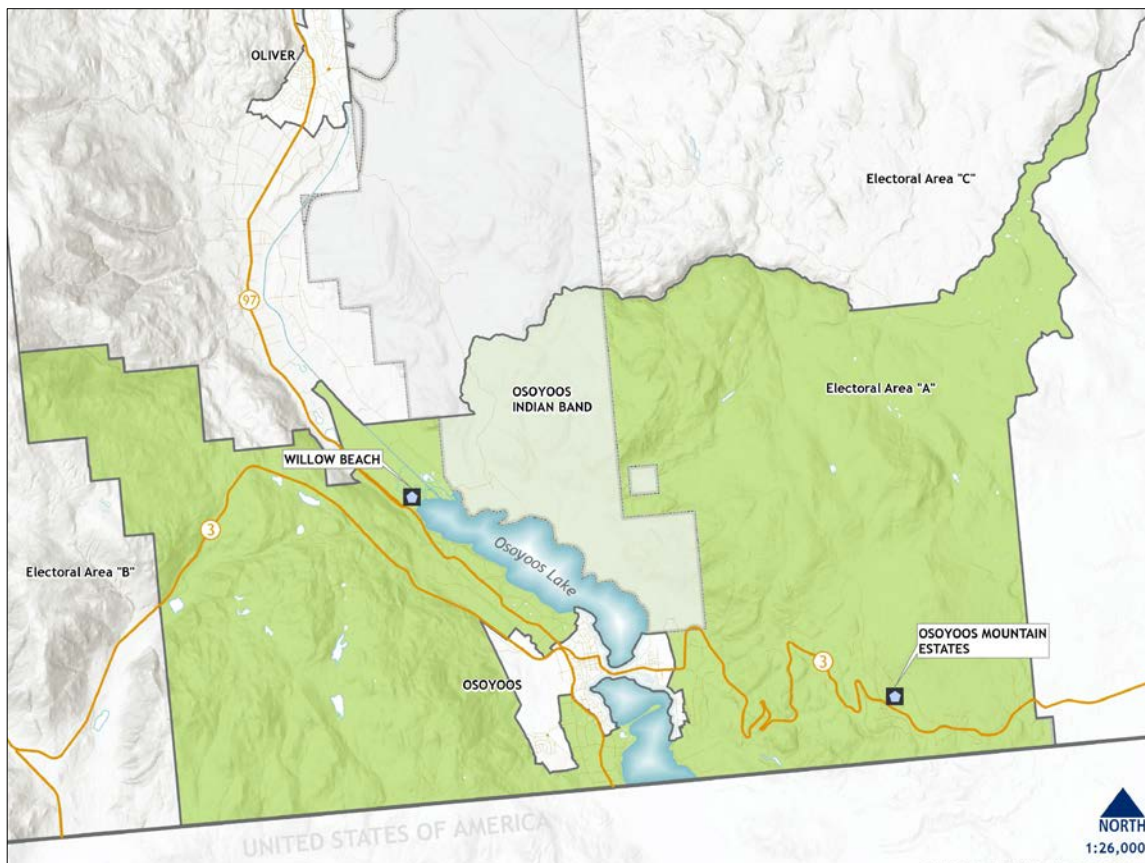


Figure 11: Plan Area Rural Growth Areas

Together, the Anarchist Mountain and Willow Beach Rural Growth Areas have the capacity to add an addition 374 units. This exceeds the projected need for 212 new dwellings by 2031, which would be required to meet the upper-bound population growth scenario of 1.5%.

6.3 Rural Growth Area Development Considerations and Constraints

Future growth and development in the two designated Rural Growth Areas will be influenced by a number of potential development constraints and considerations. These constraints and considerations are summarized by area on the following pages. Approximate Rural Growth containment boundaries are illustrated in accompanying figures.

The Regional Board recognizes that to create a continuous boundary to contain growth there are properties within the boundary that are protected from development by provincial legislation and Development Permit Area regulations. It is not the intention of the Regional Board to encourage development of land within designated Agricultural areas or land identified as environmentally sensitive or watercourse development permit areas and terrain hazards within the defined growth boundary. Land with these designations or characteristics should continue to be protected from development.

6.3.1 Anarchist Mountain

The Regional District's South Okanagan Regional Growth Strategy Bylaw has designated Anarchist Mountain as a Rural Growth Area. Due to the geographic extent and rural-residential character of this area (e.g., parcels are generally not less than 1.0 ha in area spread out over an area representing two thousand hectares), future higher residential density and mixed-use growth potential is seen to be limited.

In recognition that the Anarchist Mountain area does not meet three of the criteria established for Rural Growth Areas (i.e., established rural settlement areas with a minimum of 200 lots and/or dwelling units; community water or community sewer services in place; and existing commercial or industrial) the suitability of maintaining its status as a Rural Growth Area is questionable.

Feedback from area residents provided through community surveys further indicated that there is limited desire for increased development in the area (although there is a desire for improved services). The Rural Growth Area boundary shown in Figure 12 is based on the boundaries of the commercial area, which is seen to be the most likely location for the development of community infrastructure and mixed-uses in future.

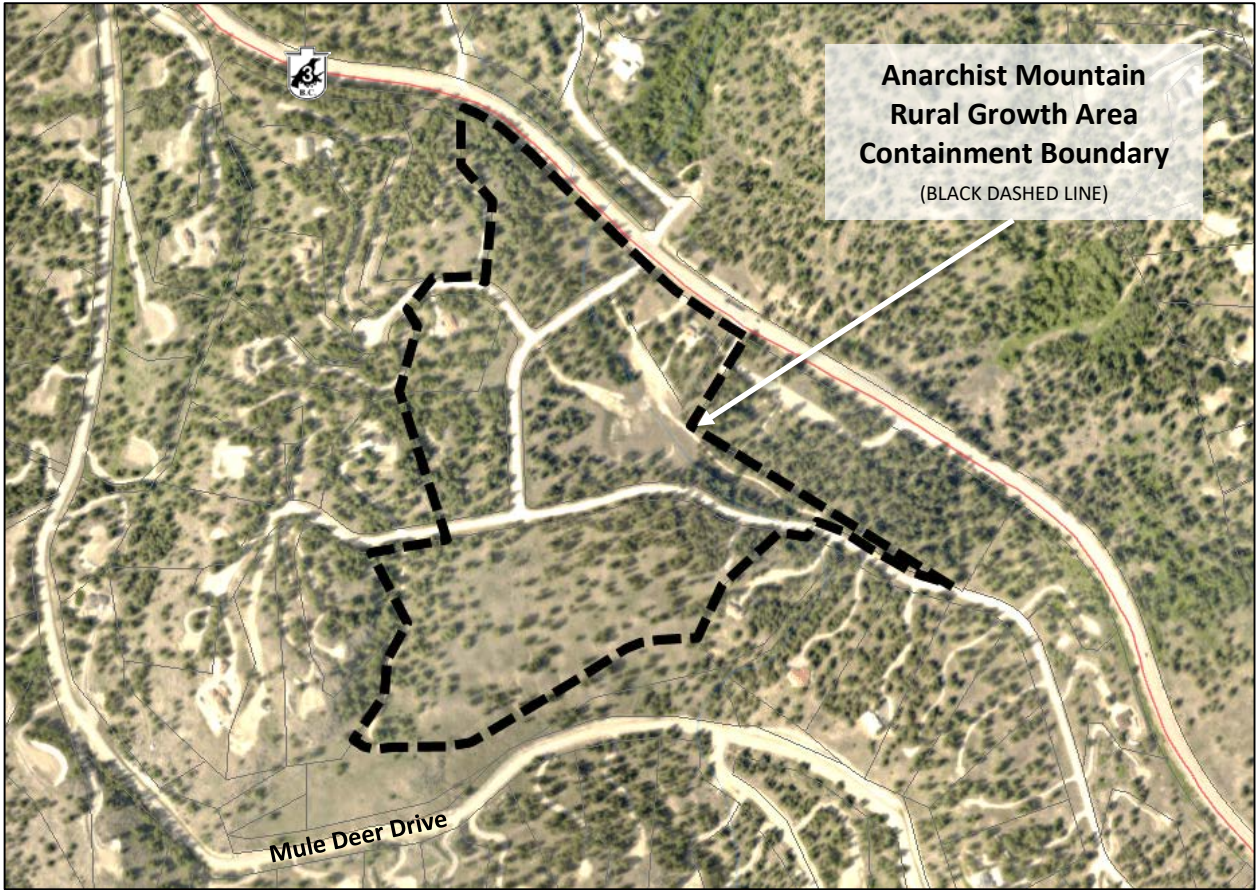


Figure 12: Anarchist Mountain Growth Area Boundary

6.3.2 Willow Beach Rural Growth Area

The Regional District’s South Okanagan Regional Growth Strategy Bylaw has designated Willow Beach as a Rural Growth Area. Due to the location of the site within the floodplain associated with Osoyoos Lake as well as the Okanagan River channel and the limited infrastructure servicing available growth potential is seen to be limited. Flood risk in the area is expected to increase over the next 25-years due to climate change.

In recognition that the Willow Beach site does not meet the criteria established for Rural Growth Areas (i.e. established rural settlement areas with a minimum of 200 lots and/or dwelling units; community water or community sewer services in place; existing commercial or industrial; and development pre-determined through zoning, but not yet developed) the suitability of maintaining its status as a Rural Growth Area is questionable. The Rural Growth Area boundary shown in Figure 13.



Figure 13: Willow Beach Rural Growth Area Containment Boundary

6.4 Objectives

- .1 Manage growth within the Plan Area by directing residential development to the designated Rural Growth Areas subject to servicing (water and wastewater) requirements.
- .2 Accommodate anticipated growth while maintaining the rural character and conserving the natural environment of the Plan Area.
- .3 Consider limited new development in other existing settlement areas where appropriate and in keeping with this OCP's broad goals and policies.

6.5 Policies

The Regional Board:

- .1 Recognizes Willow Beach and Anarchist Mountain as a designated Rural Growth Areas and will direct growth to these locations notwithstanding 6.5.4.
- .2 Recognizes the Town of Osoyoos and Town of Oliver as designated Primary Growth Areas that have the community infrastructure, community services,

economic and employment opportunities to sustain higher densities and residential growth than the Plan Area.

- .3 Will support Primary and Rural Growth Areas by discouraging the re-designation or re-zoning of land that permits increased residential densities outside of Growth Area containment boundaries.
- .4 Will review the suitability of Willow Beach and Anarchist Mountain as Rural Growth Areas when the Regional Growth Strategy is reviewed or updated.
- .5 Will ensure any new development in a designated Rural Growth Area provides community services pursuant to the Regional District's Subdivision and Development Servicing Bylaw.
- .6 Generally, does not support increasing densities or intensifying land uses within areas designated as an Environmentally Sensitive Development Permit Area or shown as an Important Ecosystem Area on Schedule 'C'. Increasing densities or intensifying land uses in areas previously zoned to allow such developments, however, will be considered if the development meets the policies and guidelines set out in this Plan.
- .7 Directs residential development away from designated Agricultural (AG) areas.
- .8 Supports water metering and other residential water conservation measures.
- .9 Requires new development on parcels less than 1.0 hectare in area to connect to a community sanitary sewer system.
- .10 Encourages residents to construct new dwellings that are energy efficient, low-impact buildings that include storm water management, water conservation, drought-resistant landscaping and minimal impervious surfaces.
- .11 Encourages residents to retrofit and construct energy efficient and low-carbon homes in accordance with the Regional District's *Building Climate Resilience in the Okanagan: A Homeowner's Resource Guide*.

7.0 LOCAL AREA POLICIES

7.1 Background

Due to the development of the Electoral Area as an agricultural community under the *Land Settlement and Development Act* (1917) in the early part of the 20th Century, the emergence of distinct local areas is not as pronounced as in other parts of the Regional District as the community coalesced around the Town of Osoyoos. Consequently, there is no common name applied to the agricultural lands that predominate in the valley bottom to the north and south of the Town of Osoyoos, although specific place names such as “Reflection Point” and “Willow Beach” do exist.

With improved transportation routes into and out of the South Okanagan after 1960, additional communities outside of the valley bottom began to emerge, specifically at Anarchist Mountain (to the east) and at “Kilpoola” (to the west).

While each of these communities have things in common, including a strong desire to maintain and protect the larger Plan Area’s rural qualities and environmental values, each community is also unique. This section of the Plan outlines policies for each of the Plan Area’s communities.

7.2 North West Osoyoos Lake

The lands located north of the Town of Osoyoos and bounded by Osoyoos Lake to the east and Highway 3 to the west represents a land area of approximately 955 ha that is primarily within the Agricultural Land Reserve (ALR). There are approximately 95 parcels that are currently assessed as “farm” by BC Assessment and can include value added operations such as wineries, fruit stands, packing and cold storage facilities and greenhouses.

Residential clusters can be found adjacent to Osoyoos Lake at 81st Street, 120th Avenue (“Reflection Point”), 87th Street, 95th Street and at “Willow Beach” (at the head of the lake). In total, there are 210 parcels zoned for Low Density Residential and Small Holdings uses in this area (as of 2021).

This area is bisected by Highway 97, which the main thorough fare through the South Okanagan and also an important approach route to the Town of Osoyoos.

The Town of Osoyoos operates a community water system in this area after assuming the functions of the former South Okanagan Lands Irrigation District in 1990. With the completion of the North West Sewer Extension project in 2008, the Town provides some community sewer connections to households in the Plan Area adjacent to Osoyoos Lake.

As discussed at Section 6.4, the former “Willow Beach” campground property was designated as a Rural Growth under the South Okanagan Regional Growth Strategy (RGS) Bylaw adopted in 2010. The Willow Beach site is considered to be of a high ecological value due to the number of wetlands it contains. The site also includes a

number of former oxbows and is within the floodplain associated with Osoyoos Lake and the Okanagan River and has a long history of flooding that is expected to increase over the next 25-years due to climate change.



Figure 14: Willow Beach

7.2.1 Policies

The Regional Board:

- .1 Supports the Town of Osoyoos providing community sewer connections to existing parcels fronting Osoyoos Lake in order to improve water quality in the area but does not support increasing density on parcels connected to the North West Sewer as this is an agricultural area and the potential for conflict from new residential uses.
- .2 Does not support the exclusion, subdivision or non-farm use of parcels designated as Agriculture under this bylaw and/or Agricultural Land Reserve (ALR) lands under the *Agricultural Land Commission Act*.
- .3 Encourages signage within provincial highway road dedications to comply with the Ministry of Transportation and Infrastructure's *Policy Manual for Supplemental Signs* (2005).
- .4 Encourages the establishment of a quality landscape and built form by limiting the amount of commercial signage and prohibiting the placement of commercial signage promoting third-party and off-site uses, particularly on important thoroughfares through the community such as Highway 97 and Highway 3.
- .5 Does not support the creation of new Commercial designations adjacent to Highway 97 and directs such uses to the Town of Osoyoos.
- .6 Will re-consider the suitability of Willow Beach as a Rural Growth Area when conducting a review of the RGS Bylaw.
- .7 Encourages the protection, stewardship and conservation of sensitive wetland, riparian, and lake habitats in the Willow Beach Rural Growth Area and surrounding land, including dedication of these lands to a conservation organisation.

- .8 Recognizes the potential archeological values in the area and encourages new development to work with Osoyoos Indian Band to safeguard culturally important sites.
- .9 Supports preserving the former BC Tree Fruits packinghouse site at 12611 87th Street (Lot 1, Plan KAP60396, District Lot 2450S, SDYD) for the future processing, packing and storage needs of the agricultural and food-processing industry in the South Okanagan.

7.3 Osoyoos Lake South

The lands located south of the Town of Osoyoos on the west and east side of Osoyoos Lake and bounded by the Town boundary to the west and Anarchist Mountain to the east represent a land area of approximately 780 ha that is primarily within the Agricultural Land Reserve (ALR). There are approximately 137 parcels that are currently assessed as “farm” by BC Assessment and can include value added operations such as wineries, fruit stands, packing and cold storage facilities and greenhouses.

There are significant low density residential developments in this area, including 85th, 87th & 91st Streets on the west side of the lake and 33rd, 35th & 39th Streets on the east side of the lake. In total, there are 241 parcels zoned for Low Density Residential and Small Holdings uses in this area (as of 2021).

The Town of Osoyoos operates a community water system in the west side of this area after assuming the functions of the former South Okanagan Lands Irrigation District (SOLID) in 1990, while the Osoyoos Irrigation District (OID) operates a similar system on the east side of the lake, and the Boundary Line Irrigation District operates a system south of the Town of Osoyoos. There is no community sewer system in this area, with the exception of a dedicated line that extends from the Town to service the buildings at the Canada Border Services Agency Osoyoos-Oroville Border Crossing.



Figure 15: Osoyoos Lake South (west side)

7.3.1 Policies

The Regional Board:

- .1 Encourages the establishment of a quality landscape and built form by limiting the amount of commercial signage and prohibiting the placement of commercial signage promoting third-party and off-site uses, particularly on important thoroughfares through the community such as Highways 97 & 3.
- .2 Does not support the creation of new Commercial designations adjacent to Highway 97 and directs such uses to the Town of Osoyoos.
- .3 Encourages signage within provincial highway road dedications to comply with the Ministry of Transportation and Infrastructure's *Policy Manual for Supplemental Signs* (2005).
- .4 Supports the eastward extension of the Town of Osoyoos boundary and community services such as water and sewer to include the residential and rural-residential parcels west of 33rd Street.
- .5 Does not support the exclusion, subdivision or non-farm use of parcels designated as Agriculture under this bylaw and/or Agricultural Land Reserve (ALR) lands under Section 15 of the *Agricultural Land Commission Act*.
- .6 Supports the retention of the parcel legally described as Block 2, Plan KAP4040, District Lot 2450S, SDYD, Portion Lot 634, as Conservation Area (CA) lands.
- .7 Supports the retention of existing Commercial Tourist (CT) designated lands near Osoyoos Lake as an important component of the seasonal tourist industry.

7.4 Anarchist Mountain

Anarchist Mountain is located approximately 15 km east of the Town of Osoyoos and, according to a 1952 description of the area, includes:

...some of the finest scenery that British Columbia has to offer. As travellers leave the valley floor, lush with orchards and ground crops, they glimpse from the benches desertlike country. A few miles farther, sand and sagebrush, cactus and greaseweed are left behind, and green and shady ranges watered by springs and creeks are reached. Here and there are tall trees and a wealth of wild flowers, as well as abundant grass and wildlife. Parklike vistas open, and to the west the Cascades rise tier on tier ...

The first European settlements on Anarchist occurred in the late 1880s as settlers attracted to the Camp McKinney mineral claims to the north began to spread out to the surrounding region. The Dwedney Trail traversed Anarchist Mountain and spurred the development of a post office and customs office on the mountain at this time.

The first road between Osoyoos and Bridesville, to the west, was constructed in 1910 and improved access to the Mountain. Mining eventually gave way to ranching and logging on the mountain and this was followed by the first residential subdivisions on the west side of the mountain in the early 1970s.

In 2003, a proposal to create an approximately 275 rural-residential parcels on the remainder of the Mountain was approved by the Regional District Board. Known as “Regal Ridge”, this eventually expanded through zoning to contemplate the development of over 600 residential units with a commercial core, golf course, public art and airport surrounded by approximately 1,100 ha of lands designated for conservation purposes was envisioned.

As of 2021, approximately 180 homes have been constructed within the “Regal Ridge” community and a volunteer fire department established on Anarchist Mountain and, despite being designated as a Rural Growth Area under the RGS Bylaw, there are no community water or sewer services within or planned for this area.

Anarchist Mountain comprises lands within high and very high wildfire hazard areas, but also with very high conservation values. Balancing new development with fire smart practises and maintaining the high environmental values are of chief concern for the community.

As Anarchist Mountain has been designed as a Rural Growth Area under the South Okanagan Regional Growth Strategy, a “growth boundary” has been established in Figure 16 under Section 6.3.

7.4.1 Policies

The Regional Board:

- .1 Supports the development of local Community Wildfire Protection Plan for the Anarchist Mountain area.
- .2 Encourages the involvement of the Anarchist Mountain FireSmart Committee in educating new residents and builders to learn about local fire hazards and what they can do to mitigate losses in the event of a wildfire.
- .3 Encourages *FireSmart* best practises on private land in and around the Anarchist Mountain area to reduce wildfire hazards in the area and to engage the local Anarchist Mountain Fire Department in educating new residents and builders on *FireSmart* best practises.
- .4 Supports home occupations throughout the area but will not support home industries on parcels less than 2.0 ha in area.
- .5 Encourages limiting future development to lands designated Large Holdings (LH) on lots greater than 4.0 ha in area.
- .6 Encourages the use of residential solar and wind power where facilities do not impact views from surrounding properties.

- .7 Supports efforts to maintain and protect the area’s high-quality well water and aquifer.
- .8 Supports the designation of the Rural Growth Area as “Anarchist Mountain Village” (AMV) at such time as it is proposed to develop the lands and establish community services such as water and sewer.
- .9 Supports the development of a community hall for the Anarchist Mountain community.
- .10 Supports the provision of high-speed internet for the area.
- .11 Will assess new residential development proposals within the designated Rural Growth Area containment boundary subject to water supply and community sewage disposal availability.
- .12 Will re-consider the suitability of designating Anarchist Mountain as a Rural Growth Area when conducting a future review of the RGS Bylaw.
- .13 Will consider new park land dedications in conjunction with the *Regal Ridge Park and Open Space Plan (2011)*.

7.5 Kilpoola

The Kilpoola settlement area is located south of Highway 3, along Old Richer Pass Road and Kruger Mountain Road, and consists of a variety of land designations, but is predominantly rural-residential. There are no community water or sewer systems servicing this area, nor are any anticipated in the foreseeable future.

7.5.1 Policies

The Regional Board:

- .1 Supports the protection of source water and water supply in the Kilpoola area by discouraging the rezoning and subdivision of properties as well as potential limits on accessory dwellings.
- .2 Supports the protection of high environmental values in the Kilpoola area by discouraging the rezoning and subdivision of properties as well as potential limits on accessory dwellings.
- .3 Encourages *FireSmart* best practises on private land in and around the Kilpoola area to reduce wildfire hazards.
- .4 Supports home occupations throughout the area but will not support home industries on parcels less than 2.0 ha in size.
- .5 Recognises the cultural significance of klil’x^w (Spotted Lake) to the Syilx/Okanagan Nation and will explore the implementation of land use regulations to protect this natural feature.



Figure 16: Kilpoola from the air

8.0 RESOURCE AREA

8.1 Background

This designation encompasses lands used and valued for grazing or rangelands, forestry, natural resource extraction, recreation, and environmental conservation opportunities. Designated Resource Areas (RA) in Electoral Area “A” reinforce the rural character of the Plan Area and are a valued community resource as employment lands and for recreation.

The Resource Area (RA) designation is intended to guide development outside of existing settlement areas, and, provide direction for responses to referrals from provincial, or other agencies. Resource Areas are described as large parcels of land that include both private and/or Crown land.

It is recognized that certain matters considered in this section are beyond the jurisdiction of the Regional District (e.g., Provincial Crown land); however, the objectives and policies relating to these are intended to serve as indicators of community preference and to assist senior levels of government in planning and decision making.

8.2 Objectives

- .1 Conserve scarce water resources and protect the quality and quantity of those resources for future generations.
- .2 Maintain the renewable natural resource land base and protect it from activities that may diminish the resource value and potential.
- .3 Plan for and protect wildlife corridors, habitat of threatened and endangered species and ecosystem connectivity.
- .4 Encourage and protect responsible, low impact outdoor recreation activities.

8.3 Policies

The Regional Board:

- .1 Supports the use of lands designated Resource Area (RA) identified in Schedule ‘B’ (Official Community Plan Map) for grazing or rangelands, forestry, natural resource extraction, recreation, environmental conservation, watershed protection and management opportunities, and limited rural residential uses.
- .2 Supports land designated as a Resource Area (RA) generally being maintained as large land parcels (i.e., as un-surveyed Crown land, or as District Lots) or not less than 20.0 ha in area in recognition that these areas will remain rural, with limited to no community services and infrastructure.

- .3 Supports low impact recreational uses which avoid critical habitats and minimize disturbance; and will work with the Province and others to ensure there are adequate staging areas with off-road parking.
- .4 Supports communication with and participation by Osoyoos/Okanagan First Nations communities in the management and development of provincial land in Resource areas.
- .5 Supports activities that improve range and forage conditions, including the continuation of the Noxious Weed Control Program to help control the invasion and spread of noxious weeds in the Plan Area.
- .6 Where there is forestry use, supports selective logging to maintain undiminished capacity of the land to absorb and retain water, prevent erosion, and permit groundwater recharge throughout the harvest cycle.
- .7 Supports the identification and establishment of a Watershed Resource Area (WRA) zone in the Zoning Bylaw for designated community watersheds under the *Forest and Range Practices Act* where:
 - a) one of the primary land management priorities is to maintain and manage local water quality and quantity;
 - b) the minimum parcel size is 120.0 ha with a limited range of uses permitted;
 - c) intensive recreation, subdivision and rezoning of lands within the zone are discouraged;
 - d) recreationalists are encouraged to minimize stream crossings and to stay on existing trails to prevent erosion; and
 - e) the Province is encouraged to permanently retain public ownership and to manage, for watershed protection purposes, all Crown land within designated community watersheds of existing major or minor domestic water sources.

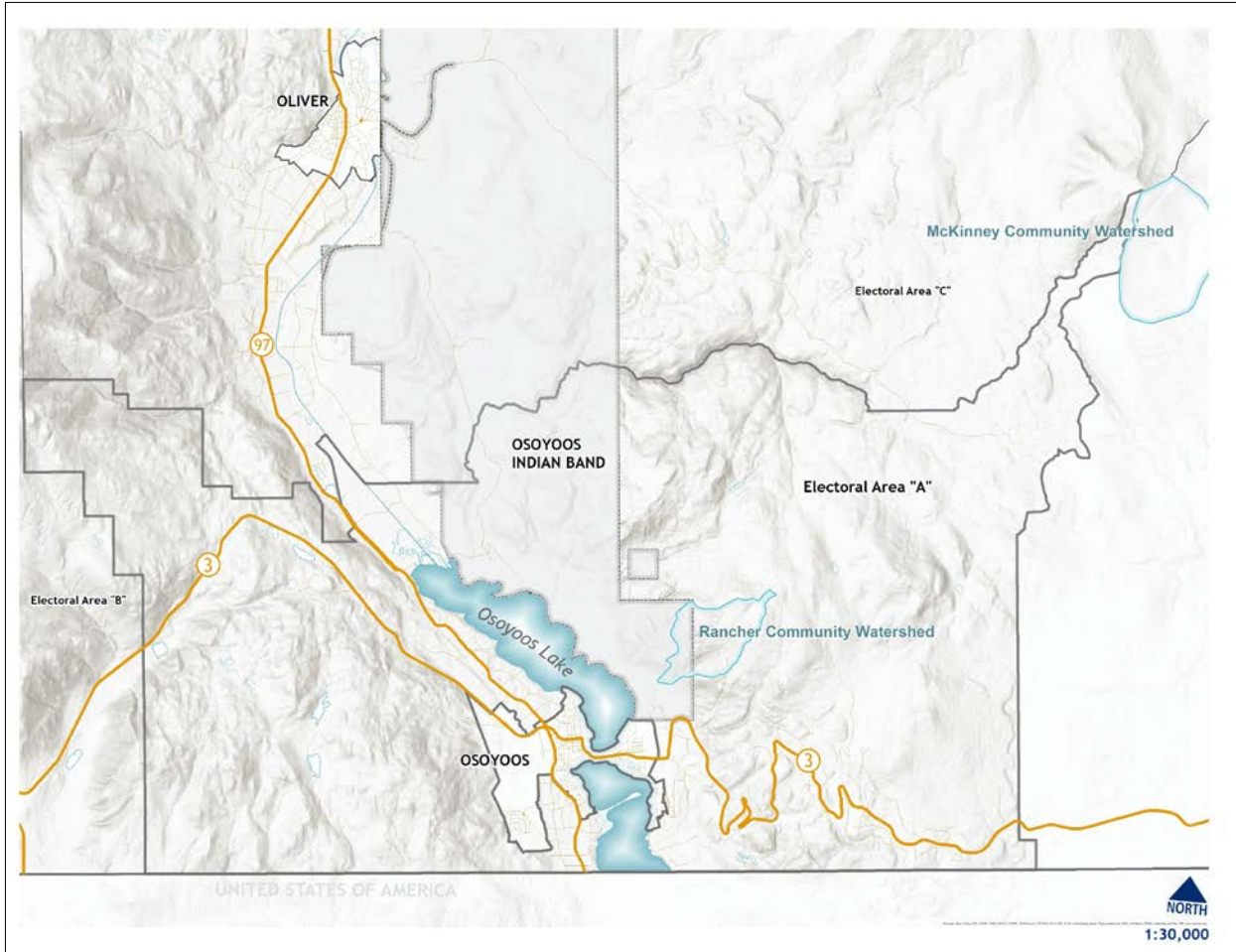


Figure 17: Plan Area – Designated Community Watersheds

- .8 Encourages the Province to have due consideration for the impact of resource extraction activities on existing adjacent residential developments and infrastructure such as roads.
- .9 Encourages the Province to not issue permits for mineral extraction and processing within 1,000.0 metres of Rural and Residential Designations.
- .10 Encourages the Provincial Government to refer applications for licences, permits, the disposition of Crown land, mineral exploration proposals involving surface disturbance of any other development or activity within the Rural Planning Area to the Regional District.
- .11 Does not support the use of lands designated Resource Area (RA) for indoor cannabis production as the large scale, industrial-style facilities required to accommodate this type of production are not considered an appropriate use.
- .12 Will consider proposals for a micro cannabis production facility on a case-by-case basis through a site-specific zoning amendment process, and may use the following criteria to assess an application:

- a) the facility is approved by Health Canada under its micro cultivation license;
- b) the parcel under application has an area not less than 2.0 hectares;
- c) the maximum size of the plant surface cultivation area is 200.0 m²;
- d) confirmation is provided that adequate water and servicing is available to the site; and
- e) if the parcel of land that is the subject of an application adjoins a Low or Medium Density Residential zone, the micro cannabis production facility will be setback 60.0 metres from that zone boundary.

9.0 AGRICULTURE

9.1 Background

Approximately 15% of land in Electoral Area “A” is within the Agricultural Land Reserve (ALR). This land area is designated Agriculture (AG) and comprises a total area of 3,786 ha. Most of the land in Electoral Area “A” designated AG is within the ALR; however, there are also small portions of AG in the rural west area that lie outside of the ALR. Additionally, there are significant portions of ALR land in the Anarchist Mountain area designated as “Small Holdings” and an area along the northeast border of Electoral Area “A” that are ALR and designated as “Resource Areas.”

The Agriculture (AG) designation within the Plan Area applies to land used or intended to be used for an agricultural operation or activity. This includes the production of livestock, poultry, farmed game, fur bearing animals, crops, fruit, grain, vegetables, milk, eggs, honey, mushrooms, wood and fibre crops, grapes, and horticultural and aquaculture products, as well as activities associated with the production and processing of these items.

9.2 Objectives

- .1 Protect the agricultural land base of the Plan Area including associated farming, orchards, vineyards, ranching, and associated value-added activities.
- .2 Minimize conflicts between agricultural and non-agricultural uses.
- .3 Minimize the impacts of agriculture and ranching on sensitive environmental resources.

9.3 Policies

The Regional Board:

- .1 Supports the use of lands designated Agriculture (AG) identified on Schedule ‘B’ (Official Community Plan Map) for agricultural use. This includes the production of livestock, poultry, farmed game, fur bearing animals, crops, fruit, grain, vegetables, milk, eggs, honey, mushrooms, wood and fibre crops, grapes, and horticultural and aquaculture products, as well as activities associated with the production and processing of these items.
- .2 Will generally not support applications to the Agricultural Land Commission (ALC) that seek to:
 - a) subdivide land or adjust the boundaries between parcels that results in the fragmentation of farm, vineyard or orchard units, or seek to create homesite parcels; or
 - b) introduce non-agricultural uses.

- .3 Recognizes agricultural land as necessary for agricultural businesses that provide regional economic stability and growth opportunities.
- .4 Will consider requests for the Regional District to initiate an application to the Agricultural Land Commission to have lands excluded from the Agricultural Land Reserve only within the context of a comprehensive review of this Official Community Plan (OCP) Bylaw.
- .5 Encourages property owners to seek, as an alternative to the exclusion of lands from the Agricultural Land Reserve, approval from the Agricultural Land Commission for other application types under the Agricultural Land Commission Act such as non-farm use, non-adhering residential use and subdivision.
- .6 Supports maintaining the integrity of the Agricultural Land Reserve (ALR) and its existing boundaries.
- .7 Encourages the preservation of environmental values in the Agriculture (AG) designation.
- .8 Supports and encourages developing food system infrastructure (production, processing, storage and distribution of food) to contribute to a resilient local and regional food supply.
- .9 Encourages the consolidation of small parcels into larger farm units that increase efficiency and enhance the land base of the ALR.
- .10 Encourages new development adjacent to agricultural areas to provide sufficient buffering in the form of setbacks, fencing and landscaping that is consistent with the *Ministry of Agriculture Guide to Edge Planning Promoting Compatibility Along Agricultural – Urban Edges*.
- .11 Encourages provincial ministries and utilities to minimize the impact of new roads and utility corridors through agricultural land by utilizing only those lands necessary, and by maximizing the capacity of existing corridors and roads.
- .12 Supports the agricultural and rural economy by encouraging secondary, value-added uses such as agritourism, secondary processing of products, and home occupations/industry provided they are compatible with surrounding land uses.
- .13 Supports the protection of normal farm practices within Agriculture (AG) designated lands including the *Farm Practices Protection (Right to Farm) Act*.
- .14 May consider supporting the following applications to subdivide parcels smaller than 4.0 ha within the Agricultural Land Reserve in the following cases:
 - a) for a homesite severance under the ALC’s homesite severance policy;
 - b) where the applicant can demonstrate that the subdivision or boundary adjustment will enhance agricultural viability; and
 - c) to support a public use such as a public park or community facility.

- .15 Does not support the use of lands designated Agriculture (AG) for indoor cannabis production as the large-scale, industrial-style facilities required to accommodate this type of production is not considered an appropriate use of farmland.
- .16 Will consider proposals for a micro cannabis production facility on a case-by-case basis through a site-specific zoning amendment process, and may use the following criteria to assess an application:
 - a) the facility is approved by Health Canada under its micro cultivation license;
 - b) the parcel under application has an area not less than 2.0 hectares;
 - c) the maximum size of the plant surface cultivation area is 200.0 m²;
 - d) confirmation is provided that adequate water and servicing is available to the site; and
 - e) if the parcel of land that is the subject of an application adjoins a Low or Medium Density Residential zone, the micro cannabis production facility will be setback 60.0 metres from that zone boundary.



Figure 18: Agricultural Lands in Electoral Area “A”

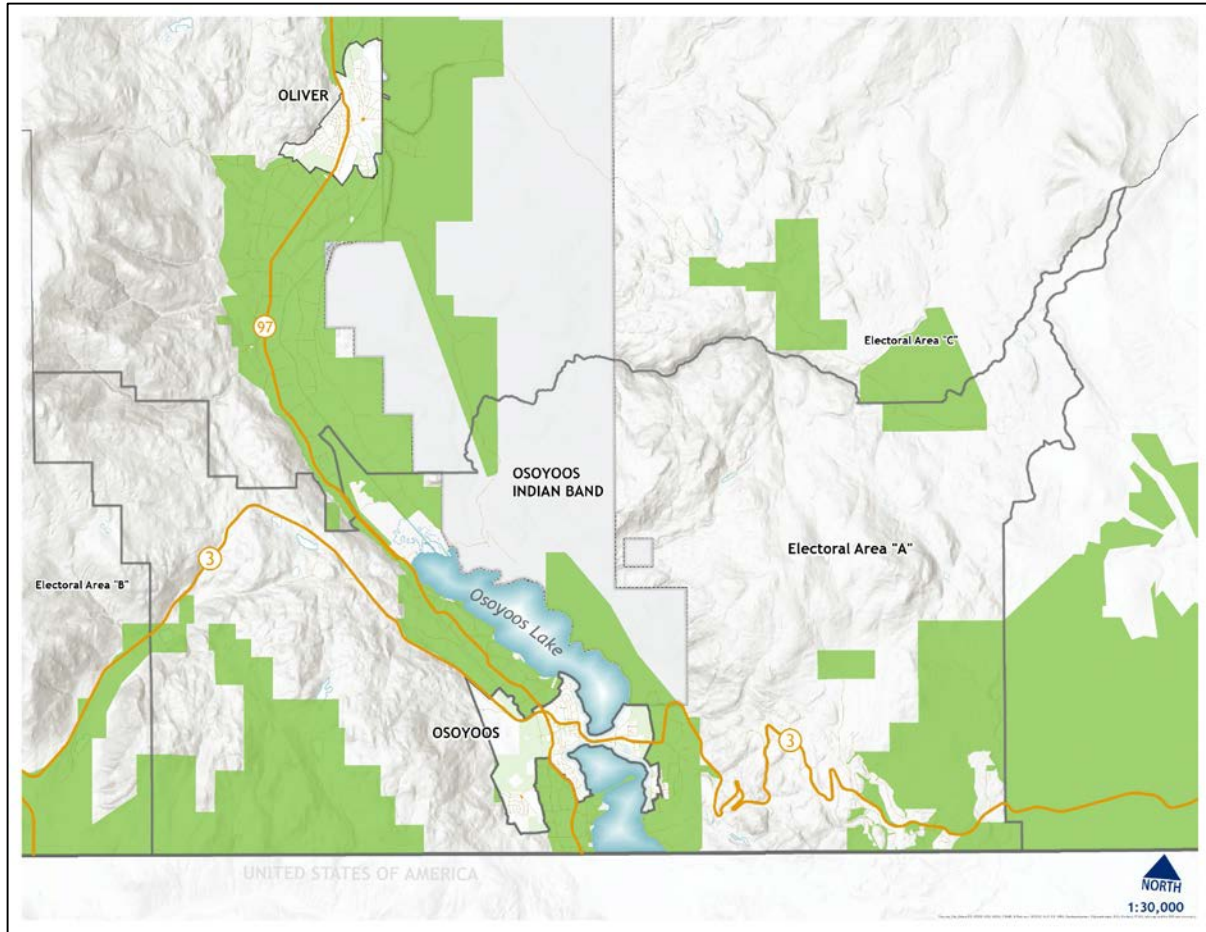


Figure 19: Agricultural Land Reserve, Electoral Area "A"

10.0 RURAL HOLDINGS

10.1 Background

The Plan Area's rural character and lifestyles are some of the most valued aspects to area residents. Within the Plan Area, Rural Holdings are generally grouped into two categories, Large Holdings (LH) and Small Holdings (SH).

The LH designation typically applies to large privately held properties between 4.0 ha and 8.0 ha in area and includes parcels of land generally used for acreages, hobby farms, limited agriculture, ranching, grazing, and other uses that fit with the character of this area. An LH designated parcel should have a range of parcel sizes but not less than of 4.0 ha. There are 150 parcels designated as LH in the Plan area with 59 parcels currently (2021) considered vacant or with building values less than \$10,000.

The SH designation includes parcels of land generally used for rural residential, part time farming, limited agriculture, home industry and other uses that fit with the character of the area. As with Large Holdings, SH designations are largely located outside the ALR. There are 398 parcels designated SH of which 241 are currently (2021) considered vacant or with building values less than \$10,000.

10.2 Objectives

- .1 Retain and enhance the rural character of lands designated for Large Holdings and Small Holdings.
- .2 Prevent rural sprawl by limiting the re-designation of Large Holdings and Small Holdings properties to allow subdivision or higher residential densities.
- .3 Reduce potential conflicts between rural residential developments and agricultural operations on Rural Holdings.
- .4 Reduce the wildfire hazard threat to residential areas located within the Small and Large Holdings designations.

10.3 Policies - General

The Regional Board:

- .1 Supports home occupations on lands designated Small Holdings (SH) and Large Holdings (LH), provided the uses are compatible with the surrounding rural character.
- .2 Supports home industry uses (e.g., vehicle repair, machine shops) only on lands that are larger than 2.0 ha in size, provided the uses are compatible with the surrounding rural character.
- .3 Will evaluate new Rural Holdings developments against the implications and impacts on the agricultural uses in the area.

- .4 Requires any proposal to create additional land designated or zoned either Large Holdings (LH) or Small Holdings (SH) to:
 - a) Clearly demonstrate and articulate the need for it in the context of its impact on the community and the objectives of this OCP; and
 - b) Provide an assessment of the proposal against the following criteria:
 - i) availability of vacant land currently designated as either Large Holdings (LH) or Small Holdings (SH);
 - ii) capability of the natural environment to support the proposed development;
 - iii) impact on environmentally sensitive areas, as illustrated on Schedule 'H' (Environmentally Sensitive Development Permit Areas);
 - iv) capability of accommodating on-site domestic water and sewage disposal, or availability of community water or sewer, and submission of an assessment from a qualified professional in accordance with applicable Regional District requirements;
 - v) proximity to existing roads and other community and essential services;
 - vi) susceptibility to natural hazards including but not limited to flooding, slope instability or wildfire risk;
 - vii) compatibility with adjacent land uses and designations, and the character of the existing area;
 - viii) consideration of visual impacts where development is proposed on hillsides and other visually sensitive areas; and
 - ix) type, timing and staging of the development.
- .5 Encourages the protection and conservation of agriculturally productive land, and environmentally sensitive areas within designated Small Holdings (SH) and Large Holdings (LH) areas.
- .6 Encourages the Subdivision Approving Authority to ensure that rural developments and subdivisions allow for public access to Crown land.
- .7 Encourages voluntary environmental stewardship on private lands within Small and Large Holdings areas.
- .8 Encourages new developments that abut agricultural land or livestock grazing land to provide perimeter fencing.
- .9 Does not support the use of lands designated Large Holdings (LH) or Small Holdings (SH) for indoor cannabis production as the large-scale, industrial-style facilities required to accommodate this type of production is not considered an appropriate use of farmland

- .10 Will consider proposals for a micro cannabis production facility on a case-by-case basis through a site-specific zoning amendment process, and may use the following criteria to assess an application:
- a) the facility is approved by Health Canada under its micro cultivation license;
 - b) the parcel under application has an area not less than 2 hectares;
 - c) the maximum size of the plant surface cultivation area is 200 m²;
 - d) confirmation is provided that adequate water and servicing is available to the site; and
 - e) if the parcel of land that is the subject of an application adjoins a Low or Medium Density Residential zone, the micro cannabis production facility will be setback 60 metres from that zone boundary.

10.4 Policies – Large Holdings

The Regional Board:

- .1 Supports the use of lands designated Large Holdings identified in Schedule ‘B’ (Official Community Plan Map) for ranching, grazing, equestrian centres, open space, limited residential use and other uses that will have minimal environmental impact and preserve the lands in a largely undeveloped state.
- .2 Will establish a range of densities and parcel sizes, to be no less than 4.0 ha in area, for land designated Large Holdings (LH) in the Plan area through the Zoning Bylaw.
- .3 Supports secondary suites or accessory dwellings and may consider additional accessory dwellings based on the size of parcel.
- .4 Discourages changes in land designation or zoning that will allow for incompatible land uses or the subdivision of Large Holdings (LH) parcels to less than 4.0 ha in size.

10.5 Policies – Small Holdings

The Regional Board:

- .1 Supports a range of uses on the lands designated Small Holdings (SH) in Schedule ‘B’ (Official Community Plan Map), including rural residential, hobby farming, limited agriculture, and others uses that fit within the rural character of the surrounding area.
- .2 Will establish a range of densities and parcel sizes from 0.2 ha to 2.0 ha, for lands designated Small Holdings (SH) in the Plan Area through the Zoning Bylaw.
- .3 Supports a minimum parcel size of one hectare for lands without community sewer within the Small Holdings (SH) designation.
- .4 Supports secondary suites and accessory dwellings, subject to accessory dwellings on parcels less than 1.0 ha in area being connected to a community sewer system.

11.0 RESIDENTIAL

11.1 Background

There are two residential land use designations recognized within this Plan; Low Density Residential (LR) and Medium Density Residential (MR). Rural Holdings (i.e., Large Holdings and Small Holdings) are not included as residential designations.

- **Low Density Residential (LR):** includes single detached dwellings, mobile homes, duplexes, and complementary secondary uses such as daycares, preschools, and small parks which are integral to a low-density residential neighbourhood.
- **Medium Density Residential (MR):** includes townhouses, triplexes, fourplexes, and those complementary secondary uses such as daycares, preschools, and small parks, which are integral to a medium density area.

Low Density Residential (LR) development in the Plan Area has typically occurred adjacent to or near Osoyoos Lake and low-density single detached dwellings are the predominant housing form throughout the Plan Area. Other forms of low-density residential housing include semi-detached, and manufactured homes.

Medium Density Residential (MR) designated lands in the Plan Area are limited to areas at the north end of Osoyoos Lake (Willow Beach) near the Town of Osoyoos.

Under the South Okanagan Regional Growth Strategy (RGS) Bylaw, Willow Beach and Anarchist Mountain have been designated as Rural Growth Areas in the Plan area, while the Town of Osoyoos is a designated Primary Growth Area.

The Plan supports these designations by directing new LR and MR designations to Rural Growth Areas, subject to servicing, as well as to Primary Growth Areas (i.e. Town of Osoyoos), and that proposed high density residential developments also be directed to Primary Growth Areas.

11.2 Objectives

- .1 Direct new residential development to existing serviced areas to protect the predominantly rural character of the Plan Area.
- .2 Minimize impacts from new residential development on the natural environment and the ALR.
- .3 Accommodate a range of housing types and tenures to meet the socio-economic needs of the community.
- .4 Direct new residential development away from hazard lands, critical habitat areas, and watercourses.

11.3 Policies – General Residential

The Regional Board:

- .1 Directs the development of new housing to existing vacant lots (with servicing), or previously approved residential subdivisions, prior to considering more residential development on non-residential designations in identified Rural Growth Areas.
- .2 Encourages residential infill development to maximize land use and servicing efficiencies.
- .3 Supports a range of residential densities and parcel sizes for the existing residential areas in the Plan Area.
- .4 Supports housing for a range of income levels, lifestyles and ages including rental housing and secondary suites where appropriate and feasible.
- .5 Will assess proposed residential developments on the following development criteria:
 - a) capability of accommodating on-site domestic water and sewage disposal, or the availability of community water or sewer;
 - b) ability of community water or sewer systems to be extended to existing neighbouring subdivisions which are presently un-serviced;
 - c) proximity to Environmentally Sensitive Development Permit Areas;
 - d) proximity to Watercourse Development Permit Areas;
 - e) impact on adjacent land uses and character of the existing area;
 - f) impact on adjacent lands designated as Agriculture (AG);
 - g) proximity to and impact on Osoyoos Lake;
 - h) proximity to existing roads and other community and essential services;
 - i) susceptibility to natural hazards including, but not limited to, flooding, soil instability, land slide, rockfall, moderate or higher forest fire;
 - j) parkland dedication; and
 - k) demonstration of housing need, and provision for a variety of housing types.
- .6 Encourages new developments that abut agricultural land or livestock grazing land to provide perimeter fencing.
- .7 Encourages residential development that abuts land designated Agriculture (AG) to provide buffers pursuant to Ministry of Agriculture guidelines.
- .8 Requires that new parcels to be created by subdivision that are less than 1.0 ha in area be connected to a community sanitary sewer system.
- .9 Requires that secondary suites on parcels less than 1.0 ha in area be connected to a community sanitary sewer system or the same septic system that serves the principal dwelling unit.
- .10 Does not support the development of “micro cannabis production facilities” on land designated Low Density Residential (LR) or Medium Density Residential (MR).

11.4 Policies –Low Density Residential

The Regional Board:

- .1 Generally supports the use of lands designated Low Density Residential (LR) identified in Schedule 'B' (Official Community Plan Map) for single detached dwellings, duplexes, secondary suites, accessory dwellings, manufactured home parks, parks, religious buildings and facilities, institutional buildings, local convenience stores and other uses that fit with the low density residential character of the designation.
- .2 Establishes a maximum density for principal detached dwelling units on lands designated Low Density Residential (LR) to be 30 units per hectare for areas served by a community water system and a community sewage treatment system. The calculation of net density does not include accessory dwellings or secondary suites.
- .3 Supports a maximum net density for duplexes on lands designated Low Density Residential (LR) to be 45 dwelling units per hectare for areas served by a community water system and a community sewage treatment system.
- .4 Supports the re-designation of lands to Low Density Residential (LR) only within designated Primary and Rural Growth Areas in order to achieve lower servicing costs and to minimize environmental impacts.
- .5 Supports home occupations and bed and breakfasts within a single detached dwelling provided the operation does not have an unacceptable negative impact on the surrounding homes and the quality of life of existing residents.

11.5 Policies –Medium Density Residential

The Regional Board:

- .1 Generally supports the use of lands designated Medium Density Residential (MR) identified in Schedule 'B' (Official Community Plan Map) for multi-family developments, including triplexes, fourplexes, townhouses, apartment buildings and community care facilities that fit with the residential intent of the designation.
- .2 Supports a maximum net density on lands designated Medium Density Residential (MR) of 60 dwelling units per hectare for areas served by a community water system and a community sewage treatment system.
- .3 Supports the re-designation of lands to Medium Density Residential (MR) only within designated Rural Growth Areas in order to achieve lower servicing costs and to minimize environmental impacts.
- .4 Encourages affordable, community care housing, seniors housing, and special needs housing in Medium Density Residential (MR) areas.
- .5 Requires a high standard of architectural building design and landscaping for medium density residential development by supporting the inclusion of lands

designated as Medium Density Residential (MR) in a new Multi-Family Development Permit Area.

11.6 Policies - Vacation Rentals

The Regional Board:

- .1 Supports the provision of paid accommodation for visitors through the short-term rental of residences provided that community and neighbourhood residential needs and other land use needs can be addressed.
- .2 Supports the use of a residence for short-term vacation rental where permitted by a Temporary Use Permit. The Regional Board may use the following criteria to assess applications:
 - a) capability of providing domestic water and accommodating on-site sewage disposal;
 - b) mitigating measures such as screening and fencing;
 - c) provision of adequate off-street parking;
 - d) confirmation that the structure proposed complies with the BC Building Code; and
 - e) benefits that such accommodation may provide to the community.

12.0 COMMERCIAL

12.1 Background

Commercial development in the Plan area is generally limited to existing commercial sites along Highway 97 and Highway 3, and adjacent to Osoyoos Lake. A portion of the Anarchist Mountain Rural Growth Area is designated Commercial (C) but is currently undeveloped.

Designated Commercial (C) uses include the sale of agricultural products and auto courts. Designated Commercial Tourist (CT) uses surround Osoyoos Lake which consist primarily of campgrounds, motels, and resorts. The Plan recognizes that large scale service and commercial development will be directed to existing settlement areas, such as the Town of Osoyoos, which are better able to function as service centers.

At the time of adoption of this Plan, the Regional District is not designating any additional areas for proposed commercial uses, as it considers that there is sufficient unused land presently designated for commercial uses.

12.2 Objectives

- .1 Maintain the current level of local commercial sites to serve the existing communities and tourists and expand services as future growth may dictate.
- .2 Direct major commercial development to Primary Growth Areas.
- .3 Support existing and new recreation and resort commercial opportunities.

12.3 Policies – General Commercial

The Regional Board:

- .1 Supports the use of lands designated Commercial (C) identified in Schedule 'B' *Official Community Plan Map* for smaller-scale, neighbourhood-serving commercial activities.
- .2 Limits local commercial uses to those existing designated areas, or to areas where they may be considered in conjunction with future residential or commercial tourism developments.
- .3 Directs major office, service and general business commercial uses to Primary Growth Areas such as the Town of Osoyoos, which has the necessary infrastructure and support services.
- .4 May support future commercial development on locations away from Osoyoos Lake to reduce human impact on the lake and maintain and improve water quality and habitat, provided that the development:

- a) enhances local employment and diversify the economic base;
 - b) are located outside the ALR;
 - c) can accommodate on-site domestic water and sewage disposal, or have community water or sewer available;
 - d) enhances adjacent land uses or the character of the existing area;
 - e) can be accessed safely from local highways, Highway 97, or Highway 3;
 - f) can be adequately serviced by emergency services;
 - g) meets any Watercourse, Environmentally Sensitive, or Wildfire Interface Development Permit Area requirements; and
 - h) are outside areas susceptible to natural hazards, including steep slopes, flooding, soil instability, or rock fall.
- .5 Encourages signage within provincial highway road dedications to comply with the Ministry of Transportation and Infrastructure’s *Policy Manual for Supplemental Signs* (2005).

12.4 Policies – Tourist Commercial

The Regional Board:

- .6 Supports the use of lands designated Commercial Tourist (CT) identified in Schedule ‘B’ *Official Community Plan Map* for commercial services and activities catering to visitors and tourists, including golf courses, campgrounds, resorts, RV parks, and agri-tourism businesses, including fruit stands.
- .7 May support open space recreation and resort commercial opportunities subject to rezoning, such as guest ranches, trail rides, campgrounds, and/or wilderness guides in areas designated as Resource Area (RA) or Large Holdings (LH) provided that development:
 - a) enhances local employment and diversify the economic base;
 - b) are located outside the ALR;
 - c) can accommodate on-site domestic water and communal sewage disposal, or have community water or sewer available;
 - d) enhances adjacent land uses or the character of the existing area;
 - e) can be accessed safely from local highways, Highway 97, or Highway 3;
 - f) can be adequately serviced by emergency services;
 - g) meets any Watercourse, Environmentally Sensitive, or Wildfire Interface Development Permit Area requirements; and
 - h) are outside areas susceptible to natural hazards, including steep slopes, flooding, soil instability, or rock fall.

13.0 INDUSTRIAL

13.1 Background

There are currently seven designated Industrial parcels in the Plan Area. These parcels are associated with the Osoyoos & District Sanitary Landfill. The principal industrial activity in the Plan Area is logging, which generally occurs on Crown lands that are subject to the Resource Area (RA) designation. Small-scale resource extraction also occurs within the Plan Area.

Limited and small-scale industrial uses (e.g., small scale sawmilling) can occur on lands designated as Resource Areas and Rural Holdings. Larger industrial activities, including light manufacturing and fabricating are encouraged to locate in designated, serviced industrial areas in the Town of Osoyoos' Buena Vista Business Park, Osoyoos Indian Band's Senkulmen Enterprise Park or Okanagan Falls, which are better suited to accommodate them.

Accordingly, at the time of adoption of this Plan, the Regional District is not designating any additional areas for proposed industrial uses. The Regional District may consider designating land for proposed industrial uses on a case-by-case basis if or when demand warrants.

13.2 Objectives

- .1 Supports retaining existing industrial land use designations for small-scale industrial uses serving the needs of the community.
- .2 Encourage large-scale industrial uses requiring major services or with significant impacts to locate in the Town of Osoyoos' Buena Vista Business Park, Osoyoos Indian Band's Senkulmen Enterprise Park or Okanagan Falls.

13.3 Policies

The Regional Board:

- .1 Supports the use of lands designated Industrial (I) identified in Schedule 'B' *Official Community Plan Map* for activities associated with cannabis production, indoor; construction supply centre; fleet service; food and beverage processing; freight terminal; manufacturing; outdoor storage; packing, processing and storage of farm products; salvage operation; self-storage; service industry establishment; storage and warehouse; vehicle sales and rentals; veterinary establishment; and wholesale business.
- .2 Encourages larger-scale industrial and light manufacturing activities to locate in the Town of Osoyoos and other serviced and designated industrial areas in the Town of Oliver, Okanagan Falls, or the Senkulmen Enterprise Park on Osoyoos Indian Band Reserve lands.

- .3 May consider re-designating land Industrial, where appropriate, on a case-by-case basis.

14.0 ADMINISTRATIVE, CULTURAL AND INSTITUTIONAL

14.1 Background

As a primarily rural area with a relatively small, dispersed population, the Plan Area contains limited administrative and community facilities and cultural resources.

The Administrative, Cultural and Institutional designation includes public, non-profit or utility uses such as schools, religious buildings, recreation facilities, community centres, public health facilities, community care facilities, fire halls, libraries, post offices, cultural and historic sites, and local government and improvement or irrigation district buildings.

At the time of adoption of this Plan, the Regional District is not designating any additional areas for proposed institutional uses. The Regional District may consider designating land for proposed institutional uses on a case-by-case basis, as demand warrants.

14.2 Educational and Community Facilities

The school system within the Plan Area is operated by School District No. 53 (Okanagan Similkameen). The Regional District has no mandate on education policies other than advocating to the School Districts on policy areas that impact the Regional District. At present, there are no schools within the Plan area. Osoyoos Elementary & Osoyoos Secondary are both located within the Town of Osoyoos.

14.2.1 Objective

- .1 Support existing educational facilities within the Town of Osoyoos that serve Electoral Area "A".

14.2.2 Policy

The Regional Board:

- .1 Continues to liaise with School District No. 53 (Okanagan Similkameen) concerning their needs and issues.

14.3 Protective Services

The Town of Osoyoos and the Osoyoos Rural Fire Protection District provides fire protection for the valley bottom area to the head of Osoyoos Lake, while the Town of Oliver provides fire protection services to Road 22. The Anarchist Mountain Fire District serves the area to the east of Osoyoos, including the Anarchist Mountain area.

Police services are provided by the RCMP, which has a station in the Town of Osoyoos, as does the BC Ambulance Service.

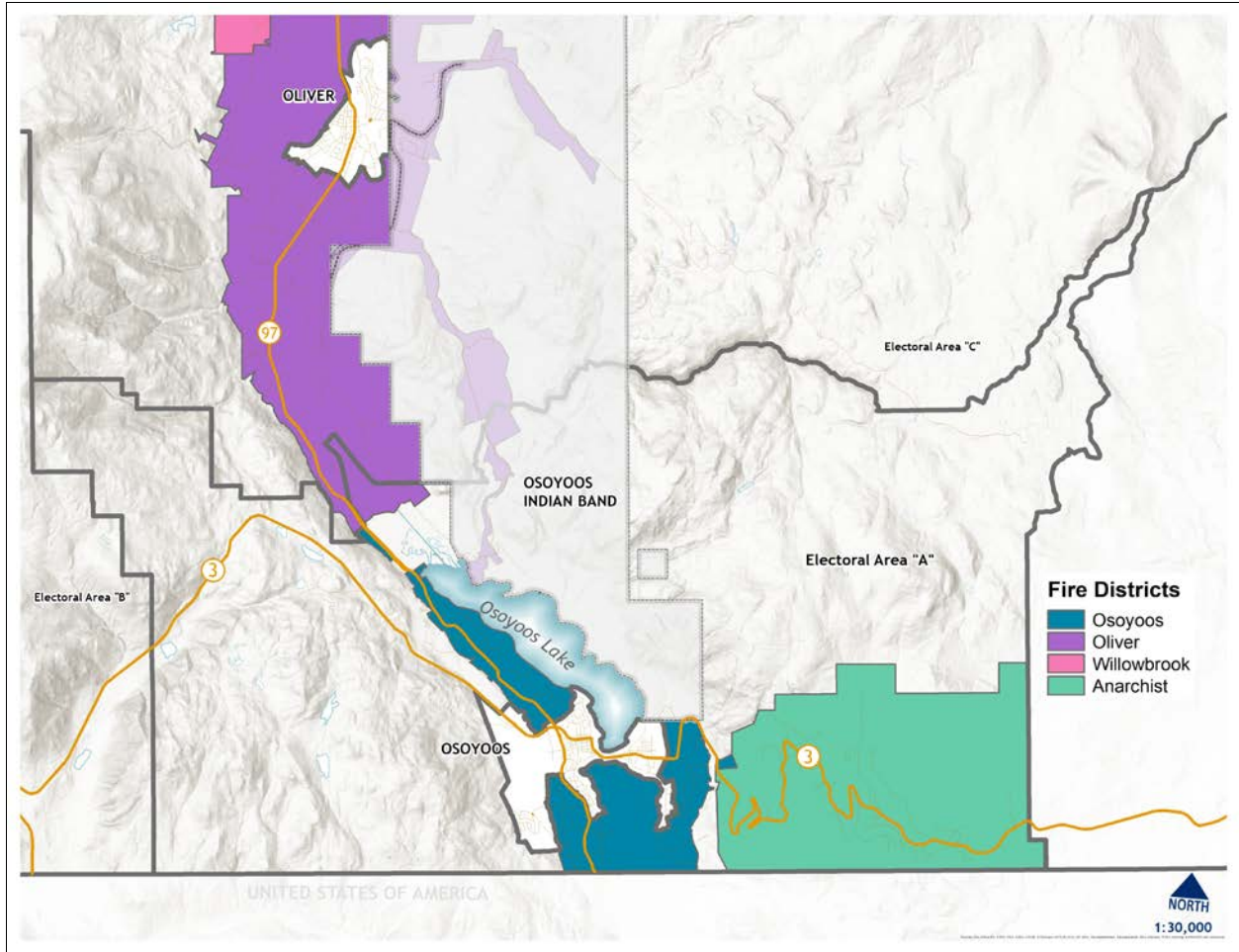


Figure 20: Plan Area Fire Protection Service Areas

14.3.1 Objectives

- .1 Maintain existing protective services and facilities, and coordinate resources to establish new facilities and services.
- .2 Expand and enhance existing community policing programs as resources and population growth allow.

14.3.2 Policies

The Regional Board:

- .1 Will continue to work with senior governments to ensure adequate and visible provincial and federal services are maintained in the Plan Area.
- .2 Encourages new and existing community water systems to be capable of fire suppression in accordance with the latest Fire Underwriters Survey (FUS).
- .3 Will work with the RCMP and Regional District to review opportunities to expand community policing in the Plan Area where necessary.

- .4 Will support and facilitate effective and efficient bylaw enforcement in the Plan Area.
- .5 Supports fire protection service for all established communities within the Plan Area.
- .6 Supports the location of new or relocated public facilities such as a fire hall in accordance with the following criteria:
 - a) suitability of location on a major network road;
 - b) proximity to any concentration of residential development;
 - c) adequacy of water supply; and
 - d) other siting requirements and physical attributes.

14.4 Heritage and Cultural Resources

The Regional District recognizes that heritage conservation is an important community value that contributes to the distinct identity of the region.

The RDOS Regional Heritage Strategic Plan identifies several heritage resources or “valued settlements” located in Electoral Area “A”, including Spotted Lake, or *kłil’xʷ* as it is called by Syilx/Okanagan people, Swiws Park, Dividend Ridge Mine, Haynes Ranch, and Patullo Dam.

The Heritage Strategic Plan supports the following goals and objectives for Electoral Area “A”:

- Encourage the conservation of sites and structures with cultural heritage values.
- Recognize and validate heritage, cultural and historical sites in cooperation with appropriate provincial ministries, committees, societies and organizations.

With Indigenous traditional use activities dating back millennia, the Plan Area is home to important cultural sites and landscapes of value to the Osoyoos Indian Band and other Okanagan Nation Alliance members. Syilx place names are an integral part of Syilx culture.

Located west of the Town of Osoyoos in Electoral Area “A” off of Highway 3, Spotted Lake, or *kłil’xʷ* as it called by Syilx/Okanagan people, is a sacred medicine lake and a protected cultural heritage site of the Syilx/Okanagan People. In 1979, the Okanagan Elders and Chiefs came together and wrote the Statement of the Okanagan Tribal Chiefs on *kłil’xʷ* (Spotted Lake), which reflected the thoughts, feelings and voice of the Syilx/Okanagan people.

Since the dawn of history, Spotted Lake or kłil’xʷ as we call it, has been a sacred place. Indians from all tribes came to visit the lake for the medicine the lake contains. The ceremonial cairns, too numerous to count that surround the lake testify to that. Some of these are so ancient they have sunk underground and only their tops remain above ground. Some are buried

altogether. There are many stories told by our ancestors about the cures this lake has provided, physically and spiritually through its medicine powers.

In 2001, the Chiefs of the Okanagan Nation Alliance and the Minister of Indian Affairs and Northern Development successfully finalized the acquisition of a 22.6-hectare site of kłlil'xw (Spotted Lake) lands for the use and benefit of the Okanagan First Nation.

The importance of this sacred site cannot be underestimated. In order that it may be preserved for future generations, access to the lake is monitored by the Syilx/Okanagan Nation. Those wishing to visit the lake should seek permission by contacting the Okanagan Nation Alliance.

14.4.1 Objectives

- .1 Promote the conservation of heritage resources in the Plan Area, as indicated by the Regional District's Regional Heritage Strategic Plan in cooperation with appropriate provincial ministries, interest groups and Indigenous governments.
- .2 Protect and steward kłlil'xw (Spotted Lake) in partnership with Osoyoos Indian Band and Okanagan Nation Alliance.
- .3 Celebrate the culture and heritage of the peoples and communities, including Indigenous communities, within the Plan Area to educate and inform visitors and residents alike.
- .4 Seek opportunities to work with Osoyoos Indian Band to recognize, protect and, where appropriate and feasible, interpret important cultural sites and features in the Plan Area.
- .5 Seek opportunities to recognize Syilx place names where they have been approved by Osoyoos Indian Band members.
- .6 Support incorporation of Osoyoos Indian Band cultural and heritage resource objectives within the Regional District's Regional Heritage Strategic Plan where appropriate and practical.

14.4.2 Policies

The Regional Board:

- .1 May consider the inclusion of heritage conservation in all aspects of community and regional planning.
- .2 Supports the Province and other interest groups in identifying and protecting features and sites of Indigenous, paleontological, scenic, architectural, historical, archaeological and other sites of significance within the Plan Area.
- .3 Supports the management of heritage resources on a regional basis including the establishment of a Regional District community heritage commission and the creation of a community heritage register.

- .4 Should undertake the conservation and protection of heritage resources through the Regional Heritage Strategic Plan using appropriate heritage conservation tools.
- .5 Supports public education including the use of directional signage and interpretive plaques to enhance recognition of heritage resources.
- .6 Encourages developers to consider cultural and heritage resource opportunities in project planning and design.
- .7 Recognizes and celebrates the rich Syilx/Okanagan cultural and cultural features that exist in the Plan Area, including Syilx place names that have been approved by Osoyoos Indian Band (OIB) members for use.
- .8 Should exchange information, identify issues of concern and coordinate efforts to address those issues with Osoyoos Indian Band (OIB) and other members of the Okanagan Nation Alliance (ONA) through appropriate planning and collaboration avenues.
- .9 Supports the stewardship of kłlil'xʷ (Spotted Lake) and the Syilx/Okanagan Nation's management of access to the lake.
- .10 Supports the designation of the federally owned parcels that surround kłlil'xʷ (Spotted Lake) as Conservation Area (CA) to help buffer and protect kłlil'xʷ (Spotted Lake) and its watershed.
- .11 Encourages the Federal Government to purchase undeveloped RA lands surrounding Spotted Lake wherever feasible and appropriate.



Figure 21: kłlil'xʷ (Spotted Lake)

15.0 PARKS, RECREATION AND TRAILS

15.1 Background

Parks are generally publicly owned areas that provide an opportunity for individuals to pursue leisure and recreation activities. In the Plan Area, parkland includes Crown land, land owned by the Regional District, land zoned for park purposes and land designated as park on a subdivision plan. Parkland also includes land or general areas that the Regional District may have an interest in for future park use.

Some of the types of park and recreation facilities under the Parks, Recreation and Trails (PR) designation in the Plan Area include:

- **Regional Parks:** Osoyoos Lake Regional Park is operated and maintained by the Regional District.
- **Kettle Valley Railway (KVR) Trail:** The sections of the KVR Trail that are publicly owned and maintained by the Regional District are designated Park, Recreation and Trails.
- **Provincial Recreation Areas:** s̄w̄īw̄s Provincial Park (formerly Haynes Point) is a provincially designated Recreation Area.

The Plan Area also provides diverse recreation opportunities for a range of trail users. Local residents use the trail system for activities ranging from an evening stroll along the KVR to commuting to work from one community to another, to active motorized and non-motorized trail-based recreation. Visitors also frequent the Plan Area's trails to participate in a wide range of activities from walking and backcountry hiking to cycle touring and off-road vehicle recreation.

Together, parks and trails provide a valued amenity for Plan Area residents and visitors and provide important environmental benefits. While the Plan Area currently includes three designated regional parks, the need for additional community parks is moderated both by the area's small population and the extensive opportunities available on Crown land, area lakes, and in provincial protected areas. It is also a challenge to provide community park services to areas with small, dispersed populations.

Provincial legislation authorizes the provision of land to the Regional District as parkland — equivalent in size to 5% of the parcel being subdivided. It is anticipated that acquisition of new land will be focused upon completion of the Kettle Valley Railroad (KVR) trail and improving Osoyoos Lake access, although the Regional District will consider acquiring new parkland as opportunities arise.

In 2012, the Regional District adopted a *Regional Trails Master Plan* that defines future direction, policies, priorities, standards and actions for the Regional District and its partners with respect to existing and potential future linear parks and trails and support of a regional trail network. The plan provides the basic framework to define and guide

regional trail development and management through to 2021.

In July 2019, the governments of Canada and British Columbia and the syilx/Okanagan Nation signed a Memorandum of Understanding (MoU) to formally work toward establishing a National Park Reserve in the South Okanagan-Similkameen. This MoU confirms the working boundary of the South Okanagan National Park Reserve, which includes 273 square kilometres of natural and cultural landscapes in the t̓xasq̓n (Mt Kobau), k̓l̓ilx̓w̓ (Spotted Lake), and n̓k̓lpulax̓w̓ (Kilpoola) areas of the iʔ nx̓w̓əl̓x̓w̓əltantət̓ (South Okanagan - Similkameen) area, including BC Parks' South Okanagan Grasslands Protected Area, much of which covers the western side of the Plan Area. This national park would protect the area's ecological-diversity and integrity, strengthen relationships between all levels of government, and bring economic opportunities.

See Schedule 'C' (Parks, Recreation and Trails) for a map of designated trails in the Plan Area.

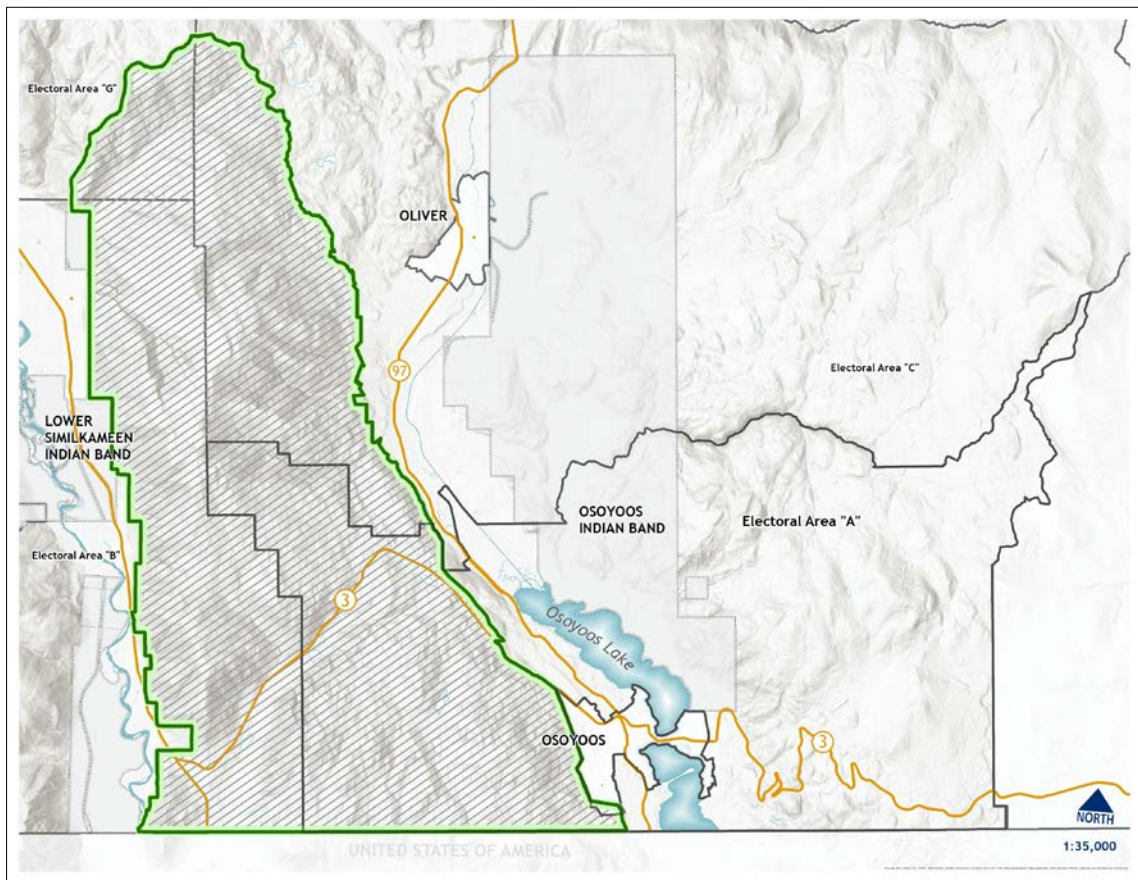


Figure 22: Proposed South Okanagan National Park Reserve

15.2 Objectives

- .1 Provide a level of parks and recreational opportunities that can meet the needs of local residents, within their ability and resources to pay for such facilities.

- .2 Promote recreational opportunities that meet local needs and complement the natural environment and existing resources.
- .3 Improve and maintain public access to park and recreation resources.
- .4 Promote the development of an integrated trail and park system.
- .5 Identify and work to acquire parks and recreation sites to fairly and equitably meet the present and future needs of residents.

15.3 Policies

The Regional Board:

- .1 Encourages all new trail projects to be designed and constructed using provincial best management practices, in order to minimize the impact on the natural environment.
- .2 Seeks to mitigate existing and future conflicts between trail users, agricultural operators and rural landowners.
- .3 Encourages trails proposed on agricultural lands, including those located within the ALR, to be developed using Ministry of Agriculture guidelines.
- .4 Encourages tenure holders to preserve, steward and maintain trails to maintain the integrity of the larger trail system and the natural environments they traverse.
- .5 Encourages the Province to undertake a backcountry recreation planning process.
- .6 Encourages relevant provincial agencies and tenure holders to manage public access to the backcountry.
- .7 Seeks to work with regional partners and local environmental organizations to support wildlife education programs to minimize wildlife/human conflicts on trails.
- .8 Seeks to work with regional partners to ensure that trails within Plan Area boundaries include adequate parking, bear-proof garbage and recycling receptacles, and signage where feasible and appropriate.
- .9 Supports trail use guidelines that promote “leave no trace” trail use.
- .10 Supports the continued public use of Osoyoos Lake Park.
- .11 Seeks to review this Official Community Plan for consistency with any National Park Reserve proposal approved by the Federal Government and which affects lands within the Plan Area.
- .12 Recognizes that parkland corridors located along the Okanagan River channel are located within a flood control right-of-way, and that the Province needs to undertake and maintain flood control works, activities and devices within the PR designation.
- .13 Seeks to continue to work towards developing a comprehensive system of linear parks, trails and pedestrian linkages throughout the Plan Area to accommodate a variety of

uses, including but not limited to walking, running, bicycling, horseback riding and cross-country skiing.

- .14 Seeks to ensure that future linear parks, trails, and pedestrian linkages connect to existing and future parks, schools, Crown land, and natural open space, and allow for easy pedestrian access through residential areas.
- .15 Seeks to continue to provide universal access to recreational amenities in the Plan Area, where feasible, including parks, trails, facilities and programs.
- .16 Strives to ensure that there are recreational opportunities that suit a variety of age groups and interests.
- .17 Supports local First Nations to continue traditional cultural practices and uses in any National Park Reserve that may be established in the Plan Area.
- .18 Will consider new parkland dedications at Anarchist Mountain in conjunction with the *Regal Ridge Park and Open Space Plan (2011)*.

15.4 Parkland Dedication Policies

The Regional Board:

- .1 For the purposes of Section 510(2) of the *Local Government Act*, designates the entirety of the Electoral Area covered by this OCP as having future park potential.
- .2 Recognises that the Plan Area is generally rural in nature, and that when land is acquired it should be focused upon lake accesses, greenways, and trails.
- .3 May determine, in accordance with Section 510 of the *Local Government Act*, at the time of a subdivision to which Section 510 applies, whether the owner of land being subdivided must:
 - a) provide without compensation, park land in an amount up to 5% of the land being proposed for subdivision and in a location acceptable to the Regional District; or
 - b) pay to the Regional District an amount that equals the market value of the land that may be required for park land purposes.
- .4 May consider, when determining a potential park land dedication under Section 510 of the *Local Government Act*, the following policies:
 - a) proximity to settlement areas, other parks & trails, and bodies of water;
 - b) distance from environmental hazard areas;
 - c) average slope should be 10% or less;
 - d) adequate accessibility:
 - i) vehicular ingress and egress should meet Ministry of Transportation standards;

- ii) in the case of trails and parks with pedestrian only access, there should be various linkages to and from the trail or park, with at least one linkage wide enough to allow for maintenance vehicle access;
 - e) cultural or natural features of significance;
 - f) potential for additional dedication of parkland from subdivision applications of surrounding parcels; and
 - g) potential for recreation (active park), conservation (passive park) or enhancement of public access.
- .5 Considers that park land proposals should provide a benefit for the community and those lands with no benefit to the community should not be accepted.
- .6 Strongly prefers that land being considered for parkland be maintained in its natural state and should not be cleared. Cleared and disturbed lands should only be accepted where the proposed parkland is to be used for recreational uses which require cleared lands or can be reclaimed for park purposes.
- .7 Encourages developers to dedicate greater than 5% parkland in areas where parkland is desired.
- .8 Considers that if cash in-lieu is chosen at the time of subdivision for park acquisition and development in the Plan Area, the preference is that the benefits accrue to those communities from which the funds are received.
- .9 Where environmentally sensitive areas or critical habitat for species at risk have been identified, encourages developers to donate such lands to a conservation organization or the Regional District in addition to the parkland or cash in-lieu required by the Act.

16.0 NATURAL ENVIRONMENT AND CONSERVATION

16.1 Background

The South Okanagan-Similkameen is recognized as a region that combines a wide range of natural habitat areas with a large number of unique species, many of which are not found elsewhere in the province or in Canada. The area is also home to the largest number of endangered and threatened species of plants and animals in BC and Canada.

The variety of life (also called biodiversity) is very high in the South Okanagan-Similkameen, because of the region's milder climates and diversity of landscapes. Species at risk are linked to human settlement areas and land use. The Plan Area is the most diverse and sensitive rural area in the South Okanagan with one of the highest concentrations of biodiversity and species-at-risk in Canada.

The Plan Area itself is home to many unique environmental features, including Kruger Mountain, Richter Pass as well as various lakes and streams important to biodiversity in the area.

Under the *Local Government Act*, the Regional District has the authority to establish Development Permit (DP) Areas in order to protect the natural environment, its ecosystems and biological diversity.

In order to protect important sensitive ecosystems and biological diversity including valuable habitat areas for wildlife and plant communities, the Regional District has implemented an Environmentally Sensitive Development Permit (ESDP) Area. This area generally comprises privately held lands not in the Agricultural Land Reserve (ALR) that possess "high" and "very high" ecologically sensitive classifications as identified by the *Keeping Nature in our Future: A Biodiversity Conservation Strategy for the South Okanagan-Similkameen* (2012) prepared by South Okanagan Similkameen Conservation Program (SOSCP), and is described further in Section 18.2 of this Plan.

Some other ecologically sensitive lands found on Crown land or privately held land in the ALR have not been formally designated as an ESDP Area but are equally sensitive and are shown on Schedule 'H' as an "Important Ecosystem Area" and is described further in Section 23.2 of this Plan.

As a local government listed under Section 2(1)(b) of the *Riparian Areas Protection Regulation* (RAPR), the Regional District has implemented a Watercourse Development Permit (WDP) Area designation in order to protect riparian areas. WDP Areas are lands within 30 metres of the high-water mark or active floodplain of streams and ravines including lakes and watercourses, as well as and ditches, springs, and wetlands adjoining by surface flow, and as described further at Section 23.3 of this bylaw.

For maps of development permit areas and other environmentally sensitive areas in the Plan Area see Schedule 'H' (Environmentally Sensitive Development Permit Area and

Other Important Ecosystem Area) and Schedule 'I' (Watercourse Development Permit Area).

16.1.1 Objectives – General

- .1 Maintain and sustain a healthy environment by encouraging the enhancement of ecological systems and by protecting biodiversity.
- .2 Integrate measures to sustain environmental quality and consider impacts on the environment in future land use decisions.
- .3 Work with property owners and agents to inform and guide the design of development in a way that is sensitive to important landscape features such as watercourses, hillsides, and sensitive ecosystems of the Okanagan.
- .4 Support efforts to protect source water quality and quantity today and for future generations.

16.1.2 Policies – General

The Regional Board:

- .1 Recognizes the importance of containing and controlling noxious weeds through the continued endorsement of weed prevention and control initiatives.
- .2 Recognizes and encourages the educational and eco-tourism contribution toward protection of the community's natural environment made by environmental organizations and supports accommodating these uses with the necessary changes to the land use designations so long as the general intent of policies in this Plan are met.
- .3 Requires that, where a proposed development affects land subject to an Environmentally Sensitive Development Permit Area, an Environmental Assessment (EA) be prepared by a Qualified Environmental Professional (QEP) in accordance with the policies outlined at Section 23.2 as well as relevant federal and provincial best management guidelines.
- .4 Requires that EA reports prepared by QEPs be undertaken in accordance with the Regional District's Development Procedures Bylaw.
- .5 Supports the incorporation of traditional ecological knowledge in the stewardship of important foreshore, riparian, and terrestrial ecosystems, and will seek to work with the Penticton Indian Band, Osoyoos Indian Band, Upper Similkameen Indian Band and Lower Similkameen Indian Band to incorporate it where feasible, practical and appropriate.

16.2 Riparian and Foreshore Areas

Riparian areas are places under the influence of water. They surround and contain wetlands, ponds, permanent and intermittent creeks, springs, wet meadows, etc. The Plan Area includes one large lake, Osoyoos Lake, and several smaller lakes including Spotted, Kilpoola, Blue, and Richter Lakes. The Plan Area also includes the Okanagan River and various smaller streams including Haynes Creek, Nine Mile Creek, Inkameep Creek among others.

The Plan Area is generally dry and riparian areas tend to be unusually productive and support a disproportionately high number of species. In addition, riparian and foreshores areas tend to have significant land use and development impacts. Most wetlands that once occurred in the Okanagan have been lost to infilling, development, roads, agriculture etc. Thus, the areas that remain are very important to retain. Many species and species at risk require riparian habitats for some part of their life cycle.

Activities in and around riparian areas have potential to impact water quality, affect erosion, damage fish habitat and impact habitat for species at risk.

Trees like Black Cottonwood that once were common in these areas have been removed and replaced with non-native trees or invasive trees like Russian Olive and Siberian Elm. Some limited areas of willow, birch, red osier dogwood and other shrubs remain in foreshore areas, but much of the developed area has been replaced by lawns and landscaped yards. Road construction near, or within riparian areas is also common. Agriculture impacts are significant and range from infilling to cultivation and livestock use.

Because riparian and foreshore areas are so strongly connected to both habitats for species at risk and water quality through groundwater/surface water, it is vital that land use practices protect riparian areas by retaining and restoring native species, and ecosystems. Natural riparian areas provide significant ecosystems benefits that costly water treatment and recovery planning for species at risk cannot replace.

Most land above the high-water mark (natural boundary) is privately held while land below the high-water mark belongs to the Crown and forms part of the water resource in the province. Land within 30.0 metres of the high-water mark or active floodplain of a stream or a ravine is identified as being within a Watercourse Development Permit Area and any development within this area may require a Development Permit (see Section 18.3). Other activities that are subject to regulation include dock construction and modification, mooring buoy installation, and shoreline modifications (including sand, soil, vegetation removal, disturbance, and addition).

16.2.1 Objectives

- .1 Foster community awareness of the importance and sensitivity of the riparian and foreshore environments in the Plan Area.

- .2 Protect aquatic habitat areas and associated environmentally sensitive areas from negative impacts of development as identified in Schedule 'H' (Environmentally Sensitive Development Permit Area and Other Important Ecosystem Area) and Schedule 'I' (Watercourse Development Permit Areas).
- .3 Improve and better manage waterfront public access along the Osoyoos Lake shoreline.
- .4 Minimize and avoid development in high hazard soil instability areas on the Okanagan Lake foreshore and riparian area.
- .5 Encourage high quality lakeshore development that maintains the natural character of all lakes and sustains the sensitive riparian and foreshore ecosystems.
- .6 Conserve, protect and enhance surface, ground and aquifer water sources in cooperation with provincial ministries, local water purveyors and landowners.
- .7 Identify, manage and protect significant watercourses to maintain their natural habitat and environmental quality.

16.2.2 Policies

The Regional Board:

- .1 Recognises riparian values and, in accordance with the provincial *Riparian Area Protection Regulation*, has designated land within 30.0 metres of the high-water mark or active floodplain of a stream or a ravine as a development permit area. Land designated as a Watercourse Development Permit Area shall be developed according to the guidelines outlined in Section 23.3 (Watercourse Development Permit Area) of this Plan, unless an exemption applies. The Watercourse Development Permit Area includes the lands within 30.0 metres of the high-water mark of a stream or ravine identified on Schedule 'I'.
- .2 Encourages provincial and federal water and resource managers to protect and enhance water quality, base flows, natural drainage patterns, and continuous riparian corridors of sufficient width to accommodate the dynamic nature of the hydrologic system, to avoid and reduce flood damage, to avoid the need for channel stabilization, to avoid underground drainage systems, to avoid groundwater interruption, and to protect and sustain aquatic biota, important fish populations and habitats.
- .3 Supports efforts that maintain appropriate riparian buffers, determined by qualified professionals that take into account processes of natural erosion, deposition and movement of natural stream boundaries, floodplain provisions and sensitive terrestrial habitats.
- .4 Continues to work with the Okanagan Basin Water Board (OBWB) to promote the shared water interests of Okanagan communities.

- .5 Encourages and supports the analysis of ground water hydrology in areas with identified aquifers and requires environmental assessments in advance of considering zoning amendments for uses such as heavy industrial, mining, fuel storage and/or sewage or waste containment.
- .6 Discourages development that will have a negative environmental impact on lake riparian and foreshore areas.
- .7 Encourages the subdivision Approving Officer to ensure that public access to lakes is provided pursuant to Section 75 of the *Land Title Act*.
- .8 Supports the use of Section 86 of the *Land Title Act* and Section 56 of the *Community Charter* to regulate development in a floodplain and provide for the safe use of the land for the intended purpose.

16.3 Terrestrial Areas

Terrestrial areas are simply described as upland areas or land above water. They include areas with grassland and shrub-steppe, sparsely vegetated, broadleaf woodlands, coniferous woodlands and old forest ecosystems. Many at risk species are found in terrestrial ecosystems in the Plan Area.

Like foreshore and riparian areas, terrestrial areas also contain areas sensitive to development and land use. Of the various ecosystem types, the grassland and shrub-steppe ecosystems are particularly sensitive to disturbance and subject to habitat loss through development, agriculture conversion, impacts from invasive plants, and habitat loss resulting from recreation use.

Significant proportions of sensitive terrestrial habitat have been provincially recognized and protected in the Plan Area and include: the Haynes & Field Lease Ecological Reserves, Anarchist Mountain Protected Area, and South Okanagan Grasslands Protected Area. The Nature Trust of BC, Nature Conservancy of Canada, Ducks Unlimited Canada and other conservation organizations have also purchased properties for habitat and terrestrial ecosystem conservation purposes.

16.3.1 Objectives

- .1 Protect and steward sensitive and important terrestrial ecosystem areas as identified in Schedule 'H' (Environmentally Sensitive Development Permit Area and Other Important Ecosystem Areas).
- .2 Encourage provincial and federal governments, private organizations and private landowners to protect, enhance and manage critical habitat areas for species at risk in the Plan Area.
- .3 Work cooperatively with regional partners and support rehabilitation, restoration and enhancement of wildlife habitats and environmentally sensitive areas that have been subject to negative impacts in the past.

- .4 Encourage and facilitate linkages of protected habitat areas.
- .5 Encourage the integration of FireSmart approaches in the management of terrestrial areas where practical and appropriate.

16.3.2 Policies

The Regional Board:

- .1 Recognizes the values of environmentally sensitive lands on Schedule 'H' and has:
 - a) Designated these lands as an Environmentally Sensitive Development Permit Area pursuant to Section 488(1)(a) of the *Local Government Act*; or
 - b) Identified these lands as an "Important Ecosystem Area".
- .2 Requires that land designated as an Environmentally Sensitive Development Permit Area shall be retained in a natural state and not developed prior to the issuance of an Environmentally Sensitive Development Permit (ESDP) in accordance with the guidelines outlined at Section 23.2 of this Plan, unless an exemption applies.
- .3 Considers that land identified as an "Important Ecosystem Area" should generally be retained in a natural state and, if a re-designation of the land under the OCP or a rezoning of the land under the Zoning Bylaw is proposed, that these lands be considered for inclusion in the Environmentally Sensitive Development Permit Area in Schedule 'H'.
- .4 Encourages the parcel sizes of land designated as an Environmentally Sensitive Development Permit Area or identified as an Important Ecosystem Area on Schedule 'H' to remain as large as possible to protect these habitat areas.
- .5 Will not support the re-designation of land under the OCP or the re-zoning of land under the Zoning Bylaw where it is determined that the proposed development is contrary to the ESDP Area Guidelines of this Plan and the impact cannot be mitigated to a level acceptable to the Regional Board.
- .6 Will strive for development that avoids impacting important native species, habitats, ecosystems or sensitive areas and to retain important ecosystem features and functions. Responsiveness to this policy will be a very important consideration in the approval of an application.
- .7 Encourage the protection, preservation, enhancement and management of sensitive ecosystems or land contiguous to sensitive ecosystems of private lands through the following methods:
 - a) donation of areas to the Regional District or provincial government;
 - b) donation of areas to a land trust or conservation organization;
 - c) introduction of conservation area designation and zoning;

- d) creation of conservation covenants in favour of local, provincial government, private conservation organizations;
 - e) establishment of statutory right of ways under the *Land Title Act* for affected areas;
 - f) establishment of long-term leases for sensitive areas;
 - g) land stewardship and participation in conservation initiatives by the private landowner; or
 - h) consideration of alternative development standards.
- .8 Supports conserving, enhancing and promoting the protection of wildlife corridors and ecosystem connectivity with interfacing Crown lands.
 - .9 Encourages the use of native vegetation to restore disturbed sites.

16.4 Conservation Areas

For the purpose of protecting environmentally sensitive areas (ESAs), the Regional District may designate lands as Conservation Area (CA). The Conservation Area designation is applied to land that is preserved and protected for its unique natural value, land left in a natural or semi-natural state for the purpose of conserving plant life and providing habitat for wildlife or fish.

Conservation Area lands may include Crown land designated as an Ecological Reserve or Wildlife Management Areas, but is generally applied to private lands that have been acquired or donated for conservation purposes and which are held by an individual or an organisation, such as The Nature Trust of British Columbia or the Nature Conservancy of Canada. In the Plan Area, the Conservation Area designation applies to a large area at the head of Osoyoos Lake held by various conservation organisations. In addition, approximately 50% of the “Regal Ridge” development situated on Anarchist Mountain was set aside for conservation purposes in 2004.

The two Federally owned parcels that comprise klil’xw (Spotted Lake) are designated Conservation Areas to help protect and steward the lake’s unique ecosystem and deep Syilx cultural values associated with the lake.

For a map of Conservation Areas in the Plan Area see Schedule ‘B’ (Official Community Plan Map).

16.4.1 Objectives

- .1 Protect and steward designated Conservation Areas in their natural or semi-natural state for the purpose of conserving plant life and providing habitat for wildlife or fish.
- .2 Work with agencies and partners, including local First Nations, to enhance, protect and interpret ecological systems and biodiversity in Conservation Areas.

- .3 Work with property owners and agents to inform and guide the design of development in a way that is sensitive to adjacent or abutting Conservation Areas.
- .4 Encourage the integration of FireSmart approaches in Conservation Areas where practical and appropriate.

16.4.2 Policies – General

The Regional Board:

- .1 Recognizes and encourages the educational and eco-tourism contributions toward protection of Conservation Areas made by environmental organizations and supports accommodating these uses where they do not conflict with Conservation Area objectives.
- .2 Supports the incorporation of traditional ecological knowledge in the stewardship of Conservation Areas, and will seek to work with local First Nations to incorporate it where feasible, practical and appropriate.

16.5 Okanagan Basin Lakes

The Okanagan watershed, or basin, is a narrow strip that spans from Armstrong in the north to the US border in the south and includes six main lakes – Okanagan, Kalamalka, Wood, Skaha, Vaseux and Osoyoos – and surrounding mountains. Penticton, Summerland, Oliver and Osoyoos as well as the surrounding rural areas all lie within the Okanagan Basin.

Water in the Okanagan Basin has a variety of uses including irrigation for crops, as a domestic supply for residential use and in various industrial and recreational activities. Achieving a balance among the many uses associated with the basin lakes, and particularly between private use and public access, is an on-going challenge.

The Basin Lakes designation serves to promote the major lakes in the Valley for community and visitor use, while also seeking to protect existing community infrastructure such as water intakes.

For a map of Basin Lakes areas in the Plan Area see Schedule 'B' (Official Community Plan Map).

16.5.1 Objective

- .1 Provide opportunities for water-based recreation on Osoyoos Lake, including small-scale docks and swimming platforms associated with adjacent residential use.

16.5.2 Policies – General

The Regional Board:

- .1 Generally supports the use of waters designated Okanagan Basin Lakes (BL) identified in Schedule 'B' (Official Community Plan Map) for water-based recreation, docks, boat launches, boatlifts, swimming platforms and moorage buoys.
- .2 Supports docks and swimming platforms being located away from or designed to have minimal impact on riparian habitat.
- .3 Requires dock and swimming platform proposals affecting lands designated as Watercourse Development Permit (WDP) Area to obtain a development permit in accordance with the requirements of Section 23.3 of this Bylaw.
- .4 Encourages docks to be designed, including anchor points, in a way that will not disturb riparian areas, except at the immediate footprint.
- .5 Encourages docks and swimming platforms to be located away from or designed to avoid negative impacts on adjacent structures and uses, including other docks and swimming platforms, beach access points, parks, utilities, water intakes, and other similar uses.
- .6 Consider that docks, swimming platforms, and marinas should not include non-moorage structures such as storage sheds, gazebos, raised decks or hot tubs.
- .7 Will consider group moorage, marina and other commercial dock proposals on a case-by-case basis through a zoning amendment process, and may use the following criteria to assess an application:
 - i) location of any existing community infrastructure such as water intakes, sewer lines and underground cables;
 - ii) presence of environmental and riparian values, such as fish habitat, as identified by a habitat assessment;
 - iii) compatibility with, and proximity to adjacent land uses; and
 - iv) intensity of the use (e.g. number of berths or inclusion of non-moorage structures).



Figure 23: Park at Reflection Point, Electoral Area “A”

17.0 HAZARD LANDS

17.1 Background

Hazard lands include but are not limited to areas the Regional District has reason to believe are subject to natural hazards including flooding, mud flows, debris torrents, erosion, rockfall, landslip, sink holes and wildfire.

The information available for the entire Regional District can be variable and may lack detail, so hazards often need to be investigated on a site-by-site basis. Recognizing this, site planning for proposed developments should consider the potential hazards on any given site. Some hazards can be evaluated and mitigated at the time of development. Other hazards, such as wildfire, can not only impact new developments, but also threaten existing structures.

A *Community Wildfire Protection Plan (CWPP)* was completed for the Regional District in 2011. The plan assessed wildfire risk across the region and made recommendations to improve the community's risk profile through pre-planning and preparedness, policy, and fuel management.

As a predominantly rural area, the CWPP determined that development in the Plan Area generally consists of:

- low to moderately dense rural intermix areas (>1structure/ha) with more forested areas between structures and a less defined perimeter;
- a well-defined urban/interface complex where the interface perimeter is more clearly defined; and
- individual structures remotely scattered within the wildlands.

In the next few decades, climate change will have a significant change on fire hazard within Electoral Area "A" based on the decreases in precipitation and changes in forest fuel structure and composition (Associated Environmental, 2017).

See Schedule 'D' (Hazard Lands – Flood), Schedule 'E' (Hazard Lands – Steep Slopes), and Schedule 'F' (Hazard Lands – Wildfire) for maps of key hazard areas in the Plan Area. High risk wildfire interface areas are subject to a Wildfire Interface Development Permit Area (Section 23.4). See Schedule 'J' (Wildfire Development Permit Area) for the development permit area.

17.2 Objectives

- .1 Prevent injury and loss of life and to prevent or minimize property damage because of natural hazards.
- .2 Ensure development does not occur in areas subject to known hazardous conditions, unless the hazard has been sufficiently addressed and mitigated.

- .3 Recognize that important habitat may also be found in natural areas that are considered hazardous, and that disruption of these areas should be minimized.
- .4 Minimize wildfire hazards to people and property in existing and proposed new development.
- .5 Minimize exposure to future flood damage by avoiding or minimizing development adjacent to Osoyoos Lake and Okanagan River Channel.

17.3 Policies - General

The Regional Board:

- .1 Encourages annual inspections, and as-needed inspections after large storms, runoff or flooding events, at the highest risk areas for impacts, such as steep slopes and major culverts outfalls.
- .2 Encourage the provincial Approving Officer to ensure that technical reports for hazard lands are prepared by appropriately qualified individuals and that any recommended conditions for safe use of the land area are registered as s. 219 covenants to inform future property owners.
- .3 Will not support the rezoning of development on lands with natural hazards or hazardous geotechnical conditions as identified by the Regional District or other agencies having jurisdiction, unless the applicant can provide a report by a Qualified Professional Engineer or Geoscientist that the land can be safely used for the use intended.
- .4 Encourages provincial and/or federal agencies to conduct further research on possible radon health risks in and around the Plan Area.
- .5 Encourages Plan Area residents to test their homes for radon exposure and to take appropriate mitigation measures where radon levels are found to be higher than recommended levels.
- .6 Supports providing information on radon and radon mitigation opportunities to Plan Area residents.

17.4 Policies – Steep Slopes

The Regional Board:

- .1 Discourages development on slopes with grades in excess of 30% to avoid geotechnical hazards.
- .2 Will recommend that the Approving Officer require a geotechnical report indicating the land can be safely used for the use intended for a subdivision where the new development is located on slopes greater than 30%, including those areas that may be regraded to slopes less than 30% after development, in order to address potential soil instability, hazardous conditions and environmental sensitivity.

17.5 Policies - Flood Hazard Management

The Regional Board:

- .1 Discourages development of land susceptible to flooding and encourages those lands to be used for parks, open space, habitat conservation, recreation or agricultural uses.
- .2 Requires that where land subject to flooding is to be developed and no alternative land is available, construction and siting of buildings and manufactured homes to be used for habitation, business, industry, or the storage of goods damageable by floodwaters shall comply with the floodplain regulation of the Zoning Bylaw with any relaxation subject to the recommendations of a report prepared by a qualified Professional Engineer or Geoscientist, where applicable.
- .3 Supports the use of Section 86 of the *Land Title Act* and Section 56 of the *Community Charter* to regulate development in a floodplain and provide for the safe use of the land for the intended purpose.
- .4 Supports minimizing exposure to future flood damage by avoiding development adjacent to Osoyoos Lake and Okanagan River Channel or implementing flood mitigation measures.
- .5 Supports mitigating the impacts of potential flooding on buildings and properties in the floodplain area and affected by groundwater through design and site grading prior to construction as per the recommendations of a report prepared by a qualified Professional Engineer or Geoscientist.

17.6 Policies - Wildfire Hazard Mitigation

The Regional Board:

- .1 In reviewing a rezoning application submitted to the Regional District for development in those areas identified in the *Community Wildfire Protection Plan* (CWPP) and shown on Schedule 'F' (Hazard Lands – Wildfire), the Regional District may require a fire hazard risk assessment by a qualified professional with recommendations concerning but not limited to the following:
 - a) incorporating fuel breaks adjacent to, or on, residential subdivisions;
 - b) establishing zones around proposed building sites which are clear of debris and highly combustible materials;
 - c) utilizing fireproofing techniques and fireproof materials in building design;
 - d) designing roads that provide evacuation routes and facilitate movement of firefighting equipment;
 - e) ensuring all roads are named and signed;

- f) ensuring availability of water supply facilities adequate for fire suppression;
 - g) ensuring the provision of access to local water sources, lakes and watercourses as part of access requirements; and
 - h) implementing setbacks, interface fire protection standards, building material standards, and vegetation pursuant to Provincial FireSmart guidelines.
- .2 Using the FireSmart guide as a principal guidance document, strives to foster wildfire awareness and resiliency through public education materials, programs and events.
 - .3 Strongly encourages that new developments with moderate or higher fire hazard ratings to incorporate best practice interface forest fire mitigation techniques for buildings and landscaping.
 - .4 Should review and update wildfire protection approaches as often as necessary based on changing community circumstances, climate change driven ecosystem conditions, and mitigation techniques.
 - .5 Encourages property owners to adhere to the relevant Provincial guidelines to protect properties and communities from wildfire risk through such measures as reducing fuel loads and regular maintenance of eaves. Such measures should be supportive of the natural environment and mimic the natural effects of localized ground fire such as thinning and spacing trees and vegetation, removal of debris and dead material from the ground, and removal of lower tree branches.
 - .6 Supports pursuing provincial funding and resources to undertake wildfire risk reduction in the community/forest interface areas.
 - .7 Supports the development of an inventory of accessible water sources by the province that could be enhanced to support water extraction by firefighting equipment.

18.0 TRANSPORTATION

18.1 Background

The Province identifies Highway 97 and Highway 3 as Controlled Access highways and is projecting that Highway 97 will see increased traffic volumes over the next 20 years. As of 2021, no development of new major road systems by the Province is anticipated within the Plan Area.

The road network indicated on Schedule 'G' (Transportation Network) shows:

- Highways (Highway 97, Highway 3), which allow for rapid, efficient movement of large volumes of through traffic to achieve regional continuity. To secure swift and safe traffic movement, direct access onto Controlled Access Highways will be limited, and more turning lanes and channelization may be required at major intersections;
- Collector Roads (e.g., 87th Street) are mostly paved secondary roads linking rural communities.
- Local Roads (e.g., Bullmoose Road, Old Richter Passage Road, 160th Avenue) are generally gravel roads providing access to smaller, secondary settlement areas.

In addition, Schedule 'C' (Parks, Recreation and Trails) shows existing trails within the Plan Area.

BC Transit's *South Okanagan Transit Future Plan* (2015), provides a vision for transportation in the region. Transit options in Electoral Area "A" are limited but the Plan Area has one of the highest levels of riders within the RDOS system. As of 2021, there is one bus service (Route 40 & 41) that runs twice a week between the Town of Osoyoos and City of Penticton. There are five bus stops within the Town of Osoyoos before heading north to Oliver, OK Falls, Kaleden and Penticton but no bus stops within Electoral Area "A" itself.

18.2 Objectives

- .1 Enable safe, efficient mobility of goods and people within the Plan Area.
- .2 Ensure safe and convenient movement of goods and people through Highways 97 and 3.
- .3 Provide for safe and convenient pedestrian and bicycle access to schools and parks throughout all Plan Area communities.
- .4 Minimize the impacts of traffic corridors on farmland, ESDP Areas and WDP Areas.
- .5 Support an expanded regional transit system that services communities throughout the Regional District.
- .6 Provide a multi-model transportation system and secure road and trail networks for all forms of transport, including pedestrians and bicycles.

18.3 Policies

The Regional Board:

- .1 The Regional District supports, where possible, the establishment of bicycle lanes adjacent to arterial roads, for transportation purposes in addition to recreation.
- .2 Supports and encourages the provision of safe pedestrian and cycling opportunities along all Plan Area roads where feasible and appropriate as improvements are made to the roadways.
- .3 Encourages MoTI and the Approving Officer to ensure that each new parcel of land to be created by subdivision has frontage on, and reasonable and practical access to, a public road.
- .4 Where existing highways and roads have deficient right-of-way widths, MoTI and or the Approving Officer should secure, where possible, additional land to remove all or part of the deficiency.
- .5 Encourages the Province to widen and pave shoulders on designated cycle routes and improve safety signage for cyclists and drivers.
- .6 Encourages the Province to require traffic impact studies as part of subdivision proposals which may impact safety and mobility on network roadways and, to ensure that:
 - a) existing and future roads and alignments are designed with due consideration for watercourses and critical habitat areas;
 - b) safety is maintained through access management and control;
 - c) disruption to farming operations is minimized; and
 - d) projected traffic volumes do not reduce the present service levels for the existing roadway.
- .7 Encourages MoTI to support enforcement of relevant provincial legislation regarding the control of roadside parking along provincial highways, local roads and on Crown land and implement more effective tools to manage illegal roadside parking, including improved regulatory signage.
- .8 Supports the implementation of the Okanagan-Similkameen Transit Future Plan.
- .9 Although the Plan Area does not currently warrant public transit service, the Regional District will continue to monitor conditions and liaise with B.C. Transit regarding future ridership demand.
- .10 Encourages the Province and the RCMP to improve traffic safety and enforcement on all Plan Area roads.

- .11 Supports the closure of unused, unconstructed road right of ways, where such closures result in traffic pattern improvements and are not detrimental to the use of adjoining lands.
- .12 Supports the creation of a pedestrian and other non-vehicular right-of-ways between established residential and park areas, and between tourist commercial developments within the plan area, and exploring this in cooperation with MoTI.

19.0 INFRASTRUCTURE AND SERVICING

19.1 Background

Infrastructure and services within the jurisdiction of the Regional District include water distribution, solid waste management, and community sanitary sewer systems. Roads, road right-of-ways and stormwater management are managed by the Province. As electrical, gas and communication utilities are also important to the community, the Regional District has an interest in helping guide the provision of these services.

19.2 Objectives

- .1 Implement a coordinated approach to infrastructure planning within the Plan Area.
- .2 Ensure that water, wastewater and drainage systems support good health and safety and meet recognized standards of service.
- .3 Maintain and foster relationships with provincial agencies, Improvement and Irrigation Districts, and other operators that influence the delivery and management of community infrastructure.
- .4 Discourage the development of private systems for the provision of water and sewer services.

19.3 Policies

The Regional Board:

- .1 Supports adequate infrastructure, including water, sewer, roads, and stormwater management be provided in new developments, at no cost to public agencies.
- .2 Requires that all new parcels to be created by subdivision with a land area of less than 1.0 ha connect to a community sewer system.
- .3 Encourages the implementation of sustainable development principles through consideration of renewable and alternative technologies for community infrastructure.

19.4 Water Supply and Distribution

Two major water systems exist within Electoral Area “A”, Osoyoos Rural Water Systems No. 8 and No. 9. Both systems are owned and operated by the Town of Osoyoos to service rural residents north and south of the Town. A number of other water systems were identified within Electoral Area “A”, including:

- Osoyoos Irrigation District (OID)
- Brookvale Holiday Resort Water System
- Osoyoos Lake Park Water System
- Boundary Irrigation District

- Burrowing Owl Estates Winery Water System
- Willow Beach Mobile Home Park Water System
- Idle-O Apartments Water System

The remainder of the Plan Area is serviced through individual groundwater wells or surface-water licenses.

The Town of Osoyoos provides water from six active groundwater wells. Water is currently treated with chlorine disinfection, which began in the fall of 2018. Water systems are required to comply with Interior Health’s 4-3-2-1-0 objective.

The Town of Osoyoos is investigating the potential of switching to a surface water source. A water quality sampling plan is planned to determine if this is an option.

The Osoyoos Irrigation District (OID) is located on the east bench of Osoyoos Lake, east of the Town of Osoyoos. The system was constructed in 1967 and consists of approximately 150 domestic connections and 40 agricultural connections, supplied by a submerged intake in Osoyoos Lake and treated with chlorination. This system was used to service both domestic and irrigation demands until a groundwater well was drilled to provide potable water to the area. The groundwater well is now used during the irrigation off season to supply water to the domestic connections in the area.

Surface water is a critical resource within the Plan Area for residential use, agriculture, and the environment. Protecting Osoyoos Lake water quality is highlighted in multiple OCP policy sections.

The capacity of all Electoral Area “A” water systems can be increased through water conservation measures, and the Regional District has actively encouraged water conservation and additional measures have been recommended to the RDOS, such as leak detection and water metering.

19.4.1 Objectives

- .1 Continue cooperation and coordination between water purveyors (Town of Osoyoos, private and irrigation districts) and the Province to ensure sustainable water quantity and quality is provided to residents in the Plan Area.
- .2 Manage development to ensure that surface water sources and aquifers are not depleted, and their long-term sustainability is protected.
- .3 Manage and protect the Plan Area’s groundwater resources on a sustainable basis and work to prevent irreversible or other adverse impacts to water resources.
- .4 Continue to work in conjunction with the Ministry of Environment, the Interior Health Authority, and residents to protect, manage and maintain high water quality and to ensure the sustainable use of the Plan Area’s surface and groundwater resources.

19.4.2 Policies

The Regional Board:

- .1 Will require new development to demonstrate a proven and adequate water supply and meet all current water quality regulations as well as the Interior Health Authority drinking water objective.
- .2 Will work with and support the Town of Osoyoos to determine a long-term treatment plan for existing water systems in the Plan Area.
- .3 Encourages all groundwater users within Electoral Area “A” to ensure that groundwater well infrastructure and maintenance is completed as required by the Groundwater Protection Regulation under the *Water Sustainability Act*, including the installation of sufficient surface seals.
- .4 Encourages well owners using water for domestic purposes to register their well in the provincial database in order to document water use and help ensure existing uses are considered in future water license applications.
- .5 Supports working with water purveyors to establish water conservation programs, including the promotion of xeriscaping and the use of other waterwise landscaping.
- .6 Actively promotes, educates, coordinates and implements water conservation practices, and will work with water utilities to establish water conservation programs including pricing and metering.
- .7 Strongly discourages the creation of new private community water utilities.
- .8 Strives to ensure that new developments do not restrict or limit the availability of water supply for existing users and agricultural irrigation.
- .9 Supports working with other stakeholders on regional water management initiatives to protect, revitalize and restore watersheds within the Plan Area, including the identification and establishment of a Watershed Resource Area (WRA) zone in the Zoning Bylaw for designated community watersheds under the *Forest and Range Practices Act*.
- .10 Supports reviewing fire protection and fire suppression provisions throughout Electoral Area “A” and working with service providers to ensure an adequate level of fire protection is provided for new and existing developments.

19.5 Wastewater and Sewage

The Town of Osoyoos’ Northwest Sector Sanitary Sewer system services 137 properties located along Osoyoos Lake, north of the Town’s boundary and up to an area known as “Willow Beach”. The remaining properties in the Plan Area are serviced with on-site septic. Liquid waste from users within the Plan Area is not accepted at the Town of Osoyoos’ treatment facility, and is instead landfilled at the Osoyoos landfill, also located within Electoral Area “A”.

Individual on-site septic systems are not viewed as a long-term sustainable method of sewage disposal unless parcels are over 1.0 ha in size. This method of disposal also increases the probability of groundwater contamination and nutrient loading into watercourses and lakes, such as Osoyoos Lake.

19.5.1 Objectives

- .1 Reduce levels of nutrients and effluent disposal into watercourses.
- .2 Encourage investigating options for septage receiving at the Town of Osoyoos' WWTP.
- .3 Maintain healthy aquatic and groundwater environments and protect human health from water contamination.
- .4 Establish long-term sustainable sewage collection and disposal methods for existing and proposed properties smaller than one hectare and adjacent to watercourses.

19.5.2 Policies

The Regional Board:

- .1 Encourages the Province to educate residents about the requirements for properly maintaining a septic tank and tile fields.
- .2 In areas where there is no community sanitary sewer or water systems, requires all development to adhere to the best practices recommendations of the Regional District's Liquid Waste Management Plan as well as the Provincial Sewerage System Regulation administered by the Ministry of Health and the Interior Health Authority (IHA) for on-site sewage disposal and private groundwater wells.
- .3 Encourages the Ministry of Health to ensure that private septic tanks and ground disposal systems be sited to minimize pollution of surface and groundwater, and have appropriate setbacks from watercourses, lakes, and water wells.
- .4 Does not support the use of septic holding tanks for existing or new developments.
- .5 Strongly discourages the creation of new private community sanitary sewer utilities.

19.6 Stormwater Management

Effective stormwater management will help protect the water quality of the various lakes and other water bodies found within the Plan Area. Currently, stormwater drainage in the Plan Area is the responsibility of MoTI, and their contractor, and predominantly comprises open ditches, natural drainage courses and absorption into the ground through dry wells. Osoyoos Lake and other surface waters and aquifers, which are the area's sources for drinking water, are the ultimate destination for much of the stormwater in the Plan Area.

19.6.1 Objectives

- .1 Improve the management of stormwater quality and quantity within the Plan Area.
- .2 Ensure off-site surface runoff for new development does not exceed predevelopment flows.
- .3 Coordinate stormwater management with the Ministry of Transportation and Infrastructure where subdivision approval is involved.

19.6.2 Policies

The Regional Board:

- .1 Encourages the Province to require master storm drainage plans for new residential subdivisions.
- .2 Encourages the Approving Officer to require that each parcel of land within a proposed subdivision address stormwater runoff and that it protect aquatic ecosystems (lakes, wetlands, rivers, streams).
- .3 Encourages the use of permeable surfaces on driveways, parking lots and access roads, as well as other measures such as xeriscaping, infiltration basins, swales and other sustainable design features to reduce overland runoff.
- .4 Encourages MoTI to involve the Regional District in developing terms of reference for community Storm Water Management Plans (SWMP).
- .5 Supports the sharing of all storm water reports between government agencies.
- .6 Encourages property owners to:
 - a) maintain private driveway culverts and watercourse crossings to ensure high flow capacity can be accommodated; and,
 - b) upgrade substandard driveway culverts to ensure that 1:200 year storm flows can be accommodated.

19.7 Solid Waste

The Regional District adopted a Solid Waste Management Plan (2012) that specifies how a waste diversion rate over 70% will be achieved.

At present, solid waste is collected and deposited at the Osoyoos & District Sanitary Landfill, which also serves the Town of Osoyoos and Osoyoos Indian Band. Since composting was started at the landfill in 2016, waste volume has decreased significantly and the landfill has an estimated usable life between 23 and 30 years, dependent on the waste generation rate.

19.7.1 Objectives

- .1 Reduce the volume of solid waste requiring disposal in accordance with Provincial waste reduction targets.
- .2 Increase recycling, source separation and reuse in the Plan Area.
- .3 Maximize the diversion of organic waste from the landfill by increased composting or burning.
- .4 Increase the reuse and recycling of construction, demolition and renovation waste.

19.7.2 Policies

The Regional Board:

- .1 Encourages and supports efficient and environmentally acceptable solid waste disposal methods through an education process, especially reduction of waste, reuse of materials, recycling, and backyard composting.
- .2 Continues to implement the strategies of its Solid Waste Management Plan, as it is amended from time to time.
- .3 Supports continuing public education to recognize and encourage the critically important role of area residents and businesses in implementing the Solid Waste Management Plan.
- .4 Encourages well designed development that supports the delivery of the solid waste services to existing and future residents.

19.8 Other Utilities

Utility services, including electrical, gas, phone and Internet are vital services to a community. The Regional District is not the provider of these utility service and the *Local Government Act* does not allow for the Regional District to regulate these services by bylaw when subdivision is being undertaken. Nevertheless, these utilities play a vital role in the level of services to a community and, through the objectives and policies of this section, the community is encouraged to work with utility providers to ensure that Plan Area residents have access to the best possible services.

Being a predominately rural community, the Plan Area, particularly smaller settlement areas are not well serviced by high-speed Internet or cellular phone service. Residents support the improvement of communication services in the community.

19.8.1 Objectives

- .1 Encourage the operators of utilities to provide residents and businesses in the rural settlement areas with utility services.
- .2 Encourage cooperation and coordination of the provision of utilities to existing and future developments.

19.8.2 Policies

The Regional Board:

- .1 Should work with utility providers to deliver affordable and convenient utility services, including high-speed Internet and cellular service, throughout the Plan Area.
- .2 Encourages public utility companies and the Province to develop and maintain infrastructure corridors in a manner that will not negatively impact existing residents and the natural environment or have a negative impact on existing Environmentally Sensitive Development Permit Areas and Watercourse Development Permit Areas.
- .3 Supports the establishment of renewable energy projects that use water, wind, sunlight, biomass or geothermal energy to generate electricity for sale into the electrical transmission and distribution infrastructure when those facilities:
 - a) have been properly evaluated and are shown to be technically sound, environmentally sensitive and socially responsible;
 - b) are located, designed, constructed and operated in a manner that is consistent with the overall vision for the region;
 - c) can be connected into the existing transmission and distribution infrastructure with minimal impact; and
 - d) provide tangible community benefits.

20.0 AGGREGATE AND MINERAL RESOURCES

20.1 Background

The Regional District has limited influence on the extraction of mineral and aggregate resources. The objectives and policies of this section remain broad in nature to offer guidance to senior governments in their decision-making process. Figure 24 illustrates *potential* aggregate extraction areas in the Plan Area and existing aggregate operations.

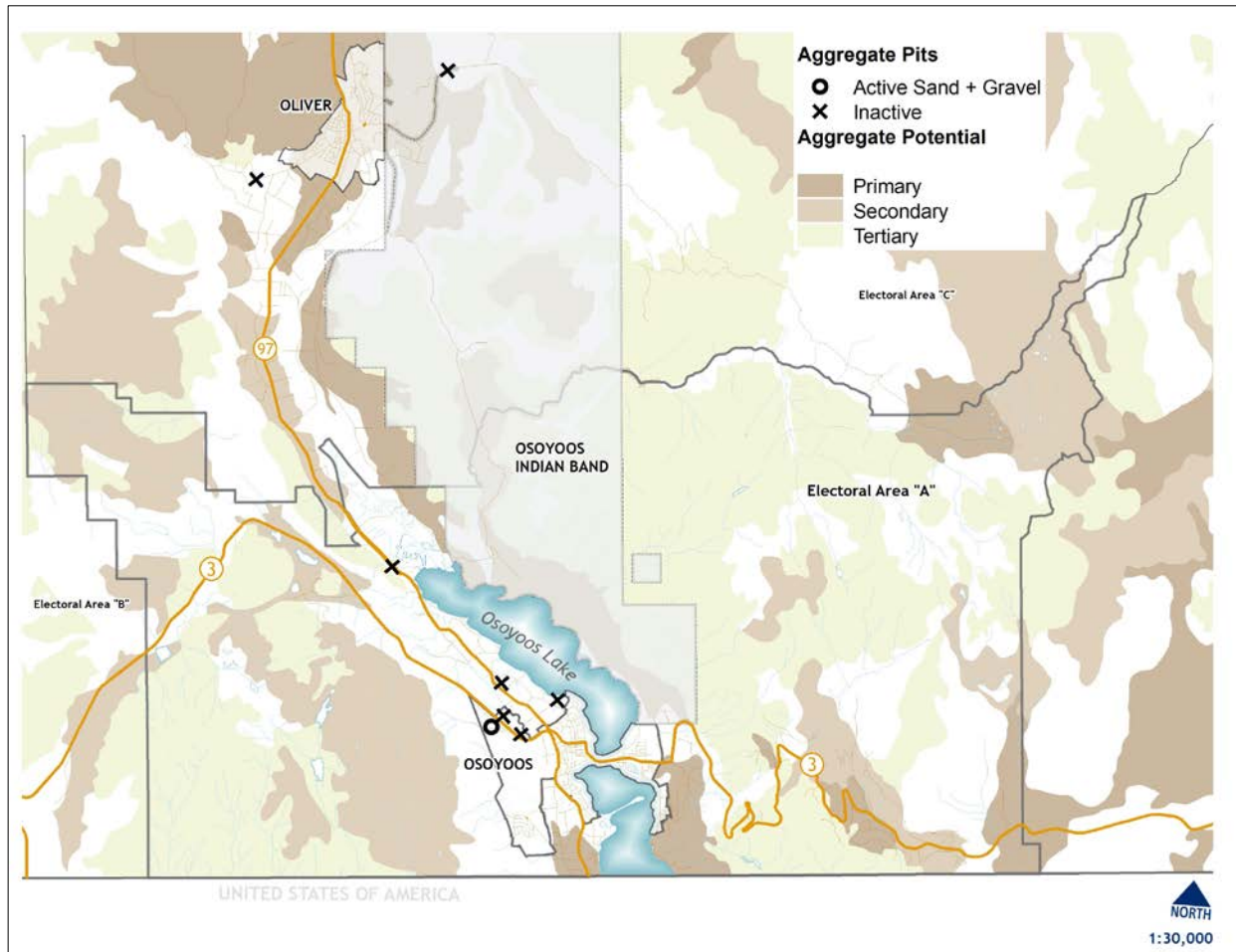


Figure 24: Resource Extraction Potential

20.2 Objectives

- .1 Protect sand and gravel aggregate supplies for anticipated future needs.
- .2 Protect non-agricultural lands with recoverable aggregate or mineral resources from development or adjacent uses that would limit or prohibit extraction.
- .3 Minimize conflicts between sand and gravel processing operations and adjacent land uses.

- .4 Support the Province to require rehabilitation and remediation of resource extraction sites.
- .5 Direct sand and gravel extraction proposals toward sites that have no significant adverse environmental impact or where the impact can be adequately mitigated.

20.3 Policies

The Regional Board:

- .1 Encourages the Province to continue referrals of mineral exploration proposals to the Regional District for comment and due consideration of the impact of resource extraction activities on surrounding land uses and development.
- .2 Will consider the use of land designated Resource Area (RA) for sand and gravel extraction, where the uses will not cause a significant visual, environmental, or cultural resource disturbance.
- .3 Will consider rezoning applications for the processing of aggregate resources based on any or all the following criteria:
 - a) extent of visual screening, and other mitigation works proposed;
 - b) type of processing proposed;
 - c) prevailing wind direction, and the potential for noise and dust;
 - d) compatibility with adjacent land uses;
 - e) environmental sensitivity of the site, and lands adjacent to potential aggregate resource processing site;
 - f) accessibility; and
 - g) characteristics of aggregate deposits and groundwater resources.
- .4 Encourages the Province not to issue new surface leases and permits for mineral processing within 1,000 metres of designated residential areas unless effective mitigation measures can be implemented to significantly reduce or nullify the effects of the proposed activity.
- .5 Encourages the Province to include in their licensing, the rehabilitation of aggregate extraction and processing sites after extraction and processing are completed.
- .6 May consider implementing conditions set by the ALC to mitigate the impact of aggregate extraction and processing sites on lands outside the ALR.
- .7 Supports additional product end-use consideration for areas slated for gravel and sand extraction. Specifically: gravel or rock crushing sites characteristic of radon rich materials should be avoided for concrete mix, otherwise the concrete used in residential foundations could import radon gas that could persist indoors for

centuries. Likewise, material taken from sites high in crystalline silica or containing significant clay/silt fines used as winter road grit may cause an outdoor air dust problem, and associated air quality advisory, that could otherwise be avoided if equally or better quality road grit was used with a lesser capacity for airborne fines.

- .8 Does not support the exploration and mining of uranium within the Plan Area.
- .9 Will not issue temporary use permits for aggregate processing activities or asphalt plants within 600 metres of a Residential Designation or Small Holdings designation.
- .10 Supports timely reclamation of aggregate resource extraction sites on private land.

21.0 CLIMATE CHANGE MITIGATION AND ADAPTATION

21.1 Background

The scientific community has reached consensus that the increasing emissions of human-caused greenhouse gases (GHGs) are rapidly changing the earth's climate. Greenhouse gases refer to any or all of carbon dioxide, methane, nitrous oxide, hydro fluorocarbons, perfluorocarbons, sulphur hexafluoride and any other substance prescribed by regulation.

Globally, the impacts of climate change will be significant, and are already evident in some areas. Locally, the potential impacts and vulnerabilities are less well documented; however, they are a growing concern.

As one of 187 local governments that are signatory to the B.C. Climate Action Charter, the RDOS is committed to reducing GHGs and has agreed to take actions to achieve certain goals. Under the *Climate Change Accountability Act*, B.C.'s GHG emissions are to be reduced by at least 40% below 2007 levels by 2030, at least 60% below 2007 levels by 2040 and by at least 80% by 2050. The three areas where local government can play a role in reducing greenhouse gas emissions are in the transportation, waste management and building sectors.

The three Okanagan regional districts commissioned a climate change report to assist in medium- and long-term planning. The February 2020 report, termed *Climate Change for the Okanagan Region*, provided information on anticipated climate change for the medium-term future (2050s) and the long-term future (2080s).

In the past, the Okanagan region experienced just under a week per year, on average, of days above 30°C. By the 2050s, the region can expect an average of over three weeks above 30°C per year and over five weeks per year by the 2080s. The valley bottoms are projected to experience the greatest changes, with approximately 50 additional days above 30°C projected by the 2080s, compared to the past.

In the past, the coldest winter night for the Okanagan region was about -25°C. By the 2050s, the coldest night is expected to warm by 6°C to -19°C, and by the 2080s, temperatures are projected to warm by 10°C to -15°C. While the coldest night is projected to warm in all seasons, the coldest night in winter is projected to warm more rapidly than other seasons.

The largest precipitation increases are expected to occur during the spring and autumn months with between 10% and 20% more precipitation during these seasons by the 2080s. Summer will remain the driest season and become even drier. By the 2080s, the region can expect about one quarter less precipitation than in the past. Natural year-to-year variation could result in some years experiencing extended periods without (or with low) precipitation.

For the Okanagan as a whole, climate change is anticipated to cause far-reaching impacts and generate new risks. This includes heat waves and droughts and reduced precipitation, combined with warmer summer temperatures, which will likely result in the depletion of water resources, loss of wetlands, stress on local fisheries, and depletion of aquatic species. Warmer winters will on average result in less snow accumulation on the valley uplands, reducing water availability and increasing the need for water storage. Groundwater and aquifer recharge will also be compromised as drought conditions increase. Warmer temperatures will also enhance the potential for invasive species, pests, and pathogens across the region. Extreme events such as flooding, wildfires, and landslides will increase in intensity.

21.2 Objectives

- .1 Understand the likely impacts and vulnerabilities of regional climate change within the Plan Area.
- .2 Reduce GHG emissions within the Plan Area as per the reduction targets in the *Climate Change Accountability Act*.
- .3 Achieve carbon neutral local government operations.
- .4 Promote and provide community outreach and education related to climate change and reduction of GHG emissions.

21.3 Policies

The Regional Board:

- .1 Will work towards the target of reducing GHG emissions by 40% below 2007 levels by 2030, 60% by 2040 and 80% by 2050 as per the *Climate Change Accountability Act*.
- .2 Will work with other agencies, stakeholders and the community to achieve emission reduction targets and energy conservation goals by encouraging:
 - a) the construction of energy efficient buildings;
 - b) improvements to the energy efficiency of existing buildings;
 - c) the increased use of alternative energies;
 - d) energy efficient developments;
 - e) improvements to alternative transportation amenities;
 - f) the use of fuel-efficient vehicles;
 - g) reduction and diversion of waste from landfills;
 - h) maximizing value from agricultural wastes;
 - i) the development of more compact and complete communities;
 - j) the protection and restoration of natural areas and forest ecosystems; and

- k) the protection of riparian areas and sensitive habitats.
- .3 Supports continuing public education as essential to the success of climate change adaptation and mitigation.
- .4 Will work towards a corporate GHG reduction strategy to achieve carbon neutral operations.
- .5 Supports investigation of the BC Energy Step Code as an optional compliance path in the BC Building Code that local governments may use as an incentive or requirement for energy efficiency in new construction that goes above and beyond the requirements of the BC Building Code.
- .6 Encourages builders to use the performance approach in the BC Energy Step Code as a compliance path to meet or exceed the energy-efficiency requirements of the BC Building Code.
- .7 Support innovative building technology that improves energy conservation such as the installation of energy efficient appliances and alternative energy systems, alternate siting of buildings, the use of solar panels to maximize passive solar gain, heat exchange pumps and insulation standards that exceed the BC Building Code.
- .8 Encourages homeowners to retrofit existing homes to become more energy efficient and to reduce their carbon footprint.
- .9 Encourages applicants for subdivision and new building construction consider the orientation of lots in subdivision proposals and building designs that take passive solar power potential into consideration.
- .10 Encourage builders to exceed the current energy conservation standards of the BC Building Code as provided in the Energy Step Code using either “prescriptive” or “performance” approaches to comply with the code’s efficiency requirements.
- .11 Supports current initiatives to enhance energy conservation such as the BC Energy Step Code, and Passive House standards for building and site design and construction.
- .12 Encourages the Province to update its Climate Action Plan Thompson / Okanagan Region 2016 – 2018 to better understand what actions the RDOS can take to improve community-wide resiliency to climate hazards.
- .13 Supports ongoing public education to help residents understand changing risks posed by climate change (e.g., drought, heat waves, flooding, wildfire) and take actions to address them and improve community resiliency.
- .14 Supports working with Interior Health to educate residents on climate change and to help reduce the health impact heat can have on residents through the development of a Heat Alert and Response System.

22.0 TEMPORARY USE PERMITS

22.1 Background

Temporary Use Permits may be considered by the Regional Board to allow specific land uses to occur for a maximum of three years. The permit can contain detailed requirements such as indicating the buildings that can be used, the time frame of the permit, and other conditions.

Such permits are provided at the discretion of the Regional Board and are only in effect for a limited period of time. Temporary Use Permits are not a substitute for a rezoning.

22.2 Objectives

- .1 To avoid conflicts between different types of uses (i.e., residential, commercial, agricultural).
- .2 To provide for temporary approval of transitional uses or uses where uncertainty exists respecting appropriateness or viability of the use, and where it is premature to decide rezoning and long-term land use patterns.
- .3 To ensure that Temporary Use Permits are not considered a substitute for a rezoning application.
- .4 To consider allowing on-going short-term vacation rental uses on properties designated Residential through the issuance of Temporary Use Permits.

22.3 Policies

The Regional Board's policies are as follows:

- .1 Land within all of the Land Use Designations in this OCP is designated under Section 492 of the *Local Government Act* as an area in which Temporary Use Permits may be issued.
- .2 The holding of a public information meeting may occur prior to the issuance of a Temporary Use Permit.
- .3 Any proposed access to a public road must be reviewed and approved by the Ministry of Transportation and Infrastructure.
- .4 In evaluating a Temporary Use Permit application submitted to the Regional District, the Regional District Board may consider the following criteria:
 - a) the use must be clearly temporary or seasonal in nature;
 - b) compatibility of the proposal with adjacent uses;

- c) impact of the proposed use on the natural environment, including groundwater, wildlife, and all environmentally sensitive areas;
 - d) intensity of the proposed use;
 - e) opportunity to conduct the proposed use on land elsewhere in the community; and
 - f) the remedial measures to be carried out to mitigate any damage to the natural environment because of the temporary use.
- .5 In issuing a Temporary Use Permit, the Regional District may specify conditions including, but not limited to:
- a) the buildings to be used;
 - b) the area of use;
 - c) the hours of use;
 - d) appearance;
 - e) environmental protection measures; and
 - f) groundwater protection.
- .6 In issuing a Temporary Use Permit for a short-term vacation rental, the Regional District may specify conditions, in addition to those listed under sub-section 22.3.5, including, but not limited to:
- a) the provision of screening or fencing to address potential impacts or to address neighbour privacy issues;
 - b) the provision of the manager or owner’s contact information, as well as a copy of any issued Temporary Use Permit, to each neighbour whose property is located within 100 metres of the subject property;
 - c) the availability or accessibility of the manager or owner;
 - d) the posting of the following information:
 - i) the location of property lines by way of a map;
 - ii) any applicable Regional District noise bylaws;
 - iii) measures to address water conservation;
 - iv) fire safety regulations;
 - v) storage and management of garbage;
 - vi) septic system care; and
 - vii) control of pets (if pets are permitted) in accordance with the applicable Regional District bylaw.

- e) a maximum accommodation of ten (10) persons, with an aggregate occupancy of two (2) persons per bedroom within a dwelling unit when such dwelling unit is being occupied as a vacation rental;
 - f) the provision of one (1) parking space for each bedroom available for vacation rental use;
 - g) the prohibition of the use of recreational vehicles or camping on the property or any use of accessory buildings for vacation rental occupancy;
 - h) confirmation from a qualified person that the building used for vacation rental meets a minimum standard for health and safety; and
 - i) other requirements that the Regional District Board may consider appropriate.
- .7 As a condition of issuing a Temporary Use Permit, the Regional District may require the posting of a security so as to ensure compliance with the conditions of a permit.

23.0 DEVELOPMENT PERMIT AREAS

23.1 Background

Pursuant to Section 488 of the *Local Government Act*, an Official Community Plan (OCP) may designate Development Permit Areas within the Plan Area. Unless otherwise specified, a Development Permit must be approved by the Regional Board prior to any disturbance, development or subdivision of land within a designated Development Permit Area.

For lands within a Development Permit Area, the OCP must describe the special conditions or objectives that justify the designation and specify guidelines respecting the manner by which the special conditions or objectives will be addresses.

There are two Development Permit Areas designated in the Electoral Area “A” OCP:

- Environmentally Sensitive Development Permit (ESDP) Area; and
- Watercourse Development Permit (WDP) Area.

23.2 Environmentally Sensitive Development Permit (ESDP) Area

23.2.1 Category

The Environmentally Sensitive Development Permit (ESDP) Area is designated pursuant to Section 488(1)(a) of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity.

23.2.2 Area

The lands shown as Environmentally Sensitive Development Permit Area on Schedule ‘H’ are designated as an Environmentally Sensitive Development Permit Area.

23.2.3 Justification

To regulate development activities within environmentally sensitive areas in order to protect important sensitive ecosystems and biological diversity including valuable habitat for endangered species of native, rare vegetation or wild, and provide wildlife corridors and secondary habitat.

23.2.4 Background

The natural environment provides essential habitat and corridors for plants, fish, birds and other organisms. It also acts as a natural water storage, drainage and purifying system, which can help to protect private property from flooding or land loss due to watercourse erosion. Furthermore, as concerns over climate change grow, it should be recognized that functioning ecosystems are more efficient at consuming carbon dioxide

as well as carbon storage. Vegetation adjacent to watercourses needs to remain in a largely undisturbed state to maintain a healthy environment and clean water.

The south Okanagan-Similkameen area is considered one of the most ecologically diverse in British Columbia and Canada and includes sensitive ecosystems which support several provincially Red and Blue-listed species (extirpated, endangered, threatened, and vulnerable) and federally listed Species at Risk. The ESDP Area is intended to protect habitat for endangered species of native, rare vegetation or wildlife, and provide wildlife corridors and secondary habitat within the Plan Area.

The ESDP Area is comprised of important habitat areas for wildlife and plant communities. Sensitive ecosystems in the area include grasslands, riparian areas, old forest, shrub-steppe, broadleaf woodland, coniferous woodland, wetlands, shallow soiled rock outcrops and ridges. Specifically, BC's pocket desert, Kruger Mountain, Osoyoos Lake, the oxbows and wetlands of Okanagan River, Richter Pass with the natural ridgeline views between Highway 3 and Osoyoos Lake. It is the close proximity of these diverse habitats that contribute to a wide variety of species, both common and rare, that are found in this Electoral Area.

23.2.5 Development Requiring a Permit

- .1 A development permit is required, except where exempt under Section 22.2.8 (Exemptions), for development on lands within the ESDP area. Where not exempted, development requiring a development permit includes:
 - a) subdivision;
 - b) the construction of, addition to or alteration of a building or other structure; and
 - c) alteration of the land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services.

23.2.6 Guidelines

- .1 A Development Permit is required for development within an ESDP Area, and shall be in accordance with the following guidelines:
 - a) An Environmental Assessment (EA) Report, prepared in accordance with the requirements of the Regional District's Development Procedures Bylaw, must be submitted to the Regional District in respect of the proposed development by a qualified environmental professional (QEP) that is a Registered Professional Biologist in British Columbia (RPBio) or team that shall include a RPBio under contract to the development applicant, and shall include:
 - i) An Ecological Assessment Phase including:
 - .1 background information;
 - .2 an ecological assessment;

- .3 listing of rare and endangered species; and
- .4 stratification and rating of ESAs;
- ii) An Impact Assessment and Mitigation Phase including:
 - .1 description of proposed development;
 - .2 assessment of potential impacts;
 - .3 short- and long-term impacts;
 - .4 cumulative and residual impacts;
 - .5 avoidance of ESAs;
 - .6 mitigation and compensation;
 - .7 security requirements;
 - .8 monitoring reports;
 - .9 accountability; and
 - .10 monitoring plan.
- b) Development should be planned away from native trees and trees containing active nest sites or cavities. If removal of native trees cannot be avoided, mitigation should include restoration and replanting with equivalent native trees.
- c) Habitat connectivity and the retention of connectivity corridors between sensitive ecosystems should be preserved. Wildlife crossings should be designed to protect continuity of wildlife corridors where these are interrupted by roadways.
- d) Monitoring reports may be required to be submitted to the Regional District following the completion of a development in order to confirm the conditions of a development permit have been met.
- e) The Regional District may incorporate any areas or measures identified in an EA to protect sensitive ecosystems from the effect of development as terms and conditions of the development permit.
- .2 If an area of land is subject to additional Development Permit Area designations under Section 488(1)(a) of the *Local Government Act*, the Regional District requires that a single development permit application that combines the requirements of each Development Permit Area be submitted. The application will be assessed in accordance with the individual development permit guidelines for each applicable Development Permit Area under this bylaw and, if approved, issued under a combined development permit.

23.2.7 Expedited Development Permit

- .1 Despite sub-section 22.2.6.1 (a), the Regional District may issue a development permit on the basis of a Rapid Environmental Assessment (REA) Report for development where:
 - a) A REA, prepared in accordance with the Regional District's Development Procedures Bylaw, has been submitted to the Regional District in respect of the proposed development by a qualified environmental professional (QEP) that is a Registered Professional Biologist in British Columbia or team that includes a Registered Professional Biologist in British Columbia (RPBio) under contract to the development applicant, and includes:
 - i) a site plan documenting, if applicable, the location and extent of Environmentally Valuable Resources (EVRs) occurring within 100 metres of the proposed footprint of the development.
 - ii) a completed Rapid Environmental Assessment Checklist signed and sealed by the responsible QEP indicating:
 - .1 there is no known occurrence of an EVR on or within 100 metres of the proposed footprint of the development; or
 - .2 known EVR occurrence(s) have been identified and:
 - a) measures have been prescribed to avoid impacts; or
 - b) acceptable restoration/mitigation have been prescribed.
 - iii) recommended avoidance or mitigation measures if known EVR occurrences have been identified.
 - b) If a QEP cannot certify the absence of EVRs or that impacts have been avoided or acceptably mitigated through a REA, to the satisfaction of the Regional District, an EA as outlined under sub-section 22.2.6(a) will be required.
 - c) The Regional District may incorporate any areas or measures identified in a REA to protect sensitive ecosystems from the effect of development as terms and conditions of the development permit.

23.2.8 Exemptions

A development permit is not required for development within land in the ESDP area for:

- .1 The construction, repair, maintenance or alteration of public utility works, including sanitary sewer, stormwater, water, natural gas, cable, hydro-electric or telecommunications works, but excluding communication towers and antenna systems;
- .2 The repair or maintenance of existing buildings and structures provided there are no additions or increases to the footprint of the building or structure;

- .3 Residential development where a completed Building Permit application has been accepted by the Regional District, the proposed development does not exceed 50.0 m² from the original footprint of the principal dwelling unit and the development comprises either:
 - a) an alteration or addition to the original footprint of an existing principal dwelling unit; or
 - b) the construction of an accessory building or structure provided a majority of the footprint of the accessory building or structure is not situated beyond 10.0 metres of a principal dwelling unit.
- .4 Works conducted in accordance with the Provincial FireSmart Manual, provided that all landscaping is conducted within 30.0 metres of an existing structure or building (existing on-site native plants which meet the FireSmart Manual guidelines are encouraged to be maintained as part of the landscaping);
- .5 The construction, alteration, addition, repair, demolition and maintenance of buildings and structures to be used in relation to a farm use as defined in the *Agricultural Land Commission Act* on land located in the ALR and classified as “farm” under the *Assessment Act*;
- .6 Any farm use as defined in the *Agriculture Land Commission Act* on land located in the ALR;
- .7 Any farm use that is subject to an approved Environmental Farm Plan (EFP) through the Canada-British Columbia Environmental Farm Plan Program;
- .8 The repair of existing fences; and
- .9 Subdivisions that:
 - a) consolidate existing parcels, including the consolidation of parts of a closed road to an existing parcel; or
 - b) alter parcel lines between two or more parcels where no additional parcels are created upon completion of the alteration.

23.3 Watercourse Development Permit (WDP) Area

23.3.1 Category

The Watercourse Development Permit (WDP) Area is designated pursuant to Section 488(1)(a) of the *Local Government Act*, for the protection of the natural environment, its ecosystems and biological diversity.

23.3.2 Area

Lands designated as Watercourse Development Permit Area are:

- .1 shown as Watercourse Development Permit Area on Schedule 'D'; or
- .2 within 30.0 metres of a stream; or
- .3 where a stream is in a ravine:
 - a) within 30.0 metres of the top of a ravine bank when the ravine is less than 60.0 metres wide; or
 - b) within 10.0 metres of the top of a ravine bank when the ravine is more than 60.0 metres wide.

The definitions used in the *Local Government Act* and provincial *Riparian Area Protection Regulation* (RAPR) shall apply.

23.3.3 Justification

To regulate development activities within riparian assessment areas as a means to protect aquatic habitat, enhance, conserve and restore watercourses and their riparian areas.

23.3.4 Development requiring a permit

- .1 A development permit is required, except where exempt under Section 23.3.8 (Exemptions), for residential, commercial or industrial development on lands within the WDP area, which includes the following:
 - a) subdivision;
 - b) the construction of, addition to or alteration of a building or other structure; and
 - c) alteration of the land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services.

23.3.5 Guidelines

- .1 A Development Permit is required for development within the WDP Area, and shall be in accordance with the following guidelines:

- a) An Assessment Report, prepared in accordance with Part 4 (Assessments and Assessment Reports) of the provincial *Riparian Area Protection Regulation*, must be received by the Regional District in respect of the proposed development from the responsible provincial minister.

23.3.6 Variance to Protect the SPEA

The Regional District encourages Development Variance Permit (DVP) applications for the relaxation of zoning (parcel line) setbacks on existing small lots to reduce impacts and preserve the SPEA.

23.3.7 Expedited Development Permit

In the following cases the Regional District may issue a development permit without the provision of an Assessment Report:

- .1 where the development applicant provides a sketch or plan prepared by a B.C. Land Surveyor or QEP indicating to the Regional District's satisfaction that no physical alteration of land is proposed within the Watercourse Development Permit Area or within any RAA within the Watercourse Development Permit Area, in which case the development permit must indicate by means of a sketch or plan the area of the land to which physical alterations are restricted;
- .2 where the applicant proposes to reconstruct, repair, alter or add to an existing permanent building or other structure without increasing the footprint of the building or structure within any RAA or within a SPEA identified in a riparian area assessment previously provided to the Regional District, in which case the development permit must indicate by means of a sketch or plan the location and extent of the footprint.
- .3 Where the applicant proposes a subdivision of land that adjusts an interior lot line and each proposed lot provides, outside any RAA, a building envelope of sufficient area to permit the construction of a building of reasonable floor area complying with all building siting regulations applicable to the lot, in which case the development permit must indicate by means of a sketch or plan the proposed lot configuration and the location of the building envelope.
- .4 Where the applicant proposes a subdivision of land in which each proposed lot complies with the applicable minimum parcel area and width regulations exclusive of any area within the Watercourse Development Permit Area and no land alteration is proposed within that area, in which case the development permit must indicate by means of a sketch or plan the proposed subdivision layout and the area of the land to which physical alterations are restricted;
- .5 Where the applicant proposes a subdivision of land in respect of which no land alteration is proposed within any RAA, in which case the development permit must indicate by means of a sketch or plan the area of the land to which physical alterations are restricted; and

- .6 Where the applicant proposes to restore the natural environment based upon a planting plan completed by a QEP and submitted to the RDOS for approval.

23.3.8 Exemptions

A WDP is not required under this section for any of the following:

- .1 the construction, repair, maintenance or alteration of any public structure, facility or land, including park land, open space, roads or trails.
- .2 the construction, repair, maintenance or alteration of public utility works, including sanitary sewer, storm sewer, water, natural gas, cable, hydro-electric or telecommunications works.
- .3 An area where the applicant can demonstrate that the conditions of the WDP Area have already been satisfied, or a development permit for the same area has already been issued in the past and conditions in the development permit have all been met, or the conditions addressed in the previous development permit will not be affected.
- .4 A letter is provided by a QEP confirming that there is no watercourse or riparian area as defined by the *Riparian Areas Protection Regulation* on the parcel of land.
- .5 The activity is limited to the environmentally sensitive removal of trees and shrubs designated as hazardous by a professional forester or professional biologist registered in British Columbia and certified by the Wildfire Danger Tree Committee for Danger Tree Assessment in Urban and Recreational Areas, in accordance with Provincial “Firesmart” standards or those trees and shrubs designated as host trees by the Sterile Insect Release Program as recommended in a report submitted to the Regional District.
- .6 Environmentally sensitive removal of infested, diseased, or hazardous trees in accordance with Best Management Practices for Tree Topping, Limbing and Removal in Riparian Areas (Provincial Guidelines) as indicated in a report by a QEP or IAS certified Arborist with the provision of environmental monitoring to ensure the tree removal is carried out in accordance with the report recommendations.
- .7 Development Permit provisions do not apply to activities such as gardening and yard maintenance activities within an existing landscaped area, such as mowed lawns, minor pruning of trees and shrubs, planting vegetation and minor soil disturbance that does not alter the general contours of the land.
- .8 Development and land alteration proposals for which an authorization by DFO for HADD has been granted.
- .9 Changes in an about a stream approved pursuant to Section 11 of the *Water Sustainability Act*.
- .10 Emergency procedures to prevent, control, or reduce erosion, or other immediate threats to life and property including:

- a) emergency flood or protection works;
- b) clearing of an obstruction from bridge, culvert, or drainage flow, repairs to bridges and safety fences;
- c) any emergency works to be undertaken in accordance with the Provincial *Water Sustainability Act* and *Wildlife Act*, and the federal *Fisheries Act*.

Notwithstanding the above, emergency actions for flood protection and clearing of obstructions by anyone other than the Regional District must be reported to the Regional District immediately to secure exemption under this provision. Note that once the emergency has passed, a development permit may be required for remediation or permanent protection works.

24.0 IMPLEMENTATION AND MONITORING

24.1 Introduction

The OCP sets out broad objectives, polices and directions for the Plan Area, but does not provide the tools for implementing its policies. The Regional District has several tools and methods available for implementing the Plan. The purpose of this section is to set out specific steps the Regional District can take to implement this Plan. Some of the steps include refining the Plan; changing existing bylaws; adopting new bylaws; conducting studies to obtain more information and direction; and working closely with other jurisdictions and government agencies. Some of the specific steps are set out in the subsections below.

24.2 Refinements and Amendments

OCP amendments are usually triggered by site-specific rezoning proposals that are inconsistent with the OCP. Other changes to the OCP may be proposed by RDOS staff to keep the plan up-to-date and to meet the needs of a changing community.

The *Local Government Act* regulates the process for an application for an OCP amendment. The process requires public notification, public hearing, and opportunities for consideration of the application by the RDOS Board.

The Regional District may also consider refinements to this OCP. These refinements may include but are not limited to the following:

- .1 Periodic assessment of the Plan Area OCP to determine area revisions.
- .2 Coordination with changes to Provincial legislation (e.g. *Local Government Act*, *Community Charter*, *Agricultural Land Commission Act*, etc.)
- .3 Coordination with new or revised Provincial plans and policies that relate to land use and community issues in the Plan Area.
- .4 Coordination with new or revised regional plans and policies (e.g. South Okanagan Regional Growth Strategy).
- .5 Changes resulting from transportation planning (e.g. Okanagan-Similkameen Transit Future Plan) and capital improvements.
- .6 Changes to the known geographic extent of Environmentally Sensitive Development Permit Areas, as determined through the review of plans, reports and applications submitted by project proponents to the Regional District.
- .7 Changes recommended by the Joint Council (i.e., Regional District, Penticton Indian Band, Lower Similkameen, Osoyoos Indian Band).

Recognizing this Plan is a living document the Plan should be reviewed and updated every seven to 10 years and a comprehensive update should take place every 10 to 15 years.

Some future additions to the OCP have also been identified as follows:

OCP Policy	Action Required
6.6.3	Will review the suitability of Willow Beach and Anarchist Mountain as Rural Growth Areas when the Regional Growth Strategy is reviewed or updated.

24.3 Zoning Bylaw

The Zoning Bylaw sets out the density of development on a parcel of land, as well as specifies the permitted uses allowed. It also contains specific regulations that control the size, siting and various other details of development on a parcel of land. The Zoning Bylaw will be updated to ensure consistency with the OCP and to implement portions of this Plan.

24.4 Subdivision and Development Servicing Bylaw

The Regional District’s Subdivision and Development Servicing Bylaw sets out minimum levels of works and services and standards for roads, sidewalks, curb and gutter, water systems, sewer systems, storm drainage, and street lighting. Subdivisions must meet these standards before they are a “Letter of Compliance” is provided to the Ministry of Transportation and Infrastructure (MoTI) by the Regional District. The Subdivision and Development Servicing Bylaw will need to be reviewed and amended where necessary to ensure it works to implement various policies in the Plan, particularly with respect to servicing levels related to parcel sizes.

24.5 Other Agencies

The Regional District will take a leadership role in coordinating work with Provincial, Federal and other agencies to help implement and complement portions of the Plan.

24.6 Follow-up Studies and Initiatives

The following are studies and initiatives that have been identified in the OCP as actions that could implement portions of this Plan. Recognizing the capacity issues (i.e., limited time, human resources, financial resources) faced by the RDOS and stakeholders who may be involved in implementing OCP actions, RDOS staff screened and prioritized the actions.

Actions	Lead Responsibility
Short-term (one to three years)	
Revise OCP where required from South Okanagan Regional Growth Strategy update.	RDOS

24.8 Monitoring

The Regional District Board should monitor the OCP on an ongoing basis. The OCP should be revised when necessary to ensure it addresses current needs and aspirations of the community and reflects changing local and external conditions. In support of this initiative, the Regional District will monitor:

- .1 population and demographic changes;
- .2 groundwater supply, consumption and management issues;
- .3 land supply / demand;
- .4 changing housing requirements; and
- .5 economic, social, and environmental factors.

Based on the review of information collected from OCP monitoring, the Regional District may choose to refine or amend the Electoral Area “A” OCP accordingly as resources permit.

~ end of Schedule ‘A’ ~



TO: Regional Board of Directors
FROM: Director Pendergraft
DATE: April 21, 2021
RE: Public Hearing Report – Electoral Area “A” OCP Bylaw No. 2905, 2021

Purpose of Bylaw:

It is being proposed that a new Official Community Plan (OCP) Bylaw be enacted for Electoral Area “A” (Rural Osoyoos). The new OCP bylaw includes a general statement of objectives and policies of the Regional District Board respecting present and proposed land use and development, while some significant changes include:

- updated population projections based on recent Census data.
- Introduction of a new “Vision” statement and revised Board Goals;
- revised population projections;
- establishing “Rural Growth Area” boundaries at Willow Beach and Anarchist Mountain as required under the Regional Growth Strategy (RGS) Bylaw;
- removing policies that speak to “cluster” forms of development;
- introducing new Local Area Policies specific to North West Osoyoos Lake, Osoyoos Lake South, Anarchist Mountain and Kilpoola;
- introduction of a new policy related community watersheds protection through zoning;
- revision of the Agricultural Protection Area (APA) policies;
- expanded policies related to flood, slope and wildfire hazards, including new mapping related to each type of hazard; and
- updated policies to reflect the new requirements found in the *Climate Change Accountability Act* (2019).

Public Hearing Overview:

The Public Hearing for Bylaw No. 2905, 2021, was convened electronically on Wednesday, April 21, 2021, at 7:00 pm, at <https://rdos.webex.com> (Meeting number: 187 585 7662 / Meeting password: RD@S).

Members of the Regional District staff present were:

- Christopher Garrish, Manager of Planning; and
- Danny Francisco, Manager of Information Services.

There was four (4) members of the public present.

In accordance with Section 466, the time and place of the public hearing was advertised in the April 7, 2021 and April 14, 2021, editions of the Times-Chronicle.

The public hearing was further promoted on the Regional District’s social media accounts and notified to residents who have registered in the Regional District’s “CivicReady” Mass Notification System.

Copies of reports and correspondence received related to the Electoral Area “A” OCP Bylaw No. 2905, 2021, were available for viewing at the Regional District office during the required posting period.

Pursuant to Section 464, 465 & 468 of the *Local Government Act*, Director Pendergraft commenced proceeding at 7:01 and, following a presentation of the proposed OCP Bylaw by the Manager of Planning, called the Public Hearing to order at 7:20 p.m. in order to consider the Electoral Area “A” OCP Bylaw No. 2905, 2021.

Summary of Representations:

There were no written briefs submitted at the public hearing.

Director Pendergraft called a first time for briefs and comments from the floor.

Director Pendergraft asked if anyone wished to speak to the proposed bylaw.

Director Pendergraft asked a second time if there was anyone who wished to speak further to the proposed bylaw.

Director Pendergraft asked a third time if there was anyone who wished to speak further to the proposed bylaw and hearing none, declared the public hearing closed at 7:23 p.m.

Recorded by:



Christopher Garrish
Planning Manager

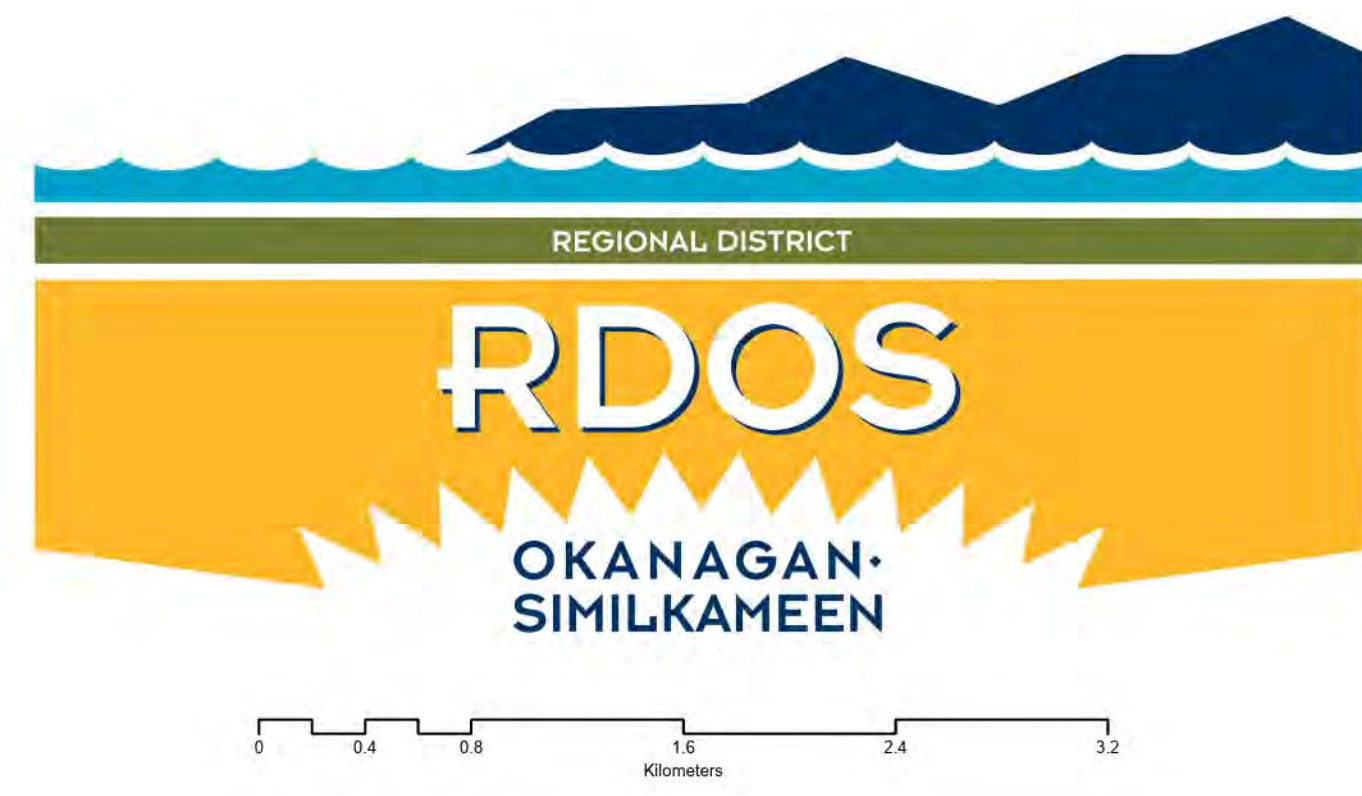
Confirmed:



Mark Pendergraft
Electoral Area “A” Director

Official Community Plan Map

Schedule 'B' – Electoral Area "A" Official Community Plan Bylaw No. 2905, 2021.

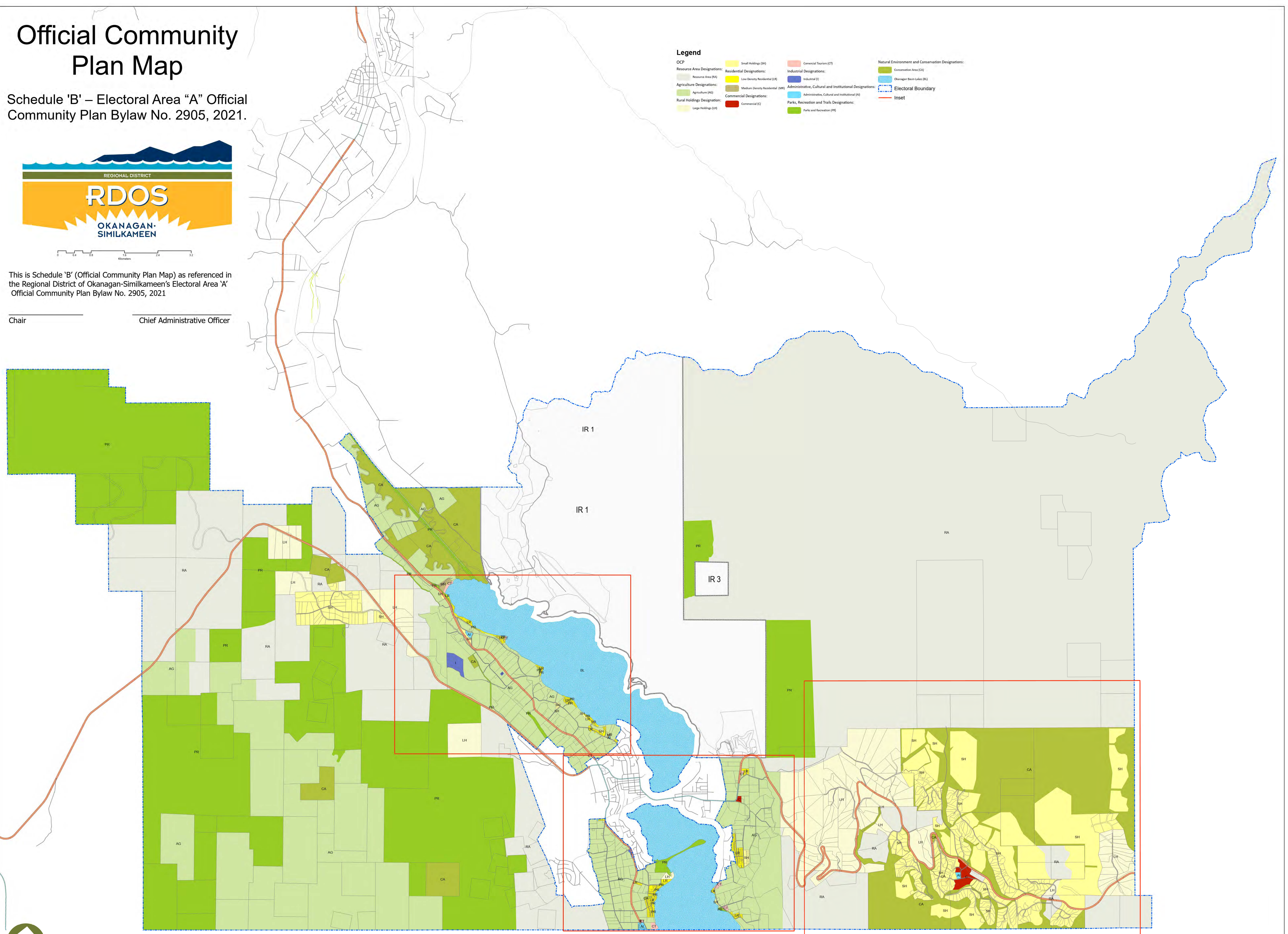


This is Schedule 'B' (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area 'A' Official Community Plan Bylaw No. 2905, 2021

Chair _____ Chief Administrative Officer _____

Legend

- | | | | |
|----------------------------|--|---|---|
| OCIP | Small Holdings (SH) | Commercial Tourism (CT) | Natural Environment and Conservation Designations: |
| Resource Area (RA) | Low Density Residential (LR) | Industrial (I) | Conservation Area (CA) |
| Agriculture (AG) | Medium Density Residential (MR) | Administrative, Cultural and Institutional (ACI) | Okanagan Basin Lakes (BL) |
| Rural Holdings (RH) | Commercial (C) | Parks, Recreation and Trails (PRT) | Electoral Boundary |
| | | | Inset |

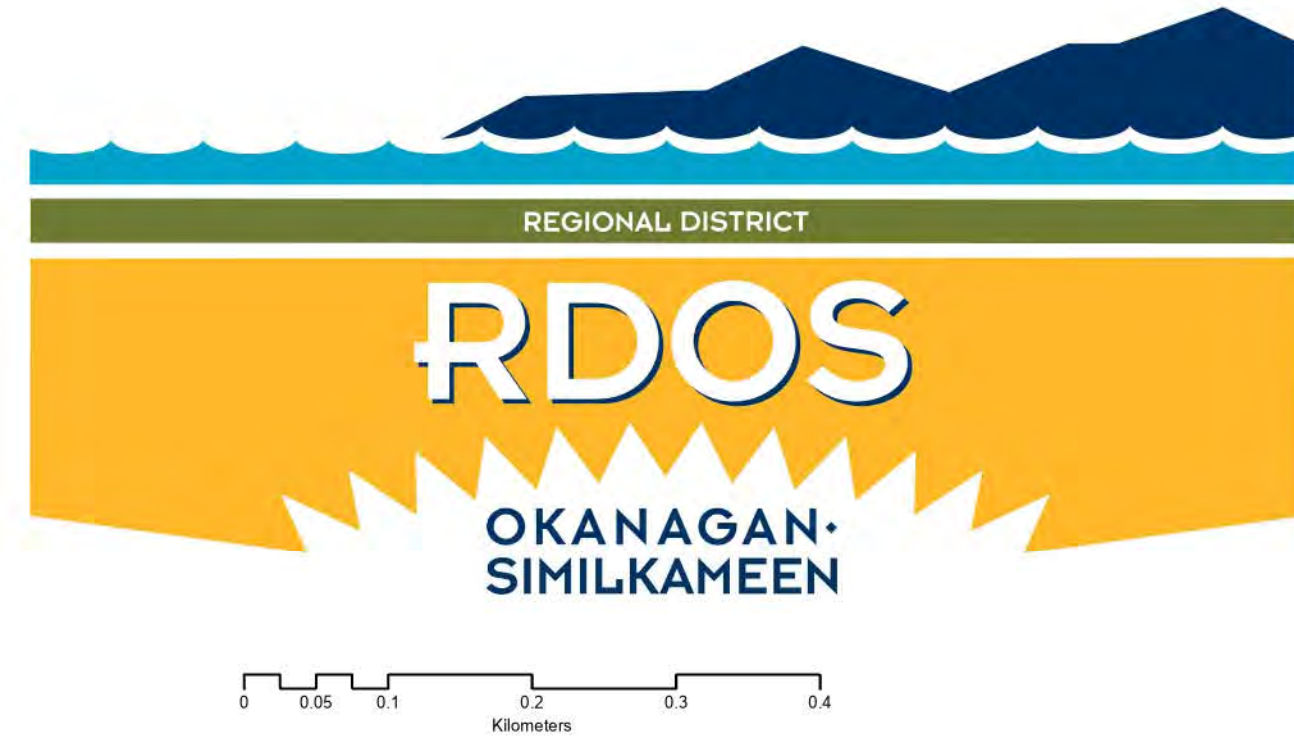


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Date: March 18, 2021

Official Community Plan Map

Schedule 'B' – Osoyoos Rural Official Community Plan Bylaw No. 2905, 2021.



This is Schedule 'B' (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area 'A' Official Community Plan Bylaw No. 2905, 2021.

Chair _____ Chief Administrative Officer _____

Inset 1

Legend

OCP

Resource Area Designations:

Resource Area (RA)

Agriculture Designations:

Agriculture (AG)

Rural Holdings Designation:

Large Holdings (LH)

Residential Designations:

Small Holdings (SH)

Low Density Residential (LR)

Medium Density Residential (MR)

Commercial Designations:

Commercial (C)

Commercial (CT)

Commercial Tourism (CT)

Industrial Designations:

Industrial (I)

Administrative, Cultural and Institutional Designations:

Administrative, Cultural and Institutional (AI)

Parks, Recreation and Trails Designations:

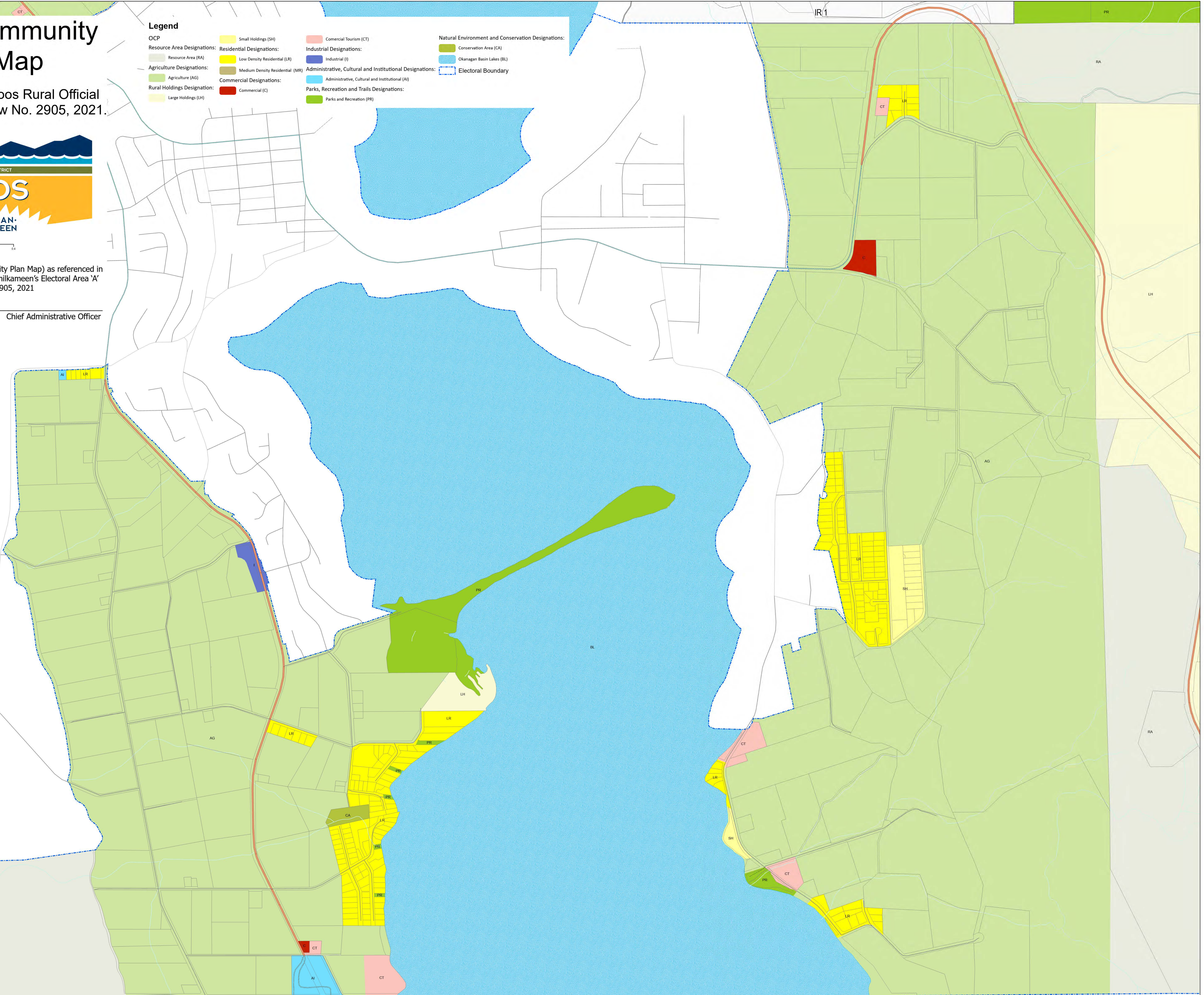
Parks and Recreation (PR)

Natural Environment and Conservation Designations:

Conservation Area (CA)

Okanagan Basin Lakes (BL)

Electoral Boundary



Legend

- OCP**
- Resource Area Designations:**
 - Resource Area (RA)
- Agriculture Designations:**
 - Agriculture (AG)
- Rural Holdings Designation:**
 - Large Holdings (LH)
 - Small Holdings (SH)
- Residential Designations:**
 - Low Density Residential (LR)
 - Medium Density Residential (MR)
- Commercial Designations:**
 - Commercial (C)
 - Commercial Tourism (CT)
- Industrial Designations:**
 - Industrial (I)
- Administrative, Cultural and Institutional Designations:**
 - Administrative, Cultural and Institutional (AI)
- Parks, Recreation and Trails Designations:**
 - Parks and Recreation (PR)
- Natural Environment and Conservation Designations:**
 - Conservation Area (CA)
 - Okanagan Basin Lakes (BL)
- Electoral Boundary**

Official Community Plan Map

Schedule 'B' – Electoral Area "A" Official Community Plan Bylaw No. 2905, 2021.



This is Schedule 'B' (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area 'A' Official Community Plan Bylaw No. 2905, 2021

Chair _____ Chief Administrative Officer _____

Inset 2

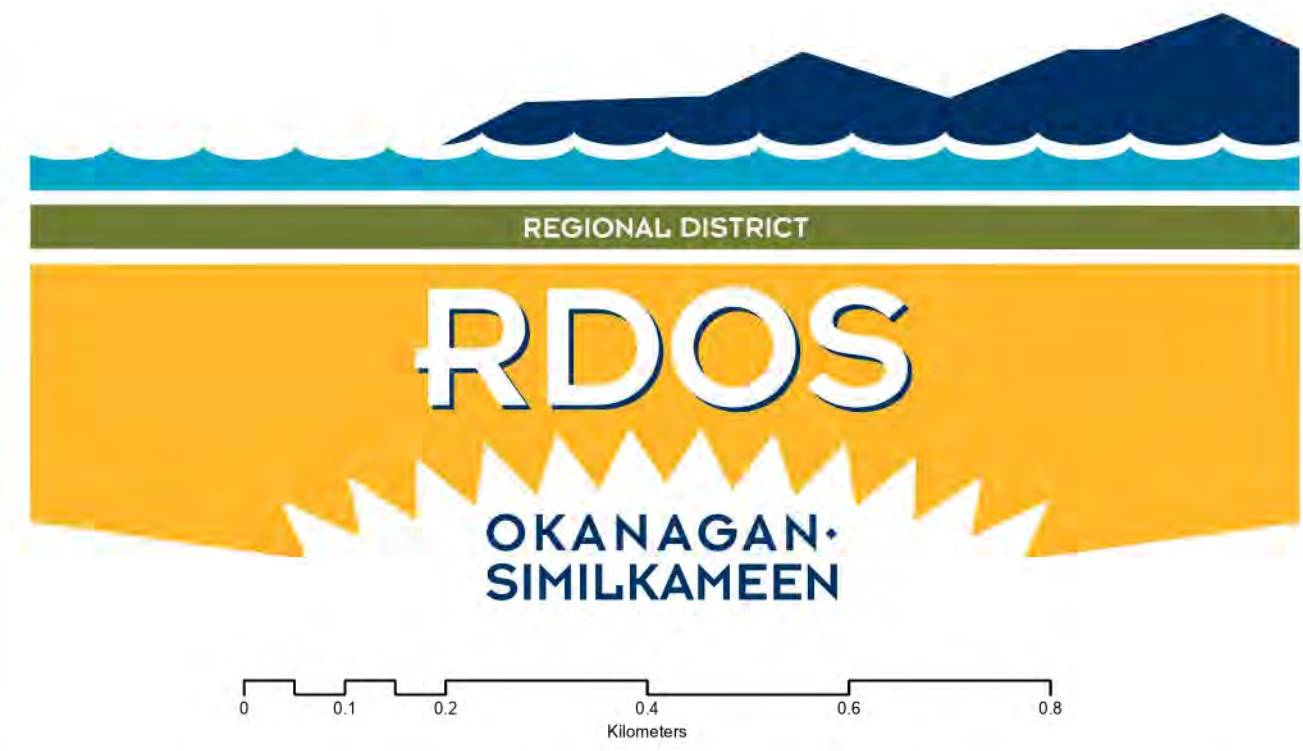
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Date: March 18, 2021



Official Community Plan Map

Schedule 'B' – Electoral Area "A" Official Community Plan Bylaw No. 2905, 2021.

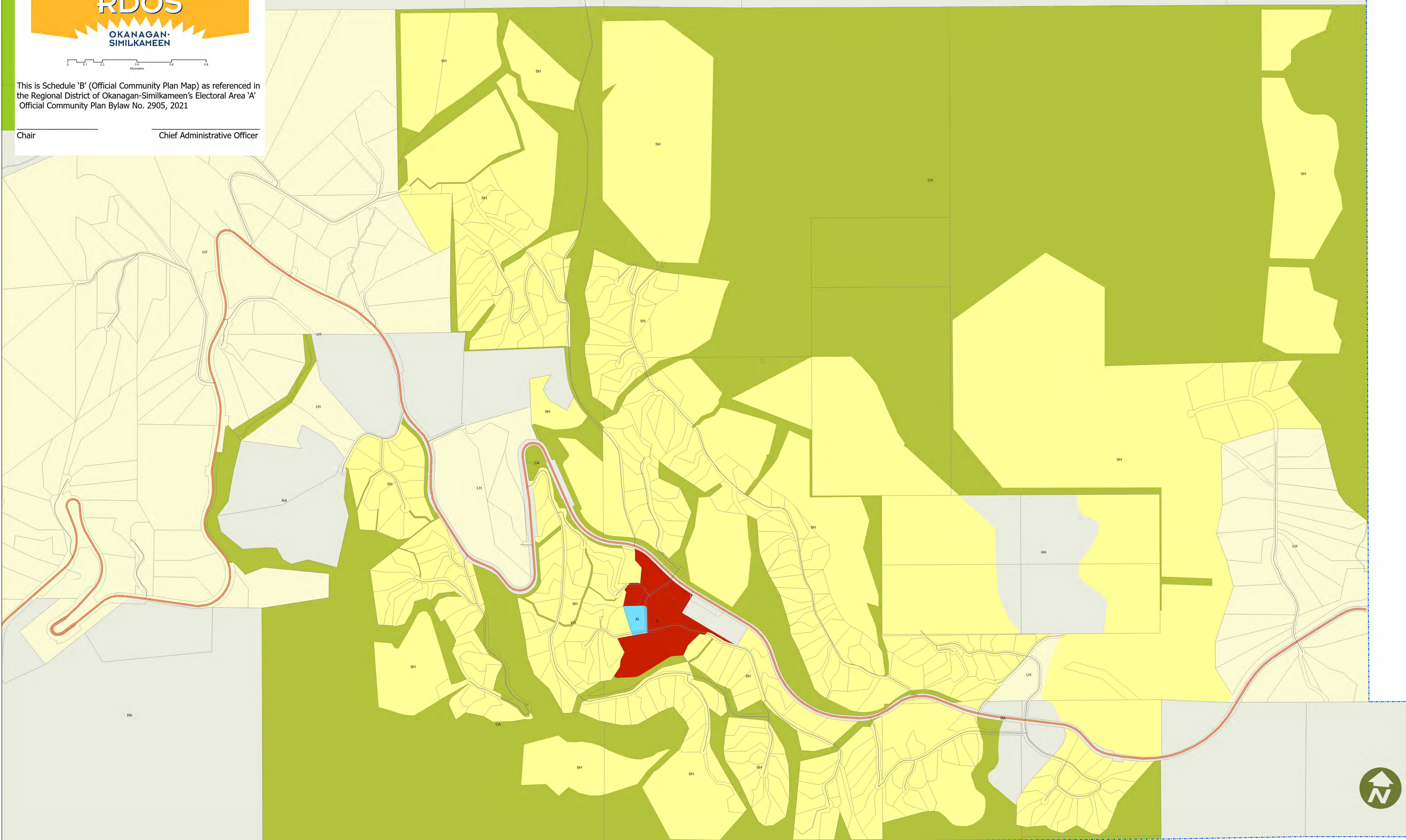


This is Schedule 'B' (Official Community Plan Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area 'A' Official Community Plan Bylaw No. 2905, 2021.

Chair _____ Chief Administrative Officer _____

Legend

OCP	Small Holdings (SH)	Commercial Tourism (CT)	Parks and Recreation (PR)
Resource Area Designations:	Low Density Residential (LR)	Industrial Designations:	Natural Environment and Conservation Designations:
Resource Area (RA)	Medium Density Residential (MR)	Industrial (I)	Conservation Area (CA)
Agriculture Designations:	Commercial Designations:	Administrative, Cultural and Institutional Designations:	Okanagan Basin Lakes (BL)
Agriculture (AG)	Commercial (C)	Administrative, Cultural and Institutional (AC)	Electoral Boundary
Rural Holdings Designation:			
Large Holdings (LH)			



PARKS, RECREATION AND TRAILS

Schedule 'C' – Electoral Area "A" Official
Community Plan Bylaw No. 2905, 2021.



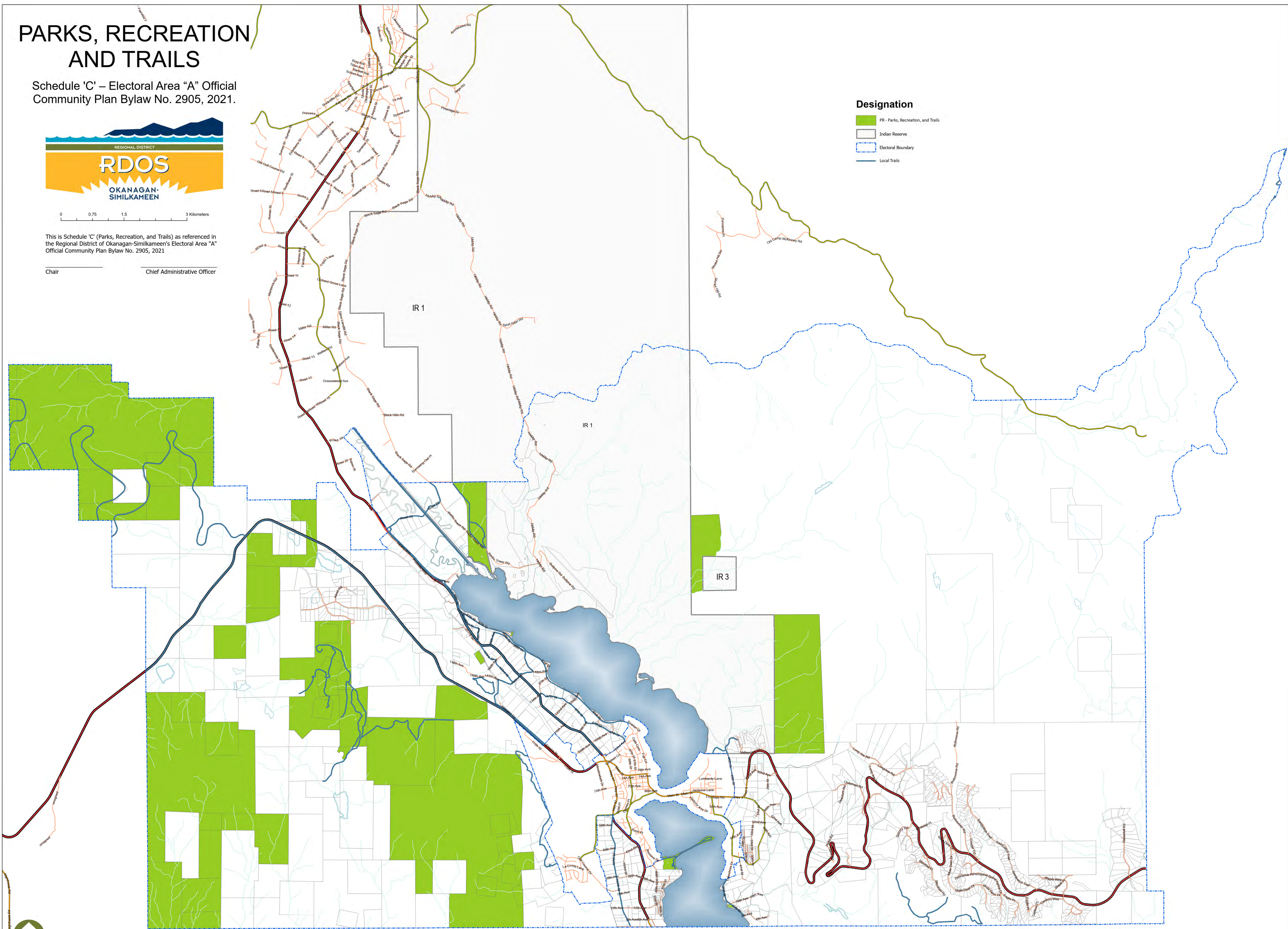
0 0.75 1.5 3 Kilometers

This is Schedule 'C' (Parks, Recreation, and Trails) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "A" Official Community Plan Bylaw No. 2905, 2021

Chair _____ Chief Administrative Officer _____

Designation

- PR - Parks, Recreation, and Trails
- Indian Reserve
- Electoral Boundary
- Local Trails

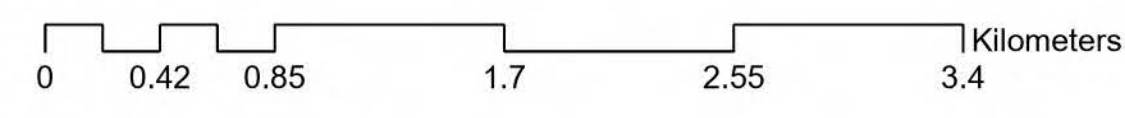


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Date: March 18, 2021

HAZARD LANDS FLOODING

Schedule 'D' – Electoral Area "A" Official Community Plan Bylaw No. 2905, 2021.



This is Schedule 'D' (Hazard Lands - Flooding) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "A" Official Community Plan Bylaw No. 2905, 2020.

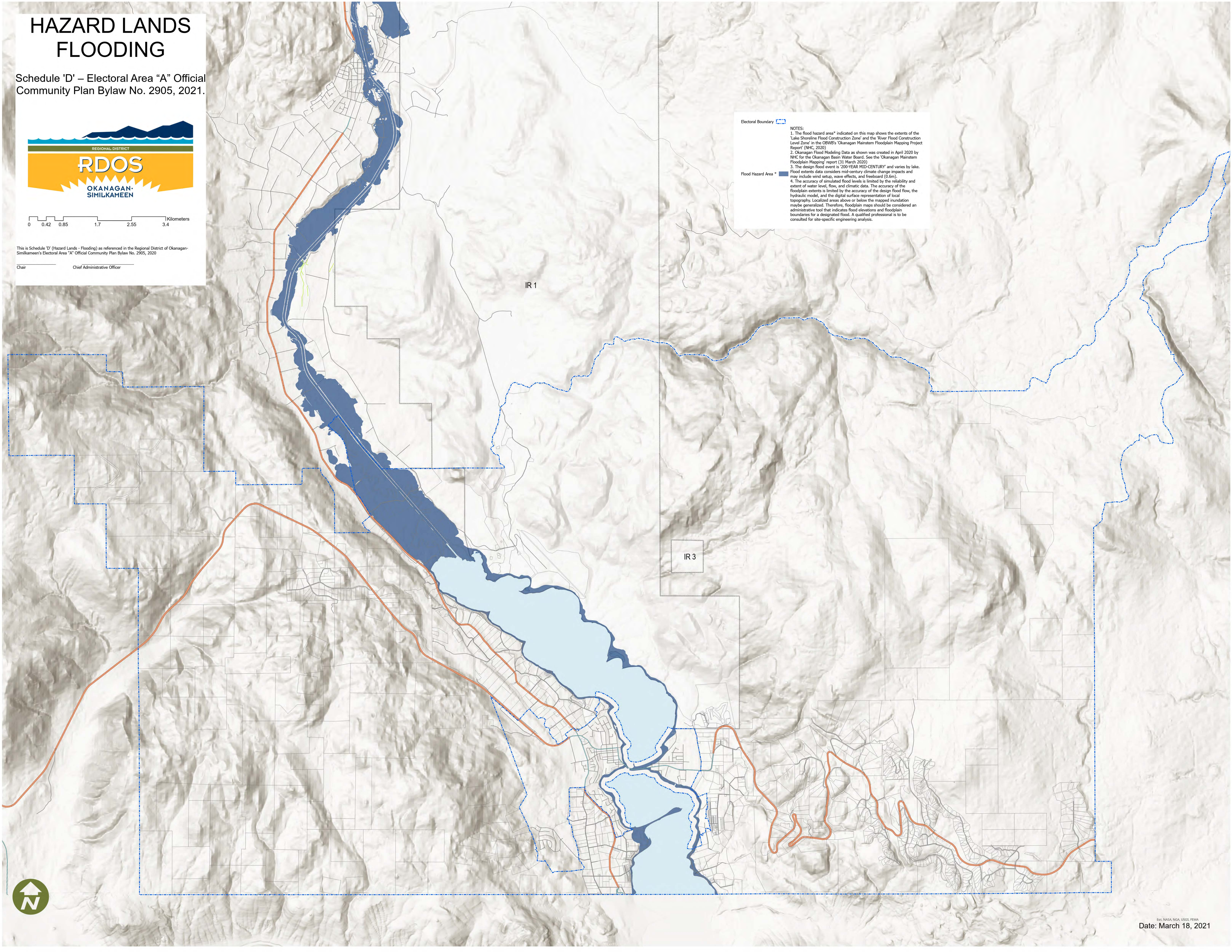
Chair _____ Chief Administrative Officer _____

Electoral Boundary

Flood Hazard Area *

NOTES:

1. The flood hazard area* indicated on this map shows the extents of the 'Lake Shoreline Flood Construction Zone' and the 'River Flood Construction Level Zone' in the OSWB's 'Okanagan Mainstem Floodplain Mapping Project Report' (NHC, 2020).
2. Okanagan Flood Modeling Data as shown was created in April 2020 by NHC for the Okanagan Basin Water Board. See the 'Okanagan Mainstem Floodplain Mapping' report (21 March 2020).
3. The design flood event is '200-YEAR MID-CENTURY' and varies by lake.
4. Flood extents data considers mid-century climate change impacts and may include wind setup, wave effects, and freeboard (0.6m).
5. The accuracy of simulated flood levels is limited by the reliability and extent of water level, flow, and climatic data. The accuracy of the floodplain extents is limited by the accuracy of the design flood flow, the hydraulic model, and the digital surface representation of local topography. Localized areas above or below the mapped inundation may be generalized. Therefore, floodplain maps should be considered an administrative tool that indicates flood elevations and floodplain boundaries for a designated flood. A qualified professional is to be consulted for site-specific engineering analysis.



HAZARD LANDS STEEP SLOPES

Schedule 'E' – Electoral Area "A" Official
Community Plan Bylaw No. 2905, 2021.



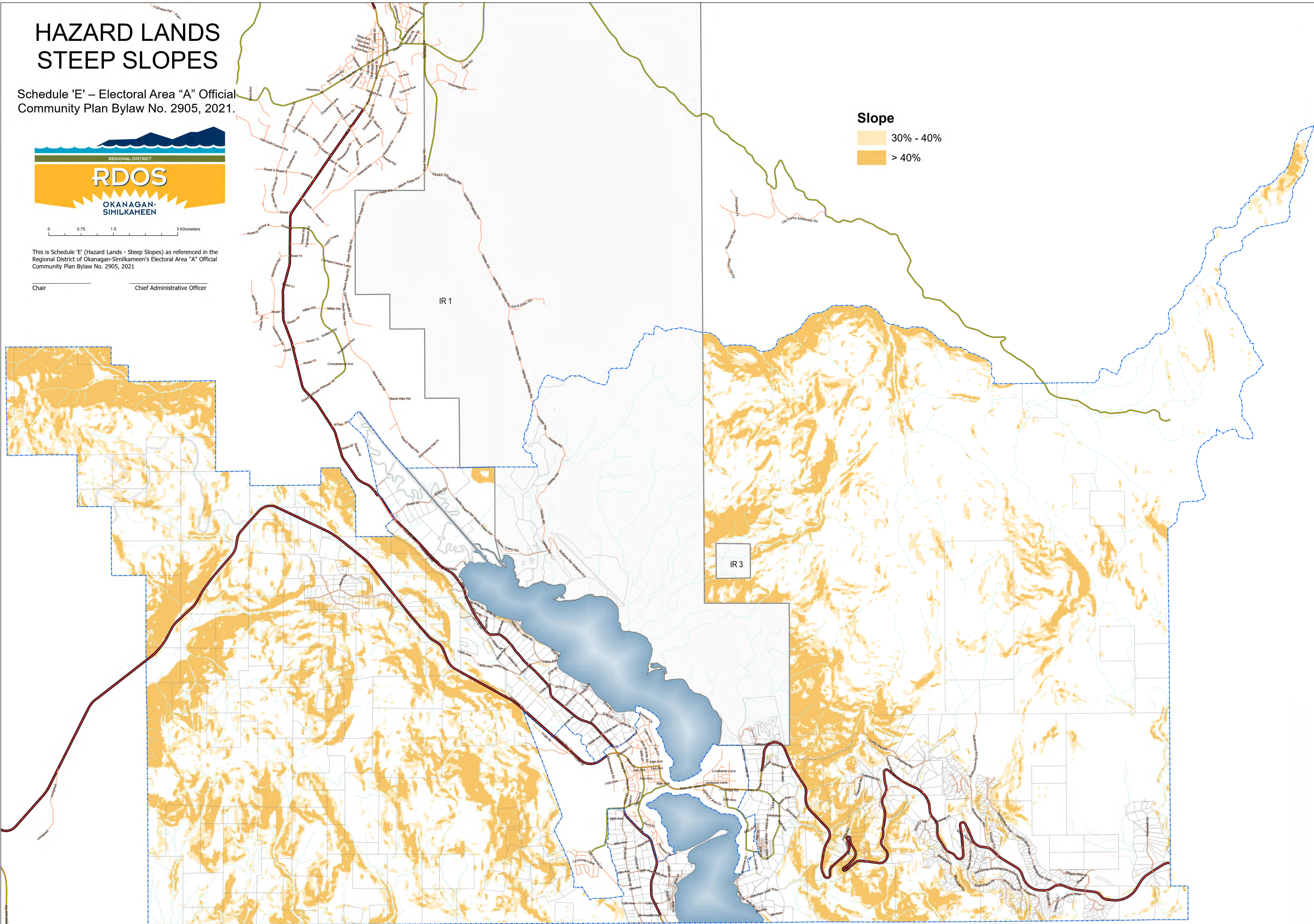
0 0.75 1.5 3 Kilometers

This is Schedule 'E' (Hazard Lands - Steep Slopes) as referenced in the
Regional District of Okanagan-Similkameen's Electoral Area "A" Official
Community Plan Bylaw No. 2905, 2021.

Chair _____ Chief Administrative Officer _____

Slope

- 30% - 40%
- > 40%



1:28,000

Date: March 18, 2021

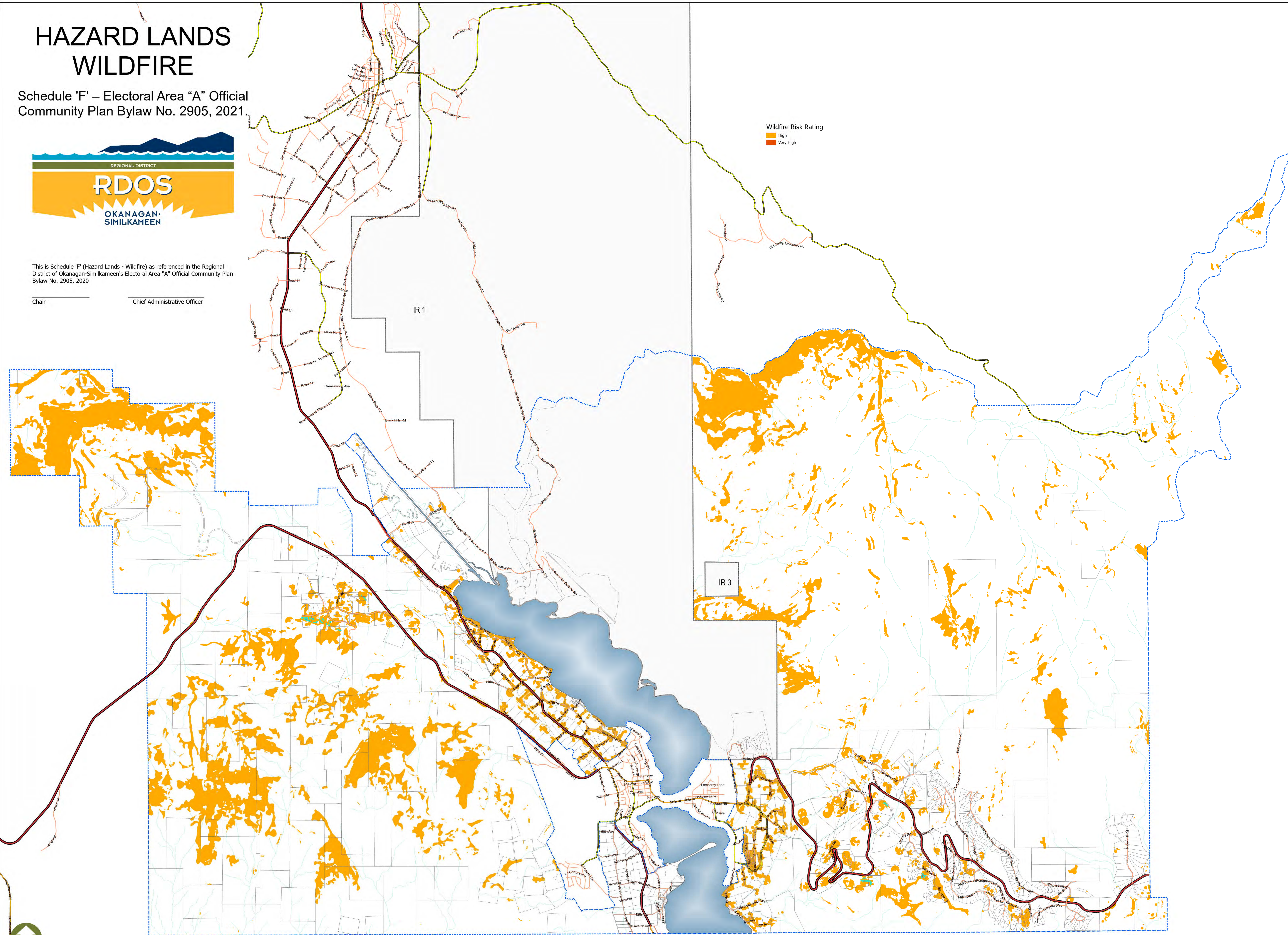
HAZARD LANDS WILDFIRE

Schedule 'F' – Electoral Area "A" Official
Community Plan Bylaw No. 2905, 2021.



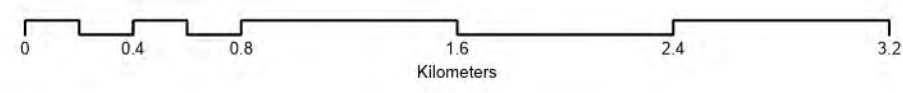
This is Schedule 'F' (Hazard Lands - Wildfire) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "A" Official Community Plan Bylaw No. 2905, 2020

Chair _____ Chief Administrative Officer _____



Transportation Network

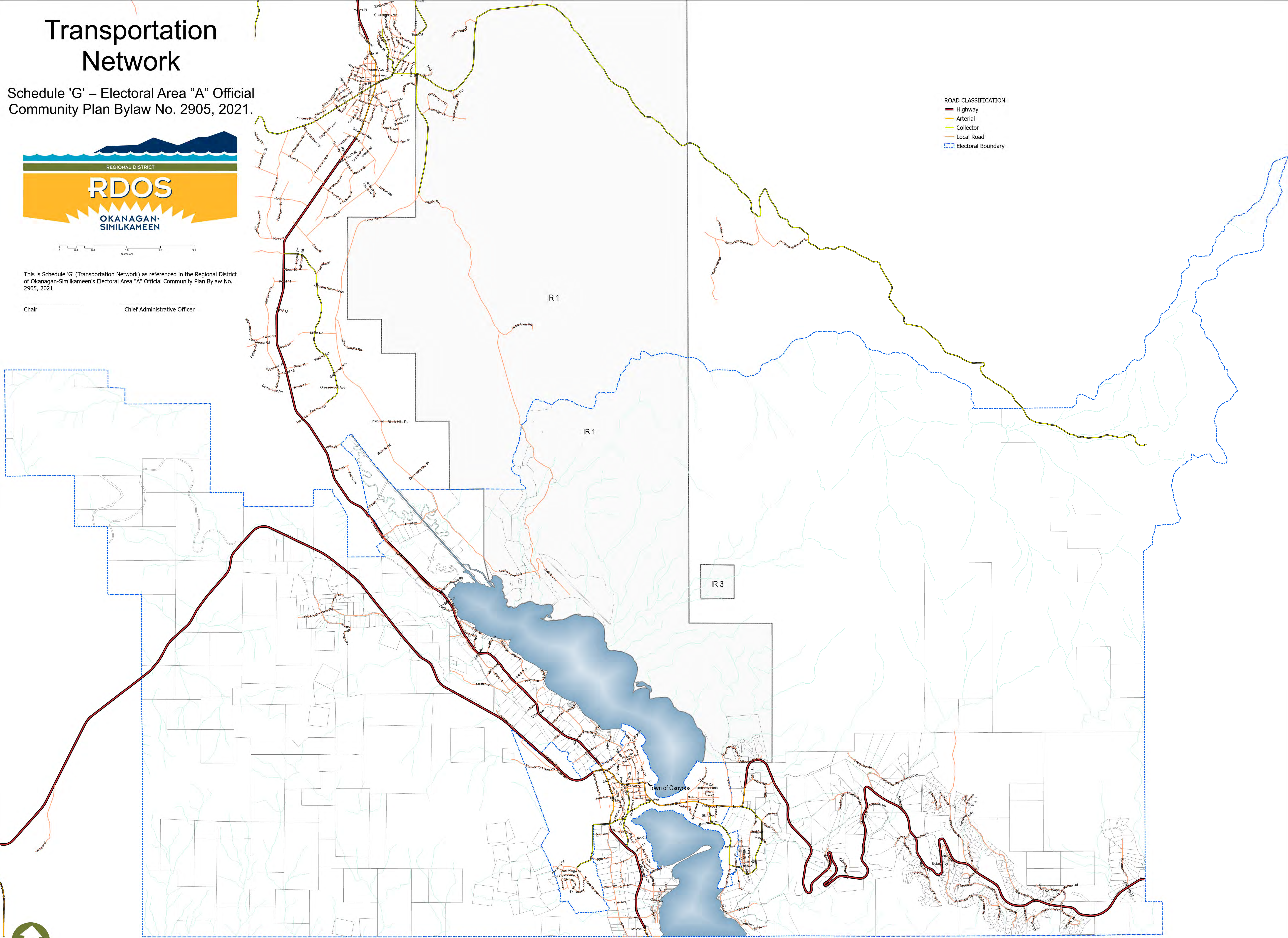
Schedule 'G' – Electoral Area "A" Official Community Plan Bylaw No. 2905, 2021.



This is Schedule 'G' (Transportation Network) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "A" Official Community Plan Bylaw No. 2905, 2021.

Chair _____ Chief Administrative Officer _____

- ROAD CLASSIFICATION
- Highway
 - Arterial
 - Collector
 - Local Road
 - Electoral Boundary

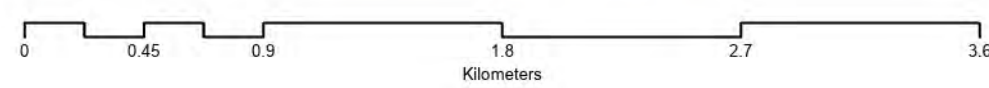


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Date: March 18, 2021

Environmentally Sensitive Development Permit Area

Schedule 'H' – Electoral Area "A" Official Community Plan Bylaw No. 2905, 2021.

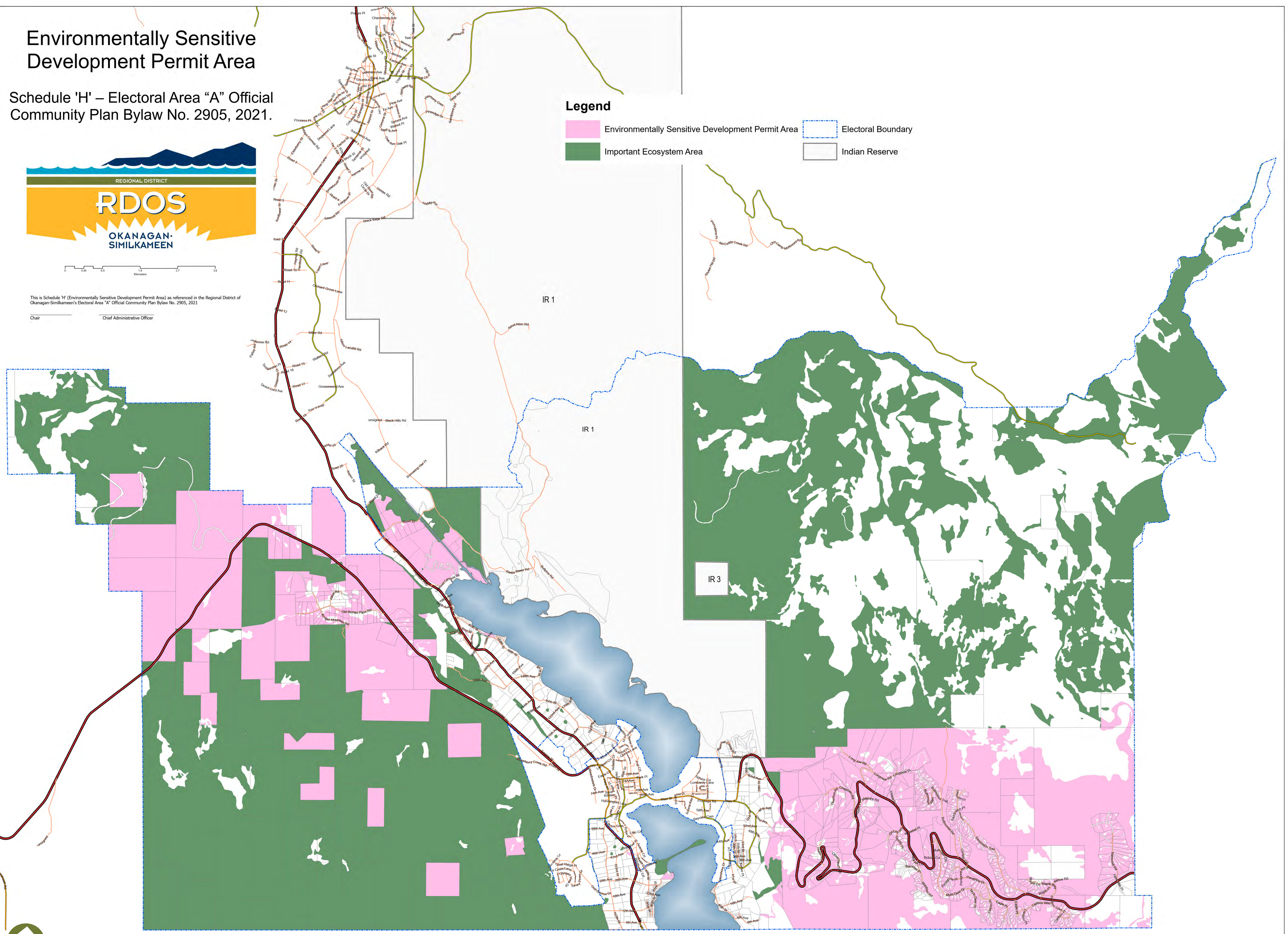


This is Schedule 'H' (Environmentally Sensitive Development Permit Area) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "A" Official Community Plan Bylaw No. 2905, 2021.

Chair _____ Chief Administrative Officer _____

Legend

- Environmentally Sensitive Development Permit Area
- Important Ecosystem Area
- Electoral Boundary
- Indian Reserve

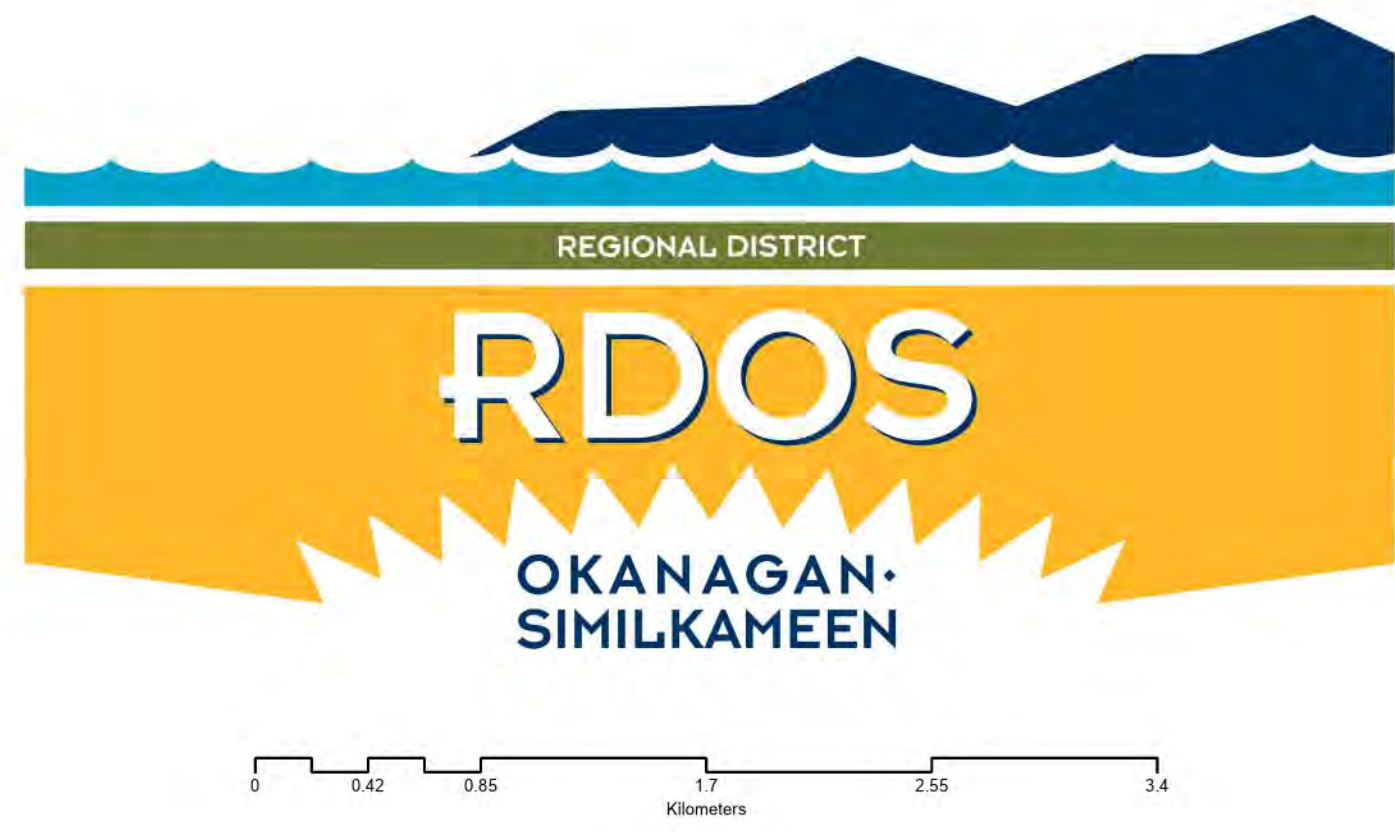


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Date: March 18, 2021

Watercourse Development Permit Area

Schedule 'I' – Electoral Area "A" Official Community Plan Bylaw No. 2905, 2021.

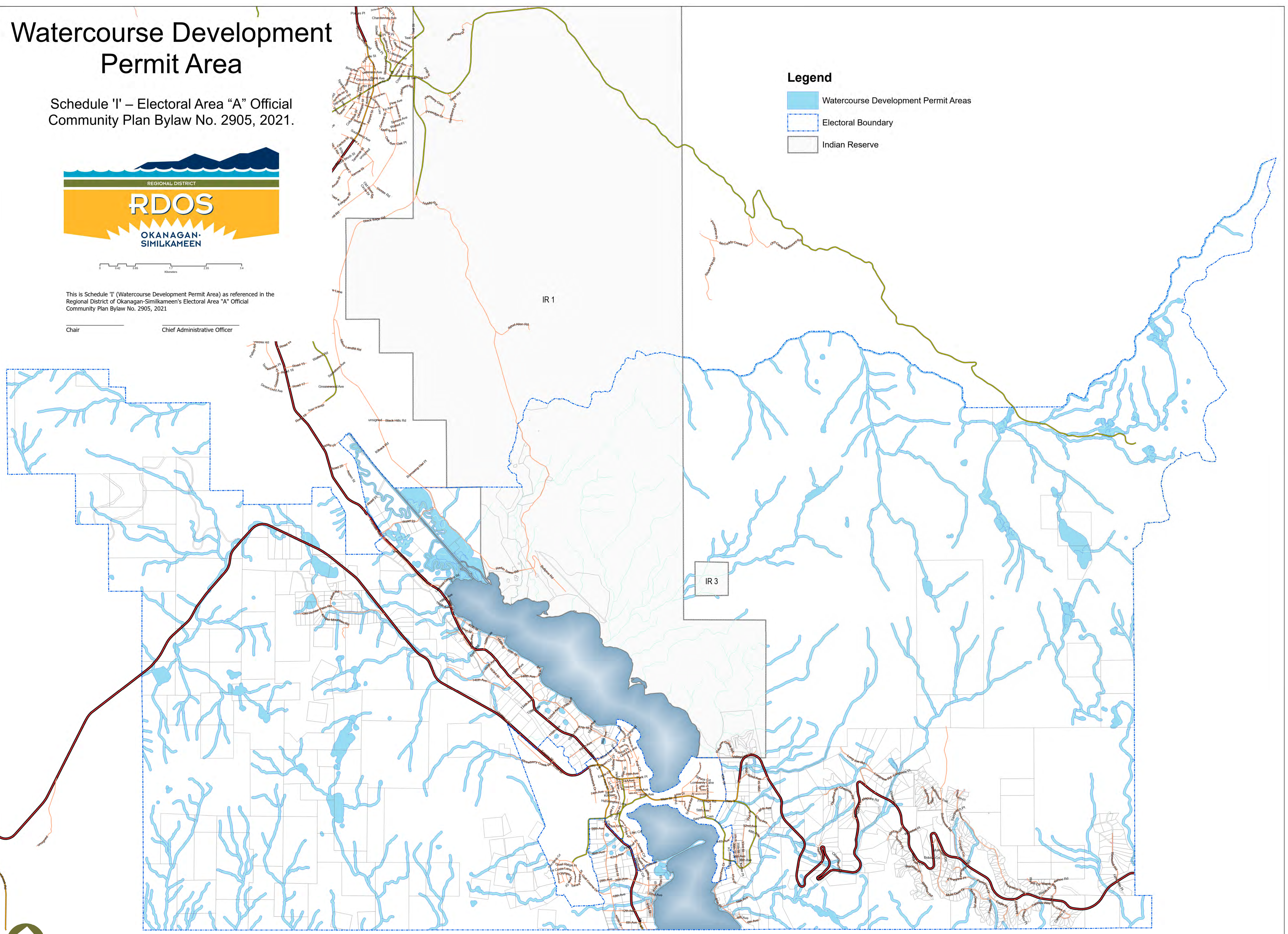


This is Schedule 'I' (Watercourse Development Permit Area) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "A" Official Community Plan Bylaw No. 2905, 2021.

Chair _____
Chief Administrative Officer _____

Legend

- Watercourse Development Permit Areas
- Electoral Boundary
- Indian Reserve



Lauri Feindell

Subject: FW: Public Hearing April 21,2021

From: Steinar Johnsen
Sent: April 20, 2021 1:42 PM
To: JoAnn Peachey <jpeachey@rdos.bc.ca>
Cc: Mark Pendergraft <mpendergraft@rdos.bc.ca>
Subject: RE: Public Hearing April 21,2021

Hi JoAnn,

Thank you for forwarding the link to the information.
After reviewing the information I would like to forward my public submission and comments.

I did notice that the future projections were based on Census from 2016. Although this refers to historical population growth and development it does not consider unforeseen events such as the Covid pandemic. Of course the longer term affects are difficult to predict. According to recent information from a local realtor 56% of buyers in Osoyoos came from Kelowna and Penticton and 19% from the Lower Mainland. This seems to indicate and confirm general information from realtors that buyers are seeking to move away from the urban areas to rural areas with more space and preferably single detached dwellings. Add the fact that people and companies have discovered that working from home or perhaps a combination of home and office may well be the pattern going forward. So it would seem that our region is and will be coming more attractive for people to relocate to.

Based on the forwarded information, my understanding is that a future review or update of the Regional Growth Strategy will question the suitability of Anarchist Mountain and Willow Beach as Rural Growth Areas. This is based on the fact that these areas do not meet three of the criteria established for Rural Growth Areas. This could then potentially result in the fact that Electoral Area A will not have any Rural Growth Areas.

To compensate for this and not totally limit the future opportunities for land use and development in Electoral Area A, I believe that a more open approach to development proposals will be beneficial in many respects.

Based on this I would suggest the following changes to the draft under:

6.0 Growth Management
6.1 Background

Proposed draft:

The South Okanagan Regional Growth Strategy recognizes that "Some infill development may occur" in areas not designated as Rural Growth Areas if development "does not significantly increase the number of units or the established density and respects the character of the communities."

I propose the following change to this:

The South Okanagan Regional Growth Strategy recognizes that "Some infill development may occur" in areas not designated as Rural Growth Areas if development maintains the rural character and natural environment of the plan area.

Thank you.

Lauri Feindell

From: Benke, Mitch TRAN:EX <Mitch.Benke@gov.bc.ca>
Sent: July 22, 2020 4:56 PM
To: Graham Farstad
Cc: Christopher Garrish
Subject: RE: Area A Official Community Plan for RDOS

Hello Graham,

This is in response to your request regarding Ministry comments on the draft RDOS OCP Bylaw for Area 'A'. As it has been my colleagues in the past who have responded to draft OCP Bylaw updates, I was somewhat unfamiliar with the formal referral and review process.

I have had the opportunity to review our past files, and have determined that the draft OCP Bylaw is required to come to the Ministry, as part of the RDOS formal Bylaw Referral process, to our Ministry and other RDOS referral agencies. This is the Ministry's assurance that the draft OCP Bylaw that is being referred to our Ministry, is the final draft, as determined by the RDOS, and also assurance that the Ministry's comments are forwarded directly to the RDOS, as per our policy.

Therefore, the Ministry is prepared to provide comments on the Area 'A' draft OCP Bylaw, however only in response to a formal Bylaw Referral from the RDOS.

My apologies for any confusion or delay that this may have caused.

Regards,

Mitch Benke | Development Officer
Ministry of Transportation & Infrastructure | Okanagan Shuswap District
102 Industrial Place, Penticton, BC V2A 7C8
Tel: 250-490-2226 | Cell: 250-809-8555 | Fax: 250-490-2231
Email: Mitch.Benke@gov.bc.ca
Website: [Ministry Home](#) [Permit Application](#) [Subdivision Application](#)

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From: Graham Farstad <graham@arlingtongroup.ca>
Sent: July 10, 2020 4:17 PM
To: Penticton Development Approvals TRAN:EX <DA.Penticton@gov.bc.ca>
Cc: 'John Ingram' <john@ecoplan.ca>
Subject: Area A Official Community Plan for RDOS

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attention Mitch Benke
Development Officer
Ministry of Transportation & Infrastructure
Okanagan Shuswap District

Attached is the draft Official Community Plan for Area "A". the rural area around the Town of Osoyoos. The RDOS has retained several consulting groups to undertake the OCP update working closely with planning staff at the regional district. Attached is the draft text. The transportation section is on pages 75-77.

Also attached are Schedule B Proposed Land Uses and Schedule G Transportation Network

Your Ministry's comments on the draft, particularly the Background, Objectives and Policies in the Transportation Section 18 and Schedule G map would be most appreciated. We would like confirmation that the Transportation Network is correct or if any modifications should be made. Also we would appreciate any comments on policies and objectives.

The formal referral will not take place until later this year, but we would like to address any issues at the draft stage.

Graham Farstad, MCIP

Principal

the Arlington Group

604-202-9177



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

October 20, 2020

Reply to the attention of Sara Huber
ALC Planning Review: 46716

Graham Farstad
Principal, Arlington Group
Graham@arlingtongroup.ca

Delivered Electronically

Re: Regional District of Okanagan Similkameen Electoral Area “A” Rural Osoyoos Official Community Plan Update

Thank you for forwarding a draft copy of the Regional District of Okanagan Similkameen (RDOS) Electoral Area “A” Rural Osoyoos Official Community Plan Bylaw No. 2905 (the “Bylaw”) to the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the OCP 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.

The Bylaws involves 313 km² of land within Rural Osoyoos, including such communities as Kilpoola, Willowbeach, Spotted Lake, and Anarchist Mountain, including 1858 residents. Based on previous population trends, the potential population could range between 1,637 and 2,175 by 2041.

1.4.9 Development Approval Information – this section outlines criterion that may be applied/considered when development is taking place within the Bylaw boundaries. One such policy outlines the requirement to ensure that buffers are in place to ensure that no negative impact is caused to adjoining farming and rural areas. While ensuring a buffer is in place is important reduce the potential for urban/rural conflicts, the RDOS may wish to expand this policy to consider a range of other options for reducing such conflicts and mitigating the impacts in addition to only buffering. For example, the policy may be reworded as follows:

*.9 How the proposed development **will mitigate the impact on** adjoining farming and rural areas, **including the provision of buffering** to ensure no negative impact is caused.*

4.0 Official Community Plan Designations – The Bylaw has a single designation for Agriculture (AG). ALC staff support a single agricultural designation.

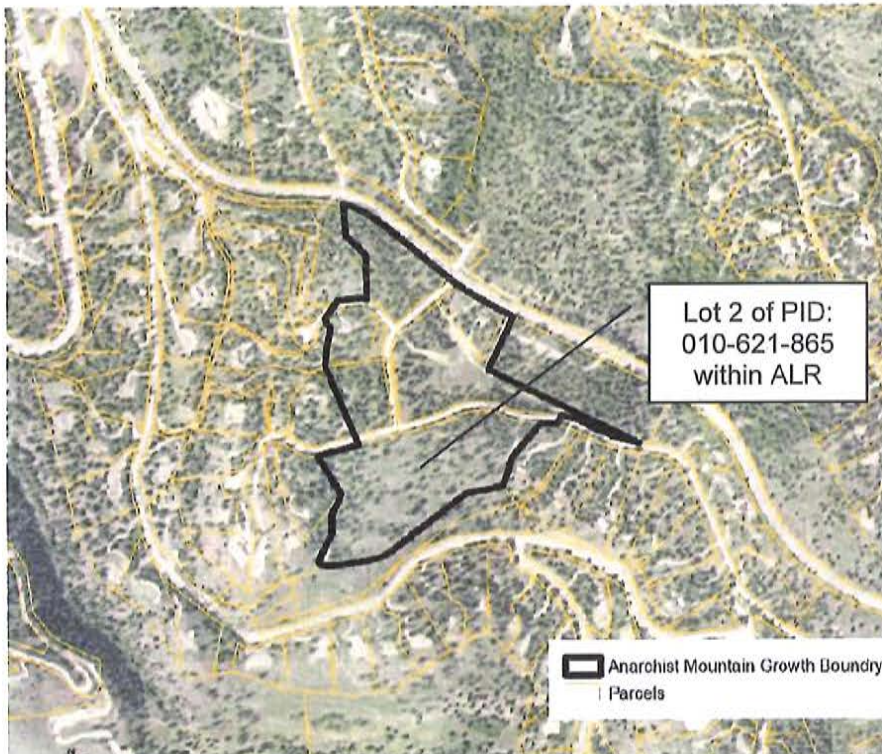
5.2 Broad Goals – The Bylaw identifies maintaining and encouraging new compatible agricultural activities in the ALR and limiting subdivision of agriculturally designated properties. ALC staff note that this goal does not indicate support for primary agricultural activities, but rather “compatible” agricultural activities. ALC staff recommends amending as follows:

Agriculture. Maintain existing and encourage new, **primary agricultural and associated** compatible agricultural activities in the Agricultural Land Reserve, while limiting subdivision of designated agricultural properties.

6.2 Rural Growth Areas and Capacity – The Bylaw estimates that the population within the Bylaw area could increase by 470 people by 2031, with an associated need for 205 new homes. This need can be accommodated within the two identified growth areas: Anarchist Mountain and Willow Creek. The ALC supports containing development within specific growth areas and infill development – and directing development away from lands within the ALR. However, ALC staff has specific notes for the growth areas in the following sections (6.3.1 and 6.3.2).

6.3 Rural Growth Area Development Considerations and Constraints – This section advises that in order to create a coherent growth containment boundary lands under provincial legislation, such as the ALR, are to be included within the boundary. However, this section notes that the Regional Board's intent is not to encourage development of land within the Agriculturally designated properties within the growth boundary and that such lands should be continued to be protected from development. It is the ALC's preference that lands in the ALR not be included within future growth boundaries, as it heightens expectations for future development. ALC staff recommends removing such areas from the growth boundary.

6.3.1 Anarchist Mountain – Anarchist Mount is designated as a Rural Growth Area and already has 314 undeveloped Small Holdings (SH) and Large Holdings (LH) designated properties. This area was generally excluded from the ALR in 2002 due to agricultural limitations (e.g. slope) and was intended to support a rural, cluster housing development in future (Application 19769; Resolution #563/2002). However, ALC staff note that Remainder Lot 2 of PID: 010-621-865 is still within the ALR. In moving forward with any future development proposal, the exclusion of the property from the ALR would be required.



6.3.2 Willow Beach Rural Growth Area – The Willow Beach Rural Growth Area, comprised generally of PID: 005-731-216, PID: 002-036-738 and some of PID: 002-036-967) is anticipated

to accommodate around 80 single detached units. The Growth Area is outside of the ALR but is adjacent to the ALR on its southwestern boundary (albeit separated by Highway 97). While the Bylaw states that the future development of this area is questionable, ALC staff recommends that any development on this property contemplate the potential impacts on, and mitigation of such impacts on surrounding agricultural lands.

7.2 Northwest Osoyoos Lake – This area includes 955 ha primarily within the ALR. This section includes a policy (Policy 7.2.1.1 – however ALC staff note the numbering may be in error and may be 7.2.1.2) to not support the exclusion, subdivision, non-farm use of properties designated Agriculture and as ALR. ALC staff support this objective but note that the protection could be expanded to lands designated Agriculture and/or the ALR, rather than requiring both. Staff also note that the RDOS could support agriculture further beyond stopping exclusion, subdivision, and non-farm use of agricultural lands by adding an objective to actively support primary and ancillary agriculture in this area. Policy 7.2.1.8 also indicates the Regional Board's desire to maintain the BC Tree Fruits packinghouse site at 12611 87 Street (PID: 023-949-511) for future processing, packing, and storage needs of the agricultural and food-processing industry in the South Okanagan. This property is currently within the ALR, thus any processing, packing or storage must be compliant with the ALC Act and its regulations.

7.3 Okanagan Lake South – This area includes 780 ha within the ALR, and includes Policy 7.2.1.1 to not support the exclusion, subdivision, non-farm use of properties designated Agriculture and as ALR. As mentioned above, ALC staff support this objective but note that the protection could be expanded to lands designated Agriculture and/or the ALR, rather than requiring both. Staff also note that the RDOS could support agriculture further beyond stopping exclusion, subdivision, and non-farm use of agricultural lands by adding an objective to actively support primary and ancillary agriculture in this area.

9.0 Agriculture – This section describes the policies associated with the agricultural designation. The Bylaw specifies that the plan area includes 3786 ha ALR land, making up 15% of the plan area.

Policy 9.3.2 states that the Regional Board will generally not support applications which propose subdivision which result in the fragmentation of farm, vineyard, or orchard units, or which seek to create homesite parcels, or other applications which introduce non-agricultural uses. ALC staff support this policy but note that Policy 9.3.11 states that the Regional Board may consider supporting subdivision applications on parcels 4 ha or less for homesite severance, boundary adjustments for the betterment of agriculture, or to support a public park or community facility. It appears that these two policies may be slightly contradictory to one another.

Policy 9.3.6 states that the Regional Board will generally consider requests to initiate an exclusion application to the ALC only within the context of a comprehensive review of the OCP. ALC staff have no objection to this policy and note that this is the ALC's preferred approach for exclusion applications following the implementation of Bill 15.

Policies 9.3.12 and 9.3.13 specify the regulations related to cannabis production, including the Regional Board's lack of support for indoor cannabis production, and the criteria for establishing a micro-cannabis production proposal through a site-specific zoning amendment. ALC staff note that while cannabis production in the ALR is permitted and may not be prohibited by local government if the production is consistent with s. 8 of the ALR Use Regulation (i.e. grown outdoors, grown inside of a structure with a base consisting entirely of soil, or grown within a

structure that existed or was under construction prior to July 13, 2018, for the purpose of growing crops), ALC staff do not find the criterion unreasonable.

10.0 Rural Holdings – The RH designation includes two categories: Large Holdings (LH) and Small Holdings (SH). This designation includes lands that are generally used for rural purposes, including agriculture. The Bylaw notes that this designation does not include ALR lands, but during staff's review of the Schedule B - OCP Map, it appears that some ALR properties fall within the SH designation, particularly around Anarchist Mountain. ALC staff generally do not object to this designation, noting that it supports agricultural use.

Non-Agricultural Designations – ALC staff note that there are several other non-agricultural designations which apply to ALR lands (described below in Schedule B - OCP Map). These designations are addressed by each property to which they apply.

22.0 Temporary Use Permits – Section 22.3.4 includes policies for the Regional Board's review of TUP applications. These criteria do not include a consideration of impact on agriculture. The RDOS may wish to incorporate into the criteria the requirement to consider impacts of the temporary use on agriculture.

Schedule B - OCP Map – ALC staff have summarized their comments in the following sections by the specific designations and associated properties which fall under the designation.

Administrative, Cultural, and Institutional (AI)

- **PID: 010-997-075:** The property is designated AI, but there is no previous application/approval from the ALC. Please clarify whether the use predates the ALR and/or any other rationale for its designation as AI.
- **PID: 001-868-144, PID: 010-379-975, PID: 010-745-360, and PID: 011-189-304:** These properties are designated AI and constitute the Canadian/American border uses. ALC staff recognize that these lands are under federal jurisdiction and thus supersede the ALC Act. ALC staff therefore have no objection to this designation.

Conservation Area (CA)

- **PID: 015-225-330:** The property is designated as CA, but there is no associated application/approval from the ALC. ALC staff lack the statutory authority to authorize a non-agricultural designation, but do not object to it, provided the use is consistent with the provisions in the ALR Use Regulation.
- **PIN: 90036294:** ALC staff note that there is no previous application/approval from the ALC. As mentioned above, ALC staff cannot authorize a non-farm designation, but do not object to this designation provided the property is used in accordance with the provisions within the ALR Use Regulation.

Commercial (C)

- **PID: 010-557-903:** In 2006, the ALC refused an application to exclude the property from the ALR (Application 42872; Resolution 252/2006). However, at this time, the ALC did note that the property contained a convenience store, seasonal fruit stand, garage, and cold storage use which predated the establishment of the ALR. Provided

the uses on the property meet s.23(2) of the ALC Act, ALC staff do not object to the designation, but lack the authority to formally endorse the designation.

- **Portion of PID: 010-621-865:** This area was generally excluded from the ALR in 2002 due to agricultural limitations (e.g. slope) and was intended to support a rural, cluster housing development in future (Application 19769; Resolution #563/2002). However, this property was not excluded at that time. The C designation may be premature in advance of excluding the land from the ALR.

Commercial Tourism (CT)

- **Portion of PID: 004-371-429:** There is an established campground on the CT designated portion of the property. An application is currently under review by the ALC for the exclusion of this land from the ALR (Application 59583).
- **PID: 009-904-131 and PID: 009-904-123:** The properties are designated CT, but there is no previous application/approval from the ALC. Further clarification may be needed as to the use of this property and rationale for its designation as CT.
- **PID: 007-094-540:** The property is designated CT, but there is no previous application/approval from the ALC. Further clarification may be needed as to the use of this property and rationale for its designation as CT.
- **PID: 001-624-768, PID: 026-761-688, and PID: 001-624-831:** The properties are designated CT, but there is no previous application/approval from the ALC. Further clarification may be needed as to the use of this property and rationale for its designation as CT.
- **PID: 017-557-895:** In 1980, ALC approved subdivision and use of this area for 10 cabins for five years (Application 38303; Resolution #1235/1990). Further clarification is needed to determine whether the approval for this use has been extended beyond 1995.
- **PID: 009-442-928:** The property is designated CT, but there is no previous application/approval from the ALC. Further clarification may be needed as to the use of this property and rationale for its designation as CT.

Industrial (I)

- **PID: 006-648-754, PID: 010-376-925 and PIN: 90056724:** ALC staff note that the landfill on these properties predates the ALR and that the ALC approved its expansion in 1978 (Application 32967; Resolution #9933/1978). In 2018, the ALC also clarified that the composting facility operated on the properties is within the footprint of the landfill and the ALC considers that it is consistent with the activities found at a 'landfill', thus did not require the minimum of 50% finished compost to be applied at the facility (Issue 51186). Given this, ALC staff do not object to the designation of these properties as Industrial.
- **PID: 011-046-155:** A portion of this property is designated Industrial. ALC staff note that in 2000, the ALC approved the use of an existing shop on the property within an 0.8 ha area to be used for the repair and maintenance of agricultural equipment

(Application 15557; Resolution #310/2000). This designation appears to be located within this same area. ALC staff therefore do not object.

Low Density Residential (LR)

- Several properties along the west side of Osoyoos Lake are designated as LR. These are generally small lots. ALC staff have no objection but lack the statutory authority to endorse this designation. ALC staff note that these properties remain within the ALR so uses must be consistent with ALC Act and its regulations.

Parks and Recreation (PR)

- Several different properties are designated as PR throughout the plan area. Generally, ALC staff has no objection to this designation, provided the park uses are consistent with the ALC Act and its regulations.

Small Holdings (SH)

- Several properties around Anarchist Mountain are designated as SH. Generally, ALC staff has no objection, noting that the designation supports agricultural use.

As noted above, there is further correspondence needed on several properties to confirm their status and consistency with the ALC Act and its regulations.

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,

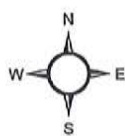
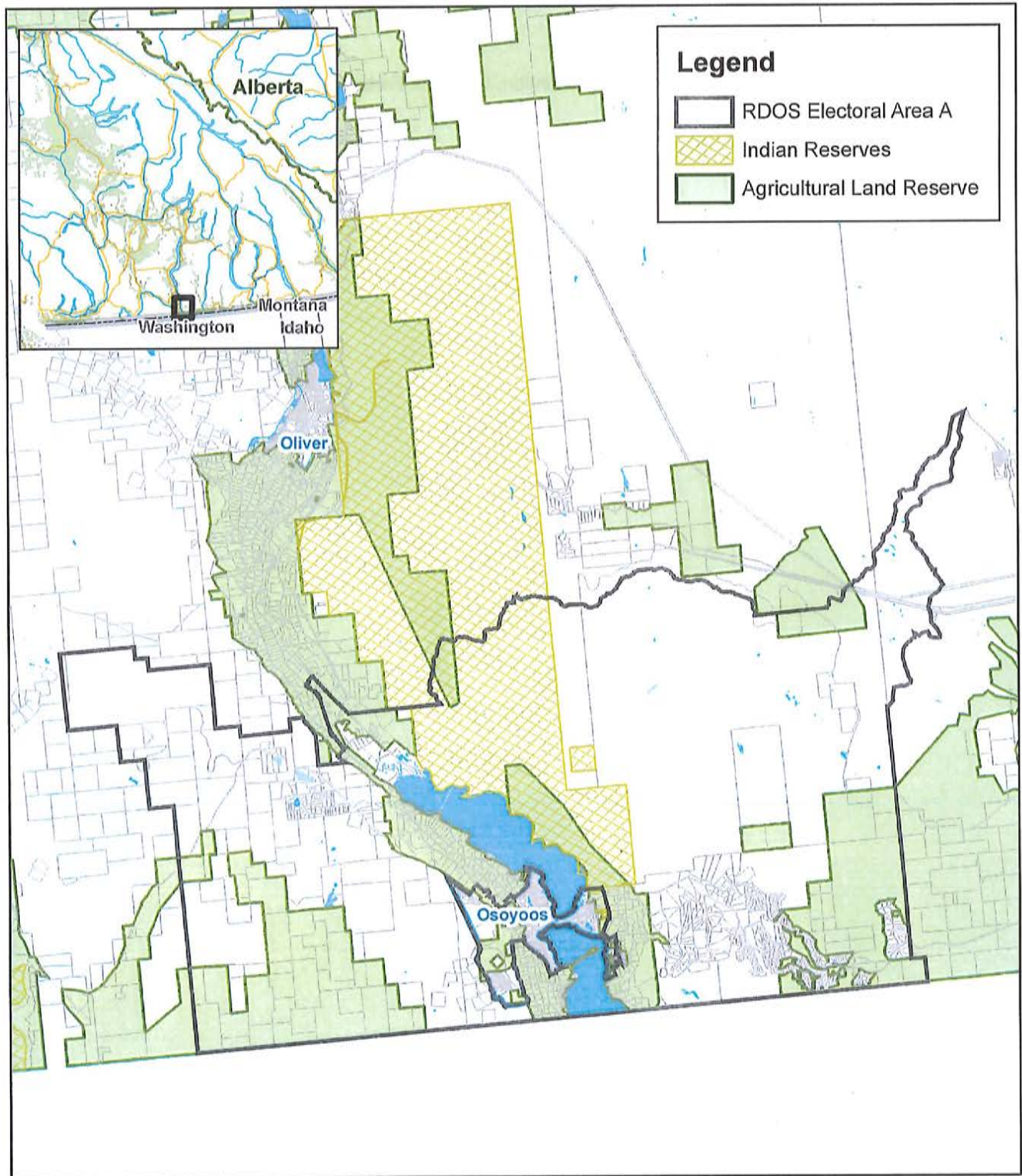
PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

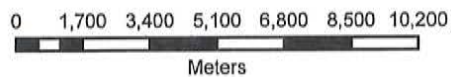
Enclosure: RDOS Electoral Area A Draft Bylaw No. 2905

CC: Ministry of Agriculture – Attention: Christina Forbes
46716m2



ALR Context Map

Map Scale: 1:175,000



ALC File #:	46716
Mapsheet #:	82E
Map Produced:	July 24, 2020
Regional District:	Okanagan-Similkameen

RESPONSE SUMMARY

ELECTORAL AREA "A" OCP BYLAW NO. 2905

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

The Canadian Wildlife Service (CWS) branch of Environment Climate Change Canada (ECCC), appreciates the opportunity to provide comment and would like to express concerns related to the proposed Official Community Plan (OCP) bylaw update.

The proposed land use designations within the OCP update designate the area commonly known as the "Osoyoos west bench" as 'Resource Area'. CWS is concerned that this designation fails to recognize the high conservation value of this area for wildlife in general, and in particular for a number of species protected under Canada's Species at Risk Act (SARA).

The Osoyoos west bench provides habitat for a high concentration of species listed under Schedule 1 of the Species at Risk Act, some of which occur nowhere else in Canada. As such, significant portions of the west bench currently designated as 'Resource Area' include Critical Habitat, designated under SARA, for highly endangered species. CWS is concerned that by failing to designate these lands as "Conservation Area" (or similar) under the OCP, the Regional District has not adequately evaluated or communicated the ecological importance of these lands.

Although these lands are primarily provincially-managed Crown lands, they are in close proximity to a rapidly growing population center. In this context a "Conservation Area" land use designation would more appropriately communicate the risks of any proposed expansion or development in this area. Actions that would lead to the destruction of critical habitat in this area could carry legal risk under SARA.

In conclusion, ECCC is concerned that the land use designations should adequately convey the importance of the Osoyoos west bench area for conservation of Species at Risk. ECCC would encourage the Regional District to consider re-evaluating the proposed designation within the OCP.

Signature: J. Todd Kemper

Signed By: Todd Kemper

Agency: Canadian Wildlife Service (ECCC)

Title: Conservation Biologist

Date: December 4, 2020

Christopher Garrish

From: Referrals <Referrals@fortisbc.com>
Sent: October 21, 2020 2:20 PM
To: Planning
Subject: FW: [External Email] - Bylaw Referral - Draft Electoral Area "A" (Rural Osoyoos) OCP Bylaw No. 2905 (Project No. A2020.001-ZONE)
Attachments: Bylaw Referral Sheet - Electoral Area 'A' OCP Bylaw No. 2905 (2020-10-20).docx

Hello,

FortisBC Energy Inc. has reviewed the subject proposal and has no objections or concerns.

Best regards,

Mai Farmer
Property Services Assistant
Property Services
Phone 604-576-7010 x57010



From: Christopher Garrish <cgarrish@rdos.bc.ca>
Sent: Tuesday, October 20, 2020 12:51 PM
To: Huber, Sara ALC:EX <Sara.Huber@gov.bc.ca>; Forbes, Christina D AGRI:EX <Christina.Forbes@gov.bc.ca>; HBE@interiorhealth.ca; ReferralAppsREG8@gov.bc.ca; mmd-kamloops@gov.bc.ca; lisa.c@shaw.ca; Gina MacKay <GMacKay@osoyoos.ca>; jcvitko@sd53.bc.ca; info@obwb.ca; plandept@rdkb.com; archdataequest@gov.bc.ca; Baric, Keith J ENV:EX <Keith.Baric@gov.bc.ca>; Referrals <Referrals@fortisbc.com>; FBC Lands <FBCLands@fortisbc.com>; ken.brock@canada.ca; lucy.reiss@canada.ca; ReferralsPacific@dfo-mpo.gc.ca; fincity@telus.net
Cc: John Ingram <john@ecoplan.ca>
Subject: [External Email] - Bylaw Referral - Draft Electoral Area "A" (Rural Osoyoos) OCP Bylaw No. 2905 (Project No. A2020.001-ZONE)

CAUTION: This is an external email.
Do not respond, click on links or open attachments unless you recognize the sender.

Friends,

The Regional District of Okanagan-Similkameen (RDOS) is seeking input from agencies whose interests may be affected by the introduction of a new Official Community Plan (OCP) Bylaw for Electoral Area "A" (being the Rural Osoyoos area, which includes lands around Osoyoos Lake, Anarchist Mountain and the Richter Pass area) and that comments on the draft bylaw be provided by **December 4, 2020**.

Attached to this email is the Bylaw Referral Sheet that can be used to provide comment to the Regional District, however, emails and/or formal letters are also gladly accepted and can be sent to planning@rdos.bc.ca.

A copy of the Draft Bylaw and Map Schedules can be accessed at the following links:

[Draft Electoral Area "A" Official Community Plan Bylaw No. 2905](#) (version 2020-10-20)

Christopher Garrish

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: November 24, 2020 8:39 AM
To: Planning
Subject: Electoral A RDOS (A2020.001-ZONE)

With respect to the above noted file,

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities within the RDOS along public roads and lanes servicing properties in the region. **In respect to the official community plan changes that encourage higher density growth in more rural locations, future applicants should be aware that significant FBC(E) infrastructure upgrades may be required to service these developments, the cost of which could be substantial. Furthermore, applicants are encouraged to seek design and servicing solutions early in their planning phase as longer timeframes may be required by FBC(E) designers to deliver solutions and guidance.**

Otherwise, FBC(E) has no concerns with this circulation.

It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

If you have any questions or comments, please contact me at your convenience.

Best Regards,

Steve Danielson, AACI, SR/WA
Contract Land Agent | Property Services | FortisBC Inc.
2850 Benvoulin Rd
Kelowna, BC V1W 2E3
Mobile: 250.681.3365
Fax: 1.866.636.6171
FBCLands@fortisbc.com



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*"FortisBC" refers to the FortisBC group of companies which includes FortisBC Holdings, Inc., FortisBC Energy Inc., FortisBC Inc., FortisBC Alternative Energy

Services Inc. and Fortis Generation Inc.

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Interior Health
Every person matters

October 7, 2020

John Ingram
Principal & Senior Planner
Eco Plan International
208 -131 Water Street
Vancouver, BC V6B 4M3

RE: Regional District of Okanagan Similkameen: Electoral Area A: Official Community Plan Review

Dear John Ingram,

Interior Health thanks you for the opportunity to comment on the Regional District of Okanagan Similkameen's Electoral Area A Draft Official Community Plan (OCP).

When updating OCPs, communities have the opportunity to improve the future health status of residents by promoting healthy built environment principles through their long range plans. Chronic diseases, such as diabetes, some cancers and cardiovascular disease are largely preventable and are influenced by citizen's levels of physical activity and food security – both which can be influenced by community planning. Considering how Area A is designed and connected, how readily accessible health food options are and how elements of the natural environment can be protected and incorporated into the community can all help to reduce chronic disease.

Governments historically have focused on providing equal services to all residents. Today some governments are starting to take on equity lens to their planning, which considers how services and resources can be distributed to those that need them the most. Planning for equity contributes to the development of sustainable, resilient and healthy communities by more effectively and systematically addressing community well-being¹.

A healthy built environment (HBE) is planned and built in a way, which health evidence demonstrates, has a positive impact on people's physical, mental and social health. The [Healthy Built Environment Linkages Toolkit](#) is an evidence based resource which links planning principles to health outcomes. The HBE Linkages Toolkit focuses on five core features: Neighborhood Design, Transportation Networks, Natural Environments, Food Systems and Housing.

The Draft OCP has been reviewed with health, equity and the HBE in mind and the following suggestions/comments are for your consideration:

- Including an equity lens to your OCP; using explicit and actionable statements of equity can support the planning and development of healthy and equitable communities.
- Removal of hazardous land areas from Rural Growth Areas would protect the residents from the potential hardships of dealing with natural disasters, thus reducing stress levels.
- Design connected routes for active transportation and support multiple modalities increases residents' mental and physical health by allowing them to be more physically active. While connectivity is mentioned

¹ Supporting Equity in Planning and Policy: Local Government Action Guides for Healthy Communities, Plan H, 2020. <https://planh.ca/resources/action-guides/supporting-equity-planning-and-policy-action-guide>

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505 Doyle Avenue
Kelowna BC V1Y 0C5

- within section 15.0 (Parks, Recreation and Trails), there is no mention of connectivity of trails, pathways, etc. within section 17.0 (Transportation).
- Expansion of natural elements, such as trees, across the landscape will support energy conservation goals as well as have many health co-benefits;
 - Policy 16.3.2.9 should be encouraged in all sections of 16.0 Natural Environment and Conservation, as planting species appropriate to the site and environmental conditions maximizes the positive effects vegetation can have on air quality, which can greatly impact human health.
 - Planning as well as public education supports improve community resiliency to climate change (21.3.13);
 - Heat is also a natural hazard that can have grave impacts on people of any age. The development of a [Heat Alert and Response System \(HARS\)](#) would help reduce the health impact heat can have on residents. Interior Health has developed a [toolkit](#) to help communities with this type of planning.
 - Ensuring all spaces and places are universally accessible ensures equitable access for all residents and visitors within the community, which will improve community health outcomes (for example in policy 16.2.1.3 and 16.5.2.5)
 - Support and partner on efforts to prevent, reduce and alleviate local poverty, as appropriate;
 - Policy 11.3.4 is a very promising poverty mitigation statement; it could be strengthened by expanding upon the concept of “supports housing for a range of income levels” by integrating wording around supporting a mix of market and non-market rental units in all neighborhoods.
 - Promoting smoke free areas has multiple co-benefits; ensures healthy, smoke-free air for park users, reduces risk of fires – including wildfires (5.2.1), reduces toxins in the soil and water (5.2.4), and reduces smoking-related litter (5.2.5).
 - Prioritizing affordable housing options through diverse housing forms and tenure types for residents of all ages (11.5.4) increases quality of life, while decreasing financial and psychological stress.
 - It is great to see the many strong policy recommendations in the current OCP draft (2020-07-17) that support protection and efficiency of Agricultural land for agricultural uses and discourages activities that will compromise agriculture viability (6.5.7, 7.3.1.5, 9.3.1, 9.3.2, 9.3.5, 9.3.11, 9.3.12).
 - Farmland preservation helps to maintain a level of potential for food production that contributes to food self-sufficiency, which in turn supports healthy eating.
 - Consider including policy the specifically address food system infrastructure (production, processing, storage and distribution of food) to contribute to a food supply that is resilient to outside stressors.
 - When considering the impacts of applications requesting exclusion from ALR or development proposals on agriculture land, consider also the impacts on food system capacity and food security. Minimizing negative impacts supports the health of the community.
 - Promoting sufficient buffering (9.3.7, 10.3.8, 11.3.6, 11.3.7) when new developments are adjacent to agricultural areas can benefit residents by reducing noise, dust and odors. Requiring the buffers to be installed on the parcels being developed supports protection of adjacent agricultural land for agricultural activities. Potential conflict can best be addressed through planning that directs new development and densification away from agriculture land, close to serviced areas which is great to see supported in policy 6.5.7.
 - When evaluating new rural developments against the implications and impacts on agricultural uses in the area (10.3.3), consider the impacts on food system capacity and food security specifically. Minimizing negative impacts supports the health of the community.
 - In section 11.5, Medium Density Residential, consider policy to provide space and capacity for residents to grow food which contributes to healthy eating, physical activity and mental health of residents. Social connections are also enhanced in shared spaces.

- Indigenous foods, foodlands and waters contribute to healthy eating, physical health and are core parts of culture and identify for Indigenous populations. Interior Health recommends connecting with appropriate Indigenous organizations to inform policies that address their needs.
- Section 24.8 (Monitoring) lists several broad indicators; there are a wide range of different indicators that correlate with the Healthy Built Environment key planning principals that are not health specific indicators.
 - We would be happy to support identifying indicators that would support healthier living for Area A residents.

Below are some resources which we hope you will find useful. Thank you for the opportunity to comment on your DRAFT OCP. If you have any questions or concerns, please feel free to contact Tanya via phone 250-469-7070 x12287 or email Tanya.Osborne@interiorhealth.ca or Kristi at Kristi.Estergaard@interiorhealth.ca

Sincerely,



Tanya Osborne, BAHS
Community Health Facilitator
Healthy Communities



Kristi Estergaard, RD
Public Health Dietitian
Healthy Communities

Resource Documents/Links:

Active Living, Children & Youth. Canadian Institute of Planners

Fact sheet about community design features associated with child and youth health outcomes

<http://cip-icu.ca/Files/Resources/FACTSHEETS-ChildrenYouth-FINALenglish.aspx>

Age-Friendly. Province of BC

Webpage about how to make a community more age-friendly

<https://www2.gov.bc.ca/gov/content/family-social-supports/seniors/about-seniorsbc/seniors-related-initiatives/age-friendly-bc>

Agriculture's Connection to Health. Provincial Health Service Authority (PHSA)

http://www.bccdc.ca/pop-public-health/Documents/AgConnectiontoHealth_FullReport_April2016.pdf

Healthy Built Environment (HBE) Linkages Toolkit. PHSA

Highlights key HBE factors that influence health with reliable summary of health evidence

<http://www.bccdc.ca/health-professionals/professional-resources/healthy-built-environment-linkages-toolkit>

Heat Alert and Response Toolkit. Interior Health

Provides practical information and resources to assist in the development and implementation of systems and strategies to respond to extreme heat, specifically in rural communities

https://www.interiorhealth.ca/YourEnvironment/Emergency/ExtremeHeat/Documents/Heat_Alert_and_Response_Planning_Toolkit_for_Interior_BC_Communities.pdf

Improving Travel Options in Small and Rural Communities. Transport Canada

Guide to improve travel options for residents in small and rural communities

https://data.fcm.ca/documents/tools/GMF/Transport_Canada/ImprovingTravelSmallRural_EN.pdf

Planning a healthy community starts here. Plan H

www.planh.ca

Supporting Equity in Planning and Policy Action Guide. Plan H

<https://planh.ca/resources/action-guides/supporting-equity-planning-and-policy-action-guide>

How do Local Governments Improve Health and Community Well-being? Plan H

Guide for local governments which highlights the important role local governments play in promoting health and supporting healthier communities

https://planh.ca/sites/default/files/planh_local_government_guide-web_0.pdf

Resources for Rural and Small Communities. Plan H

<https://planh.ca/rural-resources>

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POPULATION HEALTH

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December 4, 2020

File: 0280-30

Local Government File: A2020.001-ZONE

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

Dear Christopher Garrish:

**Re: Regional District of Okanagan Similkameen Electoral Area Amendment Bylaw
No. 2913, 2020 – ALR Exclusion Policy**

Thank you for providing B.C. Ministry of Agriculture staff the opportunity to comment on the draft Official Community Plan Bylaw for Electoral Area 'A'. Overall ministry staff consider the objectives and policies affecting agriculture to be positive given the emphasis on protecting agricultural land and minimizing conflict. We offer the following comments that may help to provide increased clarity and suggestions for wording or additional objectives or policies that may support agriculture in the Regional District:

5.2.3 Broad Goals – Agriculture – the goal to maintain and encourage agricultural activities in the Agricultural Land Reserve (ALR) is good, although it is unclear what 'compatible' means. The goal could also be made a bit stronger with the addition of "and maintaining and encouraging agricultural properties be of a size that will be viable for agriculture" after "limiting subdivision of designated agricultural properties".

5.2.4 Broad Goals – Residential development and housing – it is unclear what the reference to 'rural character' means as it could be taken to be encouraging more housing in the ALR or Agriculture designation. If this is not the case, we think this should be made clear.

6.2 Rural Growth Areas and Capacity – The plan to concentrate growth in rural growth areas is sound and will help to protect agricultural land. Where possible, the RDOS should incorporate edge planning as it appears that these areas abut agricultural areas and ALR lands. Some of these areas, such as Willow Beach appear to have a quite limited land base for both development and buffer areas; however, given the trend of intensification of production in agricultural areas, it would be wise to try to implement as many strategies as possible to minimize conflict. If the plan to not have some these areas develop to their build-out capacity is supported in the future by the RDOS Regional Board, we recommend that some thought be put toward how to buffer these areas from adjacent ALR and Agriculture designated lands.

6.3 Rural Growth Area Development Considerations and Constraints – We support the statement that Agricultural areas should continue to be protected from development.

6.5.4 – Willow Beach Rural Growth Area - Policies – As mentioned above, directing growth to those areas which have servicing may also allow for some buffering of the existing development in this area. North of the Willow Beach area is a significant amount of land designated Agriculture that is not in the ALR. Ministry staff would support inclusion of these lands into the ALR in order to solidify this direction from the Board and to give these parcels the best chance of being farmed into the future.

7.2.1.1 - Policies (may be a typographical error and perhaps should be .2?) – We generally support the statement that the Regional Board does not support exclusion, subdivision or non-farm use of parcels designated as Agriculture under this bylaw and as ALR, as this is quite a strong statement in support of agriculture. However, there may be some circumstances where non-farm uses may support a farm operation and this policy could be strengthened by acknowledging that there may be some limited circumstances where non-farm use could be supported if it would be to the benefit of a farm operation or agriculture in the area. In addition, there is no mention of non-adhering residential use applications. There may be some circumstances where non-adhering residential use applications could be supported, such as for temporary farm worker housing, which would be of benefit to agriculture, although additional housing not related to a farm business can be detrimental to agriculture.

7.2.1.8 –Policies - We support the statement to preserve the former BC Tree Fruits packinghouse site for future processing, packing and storage needs of the agricultural and food processing industry in the South Okanagan.

8.2 – Resource Area – Objectives – section 8.1 mentions that these lands are often used for grazing or rangelands. An objective to support the continued use of land for this purpose would be helpful in addition to the policy statement in 8.3.1.

8.3 – Resource Area – Policies – Ministry staff support the policies regarding the use of the lands for grazing or rangelands, large lot sizes, and noxious weed control. We note that some areas containing this designation are within the Okanagan-Keremeos Livestock District, and it may be worth having a policy encouraging owners who do not want livestock traversing their properties to fence them out.

9.3 – Agriculture – Policies – The policies in this section are generally quite strongly supportive of the objectives of the Agriculture designation to protect the agricultural land base and to minimize the impacts of agriculture and ranching on sensitive environmental resources. The policies in s.9.3.2 and 9.3.10 to discourage non-farm uses and fragmentation of farmland and to encourage new development adjacent to the agricultural areas to provide sufficient buffering will certainly help to minimize conflict. This section may also benefit from a statement that supports

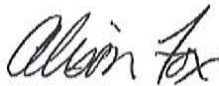
working with the Town of Osoyoos to ensure that adequate buffering occurs where lands within their jurisdiction are adjacent to agricultural areas within RDOS Electoral Area 'A'.

9.3.12 – While ministry staff support the statement that the Regional Board will support the agricultural and rural economy by encouraging secondary, value-added uses, it is unclear what is meant by 'secondary processing' and what might be considered compatible with surrounding land uses. Processing of agricultural products is a permitted use in the ALR provided that at least 50% of the products being processed come from the farm where the processing is occurring, and is a use that may not be prohibited by local government except through a farm bylaw under s.552 of the *Local Government Act*. This section could benefit from being clearer about this point and perhaps should refer just to "processing" rather than "secondary processing".

23.0 Development Permit Areas – The RDOS may wish to consider a development permit area for protection of farming for any areas planned for development that abut the ALR or the Agriculture designated areas. While the most intensive development is likely to happen in the Town of Osoyoos, rural residential areas can also not be overly compatible with agricultural areas. Establishing a development permit area is a stronger policy for protecting agricultural land that encouragement statements such as s. 9.3.10.

If you have any questions, please contact us directly at the email addresses or numbers below.

Sincerely,



Alison Fox, P.Ag.
Land Use Agrologist
BC Ministry of Agriculture, Food and
Fisheries
Alison.Fox@gov.bc.ca
(778) 666-0566



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

Email copy: Sara Huber, Regional Planner, Agricultural Land Commission

Lauri Feindell

From: Benke, Mitch TRAN:EX <Mitch.Benke@gov.bc.ca>
Sent: October 1, 2020 9:14 AM
To: Graham Farstad
Cc: Christopher Garrish
Subject: RDOS Area "A" (Osoyoos Rural) OCP Review

Hello Graham,

Our office has received comments from our Regional Planning engineering group. The Ministry has reviewed the Transportation Section, and has cross-referenced it with the last OCP review, for which the Ministry provided comments (Area "F"). The following policies (Section 18.3) have been added from the previously reviewed OCP, and were the focus of this review. The Ministry's comments are in red.

- 18.3.1 The Regional District supports, where possible, the establishment of bicycle lanes adjacent to arterial roads, for transportation purposes in addition to recreation.
The Ministry supports active transportation improvements, where operationally feasible.
- 18.3.3 Encourages MoTI and the Approving Officer to ensure that each new parcel of land to be created by subdivision has frontage on, and reasonable and practical access to, a public road.
This is the Ministry's typical practice, pursuant to Section 75 of the Land Title Act.
- 18.3.4 Where existing highways and roads have deficient right-of-way widths, MoTI and or the Approving Officer should secure, where possible, additional land to remove all or part of the deficiency.
This is the Ministry's typical practice, where applicable. Areas where the Ministry is in encroachment or trespass, the Ministry actively works towards right-of-way acquisition to resolve the issue.
- 18.3.6 Encourages the Province to require traffic impact studies as part of subdivision proposals which may impact safety and mobility on network roadways and, to ensure that:
a) existing and future roads and alignments are designed with due consideration for watercourses and critical habitat areas;
b) safety is maintained through access management and control;
c) disruption to farming operations is minimized; and
d) projected traffic volumes do not reduce the present service levels for the existing roadway.
The Ministry supports these items, and they align with Ministry Guidelines as well.
- 18.3.7 Encourages MoTI to enforce the relevant provincial legislation regarding the control of roadside parking along provincial highways, local roads and on Crown land and implement more effective tools to manage illegal roadside parking, including improved ticketing processes and opportunities for permitted on-road parking areas.
The Ministry typically does not engage in enforcement or ticketing of vehicles, unless it involves commercial vehicles though the Ministry's Commercial Vehicle Safety and Enforcement (CVSE) Branch. The Ministry would be involved in regulatory signage in some cases.
- 18.3.11 Supports the closure of unused, unconstructed road right of ways, where such closures result in traffic pattern improvements and are not detrimental to the use of adjoining lands.
The Ministry must consider many factors regarding the closure of public road, either constructed or unconstructed. Under Section 60(1) of the Transportation Act, the Ministry may close all or part of a provincial public highway, if that closure is in the public interest. In addition to considering access to adjacent properties, highway maintenance, stormwater drainage, utility infrastructure, and statutory requirements (such as access to lands beyond and access to water), the Ministry also may advertise the proposed closure to obtain comments from the public.

18.3.12 Supports the creation of a pedestrian and other non-vehicular right-of-ways between established residential and park areas, and between tourist commercial developments within the plan area, and exploring this in cooperation with MoTI.

If this is a Regional District initiative, the Ministry would be involved as a reviewing agency, or to possibly cooperate to improve active transportation, where operationally feasible. If it is between Regional District residential areas and parks, the Ministry's right-of-way would not likely be impacted, but Development Services may be involved in reviewing these initiatives through the rural subdivision process.

With the exception of the item regarding parking/ticketing enforcement, as outlined above, the draft OCP Transportation Section and associated policies are generally in accordance with the Ministry's current policies and practices.

The Ministry does not have any major works planned in the Osoyoos area, either in planning or for capital construction. The Ministry expects there may be some preservation works (paving, bridge rehab or replacement) at some point in the future, as fiscal budgetary funds are allocated. In addition, the Ministry will continue to monitor safety on our highway system, and address issues as they arise. The Ministry is also not aware of any changes to our provincial road designation through the Osoyoos area.

Please contact me if you have any questions.

Regards,

Mitch Benke | Development Officer
Ministry of Transportation & Infrastructure | Okanagan Shuswap District
102 Industrial Place, Penticton, BC V2A 7C8
Tel: 250-490-2226 | Cell: 250-809-8555 | Fax: 250-490-2231
Email: Mitch.Benke@gov.bc.ca
Website: [Ministry Home](#) [Permit Application](#) [Subdivision Application](#)

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Your File #: A2020.001-
ZONE

eDAS File #: 2020-05243

Date: Nov/27/2020

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

Attention: Christopher Garrish, Planning Manager

**Re: Proposed Official Community Plan for Area 'A':
Electoral Area 'A' Osoyoos Rural**

The Ministry has no concerns or further comments with the proposed Electoral Area 'A' OCP Bylaw No. 2905, 2020.

If you have any questions, please feel free to call Penticton Development Services at (250) 712-3660.

Sincerely,

Mitch Benke
Development Officer

Local District Address

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

Comments from Per Nilsen and Sarah Boyle

November 25, 2020./ Dec 4, 2020

Pg 4 – Whereas clauses – good opportunity to start to integrate the concept of the 2016 Green by-laws toolkit (https://stewardshipcentrebc.ca/PDF_docs/GreenBylaws/GreenBylawsToolkit_2016.pdf)

1.1 – Purpose – good opportunity to broaden beyond greenhouse gas mgmt. requirements and begin to incorporate some green by-laws concepts (see link provided above).

3.2 History – no mention of the long-standing national park proposal which overlaps portion of the planning area. There is mention of the park proposal in chapter 16.

3.4 Osoyoos Indian Band – no mention of their involvement in national park proposal and ongoing support representing ONA.

5.1 Vision – broad and does include reference to preserving and stewardship of natural habitats and recreation areas

Goals – also quite broad and do include references to preservation and stewardship, working with OIB.

-

7.5 Kilpoola Settlement Area (pg 33)

- within the park proposal
- policies favourable to protection and conservation
- recognition of the cultural importance of Spotted Lake

Should cross reference section 14.4.1 for additional information on Objectives and policies

8.0 – good place to refer to crown lands and OIB being involved in negotiations regarding a proposed national park reserve focused exclusively on provincial crown lands (as an example?)

Schedule 'B' (Official Community Plan Map)- get copy of map and compare. for grazing or rangelands – how were the AG (Agriculture lands) and PR 9(Parks and Recreation)lands mapped out and identified? Parks Canada has been looking at ALR and Productivity maps from AG BC, (attached), they don't seem to line up with what is identified in Schedule B. ? I'd appreciate knowing the source of other datasets being used to inform these layers?

8.2 Resource Areas – Objectives

- generally positive including recognition of importance of connectivity
- support low impact recreation activities but not defined

9. Agriculture – page 39

Objectives and policies – positive and favourable to conservation

Policy 5.

“Encourages property owners to seek, as an alternative to the exclusion of lands from the Agricultural Land Reserve, approval from the Agricultural Land Commission for other application types under the Agricultural Land Commission Act such as non-farm use, non-adhering residential use and subdivision.”

Is conservation an option as a non farm use?

The Agriculture (AG) designation within the Plan Area applies to land used or intended to be used for an agricultural operation or activity. This includes the production of livestock, poultry, farmed game, **fur bearing animals**, crops, fruit, grain, vegetables, milk, eggs, honey, mushrooms, wood and fibre crops, grapes, and horticultural and aquaculture products, as well as activities associated with the production and processing of these items.

9.3 Policies- As an NPR is a non-agricultural use, unless one counts that grazing will be maintained on the landscape.

Figure 19 – where is the ALR mapping based from? See the fine scale mapping attached... It doesn't appear to match up with the map in Schedule B.

14.4 Heritage and Cultural Resources

Further reference to Spotted Lake and this time reference to OIB

14.4.1 Objectives and Policies

There are several references to “Plan Area” but it is not clear what area is being referred to, is it just Spotted Lake which is the focus just above or are they referring to the whole of Election Area A?

Policy 14.4.2.11 Encourages the federal government to purchase additional undeveloped RA lands around Spotted Lake.

15. Parks, Recreation and Trails

This section has a paragraph which refers to the national park proposal. On the next page there is Figure 22 – national park proposal but it is not referenced in the paragraph about the park proposal. I think this should appear much earlier in the plan as indicated earlier in my comments as it provides important context for the whole plan.

The Paragraph referencing the proposed NPR needs some sort of linkage/bridging to the following paragraph explaining how much of AREA A (Plan area) is actually within the proposed NPR area- the following paragraph makes it sound like it is all of Area A, which it is not. (i.e. ~35% of the proposed NPR

area is comprised of Plan Area A; only provincial crown lands would be included in the proposed NPR, no private lands.) and then reference Figure 22.

15.2 Objectives – could add something about promoting conserving areas to promote connectivity between parks -

15.3 Policies

5 Encourages the Province to undertake a backcountry recreation planning process. (and/or federal government?).

16. "Seeks to review this Official Community Plan for consistency with any National Park Reserve proposal approved by the Federal Government and which affects lands within the Plan Area. "

17. "Supports local First Nations to continue traditional cultural practices and uses in any National Park Reserve that may be established in the Plan Area. "

16. Natural Environment and Conservation

16.1 Background

No mention of the national park proposal or its potential contribution to conservation.

Most of the park proposal is identified in the plan as an Important Ecosystem Area or Environmentally Sensitive Development Permit Area. See Schedule H.

16.1.2 General policies

Plan does mention incorporation of traditional ecological knowledge working with OIB and other bands

16.3 Terrestrial areas and 16. 4 Conservation Areas

Objectives and policies are all favourable to national park proposal.

19.4 Water Supply and Distribution

No mention of the 2016 BC Water Sustainability Act and the requirements to register wells, and/or apply for a new well.

21. Climate Change

Refers to relatively new report

The February 2020 report, termed Climate Change for the Okanagan Region, provided information on anticipated climate change for the medium-term future (2050s) and the long-term future (2080s).

Passing reference in policies to role of public education and improving climate resiliency. There could be additional recognition of the role of parks and protected areas in providing carbon storage, climate

refugia, buffers against flooding, watershed protection, contribution to water conservation etc. There is some mention of this in the later section on Development Permit Areas Background Section 23.2.4

23.2.6 –

Any farm use as defined in the Agriculture Land Commission Act on land located in the ALR; .

7 Any farm use that is subject to an approved Environmental Farm Plan (EFP) through the Canada-British Columbia Environmental Farm Plan Program; **Why have this? Wouldn't a farm already be subject to the ALR definition? What about riparian regs and SAR regs?**

24 Implementation and Monitoring

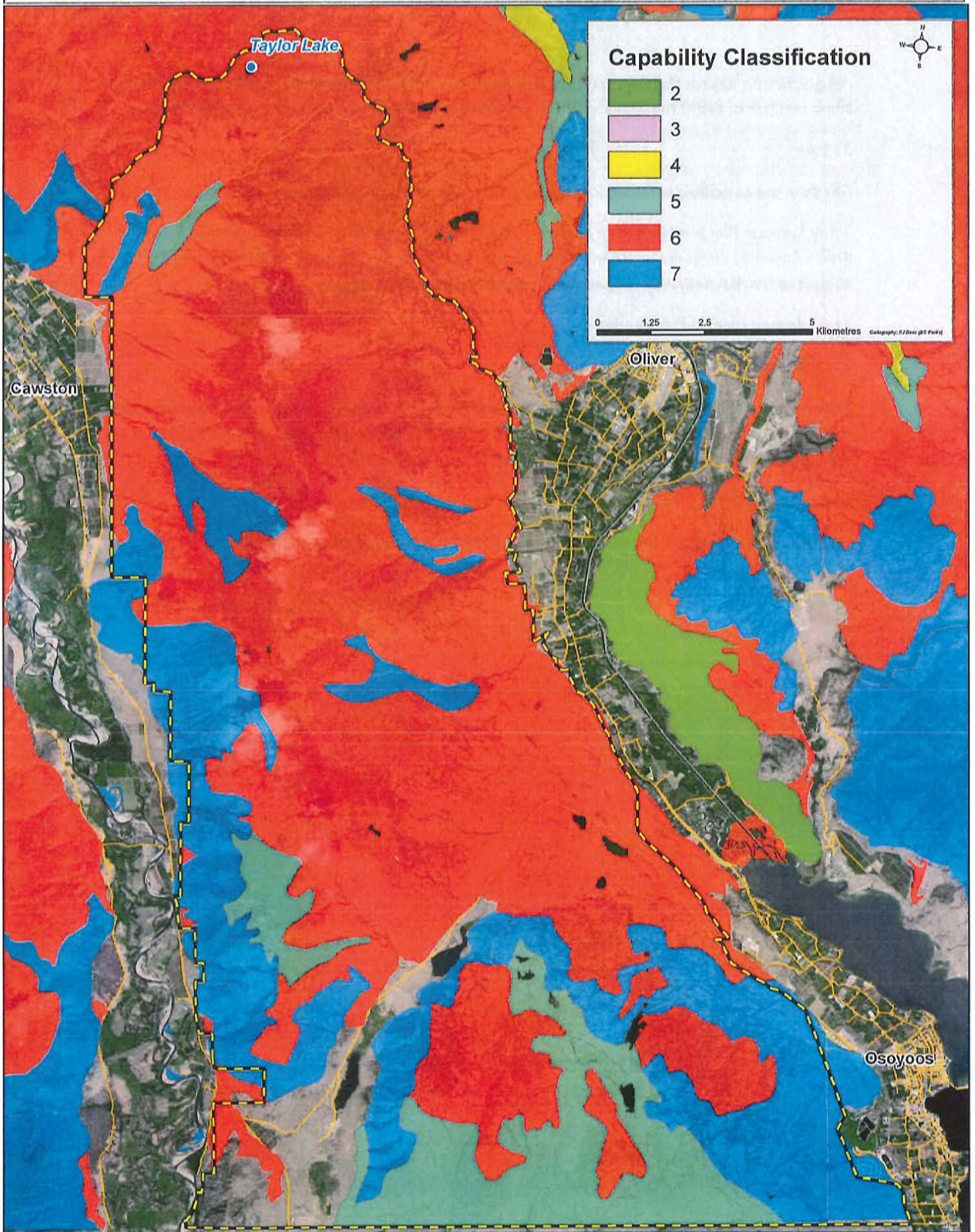
24.2 Refinements and Amendments

Earlier in the plan Section 15.3 there is reference to seeking to reviewing the plan for consistency with the national park proposal, however, the national park proposal going ahead is not mentioned here in the list of reasons to consider refinements to be made to the official plan.

24.8 Monitoring

Progress on national park proposal is something they should continue to monitor also.

Agricultural Capability (South Okanagan Similkameen Proposed National Park Reserve)



Class 1 Land in Class 1 is level or nearly level. The soils are deep, well to imperfectly drained under natural conditions, or have good artificial water table control, and hold moisture well. They can be managed and cropped without difficulty. Productivity is easily maintained for a wide range of field crops

Class 2 Land in class 2 has limitations which constitute a continuous minor management problem or may cause lower crop yields compared to Class 1 land but which does not pose a threat of crop loss under good management. The soils in Class 2 are deep, hold moisture well and can be managed and cropped with little difficulty.

Class 3 The limitations are more severe than for Class 2 land and management practises are more difficult to apply and maintain. The limitations may restrict the choice of suitable crops or affect one or more of the following practises: timing and ease of tillage, planting and harvesting, and methods of soil conservation

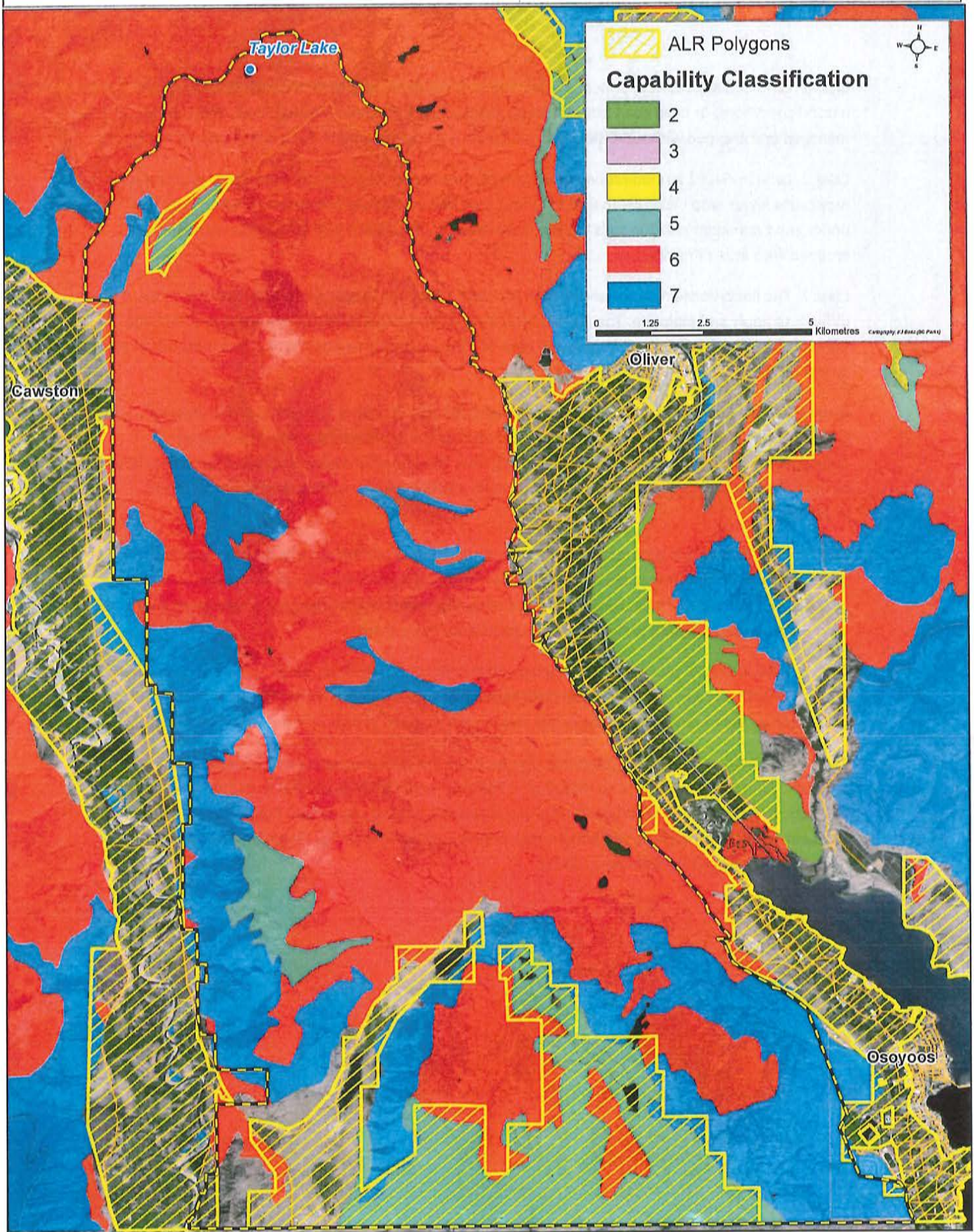
Class 4 Land in Class 4 has limitations which make it suitable for only a few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practises are required. The limitations may seriously affect one or more of the following practises: timing and ease of tillage, planting and harvesting, and methods of soil conservation

Class 5 Land in Class 5 is generally limited to the production of perennial crops or other specially adapted crops. Productivity of these suited crops may be high. Class 5 lands can be cultivated and some may be used for cultivated field crops provided unusually intensive management is employed and/or the crop is particularly adapted to the conditions peculiar to these lands.

Class 6 Land in Class 6 provides sustained natural grazing for domestic livestock and is not arable in its present condition. Land is placed in this class because of severe climate, or the terrain is unsuitable for cultivation or use of farm machinery, or the soils do not respond to intensive improvement practises

Class 7 All classified areas not included in Classes 1 to 6 inclusive are placed in this class. Class 7 land may have limitations equivalent to Class 6 land but they do not provide natural sustained grazing by domestic livestock due to climate and resulting unsuitable natural vegetation. Also included are rockland, other nonsoil areas, and small water-bodies not shown on maps. Some unimproved Class 7 land can be improved by draining or diking

Agricultural Capability (South Okanagan Similkameen Proposed National Park Reserve)



RESPONSE SUMMARY

ELECTORAL AREA "A" OCP BYLAW NO. 2905

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

Council considered this at the Dec 7th, 2020 Council Meeting with the following staff recommendations see below:

That the RDOS give further consideration to amending the draft Area "A" OCP - ESDP guidelines such that they would apply to all environmentally sensitive areas within Area "A" with a caveat regarding exemptions where land is being altered to adhere to fire smart practices and

That the RDOS give consideration to amending the draft Area "A" OCP to include policies regarding seasonal workers as it relates to the demands of the agriculture industry.

Signature: _____

Signed By: _____

Agency: _____

Title: _____

Date: _____

TOWN OF ESCUDOS



Bylaw Referral

Regional District of Okanagan-Similkameen

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

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

OFFICE USE ONLY	
Date:	October 20, 2020
Bylaw:	2905
File:	A2020.001-ZONE

You are requested to comment on the attached bylaw for potential effect on your agency's interests. We would appreciate your response **WITHIN 45 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 4, 2020**.

PURPOSE OF THE BYLAW: In October of 2019, the Regional District initiated a review and update of the Electoral Area "A" (Osoyoos Rural) OCP Bylaw. This Review was conducted in accordance with the requirements of the *Local Government Act* which specifies purpose, required content, and adoption procedures of an OCP Bylaw.

The current OCP was originally adopted in 2004 and subsequently repealed and replaced in 2008 as part of a larger review of Regional District land use bylaws (NOTE: this process did not result in any substantive changes to the original OCP).

The Draft Electoral Area "A" OCP Bylaw No. 2905 contains objectives, policies, and land use designations that will provide direction for land use and development consistent with community values and are intended to balance the demands placed on the land base in order to ensure an equitable, comprehensive and logical distribution of land uses.

GENERAL LOCATION: Electoral Area "A" is located in the Regional District of Okanagan-Similkameen (RDOS) at the south end of the Okanagan Valley on the international border of Canada with the United States of America. Electoral Area "A" is the smallest electoral area in the Regional District and makes up 2.8% of the total land area of the RDOS..

AREA OF PROPERTY AFFECTED:	ALR STATUS:	OCP DESIGNATION:	ZONING DISTRICT:
313 sq km (approx.)	Yes in part	various	various

OTHER INFORMATION:

Additional information, including the draft OCP bylaw and associated map schedules are available for viewing at the Electoral Area "A" project webpage at: <https://www.rdos.bc.ca/development-services/planning/strategic-projects/electoral-area-a-ocp-bylaw-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.


Christopher Garrish MCIP, RPP

AGENCY REFERRAL LIST		
<input checked="" type="checkbox"/> Agricultural Land Commission (ALC)	<input checked="" type="checkbox"/> Town of Osoyoos	<input checked="" type="checkbox"/> Canadian Wildlife Services
<input checked="" type="checkbox"/> Interior Health Authority (IHA)	<input checked="" type="checkbox"/> School District #53	<input checked="" type="checkbox"/> Fisheries and Oceans Canada
<input checked="" type="checkbox"/> Ministry of Agriculture	<input checked="" type="checkbox"/> Okanagan Basin Water Board (OBWB)	<input checked="" type="checkbox"/> Ministry of Transportation and Infrastructure (MoTI)
<input checked="" type="checkbox"/> Ministry of Forest, Lands, and Natural Resources Operation (Archaeology Branch)	<input checked="" type="checkbox"/> Ministry of Forest, Lands, and Natural Resources Operation (Ecosystem Section)	<input checked="" type="checkbox"/> Kootenay Boundary Regional District
<input checked="" type="checkbox"/> Osoyoos Indian Band (OIB)	<input checked="" type="checkbox"/> Lower Similkameen Indian Band (LISB)	<input checked="" type="checkbox"/> Okanagan Nation Alliance (ONA)
<input checked="" type="checkbox"/> Ministry of Energy, Mines & Petroleum Resources	<input checked="" type="checkbox"/> BC Parks	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Shaw Cable	<input checked="" type="checkbox"/> Fortis	<input checked="" type="checkbox"/> Telus

19.6.1 Objectives

- .1 Improve the management of stormwater quality and quantity within the Plan Area.
- .2 Ensure off-site surface runoff for new development does not exceed predevelopment flows.
- .3 Coordinate stormwater management with the Ministry of Transportation and Infrastructure where subdivision approval is involved.

Commented [AWS15]: I think we should all lobby the province to have MOTI no longer be the subdivision approval agency.

19.6.2 Policies

The Regional Board:

- .1 Encourages the Province to require master storm drainage plans for new residential subdivisions.
- .2 Encourages the Approving Officer to require that each parcel of land within a proposed subdivision address stormwater runoff and that it protect aquatic ecosystems (lakes, wetlands, rivers, streams).
- .3 Encourages the use of permeable surfaces on driveways, parking lots and access roads, as well as other measures such as xeriscaping, infiltration basins, swales and other sustainable design features to reduce overland runoff.
- .4 Encourages MoTI to involve the Regional District in developing terms of reference for community Storm Water Management Plans (SWMP).
- .5 Supports the sharing of all storm water reports between government agencies.
- .6 Encourages property owners to:
 - a) maintain private driveway culverts and watercourse crossings to ensure high flow capacity can be accommodated; and,
 - b) upgrade substandard driveway culverts to ensure that 1:200 year storm flows can be accommodated.

Commented [AWS16]: Is there a way to do more than "encourage"? I have understood that MOTI approving officers have to follow bylaws by the local jurisdiction. What kind of strictures can RDOS put in place that are more protective?

19.7 Solid Waste

The Regional District adopted a Solid Waste Management Plan (2012) that specifies how a waste diversion rate over 70% will be achieved.

At present, solid waste is collected and deposited at the Osoyoos & District Sanitary Landfill, which also serves the Town of Osoyoos and Osoyoos Indian Band. Since composting was started at the landfill in 2016, waste volume has decreased significantly and the landfill has an estimated usable life between 23 and 30 years, dependent on the waste generation rate.

OBWB (2020-07-21)

Individual on-site septic systems are not viewed as a long-term sustainable method of sewage disposal unless parcels are over 1.0 ha in size. This method of disposal also increases the probability of groundwater contamination and nutrient loading into watercourses and lakes, such as Osoyoos Lake.

19.5.1 Objectives

- .1 Reduce levels of nutrients and effluent disposal into watercourses.
- .2 Encourage investigating options for septage receiving at the Town of Osoyoos' WWTP.
- .3 Maintain healthy aquatic and groundwater environments and protect human health from water contamination.
- .4 Establish long-term sustainable sewage collection and disposal methods for existing and proposed properties smaller than one hectare and adjacent to watercourses.

19.5.2 Policies

The Regional Board:

- .1 Encourages the Province to educate residents about the requirements for properly maintaining a septic tank and tile fields.
- .2 In areas where there is no community sanitary sewer or water systems, requires all development to adhere to the best practices recommendations of the Regional District's Liquid Waste Management Plan as well as the Provincial Sewerage System Regulation administered by the Ministry of Health and the Interior Health Authority (IHA) for on-site sewage disposal and private groundwater wells.
- .3 Encourages the Ministry of Health to ensure that private septic tanks and ground disposal systems be sited to minimize pollution of surface and groundwater, and have appropriate setbacks from watercourses, lakes, and water wells.
- .4 Does not support the use of septic holding tanks for existing or new developments.
- .5 Strongly discourages the creation of new private community sanitary sewer utilities.

19.6 Stormwater Management

Effective stormwater management will help protect the water quality of the various lakes and other water bodies found within the Plan Area. Currently, stormwater drainage in the Plan Area is the responsibility of MoTI, and their contractor, and predominantly comprises open ditches, natural drainage courses and absorption into the ground through dry wells. Osoyoos Lake and other surface waters and aquifers, which are the area's sources for drinking water, are the ultimate destination for much of the stormwater in the Plan Area.

19.4.2 Policies

[The Regional Board]

Commented [AWS14]: These are good policies. Appreciated.

- .1 Will require new development to demonstrate a proven and adequate water supply and meet all current water quality regulations as well as the Interior Health Authority drinking water objective.
- .2 Work with and support the Town of Osoyoos to determine a long-term treatment plans for existing water systems.
- .3 Encourages all groundwater users within Electoral Area "A" to ensure that groundwater well infrastructure and maintenance is completed as required by the Groundwater Protection Regulation under the *Water Sustainability Act*, including the installation of sufficient surface seals.
- .4 Encourages well owners using water for domestic purposes to register their well in the provincial database in order to document water use and help ensure existing uses are considered in future water license applications.
- .5 Supports working work with water purveyors to establish water conservation programs.
- .6 Actively promotes, educates, coordinates and implements water conservation practices, and will work with water utilities to establish water conservation programs including pricing and metering.
- .7 Strongly discourages the creation of new private community water utilities.
- .8 Strives to ensure that new developments do not restrict or limit the availability of water supply for existing users and agricultural irrigation.
- .9 Supports working with other stakeholders on regional water management initiatives to protect, revitalize and restore watersheds within the Plan Area, including the identification and establishment of a Watershed Resource Area (WRA) zone in the Zoning Bylaw for designated community watersheds under the *Forest and Range Practices Act*.
- .10 Supports reviewing fire protection and fire suppression provisions throughout Electoral Area "A" and working with service providers to ensure an adequate level of fire protection is provided for new and existing developments.

19.5 Wastewater and Sewage

The Town of Osoyoos' Northwest Sector Sanitary Sewer system services 137 properties located along Osoyoos Lake, north of the Town's boundary and up to an area known as "Willow Beach". The remaining properties in the RDOS are serviced with on-site septic. Liquid waste from users within the RDOS is not accepted at the Town of Osoyoos' treatment facility, and is instead landfilled at the Osoyoos landfill, also located within Electoral Area "A".

- Osoyoos Irrigation District (OID)
- Osoyoos Lake Park Water System
- Burrowing Owl Estates Winery Water System
- Idle-O Apartments Water System
- Brookvale Holiday Resort Water System
- Boundary Irrigation District
- Willow Beach Mobile Home Park Water System

The remainder of the Plan Area is serviced through individual groundwater wells or surface-water licenses.

The Town of Osoyoos provides water from six active groundwater wells. Water is currently treated with chlorine disinfection, which began in the fall of 2018. Water systems are required to comply with Interior Health's 4-3-2-1-0 objective.

The Town of Osoyoos is investigating the potential of switching to a surface water source. A water quality sampling plan is planned to determine if this is an option.

Commented [AWS13]: Any new surface water intake should be designed to inhibit attachment of zebra/quagga mussels (chlorine or other method).

The Osoyoos Irrigation District (OID) is located on the east bench of Osoyoos Lake, east of the Town of Osoyoos. The system was constructed in 1967 and consists of approximately 150 domestic connections and 40 agricultural connections, supplied by a submerged intake in Osoyoos Lake and treated with chlorination. This system was used to service both domestic and irrigation demands until a groundwater well was drilled to provide potable water to the area. The groundwater well is now used during the irrigation off season to supply water to the domestic connections in the area.

Surface water is a critical resource within the Plan Area for residential use, agriculture, and e. Protecting Osoyoos Lake water quality is highlighted in multiple OCP policy sections.

The capacity of all Electoral Area "A" water systems can be increased through water conservation measures, and the Regional District has actively encouraged water conservation and additional measures have been recommended to the RDOS, such as leak detection and water metering.

19.4.1 Objectives

- .1 Continue cooperation and coordination between water purveyors (Town of Osoyoos, private and irrigation districts) and the Province to ensure sustainable water quantity and quality is provided to residents in the Plan Area.
- .2 Manage development to ensure that surface water sources and aquifers are not depleted, and their long-term sustainability is protected.
- .3 Manage and protect the Plan Area's groundwater resources on a sustainable basis and work to prevent irreversible or other adverse impacts to water resources.
- .4 Continue to work in conjunction with the Ministry of Environment, the Interior Health Authority, and residents to protect, manage and maintain high water quality and to ensure the sustainable use of the Plan Area's surface and groundwater resources.

19.0 INFRASTRUCTURE AND SERVICING

19.1 Background

Infrastructure and services within the jurisdiction of the Regional District include water distribution, solid waste management, and community sanitary sewer systems. Roads, road right-of-ways and stormwater management are managed by the Province. As electrical, gas and communication utilities are also important to the community, the Regional District has an interest in helping guide the provision of these services.

19.2 Objectives

- .1 Implement a coordinated approach to infrastructure planning within the Plan Area.
- .2 Ensure that water, wastewater and drainage systems support good health and safety and meet recognized standards of service.
- .3 Maintain and foster relationships with provincial agencies, Improvement and Irrigation Districts, and other operators that influence the delivery and management of community infrastructure.
- .4 Discourage the development of private systems for the provision of water and sewer services.

Commented [AWS12]: Thank you! These are often very problematic!

19.3 Policies

The Regional Board:

- .1 May require that adequate infrastructure, including water, sewer, roads, and stormwater management be provided in new developments, at no cost to public agencies.
- .2 Requires that all new parcels to be created by subdivision with a land area of less than 1.0 ha connect to a community sewer system.
- .3 Encourages the implementation of sustainable development principles through consideration of renewable and alternative technologies for community infrastructure.

19.4 Water Supply and Distribution

Two major water systems exist within Electoral Area "A", Osoyoos Rural Water Systems No. 8 and No. 9. Both systems are owned and operated by the Town of Osoyoos to service rural residents north and south of the Town. A number of other water systems were identified within Electoral Area "A", including:

- .12 Supports the creation of a pedestrian and other non-vehicular right-of-ways between established residential and park areas, and between tourist commercial developments within the plan area, and exploring this in cooperation with MoTI.

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- f) ensuring availability of water supply facilities adequate for fire suppression;
 - g) ensuring the provision of access to local water sources, lakes and watercourses as part of access requirements; and
 - h) implementing setbacks, interface fire protection standards, building material standards, and vegetation pursuant to Provincial FireSmart guidelines.
- .16 Using the FireSmart guide as a principal guidance document, strives to foster wildfire awareness and resiliency through public education materials, programs and events.
- .17 Strongly encourages that new developments with moderate or higher fire hazard ratings to incorporate best practice interface forest fire mitigation techniques for buildings and landscaping.
- .18 Should review and update wildfire protection approaches as often as necessary based on changing community circumstances, climate change driven ecosystem conditions, and mitigation techniques.
- .19 Encourages property owners to adhere to the relevant Provincial guidelines to protect properties and communities from wildfire risk through such measures as reducing fuel loads and regular maintenance of eaves. Such measures should be supportive of the natural environment and mimic the natural effects of localized ground fire such as thinning and spacing trees and vegetation, removal of debris and dead material from the ground, and removal of lower tree branches.
- .20 Supports pursuing provincial funding and resources to undertake wildfire risk reduction in the community/forest interface areas.
- .21 Supports the development of an inventory of accessible water sources by the province that could be enhanced to support water extraction by firefighting equipment.

17.5 Policies - Flood Hazard Management

The Regional Board:

- .1 Discourages development of land susceptible to flooding and encourages those lands to be used for parks, open space, habitat conservation, recreation or agricultural uses.
- .2 Requires that where land subject to flooding is to be developed and no alternative land is available, construction and siting of buildings and manufactured homes to be used for habitation, business, industry, or the storage of goods damageable by floodwaters shall comply with the floodplain regulation of the Zoning Bylaw with any relaxation subject to the recommendations of a report prepared by a qualified Professional Engineer or Geoscientist, where applicable.
- .3 Supports the use of Section 86 of the *Land Title Act* and Section 56 of the *Community Charter* to regulate development in a floodplain and provide for the safe use of the land for the intended purpose.
- .4 Supports minimizing exposure to future flood damage by avoiding development adjacent to the Osoyoos [Lake](#) and Okanagan River Channel or implementing flood mitigation measures.
- .5 Supports mitigating the impacts of potential flooding on buildings and properties in the floodplain area and affected by groundwater through design and site grading prior to construction as per the recommendations of a report prepared by a qualified Professional Engineer or Geoscientist.

Commented [AWS11]: This may need to be updated, considering that the "design flood", or 1-in-200 year flood probability for mid-century, provided in the new flood maps is 19 cm higher than the flood level from 1894.

17.6 Policies - Wildfire Hazard Mitigation

The Regional Board:

- .1 In reviewing a rezoning application submitted to the Regional District for development in those areas identified in the *Community Wildfire Protection Plan* (CWPP) and shown on Schedule 'F' (Hazard Lands – Wildfire), the Regional District may require a fire hazard risk assessment by a qualified professional with recommendations concerning but not limited to the following:
 - a) incorporating fuel breaks adjacent to, or on, residential subdivisions;
 - b) establishing zones around proposed building sites which are clear of debris and highly combustible materials;
 - c) utilizing fireproofing techniques and fireproof materials in building design;
 - d) designing roads that provide evacuation routes and facilitate movement of firefighting equipment;
 - e) ensuring all roads are named and signed;

- .3 Recognize that important habitat may also be found in natural areas that are considered hazardous, and that disruption of these areas should be minimized.
- .4 Minimize wildfire hazards to people and property in existing and proposed new development.
- .5 Minimize exposure to future flood damage by avoiding or minimizing development in the Osoyoos Lake and Okanagan River.

Commented [AWS10]: Is this a typo? Within the lake?

17.3 Policies - General

The Regional Board:

- .1 Encourages annual inspections, and as-needed inspections after large storms, runoff or flooding events, at the highest risk areas for impacts, such as steep slopes and major culverts outfalls.
- .2 Encourage the provincial Approving Officer to ensure that technical reports for hazard lands are prepared by appropriately qualified individuals and that any recommended conditions for safe use of the land area are registered as s. 219 covenants to inform future property owners.
- .3 Will not support the rezoning of development on lands with natural hazards or hazardous geotechnical conditions as identified by the Regional District or other agencies having jurisdiction, unless the applicant can provide a report by a Qualified Professional Engineer or Geoscientist that the land can be safely used for the use intended.
- .4 Encourages provincial and/or federal agencies to conduct further research on possible radon health risks in and around the Plan Area.
- .5 Encourages Plan Area residents to test their homes for radon exposure and to take appropriate mitigation measures where radon levels are found to be higher than recommended levels.
- .6 Supports providing information on radon and radon mitigation opportunities to Plan Area residents.

17.4 Policies – Steep Slopes

The Regional Board:

- .1 Discourages development on slopes with grades in excess of 30% to avoid geotechnical hazards.
- .2 Will recommend that the Approving Officer require a geotechnical report indicating the land can be safely used for the use intended for a subdivision where the new development is located on slopes greater than 30%, including those areas that may be regraded to slopes less than 30% after development, in order to address potential soil instability, hazardous conditions and environmental sensitivity.

17.0 HAZARD LANDS

17.1 Background

Hazard lands include but are not limited to areas the Regional District has reason to believe are subject to natural hazards including flooding, mud flows, debris torrents, erosion, rockfall, landslip, sink holes and wildfire.

The information available for the entire Regional District can be variable and may lack detail, so hazards often need to be investigated on a site-by-site basis. Recognizing this, site planning for proposed developments should consider the potential hazards on any given site. Some hazards can be evaluated and mitigated at the time of development. Other hazards, such as wildfire, can not only impact new developments, but also threaten existing structures.

A *Community Wildfire Protection Plan* (CWPP) was completed for the Regional District in 2011. The plan assessed wildfire risk across the region and made recommendations to improve the community's risk profile through pre-planning and preparedness, policy, and fuel management.

As a predominantly rural area, the CWPP determined that development in the Plan Area generally consists of:

- low to moderately dense rural intermix areas (>1structure/ha) with more forested areas between structures and a less defined perimeter;
- a well-defined urban/interface complex where the interface perimeter is more clearly defined; and
- individual structures remotely scattered within the wildlands.

In the next few decades, climate change will likely have a significant change on fire hazard within Electoral Area "A" based on the decreases in precipitation and changes in forest fuel structure and composition (Associated Environmental, 2017).

See Schedule 'D' (Hazard Lands – Flood), Schedule 'E' (Hazard Lands – Steep Slopes), and Schedule 'F' (Hazard Lands – Wildfire) for maps of key hazard areas in the Plan Area. High risk wildfire interface areas are subject to a Wildfire Interface Development Permit Area (Section 23.4). See Schedule 'J' (Wildfire Development Permit Area) for the development permit area.

17.2 Objectives

- .1 Prevent injury and loss of life and to prevent or minimize property damage because of natural hazards.
- .2 Ensure development does not occur in areas subject to known hazardous conditions, unless the hazard has been sufficiently addressed and mitigated.

11.4 Policies –Low Density Residential

The Regional Board:

- .1 Generally supports the use of lands designated Low Density Residential (LR) identified in Schedule 'B' (Official Community Plan Map) for single detached dwellings, duplexes, secondary suites, manufactured homes, small parks, small religious buildings and facilities, institutional buildings and other uses that fit with the low density residential character of the designation.
- .2 Establishes a maximum density for principal detached dwelling units on lands designated Low Density Residential (LR) to be 30 dwelling units per ha, subject to servicing requirements. The calculation of net density does not include secondary suites or accessory dwellings.
- .3 Establishes a maximum density for principal attached dwelling units (duplexes) on lands designated Low Density Residential (LR) to be 45 dwelling units per ha, subject to servicing requirements.
- .4 Supports home occupations and bed and breakfasts within a single detached dwelling provided the operation does not have an unacceptable negative impact on the surrounding homes and the quality of life of existing residents.

11.5 Policies –Medium Density Residential

- .1 Generally supports the use of lands designated Medium Density Residential (MR) identified in Schedule 'B' (Official Community Plan Map) for multi-family developments, including triplexes, fourplexes, townhouses and apartment buildings that fit with the residential intent of the designation.
- .2 Establishes a maximum density on lands designated Medium Density Residential (MR) to be 60 dwelling units per ha, subject to servicing requirements.
- .3 Supports the re-designation of lands to Medium Density Residential (MR) only within designated Rural Growth Areas in order to achieve lower servicing costs and to minimize environmental impacts.
- .4 Encourages affordable, community care housing, seniors housing, and special needs housing in Medium Density Residential (MR) areas.
- .5 Requires a high standard of architectural building design and landscaping for medium density residential development by supporting the inclusion of lands designated as Medium Density Residential (MR) in a new Multi-Family Development Permit Area.

11.6 Policies - Vacation Rentals

The Regional Board:

- .1 Directs the development of new housing to existing vacant lots (with servicing), or previously approved residential subdivisions, prior to considering more residential development on non-residential designations.
- .2 Encourages residential infill development to maximize land use and servicing efficiencies.
- .3 Supports a range of residential densities and parcel sizes for the existing residential areas in the Plan Area.
- .4 Supports housing for a range of income levels, lifestyles and ages including rental housing and secondary suites where appropriate and feasible.
- .5 Will assess proposed residential developments on the following development criteria:
 - a) capability of accommodating on-site domestic water and sewage disposal, or the availability of community water or sewer;
 - b) ability of community water or sewer systems to be extended to existing neighbouring subdivisions which are presently un-serviced;
 - c) proximity to Environmentally Sensitive Development Permit Areas;
 - d) proximity to Watercourse Development Permit Areas;
 - e) impact on adjacent land uses and character of the existing area;
 - f) impact on adjacent lands designated as Agriculture (AG);
 - g) proximity to and impact on Osoyoos Lake;
 - h) proximity to existing roads and other community and essential services;
 - i) susceptibility to natural hazards including, but not limited to, flooding, soil instability, land slide, rockfall, moderate or higher forest fire;
 - j) parkland dedication; and
 - k) demonstration of housing need, and provision for a variety of housing types.
- .6 Encourages new developments that abut agricultural land or livestock grazing land to provide perimeter fencing.
- .7 Encourages residential development that abuts land designated Agriculture (AG) to provide buffers pursuant to Ministry of Agriculture guidelines.
- .8 Requires that new parcels to be created by subdivision that are less than 1.0 ha in area be connected to a community sanitary sewer system.
- .9 Requires that secondary suites on parcels less than 1.0 ha in area be connected to a community sanitary sewer system or the same septic system that serves the principal dwelling unit.

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Commented [AWS9]: Thank you!

11.0 RESIDENTIAL

11.1 Background

Low-density single detached dwellings are the predominant housing form throughout the Plan Area including settlement areas. Other forms of low-density residential housing include semi-detached, and manufactured homes.

There are two residential land use designations recognized within this Plan; Low Density Residential (LR) and Medium Density Residential (MR). Rural Holdings (i.e., Large Holdings and Small Holdings) are not included as residential designations.

- **Low Density Residential (LR):** includes single detached dwellings, mobile homes, duplexes, and complementary secondary uses such as daycares, preschools, and small parks which are integral to a low-density residential neighbourhood.
- **Medium Density Residential (MR):** includes townhouses, triplexes, fourplexes, and those complementary secondary uses such as daycares, preschools, and small parks, which are integral to a medium density area.

Low Density Residential (LR) development in the Plan Area has also typically occurred adjacent to or near Osoyoos Lake. Other forms of low-density residential housing include semi-detached, and manufactured homes.

Medium Density Residential (MR) designated lands in the Plan Area are limited to areas at the north end of Osoyoos Lake (Willow Beach) near the Town of Osoyoos.

Under the South Okanagan Regional Growth Strategy (RGS) Bylaw, Willow Beach and Anarchist Mountain have been designated as Rural Growth Areas in the Plan area, while the Town of Osoyoos is a designated Primary Growth Area.

11.2 Objectives

1. Direct new residential development to existing serviced areas to protect the predominately rural character of the Plan Area.
2. Minimize impacts from new residential development on the natural environment and the ALR.
3. Accommodate a range of housing types and tenures to meet the socio-economic needs of the community.
4. Direct new residential development away from hazard lands, critical habitat areas, and watercourses.

Commented [AWSB]: Willow Beach should be evaluated as a potential hazard area.

11.3 Policies – General Residential

The Regional Board:

- .10 Will consider proposals for a micro cannabis production facility on a case-by-case basis through a site-specific zoning amendment process, and may use the following criteria to assess an application:
- a) the facility is approved by Health Canada under its micro cultivation license;
 - b) the parcel under application has an area not less than 2 hectares;
 - c) the maximum size of the plant surface cultivation area is 200 m²;
 - d) confirmation is provided that adequate water and servicing is available to the site; and
 - e) if the parcel of land that is the subject of an application adjoins a Low or Medium Density Residential zone, the micro cannabis production facility will be setback 60 metres from that zone boundary.

10.4 Policies – Large Holdings

The Regional Board:

- .1 Supports the use of lands designated Large Holdings identified in Schedule 'B' (Official Community Plan Map) for ranching, grazing, equestrian centres, open space, limited residential use and other uses that will have minimal environmental impact and preserve the lands in a largely undeveloped state.
- .2 Will establish a range of densities and parcel sizes, to be no less than 4.0 ha in area, for land designated Large Holdings (LH) in the Plan area through the Zoning Bylaw.
- .3 Supports secondary suites or accessory dwellings and may consider additional accessory dwellings based on the size of parcel.
- .4 Discourages changes in land designation or zoning that will allow for incompatible land uses or the subdivision of Large Holdings (LH) parcels to less than 4.0 ha in size.

10.5 Policies – Small Holdings

The Regional Board:

- .1 Supports a range of uses on the lands designated Small Holdings (SH) in Schedule 'B' (Official Community Plan Map), including rural residential, hobby farming, limited agriculture, and others uses that fit within the rural character of the surrounding area.
- .2 Will establish a range of densities and parcel sizes from 0.2 ha to 2.0 ha, for lands designated Small Holdings (SH) in the Plan Area through the Zoning Bylaw.
- .3 Supports a minimum parcel size of one hectare for lands without community sewer within the Small Holdings (SH) designation.
- .4 Supports secondary suites and accessory dwellings, subject to accessory dwellings on parcels less than 1.0 ha in area being connected to a community sewer system.

number of former oxbows and is within the floodplain associated with Osoyoos Lake and the Okanagan River and has a long history of flooding.



Figure 14: Willow Beach

7.2.1 Policies

The Regional Board:

- .1 Supports the Town of Osoyoos providing community sewer connections to existing parcels fronting Osoyoos Lake in order to improve water quality in the area but does not support increasing density on parcels connected to the North West Sewer as this is an agricultural area and the potential for conflict from new residential uses.
- .1 Does not support the exclusion, subdivision or non-farm use of parcels designated as Agriculture under this bylaw and as Agricultural Land Reserve (ALR) lands under the *Agricultural Land Commission Act*.
- .2 Encourages signage within provincial highway road dedications to comply with the Ministry of Transportation and Infrastructure's *Policy Manual for Supplemental Signs* (2005).
- .3 Encourages the establishment of a quality landscape and built form by limiting the amount of commercial signage and prohibiting the placement of commercial signage promoting third-party and off-site uses, particularly on important thoroughfares through the community such as Highway 97 and Highway 3.
- .4 Does not support the creation of new Commercial designations adjacent to Highway 97 and directs such uses to the Town of Osoyoos.
- .5 Will re-consider the suitability of Willow Beach as a Rural Growth Area when conducting a review of the RGS Bylaw.
- .6 Encourages the protection, stewardship and conservation of sensitive wetland, riparian, and lake habitats in the Willow Beach Rural Growth Area and surrounding land, including dedication of these lands to a conservation organisation.

Commented [AWS7]: I think this is very wise, given all the considerations about flooding as well as the environmental value of the wetlands.

7.0 LOCAL AREA POLICIES

7.1 Background

Due to the development of the Electoral Area as an agricultural community under the *Land Settlement and Development Act* (1917) in the early part of the 20th Century, the emergence of distinct local areas is not as pronounced as in other parts of the Regional District as the community coalesced around the Town of Osoyoos. Consequently, there is no common name applied to the agricultural lands that predominate in the valley bottom to the north and south of the Town of Osoyoos, although specific place names such as "Reflection Point" and "Willow Beach" do exist.

With improved transportation routes into and out of the South Okanagan after 1960, additional communities outside of the valley bottom began to emerge, specifically at Anarchist Mountain (to the east) and at "Kilpoola" (to the west).

While each of these communities have things in common, including a strong desire to maintain and protect the larger Plan Area's rural qualities and environmental values, each community is also unique. This section of the Plan outlines policies for each of the Plan Area's communities.

7.2 North West Osoyoos Lake

The lands located north of the Town of Osoyoos and bounded by Osoyoos Lake to the east and Highway 3 to the west represents a land area of approximately 955 ha that is primarily within the Agricultural Land Reserve (ALR). There are approximately 95 parcels that are currently assessed as "farm" by BC Assessment and these further includes value added operations such as wineries, fruit stands, packing and cold storage facilities and greenhouses.

Residential clusters can be found adjacent to Osoyoos Lake at 81st Street, 120th Avenue ("Reflection Point"), 87th Street, 95th Street and at "Willow Beach" (at the head of the lake). In total, there are 210 parcels zoned for Low Density Residential and Small Holdings uses in this area (as of 2020).

This area is bisected by Highway 97, which the main thorough fare through the South Okanagan and also an important approach route to the Town of Osoyoos.

The Town of Osoyoos operates a community water system in this area after assuming the functions of the former South Okanagan Lands Irrigation District in 1990. With the completion of the North West Sewer Extension project in 2008, the Town provides some community sewer connections to households in the Plan Area adjacent to Osoyoos Lake.

As discussed at Section 6.4, the former "Willow Beach" campground property was designated as a Rural Growth under the South Okanagan Regional Growth Strategy (RGS) Bylaw adopted in 2010. The Willow Beach site is considered to be of a high ecological value due to the number of wetlands it contains. The site also includes a

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6.5 Policies

The Regional Board:

- .1 Recognizes Willow Beach and Anarchist Mountain as a designated Rural Growth Areas and will direct growth to these locations.
- .2 Recognizes the Town of Osoyoos and Town of Oliver as designated Primary Growth Areas that have the community infrastructure, community services, economic and employment opportunities to sustain higher densities and residential growth than the Plan Area.
- .3 Will support Primary and Rural Growth Areas by discouraging the re-designation or re-zoning of land that permits increased residential densities outside of Growth Area containment boundaries.
- .4 Will review the suitability of Willow Beach and Anarchist Mountain as Rural Growth Areas when the Regional Growth Strategy is reviewed or updated.
- .5 Will ensure any new development in a designated Rural Growth Area provides community services pursuant to the Regional District's Subdivision and Development Servicing Bylaw.
- .6 Generally, does not support increasing densities or intensifying land uses within areas designated as an Environmentally Sensitive Development Permit Area or shown as an Important Ecosystem Area on Schedule 'C'. Increasing densities or intensifying land uses in areas previously zoned to allow such developments, however, will be considered if the development meets the policies and guidelines set out in this Plan.
- .7 Directs residential development away from designated Agricultural (AG) areas.
- .8 Supports water metering and other residential water conservation measures.
- .9 Requires new development on parcels less than 1.0 hectare in area to connect to a community sanitary sewer system.
- .10 Encourages residents to construct new dwellings that are energy efficient, low-impact buildings that include storm water management, water conservation, drought-resistant landscaping and minimal impervious surfaces.
- .11 Encourages residents to retrofit and construct energy efficient and low-carbon homes in accordance with the Regional District's *Building Climate Resilience in the Okanagan: A Homeowner's Resource Guide*.

Commented [AWS4]: I'm not a development planner, but this confuses me given the other statements in this document.

Commented [AWS5]: At a minimum, I'd recommend that if the RDOS is directing growth to Willow Beach (until it's reconsidered in the RGS update), it should change it's development servicing bylaw to require new flood construction levels.

Commented [AWS6]: Thank you!

developed) the suitability of maintaining its status as a Rural Growth Area is questionable. The Rural Growth Area boundary shown in Figure 13.

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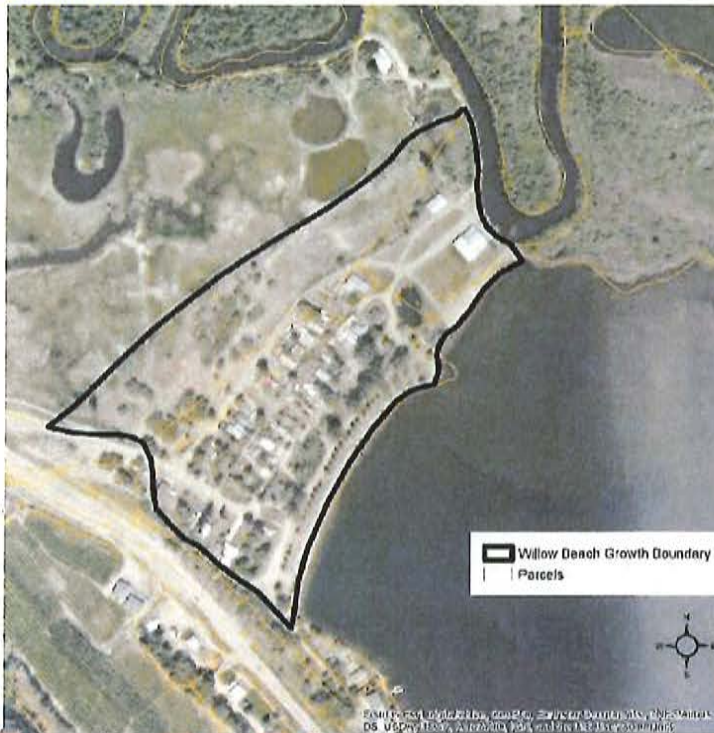


Figure 13: Willow Beach Rural Growth Area Containment Boundary

6.4 Objectives

- .1 Manage growth within the Plan Area by directing residential development to the designated Rural Growth Areas subject to servicing (water and wastewater) requirements.
- .2 Accommodate anticipated growth while maintaining the rural character and conserving the natural environment of the Plan Area.
- .3 Consider limited new development in other existing settlement areas where appropriate and in keeping with this OCP's broad goals and policies.

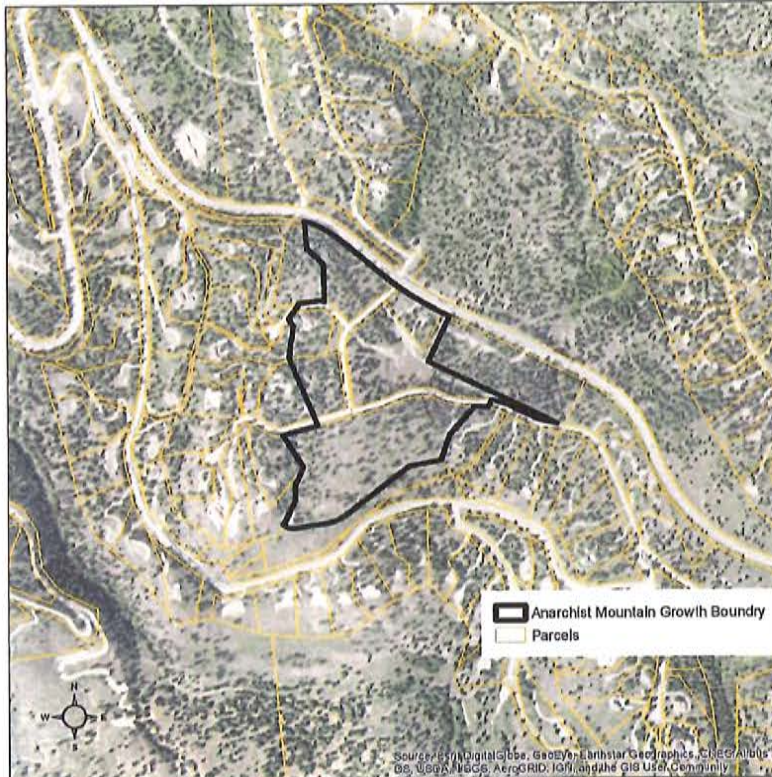


Figure 12: Anarchist Mountain Growth Area Boundary

6.3.2 Willow Beach Rural Growth Area

The Regional District's South Okanagan Regional Growth Strategy Bylaw has designated Willow Beach as a Rural Growth Area. Due to the location of the site within the floodplain associated with Osoyoos Lake as well as the Okanagan River channel and the limited infrastructure servicing available growth potential is seen to be limited.

In recognition that the Willow Beach site does not meet the criteria established for Rural Growth Areas (i.e. established rural settlement areas with a minimum of 200 lots and/or dwelling units; community water or community sewer services in place; existing commercial or industrial; and development pre-determined through zoning, but not yet

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Commented [AWS3]: And the flood risk will increase over the next 25 years due to climate change.

Together, the Anarchist Mountain and Willow Beach Rural Growth Areas have the capacity to add an additional 374 units. This exceeds the projected need for 212 new dwellings by 2031, which would be required to meet the upper-bound population growth scenario of 1.5%.

6.3 Rural Growth Area Development Considerations and Constraints

Future growth and development in the two designated Rural Growth Areas will be influenced by a number of potential development constraints and considerations. These constraints and considerations are summarized by area on the following pages. Approximate Rural Growth containment boundaries are illustrated in accompanying figures.

The Regional Board recognizes that to create a continuous boundary to contain growth there are properties within the boundary that are protected from development by provincial legislation and Development Permit Area regulations. It is not the intention of the Regional Board to encourage development of land within designated Agricultural areas or land identified as environmentally sensitive or watercourse development permit areas and terrain hazards within the defined growth boundary. Land with these designations or characteristics should continue to be protected from development.

6.3.1 Anarchist Mountain

The Regional District's South Okanagan Regional Growth Strategy Bylaw has designated Anarchist Mountain as a Rural Growth Area. Due to the geographic extent and rural-residential character of this area (e.g. parcels are generally not less than 1.0 ha in area spread out over an area representing two thousand hectares), future higher residential density and mixed-use growth potential is seen to be limited.

In recognition that the Anarchist Mountain area does not meet three of the criteria established for Rural Growth Areas (i.e. established rural settlement areas with a minimum of 200 lots and/or dwelling units; community water or community sewer services in place; and existing commercial or industrial) the suitability of maintaining its status as a Rural Growth Area is questionable.

Feedback from area residents provided through community surveys further indicated that there is limited desire for increased development in the area (although there is a desire for improved services). The Rural Growth Area boundary shown in Figure 12 is based on the boundaries of the commercial area, which is seen to be the most likely location for the development of community infrastructure and mixed-uses in future.

6.2 Rural Growth Areas and Capacity

Based on a projected population increase of up to 1.5% per year (see Section 3.5), the Plan Area's population could increase by approximately 470 people by 2031. Based on 2.3 people per household (2016 Census Canada figures), this indicates a potential need for the Plan Area to accommodate 205 new homes over the next 15 years.

Additional population estimate (2031)	470
Persons per household	2.3
New dwellings	205

Figure 10: New Dwelling Unit Requirements Projections

There are significant undeveloped areas designated for residential uses (including residential and small and large holding designations) in the existing rural growth areas. The Anarchist Mountain area contains 314 undeveloped Small Holdings (SH) and Large Holdings (LH) designated parcels.

Development concepts for the Willow Beach area indicate a capacity for around 80 single detached units. Accounting for the existing development at the site that would be replaced by proposed development, the Willow Beach area has a capacity to supply around 50 net new dwelling units.

Commented [AWS1]: As development increases on Willow Beach, the RDOS should ensure that there is infrastructure (ramps, access etc.) for mulch harvesting/rototilling equipment.

Commented [AWS2]: The area where Willow Beach is located is in a high flood risk zone. Serious consideration should be given to flood construction levels and flood mitigation measures when approving development.

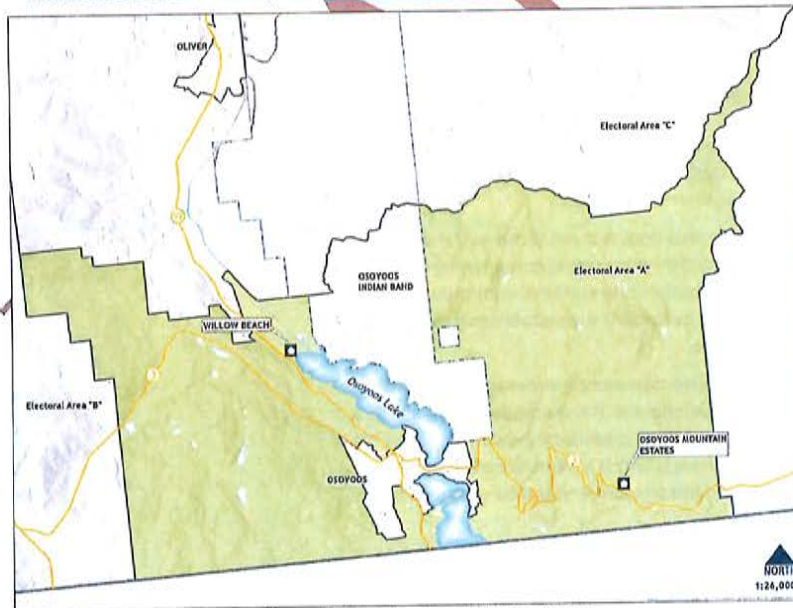


Figure 11: Plan Area Rural Growth Areas

September 29, 2020

To RDOS Board of Directors:

OCP Concerns & Recommended Solutions – Anarchist Mountain

1. **Wildfire** is the **biggest threat and risk to the community**. As such, the Official Community Plan needs to address the following areas to mitigate the hazards from wildfires:
 - a. **Support the development of Community Wildfire Protection Plan (CWPP) specifically for our community**. We are identified as living in a high to very high risk of wildfire area. A CWPP requires funding to support the use of consultants to develop an understanding of fire behavior based on our specific area – unique topography, severe climatic conditions (high temperatures, low humidity, winds, dry lightning strikes), fire prone vegetation (coniferous trees, sage brush, tall dry grass), homes interspersed amongst empty lots/large tracks of vacant land. The plan would identify (based on science/history) how fires are likely to behave, where they will start, what path they will take, the severity, etc. We can then look at a few scenarios and compare them against what our current capabilities are on how well we are prepared to deal with them, and identify our gaps. Based on the gaps, we can provide specific recommendations for the AMFD, the community, and our FireSmart committee on how to better prepare our community against the threat of Wildfires.
 - b. **Environmentally Sensitive Development Permit (ESDP) areas or “Pink Zone” on private lands contradicts Fire Smart principles and limits a property owner’s ability to protect** their property and neighbouring properties from the impact of wildfire in the community. i.e. no raking of needles, no thinning of trees, no cutting brush/tall grasses, etc. A house that is FireSmarted has a much better chance of surviving both the initial fire storm and subsequent spot fires than a house that is not - that is a fact. Depending on how much warning is available and the type of wildfire, the fire department and Forestry will triage the emergency, determine which assets are defensible, and deploy their limited resources in a manner that provides the most benefit to the aggregate community - that may be a bitter pill to swallow but that too is a fact.
 - c. **Building Code and/or building permit process** does not provide a fire smart audit/guidance at the design phase. The time to influence the use of fire resistant building materials and designs is when the property is being contemplated not after it has been built. Need to increase distance of propane tanks from the home, encourage use of fire resistant materials, incorporate use of external sprinklers, space outbuildings further from homes, etc. Our FireSmart committee members can assist in this process. We DO NOT SUPPORT the use of a Development Permit that creates added bureaucracy and cost by requiring the use of a "Qualified Professional," imposes a bond on the property to ensure compliance and makes use of bylaw enforcement officers and the threat of penalties to enforce compliance. For Anarchist Mountain, a much simpler approach, with no cost to government or homeowner would be to add a box (and required signature) on the permit process that requests that the new homeowner get in contact with the local FireSmart committee (chairperson) and/or local Fire Chief to have a discussion and/or complete a FireSmart audit, on what to consider in their home design and property to mitigate the dangers of wildfire in our area. This would all be based on education without enforcement. There could be a spot on the application whereby we provide a signature that the conversation took place as a condition of advancing the permit. I believe we have enough knowledge and expertise in our local area to educate the prospective owner of the hazards and advise on what to do to mitigate wildfire

impacts. We also understand that not everyone will listen to our advice and to that I say "fine," up to them, " but recognize that as part of the triage process, the local Fire Department will determine whether a structure is defensible and will likely skip past their home if it has been built largely of combustible materials and not FireSmarted". Our limited resources (water, equipment and firefighters) will be deployed where they can maximize the benefit to the community. Using this approach, we will open a dialogue that is collaborative, inclusive, welcoming, and encourage homeowners to work together harmoniously within our community AND by adopting this approach the vast majority will be supportive and comply.

d. **Infrastructure Limitations** (as they relate to fire fighting and wildfires).

- i. Many roads have only 1 point of access/egress to the principal road (Hwy 3). This not only jeopardizes the safety of our residents in the event of a wildfire, but also determines whether the AMFD can safely be deployed to fight a fire.
- ii. No fire hydrants and few open water storage ponds available to fight fires.
- iii. No natural gas lines. As such many residents have propane storage tanks in close proximity to their homes which create a severe risk in the event of a wild fire.

e. **Issues with some absentee land owners**

- i. Many empty lots, conservation lands, and crown lands are not FireSmarted which limit the effectiveness of those neighbouring properties that do FireSmart and limit the overall effectiveness of FireSmarting initiatives within the community.
- ii. Some temporary residents camp during weekends, light campfires during dry months and can pose a threat to others. A wildfire last year on Raven was a recent example initiated by an owner departing their site and not fully extinguishing their camp fire. Other issues - garbage is left behind on departure from "camped lands" attracting bears, disposal of sewage on ground where no sewage tanks exist.

2. **Community Wants to Maintain A Rural Lifestyle.** Most residents have chosen to live on Anarchist Mountain to enjoy the wildlife, space, peace, freedom, tranquility and environmental beauty of a rural lifestyle free of traffic, noise, pollution, etc. A place where neighbours help neighbours, the community works together to help each other. To support this lifestyle:

- i. **Limit any future development to large rural lots.** Currently they range from 5(?) to 160 acre parcels.
- ii. **No traffic lights** – some feel they are needed as Hwy 3 traffic increases, majority oppose.
- iii. **Street lights only at the intersection of where a road intersects Hwy 3.** This is also a safety requirement in the winter as we experience many foggy days that limit visibility. **Many in the community do not fully support this initiative as it creates light pollution. A more acceptable solution may be to add only amber lights at these critical intersections that are more effective in cutting through fog and to only operate during the winter months when fog is more prevalent.**
- iv. **Maintain our ability to house farm animals on larger parcels** - horses, livestock, chickens, sheep, goats, etc. Currently this is allowed based on parcel size and zoning, we do not want to lose or dilute this.
- v. **Maintain ability to be self-sufficient** - grow our own food, supply our own power through solar or wind. Recognize there needs to be a limit on size of structures to not obstruct others views, etc.
- vi. **Limit commercial developments to neighbouring towns.** Do not allow commercial cannabis growing operations. Support community markets.
- vii. **Ensure there are no arbitrarily government imposed rules, restrictions, and bylaws implemented without first consulting and gaining agreement from members of the community.** A process

including community engagement and agreement must be followed. Do not limit the ability of a property owner to use their land to support a rural lifestyle.

3. Address Other Infrastructure Limitations

- i. **Lack of high-speed internet.** Residents currently make use of either satellite or cellular service, both have limited bandwidth, are slow at times, and expensive relative to high speed fiber optic options available to urban centers.
- ii. **Ensure residents can continue to have access to good quality well water.** Anything that may jeopardize the current aquifers that supply good quality well drinking water needs to be addressed. Any new development must only be approved after an extensive hydrology study verifies ample well water exists to support the added development without impacting current users.
- iii. **Support the development of a Community Hall.** Although land has been put aside for a future community hall, the community lacks a structure that it can use for all of its community functions.

Building community involvement in the preservation and enjoyment of Anarchist Mountain's natural and cultural environment.

I hope this will offer a better insight into our fire and community preparedness priorities.

Thank you,

Jamie

Jamie V. Wright
President, AMCS



Christopher Garrish

From: Candy Anders [REDACTED]
Sent: October 17, 2020 5:08 PM
To: Christopher Garrish
Subject: OCP Area A

I am somewhat tardy in sending this email however I wanted to comment on some observations made at the OCP Open House at Sonora Centre in Osoyoos about a month ago that you and the consultants coordinated.

What I believe was new or forgotten information to many area residents is the background that was shared at the meeting regarding the early work that Adrian Erickson and Regal Ridge had done regarding the defining of properties in getting this development going in the first place. I think if this was known and appreciated by some residents, it may have saved you some of the frustration received regarding the pink zone issue.

Further to this, it gave me a better understanding of some possible background behind the question on the OCP Survey regarding Rural Growth Areas Anarchist and Willow Beach. I was confused by the survey question and if I had known the work done by RR including consideration for potential incorporation in the future, I and possibly others may have answered the question differently. Many things have happened since Regal Ridge was developed and many residents are relatively new to the area.

My 2 cents worth :-)

Residents enjoy living in the area and one of the reasons we chose to move here was the caring feeling of this being a good place to call home and that it did not have the hodge podge atmosphere we saw in some other parts of BC. Hopefully it remains this way with good stewardship, pride of ownership and enjoyment now and for future generations.

Thank you for the work you do on our behalf.

Attention: Chris Garrish

Candy Anders <[REDACTED]>

Thu 9/10/2020 3:46 PM

To: Planning E-Box <planning@rdos.bc.ca>

Email to: Chris Garrish

Mark Pendergraft

After time mulling over some things, I am writing to express my thoughts and concerns regarding a few current topics.

OCP - in general, I am in favour of it and very pleased with the cooperation and communication you have had with the FireSmarting team. I support FireSmarting principles including concern about vacant properties' responsibilities, use of proper building materials and concern about access on roads with no alternative access.

Defining the area as rural is a bit ambiguous. For example, on Anarchist Mountain in the former Regal Ridge development, we have a country lifestyle yet enjoy the benefits similar to towns with good roads and maintenance/service, garbage and recycling pickup etc. I recommend more support in the management of invasive weeds on both public and private lands, unsightly premises, temporary residents (i.e. weekenders, seasonal) where there is risk of fire, garbage/wildlife risk, sewage improperly disposed of etc. I am okay with RV's where the property owner is actively building their home as most are acting responsibly.

EDSP - although this is a separate initiative of RDOS and was recently cancelled at your board meeting, the concerns of the 'pink zone' in this area seemed to overshadow many things. It had some areas of merit and I am supportive of the concerns raised regarding Firesmarting, thank you for listening to that team. What does bother me is this pink zone thing (i.e. building permit infractions) seemed to overshadow other things in the community for a while and the initiative taken by some ticked off by fines encouraged others to oppose any other proposed bylaw (i.e. metal structures) based on a 'no more rules' philosophy. The July 29 letter on Anarchist Community Society website suggesting to residents what to complain about to the RDOS is not necessarily the opinion of all residents including newer residents who do not know the history.

For example, the letter spoke about a 'broad brush' complaint.....I am of the opinion that the RDOS does not go out of its way to make rules unless there is a concern/need for it. Highlighting the metal storage containers proposed bylaw is not necessarily the opinion of the whole community. Although I understand perhaps the issue started with concern in Apex, let's address it before it does become a problem in other parts of the district. Concerns include safety, environmental and property values, pride of ownership and living in the RDOS.

Thank you for the opportunity to voice my concerns and opinions. If you wish to contact me, my contact information is below.

Best regards,
Candy Anders

9/15/2020

Mail - Planning E-Box - Outlook



The following pages of text comes unaltered from Encyclopædia Britannica (1911) as found on the internet, and I have only coloured the specific references to “**small holding(s)**”, “**agricultural**” and “**land**” and “**rural**”. The footnotes are mine, and the link between these ▲ words has been very strong through the centuries, which is one reason not to change the OCP Bylaw for Area “A”.

Please continue to have the Small Holdings that are within the Agricultural Lane Reserve with a Rural Land Use Designation. There is no comparison between the 14 ALR Small Holdings in the areas dubbed “North West Osoyoos Lake” (in the heading of Section 7.2), and the many non-ALR Small Holdings in the area dubbed “Anarchist Mountain” (in the heading of Section 7.4), and (in passing) there are NO Small Holdings AT ALL in the area dubbed “Osoyoos Lake South” (in the heading of Section 7.3). (And those in the Old Richter Pass Road area also seem to have been omitted from the OCP Bylaw Update.)

ALLOTMENTS AND SMALL HOLDINGS. As the meaning of these terms in **agricultural** tenure varies in different localities, it may be as well to say at once that for the present purpose they are definable as pieces of **land** detached from cottages, and hired or owned by labouring men to supplement their main income.¹ We do not include any farm, however small, from which the occupier derives his entire support by dairying, market-gardening, or other form of *la petite culture*. So, also, no account is taken of the tiny garden plot, used for growing vegetables for the table and simple flowers, which is properly an appurtenance of the cottage. Clearing away what is extraneous, the essential point round which much controversy has raged is the labourer's share in the **land**. The claim advanced depends upon tradition. In **agriculture**, the oldest of all industries, a cash payment is not even now regarded as discharging the obligations between master and servant. Mr Wilson Fox, in reporting to the Board of Trade on the earnings of **agricultural** labourers in Great Britain, gives, as a typical survival of an old custom, the case of a shepherd whose total income was calculated at £60 a year, but who got only £16 in money, the rest being made up by rights of grazing livestock, growing crops on his master's **land**, and kindred privileges. That is exactly in the spirit that used to pervade **agriculture**, and doubtless had its origin in the manorial system. If we turn back to the 13th century, from Walter of Henley's *Husbandry* it will be seen that practically there were only two classes engaged in **agriculture**, and corresponding with them were two kinds of **land**. There were, on the one hand, the employer, the lord, and his demesne **land**; on the other, the villeins and the **land** held in villeinage. Putting aside for the moment any discussion of the exact degree of servitude, it will be seen that the essence of the bargain was that the villein should be permitted to cultivate a virgate of **land** for his own use in return for service rendered on the home farm. This is not altered by the fact that the conditions approached those of slavery, that the villeins were *adscripti glebae*, that in some cases their wives and sons were bequeathed by deed to the service of religious houses, and that in many other respects their freedom was limited. Out of this, in the course of centuries, was developed the system prevailing today. Lammas **lands** are indeed a survival from it. There are in the valley of the Lea, and close to London, to take one example, **lands** allotted annually in little strips till the crops are carried, when, the day being fixed by a reeve, the **land** becomes a common pasture till the spring closing takes place once more. Perhaps the feature of this old system that bears most directly on the question of allotments was the treatment of the waste of the manor. The lord, like his tenants, was limited by custom as regards the number of beasts he could graze

¹ From Webster's New International Dictionary, Second Edition (1934), p. 2373: **Small holding**, (Eng. Law) – A piece of **land** detached from a cottage, and hired or owned by a laboring man and cultivated to supplement his main income; – so called with reference to statutes intended to promote the acquisition of such **holdings** (**Small Holdings and Allotment Acts, 1908, 1926**). In this sense the term does not include any farm, however small, from which the occupier derives his main support. See Allotment, 3.

on it. After the havoc of the Black Death in 1349, many changes were necessitated by the scarcity and dearness of labour. It became less unusual for **land** to be let and for money payment to be accepted instead of services. There was a great demand for wool, and to conduct sheep-farming on a large scale necessitated a rearrangement of the manor and the enclosure of many common fields under the statute of Merton and the statute of Westminster the Second.² Nevertheless, up to the 18th century, a vast proportion of **agricultural land** was technically waste, on which rights of common were exercised by yeomen, some of whom had acquired holdings by the ordinary methods of purchase or inheritance, while others had merely squatted and built a house on the waste. It is to this period that belongs a certain injustice to which the peasantry were subject. No reasonable doubt can be entertained of the necessity of enclosure. Husbandry, after long stagnation, was making great advance; and among others, Arthur Young raised his voice against the clumsy inconvenient common fields that were the first to be enclosed. Between 1709 and 1797 no fewer than 3110 acts, affecting, as far as can be calculated, about 3,000,000 acres, were put into operation. They seem mostly to have been directed to the common fields. In the first half of the 19th century the movement went on apace. In a single year, 1801, no fewer than 119 acts were passed; and between 1801 and 1842 close on 2000 acts were passed - many of them expressly directed to the enclosure of wastes and commons. The same thing continued till 1869. It touched the peasant directly and indirectly. The enclosure of the common fields proved most hurtful to the small farmer; the enclosure of the waste injured the labourer by depriving him, without adequate compensation, of such useful privileges as the right to graze a cow, a pig, geese or other small animals. It also discouraged him by tending to the extinction of **small tenancies** and freeholds that were no longer workable at a profit when common rights ceased to go with them. The industrious labourer could previously nourish a hope of bettering his condition by obtaining a **small holding**. Yet though the labourer suffered, impartial study does not show any intentional injustice. He held a very weak position when those interested in a common affixed to the church door a notice that they intended to petition. As Mr Cowper (afterwards Lord Mount Temple) said in the House of Commons on the 13th of March 1844, "the course adopted had been to compensate the owner of the cottage to whom the common right belonged, forgetting the claims of the occupier by whom they were enjoyed"; and in the same debate Sir Robert Peel pointed out that not only the rights of the tenant, but those of his successors ought to have been studied. The course adopted divorced the labourer from the soil.

Parliament, as a matter of fact, had from a very early period recognized the wisdom of contenting the peasant. In the 14th century the labourer lived in rude abundance. Next century a **rural** exodus began, owing to the practice of enclosing the **holdings** and turning them into sheep walks. In 1487 an act was passed enjoining landlords to "keep up houses of husbandry," and attach convenient **land** to them. Within the next hundred years a number of similar attempts were made to control what we may call the sheep fever of the time. Then we arrive at the reign of Elizabeth and the famous **Small Holdings Act passed in 1597** - an anticipation of the three-acres-and-a-cow policy advocated towards the end of the 19th century. It required that no person shall "build, convert or ordain any cottage for habitation or dwelling for persons engaged in husbandry" unless the owner "do assign or lay to the same cottage or building four acres of ground at the least." It also provided against any "inmate or under-sitter" being admitted to what was sacred to one family. This measure was not conceived in the spirit of modern political economy, but it had the effect of staying the **rural** exodus. It was repealed in 1775 on the ground that it restricted the building of cottages. By that time the modern feeling in favour of allotments had begun to ripen, and it was contended that some compensation should be made to the labourers for depriving them of the advantages of the waste. Up to then the English labouring rustic had been very well off. Food was abundant and cheap, so were clothes and boots; he could graze his cow or pig on the common, and also obtain fuel from it. Now he fell on evil days. Prices rose, wages fell, privileges were lost, and in many cases he had to sell the patch of **land** whose possession made all the difference between hardship and comfort. All this was seen plainly enough both by statesmen and private philanthropists. One of the first experiments was described by Sir John Sinclair in a note to the report of a select committee of the House of

² The second statute (1285) of king Edward I has become known as *De donis conditionalibus*.

Commons on waste **lands** in 1795. About 1772 the lord of the manor of some common able **lands** near Tewkesbury had with great success set out 25 acres in allotments for the use of some of the poor. Sir John was very much struck with the result, and so heartily applauded the idea that the committee recommended that any general enclosure bill should have a clause in it providing for "the accommodation of **land**." Sir Thomas Bernard and W. Wilberforce took an active part in advocating the principle of allotments, on the ground, to summarize their argument in language employed later by a witness before the House of Commons, that "it keeps the cottagers buoyant and makes them industrious." In 1806, at the suggestion of the rector, a clause assigning an allotment of half an acre to every cottage was inserted in an enclosure bill then under consideration for the parish of Broad Somerford in Wiltshire. This was done, "and the example was followed by nearly every adjoining parish in that part of Wiltshire." Passing over several praiseworthy establishments of allotments by private persons, we come to 1819, when parliament passed an act akin in spirit to several that came into existence during the later portion of the Victorian era. It empowered the churchwardens and overseers of any parish, with the consent of the vestry, to purchase or hire **land** not exceeding 25 acres, and to let it in portions to "any poor and industrious inhabitant of the parish." This was amended in 1831 by an act extending the quantity of **land** to 50 acres, and also conveying an important new power to enable the same authorities to enclose from any waste or common, land not exceeding 50 acres to be devoted to the same purpose. This was followed next year by an act relating to fuel, and in 1834 the Poor Law Commissioners reported favourably on the principle of granting allotments. In 1843 an important inquiry into the subject was made by a committee of the House of Commons, which produced a number of valuable suggestions. One consequence was the bill of 1845, brought into parliament by Mr Cowper. It passed the House of Commons; and there Mr Bright made a remark that probably summarized a general opinion, since it never came to a third reading in the House of Lords. He said that "the voluntary system of arrangement would do all the good that was expected to accrue from the allotment system."

At this point in the history of the movement it may be as well to pause and ask what was the net result of so much legislation and benevolent action. Messrs Tremenheere and Tufnall, who prefixed an admirable epitome of what had been done to the report of the commission "appointed to inquire into the employment of women, young persons and children in **agriculture**" (1867), expressed considerable disappointment. Between 1710 and 1867, 7,660,413 statute acres were added to the cultivated area of England and Wales, or about one-third of the area in cultivation at the latter date; and of this total, 484,893 acres were enclosed between 1845 and 1867. Of the latter, only 2119 acres were assigned as public allotments for gardens to the labouring poor. It was found to be the case, as it is now, that **land** was taken up more readily when offered privately and voluntarily than when it came through official sources. Meanwhile competent and thoughtful men saw well that the sullen discontent of the peasantry continued, in Lord Bacon's phrase, to threaten "the might and manhood of the kingdom." It had existed since the beginning of the Napoleonic wars, and had become more articulate with the spread of education. We shall see a consciousness of its presence reflected in the minds of statesmen and politicians as we briefly examine the later phase of the movement. This found expression in the clauses against enclosure introduced by Lord Beaconsfield in 1876, and gave force to the three-acres-and-a-cow agitation, of which the more prominent leaders were Joseph Arch and Jesse Collings. In 1882 the Allotments Extension Act was passed, the object of which was to let the parishioners have charity **land** in allotments, provided it or the revenue from it was not used for apprenticeship, ecclesiastical or educational purposes. A committee of the House of Commons, appointed in 1885 to inquire into the housing of the working classes, reported strongly in favour of allotments, and this was followed in 1887 by the Allotments Act - the first measure in which the principle of compulsory acquisition was admitted in regard to other than charity lands. Its administration was first given to the sanitary authority, but passed to the district councils when these bodies were established in 1894. The local body is empowered to hire or purchase suitable **land**, and if they do not find any in the market they are to petition the county council, which after due inquiry may issue a provisional order compelling owners to sell **land**, and the Local Government Board may introduce a bill into parliament to confirm the order. It was found that the sanitary authority did not carry out the scheme, and in

1890 another act was passed for the purpose of allowing applicants for allotments, when the sanitary authority failed to provide **land**, to appeal to the county council. Judging from the evidence laid before the commission on **agricultural depression (1894)**, the act of **1887** was not a conspicuous success. Most of the witnesses reported in such terms as these - "the Allotments Act has been quite inoperative in Cornwall"; "the act has been a dead letter in the district (Wigtownshire)"; "the Allotments Act has not been in operation in Flintshire"; "nothing has been done in the district of Pembrokeshire under the act." No evidence whatever was adduced to show that in a single district a different state of things had to be recorded. From a return presented by the Local Government Board to parliament in **1896** we learn that eighty-three rural sanitary authorities had acquired **land** for allotment prior to the 28th of December **1894**, the date at which these authorities ceased to exist under the provisions of the Local Government Act **1894**. **Land** was acquired by compulsory purchase in only one parish; by purchase or agreement in eighteen parishes; by hire by agreement in 132 parishes. The total acreage dealt with was **1836** acres 1 rood 34 poles, and the total number of tenants 4711. The number of county councils that up to the same date had acquired **land** was twelve, and they had done so by compulsory purchase in one parish, by purchase or agreement in five parishes, by hire by agreement in twenty-four parishes. The total area dealt with was only 413 acres 1 rood 5 poles, and the total number of tenants 825. The complete totals affected at the date of the return (August 21, **1895**) by the acts, therefore, were 2249 acres 2 roods 29 poles, and 5536 tenants. A considerable extension has taken place since.

The **Small Holdings Act** introduced by Mr Henry Chaplin, and passed by parliament in **1892** was an attempt to appease the **rural** discontent that had been seething for some time past and was silently but most eloquently expressed in a steady migration from the villages. The object of this measure was to help the deserving labouring man to acquire a **small holding**, that is to say, a portion of land not less than one acre or more than fifty acres in extent and of an annual value not exceeding £50. It is not necessary here to describe the legal steps by which this was to be accomplished. The essence of the bargain was that a fifth of the purchase money should be paid down, and the remainder in half-yearly instalments spread over a period not exceeding fifty years. But if the local authority thought fit a portion of the purchase money, not exceeding one fourth, might remain unpaid, and be secured by a perpetual rent charge upon the holding. It cannot be said that this act has attained the object for which it was drawn up. From a return made to the House of Commons in **1895** it was shown that eight county councils had acquired **land** under the **Small Holdings Act**, which amounted in the aggregate to 483 acres. A further return was made in **1903**, which showed that the total quantity of **land** acquired from the commencement of the act up to the end of **1902** was only 652 acres.

It is, however, an English characteristic to prefer private to public arrangements, and probably a very great majority of the allotments and **small holdings** cultivated in **1907** were due to individual initiative. There are no means of arriving at the exact figures, but data exist whereby it is at least possible to form some rough idea of them. It is not the custom to give in the annual **agricultural** returns any statement of the manner in which **land** is held, and the information is to be found in the returns presented to parliament from time to time. From the following table, which includes both the **holdings** owned and tenanted, it will be seen that between **1895** and **1904** the tendency was for the **holdings** to decrease in number; while the **holdings** of from 50 to 300 acres slightly increased, those from 5 to 50 acres were almost stationary, and there was a decrease in those between 1 and 5 acres.

	1895.		1904.		These figures become doubly instructive when considered in connexion with the decline of the strictly rural population. It will, therefore, be useful to place beside them a summary published in a report on the decline of rural population in Great Britain issued by the ▼ Board of Agriculture and Fisheries in 1906.
	Number.	Per cent.	Number.	Per cent.	
1 to 5 acres	117,968	22.68	110,974	21.69	
5 to 50 "	235,481	45.28	32,476	45.44	
50 to 300 "	147,870	28.43	150,050	29.33	
Above 300 "	18,787	3.61	18,084	3.54	

Total.		520,106	100	511,584	100		
Class.	1881.	1891.	1901.	Increase (+) or Decrease (-).			These figures must of course be approximate. The effect of recent development in methods of travelling ³ and the growing custom for townsmen either to live wholly in the country or to take week-end cottages, has
				1881 - 1891.	1891 - 1901.		
	No.	No.	No.	No.	No.		
Farmers and Graziers	279,126	277,943	277,694	- 1,183	- 249		
Farm Bailiffs and Foremen	22,895	21,453	27,317	- 1,442	+ 5,864		
Shepherds	33,125	31,686	35,022	- 1,439	+ 3,336		
Agricultural Labourers	983,919	866,543	689,292	- 117,376	- 177,251		

made it impossible to draw a strict line of demarcation between **rural** and urban populations. Still they are near enough for practical purposes, and they amply justify the efforts of those who are trying to stay the **rural** exodus.

While legislation had not, up to 1908, achieved any noteworthy result in the creation of **small holdings**, and still left doubts as to the practicability of re-creating the English yeoman by act of parliament, many successful efforts have been made by individuals. One of the most interesting is that of the earl of Harrington at Sleaford in Lincolnshire. In this case the most noteworthy feature is that between the landlord and the tenants there is a body called the South Lincolnshire **Small Holdings** Association, which took 650 acres from Lord Harrington on a twenty years' lease. These acres used to be let to four or five tenants. They were in 1905 divided among one hundred and seventy tenants. The **Small Holders'** Association guaranteed the rent, which works out at about 33s. per acre, to Lord Harrington. They let the men on yearly tenancy have it at about 40s. an acre, the difference being used to meet the expenses of dividing the **lands** into **small holdings**, maintaining drains, fences and roads connected with them, and other unavoidable outlays. In this way the landlord is assured of his rent, and the association has lost nothing, as the men were very punctual in their payments. But very great care was bestowed in choosing the men for the holdings. They were in a sense picked men, but men must be picked to work the business satisfactorily. Lincolnshire is pre-eminently a county of **small holdings**, and the labouring residents in it have been accustomed to the management of them from their infancy onwards. Here as elsewhere the provision of suitable houses formed a difficulty, some of the tenants having to walk several miles to their holdings. Lord Harrington availed himself as much as possible of the buildings that existed, dividing the old farm houses so as to make them suitable for the small tenants. At Cowbit farm, many of the ordinary labourers cottages, which were put up at a cost of about £300 a pair, have by the addition of little dairies and other alterations been made suitable for the tenants. From facts collected on the spot we have come to the conclusion that on the **small holdings** a good tenant makes an average profit of about £4 an acre, but on an allotment cultivated by means of the spade it would probably be at the rate of over £6 an acre. Lord Harrington was also successful in establishing **small holdings** on the Humberston estate in North Lincolnshire and on his Buckinghamshire estate, near Aylesbury. At Newport Pagnell the attempt failed because the demand was artificial, the ground arable, and the men not capable of dealing with it.

Other examples of the establishment of **small holdings** can only receive brief reference. The Norfolk **Small Holdings** Association acquired three farms at Whissonsett, Watton and Swafham, which are broken up into small lots and let mostly to the village tradespeople. Sir Pearce Edgecumbe established **small holdings** at Rew, some of which have been purchased by the occupiers, and Mr A. B. Markham created similar ownerships at Twyford (Leicestershire). At Cudworth in Surrey a group was formed, but the owners were actuated more by the desire to lead a simple life than to prove the remunerative value of **small holdings**. Mr W. J.

³ The automobile, of course!

Harris created **small holdings** in Devon, each of which is let on a life tenancy. There the **rural** exodus has been more than arrested. Mr James Tomkinson established in Cheshire a number of graduated **holdings**, so contrived as to offer the successful holders a chance of stepping upwards.

The earl of Harrowby made an interesting experiment on his Sandon estate in Staffordshire in the midst of a pretty, broken and undulating country. The estate consists of about 6000 acres, one-third of which is laid out in **small holdings**. These fall naturally into three divisions. First, there are those which belong to men who have regular employment, and would therefore find it impossible to cultivate any great quantity of **land**. Many of that class are anxious to have a **holding** of some sort, as it lends a certain elasticity to their incomes and provides them with a never-failing interest. One who may be taken as typical hired six acres with a good cottage and a large garden, paying a rent of £20 a year. When this **holding** was created it had already a suitable cottage, but £100 was needed to provide outbuildings, and Lord Harrowby's custom is to charge 5% on outlay of this kind. This £5, however, is included in the total rent of £20 paid for cottage, **land** and garden. The man was not only content, but wished to get some more **land**. The next class consists of those who have not enough **land** to live on but eke out their livelihood by casual labour. Usually a man of this sort requires from 35 to 50 acres of land mostly pasture. He can attend to it and yet give a certain number of days to estate work. The third class is that of the small farmer who gains his entire livelihood from the **land**. The obstacle to breaking up large farms into small lies of course in the expense of providing the necessary equipment. It has been found here that a cottage suitable for a small farmer costs about £400 to build in a substantial manner, and the outbuildings about £200. This makes an addition therefore of about £30 to the rent of the **land**. The ardour with which these tenancies were sought when vacant formed the best testimony to the soundness of the principle applied by Lord Harrowby.

A nest of **small holdings** was created at Winterslow, near Salisbury, by Major R. M. Poore. The **holders** completed the purchase by 1906, and the work may be pronounced a complete success. Major Poore originally conceived the idea when **land** was cheap in 1892, owing to the depression in **agriculture**. He purchased an estate that came into the market at the time. The price came to an average of £10 an acre, and the men themselves made the average for selling it out again £15 on a principle of instalments. His object was not to make any profit from the transaction, and he formed what is termed a Landholders' Court, formed of the men themselves, every ten choosing one to represent them. This court was found to act well. It collected the instalments, which are paid in advance; and of course the members of it, down to the minutest detail, knew not only the circumstances but the character of every applicant for **land**. The result speaks for itself. The owners are, in the true sense of the word, peasants. They do not depend on the **land** for a living, but work in various callings - many being woodmen - for wages that average about 15s. a week. The **holdings** vary in size from less than an acre to ten acres, and are technically held on a lease of 999 years, practically freehold, though by the adoption of a leasehold form a saving was effected in the cost of transfer. On the **holdings** most of the men have erected houses, using for the purpose chalk dug up from their gardens, it lying only a few inches below the surface. It is not rock, but soft chalk, so that they are practically mud walls; but being as a rule at least 18 inches thick, the houses are very cool in summer and warm in winter. Major Poore calculated that in seven years these poor people - there are not thirty of them altogether - managed to produce for their houses and **land** a gross sum of not less than £5000. This he attributed to the loyal manner in which even distant members of the family have helped.

The class of **holding** which owes its existence to the act of 1892 may be illustrated by the history of the Worcestershire **small holdings**. The inception of the scheme was due to the decline of the nail-making business, which caused a number of the inhabitants to be without occupation. Two candidates for election to the county council looking out for a popular cry found it in the demand for **land**. They promised to do their best in this direction, and thanks to the energetic action of Mr Willis Bund, the chairman, the act was put in force. Woodrow Farm, adjoining the village of Catshill in the neighbourhood of Birmingham, was purchased on terms that

enabled the **land** to be sold to the peasant cultivator at £40 an acre. They were paying this back at the rate of 4% on the purchase money, a rate that included both interest and sinking fund, so that at the end of forty years they would own the **small** estates free from encumbrance. The huge population of Birmingham is close to the properties. The men turned their attention mostly to strawberries, to which many acres were devoted. Costermongers would come out from Birmingham and buy the fruit on the spot, selling part of it to the villas on the way back, and part in the Birmingham market. The experience gained in working the act enabled the committee on **small holdings** to make a number of practical suggestions for future legislation.

It remains to note the passing in 1907 of a new English **Small Holdings and Allotments Act**,⁴ experience of which is too recent for its provisions to be more than indicated here. The act transferred to the Board of **Agriculture** the duties generally of the Local Government Board, and transferred to parish councils or parish meetings the powers and duties of **rural** district councils; it required county councils to ascertain the demand for **land** without previous representation to them, and gave power for its compulsory acquisition; and the maximum **holding** of an allotment was raised from one acre to five. Both compulsory purchase and compulsory hiring (for not less than 14 nor more than 35 years) were authorized, value and compensation being decided by a single arbitrator. A coercive authority was applied to the county councils in the form of commissioners appointed by the Board of **Agriculture**, who were to hold inquiries independently and to take action themselves in case of a defaulting county council. They were to ascertain the local demand for **small holdings**, and to report to the Board, who might then require a county council to prepare a scheme, which, when approved, it was to carry out, the commissioners being empowered to do so in the alternative.

Size of Holding .	Occupied by Owner.		Occupied by Tenant.		Total.	
	Whole.	More than half.	More than half.	Whole.		
	No.	No.	No.	No.	No.	
1¼ acres and under	109,169	8,759	34,779	305,413	458,120	<i>Foreign Countries.</i> - It remains to give a brief outline of what small holdings are like outside Great Britain. From the results of the Belgian Agricultural Inquiry of 1895 the following table has been compiled, assuming that one hectare = 2½ acres:-
1¼ acres > 5 acres	27,395	19,544	58,829	70,465	176,233	
5 acres > 10 acres	12,089	13,873	30,340	25,006	81,308	
10 acres > 50 acres	16,690	18,909	33,443	28,387	97,429	
50 to 100 acres	2,021	1,497	3,315	4,517	11,350	
Over 100 acres	903	470	1,417	2,395	5,185	
Total.	168,267	63,052	162,123	436,183	829,625	

It will be seen from this table that Belgium is pre-eminently a country of **small holdings**, more than half of the total number being under 50 acres in extent. Of course it is largely a country of market gardens; but as the **holdings** are most numerous in Brabant East and West Flanders and Hainault, the provinces showing the largest number of milch cows, it would seem that dairying and *la petite culture* go together.

There is a slight tendency for the **holdings** to decrease in number. In Germany⁵ the number of **small holdings** is proportionately much larger than in Great Britain. The returns collected in 1895 showed that there were 3,235,169, or 58.22% of the total number of **holdings** under 5 acres in area; and of these no fewer than 11% are held by servants as part of their wages. The table below compiled for the *Journal of the Board of Agri-*

⁴ This Act was passed in the House of Commons toward the end of 1907, and in the House of Lords in early 1908.

⁵ It should be noted that Germany had been unified in 1870, and that practices in constituent states may have differed greatly. France, however, had been a unified country since the French Revolution, feudal rights were abolished in the Spanish Netherlands (the current Belgium) in 1795, and Denmark had been a unified country for many centuries. For the Netherlands, see the **Comments** on the next page. In all these countries, the link between "**rural**", "**agricultural**" and "**small holdings**" was strong.

culture enable us to compare the other **holdings** with those of Great Britain. Great Britain, it will be seen, has over 40% of large farms of between 50 and 500 acres as compared with Germany's 12.6, while the latter has 86.8 of **small holdings**, compared with England's 58.6.

France also has a far larger proportion of **small holdings** than Great Britain: its cultivated area of 85,759,000 acres being divided into 5,618,000 separate holdings, of which the size averages a little over 15 acres as against 63 in Great Britain. Of the whole number, 4,190,795 are farmed by the owners, 934,338 are in *métayage*, and 1,078,184 by tenants. The leading feature is the peasant proprietary. Half of the arable, more than half of the pasture, six-sevenths of the vineyards and two-thirds of the garden **lands** are farmed by their owners. Comparison with Great Britain is difficult; but it would appear that, whereas only 11% of British 520,000 **agricultural holdings** are farmed by the owners, the proportion in France is 75%. A further point to be noted is that the average **agricultural** tenancy in France is just one-fourth of what it is in Great Britain, and the average owner-farmed estate only one-sixth.

Size of Holdings.	Germany.		Great Britain.		In France the tendency is for the very small holdings to increase in number owing to subdivision, with a consequent decrease of the size of the average holding . Between the years 1882 and 1892 there was a decrease of 138,237 in the total number of proprietors, the larger properties moving towards consolidation and those of the peasant proprietors towards subdivision.
	Number.	Per cent.	Number.	Per cent.	
5 to 50 acres	2,014,940	86.8	235,481	58.6	
50 to 500 acres	292,982	12.6	161,438	40.1	
Over 500 acres	13,809	0.6	5,219	1.3	
Total.	2,321,731	100	402,138	100	

Comment by JAdR: Translating the word “**small holding**” into Netherlands gives yet another indication between the words in red in the title of this Appendix 1. Google translate renders: **small holding** – noun – “klein boerenbedrijf”, “boerderijtje”, (that in a literal reverse translation gives “**small farming holding**”, “farmlet” (the diminutive form of the word for “farm”).

From Wikipedia: (It appears that in the **Republic of the United Provinces**, farmers did not own the **land** but paid **feu-duty** and **tenurial rents**, so the system was entirely different from that in Great Britain.) and **Abolition (of the feudal system):** In the southern provinces (modern-day Belgium) *heerlijkheden* and the associated rights were abolished after the French invasion of 1795. In the northern provinces (modern-day Netherlands) they were declared abolished around the same time as part of the inauguration of the Batavian Republic.⁶ This was formalised in the 1798 Batavian Constitution (Bataafsche Staatsregeling). A distinction was made between the feudal rights of appointment and patronage, which were completely abolished, and the income-related rights, which were more complicated. Some of these were feudal in nature and abolished. Others were similar to contractual or property rights and therefore their loss was compensable. Lordly claims for reparations flooded in. Some *heerlijkheid* rights were maintained or later restored as property rights and still exist today.

The overwhelming majority of the remaining rights disappeared in Belgium on the introduction of the 1830 constitution and in the Netherlands with the 1848 constitutional amendments. Most of the administrative

⁶ This was a vassal state of France. In 1806 Napoleon made his brother Louis “King of Holland”, but in 1810 he fired him again and annexed the country to France. Why? To draft 25,000 young men for his attack on Russia. A direct ancestor of mine was one of them, and unlike many, he returned from there. Sergeant van Barreloo lost his right arm in the service of Prince Willem, during the Battle of Quatre Bras, prior to the Battle of Waterloo, just southwest of Brussel!

functions of a *heerlijkheid* were transferred to the municipality and fell under the new Municipality Act (*Gemeentewet*). Responsibility for the manor courts and judicial system were taken over by the national government.

After this, the use of the title "Lord of..." is based on the ownership of the remaining non-abolished rights. To this day there are people in the Netherlands who use the title "Lord of...". Unlike in the U.K., there is no trade today in 'lord of the manor' titles.

Those interested in the formation of **small holdings** in Great Britain will find much to interest them in the history of Danish legislation. British policy for many generations was to preserve demesne **land**, and there are many devices for insuring that a spendthrift life-owner shall not be able to scatter the family inheritance; but as long ago as 1769 the Danish legislators set an exactly opposite example. They enacted that peasant **land** should not be incorporated or worked with estate **land**; it must always remain in the ownership and occupation of peasants. In this spirit all subsequent legislation was conceived, and the allotment law that came into force in October 1899 bears some resemblance to the English **Small Holdings** Act of 1892. It provides that labourers able to satisfy certain conditions as to character may obtain from the state a loan equal to nine-tenths of the purchase money of the **land** they wish to acquire. This **land** should be from 5 to 7 acres in extent and of medium quality, but the limits are from $2\frac{3}{4}$ to $10\frac{3}{4}$ acres in the case of better or poorer **land**. The total value should not exceed 4000 kr. (£222). The interest payable on the loan received from the state is 3%. The loan itself is repayable after the first five years by annual instalments of 4% until half is paid off; the remainder by instalments of $3\frac{1}{2}\%$, including interest. Provision is, however, made for cases where the borrower desired to pay off the loan in larger sums. Regulations are laid down regarding the transfer of such properties and also their testamentary disposition. The Treasury was empowered to devote a sum of 2,000,000 kr. (£111,000) to this purpose for five years; after that the **land** is subject to revision.

Number and Size of Holdings in Denmark in 1901.

Groups.		Number.	Percentage of Number.	Acreage.	Percentage of Area.	Average size in Acres.
Tøndeland ⁷ .	Acres.					
Under 1	Under 1.36	68,380	27.3	23,455	.3	.34
1 — 3	1.36 — 4	18,777	7.5	58,553	.7	3.12
3 — 27	4 — 36.7	93,060	37.2	1,408,549	15.8	15.14
27 — 108	36.7 — 147	60,872	24.4	4,459,077	50.1	73.25
108 — 216	147 — 294	6,502	2.6	1,272,398	14.3	195.69
Over 216	Over 294	2,392	1.0	1,674,730	18.8	700.14
Total.		249,983	100.0	8,898,762	100.0	35.59

Even before this law was passed Denmark was a country of **small holdings**, the peasant farms amounting to 66% of the whole, and the number is bound to increase, since the incorporation of farms is illegal, while there is no obstacle to their division. Between 1835 and 1885, the number of **small holdings** of less than one

⁷ **Adapted from Wikipedia:** The word "*tønde*" ("barrel" in Dansk) may originate from the area of fields one could seed with a barrel of grain seeds. The acre is the equivalent Anglo-Saxon unit. Because the official barrel size varied by country, the area unit does too. One barrel can be approximated as half a hectare. In Denmark the *tønde* was used as an official area unit until the introduction of the metric system in 1907. A *tønde* was divided in 8 *skæpper*, a *skæppe* was divided into 4 *fjerdingkar* and a *fjerdingkar* into 3 *album*. (My wife's maiden name is "Van Tonder" and yes, her family originated in the Town of Tønder, in Denmark. Tønder was granted port privileges by the Hanseatic League in 1243, making it Denmark's oldest privileged market town.

tøndekarthorn increased from 24,800 to 92,856. What gives point to these remarks is, that Denmark seems in the way to arrest its **rural** exodus, and was one of the first countries to escape from the **agricultural** depression due to the extraordinary fall in grain prices. The distribution of land in Denmark may be gathered from a glance at the preceding table for the compilation of which we are indebted to Major Craigie.

AUTHORITIES.—Walter of Henley's *Husbandry*; *The English Village Community*, by Frederic Seebohm; *Annals of Agriculture*, by Arthur Young; *The Agricultural Labourer*, by E. Kebbel; *Report on the Employment of Women and Children in Agriculture*, 1867 (historical sketch by Messrs Tremeneere and Tufnall); *A Study of Small Holdings*, by W. E. Bear; *The Law and the Labourer*, by C. W. Stubbs; "**Agricultural Holdings** in England and Abroad," by Major Craigie (*Statistical Society's Journal*, vol. i.); *The Return to the Land*, by Senator Jules Méline; *Land Reform*, by the Right Hon. Jesse Collings, M.P.; *Report on the Decline in the Agricultural Population of Great Britain*, issued by the Board of **Agriculture** and Fisheries; *Report of the Departmental Committee appointed by the Board of Agriculture and Fisheries to enquire into and report upon the subject of Small Holdings in Great Britain.* (P. A. G.)

(End of the entry under the term "Allotments and **Small Holdings**" in the 1911 Encyclopædia Britannica, which gives no reference at all to Canada or the United States of America.)

Copy of the text of an e-mail sent on 2020-08-27 at 1:47 PM.

(The one sent to the PAAB was a draft, while the text above is the final Appendix 1.)

Dear Members of the Property Assessment Appeal Board,

With your kind indulgence, we would like to submit an "Appendix 1" to our submission which is due by 4.30 p.m. today.

This is a copy of a draft, to be presented to the RDOS, about their DRAFT OCP Bylaw, to which our Response Letter refers on its Page 8 of 12.

This is a copy of the text about "**Small Holdings**" in Encl. Brit. (1911), with footnotes and e.g. a dictionary definition. The date 1594 should be 1597.

If the general belief is that English common law and statute law is valid in Canada unless repealed, might it be argued that **Small Holdings** is also a legal term?

In countries like e.g. Australia, Trinidad & Tobago and South Africa (the latter under codified Roman Dutch law), the word is used in legislation, always coupled with "**agricultural**" **land** use. I have asked a local Area "A" resident who happens to be a lawyer, for comments and possible emendations to the draft.

Due to this afternoon's deadline on Appeal 2020-17-00008, it would be appreciated for the record – as it seems to bear on the Response and Rebuttal Response.

Note its date – 2020-08-12 – which was before the Assessors two submissions were received.

Yours truly, Jacob and Lydia de Raadt, Osoyoos, B.C.

Jacob A. de Raadt

2020-08-31.

Mr. Christopher Garrish, MCIP,

Planning Manager, RDOS.

by e-mail.

Comments on the DRAFT Area "A" OCP Bylaw Update Bylaw dated 2020-07-17.

Dear Sir,

Please find attached my **initial comments** on the above document and its supporting documents, some of which are general and others are more specific, particularly as objections to how **"Small Holdings"** are dealt with in this OCP Update Bylaw, compared to the current OCP Bylaw. To explain this follows a comparison of the legends.

OCP	Designation	Schedule "B" of the existing Osoyoos Rural Official Community Plan Bylaw No 2450, 2008 (shown at far left)
Rural Designations:		counts as "Small Holdings" parcels with a "Rural Designation", (i.e. both within and those excluded from the Agricultural Land Reserve). The proposed "Schedule B" (DRAFT of 2020-06-01) (shown at left) seems to extinguish the word "Rural" from the Legend. Does this mean that a Small Holding stands to lose its current Rural Designation? That cannot be.
 Resource Area (RA)	 BL - Okanagan Basin Lakes	
 Agriculture (AG)	 AG - Agriculture	
 Large Holdings (LH)	 RA - Resource Area	
 Small Holdings (SH)	 LH - Large Holdings	
Existing Schedule "B" Legend.	 SH - Small Holdings	
	Proposed Schedule "B" Legend.	

Why? The word "Small holding" has a **legal definition**. From **Webster's New International Dictionary**, Second Edition (1934), p. 2373: **Small holding, (Eng. Law) – A piece of land detached from a cottage, and hired or owned by a laboring man and cultivated to supplement his main income; - so called with reference to statutes intended to promote the acquisition of such holdings (Small Holdings and Allotment Acts, 1908, 1926). In this sense the term does not include any farm, however small, from which the occupier derives his main support.** And there is (according to Encyc. Britt. (1911 ed.) a history of about 650 years about **small holdings** always being in a **rural** or **agricultural** area, which was entrenched in law by Queen Elizabeth I's statute (1597). One might argue that, just like the Royal Proclamation of 1763, it is still **valid in Canada**, since no law has overruled or superseded it. If so, RDOS would have no right, duty or privilege to change an English term in Law. **See Appendix 1.**¹

The DRAFT OCP Update of 2020-07-17 shows this in ► "Section 4.0 Official Community Plan Designations" on page 20 of 107: (a) Does this really mean that Small Holdings within the ALR are no longer to be considered as "Agricultural"? (b) Also, where has the " <u>Agricultural Protection Zone</u> " gone, which features so prominently in the current OCP, to protect lands designated as AG and SH?	Agricultural Designations	
	Agriculture	AG
	Rural Holdings Designations	
	Large Holdings	LH
	Small Holdings	SH

¹ This **Appendix 1** has also been submitted to the **Property Assessment Appeal Board**, as part of a 2020 assessment appeal rebuttal.

<p>Section 6.2 "Rural Growth Areas and Capacity" describes a different type of "Small Holdings" than those in Section 7.2. NONE of those at Anarchist Mountain are in the ALR.</p>	<p>There are significant undeveloped areas designated for residential uses (including residential and small and large holding designations) in the existing rural growth areas. The Anarchist Mountain area contains 314 undeveloped Small Holdings (SH) and Large Holdings (LH) designated parcels.</p>
<p>Section 7.1 on page 29 of 107 should exclude the phrase "Reflection Point" as it is not part of the "background" in</p>	<p>is no common name applied to the agricultural lands that predominate in the valley bottom to the north and south of the Town of Osoyoos, although specific place names such as "Reflection Point" and "Willow Beach" do exist.</p>
<p>the preceding or following background paragraphs, but a name that coined by a recent re-developer (Infinity). In fact, the original "Reflection Point" is not the spit of illegal truckload attrition into Osoyoos Lake in this area, but the high ground on the current Toor vineyard (Blue Sky), that reflected into the water of the cove of Osoyoos Lake, when seen from the north. This cove pre-existed the construction of the CP Railway in 1944 – and has now all been filled up and raised as Strata Lots 16 – 30 in Phase 2 of that disastrous development project. It is a phrase (name) to be avoided.</p>	
<p>Section 7.2 on page 30 of 107: the number 210 should be broken down between Low Density Residential and Small Holdings. I believe that there are only 14 Small Holdings.</p>	<p>Residential clusters can be found adjacent to Osoyoos Lake at 81st Street, 120th Avenue ("Reflection Point"), 87th Street, 95th Street and at "Willow Beach" (at the head of the lake). In total, there are 210 parcels zoned for Low Density Residential and Small Holdings uses in this area (as of 2020).</p>

(If the name "Reflection Point" is really needed in this Section (as a cluster), please mention this is a strata development, **the only one in the area**. The original Developer (Horse Whisperer) did not even apply for or mention a strata development at all, not even at the Public Hearing for rezoning of the land in September 2007. How a strata development was subsequently approved without a second Public Hearing, is not a question I can answer, but perhaps the OCP Update Bylaw should address this kind of perceived former anomalies, and add a section on ways to avoid such abuses and things.)

<p>Section 7.3 on page 31 of 107 has contains an error on Low Density Residential and Small Holdings uses: Of the 241 that are mentioned, NONE are small Holdings. The words "and Small holdings" can be deleted.</p>	<p>There are significant low density residential developments in this area, including 85th, 87th & 91st Streets on the west side of the lake and 33rd, 35th & 39th Streets on the east side of the lake. In total, there are 241 parcels zoned for Low Density Residential and Small Holdings uses in this area (as of 2020).</p>
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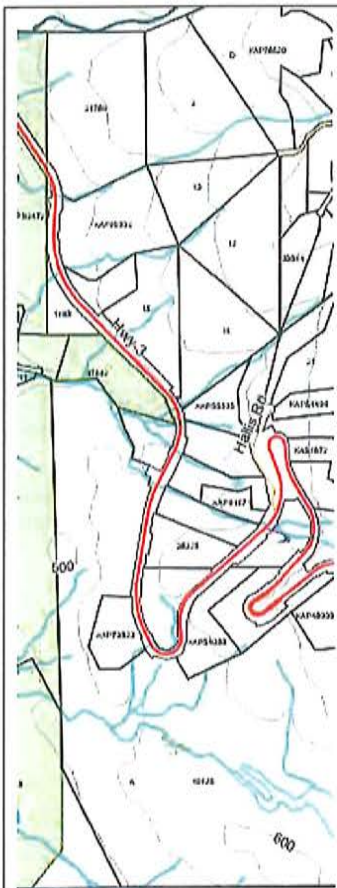
<p>Additionally, there are significant portions of ALR land in the Anarchist Mountain area designated as "Small Holdings" and an area along the northeast border of Electoral Area "A" that are ALR and designated as "Resource Areas."</p>	<p>Section 9.0 is very confusing. When comparing a 2014 ALR Map with the current OCP Bylaw's Schedule 'B', I noted that all the SH designated</p>
<p>parcels on Anarchist Mountain are not within the ALR. Where are these "significant portions of ALR land? The text in the DRAFT must be wrong! But if not, even these "Small Holdings" are very different to the 14 Small Holdings in the area mentioned above in Section 7.2. See the map on the next page. If Small Holdings <u>uses</u> are no longer going to be linked Agricultural <u>uses</u>, (as they ought to be from 1597, and as still recognized or inferred in the current OCP Bylaw, by using the legal term), could this not cause confusion within the OCP Update Bylaw? Should there perhaps be two kinds of "Small Holdings" – one in the ALR (14 of them) and one outside the ALR? The latter should not even be defined as Small Holdings but by a name that is more separate from "agriculture" like "Country Living". I believe that the adjacent Thompson-Niocola Regional District has done that with their Zoning Bylaw No. 2400, creating an SH-1 zoning. (But I might be wrong, because I cannot see an SH-2 zoning, and as you know, a zoning bylaw is different than an OCP bylaw.)</p>	

<p>Section 9.1 also shows the following on page 37 of 107: My comments: I believe it is appropriate to start distinguishing between "grapes" that are eaten as a "food" like most of the other phrases in</p>	<p>The Agriculture (AG) designation within the Plan Area applies to land used or intended to be used for an agricultural operation or activity. This includes the production of livestock, poultry, farmed game, fur bearing animals, crops, fruit, grain, vegetables, milk, eggs, honey, mushrooms, wood and fibre crops, grapes, and horticultural and aquaculture products, as well as activities associated with the production and processing of these items.</p>
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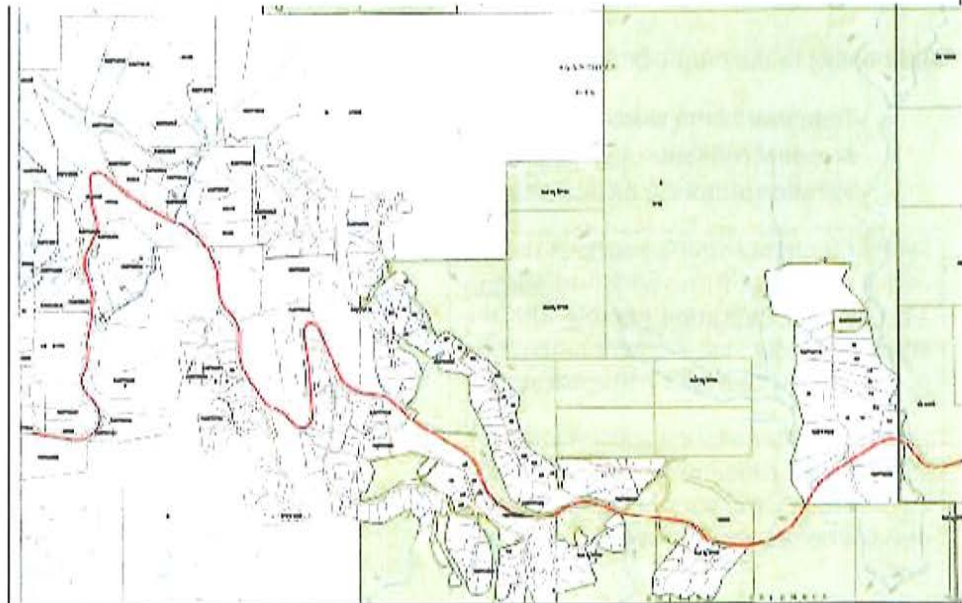
this paragraph ("livestock, poultry, farmed game, fur bearing animals, crops, fruit, grain, vegetables, milk, eggs, honey, mushrooms, horticultural and aquaculture products") and "**grapes grown for liquor**" as it is "**no food**". I have yet to see "table grapes" grown in this former food-growing valley. Basically, **grapes to make wine are not fruit, nor agricultural**.

I believe that I am not the first or the only person to decry the very recent changes in what is supposed to be considered as "agricultural" because over the past 7 years, I have seen very many orchards around us disappear. This is extremely

sad and will become irreversible if no stop is put to supporting the liquor industry, whether local, national or global. How this can be addressed in an OCP Update Bylaw that has a limited time frame of effectiveness, while the harm to agriculture may already have been done (and is long-term and extremely hard to reverse), I do not know. I honestly wish I knew.



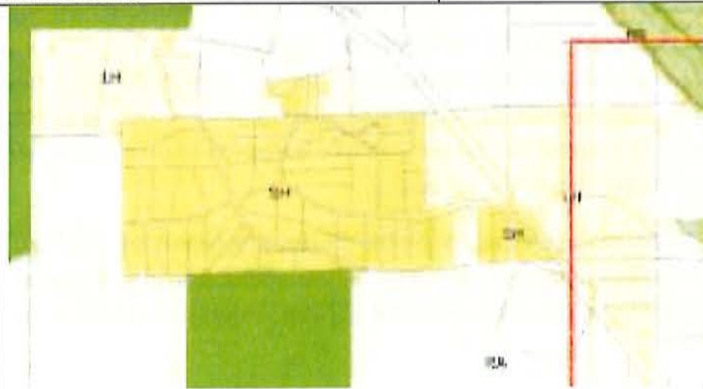
The "map collage" on this page was copied from ALR maps 82E.003 and 82E.004 and is not perfect. But I do not think to have missed more than a little bit of the many curves on Highway 3. So this is for illustrative purposes only. **See text on the previous page.** **None** of the SH (and LR) designated properties on Anarchist Mountain are in the ALR.



Now I must confess that I do not know the area well enough to state or deny that some **potential** exists for more Small Holdings (SH) or even Large Holdings (LH) designated properties on Anarchist Mountain, which might then be located in the ALR.

This sentence in Section 9.1 ignores the **14** parcels currently designated as "Small Holdings" within the ALR, zoned AG1.

Additionally, there are significant portions of ALR land in the Anarchist Mountain area designated as "Small Holdings" and an area along the northeast border of Electoral Area "A" that are ALR and designated as "Resource Areas."

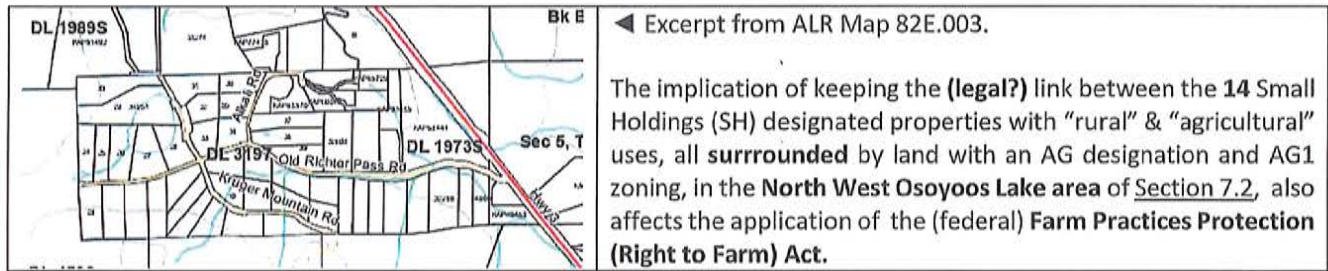


Excerpt of the existing Schedule "B", not shown in inserts.

No currently Small Holding (SH) designated properties on Anarchist Mountain are zoned AG1.

It is also noticed that the Map, Schedule "B" of the current OCP Bylaw clearly indicates about 54 Small Holdings (SH) designated properties in the area accessed off Highway 3 and Richter Pass Road, but that "Schedule "B" of the DRAFT OCP Bylaw seems to ignore or eliminate that area from the update. As these properties are (just like those on Anarchist Mountain) also outside the ALR, I would suggest designating that area "**Country Living**" as well. (This might not be easily done as the people have horses, unlike those at Anarchist Mountain.)

And the Richter Pass development is older, horse breeding is rural and agricultural but does not provide any food, may perhaps result in an additional challenge for you and your staff and the consultant, to be resolved with consultation.



Additionally to the DRAFT OCP Bylaw, **Section 3.5** (Population and Demographics) says nothing about the following:

- **Temporary farm workers** – which are a numerical reality in Area “A” and also use of the housing in Area “A”.
- **Seasonal residents or vacation residents** – which may or may not have been included in the recent censuses.
- **Vacation visitors** in B&B and Airbnb operations, whether **authorized** or **unauthorized**.

I would therefore strongly suggest that an additional clause (f) be added to **Section 11.6 Policies - Vacation Rentals** with the **wording below**, as a criterion that the Board may use to assess TUP applications:

.2 (f) an assurance by the applicant that the short-term vacation rental applied for will only occur while part of the residence remains occupied by its owner or long term lessee.

This captions the **very essence of the idea** of a B&B: The owner provides breakfast.

- .1 Supports the provision of paid accommodation for visitors through the short-term rental of residences provided that community and neighbourhood residential needs and other land use needs can be addressed.
- .2 Supports the use of a residence for short-term vacation rental where permitted by a Temporary Use Permit. The Regional Board may use the following criteria to assess applications:
 - a) capability of providing domestic water and accommodating on-site sewage disposal;
 - b) mitigating measures such as screening and fencing;
 - c) provision of adequate off-street parking;
 - d) confirmation that the structure proposed complies with the BC Building Code; and
 - e) benefits that such accommodation may provide to the community.

This suggestion of a criterion .2 (f) may be seen by some as prohibiting or restricting B&B and particularly Airbnb uses, but the very recent denial of a Temporary Use Permit (on the East Bench) bears witness to the fact that temporary housing is being abused. Having lived for six years adjacent to Osoyoos’ most highly rated B&B (according to TripAdvisor), we have had no problems with this legitimate operation by our neighbours who sold the property and moved away. We have also no complaint about the current operator. But some brand-new houses (or completely renovated houses), in which nobody has ever lived after completion of the work, are currently openly advertised on-line as Airbnb’s. Now I ought to feel somewhat sorry for the builder in that he cannot sell his house after completion, but I am suspicious because it might be true that the non-resident owner (or builder) built this house with the main intent to make it available for short-term vacation rental, assuming appreciation of the property for some future year listing and sale. In doing this, the area’s (meaning Area “A” and the Town of Osoyoos) normal rental needs become skewed, and adds to the already acute shortage of affordable rental housing.

Further comments on a few other parts of the DRAFT OCP Bylaw, as well as on the DRAFT Housing Needs Report of 2020-12-19, will be provided to you in the very near future, as well as a completed Community Workbook & Survey document that was obtained at the Osoyoos Farmer’s and Artisan’s Market on Saturday 2020-08-15. But I wanted to send this today.

Yours truly,

Jacob A. de Raadt.

with Appendix 1.

c.c. Mr. Mark Pendergraft, Area “A”: Director, RDOS Board.

Jacob A. de Raadt, Esq., [REDACTED]

2020-10-07.

Mr. Christopher Garrish, MCIP,

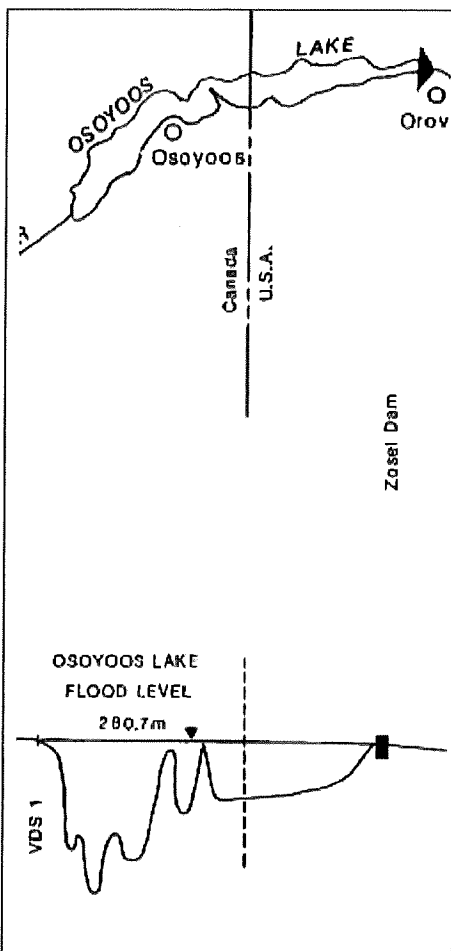
Planning Manager, RDOS.

by e-mail.

Comments on the DRAFT Area "A" OCP Update Bylaw dated 2020-07-17.

Dear Sir,

Please find in this letter my **third batch of comments** on the above document and its supporting documents, some of which are general and others more specific. My main concerns are about the **high-water level** of Osoyoos Lake that has been **assumed** throughout the OCP, as I have reason to believe that for many years, this has been considered as the "flood level" from Figure 2 of the document below ▼.



**A DESIGN BRIEF ON THE
FLOODPLAIN MAPPING STUDY
OKANAGAN RIVER**

An Overview of the Study Undertaken
to Produce Floodplain Mapping for the
Okanagan River from Osoyoos to Penticton

◀ Excerpt (plan and profile) from **Figure 2**. Note the Osoyoos Lake flood level elevation of **280.7 metres** for the whole distance between Zosel Dam (shown at right) to Lakehead Campground (shown at left.)

A. With all due respect to the author of the above 1992 Design Brief, it would appear that the hydraulic principle of a "backwater curve" has yet to be adequately investigated for the length of Osoyoos Lake, which can be calculated as ± 18 kilometres (as the crow flies) between Zosel Dam and Lakehead Campground. If this engineering principle had been considered, as it has been in use for many years in the United States and many other countries, a conclusion would likely have been reached that a "flood level" of 280.7m is only valid for the immediate area above Zosel Dam, but that it is somewhat higher to the north, following a parabolic curve (that can be calculated) and might be even a metre higher than 280.7m at the discharge end of the channel that replaced the oxbows of the Okanagan River many years ago. That reality needs to be faced, and ought also to be reflected in the RDOS's OCP Bylaw. If not, it is possible that errors are made with development projects and

the interpretation of the (newly revised) Watercourse Development Permit Area stipulations. I have previously expressed concerns to you with respect to some situations in Electoral Area "A" along Osoyoos Lake, north of the Town of Osoyoos. Some of these stem from "accretions" (**after 1992**) which should not have been allowed.

My personal observations of high-water levels at specific locations in my direct vicinity also lead me to believe that serious or less serious errors were already made in a few locations. Some property pins are below the "high-water level" for much of the year. As a result, SPEA calculations were based on erroneous assumptions.

Sec. B] GRADUALLY VARIED FLOW IN UNIFORM CHANNELS 609

of values reported by the various investigators. In the interest of safety, it is desirable to plan for any possibility within these limits.

B. GRADUALLY VARIED FLOW IN UNIFORM CHANNELS

5. Occurrence of Backwater Effects. Uniform flow at the normal depth, with the water surface parallel to the grade line of the channel bottom, represents a very special case among the possible water-surface profiles for steady flow in uniform channels. In general, steady flow in uniform channels varies gradually in depth from section to section. As discussed in the previous articles, flow at the normal depth is actually rare in nature, and great care must be taken, when conducting experiments with or making field measurements of supposedly uniform flow, to make sure that the flow profile is actually uniform within the limits of accuracy required. The types of water-surface profiles for steady flow, some of which may easily be mistaken for uniform flow, are often known as backwater curves.

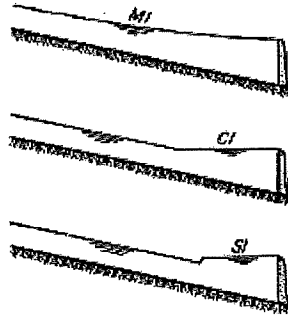


FIG. 2. Types of backwater profiles upstream from a dam.

Although the normal depth may be rare in actual occurrence, it is an abstraction of great utility, and its computed value is a parameter of importance in the prediction of water-surface profiles. Together with the critical depth, it forms the basis for the classification of all the possible types of water-surface curves in gradually varied steady flow.

The backwater curves take their name from the transition curve at the lower end of a stream flowing into a lake or pool. This curve has the three possible forms shown in Fig. 2. The form labeled C1 represents the layman's idea of backwater, consisting of a horizontal line level with the crest of the spillway. Actually, the C1 curve is very rare; it occurs only when conditions are precisely intermediate between those causing the very common M1 curve and those causing the less common S1 curve. Figure 2, it must also be noted, conceals a very important fact about backwater curves: the distorted scale makes the angle of divergence of the flow seem large, whereas it is very small. In fact, the vertical distances in the figure may be of the order of 20

610 GRADUALLY VARIED CHANNEL FLOW [CHAP. IX

feet, whereas the horizontal distances may be as many miles. At the point where the level pool envisaged by the layman intersects the former stream profile, the additional height of the M1 curve is a maximum, and it may easily be several feet, with a gradually lessening effect extending miles up and downstream. The rate of change in depth is, in fact, so imperceptible that it cannot possibly be observed without the aid of precise instruments.

6. Classification of Surface Profiles. In addition to the foregoing backwater curves, there are nine other possible water-surface profiles. All twelve are shown schematically in Fig. 3. The diversity of shapes is accounted for by the different bottom slopes and relative values of normal and critical depths. Channels which slope downward in the direction of flow are divided into three classes, according to whether the normal depth is greater than the critical depth (mild slope), equal to the critical depth (critical slope), or less than the critical depth (steep slope). A mild slope is one so that that it will sustain uniform flow only at subcritical velocity; a critical slope has just enough inclination to sustain uniform flow at critical velocity; and a steep slope will sustain uniform flow at supercritical velocity. In addition, there are two cases in which the channel does not slope downward in the direction of flow: horizontal, and upward-sloping or adverse.

It has been noted that for steady, uniform flow the so-called friction slope S_f (i.e., the slope of the total-head line) is equal to the slope S_0 of the channel bottom. If the flow is steady and non-uniform, on the other hand, the additional factors of changing depth and velocity head must be taken into account; that is,

$$S_0 = S_f + \frac{dy}{dx} + \frac{d}{dx} \frac{V^2}{2g} \quad (11)$$

Now

$$\frac{d}{dx} \left(\frac{V^2}{2g} \right) = \frac{d}{dx} \left(\frac{Q^2}{2gA^3} \right) = - \frac{Q^2}{gA^3} \frac{dA}{dx} = - \frac{Q^2}{gA^3} \frac{dA}{dy} \frac{dy}{dx}$$

and since $dA = B dy$, where B is the water-surface width,

$$\frac{d}{dx} \left(\frac{V^2}{2g} \right) = - \frac{Q^2 B}{gA^3} \frac{dy}{dx}$$

Substituting and rearranging,

$$\frac{dy}{dx} = \frac{S_0 - S_f}{1 - (Q^2 B / gA^3)} \quad (12)$$

which is the general differential equation of gradually varied flow.

The above pages 509 and 510 are copied from "Engineering Hydraulics", ed. Hunter Rouse, Wylie, 1950, the Proceedings of the Fourth Hydraulic Conference, Iowa Institute of Hydraulic Research, 1949. This was my textbook at the University of Pretoria (1965). The backwater curve principles were already known 70 years ago.

Fort Loudoun Dam—First Construction Stage Cofferdam

Backwater for $Q=160,000$ cfs
Manning formula with $n=0.0355$

$\frac{2g \times 0.0355^2}{1.49^4} = 0.0355$ $S_f = 0.0355 \frac{V^2}{2g} + R^{\frac{2}{3}}$

1	2	3	4	5	6	7	8	9	10	11	12	13
Station	Water-surface elevation	Area	Velocity head	Elevation of total-head line	Hydraulic radius R	$R^{\frac{2}{3}}$	Friction slope S_f	Average S_f thru reach	Length of reach	Friction loss	Eddy loss	Elevation of total-head line
0+00	768.0	19,700	1.03	767.03	30.7	96.1	0.00038					767.03
0+80	765.0	11,500	3.01	768.01	30.6	95.6	0.00110	0.00074	1080	0.80	0.17	768.00
bridge	765.0	9,600	4.31	769.31	14.4	35.0	0.0043		0	0.00	1.30	769.30
11+80	766.9	12,100	2.72	769.52	31.8	101.0	0.00094	0.0027	100	0.27	0.09	769.57
11+80	766.9	12,150	2.70	769.60	31.8	101.0	0.00094	0.0027	100	0.27	0.09	769.57
19+50	769.3	22,100	0.82	770.12	21.7	60.4	0.00048	0.00071	770	0.55	0.09	770.12
32+90	770.5	31,700	0.41	770.91	25.0	74.3	0.00044	0.00064	1330	0.45	0.09	770.55
32+80	770.2	30,700	0.42	770.62	25.0	73.0	0.00040	0.00034	1330	0.45	0.09	770.57
54+50	770.5	30,600	0.42	771.92	31.1	97.0	0.00045	0.00017	2170	0.37	0.09	770.94
54+50	770.5	30,500	0.43	770.93	31.0	97.5	0.00045	0.00017	2170	0.37	0.09	770.94

* Effective area through bridge at 10+80 assumed to be 90% of actual area at construction

FIG. 7. Typical backwater computation, standard step method.

Other pages in the book show that it was widely used for water reservoirs in the USA like Lake Mead (AZ / NV) and Fort Loudoun Dam (TN, 1943). My assumption is that a M1 curve would be applicable to Osoyoos Lake. The MOTI (2009) and the City of Surrey (1990's) (through the same consulting firm) have calculated backwater curves for the Nicomekl River and the Serpentine River.

Both these rivers have seawalls where they terminate in Boundary Bay. While in previous decades, an extremely arduous process of manual calculations¹ was needed for calculating backwater, the advent of digital terrain models and computers have made this work more than a few quantum leaps easier. In 1950, other methods like the “standard step method²” existed; one of them was “Grimm’s Method”, another was “Leach’s Diagram”.

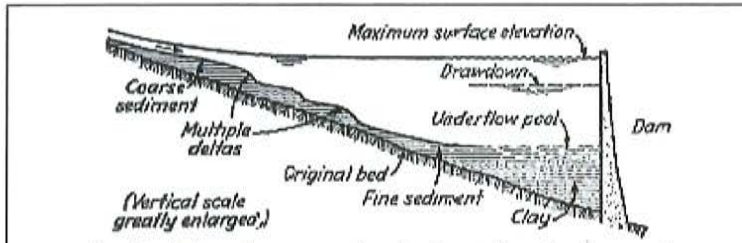


FIG. 23. Schematic representation of sediment deposition in reservoirs.

◀ From page 830 of my textbook, (about sedimentation in reservoirs) comes this Fig. 23 that schematically shows the backwater curve of the maximum surface elevation. From this, the Flood Level of **280.7m** would be appropriate at Zozel Dam but **not** at the Highway 3 (Main Street) bridge in the Town of Osoyoos, nor at the Lakehead Campground.

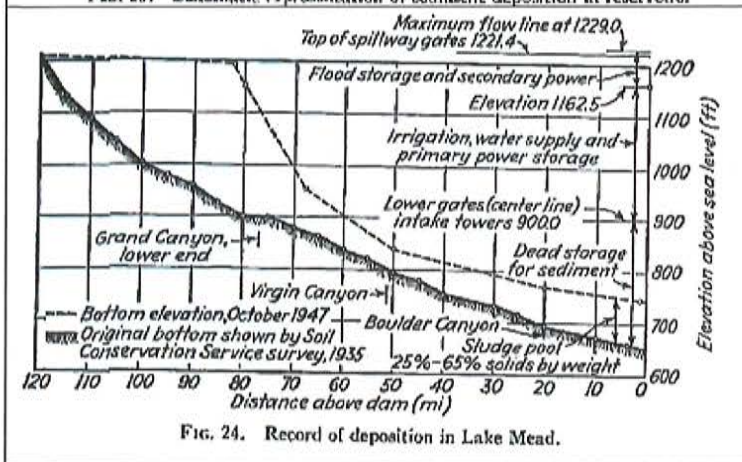


FIG. 24. Record of deposition in Lake Mead.

◀ From page 831 of my textbook, a section of Lake Mead that does not show the backwater curve based on the maximum flow line of **1229.0 feet**, but shows how much this major reservoir had already been silted up in **1947**³, so that at the west boundary of the Grand Canyon, there was no storage capacity left. The City of Las Vegas currently spends many millions of dollars to drill for potable water in the very bottom of Lake Mead, which is mostly empty with a wide white ring along the edges.

Many other large dams around the world exhibit the same problems of siltation, according to ICOLD.

I would assume that **IF** a parabolic “backwater curve” would be calculated for Osoyoos Lake, its resulting high-water level elevations along Osoyoos Lake (**meaning not 820.7m from one end to the other**) could easily be copied into the RDOS OCP Bylaw and also to **Schedule I**, the Watercourse Development Permit Area. (There seems to be room enough on Schedule I for a Table of Elevations.) That’s where the numbers ought to be, as a “plan” and valuable “tool” for all future development along Osoyoos Lake. **My suggestion is that RDOS retain a consulting firm to do this calculation, before proceeding with completion of the OCP Bylaw Update.**

Concluding this “point A”, it ought to be very evident that the impact on the actual “development potential” for the **Lakehead Campground** area might perhaps be dramatically **reduced** (or even completely **eliminated**) if the site would prove to be “below” a **flood level** of (say) **282.7 metres** instead of the **280.7 metres** that has been “assumed” to date. Added to this, a much welcomed serious approach to the determination of the Streamside Protection Environmental Area (now called the **Streamside Protected Area**) would be possible, through the recently “revamped” Watercourse Development Permit process, to avoid the errors made fairly recently along the shore of Osoyoos Lake, as it seems that in the past, not much more than lip service was given to due process.

¹ See at <https://ilorentz.org/history/zuiderzee/zuiderzee.html> for information on the “father of numerical hydraulics”, and also at <https://en.wikipedia.org/wiki/Zuiderzee> Works

² See <https://www.youtube.com/watch?v=Z12NubMUFak> and <https://www.youtube.com/watch?v=cAhbb8gJAry> for lectures on this.

³ Incredibly, this was only twelve years after its completion!



◀ The ALR Map seems to indicate that the land at **Lakehead Campground** is quite flat, and not much land exists above the normal water level. I am sure that the RDOS already has the **detailed information**. It should be stressed that a potential developer might be much inclined to raise the property with a “**soil depositing permit**”, in order to increase a currently undevelopable parcel, perhaps even by applying for an “**accretion**”, as had been done before at a minimum of three sites that I know of: **(1)** Osoyoos Lake Park, **(2)** the Horse Whisperer property (long ago, before permitting existed), and **(3)** the area around 13827 and 13829 - 81 Street, fairly recently.

The end result of this in **Phase 1** of the “**Reflection Point subdivision**” is shown on the photo at right ▼ below.

C. Guidelines

The following guidelines apply within the *Streamside Protection DR-4*.

- All development should be located outside the streamside protected area.

Example 1 - minimum lot area for each lot is met outside the protected area

Example 2 - minimum lot area includes land in the protected area

Excerpt from the District of North Vancouver's OCP called Bylaw 7900, as revised on 2020-10-29.

This is one of my many photos that shows the property pins are below “high water” level for much of the year.

What is evidently allowed in North Vancouver (**the right-hand sketch of LOT B**) means that the “lot area” may extend within a streamside protected area, but not within the body of water itself. In Area “A”, a development was allowed with property pins within the body of water, likely “assuming” the 280.7 metres high-water level.

The other strange situation with ▲ this development was that all the civil servicing (as well as asphalt paving) had already been completed **in the summer of 2016**, a few months before the RDOS Watercourse Development Permit was issued in early November 2016. (Due process?)

A general note before moving on. The text of the **DRAFT OCP** Bylaw mentions the word “protected” 12 times and the word “protection” 44 times. Not many of the latter actually deal with the **environmental protection**.

B. From the previous **Figures 23 and 24**, the matter of siltation into Osoyoos Lake ought to be reflected somewhere in the OCP Bylaw. During one of the annual meetings of the International Osoyoos Lake Board of Control, the US members presented quite detailed survey information about the outlet of Osoyoos Lake, near Veteran’s Park, Oroville, WA. No wonder; that is where the lake is at its shallowest and most vulnerable to siltation. South of that point, closer to Zozel Dam, water velocities would be higher due to an actual riverbed cross-section.



But we all know that the **Lower Basin** of Osoyoos Lake is shallow, particularly at Haines Point (where the sharp ^ shows on the profile) and that siltation **north** of Haines Point would be more likely than **south** of the sand bar that separates the park and Lakeshore Drive. The fact that opposite Haines Point, all the land is within the Town of Osoyoos, is somehow irrelevant. I am pretty sure (but have no data to prove it!) that when Zozel Dam was rebuilt (around 1993), **WA** and particularly **US** officials would have calculated the required backwater curves. On the other hand, if so, I would not be surprised to hear that they only did this for **the US portion** of Osoyoos Lake, south of the border; thence an (ongoing?) concern about siltation at Veteran's Park. The other concern south of us is the backwater curve of the Similkameen River, which results from blockage when both rivers would peak simultaneously (which almost happened two years ago).

As far as the **Upper Basin** of Osoyoos Lake is concerned, this is much deeper and as a result, likely much less vulnerable to siltation. The part of the Lower Basin between the "bar" at Haines Point and the bridge at Highway 3 (Main Street) seems to be shallow along the edges, with reeds and Eurasian Milfoil, and these areas need to be protected from siltation. (In the seven+ years that I have lived in Area "A", I have yet to see that fancy machine at work, which is used to combat Eurasian Milfoil on the Upper Basin.)

C. Comments on the text of the OCP Draft Bylaw:

<p>1.0 INTERPRETATION AND ADMINISTRATION</p> <p>The provisions of this Plan apply to all lands and water within Electoral Area "A" identified on Schedule 'B' Official Community Plan Map of this bylaw.</p>	<p><u>Section 1.0:</u> So the OCP Bylaw does not apply to all "water" (singular) that is within Provincial jurisdiction, like Osoyoos Lake itself. But if so, why does Schedule 'B' give this a BL (Okanagan Basin Lakes) Land Use Designation?</p>
<p>.5 The ability of the proposed development to provide on-site water and septic disposal or to connect to community services, if available.</p>	<p><u>Section 1.4.5:</u> I believe the term is "on-site wastewater" according to the Regulations.</p>
<p>7.2.1 Policies</p> <p>The Regional Board:</p> <p>.1 Supports the Town of Osoyoos providing community sewer connections to existing parcels fronting Osoyoos Lake in order to improve water quality in the area but does not support increasing density on parcels connected to the North West Sewer as this is an agricultural area and the potential for conflict from new residential uses.</p>	<p><u>Section 7.2.1.1:</u> Can sanitary sewer connections improve water quality? What water is meant but lake water? The community water system installed in 2018 (in part of the former System 8) is not from Well #6 (as was first intended) but a "blend" of town water. The high manganese content of this "blend" makes it actually "not fit for drinking" according to the Town's consulting firm in February 2019, based on new federal requirements for Mn content. Osoyoos Lake water in this area, still available to some (but not all) property owners during the summer months, is also chlorinated but has no manganese. It has a better quality and leaves no nasty pink stain. I am in support of the remainder of the sentence.</p>
<p>.4 Supports the eastward extension of the Town of Osoyoos boundary and community services such as water and sewer to include the residential and rural-residential parcels west of 33rd Street.</p>	<p><u>Section 7.3.1.4:</u> What is meant by the term "rural-residential"? It shows 4x in the document: 3x referring to Kilpoola or Anarchist Mountain and only 1x to the East Bench. There</p>

is no rural-residential parcel at all west of 33rd Street; only **Low Density Residential (LR)** with some **Agriculture (AG)** parcels to the north, on the Existing Schedule 'B'. I find it strange that the DRAFT OCP Update says almost nothing about the East Bench. That's suspicious, and it may have been part of the Terms of Reference given to the consultant (a theory I cannot prove) or might be explained by an uncomfortable feeling (that can also not be proven) that I've had for a while – that a future annexation of part of that area by the Town of Osoyoos is already a "given" or **fait accompli**.

Section 7.5 – first line – has a spelling error as it should be Old Richter Pass Road. To date, I have **never** heard the word Kilpoola referring to this area. Kilpoola Lake is actually **5 km south** of the LH and SH designated properties on Old Richter Pass Road. Perhaps it ought to be called the Old Richter Pass Road area, to increase clarity to local usage. The North arrow on all Maps (in this and all Schedules and in the text) are **wrong**, and show some direction about 4 degrees to the east of true North. (Perhaps this was done on purpose to distinguish it as a “draft”.)

<ul style="list-style-type: none"> • Low Density Residential (LR): includes single detached dwellings, mobile homes, duplexes, and complementary secondary uses such as daycares, preschools, and small parks which are integral to a low-density residential neighbourhood. • Medium Density Residential (MR): includes townhouses, triplexes, fourplexes, and those complementary secondary uses such as daycares, preschools, and small parks, which are integral to a medium density area. 	<p><u>Section 11.1:</u> I do not see the need for a Medium Density Residential (MR) land use designation in Area “A”, as this land use and its density belong in a municipality and not in a Rural Plan. On the new Schedule ‘B’, I see this colour at Lakehead Campground (is there already a proposal for it?),</p>
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and at Country Squire Retirement Villa (**existing**). The latter does not need it as it is **pre-existing, non-conforming** anyway.

Figure 17 on page 35 is titled “Designated Community Watersheds” but it is clear that only one such watershed is proposed for Electoral Area “A” – so the identification of the other one (in Electoral Area “C”) does not seem to be needed.

<p>e) the Province is encouraged to permanently retain public ownership and to manage, for watershed protection purposes, all Crown land within designated community watersheds of existing major or minor domestic water sources.</p>	<p><u>Section 8.3.7.e:</u> Why would the Province be encouraged to manage “all Crown land” while some of it is under federal ownership and jurisdiction?</p>
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Is it not the Federal government’s duty to do manage federal land? Why would the Provincial government be prepared to take on this extra liability as if it is “downloaded”? Why would the RDOS make a **policy statement** about such “encouraging” (and others in this section)? **We have surely had enough downloading since it started in the 1980’s!**

<p>9.1 Background</p> <p>Approximately 15% of land in Electoral Area “A” is within the Agricultural Land Reserve (ALR). This land area is designated Agriculture (AG) and comprises a total area of 3,786 ha. Most of the land in Electoral Area “A” designated AG is within the ALR; however, there are also small portions of AG in the rural west area that lie outside of the ALR. Additionally, there are significant portions of ALR land in the Anarchist Mountain area designated as “Small Holdings” and an area along the northeast border of Electoral Area “A” that are ALR and designated as “Resource Areas.”</p>	<p><u>Section 9.1:</u> This paragraph ignores the truth that fourteen properties within the ALR are designated Small Holdings (SH), and that this Update seems to change that by “creating” a new SH designation which no longer considers the “agricultural” and “rural” context. See my objections to this trend in my initial comments, dated 2020-08-31.</p>
<p>.7 Encourages new development adjacent to agricultural areas to provide sufficient buffering in the form of setbacks, fencing and landscaping that is consistent with the <i>Ministry of Agriculture Guide to Edge Planning Promoting Compatibility Along Agricultural – Urban Edges.</i></p>	<p><u>Section 9.3.7:</u> This “encouragement” should also apply to the fourteen Small Holdings (SH) designated parcels within the ALR. Obviously,</p>

the Ministry of Agriculture’s Guide about “urban edges” **should and could not** to be used for these particular setbacks.

<p>e) if the parcel of land that is the subject of an application adjoins a Low or Medium Density Residential zone, the micro cannabis production facility will be setback 60.0 metres from that zone boundary.</p>	<p>A (minimum?) setback of 60.0 metres should be stated for all Land Use Designations and not only for RA (8.3.12.e) and AG (9.3.13.e)</p>
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This setback requirement for Small Holdings (SH) should be added in Section 10.4, while there are some strange “errors” in Section 10.3.10.e (under LH) where “Medium Density Residential” is obviously **wrong** and the 60 metres should be **60.0 metres** (as in the rest of the document). An acquaintance of us who lives on a small property on Canyon Road, close to the former sawmill west of Rock Creek, had a **lot of unwanted odour** from the cannabis operation that went into that site.

This seems to be the extent of my comments today. Thank you for your consideration to these concerns.

Yours truly,  Jacob A. de Raadt.

c.c. Mr. Mark Pendergraft, Area “A: Director, RDOS Board.

Jacob A. de Raadt, Esq.

2020-10-19.

Mr. Christopher Garrish, MCIP,

Planning Manager, RDOS.

by e-mail.

Additional Comments on the DRAFT Area "A" OCP Update Bylaw dated 2020-07-17.

Dear Sir,

Please find in this letter my **fourth batch of comments** on the above document and its supporting documents, some of which are general and others more specific. My main concern this time is **"transportation"** and in particular, **"transportation by road"**, which is (in my long held view and current regular experience of Highways 3 and 97 through Area "A") not getting its due amount of attention in the "Draft". I would be remiss in my life-long professionalism and ethics if not suggesting that **more needs to be said**, as many years ago I was a member of a team preparing formal Transportation Studies for Alberta towns with populations similar Osoyoos at present, (Lacombe and Stettler¹) and those results were used in OCP Bylaw updates. I also prepared many transportation and traffic impact studies for annexation proposals and development projects around Calgary.

1. The current "Draft" mentions the word **"transportation"** only 21x, some of them in headings and titles that do not mean anything by themselves. The first paragraph of **Section 2.1 (Background) on page 10** states that **"An Official Community Plan (OCP) is a planning document that provides policies on a broad range of topics including land-use, transportation, housing, parks and infrastructure. OCPs designate land for specific purposes, such as commercial/retail, residential, park, and industrial. OCPs are developed through public consultation and the objectives and policy statements within them reflect the collective desires of the people within the planning area."** so whether this noble purpose is met, we need to proceed to **Section 5.2 (Broad Goals) on page 19** at point 5.2.7: **"Transportation. Maintain a safe and efficient transportation system for all road users."** That seems to narrow the purpose (or goal) down to the crux of the matter, but sadly makes an assumption that the current (transportation) system is already safe and efficient, (so that it can be maintained in that shape). That is where (in my humble opinion) the water starts to get murky, because this point 5.2.7. indicates absolutely no policy about what might RCOS be needed to have as a policy if the existing system is not "safe and efficient". That **"assumption"** may well be false, in which case Section 5.2.7 would be meaningless.

2. The second paragraph of **Section 7.1 (Background) on page 27** (under the Heading 7.0 LOCAL AREA POLICIES) does not give a policy: **"With improved transportation routes into and out of the South Okanagan after 1960, additional communities outside of the valley bottom began to emerge, specifically at Anarchist Mountain (to the east) and at "Kilpoola" (to the west)."** My concern with this is that the words are not really true. The land development projects on Anarchist Mountain did not occur as a result of the completion of the Hope-Princeton portion of Highway 3, and the words "tourism", "retirement", "vacation homes" and the like ought to be used in any rephrasing of that sentence to have it make sense and be truthful as well. My previous concern about a

¹ And some years later, I was YTG's Project Manager for the Takhini Area Transportation Study in Whitehorse, Yukon.

community supposedly called “Kilpoola” are known to you; the reason for land development on Old Richter Pass Road was likely also independent of the completion of the highway through E.C. Manning Provincial Park.

3. In **Section 7.2.1 (Policies) on page 28**, (still under 7.0 LOCAL AREA POLICIES) the rubber hits the road with **“The Regional Board: “2 Encourages signage within provincial highway road dedications to comply with the Ministry of Transportation and Infrastructure’s Policy Manual for Supplemental Signs (2005).”** This only seems to mean **an RDOS policy of “encouraging” another legal entity (MOTI) to comply with its policy**. Why? Well, obviously because all “roads” (actually road “right-of-ways” or “dedications”) within Area “A”² are under the jurisdiction of the MOTI (= “Her Majesty the Queen in right of the Province of British Columbia”³) until QEII dies, and then it becomes “the King”. It appears that the only thing that RDOS may do, is to “classify” them (see ▼)

Now everybody would agree that only Highway 3 and Highway 97 run through Area “A” and that none of the arterial, collector or local roads (as shown on Schedule G of which the legend is shown at right) ought to be considered “provincial highways”, but then two questions arise:

- (a) How can RDOS do **this encouraging of the MOTI**, if the MOTI seems to be unwilling and/or unable to enforce their policy?
- (b) If (and how) RDOS can do anything about signage on these **other roads** that are located in Area “A” but under control of the MOTI?

Obviously, the MOTI’s Policy Manual for Supplemental Signs (2005) can

ROAD CLASSIFICATION	
	Highway
	Arterial
	Collector
	Local Road

only apply to provincial highways and not to these arterial, collector and local roads. This is where **the draft’s RDOS policy seems to fall apart as a platitude**. Moreover, what about “private signage” along **all roadways**?

4. Well the very next **Section 7.2.1.3**, with the words **“Encourages the establishment of a quality landscape and built form by limiting the amount of commercial signage and prohibiting the placement of commercial signage promoting third-party and off-site uses, particularly on important thoroughfares through the community such as Highway 97 and Highway 3.”** **seems to cover that point and answer that question**. Once again, the word “encouraging” might be seen as a paper tiger, because it only deals with **proposed private signs and not with existing (authorized and unauthorized?) ones**, of which there are many, too many in fact, and not only on Highways 3 and 97. The words in Section 7.2.1.3. might be workable (and enforceable) for new (Building Permit) applications for yet one or two or three more fruits stands or wineries, but it does nothing for private signs on the highway right-of-way that popped up overnight without even an application, or for those that, (like the US signs for “Burma Shave”) clutter the highways on an annual or perennial basis, so that I cannot properly see approaching traffic from the north when in the driver seat of my Chevrolet Tracker close to home. An unparalleled proliferation of disarranging private signs (as if I really need to be reminded what an apricot or a cucumber looks like!) that is likely causing a lack of drivers’ attention to the job at hand, and initiating a fender bender crash (or worse) at many occasions. Even for **new private signs**, the existing policy (is there one?) through the Building Permit process, has not worked well, and has resulted in a **much too wide driveways and “landscaping” within a “local road right-of-way”** close to us. Not encouraging news for you, perhaps, but I question if Section 7.2.1.3. is good enough to be **workable and enforceable**, because the OCP is a “planning tool”. Now to whom does the attentive local resident (like me) complain about this situation: **The RDOS Bylaw Officer or the MOTI?** Note that both are 60 km away, and if the latter, the privatization of “highway main-

² Even the short 122nd Avenue in front of my house is under the complete control of the MOTI and not of the RDOS.

³ Until the Community Charter of the ± turn-of-the century, this was also true in all but the four BC “Charter Cities”.

tenance functions” would likely in former days have caused a thick file with red tape before any preventative or corrective action were taken, or dozens of inter-office e-mails today. And I have yet to mention realtors’ signs bright and beautiful, big and small, that stay on for years, it seems. Compared with them, federal and provincial election signs are well regulated; perhaps RDOS ought to take a lesson or two from Returning Officers. (These comments also apply to **Sections 7.3.1.3 and 12.3.5.**)

5. What is sadly lacking, and (in my opinion) needs to be added in this OCP Update Bylaw is a certain level of recognition that since 2004, both Highway 3 (called the Crowsnest Highway) and Highway 97 (called the Okanagan Highway) – as they run through Electoral Area “A” – are part of **Canada’s National Highway System** (in the “feeder route” class to the Trans-Canada, which is in the “core route” class) which can be seen and well explained at the website with this link: [https://en.wikipedia.org/wiki/National_Highway_System_\(Canada\)](https://en.wikipedia.org/wiki/National_Highway_System_(Canada)) and note the words in the second paragraph about a possible funding source outside the provincial government coffers: **“However, the federal government provides some funding assistance for important maintenance and expansion projects on designated highways through cost sharing programs.”** The importance of this ought to trigger an **RDOS policy statement**, as “expansion” or even “upgrading” might well be included in “maintenance”. While the two sections of Highway 3 (both east and west) are not likely to be “upgraded” due to the two mountain passes, Highway 87 (in my opinion) is not quite “up to par” geometrically, particularly when compared to Highway US 97 south of the border with Washington State. **Let me explain: I believe that it does not meet current design criteria in a number of locations.**

6. While working for six years in Arizona, my job function was to prepare **“AASHTO Controlling Design Criteria Reports”** for about fifteen major highway maintenance projects called Pavement Preservation Projects (for which I also had to prepare **“Final Project Assessment Reports.”** These formal (legal?) documents had to be signed off by a senior manager at ADOT and by a senior manager at the Arizona Division of the Federal Highways Administration. The FPA’s dealt with **(a)** “what need to be done”, **(b)** “when will that work be done” and **(c)** “who pays for what part of the work.” Most costs were from one or multiple federal funding sources. Page 9 of <https://apps.azdot.gov/files/Roadway-Engineering/predesign/2009-aashto-guide.pdf> shows the 13 criteria:

AASHTO CONTROLLING DESIGN CRITERIA REPORT	
There are thirteen “AASHTO Criteria”:	
1. Design Speed	8. Grade
2. Lane Width	9. Stopping Sight Distance *
3. Shoulder Width	10. Cross Slope
4. Bridge Width	11. Vertical Clearance
5. Horizontal Alignment	12. Horizontal Clearance
6. Superelevation	13. Structural Capacity/Bridge Barrier
7. Vertical Alignment	

* Note: There are three aspects of stopping sight distance that are reviewed: Vertical curve stopping sight distance, horizontal curve stopping sight distance and intersection stopping sight distance.

AASHTO policies and guides provide values for these “AASHTO Criteria”. Design exceptions are required if these criteria do not conform to the values as set forth in the standards of the following publications:

1. A Policy on Geometric Design of Highways and Streets, 2004
2. A Policy on Design Standards – Interstate System, 2005

Clicking on the blue hyperlinks on that page 4 will lead to a description of the **“current design criteria.”** Most “maintenance projects” needed an AASHTO Controlling Design Criteria Report, and if any could not be met, a “Design Exception Letter” had to be written, together with a justification based on crash statistics, and this had to be approved by ADOT and the FHWA. (On one of my projects, the FHWA refused, so that a “non-conforming criterion” had to be “fixed” – **adding another few million dollars to the project cost!**)

Now please do not misunderstand me, as if I would suggest that provincial highways in our province and autonomous country should be upgraded to US requirements, as they are e.g. in the AASHTO Policy Green Book. By no means, every state in the USA has its own “highway design standards”, but they follow the general “Policies” of that Green Book. The BC MOTI also has its own “highway design standards” and so have Alberta and the other Canadian provinces⁴, while Canada has the **“Manual of geometric design standards for Canadian roads and streets”** from an organization first prefaced by the letters CGRA (Canadian Good Roads Association), then RTAC and then TAC. These documents are all **“updated”** occasionally (last in 2017), but not in their major principles or concepts, just like an OCP Bylaw, and the operating word in all of this is **“current”**. **My concern is that Highway 97 in Electoral “A” does not meet some current MOTI design criteria at some locations.**

The acronym AASHTO stands for the American Association of State Highway and Transportation Officials, of which **British Columbia’s MOTI** (as well as counterparts in **eight other Canadian provinces/territories**) are **International Associate Members**.⁵ See at <https://meetings.transportation.org/overview-benefits/associate-members-application/#international> and the footnote ▼ below. I believe that the sections of the Okanagan Highway through Area “A” ought to be **“upgraded”, and not only “maintained”** to remain at what was designed **(in good faith, when vehicles were different in many ways, the traffic volume was much less and traffic safety was yet to be studied)** according to the design standards that existed when it was first built. Current road users, also including those visitors entering BC from US 97 south of us, deserve a proper Okanagan Highway – and the RDOS ought to **“promote”** or **“encourage”** that **“upgrading”** with a strong policy statement in the OCP Update Bylaw. **The first step ought to be made; if not now, will it ever be done?** The “status quo” is unacceptable, RDOS ought to be “proactive” instead of “reactive” in this OCP Bylaw Update.

Last fall, a resident of Area “A” whose former senior employment was with the BC Government Lands Branch, told me that the MOTI (in its former guise MoTH) studied the realignment of Highway 97 south of Cemetery Hill. In those days, that kind of work was done in Victoria through the Major Projects Section of the Ministry. It is unknown if any possible alignments were brought to the attention of the public, but **perhaps they were shown to the RDOS**. In those days, traffic volumes were much lower and design standards different, annual mileage traveled by local drivers and by tourists was less, and nobody had even envisaged a National Highway System, in which Highway 97 is a natural extension of US 97 that first started at Weed in California in **1926**. (Would an “upgrading” in Area “A” perhaps be possible, just in time for the **upcoming centennial** of the highway system?)

⁴ In 2008, I discovered that Mexico had adopted an almost verbatim translated version of the 1995 AASHTO Green Book.

⁵ “International Associate Members are agencies in the Territorial Governments of the United States, adjoining provinces and other territories of Canada and States of Mexico in which the official highway responsibilities are lodged and their duly constituted heads and other chief directing officials engaged in the administration and technical work of such agencies. The Executive Committee may also approve as an International Associate Member any highway or transportation agency of any other nation, or State, Province, or Territory thereof and their duly constituted heads and other chief directing officials. **International Associate Members have the privilege of attending meetings and committee sessions and taking part in discussions but not of voting.**”

In fact, [https://en.wikipedia.org/wiki/U.S. Route 97](https://en.wikipedia.org/wiki/U.S._Route_97) states: "US 97 intersects SR 20 near Omak before US 97 crosses the Canada–US border north of Oroville, Washington and becomes British Columbia Highway 97 at Osoyoos, BC. **BC Highway 97 is the longest uninterrupted highway in the province** winding south-to-north, eventually becoming part of the Alaska Highway and passing into the Yukon Territory. However, the '97' designation ends at the BC/Yukon border." and later: "The Alaska Highway portion of Alaska Route 2 was once proposed to be part of US 97. This never came to pass, as the Yukon Territory declined to also renumber its portion of the highway to '97'. The Alaska International Rail and Highway Commission lobbied for the designation of US 97 from Fairbanks, Alaska to Mexico City in the late 1950s." (This just for historical context.)

Of course, I also recognize that **RDOS might be in a bind by being "proactive" in an OCP Update Bylaw**, as it is not an actual "government". Canada has a system of three levels of government (federal, provincial and local), and in this model, Electoral Area "A" is not a "local government entity", while a Regional District is not the "provincial government" itself. As is known from e.g. the Lower Mainland, a local government may participate in programs from an adjacent regional district, while formally being part of the Greater Vancouver Regional District (that currently calls itself Metro Vancouver, which name has been questioned in court). South of us, a county is the principal political and administrative subdivision of a state; Okanogan County is a political and administrative subdivision of the State of Washington. Comparing RDOS (or Electoral Area "A") to the country south of us is not really possible. In the US, the principle of **subsidiarity** is held (that decisions should be made at the lowest level possible). The **American federalist system** is based on all the states having power except for that which they, collectively, hand over to the federal government. **In Canada, it goes the other way.** The federal government has the power except for that which it relinquishes to the provinces. Perhaps that is how and why and how we have been overwhelmed with "downloading" for the past thirty-odd years, so that our highway system is now inadequately funded for anything but minor maintenance, e.g. **asphalt resurfacing** (just before provincial elections) to show "your tax dollars at work" for newly blackened and crack-less travel lanes and paint lines, **without addressing geometric, structural and traffic operational needs.** (Sorry for my sarcasm!)

7. From the gist thus far, you may gather that I am in complete agreement with the policy statement in **7.2.1.4.**

8. Traffic operationally, "**access management**" which was formerly called "**access control**" is considered a problem on Highway 97 (and on Highway 3 to a lesser extent). I believe that the OCP Update Bylaw should be stronger in **Section 12.3.1.4:** "May support future commercial development on locations away from Osoyoos Lake to reduce human impact on the lake and maintain and improve water quality and habitat, provided that the development: **e) can be accessed safely from local highways, Highway 97, or Highway 3.**" (and also Section 12.4.7(e), although that might contradict Section 12.4.6.). As stated above, the policy as it stands does nothing to **reduce the too many access locations that already exist** (whether by permit or not, whether supposedly grandfathered or not). I realize that by being "**proactive**", this RDOS OCP Update Bylaw may seem to intrude and step on the toes of the MOTI, **but so what?** A highway on the National Highway System ought to be treated as "more than a normal provincial highway that is not on the National Highway System". That was the intent, and if needed, the RDOS might take the MOTI to task to prove that they are fulfilling their mandate to the travelling public regarding traffic safety. The reduction of (mainly commercial) access locations ought to be "encouraged" in the OCP Update Bylaw. I believe that if you do not do it, the MOTI will never do it, as it has political implications. Moreover, in the whole Ministry (I recently heard from a reputable source) there is nobody with the designation Professional Traffic Operations Engineer® (PTOE). An improved text of these

sections (and others) is needed to conform to the first sentence of Section 18.1, where the term “**Controlled Access Highways**” is correctly stated.

9. Section 15.4.4.(d)(i) is a bit different, as it deals with new parkland development: “**vehicular ingress and egress should meet Ministry of Transportation standards;**” which is obviously a provincial function and does not specifically address provincial highways, only the “standards” of the MOTI, which is vague, because they might be differently interpreted by different people in different offices of different Ministries. As an example, (1) the picnic ground and (2) the parking lot for that picnic ground at the bottom of 120th Street come mind. There is **no “vehicular ingress and egress” to the picnic ground**, but the Approving Officer in the MOTI office in Kelowna approved the subdivision plans for both Phase I and Phase II, and engineering drawings show **no access**.

10. Regarding traffic volumes on Highway 3 and Highway 97, I googled this in and found the AADT (Average Annual Daily Traffic) volumes <https://www.th.gov.bc.ca/trafficData/legacy/TDP-97-03.html> on these highways through Area “A” (which renders a .zip file), from which the following has been copied:

Highway 3 West (159) ⁶	Highway 3 East (161) ⁷	Highway 97 South (496) ⁸	Highway 97 North (497) ⁹
1713 in 1995	1624 in 1994	2270 in 1994	6254 in 1994
1719 in 2000	1781 in 2000	1842 in 2000	7086 in 2000
1628 in 2006	1493 in 2006	1653 in 2004	7395 in 2005
1674 in 2009	1621 in 2007 (last count)	1637 in 2008	7216 in 2009
1929 in 2012		1771 in 2008	7448 in 2012
1813 in 2013 (last count)		1475 in 2015 (last count)	7214 in 2013 (last count)

11. Further to questioning the validity of these data (see e.g. in the footnotes below), much could be said about the appropriate interpretation of these **historic traffic counts**, and I want to tell about a project I handled in Arizona, where **SR 95** is the highway between **Quartzsite** and the intersection with US 93 within the **City of Parker**. A “political” request came for a set of passing lanes on this two-lane highway that runs straight north in the desert. The AADT of this stretch was in the order on **1600 vehicles per day**, and this clearly did not meet ADOT’s “warrant” or “standard” for passing lanes at all. However, due to the considerable winter traffic volumes generated by many thousands of snowbirds and annual “rock and gem” shows at Quartzsite (which fact was

⁶ Segment: **Route 3 From Junction Route 3A To Junction Route 97** – but this is a **long stretch of highway**, and the location of the counting station is only given as **49.03948 degrees North and 119.6994 degrees West of Greenwich**, (**which point is near the Nighthawk cutoff, outside Area “A”, and therefore does not include any traffic from the development on Old Richter Pass Road.**)

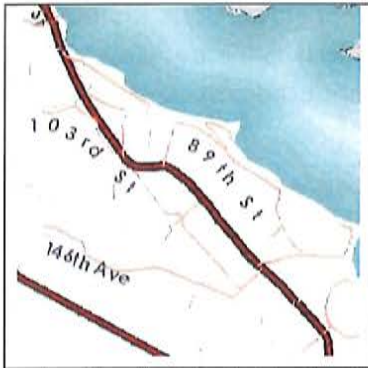
⁷ Segment: **Route 3 From 82Nd Avenue Osoyoos To Rock Creek Cut-Off Road** – but this is a **long stretch of highway**, and the location of the counting station is only given as **49.01702 degrees North and 119.2017 degrees West of Greenwich**. (**which point is east of Ravenhill Road, likely outside Area “A” (= outside the Regional District) and therefore does not include any traffic from development on Anarchist Mountain.**)

⁸ Segment: **Route 97 From Us Border To Junction Route 3 (Osoyoos)** – which is a **short stretch of highway**, with meaningful results.

⁹ Segment: **Route 97 From Junction Route 3 (Osoyoos) To Road 2 (338 Th Avenue)** – but this is a **long stretch of highway** that runs in Electoral Areas “A” and “C”, and the location of the counting station is only given as **49.03788 degrees North and 119.4794 degrees West of Greenwich**. (**which point is close to “Cemetery Hill” within Area “A”, but does not include any of the local traffic between that point and the Town of Osoyoos, like garbage dump traffic, several fruit packing plants and a bottle washing plant. It also does not count any traffic from the Osoyoos Cottages development (outside Area “A”, on OIB land) that travels to Oliver.**)

generally known), I initiated a detailed one-week traffic count, to be done during February. This yielded an average daily traffic result of about **4500 vehicles per day**. My Project Assessment Report (and AASHTO Controlling Design Criteria Report) used this number, and the project was very successfully approved as needed. It was constructed south of the bridge over Bouse Wash. Only after returning to BC in 2008, my wife and I saw the completed project when “boondocking” free on BLM land near Bouse.

12. Some statements in **Section 18.1 Background** of the DRAFT OCP Update Bylaw are therefore to be taken **with a grain of salt**. I note that this is more extensive than Section 15 in the existing **OCP Bylaw No. 2450, 2008**. Not knowing which of the **objectives** of (more than) twelve years ago have been fulfilled and realized (because I did not live here then), I would commend you for starting something good, which you may want to make better by some of my comments. One particular concern is that of the lack of an emergency “detours” or “bypasses”.



(a) Between the north end of **87 Street** (that comes from the Town of Osoyoos) and the very awkward intersection(s?) at **146 Street** (that serves the Desert Centre and the Osoyoos Dump) there is absolutely no alternative north-south road link. In case of a major traffic mishap (which we called an accident years ago) there is no way for an ambulance, fire truck or police vehicle to detour or bypass the scene of the incident. North of **146 Street**, the long and structurally unsound **89 Street** loop could be used; only locals would do that.

(2) North of the north link of **89 Street** (a.k.a. 168 Avenue) a similar situation exists, to where **176 Avenue** intersects that accesses Lakeview Cemetery. This is an unacceptable transportation condition that doesn't warrant the verbiage

under the first bullet in **Section 18.1**: “Highways (Highway 97, Highway 3), which allow for rapid, efficient movement of large volumes of through traffic to achieve regional continuity. To secure swift and safe traffic movement, direct access onto Controlled Access Highways will be limited, and more turning lanes and channelization may be required at major intersections;” which is boilerplate with generalities and platitudes. The “rapid” is not there (due to some sharp horizontal curves)¹⁰, the “large volumes” is hyperbole, to the word “regional” should be added “international”; “continuity” is only “so-so” because of (a) and (b) and a few other deficiencies, like at Hiltop on Highway 97 South. That section has some more similar challenging situations, where an added inconvenienced party might be the Canada Customs Agency staff, who might want to barrel up the highway and meet an incident site without a convenient and known bypass or detour. (You might counter that this is also true for Highway 3 East and Highway 3 West, as it is for **Highway 37** that is closed north of **Dease Lake** today due to a crash, as I complete this submission. But Dease Lake or Watson Lake Yukon does not have a population of 7000 (like Osoyoos + Area “A”) that has no hospital for mostly senior residents. I argued this unsafe stretch of Highway 97 a few years ago when Osoyoos was threatened by school closures. I would therefore suggest that the OCP Update Bylaw **contain a challenge to the MOTI to reverse** the information that you must have received from them, as shown in the first paragraph of Section 18.1, which currently reads: “As of 2020, no development of new major road systems by the Province is anticipated within the Plan Area.”

Now I do not know if you or any of your staff wrote this, or if this was given as input from somebody from the MOTI, and in light of the foregoing, this Utopian view is just not valid. Please reconsider writing something more realistic, though it might only be a “policy statement or two” that after all belong in an Official Community Plan.

¹⁰ “that do not comply with current design criteria” is the standard term. NEVER use the word “substandard”! ADOT was sued for it.

13. Under the **second** bullet of **Section 18.1 Background**, I suggest to add to the wording: **“Collector Roads (e.g., 87th Street) are mostly paved secondary roads linking rural communities.”** something that reflects the fact that **87 Street runs into the Town of Osoyoos**. It is a lifeline for some like ourselves, who can avoid Highway 97, and for many when there is a mishap on Highway 97 North. I believe that **87 Street** should actually be considered an **“Arterial Road”** instead of a **“Collector Road”** as it likely carries just as much traffic as the loop of **25 Street/82 Avenue** east of town. That leads me back to the first bullet, **because Highways 3 and 97 serve “local traffic” as well as “through traffic”**. And on Schedule ‘G’, would it perhaps be possible to change the colour scheme for the **road classifications**, (see page 2 above) as the existing differences are a bit difficult to see.

14. The text at the **third** bullet in **Section 18.1 Background** reads: **“Local Roads (e.g., Bullmoose Road, Old Richter Passage Road, 160th Avenue) are generally gravel roads providing access to smaller, secondary settlement areas.”** I believe that Old Richter Pass Road (not Passage) is actually not gravel, but **“chip-sealed”** as many of the local roads (and 87 Street, and 25 Street/82 Avenue) are. Very few local roads are “gravel roads”; one I can think of is the horrible one to Blue Lake and Kilpoola Lake (where there is no “smaller, secondary settlement area” at all, as mentioned before.

15. The last paragraph of **Section 18.1 Background** reads: **“BC Transit’s South Okanagan Transit Future Plan (2015), provides a vision for transportation in the region. Transit options in Electoral Area “A” are limited but the Plan Area has one of the highest levels of riders within the RDOS system. As of 2020, there is one bus service (Route 40 & 41) that runs twice a week between the Town of Osoyoos and City of Penticton. There are five bus stops within the Town of Osoyoos before heading north to Oliver, OK Falls, Kaleden and Penticton but no bus stops within Electoral Area “A” itself.”** This might sadly all be very true, particularly for aficionados of the public transport mode like me (by the way, “transportation” is a dirty Americanism; Canada and other English speaking countries have a Department of Transport, eh?), but it needs to be added to. What does **“one of the highest levels of riders”** actually mean, without giving any number? I know of **NOBODY** in the Osoyoos area (i.e. in ToO and Area “A”) that has **ever taken a bus** to Oliver or Penticton. I am confident that I am not alone, and I say this as someone who, for many years during his professional career, has taken a bus to work on the basis of **choice**, not **need**, who also was a member of the Whitehorse Transit Commission, ranked very high as a system during the 1980’s among systems of a similar size. Because it **served** the community; the local one **does not do so**. And by the way, Route 41 is called “Osoyoos Local” and **does not even run within Area “A” at all**. (The right-of-way of 92 Avenue is within the Town of Osoyoos.) **Please delete any reference to this route.**

16. **Section 18.2 Objectives** needs some attention. Further to what has already been noted, the following:

Ad points .1 and .2: No concern, except that **“international”** goods traffic might be added, prodding the MOTI.

Ad point .3: The only **“school”** in Area “A” is a non-certified independent school; it borders a street within the Town of Osoyoos and most likely serves Town of Osoyoos residents. Please reconsider this example of boiler-plate text. Area “A” has hardly any parks.

Ad points .4 and .5: No concern, although I note the word **“serves”** in point .5. In the late 1990’s, I served on the Township of Langley’s PTAT, (Public Transit Access Taskforce), to develop BC Transit’s mini-bus routes through the City of Langley, Fort Langley/Walnut Grove and Ferndale/Brookwood. That was quite challenging; these routes were initiated but have not really been successful financially. Within Area “A”, I do believe that the ridership does not exist (and it never will be there), and that any bus stop (on Highway 97 North) would need to be on the Provincial Highway. The alternative of a route along 87th Street is inconceivably unthinkable.

Ad point .6: The **wrong use of the phrase** “multi-model” in this text: “Provide a **multi-model** transportation system and secure road and trail networks for all forms of transport, including pedestrians and bicycles.” This might perhaps only be a typographical error, as is if it should be “**multi-modal**”, but there is more to it. The terms “multi-modal” (hyphenated and non-hyphenated) “intermodal” were buzzwords from the 1990’s; in Arizona there was (and still is) an **ADOT Multimodal Planning Division** (with a Priority Programming Group, responsible for developing the Five-Year Transportation Facilities Construction Program for highways and airports under the Priority Programming Law) while the Roadway Engineering Group fell under an **Intermodal Transportation Division**. I believe that the phrase “multi-modal” actually belongs to the realm of goods’ movement; moving containers at the Port of Vancouver onto trucks or trains is a multi-modal transport activity, as **different modes of transporting goods** is involved. However, reading part of the very recent paper at https://www.vtpi.org/multimodal_planning.pdf , I may be wrong, as the meaning has changed. I do not deny that pedestrians and bicycles are modes of how people transport themselves, and that this is an important function in an OCP. Earlier in my career, I served as Senior Research Officer, with my stated field of investigation “the engineering aspects of pedestrian safety”.

On page 16 are the actual policies, where it starts in **Section 18.3** by “**The Regional Board**” My comments:

Ad point .1: It reads “**The Regional District supports, where possible, the establishment of bicycle lanes adjacent to arterial roads, for transportation purposes in addition to recreation.** I would suggest that this be improved and rewritten so that **highway shoulders not be used for bicycle lanes.** Now “highways” are already a separate classification than “arterials”, so this text seems to say: “Take the bicycles off the highway shoulders!” Does it. No. The text as written could very easily be interpreted to include them, particularly by the phrase “where possible”, and the statement might then become: “Well it is not possible anywhere else, so keep the highway shoulders available for cyclists.” Bicycle lanes should be on the **minor roads** (like **collector roads** and **local roads**) and **not even on the arterial roads**. This was already recognized by the City of Calgary in the mid-1970’s, when that city (of half a million) became Canada’s prime example of how cycle paths had to be planned and built. **It would be ever so nice to have bicycles banned from Highway 97 “where possible”**. Perhaps that ought to be an RDOS policy statement, and this inevitably leads me back to pointing out the **lack of road connect-ivity in certain section of Area “A”**.

Ad point .2: It reads: “**Supports and encourages the provision of safe pedestrian and cycling opportunities along all Plan Area local roads where feasible and appropriate as improvements are made to the roadways.**” See above, and I am in agreement with this. The problem is obviously that **the majority of local roads in Area “A” are cul-de-sacs**, and that the local roads should only connect to collector roads, that collector roads should only connect to local roads and arterial roads, and that arterial roads should only connect to collector roads and highways) according to the trusted model of roadway classification, shown in many textbooks, and ... that this is not possible in Area “A” where e.g. **122nd Avenue (a local road) connects to Highway 97**.

Ad point .3: It reads: “**Encourages MoTI and the Approving Officer to ensure that each new parcel of land to be created by subdivision has frontage on, and reasonable and practical access to, a public road.**” My questions are

- (a) Why it mentions “MOTI and the Approving Officer”, if there is only one Approving Officer, a MOTI employee?
- (b) I really thought that what is stated in this point has already been “**automatic**” and that for more than a century, all new parcels have frontage on and access to a public road. Why quote the obvious? In all my years

working in BC, I only encountered one **land-locked parcel**, on a hand-drawn legal plan from the **1890's**, east of Prest Road in Chilliwack. (Although I now realize that in Port Mann townsite (north Surrey) surveyed in **1911**, such anomalies also abounded. https://en.wikipedia.org/wiki/Port_Mann) My Chilliwack client used that land for a lot line adjustment subdivision, so **it no longer exists**, and for several clients, Grassroots Consulting Services handled planning & engineering for subdivision applications off Grosvenor Road in that part of the City of Surrey.

Ad point .4: It reads: **“Where existing highways and roads have deficient right-of-way widths, MoTI and or the Approving Officer should secure, where possible, additional land to remove all or part of the deficiency.”** My comments are similar to those on point .2 above, as I always thought this was “automatic”. The problem might be that it is not clear **WHO** decides **IF** particular “highways and roads” have a deficient right-of-way width. Currently, if this is already the MOTI, (as argued above on page 2), the whole point .4 might be a bit redundant. However, many (local, collector and arterial) road right-of-ways in Area “A” are currently as wide as when they were surveyed many years ago, which might be deficient by today’s MTI standards. (When our property was surveyed in 1970, the owner had to dedicate 13 feet for widening the existing 40 feet to 66 feet, expecting that owners on the other side of 122nd Avenue would do the same. This would prove that it already a requirement.

Ad point .5: It reads: **“Encourages the Province to widen and pave shoulders on designated cycle routes and improve safety signage for cyclists and drivers.”** My question is if “designated cycle routes” would include Highways 3 and 97 or not. As you are well aware, none of the arterial, collector or local road in Area “A” have any shoulders at all, and would it be somewhat presumptuous (?) of the RDOS to encourage and expect the MOTI toward “widening and paving 87 Street” (a local road, see above for arguing that it ought to be an arterial) which would or should or ought to become a “designated cycle route”?

Ad point .6: This text is well written and I have no comments on it, except that **“access management and control”** is tautological, the first word ‘management’ is modern and ‘control’ is the word used many years ago.

Ad point .7: It reads: **“Encourages MoTI to enforce the relevant provincial legislation regarding the control of roadside parking along provincial highways, local roads and on Crown land and implement more effective tools to manage illegal roadside parking, including improved ticketing processes and opportunities for permitted on-road parking areas.”** This kind of **“encouraging”** may not mean a lot in Area “A” where one can often see an (abandoned?) vehicle parked along the arterial, collector and local roads, and even on the highway-right-of way of Highways 3 and 97. (Mind you, I do not mean on the shoulders!) It seems that in this text, **“local” encompasses “arterial” and “collector”**, which is **inconsistent** with the remainder of the OCP Update Bylaw. It would also appear that this text (correctly!) tries to get the RDOS Bylaw off the complaints that may be raised by local citizens, putting the onus on the MOTI (which seems to have been delinquent in its duties), as who knows, they might well delegate the job of removals to their privatized highway maintenance contractor.

Ad points .8 and .9: See above on my view on the “future” of transit in Area “A”. One more thing: At an ITE Conference in Calgary, I once heard that Calgary Transit serves 90% of the City residents with a bus route within 400 metres from their homes. You would agree with me transit planning goes hand-in-hand with subdivision layout ideas and density and such parameters, which do not bear at all on Area “A” with its slightly shrinking and rapidly maturing (one year per year!) population. However, just imagine what might have happened if the CP railway right-of-way had not been abandoned and sold off many years ago. That right-of-way might have been utilized for building a **continuous north-south road** (as an arterial or provincial highway) with superb geometrical design criteria, and this might have made a tremendous impact on Area “A” and the ToO, which we

cannot in hindsight even think about. Even after abandoning the trains, the right-of-way might also have been kept for a hiking/biking trail, connecting further north to Okanagan Falls and Penticton. In that case also, this OCP Update Bylaw would have been totally different. Alas, errors from the past cannot be redone.

Ad point .10: It reads: **“Encourages the Province and the RCMP to improve traffic safety and enforcement on all Plan Area roads.”** I have no idea why the RCMP (a federal entity) has to play any role in traffic safety on roads that are by definition under provincial jurisdiction (see below). Let the Mounties stick to enforcement (and they already have enough on their plate, all over the country.) In 1989/90, I sat on Abbotsford/Matsqui’s joint Traffic Safety Committee, headed by the young **Mr. Mike de Jong** (pun intended) under the initiative of the young and active **Ms. Mavis Johnson of ICBC** https://tirf.ca/wp-content/uploads/2016/08/bios_Mavis-4.pdf who came from North Vancouver every month. This was (I believe) the first time that ICBC got involved in such committees, and I met her later at several ITE meetings, after ICBC had been merged into the MOTI, when papers about a number of traffic safety issues were prepared under her name and/or oversight and/or funding approval. Traffic safety is a provincial jurisdiction and responsibility, of which the MOTI has unfortunately absconded itself. **The word “encourages” in this policy statement should be much stronger (but I do not know what it should be.)**

Ad point .11: I support this policy wholeheartedly. In the 1990’s, Grassroots Consulting Services’ “Project 2” was a **“road closure”** application gone sour (through a realtor enticing an older couple to subdivide their land in two). I took over, and the simple idea of closing an unconstructed lane became possible as a **“road exchange”** with a narrow strip of widening of 124th Street and 76th Avenue. Why? For a road closure, the Provincial Government was involved, while a road exchange could be handled by a City bylaw, not involving Victoria. I am not sure whether the same situation would apply where the MOTI actually “owns” the road right-of-way.

Ad point .12: The text reads: **“Supports the creation of a pedestrian and other non-vehicular right-of-ways between established residential and park areas, and between tourist commercial developments within the plan area, and exploring this in cooperation with MoTI.”** I am ambivalent about pedestrian walkways where they could result in a black servant girl who was raped at night, (I handled a lane closure next to the Australian Ambassador’s official residence in Pretoria 1968) and am aware of a very successful system of walkways around Jarvis Elementary School in North Delta, BC, where many pupils can walk to school through the playground. But society has changed, with more psychopaths on cycle paths (= a tongue twister from Mr. Kurt Alberts, planner and later mayor of the Township of Langley) **so that “exploring with MOTI” should be the operative phrase.**

19. On **Section 19.1 Background** that seems to need a correction. It reads: **“Infrastructure and services within the jurisdiction of the Regional District include water distribution, solid waste management, and community sanitary sewer systems. Roads, road right-of-ways and stormwater management are managed by the Province. As electrical, gas and communication utilities are also important to the community, the Regional District has an interest in helping guide the provision of these services.”** The **perceived error** is that **“communication services”** (like Telus, Rogers, Eastlink West and a host of others) are **not to be defined as “utilities”**.

20. In **Section 19.2 Objectives 4**, I sincerely hope that the text in point .4 **“Discourage the development of private systems for the provision of water and sewer services”** does not have an impact on the many properties in Area “A” that are served by a septic system, a.k.a. an on-site wastewater system. Does this verbiage make them all “pre-existing, non-conforming”?

21. In **Section 19.4. Water Supply and Distribution**, the last paragraph reads: **“The capacity of all Electoral Area “A” water systems can be increased through water conservation measures, and the Regional District has**

actively encouraged water conservation and additional measures have been recommended to the RDOS, such as leak detection and water metering.” My comments: The first sentence contains an **error**. One cannot increase the **capacity** of a water system through water conservation measures, just as little as one can increase the capacity of a teapot by pouring smaller cups of tea. The **capacity** is something fixed for the water system, ultimately it is the amount of water in the wells or Osoyoos Lake; the **capability** of the water system can be increased by installing more and larger facilities like pumps, treatment plants and reservoirs. This makes the system more **capable** to provide a service.

22. As far as **Section 19.4.2 Policies** goes, it reads: **“The Regional Board: .1 Will require new development to demonstrate a proven and adequate water supply and meet all current water quality regulations as well as the Interior Health Authority drinking water objective.”** You may not be aware that the Town of Osoyoos’ drinking water, currently purveyed to the southern 1/3 of the former SOLID’s System 8, is **“unfit for drinking”** due to too high manganese content. This was divulged at a Town of Osoyoos Council meeting during February 2019, and **ought to be reflected in the OCP Update Bylaw**. How, I do not know, but otherwise, not a single **“new development”** would be allowed under this policy, until the Town of Osoyoos completes a \$ 22 million demineralization plant.

23. Under **Section 19.5 Wastewater and Sewage**, paragraph two reads: **“Individual on-site septic systems are not viewed as a long-term sustainable method of sewage disposal unless parcels are over 1.0 ha in size. This method of disposal also increases the probability of groundwater contamination and nutrient loading into watercourses and lakes, such as Osoyoos Lake.”** I would like to **dispute this verbiage**, because in the late 1990’s, and again in 2009 to 2013, Grassroots Consulting Service was responsible for about 20 “innovative systems” in the Lower Mainland, using the BioGreen® technology, and some of these were on properties smaller than 1 hectare. These systems are currently classified as “Type 3” systems in the SEWERAGE SYSTEM REGULATION - B.C. Reg. 326/2004, available at https://www.bclaws.ca/civix/document/id/crbc/crbc/326_2004

24. In **Section 19.5.2, Policies**, I would like to **question** the verbiage about the **“Province”** and the **“Ministry of Health”**, because from my personal experience, d.b.a. Grassroots Consulting Services, their duties were all taken over by the Health Authorities in the late 1990’s, and after the adoption of the Community Charter, even more so as the municipalities got out of the picture. Maybe a clear picture would result from a meeting with IHA.

25. **Section 19.8 Other Utilities**, reads: **“Utility services, including electrical, gas, phone and Internet are vital services to a community. The Regional District is not the provider of these utility service and the Local Government Act does not allow for the Regional District to regulate these services by bylaw when subdivision is being undertaken. Nevertheless, these utilities play a vital role in the level of services to a community and, through the objectives and policies of this section, the community is encouraged to work with utility providers to ensure that Plan Area residents have access to the best possible services.**

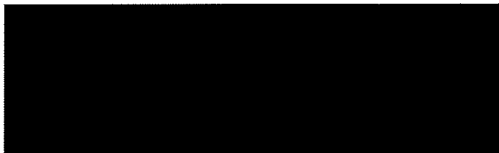
Being a predominately rural community, the Plan Area, particularly smaller settlement areas are not well serviced by **high-speed Internet or cellular phone service**. Residents support the improvement of **communication services in the community.**” On this, once again, my cautionary comment that **those in red above** are not to be construed as “utilities”. They are only service providers. Being on solar power and not a customer of FortisBC Electricity (which is a utility), this was forcefully brought to our attention in a conflict with Telus Mobility (which is not). This also would seem to affect the remainder in Sections 19.8.1 and Section 19.8.2, and I like bringing in solar power into this document (the growth industry of the century?) although I prefer to

live at 12V DC without bothering to consider selling to FortisBC Electricity, which somehow compelled me into my current status in 2015.

Sorry to day, due to time constraints, as today is the deadline for comments, I forego the opportunity to comment on the remaining sections. I trust that if my comments thus far would have an impact on the text in those sections, you would be able to consider mine at such locations, mutatis mutandis.

It has actually been a pleasure to write these comments, and I sincerely trust that you may receive them with a similar measure of pleasure, so as to make this Update Bylaw successful.

Yours very truly,

A large black rectangular redaction box covering the signature of Jacob A. de Raadt.

Jacob A. de Raadt.

c.c. Mr. Mark Pendergraft, Area "A": Director, RDOS Board.

From: [Jacob de Raadt](#)
To: [Christopher Garrish](#)
Cc: [Mark Pendergraft](#)
Subject: OCP Bylaw changes - comment 1.
Date: February 11, 2021 2:06:11 PM

Dear Christopher,

Thank you for designating 87th Street as a “Collector Road” in the current Draft OCP Bylaw for Area ‘A’, in Section 18 – Transportation.

I am happy about this designation, but noted a few weeks ago that newly placed signage on 87th Street designates it as part of the “KVR Route” for bicycles (although the KVR never went as far south as Osoyoos, and you can check the book “McCullough’s Wonder” about that).

Now what does this mean for the brand new Policy in Section 18.3.5 – where (1) there are no shoulders at all, (2) sight distance is limited, and (3) some very steep sections, which may well cause the cyclists to curse the decision to “designate” this as a (long distance) cycle route?

.5 Encourages the Province to widen and pave shoulders on designated cycle routes and improve safety signage for cyclists and drivers.

Please do not get me wrong, bicycles should never have been allowed on the “Controlled Access highway” that is called Highway 97, and by the way also part of Canada’s “National Highway System” as I already commented to you earlier (and is not yet shown in Section 18.1, first sentence). This “encouraging” ought to be a bit stronger, and have teeth in it. Otherwise, the MOTI will completely ignore it.

The BBC News (on CBC very early in the morning) used the term “impoverished society” earlier this week, in a response to the question on how the economy is going to recuperate after this

**pandemic. WHO will ever have money to build paved shoulders?
The World Health Organization?**

In this light, in retrospect, (with 20/20 vision of 2020!), the abandonment of the right-of-way of the CP railway north of Osoyoos could be seen as a huge mistake. Can you imagine if that whole right-of-way would have been kept for use as a hiking and cycling trail?

Jacob.

From: [Alex Giovannelli](#)
To: [Planning](#)
Cc: [Christopher Garrish](#); [Kathleen Lausman](#); [Jim Thorton](#); [Mark Pendergraft](#)
Subject: Area A OCP proposed changes - Land Designations
Date: February 15, 2021 3:39:09 PM

In looking at your latest draft, it appears there are quite a bit of changes proposed with respect to land designations which I suspect will affect future zoning permitted uses for private land owners. **I would expect that the larger the parcel, the less restrictive the uses and the more freedoms and permitted uses the land owner would possess.** However; this is not apparent in this document, in particular it appears proposed changes to Resource Area, RA (parcels 20 Ha and greater) have more restrictive uses than the smaller neighbouring Large and Small Holdings category. RA seems to now have been written exclusively for very large parcels of unoccupied remote crown lands but in reality there are many private land owners that own and reside on these properties and wish to maintain a rural lifestyle of ranching, hobby farming, raising livestock, establishing rural community businesses, etc. all uses that support the desire to maintain a rural lifestyle in our area. **RA should not have fewer permitted uses than neighbouring smaller land parcel designations.**

In particular section 5.3.8 of the existing OCP RA which states "Provides for property owners or occupiers to diversify and enhance uses secondary to Resource Area uses with home industry, home occupation, or bed and breakfast establishment business opportunities, provided that these developments are compatible with the rural character of the area." has been removed. Why was this excluded? Why is this document looking to restrict the current permitted uses?

Regards,
Alex

From: [Alex Giovannelli](#)
To: [Christopher Garrish](#)
Cc: [Mark Pendergraft](#)
Subject: Re: Area A OCP proposed changes - Land Designations
Date: February 24, 2021 6:53:26 PM
Attachments: [image001.png](#)
[image002.png](#)

Hi Chris,

Thanks for your response.

You are correct that the current Land Use Bylaw provides RA zoned parcels with greater permitted uses than LH zoned parcels.

However; If I understand correctly, according to clause 1.1.1 of the new OCP, one of the purposes of the OCP is "**The adoption or amendment of the Zoning Bylaw and other land use regulations**". As such, I understand the OCP is an overarching document that provides general guidance to other more specific documents such as the detailed Land Use Bylaw, and any changes made to the OCP may also result in changes to the land use bylaw.

If section 8.3.1 of the new OCP will be modified to include the general permitted uses that were formerly listed in section 5.3.8 of the old OCP, then I have no concerns. If not, then I believe there is a risk that RA in the Zoning Bylaw may be modified in the future based on the exclusion of clause 5.3.8 in the new OCP language resulting in a reduction of some of the existing permitted uses.

Regards,
Alex

VISION



The Draft Electoral Area "A" OCP includes a Vision that describes a preferred future for the Plan Area. It was developed based on feedback from the first Community Survey and goals included in the existing 2008 Electoral Area "A" OCP.

Electoral Area "A" is a predominantly rural region made up of smaller settlement areas and neighbourhoods. Residents value its rural character and preserving and stewarding its important agricultural areas, natural habitats, and recreation areas. Residents are also committed to ensuring water resources are well-managed and protected and that community wildfire risks are reduced.

Are the values you consider important for Electoral Area "A" as a whole included in the vision statement above?

Yes

No

Mostly

If you answered "Mostly" or "No", please briefly explain what you think is missing or should be changed.

PLEASE SEE MY SUGGESTION FOR A VISION AND GOALS TO ACCOMPLISH THIS VISION, ATTACHED AS A SEPARATE DOCUMENT. (ENCLOSURE NO. 1 - 2 PAGES)

DRAFT

1A - Vision:

"Electoral Area A shall be a Trailblazer in creating a vibrant, diverse, progressive and attractive community to live and work in."

Goals: (To achieve this vision)

Enhance the rural character and appeal by preserving and stewarding its important agricultural areas, natural habitats and recreation areas.

Ensure that water resources are well managed and protected

Focus on measures to reduce wildfire risks

Encourage and support our farmers to create "value added" activities to increase their economic security and to enhance our destination for agro tourism.

Establish a local College/University by finding a suitable site and partners such as Okanagan College and UBC Okanagan.

Offer local specialized education programs in agriculture, terroir/viticulture, culinary arts, agro tourism, entrepreneurship and other trades.

Support gender equality by establishing a STEAM (Science, Technology, Engineering, Arts and Math) program for girls both in High School and at our local College/University.

Attract companies involved in the Digital Economy, such as High Tech and other ICT sectors (Information and Communications Technology), who work in fields such as manufacturing, trade, culture and finance, to establish local operations as start-ups and subsidiaries by offering qualified female employees from the STEAM program. (One of the biggest challenges this sector is working to improve is the current gender gap where women represent ¼ of the high tech workforce in Canada. (The job growth in the tech industry is 4 times as fast as other businesses.

Search other business sectors to create more diversity and highlight the benefits of relocating here.

Consult with our existing businesses and farmers to identify which sectors are missing today.

Create more diversity in our housing sector to make our area a more attractive relocation destination and to meet the current and future needs that people are searching for.

Work with our local realtors to promote our area as an excellent location for resourceful people within all business sectors to consider as a relocation.

Encourage more Residential Cluster type developments that are consistent with our vision and goals. (As opposed to our current limitation of growth areas that restrict our future development, growth and attractiveness) Reconsider using the term and defining Rural Growth Areas and replace it with "Residential Clusters".

Work to provide appropriate daycare to meet current and future needs.

Initiate a process to find a suitable location, and search for partners, to establish a Primary Health Care Centre in our area.

Take appropriate measures to ensure that staff at the RDOS are helpful, supportive and encouraging to proponents with projects that are consistent with our vision and goals, as opposed to negative attitudes and discouragement. Working as a team, with the Board, Staff and Proponents on the same page, is the best way to accomplish the desired goals.

Support the development of a new recreational centre that includes a complete aquatic centre to improve our services for all citizens especially as attractive winter activities. (This would also create a very attractive activity for seniors and for younger children, teaching them swimming skills especially considering the fact that we are located on a lake community).

Approach the Osoyoos Indian Band to identify and implement projects that are mutually beneficial.









More goals can be added continuously to accomplish our vision.

BROAD GOALS

1B

The following Broad Goals are meant to reflect the input and priorities of Electoral Area "A" residents and business owners. They will be the guiding principles of the updated Electoral Area "A" OCP. The goals were first developed and refined through two rounds of community surveys (including the ongoing survey) and other outreach.

Please number the Broad Goals in order of importance to you from 1 to 8, with 1 being the most important Broad Goal to you and 8 being the least important Broad Goal to you.

- | | | | | | |
|--------------------------|---|---|--------------------------|--|---|
| <input type="checkbox"/> |  | Community safety and health. Manage and reduce community wildfire risks and promote community wellbeing for all generations | <input type="checkbox"/> |  | Natural environment. Steward and protect the area's natural features, including sensitive ecosystems and habitat. |
| <input type="checkbox"/> |  | Agriculture. Maintain existing and encourage new, compatible agricultural activities in the Agricultural Land Reserve, while limiting subdivision of designated agricultural properties. | <input type="checkbox"/> |  | Infrastructure and services. Improve and support the development of new infrastructure, including community water and sanitary sewer systems and improved internet connectivity. |
| <input type="checkbox"/> |  | Residential development and housing. Provide the opportunity for limited new growth and housing options for all age groups, while ensuring new housing development maintains the area's rural character. | <input type="checkbox"/> |  | Transportation. Maintain a safe and efficient transportation system for all road users. |
| <input type="checkbox"/> |  | Water resources. Protect and manage water resources, including both surface and groundwater, for residential uses, agriculture, and ecosystem health. | <input type="checkbox"/> |  | Osoyoos Indian Band engagement and collaboration. Improve and expand communications, consultation and engagement with Osoyoos Indian Band. |

Are the values you consider important for Electoral Area "A" as a whole included in the Broad Goals summarized above?

- Yes No Mostly

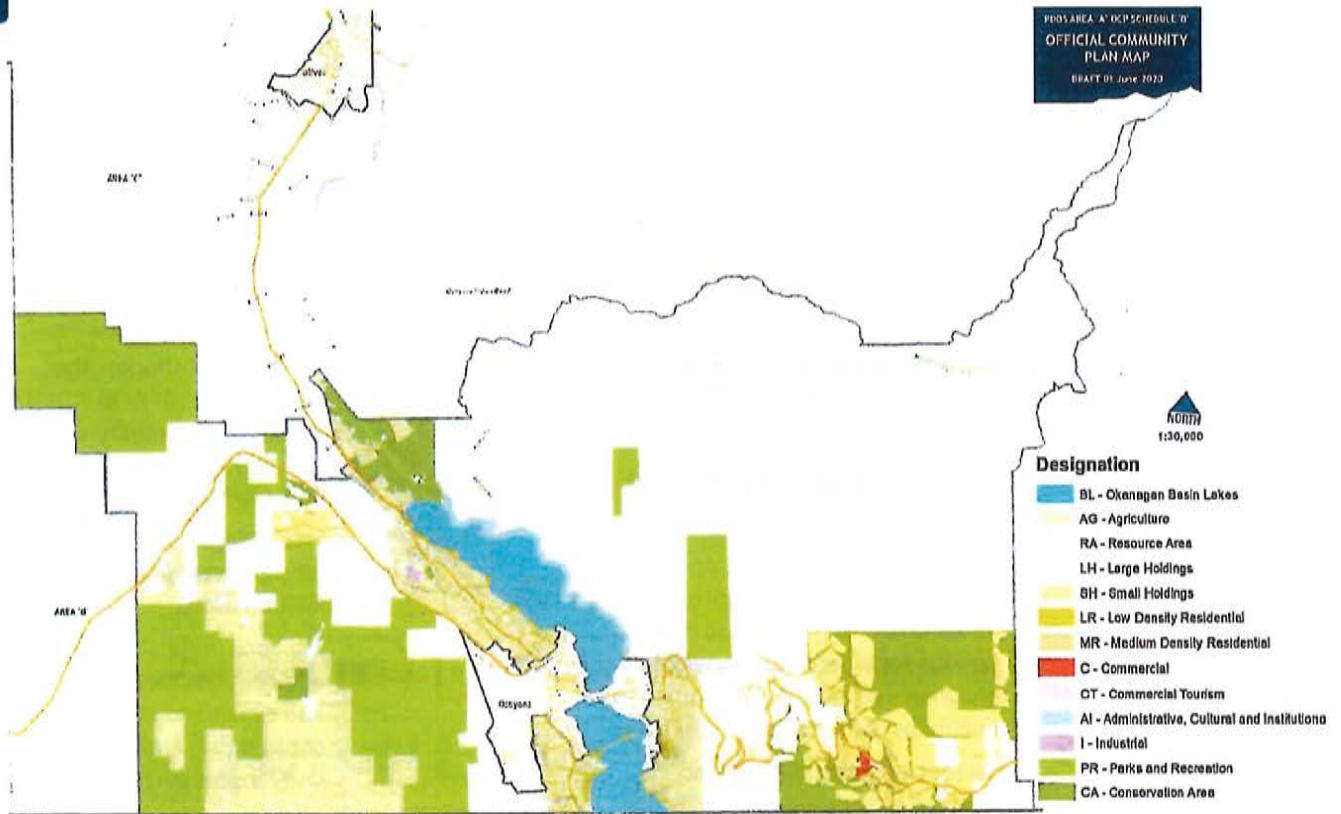
If you answered "Mostly" or "No", please briefly explain what you think is missing or should be changed.

PLEASE SEE MY ATTACHED DOCUMENT.
(ENCLOSURE NO. 1 - 2 PAGES)

LAND USE DESIGNATIONS

2A

The map shows the proposed land use designations for Electoral Area "A". Changes from the existing Electoral Area "A" OCP are minimal.



Do you have any questions or feedback on the land use designations?

LOCAL AREA POLICIES

2B

Please review the handout provided of the Draft Electoral Area "A" OCP Local Area Policies chapter. Which of the four Local Areas do you live in?

- North West Osoyoos Lake
 Anarchist Mountain
 Not Applicable. I do not live in Electoral Area "A"
- Osoyoos Lake South
 Kilpoola

Do you have any comments or feedback on the Local Area policies for where you live?

OTHER PROJECTS

3A

Willow Beach and Anarchist Mountain are designated as "Rural Growth Areas" in the existing South Okanagan Regional Growth Strategy.



Do you support reviewing the suitability of Willow Beach and Anarchist Mountain as Rural Growth Areas?

- Yes
 No
 Don't know/
Need more information

PLEASE SEE ATTACHED DOCUMENT. (ENCLOSURE NO. 2 - 2 PAGES)

3B

Would you support the creation of new permitting requirements for construction occurring in wildfire prone areas?

- Yes
 No
 Don't know/
Need more information

3C

Are you aware the Regional District is undertaking a separate review of the environmentally sensitive development permit areas in all South Okanagan Electoral Areas?

- Yes
 No
 Don't know/
Need more information

Is there anything you would like this review process to consider?

3A – Other Projects

Reviewing the suitability of Willow Beach

Draft for Area A Official Community Plan:

7.2.1. Policies

The Regional Board:

.5 Will re-consider the suitability of Willow Beach as a Rural Growth Area when conducting a review of the RGS Bylaw.

I have very limited information regarding Willow Beach. As far as I know the area has been purchased by a professional development company. I do not know the name of the company nor do I know anyone connected to this firm.

The draft points out that the Willow Beach site is considered to be of high ecological value due to the number of wetlands it contains. The site includes a number of former oxbows and is within the floodplain associated with Osoyoos Lake and the Okanagan River and has a long history of flooding that is expected to increase over the next 25-years due to climate change.

As a professional developer I would assume that appropriate mitigation measures have been planned by this company to address current and future flood conditions. As far as I know Willow Beach is also connected to the town of Osoyoos sewer and water services.

I do not know any details regarding the scope of the plans for developing Willow Beach. However I believe that this is a very attractive location for people searching to relocate to our area.

When the Regional Board re-considers the suitability of Willow Beach as a Rural Growth Area, I would suggest that this is viewed thru a lens of a suitable Residential Cluster development for this particular location.

.8 Supports preserving the former BC Tree Fruits packinghouse site at 12611 87th Street (Lot 1, Plan KAP60396, District Lot 24505, SDYD) for the future processing, packing and storage needs of the agricultural and food-processing industry in the South Okanagan.

I have very little information regarding this issue other than what I recall reading in the local newspaper some time ago. From what I remember the cooperative for the Tree Fruit farmers made a decision to close down this facility based on the fact that 10 million plus dollars would have to be invested in order for this facility to comply with the standards that are required today. The cooperative also has a facility that meets all required standards located in Oliver. My understanding is that the farmers who formerly brought their crops to the packing house at 87th Street now have to go to the facility in Oliver. I would assume that this is somewhat inconvenient for these farmers.

ENCLOSURE NO. 2
P 2/2

As one of the goals I pointed out regarding my suggestion to support a Vision for Electoral Area A, I mentioned finding a suitable location for a local College/University. In my opinion this could be a very interesting location for a College/University.

This could also provide our farmers with an opportunity to improve their education and skills in agriculture, terroir/viticulture, agro tourism, entrepreneurship and other related courses.

I also mentioned attracting companies involved in the Digital Economy to establish local operations as start-ups and subsidiaries. This would be an excellent location to create an Incubator to support these start-ups in my opinion.

Offering a STEAM program at this local College/University would also create local education and employment opportunities for our local farmer's family members and other locals.

If our local farmers are made aware of and are invited to participate in the process of creating a local College/University, perhaps they would see this as a much better investment for their future than preserving the current packing house for its previous use.

Lauri Feindell

From: kathleen lausman [REDACTED]
Sent: August 9, 2020 4:24 PM
To: john@ecoplan.ca
Cc: Christopher Garrish
Subject: Comments on the Draft OCP & Revisions

Good afternoon John,

Following are comments on the OCP revisions - latest version.

These comments are based on some extensive research (RDOS history of governance decisions on these issues, mapping standards, QEP reports, etc) - given we are newer residents and lots of discussion with our neighbours both long standing residents and some new comers. There is general consensus on these issues. These comments are mostly process based and apply to a number of the OCP sections.

I'm not getting a strong sense that local governments measure achievement in terms of value for money. It would be grand to see some evidence of this. However, if the data is incorrect and the application of 'mitigation' measures are scattered, it would be difficult to set measurable goals.

It seems the RDOS has required an ESDPA at the land development stage then duplicated this requirement at the individual land owner building permit stage. For the most part, individual lots have already undergone considerable development to prepare them for building structures on & connecting to services (water, power, installing septic) during the development stage.

However:

Recognizing the limitations of the Local Government Act [regulation is the only/favourite tool] and [funding] limitations at the municipal level;

1. There remain large gaps in the land development and management plan at the RDOS. While the RDOS attempts constant regulation on private land for most everything - there is NO PLAN or regulation for the development/management of Crown land, Hwy right of ways, power corporation land, conservation areas, recreation areas etc. particularly with respect to protecting Environmentally Sensitive flora/fauna or Fire Smart - at least not something that's published. The ESDPA excludes these areas.

Of course this creates large gaps in the effectiveness of any effort - public or private - to address these environmental issues with any degree of success. Both flora/fauna growth and forest fires are opportunistic. They do not consider arbitrary land ownership boundaries or regulations.

2. The data and mapping the RDOS and other levels of Gov are using and perpetuating is incorrect. Whether used at the development permitting stage or the more micro building permitting stage, it is not useful. This applies to both the 'Environmental Protection' aspiration or Fire Smart risk capture. The 'Pink Zone' map is arbitrary and includes many acres of developed land. The map experts also strongly suggest - as mapping standards have changed since the mid 1990's - that scale of 1:20,000 or even smaller scales 1:5000 still require 'ground truthing' for accuracy and confirmation. Likewise the Green ByLaws Toolkit - 2016 strongly suggests decisions should be "evidence based". Without real verified data, there is little evidence on which to make Bylaw decisions.

Concerning as well is the lack of any reference to the history of land use on Anarchist Mountain - logging, cattle grazing, forest fires - and the impact that would have had on the flora/fauna over the past decades.

3. There is also obvious conflict between protecting the environment (Keeping Nature in our Future) and protecting against forest fires - (Fire Smart Guidelines). Forrest fires are destructive - to the environment flora/fauna, soils, waterways, bank stability and built assets which form the economic base for tourism and property tax. Conflicting Bylaw or Policy is never workable.

These issues are at the root of a lack of confidence in historic & current processes and consequently the desire to have some influence on change for more effective results. The RDOS governance approach needs to change or at least the use of some new and better 'tools'.

Collaboration with citizens would be a good step toward improving outcomes. There are a number of 'organized' neighbourhood groups/societies like the AMS that are both the local experts on the Fire Smart issues & risk level, and the level of Environmentally Sensitive data existing on their land. Setting goals based on actual data along side community organizations - would generate a clearer knowledge base on actual conditions, while drafting a more relevant approach and garnering more participation and achieving better results than punitive & costly Bylaws. [This is not a reference to the current 'public consultation' efforts.] This would instead be workshops to review local knowledge as input into an education & guidance document for use by landowners of every type. Our local Volunteer Fire Fighters are extremely knowledgable and already offer advice on how to protect the environment as a private landowner. A great example of the power of collaboration.

Advocating for this type of approach now could save loads of unproductive time in updating RDOS Policy/Bylaws using the same 'hammer' (regulation) and the same 'nails' (unverified information). Hopefully, the RDOS can set this new progressive standard of governance others could follow.

The residents on Anarchist Mountain chose to locate & build here for the quality of the environment and rural living and are less than enthusiastic with over-regulation, especially without merit.

These comments are an authentic reaction to an otherwise great place to live. I trust your process finds some value in this feedback.

Sincerely,
Kathleen Lausman, BES, MBA

From: [Helen Malloy](#)
To: [Christopher Garrish](#)
Cc: [Mark Pendergraft](#)
Subject: Thanks for the provisions of FireSmart in the Draft OCP
Date: February 15, 2021 12:19:41 PM

I wrote to you last year asking if there was some way of integrating FireSmart standards with those of the Official Community Plan.

Having just recently reviewed the current draft of the OCP, I see that that has been established, and I appreciate your efforts on achieving that realignment .

Sincerely,

Helen Malloy

August 12, 2020

Directors, RDOS
101 Martin St.
Penticton, BC
V2A 5J9

Dear Sirs:

Re: Imprecise EDPA Mapping

As community, residents on Anarchist Mountain we are generally upset by the requirement of an Environmentally Sensitive Development Permit (ESDP) prior to receiving building permits. Until our (the Anarchist Mountain Community Society (AMCS)) recent activities to raise community awareness of the issue, we were not even aware of the ESDP process. The ESDP requirements were effectively a covenant placed on title after most people purchased the land and then not publicly disclosed to landowners with any credible effort.

Most fundamentally, restrictions on landowners imposed by the process are at odds with the guidelines of FireSmart – those being the removal of ground fuels surrounding homes. RDOS is aware of this issue and is perhaps already considering making competent changes to Environmental Development Permit Areas (EDPAs).

Our further complaint about the system is in its imprecise mapping at the local scale. We understand that local governments have the right to impose EDPAs to protect riparian and sensitive ecosystems, but also understand that EDPAs must be designated on reasonable evidence and with reasonably certain boundaries.

We would argue that the boundaries outlined by the RDOS in Area 'A' are not reasonably mapped. As an example, we submit our own property at 1 and 171 Longview Road, Osoyoos (below). Clearly very little attention went into the mapping of the EDPA on our property; 99% of which is in the "pink zone".

We, and all residents we have spoken to on the subject, feel that the environmental protection intent of the ESDP process would be adequately met if EDPAs were moved off personal holdings and pertained only to public and crown land within Area 'A'. Mark Pendergraft, Area 'A' Director, is reportedly in agreement with this proposed change. In any event a property owner who purchased their property prior to the ESDP covenant being place on title should be 'grandfathered' and left out of the pink zone IMMEDIATELY. We recommend that the RDOS Building Permit Department should be responsible for studying the plans of a new resident property owner to protect riparian and sensitive ecosystems, not the property owner, having to locate, contact and

schedule an appointment with him or her to walk the property in question and receive a substantial bill to do so.

We would also add that people who live in the rural environment do not need to be told that it is worth protecting. At the same time, they are generally averse to arbitrary and imprecise regulation.

Also, it seems there is no real value in getting an ESDP. In cases we are aware of, after paying fees to the RDOS and to the QEP, no difference has been made as to whether projects proceed; the only effect is that residents' lives have been made more difficult, more complicated and more expensive. This is not the purpose of local government.



kindest Regards,

John Middleton, Dianne Hughes and Jessica Middleton
Resident Property Owners, Longview Road

Dear RDOS,

June 21, 2020

I am writing in regard to the letter/petition the Anarchist Mountain Community Society in Osoyoos is circulating regarding the Pink Zone.

I am pro Pink Zone.

We have so much wildlife on our property, I counted this winter/spring around 40 different bird species at our feeder and waterer. We had the endangered Lewis' woodpecker visiting.

Recently we found the threatened Great Basin Gopher snake in the yard, and I am sure the rattlers, bull snakes and rubber boas are still here as well and show up as soon as the weather warms up. The Western Skink lives here, and I am sure many unseen reptiles and even amphibians (sometimes we can hear a frog or toad) as well.

And mammals roam, from deer to bear to coyote....eating the mice, voles, chipmunks, marmots, packrats. A herd of bighorn sheep travels through every year.

Insects are bountiful, many important butterfly species.

Now is the time where lupines, brown eyed susans, yarrow and many other wildflowers bloom and I can't wait until the mariposa lilies show up.

And. Of course, nature has way more to offer than what I can mention here in a few words.

Now my concern:

AMCS wants to get rid of the Pink Zone.

Did you ever check properties in my neighborhood, which totally destroy the native land with their heavy equipment? Do this "empty-nesters", as they call them, most of them from the city, realize that even that cleaning up is disturbing the wildlife so that they do not nest or abandon rearing young?

I mention here, just as examples from our neighborhood, properties like 117 Maguire Road, where so much is turned over, making driveways, stone walls, a driveway to Hwy 3. Or look at 246 and 164 Chapman Road, where the excavator doesn't stop roaming around. And who was allowed at 112 Maguire Road to clear-cut all the trees?

These, for example, are no habitats for our precious wildlife and flora anymore.

Let us not take away more habitat from our wildlife and flora!

My petition is: KEEP THE PINK ZONE!

Thanks for listening,

Claudia Punter Zueger

RECEIVED
Regional District

JUN 26 2020

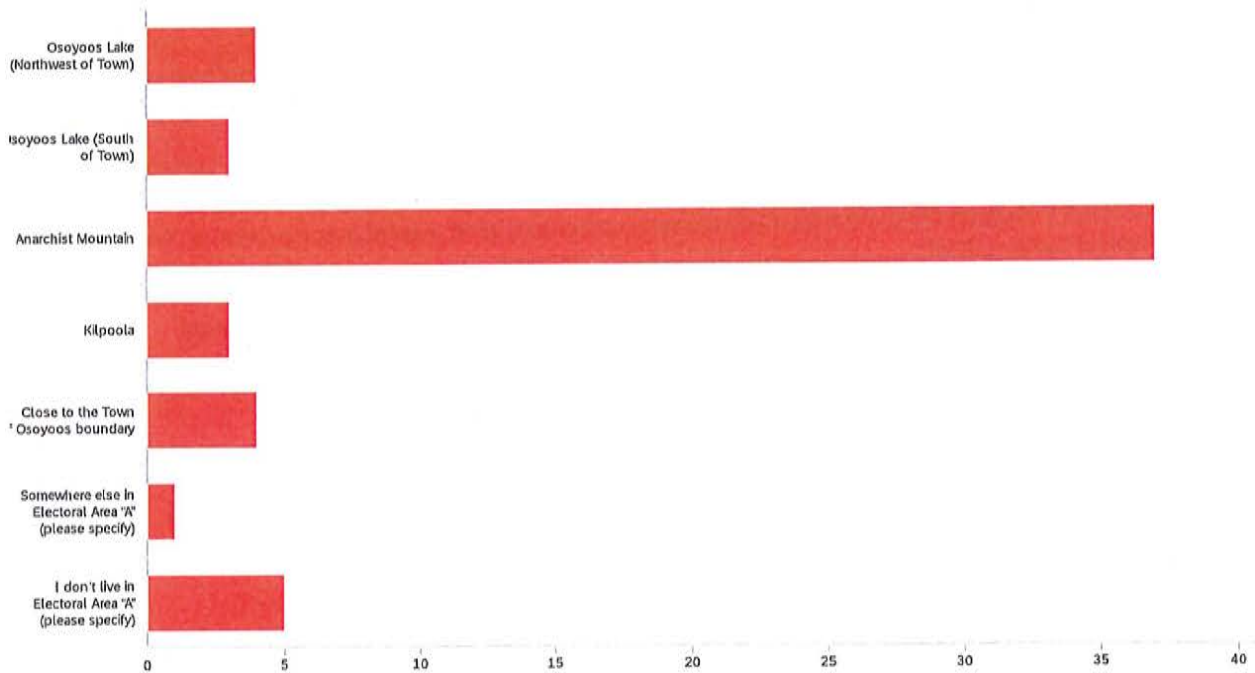
101 Martin Street
Penticton BC V2A 5J9

Default Report

Electoral Area "A" Official Community Plan Update

October 27, 2020 1:08 PM PDT

Q2.2 - 1) Where do you live in Electoral Area "A"?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	1) Where do you live in Electoral Area "A"? - Selected Choice	1.00	7.00	3.40	1.44	2.07	57

#	Field	Choice Count
1	Osoyoos Lake (Northwest of Town)	7.02% 4
2	Osoyoos Lake (South of Town)	5.26% 3
3	Anarchist Mountain	64.91% 37
4	Kilpoola	5.26% 3
5	Close to the Town of Osoyoos boundary	7.02% 4
6	Somewhere else in Electoral Area "A" (please specify)	1.75% 1
7	I don't live in Electoral Area "A" (please specify)	8.77% 5

Field

Choice
Count

57

Showing rows 1 - 8 of 8

Q2.2_5_TEXT - Somewhere else in Electoral Area "A" (please specify)

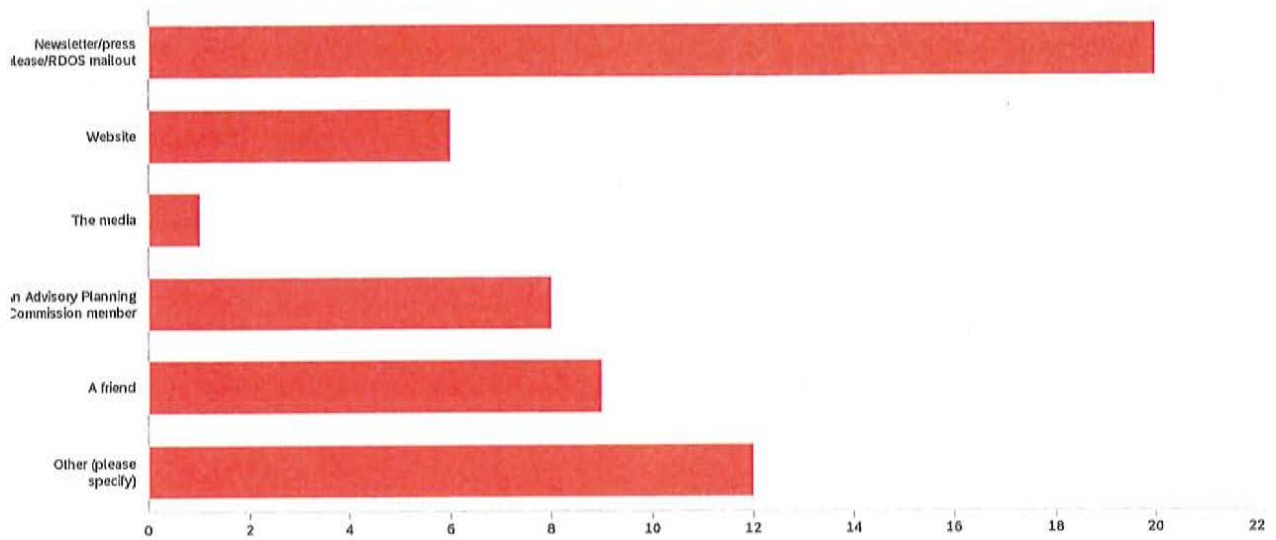
WIDGET_ERROR.ERROR

Q2.2_6_TEXT - I don't live in Electoral Area "A" (please specify)

Somewhere else in Electoral Area "A" (please specify)

East Bench of Osoyoos

Q2.3 - 2) How did you hear about the OCP Update project?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	2) How did you hear about the OCP Update project? - Selected Choice	1.00	6.00	3.29	2.04	4.17	56

#	Field	Choice Count
1	Newsletter/press release/RDOS mailout	35.71% 20
2	Website	10.71% 6
3	The media	1.79% 1
4	An Advisory Planning Commission member	14.29% 8
5	A friend	16.07% 9
6	Other (please specify)	21.43% 12
		56

Showing rows 1 - 7 of 7

Q2.3_6_TEXT - Other (please specify)

Other (please specify)

Anarchist Mountain Community Society

Other (please specify)

Anarchist Mountain Community Society Website

Neighbour

Anarchist Mountain Community Society

Friends within the community

Anarchist Mountain Community Society

AMCS Website

Anarchist Mountain Society

Facebook

Facebook

My project

CivcReady

Q2.4 - 3) What are your concerns with the current 2008 Official Community Plan for Electoral Area "A"?

3) What are your concerns with the current 2008 Official Community Plan for...

The document does not effectively consider wild fire risk or housing affordability.

OCP maps are not in sync with other RDOS maps reference ALR, ESDP, RA

Lacks Fire Smart, appropriate emergency evacuation plans, limited bylaws and enforcement for growing rural area / development (i.e. garbage and bears, unattended RVs on undeveloped acreages, seacans remaining on acreages beyond completion of building, fire hazards with contents of seacans which fire departments would be unaware of)

I don't see anything about minimizing risk of wildfire, flooding

More flexible building bylaws & rules

The "Pink Zone" areas need more definition leaving out resident owned properties.

Land development

Most residents in Area A don't even know there is an OCP. The media don't pay much attention to rural areas!

unsure

1. It is not clear what elements are enforceable vs guidance. The OCP notes Environmental Sensitive Development Permits (ESDPs) however the zoning bylaw which is enforceable is silent on ESDP requirements. 2. Unlike the Land Use Bylaws, there is no definition of terms section in the OCP 3. There is a current conflict of imposing ESDP on private lands with FireSmart principles.

Lip service going forward...a box checked

In general my concern is that like all OCP's the current and the draft plan for Area A does not have the teeth required to resist pressure for growth and development. I am concerned that although an OCP involves significant public engagement, when it comes to requests for variances and rezoning, the process is very short (the board can meet once or twice and vote for a rezoning with next to no public involvement), yet it is the zoning bylaws that development and land use are governed by not the OCP. This wording is a case in point Section 6.3 "It is not the intention of the Regional Board to encourage development of land within designated Agricultural areas or land identified as environmentally sensitive or watercourse development permit areas and terrain hazards within the defined growth boundary. Land with these designations or characteristics should continue to be protected from development." change 'should be protected' to 'will be protected' in this sentence and I would believe that the OCP can function as it is meant to, ie with some teeth. Otherwise, it is a nice exercise for the people to think they are having meaningful input but it seems to be just lip service. •Where development has been pre-determined through zoning, but not yet developed. Within Electoral Area "A", the South Okanagan RGS designates Willow Beach and Anarchist Mountain as Rural Growth Areas. Are areas ever rezoned in a direction that limits growth? There have been requests for proof that properties on Anarchist Mountain should not all be ESDP zoned ... what if proof were given that the entire mountain is ESDP worthy, as it is currently shown on the map? Recent changes of zoning from SH3 to SH2 for the undeveloped OME lands at the top of Raven Hill along an underground water course and along the banks of 9 mile creek ... are a direct illustration of arbitrary zoning change with 2 opportunities for public input ... how is input qualified? is it quantity or quality of information? In reading more on this rezoning, it was done to bring the area into some uniformity with other Areas? for whose convenience, I wonder? This rezoning is in direct conflict with ESDP, water course development, wildfire safety, water supply ...???

Immediate removal of Pink zone restrictions ESDP !

3) What are your concerns with the current 2008 Official Community Plan for...

One concern is the arbitrary Pink Zone that is a direct contradiction to Fire Smart practices. I am sure that if a fire came through our area it would be more devastating for the environment than the planned and careful removal of fire hazardous debris (dead trees etc). It defies logic.

We are extremely concerned about the "pink zone" areas in our community which do not appear to be properly addressed or outlined in this report. Forcing home owners to pay for an environmental assessment on a development that already was in existence before this allocation is unwarranted and perceived as a money grab. When we found out about it it was very difficult to find. Was not listed on the title document when we did a search. This appears to be an arbitrary abuse of RDOS resources and a direct conflict to our fire safe model which was an important part of making the decision to purchase up here. We are also concerned about the potential to group different types of areas under one header with respect to handling different issues.

Over regulating affecting privately owned property.

No concerns, I like the OCP as it is now.

Unofficial camp sites with multiple RVs, trailers, tents. Bylaws not enforced.

The Environmental "Pink Zone" does not belong on private properties in our high risk wildfire community

Concur with the material collected in the first round of the community survey.

Water quality, garbage dump at Paul's Greenhouse, rules

The pink zone

Road conditions, the pink zone which wasn't there in 2008, no community center.

Pink zones

The pink zone is unconstitutional and should be removed

None

Growth areas are limited. Need to open up the west side to development.

The current OCP contains a provision for Environmentally Sensitive Development Permit Areas on private property. The requirement to get an ESDP is an onerous burden on property owners that does not tell them anything that do not already know, it does not provide a benefit to the landowner, to society or to the environment, and provides no value for the time and money spent on the process.

Lack of connection with the ESDP "problem too restrictive on Anarchist Mtn, and in direct conflict with Fire Smart policies and fire risk mitigation. Current fire risk assessment not realistic with actual fire risk on Anarchist Mtn

Planning undertaken without accurate data. Its problematic to make decisions based on poor data.

Do-an up to date flora and fauna identification residents to be able to fight invasive species and plant local species.

conflict between ESDP and Fire Smart recommendations

ESDP areas placed on private property

ESDP amendment # 2710

3) What are your concerns with the current 2008 Official Community Plan for...

Do not want high speed internet in the area. Aka 5G. No thank you. Our internet is fast enough here

It is guidance and not followed by the RDOS board. It includes enforceable and nonenforceable concepts that are not defined. It is subordinate to the RGS, which is out of date. The OCP relies on outdated and unsubstantiated/unscientific mapping in a draconian manner.

Spotted Lake / Growth Areas

Q2.5 - 4) What would you like to see included in an updated Official Community Plan for

Electoral Area "A"?

4) What would you like to see included in an updated Official Community Pla...

1. More emphasis on fire mitigation strategies through funding of fire smart activities in high risk areas. 2. This is a desirable place to live and people will continue to relocate here. Increased densification strategies need to be considered particularly in the valley bottom where single family zoning predominates. 3. Affordable housing strategies need to be considered to attract younger workers.

Less governmental intrusion into private property matters

Firesmart education and support, Garbage bylaws in rural areas (i.e. bear resistant containers and community options, clear bylaws on unattended RVs on undeveloped acreages along periodic enforcement, bylaw around sea cans that promotes harmony with rural surroundings, protection of habitat areas where there are endangered species (i.e. Burrowing Owls, etc)

FireSmart information/ education to all; not just Anarchist Mountain Preservation of nature/ wildlife; garbage management and bylaws to decrease risk of animals being euthanized (i.e. bears) Ensuring bylaws for housing are maintained especially on empty lots (i.e. rural) so they don't become campgrounds or storage for derelict vehicles and buildings Sea cans are becoming a common thing for storage buildings and decreasing visual appeal in neighbourhoods; affect property values Better fire education/ management (i.e. burning, campfires by tourists, etc.); better air quality (i.e. less agricultural burning of yard/ farm waste)

less development on lower west-facing side of Anarchist Mountain.; ensured or enforced protection of sensitive ecology; ensured or enforced water source protection

More flexibility in building & environmental regulations

More infrastructure plans (i.e. improved internet), attention to firesmaring, invasive weed management including vacant properties, no commercial cannabis operations, bylaw enforcement, community centre support

An upgraded data base of the flora and fauna which can be accessed by home owners to use.

Ease of zone changing from r1 to med density for housing need

I'd like to see more publicity in Times-Chronicle about Area A.

more thought put into the implementation and evaluation portion of the plan

4) What would you like to see included in an updated Official Community Pla...

1. Wildfire is the greatest threat and risk to the community. The OCP needs to have language to address these threats. Specifically the OCP should a) require that Anarchist Mountain develop its own specific Community Wildfire Protection Plan (CWPP). This is a must to guide the community and the AMFD in what it can do to mitigate the impact from wildfires; b) remove the requirement of an ESDP for private lands, this is redundant to what was already previously completed by the developer (Regal Ridge) AND it directly contradicts FireSmart practices; (c) Building codes and/or the Building permit process needs to include a FireSmart Audit/Guidance at the building design phase. To reduce beauracracy and cost, the AM FireSmart committee members can complete this exercise at no expense to the homeowner; (d) Address Infrastructure Limitiations as they relate to fighting wildfires - (i) Subdivision Roads need to have more than one point of access/egress to Hwy 3, (ii) More water storage ponds or tanks are required to shuttle water to combat fires, (iii) Natural gas line Infrastructure required to reduce fire hazards associated with large propane tanks in close proximity to homes; (e) Absentee land owners who camp on empty lots need to FireSmart their properties and abide by campfire restrictions, and waste management. 2. Community wants to maintain a Rural Lifestyle. The following considerations to support this category include: a) Limit future development to large size rural lots, min 2.5 Ha, b) No traffic lights, c) Street lights only to mark entrance of roads off principal corridor (Hwy 3), and only lit during the foggy winter months to improve visibility and reduce chance of accidents, d) maintain ability to house farm animals on larger parcels as reflected in current zoning requirements, e) maintain ability to be self sufficient i.e. grow gardens, generate own power (solar, wind), etc. f) limit commercial developments to neighbouring towns of Osoyoos and Rock Creek and support community markets g) ensure no arbitrarily government imposed rules, restrictions, and bylaws implemented without first consulting and gaining agreement from members of the community. 3. Address Other Infrastructure Deficiencies. a) Lack of reliable high speed Internet, b) Ensure residents can continue to have access to good quality well water. Any new development must only be approved after an extensive hydrology study verifies sufficient ground water exists to support the added development without impacting current users. c) Support the development of a community hall

The concerns re the definition of Fire Smart and the ESDA Trying to make the OCP one size fits all Anarchist Mtn is not the same as the other Area A communities as they are not the same as us and they need to be listened to as well Planners need to consult with local residents and local Advisory planning commisions and actually go to the communities and not make decisions from afaf

further recreation opportunities, constructed and marked hiking trails, bike routes.

Fibre Optics on Anarchist, protected areas for wildlife (without cost to homeowners)

above concerns addressed in addition to removing Anarchist mountain as a Rural Growth Area. It is completely unsuitable. Updated Schedule F. Qualification of and Enforcement of Schedule H.

A reconsideration of the development of Willow Beach as a residential area.

Yes

I would like to see the Board and consultants actually listen to local concerns, step back and look at the needs of each community rather paint the entire Area A with one brush.

Much more clarity with respect to the environmental safe zones and how they are applied and how they got there. Where is the underlying support. Where is the map showing these designations.

Minimum standards for property conditions i.e. junk storage, etc.

I would like to see more conservation areas, such as the Willow Beach area. I would also hope that the lands in the Agriculture Land Reserve remain intact.

A very clear message on use of vacant land. Exactly what is allowed, how many mobile items can be parked there and emphasising that RDOS will take action to enforce bylaws.

An omission of the Environmental "Pink Zone" on private properties on Anarchist Mountain. We need to be able to Fire Smart our properties due to the risk of wildfires!

Nothing further to add.

Rules that deal with pets and unsightly properties

4) What would you like to see included in an updated Official Community Pla...

Off lake water

Removal of the pick zone

Plans for a community hall, no pink zone, road repairs.

Better Consultation with landowners prior to decision making!

Fire safety plan that is specific to Anachist mountain

No shipping containers on SH3-zoned properties.

Less regulations. We are over regulated now.

Emphasis on lake water quality. Improved / additional recreation sites Or parks

It would be preferable if the requirement for an ESDP on private property be excluded from the OCP.

Better fire risk mapping. Data to show ACTUAL environmental values on Anarchist Mtn versus perceived eco values not proven by competent independent study.

A commitment to data-based decision making & more serious involvement on potentially impacted residents.

Wild Fire Preparedness Plan, Assistance in getting a new Community Hall, 4G and Natural Gas.

exclusion of ESDP as this area has already been logged in the past and in it's place a realistic Wildfire Protection plan as wildfire will impact on us all (flora & fauna included)

Additional development permit exemptions for homeowners to install gardens and pathways etc. These are normal homeowner activities that should not require an environmental assessment for Anarchist Mountain properties.

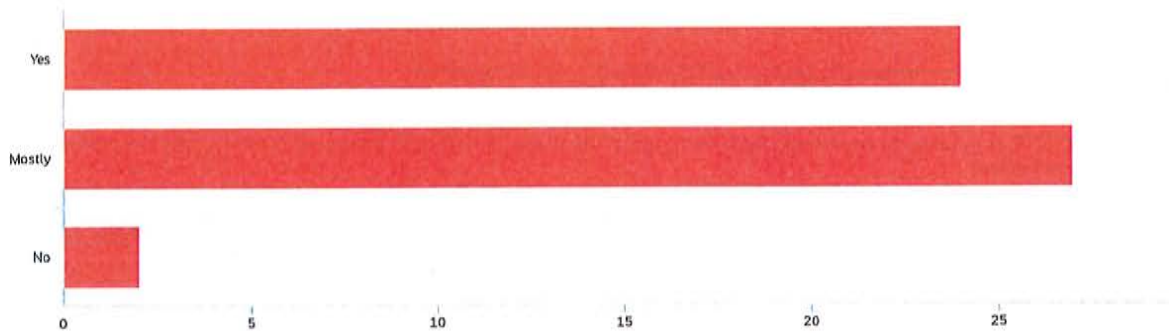
better enforcement re: invasive weeds especially absentee landowners and highway /street corridors, no permanent seacan style metal containers on small landholdings, encouragement for natural gas supply to residences, fibre optic service, ensure multiple egress routes for lengthy dead end streets, no further subdivision of designated lot areas,

Better water systems

More specific integration of Firesmart principles in the goals for each zoning category (LH, SH, etc.) As it stands, there is no goal of ensuring that future development is consistent with Firesmart principles.

Wildfire mapping

Q2.6 - 5) The Draft OCP includes a Vision that describes a preferred future for the Plan Area. It was developed based on feedback from the first Community Survey and goals included in the existing OCP. Electoral Area "A" is a predominantly rural region made up of smaller settlement areas and neighbourhoods. Residents value its rural character and preserving and stewarding its important agricultural areas, natural habitats, and recreation areas. Residents are also committed to ensuring water resources are well-managed and protected and that community wildfire risks are reduced. Are the values you consider important for Electoral Area "A" as a whole included in the vision statement above?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	5) The Draft OCP includes a Vision that describes a preferred future for the Plan Area. It was developed based on feedback from the first Community Survey and goals included in the existing OCP. Electoral Area "A" is a predominantly rural region made up of smaller settlement areas and neighbourhoods. Residents value its rural character and preserving and stewarding its important agricultural areas, natural habitats, and recreation areas. Residents are also committed to ensuring water resources are well-managed and protected and that community wildfire risks are reduced. Are the values you consider important for Electoral Area "A" as a whole included in the vision statement above?	1.00	4.00	1.62	0.68	0.46	53

#	Field	Choice	Count
1	Yes	45.28%	24
2	Mostly	50.94%	27
4	No	3.77%	2
			53

Showing rows 1 - 4 of 4

Q2.7 - If you answered "Mostly" or "No", please briefly explain what you think is missing or should be changed:

If you answered "Mostly" or "No", please briefly explain what you think is...

We need to address housing affordability if we are to attract the service and agricultural workers that we desperately need.

Not sure of the 'so what happens next' aspect of the statements 'Residents value...' and 'commitments'

Delete the requirement to have a Geo Tech. survey properties when applying for a building permit. This is a cash grab!

Need to ensure lot sizes remain large (greater than 2.5 Ha), No commercial development other than community markets, no high density housing, Residents maintain ability to house farm animals, grow their own food, and generate their own power to become self sufficient.

The ESDA for Anarchist Mtn is totally inconsistent and needs to be changed

That we have the right to be stewards of our own properties without dictated Pink Zones.

"While rural in nature, it also supports home-based businesses through low impact, wireless technology"

It sounds nice, as one would expect a vision to sound ... it is easy to have a vision quite another to actively engage and bring it into reality ... 1

Plans should include FireSmart principles

If we are to attract young families to the South Okanagan then affordable housing, including secondary suites, carriage houses and smaller homes on rural properties can be part of the solution. Not everyone wants to live in Osoyoos or Oliver. We can still maintain our rural character with some of these options. I do not think Area A should be trying to develop industries unless they operate as small businesses from homes.

The important value that is missing is that residents want to have the right to protect and manage their property through self-determination rather than more regulation.

I believe that what should be included in the values is respect for the values of the people who choose live in a predominantly rural area. Those values include mutual respect for privacy, not wanting to be caught up in political red tape and wanting to live their own lives without government interference.²²

Policing is very important. We need active crime prevention. We pay high property taxes but see no good policing in return. We are just left to our own devices. There are enough people living on Anarchist mountain that we should have a dedicated police officer and admin base to deal with our break-ins, illegal campers and motor bike riders.

We should have the same rules as all the other areas like animal control, garbage on properties, immigrant workers should have proper facilities provides by the farmers that employ them

Remove the pink zone.

Preserving natural habitat and reducing wildfire risks are a contradiction some times.

I feel that environmental friendly words inhibit the ability to ensure that the properties are fire smart there is no mention of fire prevention.

If you answered "Mostly" or "No", please briefly explain what you think is...

SH3-zoned properties on Anarchist are suburban houses with space around. It's not really rural for people who golf during the morning and wash the SUV in the afternoon.

Preserving natural habitats - yes but get ride of the pink zones and focus on the real sensitive areas and not just paint everything pink.

Only regional/province rec/camp sites south of OK falls are Siwwis park and small acre on south east lake shore. This should be improved upon as a joint venture with Prov. B C

The residents of Area A have a very strong understanding of stewardship of the area. I, for one, would prefer if the RDOS could resist making life more complicated, more difficult and more expensive. I deeply resent having to spend time working toward preventing the RDOS from getting carried away with plans that do not make life better in Area A.

Rather "motherhood " statements the devil is in the details.

Residents can commit to the 'Vision' in principle, however a lack of actual data suggests implementation would be a guessing game without achieving the intended end goals & without any believable metrics to gauge progress.¹²

That description is at a very high level and its generality needs far more definition as defined by the residents.

very vague statement that could imply that we would want RDOS to have control over how the stewarding is handled - residents in our area are quite capable of their own ownership.

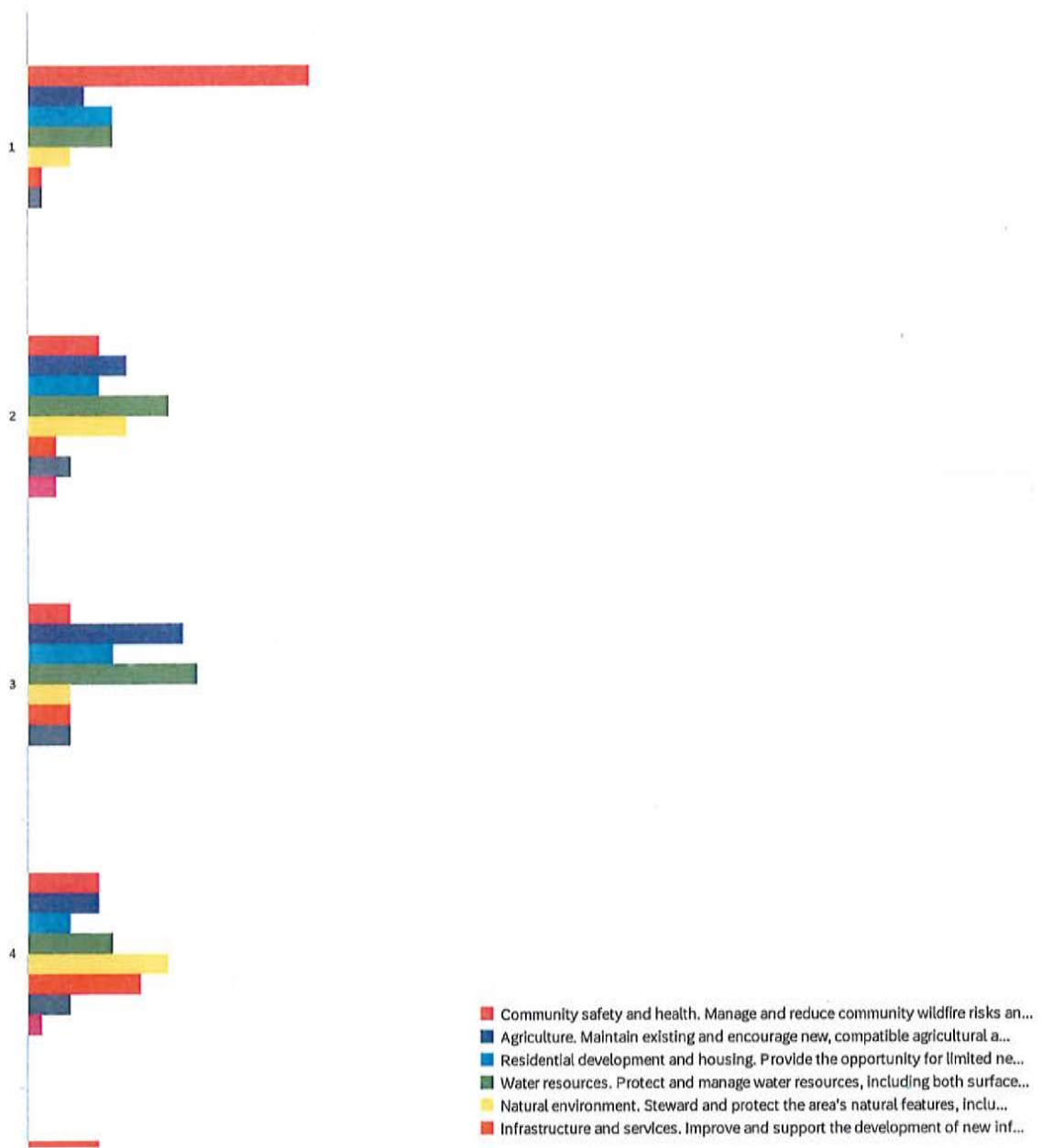
Noise by-laws would be good, including noise of boats and music on the lake.

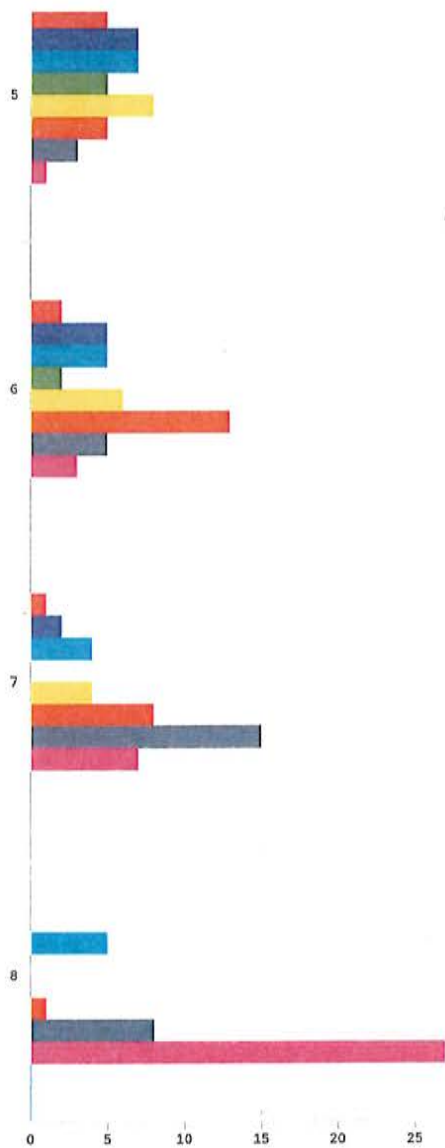
RDOS is overstepping their bounds on trying to control private properties!

needs better definition of what preservation of "rural nature" means and what it specifically excludes or includes

I am concerned the climate change clauses will bring about higher taxes and or take away control from the people and put it in the hands of the government.

Q2.8 - 6) The Draft OCP includes refreshed Broad Goals that support the Vision and provide the foundation for the objectives and policies of the updated OCP. Please arrange the Broad Goals in order of importance to you by numbering them from 1 to 8, with 1 being the most important Broad Goal to you and 8 being the least important Broad Goal to you.





■ Transportation. Maintain a safe and efficient transportation system for all...
 ■ Osoyoos Indian Band engagement and collaboration. Improve and expand commun...

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Community safety and health. Manage and reduce community wildfire risks and promote community wellbeing for all generations.	1.00	7.00	2.51	1.81	3.27	41
2	Agriculture. Maintain existing and encourage new, compatible agricultural activities in the Agricultural Land Reserve, while limiting subdivision of designated agricultural properties.	1.00	7.00	3.66	1.68	2.81	41
3	Residential development and housing. Provide the opportunity for limited new growth and housing options for all age groups, while ensuring new housing development maintains the area's rural character.	1.00	8.00	4.37	2.30	5.31	41
4	Water resources. Protect and manage water resources, including both surface and groundwater, for residential, agricultural, and ecosystem health.	1.00	6.00	3.00	1.38	1.90	41

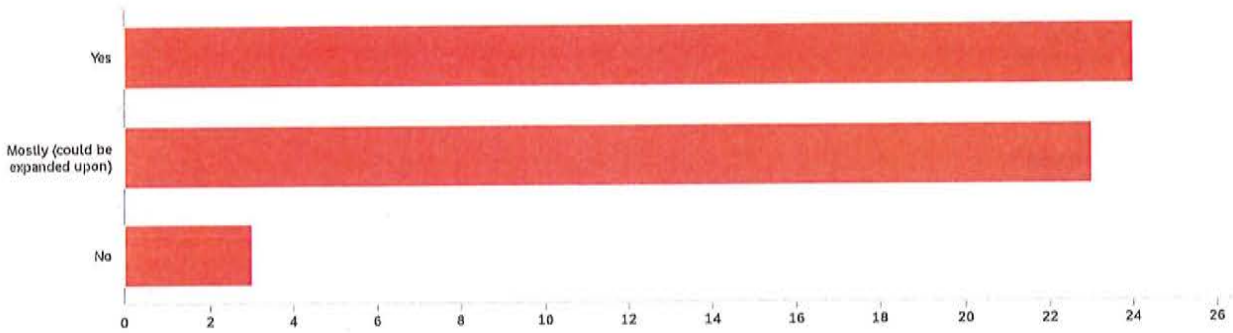
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
5	Natural environment. Steward and protect the area's natural features, including sensitive ecosystems and habitat.	1.00	7.00	4.15	1.75	3.05	41
6	Infrastructure and services. Improve and support the development of new infrastructure, including community water and sewer and internet connectivity.	1.00	8.00	5.20	1.61	2.60	41
7	Transportation. Maintain a safe and efficient transportation system for all road users.	1.00	8.00	5.90	1.99	3.94	41
8	Osoyoos Indian Band engagement and collaboration. Improve and expand communications, consultation, and engagement with Osoyoos Indian Band.	2.00	8.00	7.22	1.49	2.22	41

#	Field	1	2	3	4	5	6	7	8
1	Community safety and health. Manage and reduce community wildfire risks and promote community wellbeing for all generations.	48.78% 20	12.20% 5	7.32% 3	12.20% 5	12.20% 5	4.88% 2	2.44% 1	0.00%
2	Agriculture. Maintain existing and encourage new, compatible agricultural activities in the Agricultural Land Reserve, while limiting subdivision of agricultural properties.	9.76% 4	17.07% 7	26.83% 11	12.20% 5	17.07% 7	12.20% 5	4.88% 2	0.00%
3	Residential development and housing. Provide the opportunity for limited new growth and housing options for all age groups, while ensuring new housing development maintains the area's rural character.	14.63% 6	12.20% 5	14.63% 6	7.32% 3	17.07% 7	12.20% 5	9.76% 4	12.20%
4	Water resources. Protect and manage water resources, including both surface and groundwater, for residential, agricultural, and ecosystem health.	14.63% 6	24.39% 10	29.27% 12	14.63% 6	12.20% 5	4.88% 2	0.00% 0	0.00%

#	Field	1	2	3	4	5	6	7	8
5	Natural environment. Steward and protect the area's natural features, including sensitive ecosystems and habitat.	7.32% 3	17.07% 7	7.32% 3	24.39% 10	19.51% 8	14.63% 6	9.76% 4	0.00%
6	Infrastructure and services. Improve and support the development of new infrastructure, including community water and sewer and internet connectivity.	2.44% 1	4.88% 2	7.32% 3	19.51% 8	12.20% 5	31.71% 13	19.51% 8	2.44%
7	Transportation. Maintain a safe and efficient transportation system for all road users.	2.44% 1	7.32% 3	7.32% 3	7.32% 3	7.32% 3	12.20% 5	36.59% 15	19.51%
8	Osoyoos Indian Band engagement and collaboration. Improve and expand communications, consultation, and engagement with Osoyoos Indian Band.	0.00% 0	4.88% 2	0.00% 0	2.44% 1	2.44% 1	7.32% 3	17.07% 7	65.85%

Showing rows 1 - 8 of 8

Q2.9 - 7) Are the values you consider important for Electoral Area "A" as a whole included in the Broad Goals summarized above?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	7) Are the values you consider important for Electoral Area "A" as a whole included in the Broad Goals summarized above?	1.00	3.00	1.58	0.60	0.36	50

#	Field	Choice Count
1	Yes	48.00% 24
2	Mostly (could be expanded upon)	46.00% 23
3	No	6.00% 3
		50

Showing rows 1 - 4 of 4

Q2.10 - If you answered "Mostly" or "No", please briefly explain what you think is missing or should be changed:

If you answered "Mostly" or "No", please briefly explain what you think is...

Affordable housing for service and agricultural workers needs to be specifically addressed.

Not stated is rural characteristic of the area, including less governmental interference

Natural environment - protect wild animals by better control of garbage and attractants; no bylaws are in place to enforce

To support and maintain a rural lifestyle future development needs to be limited to large lot sizes (min 2.5 Ha). Agricultural practices should not be limited to ALR lands, other homeowners should maintain ability to house farm animals, grow gardens, etc. Commercial developments should be restricted to neighbouring communities such as Osoyoos, and Rock Creek.

some of the goals could include the desire to educate residents about specific topics ie Natural Environment, Water Resources, Agriculture, OIB ... so they can make informed opinions and decisions.

'Natural environment' may conflict with FireSmart Principles.

the specifics of sensitive ecosystems - define and identify!!

As per previous comment

Control of tree cutting for commercial firewood sellers, especially on crown land. Our beautiful larches should not be cut down for fire wood. Trail use by ATVs should be limited so back country land is not eroded by motorised access.

Animal control, unsightly properties, farm workers getting proper accommodation and toilet facilities from the farmers that employ them

Again, remove the pick zone.

Don't need community water and sewer. Could use community hall

Natural environment should be restricted to conservation and crown land not private property. In the Agriculture we would eliminate the restriction of being able to subdivide large acreages. Osoyoos Indian band remove the restriction of having to consult on private land owners property.

No we need to have fire prevention and fire smarting of property a priority and elimination of the pink zone on private land .

I don't see why we have to consult with OIB when I've seen what they've just done to the large property on the lake. Bulldozing the waterfront and dumping sand to make a beach at their new RV Park. If we asked if we could do that they would be up in arms.

Engaging in making our area visitor / tourist friendly

The only item of value is to reduce wildfire risks. Internet connectivity is handled by private companies. What could the RDOS do? The rest of the items do not require intrusion or expense by the RDOS.

Generally OK

If you answered "Mostly" or "No", please briefly explain what you think is...

Your Goals could not be prioritized. The current numbering (1-8) is all this survey would accept & does not represent my input.

To clarify #1: I see this need for the Town of Osoyoos. No expansion of housing on Anarchist Mountain.

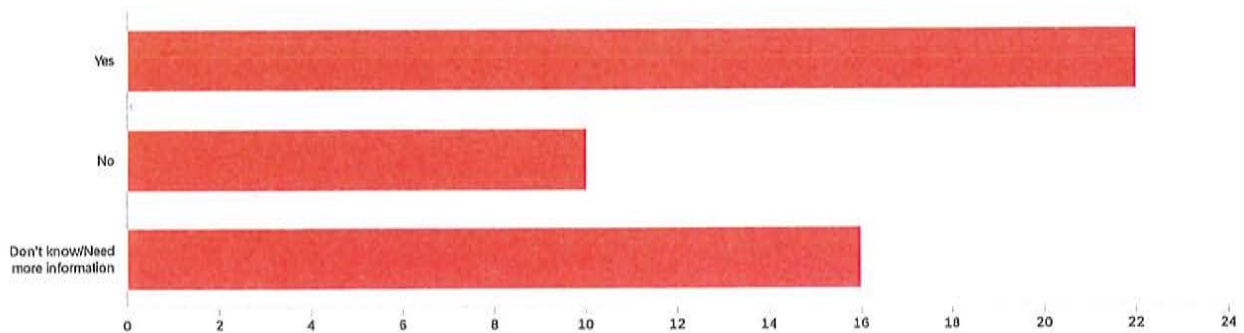
on Anarchist we do not require community water and/or sewer, rather natural gas would be great in addition to Optik from Telus.

the old Regal Ridge had a number of development covenants placed on its land titles. We have been led to believe these are not enforceable. The development was initially established as an estates area and we would like to see it maintain that nature.

Water systems yes. Improved internet no. Our internet is fast here. Stop trying to put 5G in our neighbourhood. We don't want it.

Does not include fire safety as a broad goal. Does not include policies to ensure that the integrity of the OCP is ensured when the RDOS board makes a decision. The OCP is guidance and currently ignored by the RDOS board with no explanation when they don't want to follow it. Makes this process and the OCP/RGS meaningless. There should be guidelines for the decision makers on how the RGS and OCP are to be applied in decisionmaking.

Q3.2 - 8) Both Willow Beach and Anarchist Mountain are currently designated as “Rural Growth Areas” under the South Okanagan Regional Growth Strategy. Do you support the REVIEW of the suitability of these areas as Rural Growth Areas when the Regional Growth Strategy is updated (expected 2020/2021)?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	8) Both Willow Beach and Anarchist Mountain are currently designated as "Rural Growth Areas" under the South Okanagan Regional Growth Strategy. Do you support the REVIEW of the suitability of these areas as Rural Growth Areas when the Regional Growth Strategy is updated (expected 2020/2021)?	1.00	4.00	2.22	1.31	1.73	49

#	Field	Choice Count
1	Yes	45.83% 22
2	No	20.83% 10
4	Don't know/Need more information	33.33% 16
		48

Showing rows 1 - 4 of 4

Q3.3 - Why did you select the answer you did?

Why did you select the answer you did?

These are the two areas that have the capability of supporting growth.

As a high fire risk interface area Anarchist Mtn should remain low density with minimum lot sizes of 3 acres

Only growth that aligns with the COP priorities and values should be considered

Willow Beach is ideal for public use as a park and/or wild land interpretive centre; development as a provincial park would be ideal

Willow Beach does not appear to be a potential "Rural Growth Area"

Don't understand why these areas are special

I agree that the Anarchist Mountain communities are Rural and there is no need for this to change. We value the rural life style.

Need for expansion is imminent

Willow Beach is a mosquito infested swamp, not suitable for housing.

Both seem to be poor choices, as one is in a floodplain and the other is lacking community infrastructure.

Need to define "Rural Growth". I do not support increased density, and/or commercial development on Anarchist Mountain other than community markets.

Re Anarchist Mtn Need some kind of business growth (medical, convenience store, fuel station etc) and an area for Senior Housing

The OCP proposed recognizes the unique qualities to both areas.

I don't think any rural growth is required in the area. This outdated, (1952? come on) romanticized statement is pathetically inaccurate, offensive and needs to be updated with facts ... 7.4 Anarchist Mountain Anarchist Mountain is located approximately 15 km east of the Town of Osoyoos and, according to a 1952 description of the area, includes: "...some of the finest scenery that British Columbia has to offer. As travellers leave the valley floor, lush with orchards and ground crops, they glimpse from the benches desertlike country. A few miles farther, sand and sagebrush, cactus and greasewood are left behind, and green and shady ranges watered by springs and creeks are reached. Here and there are tall trees and a wealth of wild flowers, as well as abundant grass and wildlife. Parklike vistas open, and to the west the Cascades rise tier on tier ...

In our opinion Anarchist mountain is suitable for rural growth...

It is time to re-examine both of these areas.

I want to know exactly what that growth will be, how it will enhance our community.

If they are already designated as suitable then don't change it.

Willow Beach is entirely unsuitable as a growth area. Swampy, and mosquito infested. It should remain as a wildlife sanctuary.

Anarchist Mountain has no community water or sewer services. It does not have proven large water resources for intensive development. The environment is fragile, the road is dangerous. Development would destroy the natural habitat. It is unsuitable as a rural growth area.

Why did you select the answer you did?

I don't know what a Rural Growth Area is and where it is on Anarchist Mountain

Unfamiliar with the issue.

Sensitive area

There are several lots already created and ready for build.

Not sure why a review is needed.

We feel the density is at capacity already in Anarchist area.

The area is fine the way it is more growth is not needed

Willow Beach is a swamp. Very limited potential. Lots will be very expensive. Lots of acreage on the west side that can be developed much cheaper and with nice views. Regal Ridge is a different climate. They get way more snow up there. A lot of people buy up there and then realize they didn't move here from Edmonton (etc.) to live in all that snow. Many sell their houses after a couple years and move to the valley below. Driving on that windy (slow) road is a pain in the butt. Plus the carbon being spewed out for people commuting there a couple times a day mounts up.

You need to tell me what the implications of a Rural Growth Area are. I am in a rural area because I do not want "growth."

Willow Beach should not be in the RGS. That land floods regularly. It is unsuitable for development. Also the portion on Anarchist Mtn that is shown as RGS area should be removed....this is not ever likely to be developed, and now there are perhaps 100 vacant lots awaiting purchasers. Area in Kilpoola would be much better candidates for RGS consideration IF residents agree.,

The RDOS has approved this development years ago. Then enacted Bylaws which restrict development after the fact. Until the RDOS has a much more data driven Fire Smart commitment with resident involvement, the "Review" would be suspect in isolation of the bigger picture & would likely conflict as too many Bylaws/Policies all ready conflict.

I support NO New Growth for both of these areas.

due to the fact that there is no-where for the population of Osoyoos to expand out to... better up here on the mountain than to lose more orchards

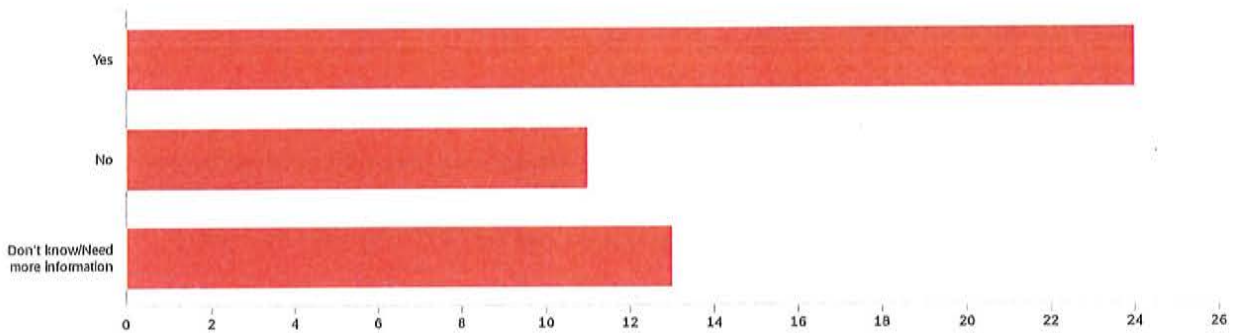
Willow beach is flood susceptible and very sensitive habitat, it should not be further developed and the 'trailers' removed. No comment on Anarchist, except do not remove land from ALR.

Anarchist Mountain needs its future village center to remain designated as a rural growth area

need better definition of what would be permitted/excluded

Agree that Willow Beach is unsuited for large development given its environmentally sensitive nature and the risk of flooding. Agree that Anarchist Mtn is a high risk area for fire, insufficient water resources, and sending people to the mountain encourages urban sprawl with all the transportation issues that invokes.

Q3.4 - 9) The Draft OCP places greater emphasis on working with Osoyoos Indian Band to recognize, protect and, where appropriate and feasible, interpret important Syilx heritage and cultural resources in the Plan Area including Spotted lake (klil'xw). Do you agree with this objective?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	9) The Draft OCP places greater emphasis on working with Osoyoos Indian Band to recognize, protect and, where appropriate and feasible, interpret important Syilx heritage and cultural resources in the Plan Area including Spotted lake (klil'xw). Do you agree with this objective?	1.00	5.00	2.31	1.69	2.84	48

#	Field	Choice Count
1	Yes	50.00% 24
2	No	22.92% 11
5	Don't know/Need more information	27.08% 13
		48

Showing rows 1 - 4 of 4

Q3.5 - Why did you select the answer you did?

Why did you select the answer you did?

Each cultural group should protect its own culture and heritage. Nobody should have to value somebody else's culture more than their own

Involvement of all stakeholders, including OIB is very important

I don't have enough information on why this is important

cooperation and consultation are important to maintain social and working relationships and cultural understanding

Historical cultural sites are important in providing us all with a historical perspective of our area

I believe the native nations need to be our land stewards and promote any initiative for that change.

It makes good all around sense the more people looking after the land the better the health of our surroundings will be

Only a few Band members seem to be interested in their own destiny.

Important part of reconciliation

From my perspective the OIB continues to gain preferential treatment in the community, ie they do not pay the same level of taxes as others, they have more rights and privileges than others, their hunting and fishing privileges appear to be one of the reasons for reduced wildlife counts

Because we're on unceded traditional territories, it's the right thing to do (we'd be dinosaurs if we didn't and would continue the colonialist approach if we didn't)

We must stop ignoring native heritage and culture, and instead embrace it as part of our meaningful history.

with the proviso that it is meaningful, current and not just some plan to maximize tourist interest in ancient history

We need to hear what the Band has to say. We all live on the same Area A and our daily lives are interdependent.

I believe the current government structure already addresses those issues. I believe that the cultural resources and projects are moving in the right direction.

I think most band members don't give a damn, but at least we should be willing to listen to their concerns.

The Indian names are unusable. The OIB should be involved in improving environmental protection for everyone, not scoring cultural points.

Essential to incorporate the cultural values and historical contributions of the original population.

Should not matter

Not to sure how this affects us.

There is no enough information presented to make an informed decision .

Why did you select the answer you did?

Let the national parks people deal with that. That is Federal stuff not RDOS stuff.

I thought Spotted Lake was a done deal. If there are other off reserve areas they wish to be interested in for cultural reasons let's identify now was come to a consensus so that plans can proceed more quickly in future

The Indians comprise 4.9% of the population. The rest of us also like our heritage and culture.

Generally yes.... but my support is contingent on a case-by case basis depending upon issues/ projects

The devil is always in the details. The Draft OCP should commit to working more closely with ALL landowners.

While they continue to develop the reserve without regard for wetlands and sensitive habitat, putting in high density housing, they are not deserving of our assistance and cooperation.

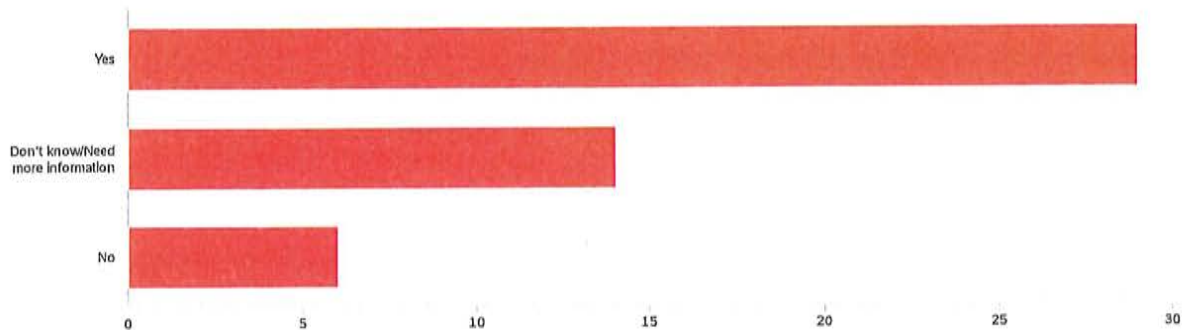
2 sets of rules does not work in any community!

Osoyoos Indian band are important and valued partners to the district

yes for Spotted Lake but do not know if there is anything beyond that

Have no idea what important heritage and cultural resources there might be in the Plan Area.

Q3.6 - 10) The RDOS supports ongoing public education to help residents understand growing risks posed by climate change (e.g., increased drought, heat waves, flooding, wildfire) and taking actions to address them to improve community resiliency. The Draft OCP includes an expanded climate change adaptation section with policies to improve community resiliency. Do you agree with this direction?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	10) The RDOS supports ongoing public education to help residents understand growing risks posed by climate change (e.g., increased drought, heat waves, flooding, wildfire) and taking actions to address them to improve community resiliency. The Draft OCP includes an expanded climate change adaptation section with policies to improve community resiliency. Do you agree with this direction?	1.00	6.00	2.76	2.13	4.55	49

#	Field	Choice Count
1	Yes	59.18% 29
5	Don't know/Need more information	28.57% 14
6	No	12.24% 6
		49

Q3.7 - Why did you select the answer you did?

Why did you select the answer you did?

Wildfire Risk is the greatest risk to our community.

Need the implications of the statement

wildfire risk along with wise water use are of paramount importance

Wildfire and flooding require more community education and action/ accountability to minimize the risk of great loss of homes/ lives/ land

anything we can do to reduce human impact on climate change and global warming is a good thing

Climate change is a fact which we must all deal with if we expect to continue as a species

This is an important answer and deserves in depth understanding before agreeing with a government proposal.

Climate change seems to be here for at least the next few decades. People need to adapt.

However I feel it could still be improved upon (i.e. include FireSmart planning in implementation section, include heat alert system planning, put in more environmental protection statements, etc.)

Agree with the statement in principle, I am all for education but wonder where the line is drawn between education and prescriptive bylaws forcing residents to comply with something which I do not support.

RE Anarchist Mtn agree re wildfire but he ESDA contradicts these efforts

We must face reality, and ultimately I believe it is the responsibility of residents to take active measures.

Because it is topically more relevant than anything else we are currently doing and should have the most direct and immediate impact on any plans made for future use and development

Nature is imposing climate change on the entire world. We need to be proactive if we are to survive. What will happen to our water quantity and quality as the earth warms? What are the consequences of increased seasonal temperatures throughout the Okanogan and especially for us in the south? Will changing temperatures influence our major economic drivers in area A: agriculture and tourism? These are only a few of the issues that need to be explored and anticipated in the near and distant future.

I don't think anyone has the power to influence climate change. I think we have also forgotten that climate does change and has cycles and that we need to be prepared for all extremes of our cycles based on recorded statistics.

Climate change seems to be a fact of life, so we have to learn to live with it in the future.

Climate change is happening and we need to move forward and start acting to address what may happen

Critically important and farsighted policy.

I think people have a good understanding already.

Not enough information.

Why did you select the answer you did?

There needs to be more information about this topic with experts presenting exactly what you are proposing. Covering ideas with the "climate change" belief is not scientific enough and may lead to agreeing changes that are just another way to add taxes to an already broken system.

Climate change is Federal and Provincial. Let them deal with it.

Is this a required function of RDOS. Some else surely is covering the same ground. I.e province

The earth has adapted to a changing climate for eons. There isn't much that the RDOS can do about it except jump on the moral panic bandwagon and spend more money. The tax load is going to be a bigger problem for our standard of living than climate change.

BUT -- fire risk and supporting Fire Smart activities IS important and RDOS is NOT supporting Fire Smart with public funding or coordinated planning with Area A communities (I.e Anarchist mtn)

Perhaps the RDOS should take an opportunity to listen & learn from the many residents that have 'on-the-ground' knowledge rather than take this patriarchal approach of "public education" Education is desired rather than dictates, however the RDOS needs to be encouraged to listen & learn.

The general description sounds good but government tends to define things in their own terms. Please clarify.

fires and flooding are an annual concern. I would like to see the campfire ban of the town of Osoyoos extended to the rural areas.

You can't control Mother Nature, if you think you can think again!

generally in favour but would appreciate more specificity

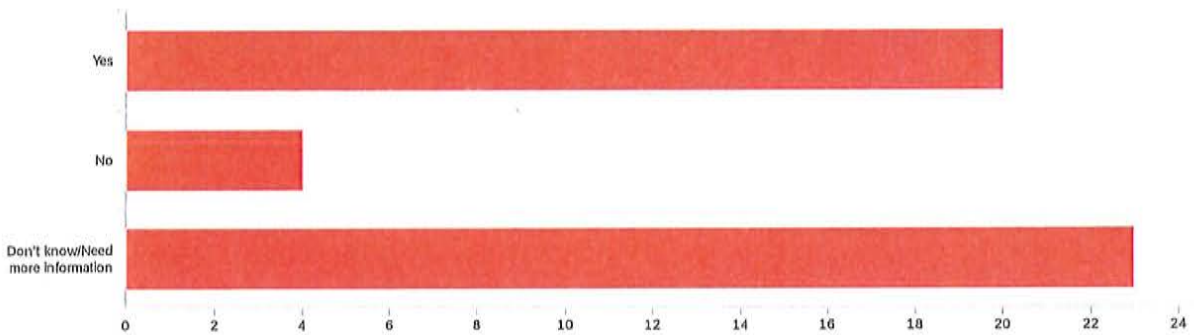
We live rurally because we can take care of ourselves. We don't need the government stepping in and doing things their way which often creates problems instead of helping.

This is nice jargon but really isn't very helpful in understanding "ongoing public education" translates into "policy to improve community resiliency." Too much jargon, not enough specifics about what you actually intend to facilitate. Does this mean that the plan is to be used to guide individual behaviour relating to climate change?

Q3.8 - 11) The Draft OCP includes a policy to retain the former BC Tree Fruits

packinghouse on the west side of Osoyoos Lake for use by the agricultural industry. Do

you support this policy?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	11) The Draft OCP includes a policy to retain the former BC Tree Fruits packinghouse on the west side of Osoyoos Lake for use by the agricultural industry. Do you support this policy?	1.00	5.00	3.04	1.93	3.74	47

#	Field	Choice Count
1	Yes	42.55% 20
2	No	8.51% 4
5	Don't know/Need more information	48.94% 23

47

Showing rows 1 - 4 of 4

Q3.9 - Why did you select the answer you did?

Why did you select the answer you did?

I know little about this issue.

Not in my area of influence or concern

Maintaining agriculture is important as it is diminishing. This supports the economy and food supply, especially when so much local/ nutritious fruit and vegetables are grown here

the packing house is an important resource for local fruit and vegetables; it supports the local economy

What are its proposed uses?

Important to have resources for agricultural industry in South Okanagan

The growers need space to store produce for distribution shipping and they need offices for managing those activities.

Its still a viable asset if used

If the land is good for agriculture, it should be used for agriculture. Otherwise, it might be useful for residential development.

Don't know enough about this. The decision should be based on market forces and economics. If it makes sense to keep it then keep it, No public funds should be used to subsidize its existence.

Not in the area I live Up to the residents on that area

I don't know the implications.

Are there plans to move it? Or?

NEED MORE INFO....

It is a large piece of land. Many uses are possible. No single response Y/N is appropriate without more information.

This decision should be based on sound financial information and fairness to local agricultural producers.

I don't know if the agricultural industry will ever need this property again. Small packinghouses and wineries seem to have made the facility obsolete.

It's an ugly building. Would be better to put something more attractive and useful in its place.

It is there, let the industry use it

Not familiar with potential use for the facility.

Too many fruit orchards are being converted to wineries.

Why did you select the answer you did?

Don't feel it is agricultural area.

No. Tear it down. Turn it back into farmland or make it a new area for growth. Would make a lovely subdivision.

Could be a great historical park/ recreation site

The area needs the jobs and tax revenue provided by agri-business.

Depends on what projects are proposed in that area..... If positive programs , then perhaps I'd support.

There is no background info for this aspirational policy. Merit? Industry support? Cost/Benefit? Purpose?

It seems that most of the farmers have sources in place to sort and store their own produce - to me it seems that this facility would be 'under utilized'
- might be better to update and change the zoning of this to be mid to high density housing as there seems to be a shortage of such in this area

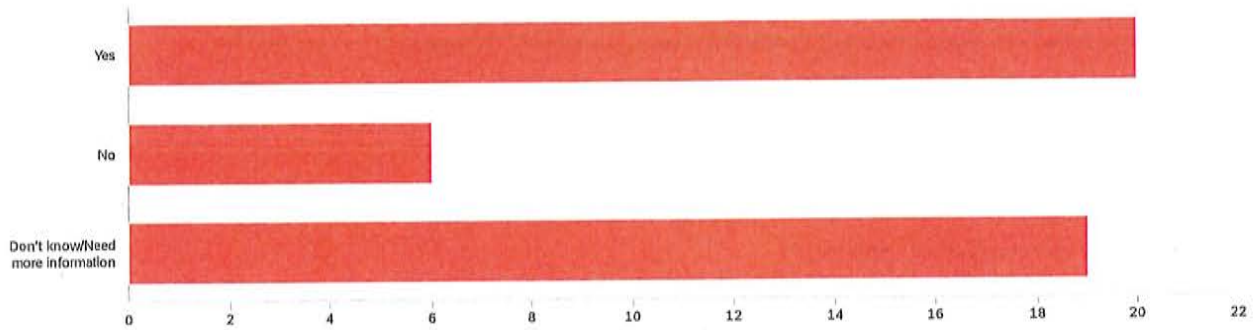
We don't need more development along the lake, the pressure is increasing as it is.

Need more information with pros and cons etc.

believe it is an advantage to Osoyoos region

Not sure why that would be singled out in this OCP. And what role the greater public has in the business decisions of whoever owns that packing house. Seems like the owner should get to make this decision, not the RDOS. Yes, there is a government policy of protecting agricultural activity but is this really an issue for the OCP or does it belong to the Agricultural Land commission?

Q3.10 - 12) The Draft OCP supports protecting water supply and quality along with also protecting rural lifestyle values in the Kipoola area by discouraging the rezoning and subdivision of properties. Do you agree with this direction?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	12) The Draft OCP supports protecting water supply and quality along with also protecting rural lifestyle values in the Kipoola area by discouraging the rezoning and subdivision of properties. Do you agree with this direction?	1.00	5.00	2.82	1.89	3.57	45

#	Field	Choice Count
1	Yes	44.44% 20
2	No	13.33% 6
5	Don't know/Need more information	42.22% 19
		45

Showing rows 1 - 4 of 4

Q3.11 - Why did you select the answer you did?

Why did you select the answer you did?

I am not familiar with this area.

Not in my area of influence or concern

Water supply is key over any rezoning; this is for the greater good for humans, wildlife and nature, and plays a role in fire protection

It supports my values

A single inflexible policy is not the way a democratic society operates

That whole valley needs protection as a wildlife corridor.

Further subdivision would spoil that area for people, and for natural habitat.

water supply and quality protection is of huge importance

Although I agree with protecting water supply and quality in any community, I don't know enough about the Kipoola region. A hydrology study needs to be completed to ensure any new development can tap into the existing groundwater without affecting existing residents.

not in the area I live Up to residents in that are

Fragmentation of properties works against long-term rural lifestyles--once properties are fragmented, it is almost impossible to put them back together again..

Its time a line was drawn on subdivision and population growth in the desert.

My understanding is that there is Crown Land and range land in the area with limited or no agricultural value. If this is the case then future development might be possible as long as water is available.

I think discouraging is the wrong approach. Promote activity that enhances these directions.

Present residents chose the Kipoola area because of its rural character. Property owners should be informed that subdivision for profit will not be allowed, in perpetuity, no exceptions.

Water is limited in high areas. The aquifers can't support unlimited extraction. There should certainly be a study before any further extraction is allowed.

Protecting the water supply is good however telling property owners what they can or cannot do with their properties is not always the correct thing to do

Any further subdivision would severely impact the rural quality of the area.

I don't know about that area.

It's private property.

Why did you select the answer you did?

More development in that area would be a good thing.

We should be able to subdivide just the same as everyone else.

Is this a problem? Area is pretty much developed. Let residents decide

Water supply? We were concerned about flooding a moment ago. Why do you want to discourage subdivision in Kipoola but Anarchist Mountain is a "Rural Growth Area"?

That's up to Kipoola residents to decide. Make sure there is adequate public consultation with data to back up rezoning ideas.

Protecting water supply is always important. Buy - what is the current state? What is projected use by the AG industry? What's the state of the sources?

have not been following what is happening in the Kipoola area - isn't some of this included in the National Park proposal?

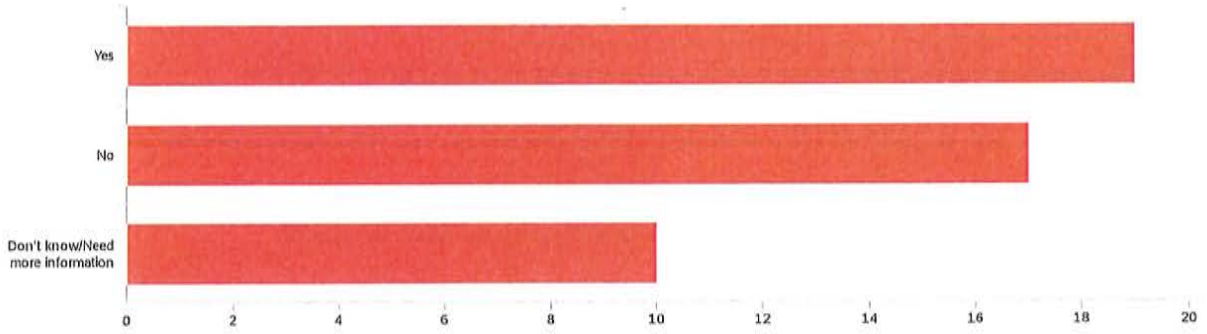
Turn it into National park rather than continued subdivision and development.

Again RDOS wants to have too much control on what we do with our private properties

believe water availability is an issue

I don't know anything about the water needs in Kipoola. Seems like this is a problem with the building or zoning or subdivision bylaws. If you want to protect water supply, require all new subdivisions to provide minimum water volumes (I think it already does that). If there is a risk that there is not sufficient water, then change that bylaw to make it more protective, the OCP isn't going to help since it's only guidance and not followed by the RDOS board unless it suits them.

Q3.12 - 13) The Draft OCP supports the development of different housing types to support affordability. Would you support removing the 90.0 square metre (967 square feet) floor area restriction on secondary suites in Electoral Area "A"?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	13) The Draft OCP supports the development of different housing types to support affordability. Would you support removing the 90.0 square metre (967 square feet) floor area restriction on secondary suites in Electoral Area "A"?	1.00	5.00	2.24	1.52	2.31	46

#	Field	Choice Count
1	Yes	41.30% 19
2	No	36.96% 17
5	Don't know/Need more information	21.74% 10
		46

Showing rows 1 - 4 of 4

Q3.13 - Why did you select the answer you did?

Why did you select the answer you did?

We need more affordable housing.

The Regal Ridge subdivision plan of minimum standard of housing should remain to sustain current housing values

If a smaller space is desirable and affordable without decreasing the area property values, then why not?

967 sq ft is the size of a small house; it is quite adequate for a secondary suite

Approximately 1000sq ft is large enough for a secondary suite which is as large as former family houses

Housing is important however ensure right type of housing ie safety, environmental and fits in with community including aesthetic values

Higher density is not the answer. Living space is important for family health.

Smaller sq ft per unit allows us to house the people in an affordable manner without removing excess air lands . We need agriculture and we need housing in proper ratios

Some people like to live in less expensive small suites. Their choice, if small units are available.

a more diverse housing stock can foster good mental and physical health and improved quality of life.

Depends on where in Area A. I can support smaller footprints in existing larger communities in condo type buildings. I cannot support having single family homes smaller than 90 square metres as I believe it reduces property values of the neighbourhood.

Size could be smaller

What are the alternatives being considered?

What? Where? for Whom?

Need ability to house service workers in hotel, restaurant, etc industries.

This where I think the specific community needs to addressed and not the whole of Area A

I have no objection to small secondary suites in residential neighbourhoods as long as the owner lives onsite. I would not support multiple suites in a house if the owner doesn't live there.

Over-developing would destroy the beautiful area we love and live in,

Housing needs to be of a size that does not look like some small cabin. We already have main homes on Anarchist Mountain that look like this.

I don't think enlarging the size of secondary suites would change the rural quality of the area.

It would reduce all home values.

Why did you select the answer you did?

I don't want a trailer park in the area.

Secondary suits on Anarchist mountain is not appropriate

Too small. The Provincial Gov't changed the building code to remove the size limitations on suites. In theory the suite can be the same size as the main residence. About 1,600sf would be a nice size.

New building architecture, new housing needs of low income workers, vacancy rates need to be considered

Municipal government are the cause of housing problems. Reduce the government restrictions and the expense associated with developing more housing. If there is a greater supply of housing, prices will drop and more people can afford housing.

a demographically diverse community is a healthier community. Housing options are critical to encourage diversity.

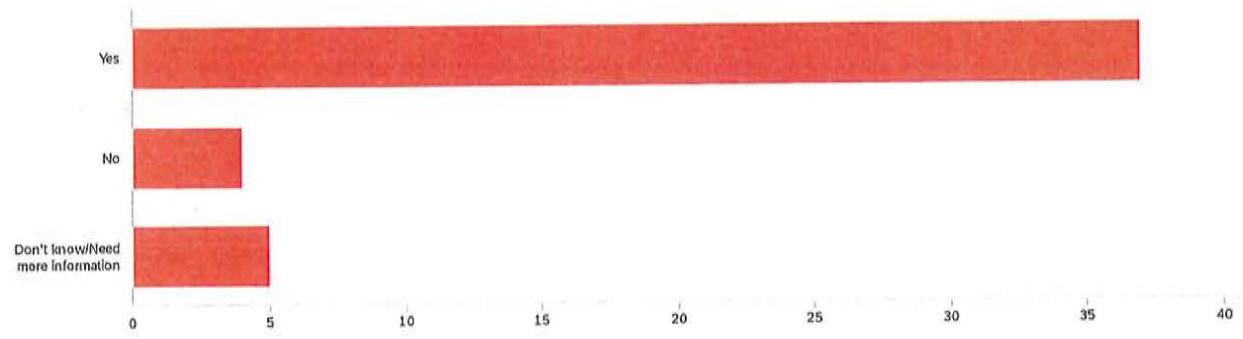
That kind of density doesn't help in the long term. Build low rise apartments specific to the needs of mid and low income working people.

Too much housing on orchards already, eroding the feasibility of farming. Size of affordable housing should be sufficient at 1000 square feet.

believe small living units should be limited to town of Osoyoos, not the rural areas

What is a secondary suite? Don't use jargon or a specifically defined term when asking a question unless you explain the meaning of that specific term. I might answer differently depending on what you mean by that term.

Q3.14 - 14) Should the RDOS be doing more to mitigate wildfire hazard risks in Electoral Area "A", such as supporting more use of provincial FireSmart development principles?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	14) Should the RDOS be doing more to mitigate wildfire hazard risks in Electoral Area "A", such as supporting more use of provincial FireSmart development principles?	1.00	5.00	1.52	1.25	1.55	46

#	Field	Choice Count
1	Yes	80.43% 37
2	No	8.70% 4
5	Don't know/Need more information	10.87% 5
		46

Showing rows 1 - 4 of 4

Q3.15 - Why did you select the answer you did?

Why did you select the answer you did?

While I support the use of Fire Smart principles I do not support a prescriptive approach by RDOS.

Depends on intention of the statement. Do not support imposing provincial fire smart regulations on private property

As a firefighter I wholeheartedly support this. It is very much needed especially after seeing the lack of firesmarting in the Heritage Hills communities while on the line at that fire

Anarchist Mountain took it upon themselves to become FireSmart, and it has paid off with community engagement. After Heritage Hills fire in Penticton, it was evident (from being on scene) that the residents did not know about FireSmart. The firefighters were FireSmarting on site, very quickly, and homes were saved. This also has an economic benefit to the community and insurance rates.

self explanatory

comon sence and warnings of safety should be enough

Hot dry summers are here to stay. It makes sense to be prepared to avoid loss of houses due to wildfires.

The RDOS needs to support the development of Community Wildfire Protection Plans specific to unique topography and climatic conditions of a given area (i.e. Anarchist Mountain). Governments appear to have ample funds to fight wildfires but provide little to support prevention. Anarchist Mountain as an example has been a certified FireSmart Community since 2013, this has been through the hard work of many volunteers with little to no help from local governments. A small budget to manage community wildfire burn areas and promote continued education would go a long way to building our resiliency. We require funds to hire a consultant to create our own CWPP which is a must for developing a long range plan.

The recent history for forest fire answers that question More funding and action needs to be done before fires not after

Live in high risk area.

Individual homeowners need to be aware and responsible for their own homes.

Climate change extremes are a reality.

The pink zone on Anarchist Mountain appears to conflict with FireSmart principles. This is concerning.

Need more info...

Aside from seasonal flooding in the valley bottom wildfires are the greatest hazard we face in Area A.

This imperative for Anarchist Mt. and is exactly the reason the pink zone should not be implemented as it stands.

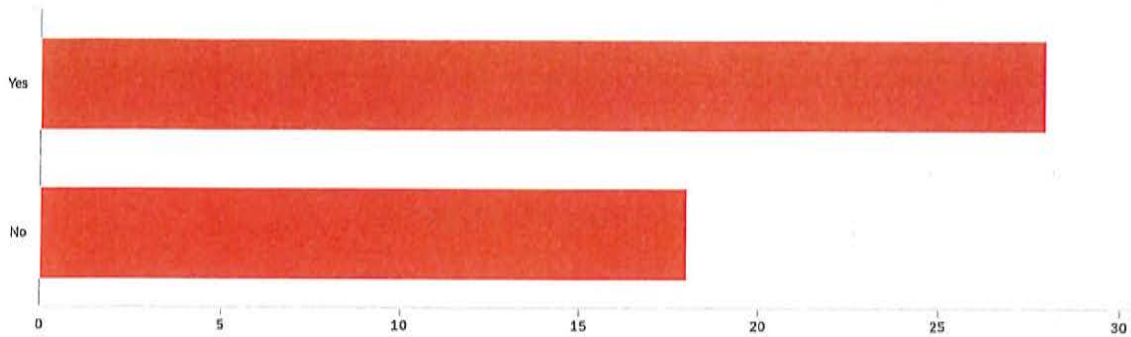
Current and proposed policies are in conflict. As outlined

No explanation necessary!

A mobile wood chipping machine would be a great service, so we don't have to resort to open fires.

FireSmart is a sensible, recognizable way to reduce the chance of homes being lost to wildfires

Q3.16 - 15) Are you aware the Regional District is undertaking a separate review of the environmentally sensitive development permit areas in all South Okanagan Electoral Areas?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	15) Are you aware the Regional District is undertaking a separate review of the environmentally sensitive development permit areas in all South Okanagan Electoral Areas?	1.00	2.00	1.39	0.49	0.24	46

#	Field	Choice Count
1	Yes	60.87% 28
2	No	39.13% 18
		46

Showing rows 1 - 3 of 3

Why did you select the answer you did?

Education is key to ensure that wildfire exposure is minimized,

The pink zone is in conflict with fire smarting.

I believe in firesmart.

This is urgently needed and should be done as a priority

Forest fires suck. I don't attribute it to climate change. It used to be hotter here than it has been the past several years but the fires were worse. We had two really bad years and this year isn't too bad yet. Too many of the fires are started by humans not nature. Throw them in Jail for a long time.

Leave this to the province

Anarchist Mountain already has a very well developed FireSmart program. It should be supported.

Absolutely. Anarchist Mtn is an approved Fire Smart Community (5 Or 6 yrs running) one of only a few in BC. But NO fiancnail supprot is avaiabe from RDOS; RDOS should get grant funds from available sources and forward grants to Fire Smart programs through out RDOS.

PLEASE actively involve the resident Fire Department. They last "report" does not contain accurate data & therefore misstates Risk.

Training, equipment and a larger facility for both is needed in the mid to long term.

have been impacted by fire already

no brainer.

The ESPD contradicts what FireSmart goals

fire is the biggest risk we face

You can't ask a question like this without including information about the development principles. How can I say if I want the OCP to support principles that I know nothing about? At a minimum, tell me where to go to review those principles before I answer this question. You assume too much about what people know.

Q3.17 - Is there anything you would like this review process to consider?

Is there anything you would like this review process to consider?

ESDP reviews should be done at the subdivision stage.

Must be sensible and not interfere with landowners' right to enjoy and protect their own property

Firesmarting best practices

Anarchist Mountain has sensitive areas that require protection from further development, especially since there is Burrowing Owl living on Mule Deer Drive/ Point. It is important also that recreation vehicles not be allowed in some areas as a result. Dumping in rural areas has become an issue as well, and this can affect nature/ wildlife/ sensitive areas

bylaws for all burning and empty lot management

Do NOT use a single blanket designation for all such areas. There are many specific variables applicable to various areas which have to be appreciated in the overall review.

Concern on management of invasive species, unsightly premises, temporary structures ie trailers....risk of fire, garbage/wildfire management, sewage improperly disposed of. Concern of metal structure impactssafety, environmental.

Redefine the "pink zone" leaving out residences. Review and upgrade plants and species identification for protection.

Active enforcement of Osoyoos Lake shoreline (SPEA).

consider the health implications of some of the policies. Include more emphasis on active transportation modes, such as connectivity between trails/pathways.

I would like to understand why the ESDP areas were added to land that was already subjected to an extensive environmental review process as part of gaining subdivision development approval for the Regal Ridge development. An unneeded, redundant, and costly process that limits a property owners ability to protect their property and neighbouring properties from the impact of wildfire in the community. The ESDP process should be completed only once during the land development process, any sensitive lands can be split off and deemed "Conservation Area" during that process if required.

Listen to the residents and actually go to the areas and make a proper review not just pictures from the sky. The current ESDA for Anarchist Mtn is completely inaccurate and out of date is so inaccur

Environmental sensitivity is often lost when private landowners consider it inconvenient to their own purposes. Unless care is taken, the ongoing pressures against recognizing environmental sensitivity will reduce the care of the land and its environment.

Please don't dilute it, instead give it teeth and scientific proof of importance. Perhaps put tax dollars towards doing the studies required. There are a lot of people who think they have carte blanche rights to do what they like because they pay taxes on a piece of land. The range lands have been all but abandoned to poor management, noxious weed control is nil, pink and spotted knapweed, four species of thistle grow very well along roadsides and within the range lands (which is also part of the conservation area designated next to OME lands) yet in the OCP there is 'homage' paid to the desire to control them 13.1.2 I also question the overvaluing of only the at risk and sensitive species ... how do we think they got to be so? we need to value the entire system ... the Okanagan Valley is a major bird migration route, birds move up the mountainsides on their flight ... they ALL need food, safety and wild lands not just the ones that are currently at risk ... look at a broader description ie world science on species, to determine the long range plan for protection of wild lands and habitat

A review is appropriate if for no other reason than to educate residence about the criteria used to describe environmentally sensitive areas. Property owners need to be fully aware of their responsibilities with respect to these areas and the plants and animals within them. At the same time it is incumbent upon the RDOS to identify the species in the pink zones that render an area "environmentally sensitive". Shifting that responsibility to individual landowners is onerous and inappropriate.

Is there anything you would like this review process to consider?

The pink zone should not be a sweeping zone for the whole area; real on the ground data needs to be collected. Residents concerns need to be listened to. How can consultants from different geographical area provide the on the ground information needed to make Informed decisions about environmentally sensitive land.

Please ensure open interaction with the communities and areas affected. Do not turn this in to a money grab. Make sure that policy does not conflict with fire smart etc. Remove Pink Zone restrictions (ESDP) on privately owned lands as it was adopted after this area was developed. The Pink Zone restricts property owners with legal issues encroaching on rights to enjoy private property, potentially reduces land value, increases cost of development and contravenes FireSmart principles. Wildfire risk is of the utmost importance for private property owners in our area, thus, conflicts between the "pink zone" requirements and Fire Smarting need to be resolved. Under section 488(2) of the Local Government Act, in order for an EDPA to be valid, the Official Community Plan must: (a) Describe the special conditions or objectives that justify the designation, and (b) Specify guidelines respecting the manner by which the special conditions or objectives will be addressed There should be evidence of specific species at risk and the scientific basis for ESDP in our area. We question building the ESDP program on information not based on species location data and using information which can't be shared with the public (whom they are regulating). This is a lack of data efficacy and a lack of transparency. It remains unproven that everywhere on Anarchist Mtn is ecologically sensitive and that all properties should be subject to ESDP requirements. Unless there is documented proof of ecological values on all properties on Anarchist Mountain that are regulated, then the ESDP program appears to be arbitrary. Clarification on where the background for ESDP mapping came from is needed.

I would like to see more attention being shown to enforcement of lakeshore protected areas. At the present time, no enforcement seem to be done.

Water availability, motorised vehicle access and unofficial logging for firewood are all important.

Wildfires and FireSmart

Not to my knowledge. Very impressed by this well-deigned and well-executed project..

It conflicts with fire smart, infringes on my personal rights as a property owner and adds to the building costs.

We bought our property before the pink zone existed, and now we're told not to touch the land because of environmental sensitive areas. We would not have purchased this land if the restrictions were there before purchase. Also why are we taxed on land we are told is in a pink zone and shouldn't be disturbed.

More direct consultation with individual private landowners before policies are put in place.

The pink zone needs to be eliminated on private land holdings.

Yes. Get rid of it. There has been any mass raping of the lands. There might be the odd person that has cleared there land completely but the vast majority (proably over 98%) don't do it. We are being punished because of a few idiots. I'm so tired of laws being written because we have to protect the "stupid people" and/or "idiots". Common sense has gone by the wayside.

The ESDP requirement should be removed from rural properties in all areas.

ESDP program MUST be changed to coordinate seamlessly with Fire Smart activities. Currently due to ESDP rules - property owners are allowed to Fire Smart only within 10 M of their principled residence. This is not satisfactory. No data has been provided to prove to property owners that there are "eco sensitive" values on their propety that is within "ESDP " areas. The onus shoul db e in the regulator to prove a need for this intrusive legislation rather than requiring property owners to prove there isn't an eco value issue.

Actual real, verified, on-the-ground data. Its extremely BAD practice to implement Policy/Bylaws using inaccurate data.

Consider the people, not the public coffers. Help with an updated environmental review paid for by tax money NOT permit money.

feet on the ground data

Protect potholes from infilling, and mandate control and therefore access to private lands for SIR, control of bullfrogs and other invasive species including weeds.

Is there anything you would like this review process to consider?

Existing private properties should be grandfathered and not included in the EDSP as these properties already have been disturbed. It is just a money grab for the RDOS and any assessments that are required by the RDOS!

There should be an exemption allowing Anarchist Mountain property owners to do minor landscaping changes anywhere on their property. The affect of minor improvements by a few owners will be negligible on the overall area but the development permit requirement seriously affects the ability of owners to enjoy their own property.

the current pink zone designation is not realistic insofar as it should allow reasonable development within larger proximity of primary residences if not impacting primary watercourses or significant wildlife corridors. Some of the existing pink zones make no sense whatsoever and appear to be very arbitrary zones outside of existing building plots

Scientific foundation of the permit program. The burden of proof should be first on the RDOS to prove that an area is environmentally sensitive and then shift to the landowner. But so far, all the RDOS has done is relied on outdated and insufficient information, making it the landowner's responsibility to prove the negative. Easy for the RDOS, hard for the landowner and that's not right. Also agree with the need for more consistency for reporting, QEP qualifications, and the scope of review for purposes of submitting the application.

Q4.2 - Is there any specific information on the OCP update that you are interested in?

Is there any specific information on the OCP update that you are interested...

Anarchist Mountain area

FireSmart, Bylaws on garbage/ bear activity areas, Bylaws on RV's left on empty lots, Sensitive areas/ development

zoning for the lower west face of Anarchist Mountain

The proposed review of the environmentally sensitive area development permit rules

When is the next meeting to discuss in depth plans BEFORE and changes are made?

Zone change from r1: to med density and height allowance

Changes proposed, Future Community Consultations, Time Line,

When the meetings will be and that they are actually in person and not just by the internet so they scope will be limited

All of it.

all of it

all of it

Future lans for Willow Beach area.

No

Pink zone and how areas were chosen without consultation with private landowners.

Pink zone area discussions and policies.

In light of the current COVID crisis and the effect on the economy, I would like information made public on how the RDOS plans to significantly reduce its budget and significantly reduce the mill rate for 2021.

I woul dlike to know the source of fire risk mappping tha tis being proposed to be included in the revised. How do we know its accurate and who decides?

I'm interested in the OCP committing to using real, verified data as a decision tool & not conflicting between different Goals, Policies, Bylaws.

ESPD

primarily Anarchist Mountain but also anything with respect to the proposed National Park

Is there any specific information on the OCP update that you are interested...

How will public comments be integrated into the revisions? At what point in the process will comments be incorporated and what is the nature of comments that will make a difference to the integration? Who will make the decision about what comments are integrated? Will the RDOS explain why some comments are not incorporated? If the OCP is not the appropriate regulatory mechanism for achieving a public comment, will the RDOS explain what alternative mechanisms are available for achieving that public goal? Put another way, will the RDOS tell the public why it cannot incorporate a comment into the revised OCP and which other process might achieve that goal?

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: May 6, 2021

RE: Landfill Concrete Crushing Services – Contract Award

Administrative Recommendation:

THAT the “Landfill Concrete Crushing Services” contract be awarded to Ok Excavating (a Division of Green Leaf Enterprises Ltd.), for the an amount not to exceed \$115,000 per annum (including applicable taxes) for a three year term.

Reference:

In accordance with the Purchasing and Sales Policy, the Regional District Board of Directors shall approve all purchases over \$50,000.

Business Plan Objective:

Key Success Driver 3: Build a Sustainable Region

Goal 3.3: To Develop an environmentally sustainable region

Background:

The Regional District has established stockpile areas for CONCRETE and other bulky materials in the Landfills. These materials can be crushed, recycled and used onsite as a base for landfill roads, tiers and tipping areas, thus saving the cost to purchase these materials.

The annual budget for concrete crushing at the Campbell and Okanagan Landfills is \$115,000 per annum.

Four (4) proposals were received before closing time, three met the minimum requirements of the proposal call. The Request for Proposals requested unit prices per cubic metre of material processed. Ok Excavating had the lowest unit prices.

Analysis:

The project evaluation team completed the evaluation based on qualifications, experience, past performance, resources, scope, methodology, scheduling, level of effort, clarity and pricing. Price was the primary consideration in the scoring weights.

RFP Results Summary

Consultant	Rank	Score out of 100
Ok Excavating (a Division of Green Leaf Enterprises Ltd.)	1	93
Twin Con Enterprises Ltd.	2	85
Regehr Contracting Ltd.	3	70
Cantex-Okanagan Construction Ltd.	4	incomplete – no price provided for 3" minus

Respectfully submitted:

Andrew Reeder
Manager of Operations

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: May 6, 2021

RE: Award of KVR Trail Improvements Project

Administrative Recommendation:

THAT the “KVR Trail Improvements” project to upgrade the trail between Little Tunnel and Chute Lake be awarded to MacKinley-Clark Paving, up to the amount of \$151,435.00.

Business Plan Objective: *(Tie to current RDOS Business Plan)*

- Key Success Driver 3.0: Build a Sustainable Region
- Goals 3.1: To develop a healthy and socially sustainable region
- Activity: KVR Trail Improvement

Background: The RDOS maintains an extensive rail-trail network that connects the communities of the region, promotes outdoor recreation, active transportation and tourism. Recently, the RDOS was awarded \$450,000 from the Province of B.C. through its Forest Employment Funding, to complete trail improvements throughout the region. With this funding, RDOS staff have worked with Recreation Sites and Trails BC (RSTBC) to complete a variety of tasks including rock-scaling, bridge decking repairs and invasive and danger tree removals.

The KVR trail between Myra Canyon (South Kelowna) and Penticton is a desirable trail connection for recreation and tourism. Currently, this section of trail has been highly degraded due to motorized vehicle use and a lack of ongoing upgrades and maintenance. For these reasons trail-usage is down and trail user complaints are up.

Analysis:

In 2020, RSTBC completed an assessment of the trail between Little Tunnel and Myra Canyon. The prescription focused on the core including drainage repairs that will mitigate further degradation, while providing improved surface conditions. Surface enhancement will be limited to one section between Little Tunnel and the Glenfir staging area and intermittently where capping is required at drainage repair locations. Although this treatment will not provide the same consistent quality trail surface found on other enhanced locations of the KVR in the region, the scope of work will increase the durability and user experience for this trail section.

The outstanding scope of work from the 2020 RSTBC trail works prescription was issued for tender by the RDOS spring 2021. Six submissions were received from qualified bidders as part of the tender process. MacKinley-Clark offered the low bid of \$151,453 and demonstrated a clear understanding of the scope of work and has expertise in this work.

Financial:

The project will be 100% funded via the \$450,000 of provincial funding through the Forest Employment Program.

Alternatives:

The Board may choose to not award the project to the recommended proponent.

Respectfully submitted:

"Justin Shuttleworth"

J. Shuttleworth, Parks & Facilities Manager

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: May 6, 2021

RE: 2020 Audited Financial Statements

Administrative Recommendation:

THAT the Audited Financial Statements of the Regional District of Okanagan-Similkameen, as of December 31, 2020, be received;

AND THAT all reported 2020 transactions be adopted as amendments to the 2020 Final Budget.

Business Plan Objective:

Objective 1.1.1: By providing the Board with accurate, current financial information.

Analysis:

The 2020 Financial Statements for the RDOS are presented with an unqualified audit opinion. In the opinion of our auditors, our financial statements represent fairly, in all material respects, the financial position of the RDOS in accordance with GAAP (Generally Accepted Accounting Principles) and PSAS (Public Sector Accounting Standards).

Please note that the attached 2020 Financial Statements are not on letterhead or signed by the auditors or RDOS representatives. Canadian Audit Standards requires the auditors to keep the audit file open until the Board has received and taken ownership of the financial statements. Ownership transfers with the passing of the above noted resolution. The attached document is the proposed final 2020 Financial Statements and once accepted by the Board, the document will include the appropriate letterhead and signatures of the auditors and RDOS representatives

Respectfully submitted:

"Jim Zaffino, Manager of Finance"
J. Zaffino, Finance Manager

Regional District of Okanagan-Similkameen
Consolidated Financial Statements
For the year ended December 31, 2020

Regional District of Okanagan-Similkameen

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Management's Responsibility for Financial Reporting

The accompanying consolidated financial statements of Regional District of Okanagan-Similkameen are the responsibility of management and have been approved by the Chief Administrative Officer and the Board Chair on behalf of the Board of Directors.

These consolidated financial statements have been prepared by management in accordance with Canadian public sector accounting standards. Financial statements are not precise since they include certain amounts based on estimates and judgments. When alternative accounting methods exist, management has chosen those it deems most appropriate in the circumstances, in order to ensure that the consolidated financial statements are presented fairly, in all material respects.

Regional District of Okanagan-Similkameen maintains systems of internal accounting and administrative controls, consistent with reasonable costs. Such systems are designed to provide reasonable assurance that the financial information is relevant, reliable and accurate and the Regional District's assets are appropriately accounted for and adequately safeguarded.

Regional District of Okanagan-Similkameen is responsible for ensuring that management fulfills its responsibilities for financial reporting and is ultimately responsible for reviewing and approving the consolidated financial statements.

The Board of Directors reviews the Regional District of Okanagan-Similkameen's consolidated financial statements and recommends their approval to the Chief Administrative Officer and the Board Chair. The Board meets periodically with management, as well as the external auditors, to discuss internal controls over the financial reporting process, auditing matters and financial reporting issues, to satisfy themselves that each party is properly discharging their responsibilities, and to review the annual report, consolidated financial statements and external auditor's report.

The consolidated financial statements have been audited by BDO Canada LLP in accordance with Canadian generally accepted auditing standards. BDO Canada LLP has full and free access to the Board of Directors.

Chief Administrative Officer

Board Chair
May 6, 2021

Independent Auditor's Report

To the Board of Directors
Regional District of Okanagan-Similkameen

Opinion

We have audited the consolidated financial statements of Regional District of Okanagan-Similkameen and its controlled entities (the "Regional District"), which comprise the consolidated statement of financial position as at December 31, 2020, and the consolidated statement of operations and accumulated surplus, the consolidated statement of change in net financial assets and the consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Regional District as at December 31, 2020, and its consolidated results of operations and accumulated surplus, its consolidated change in net financial assets, and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Regional District in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements of Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Regional District's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Regional District or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Regional District's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Regional District's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Regional District's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Regional District to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Regional District to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Chartered Professional Accountants

**Vernon, British Columbia
May 6, 2021**

DRAFT

Regional District of Okanagan-Similkameen Consolidated Statement of Financial Position

December 31	2020	2019
Financial assets		
Cash and cash equivalents (Note 2)	\$ 19,898,360	\$ 18,189,951
Temporary investments (Note 2)	23,405,273	20,914,852
Accounts receivable (Note 4)	3,938,389	5,582,427
Debt reserve fund (Note 5)	5,736,202	5,931,084
Long-term investments (Note 6)	147,970	286,013
Debt recoverable member municipalities (Note 12)	52,248,703	58,271,566
Due from Town of Osoyoos	45,624	-
	<u>105,420,521</u>	<u>109,175,893</u>
Financial Liabilities		
Accounts payable and accrued liabilities (Note 7)	3,555,249	4,249,245
Short-term debt (Note 8)	-	120,000
Deferred revenue (Note 9)	5,040,485	4,114,404
Landfill closure and post-closure liabilities (Note 10)	4,471,519	5,108,276
Development cost charges (Note 11)	1,080,399	943,307
MFA equipment financing	30,364	50,984
Debt reserve fund (Note 5)	5,736,202	5,931,084
Long-term debt (Note 12)	69,766,479	75,748,289
Due to Town of Osoyoos	-	3,170
	<u>89,680,697</u>	<u>96,268,759</u>
Net financial assets	<u>15,739,824</u>	<u>12,907,134</u>
Non-financial assets		
Prepaid expenses	37,605	25,730
Tangible capital assets (Note 13)	86,796,983	83,289,646
	<u>86,834,588</u>	<u>83,315,376</u>
Accumulated surplus (Note 14)	<u>\$ 102,574,412</u>	<u>\$ 96,222,510</u>

Approved on behalf of Council

Board Chair

Chief Administrative Officer

**Regional District of Okanagan-Similkameen
Consolidated Statement of Operations and Accumulated Surplus**

December 31, 2020	Budget	2020	2019
Revenues			
Property taxes and grant in lieu (Note 18)	\$ 22,377,971	\$ 20,217,371	\$ 19,168,460
Sales of goods and services	11,349,203	12,226,484	12,312,006
Government transfers	5,744,105	3,919,772	3,609,164
Interest and investment income	126,000	769,126	1,369,450
Development cost charges	-	14,156	-
Donations	22,500	488,115	232,748
Rental	253,426	176,759	624,071
Other contracts and miscellaneous	1,112,163	861,693	1,617,344
Total revenues for the year	40,985,368	38,673,476	38,933,243
Expenses			
General government	5,549,050	5,318,866	5,582,644
Protective services	4,751,061	3,970,222	4,427,284
Transportation services	382,461	249,901	359,867
Development services	2,799,231	2,103,624	1,865,266
Parks, recreation and culture	11,393,452	6,804,631	6,478,207
Environmental services	12,026,717	7,811,963	8,821,719
Bylaw enforcement	274,219	285,877	278,759
Water services	3,427,734	3,868,868	3,437,198
Sewer services	915,178	1,625,663	1,548,227
Economic development	457,523	408,887	189,294
Total expenses for the year	41,976,626	32,448,502	32,988,465
Excess of revenue over expenses for the year	(991,258)	6,224,974	5,944,778
Net income from enterprises (Note 6)	-	126,928	112,463
Annual surplus (deficiency) (Note 14)	(991,258)	6,351,902	6,057,241
Accumulated surplus, beginning of year	96,222,510	96,222,510	90,165,269
Accumulated surplus, end of year	\$ 95,231,252	\$ 102,574,412	\$ 96,222,510

The accompanying notes are an integral part of these consolidated financial statements.

**Regional District of Okanagan-Similkameen
Consolidated Statement of Change in Net Financial Assets**

December 31, 2020	Budget	2020	2019
Annual surplus	\$ (991,258)	\$ 6,351,902	\$ 6,057,241
Acquisition of tangible capital assets	(3,698,690)	(6,269,263)	(3,598,804)
Amortization of tangible capital assets	-	2,756,226	2,759,775
Disposal of tangible capital assets	-	5,700	39,010
	(3,698,690)	(3,507,337)	(800,019)
Acquisition of prepaid expenses	-	(11,875)	(4,470)
Increase (decrease) in net financial assets	(4,689,948)	2,832,690	5,252,752
Net financial assets , beginning of year	12,907,134	12,907,134	7,654,382
Net financial assets , end of year	\$ 8,217,186	\$ 15,739,824	\$ 12,907,134

Regional District of Okanagan-Similkameen Consolidated Statement of Cash Flows

December 31, 2020	2020	2019
Cash flows from operating activities		
Cash received from grants, other governments, and own sources	\$ 40,872,930	\$ 39,567,957
Cash paid to employees and suppliers	(30,386,823)	(26,958,462)
Interest paid	(651,989)	(682,611)
Interest received	769,126	2,210,436
	<u>10,603,244</u>	<u>14,137,320</u>
Cash flows from capital activities		
Purchase of tangible capital assets	(6,261,752)	(3,598,804)
Proceeds from sale of tangible capital assets	5,700	39,010
	<u>(6,256,052)</u>	<u>(3,559,794)</u>
Cash flows from financing activities		
Decrease in long-term debt recoverable from municipalities	-	2,348,903
Repayment of long-term debt	(99,568)	(3,362,266)
Decrease (increase) in due from related parties	(48,794)	3,170
	<u>(148,362)</u>	<u>(1,010,193)</u>
Cash flows from investing activities		
Decrease (increase) in temporary investments	(2,490,421)	4,552,391
Decrease in long-term investments	-	1,295,273
Increase in deposit on land	-	(60,283)
	<u>(2,490,421)</u>	<u>5,787,381</u>
Increase in cash for the year	1,708,409	15,354,714
Cash, beginning of year	18,189,951	2,835,237
Cash, end of year	\$ 19,898,360	\$ 18,189,951

The accompanying notes are an integral part of these consolidated financial statements.

Regional District of Okanagan-Similkameen

Notes to the Consolidated Financial Statements

December 31, 2020

1. Summary of Significant Accounting Policies

Nature of business

The Regional District of Okanagan-Similkameen ("Regional District") was incorporated as a regional district in 1966 under the Municipal Act (replaced by the Local Government Act) of British Columbia. The Regional District is composed of the member municipalities of the City of Penticton, the District of Summerland, the Town of Oliver, the Town of Osoyoos, the Village of Keremeos, and the Town of Princeton, and Electoral Areas A through I.

The Regional District provides a political framework and administrative framework for region-wide services and sub-regional services as well as act as the local government for electoral areas. The Board of Directors is composed of appointees from each member municipality and a director elected from each electoral area. Municipal directors serve until council decides to change the appointment. Directors from electoral areas serve for a four year term. The number of directors and the number of votes each may cast is based upon the population of the municipality or electoral area.

The Regional District reporting entity includes the local government and all related entities that are controlled by the Regional District.

Basis of Presentation

These consolidated financial statements have been prepared in accordance with Canadian public sector accounting standards prescribed for governments, as recommended by the Public Sector Accounting Board ("PSAB").

Principles of Consolidation

All governmental units are fully consolidated by the government reporting entity. Other business enterprises and partnerships which meet the definition of a government business enterprise or partnership are accounted for on the modified equity basis of accounting.

Entities that fall under the consolidated basis of accounting are fully consolidated on a line-by-line basis with inter-organizational balances and transactions eliminated. The following entities are accounted for on a consolidation basis:

Sunbowl Arena
Oliver Parks and Recreation Society

Government business partnerships that are accounted for on the modified equity basis of accounting includes the cost of the Regional District's investment in the entities including the proportionate share of earnings. Under the modified equity basis of accounting inter-organizational balances are not eliminated. The following entities are accounted for on a modified equity basis:

Vermilion Forks Community Forest Corporation

Regional District of Okanagan-Similkameen Notes to the Consolidated Financial Statements

December 31, 2020

1. Summary of Significant Accounting Policies (continued)

Cash and Cash Equivalents

Cash and cash equivalents consist of cash on hand, bank balances and investments in money market instruments with maturities of three months or less. Cash and cash equivalents on the consolidated statement of cash flows is represented by cash, short-term investments as disclosed on the consolidated statement of financial position.

Temporary Investments

Include guaranteed investment certificates, short-term bonds and mutual funds maturing at various times during the next fiscal year. These investments are recorded at cost.

Retirement Benefits

The Regional District's contributions due during the period to its multi-employer defined benefit plan are expensed as incurred. The costs of other retirement benefits are determined using the projected benefit method prorated on services based on management's best estimate of retirement ages, inflation rates, investment returns, wage and salary escalation, insurance and health care costs trends, employee turnover and discount rates. Actuarial gains and losses are amortized on a straight-line basis over the expected average remaining service life of the employee group.

Regional District of Okanagan-Similkameen

Notes to the Consolidated Financial Statements

December 31, 2020

1. Summary of Significant Accounting Policies (continued)

Revenue Recognition	<p>Revenue is recognized as it becomes receivable under the terms of applicable funding agreements. Revenue received under the funding arrangements which relates to a subsequent fiscal period is reflected as deferred revenue in the year of receipt and classified as such on the summary statement of financial position.</p> <p>Taxes are recognized as revenue in the year they are levied.</p> <p>Charges for sewer and water usage are recorded as user fees. Connection fee revenue are recognized when the connection has been established.</p> <p>Rental revenue is recognized when the services are provided to tenants, and collection is reasonably assured. When rental payments are received in advance of contracted services, the Regional District records this as deferred revenue.</p> <p>Charges for sewer and water usage are recorded as user fees and are recognized on an accrual basis. Connection fee revenues are recognized when the connection has been established.</p> <p>All other revenue is recognized in the period in which the good or service is provided and collection is reasonably assured.</p>
Government Transfers	<p>Government transfers are recognized as revenues when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. Transfers are recognized as deferred revenue when the transfer stipulations give rise to a liability. Transfer revenue is recognized in the statement of operations as the stipulation liabilities are settled.</p> <p>When the Regional District is deemed to be the transferor, the transfer expense is recognized when the recipient is authorized and has met the eligibility criteria.</p>
Contaminated Sites	<p>Liabilities for remediation of contaminated sites are recognized when an environmental standard exists, contamination exceeds the standard, the Regional District has responsibility for remediation of the site, future economic benefits will be given up, and a reasonable estimate of the amount can be made.</p>
Deferred Revenue	<p>Funds received for specific purposes which are externally restricted by legislation, regulation or agreement and are not available for general government purposes are accounted for as deferred revenue on the consolidated statement of financial position. The revenue is recognized in the consolidated statement of operations and accumulated surplus in the year in which it is used for the specified purpose.</p>

Regional District of Okanagan-Similkameen Notes to the Consolidated Financial Statements

December 31, 2020

1. Summary of Significant Accounting Policies (continued)

Landfill closure and

post-closure

The estimated costs to close and maintain the closed solid waste landfill sites are based on estimated future expenses in current dollars, discounted, adjusted for estimated inflation, and are recognized and charged to expense as the landfill site's capacity is used.

Long-term debt

Long-term debt is recorded net of related sinking fund balances and actuarial earnings.

Tangible Capital Assets

Tangible capital assets are not available to discharge existing liabilities and are held for use in the provision of goods and services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

Tangible capital assets are valued at acquisition cost less accumulated amortization. Cost includes all costs directly attributable to acquisition or construction of the tangible capital asset including transportation costs, installation costs, design and engineering fees, legal fees and site preparation costs.

Amortization is charged against tangible capital assets based on the estimated useful life of the asset as follows:

- | | |
|--------------------------------------|----------------------------|
| - Automotive equipment | - 5-20 years straightline |
| - Buildings and improvements | - 10-75 years straightline |
| - IT infrastructure equipment | - 3-10 years straightline |
| - Land improvements | - 5-20 years straightline |
| - Machinery and equipment | - 5-20 years straightline |
| - Utilities infrastructure equipment | - 10-75 years straightline |

Tangible capital assets under construction, development or that have been removed from service are not amortized until they are available to be put into service.

Tangible capital assets are written down when conditions indicate that they no longer contribute to the Regional District's ability to provide goods and services, or when the value of future economic benefits associated with the tangible capital assets are less than their net book value. The net write-downs are accounted for as expenses in the consolidated statement of operations.

Contributed tangible capital assets are recorded at their fair value on the date of contribution, except in unusual circumstances where fair value cannot be reasonably determined, in which case they are recognized at nominal value.

Regional District of Okanagan-Similkameen

Notes to the Consolidated Financial Statements

December 31, 2020

1. Summary of Significant Accounting Policies (continued)

Segmented Information The Regional District provides a wide range of services including general government, protective services, transportation services, development services, parks, recreation and culture, environmental services, bylaw enforcement, water services, sewer services, and economic development. For management reporting purposes, the Regional District's operations and activities are organized and reported by segment.

General government services is comprised of a number of different services, including: corporate services; administration; finance; human resources; information systems; and electoral area costs. Corporate services involves staff and management working closely with the Regional District Board and community partners to coordinate the delivery of a wide range of functions and services. The finance department is responsible for the requisition of tax revenues from the Province and from member municipalities and all treasury and accounting functions. Human resources involves the administration of full-time and part-time employees, as well as the responsibility for labour relations, recruitment, training and career planning, employee health and safety and Workers Compensation regulations. Information systems includes an all-encompassing computer database and mapping system for properties in the Regional District, which is used by regional services and Regional District departments and other government agencies, as well as members of the public and businesses.

Protective services includes a number of different programs. These programs include electoral area fire protection; 911 services; crime stoppers; victims services; and crime prevention. These services are designed to provide a safe environment to the community. The Regional District is responsible for ensuring these services are provided to various jurisdictions within the unincorporated electoral areas A through I.

Transportation services includes road/street light improvements and transit services.

Development services includes regional planning, sustainability, and zoning. The department is responsible for land use planning for all unincorporated electoral areas.

Parks, recreation and culture includes the community halls, regional parks, community parks, and Okanagan Regional Library. The parks department is responsible for nine regional parks and various community and neighbourhood parks. The department is also responsible for future recreational opportunities through parkland acquisition and development.

Regional District of Okanagan-Similkameen Notes to the Consolidated Financial Statements

December 31, 2020

1. Summary of Significant Accounting Policies (continued)

Segmented Information **Environmental services** is responsible for refuse disposal and recycling services, including regional waste management and disposal, and various communication and educational programs.

Bylaw services is responsible for building inspection, dog control, mosquito control, starling control, and prohibited animal control.

Water services includes a total of eight water systems that provides water services to local service areas within the electoral areas.

Sewer services includes the OK Falls Sewer System and the Gallagher Lake Sewer System.

Economic development is responsible for delivering insect & weed control, sterile insect release, economic development and planning. Economic development provides assistance to businesses and entrepreneurs in the Regional District and to those interested in relocating to the region. The planning function is responsible for developing land use policies that provide guidance to elected officials, developers, the public and other decision makers. It puts land use plans and policies into action and ensures proper infrastructure and orderly development. The program also evaluates applications and provides recommendations to decision makers; assists the public with land use regulations, applications, and processes; and invites and responds to public comments.

Measurement Uncertainty The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts in the financial statements and the disclosure of contingent liabilities. Significant estimates in these consolidated financial statements include the determination of the useful lives of tangible capital assets, valuation of the landfill closure and post-closure obligation, valuation of the contaminated sites obligation, and assessment of legal claims. For common consolidated financial statement items, such as accounts payable and accrued liabilities, measurement uncertainty is inherent but not assessable. These estimates and assumptions are based on management's judgment and the best information available at the time of preparation and may differ significantly from actual results. Estimates are reviewed annually to reflect new information as it becomes available.

Regional District of Okanagan-Similkameen
Notes to the Consolidated Financial Statements

December 31, 2020

2. Cash and Temporary Investments

	2020	2019
Consists of:		
Cash	\$ 19,898,360	\$ 18,189,951
Temporary Investments		
Term deposits	2,031,138	-
Mutual funds	3,822	3,790
MFA short-term bond fund	21,370,313	20,911,062
(Market value - \$21,700,044 (2019 - \$20,387,995))		
	23,405,273	20,914,852
	\$ 43,303,633	\$ 39,104,803
Restricted Internally		
Capital reserves	\$ 20,568,786	\$ 20,126,762
Oliver Parks & Recreation reserves	801,527	784,300
	21,370,313	20,911,062
Unrestricted	21,933,320	18,193,741
	\$ 43,303,633	\$ 39,104,803

3. Funds held in trust

The Regional District holds \$194,489 (2019 - \$164,405) in trust for South Okanagan Similkameen Conservation Program.

The Regional District also holds \$4,570 (2019 - \$4,380) in trust for Allison Lake Rate Payers Association.

The Regional District also holds \$- (2019 - \$11,500) in trust for the Oliver Parks & Recreation Society Sport Court renovations.

Regional District of Okanagan-Similkameen Notes to the Consolidated Financial Statements

December 31, 2020

4. Accounts Receivable

	2020	2019
Trade accounts receivable	\$ 3,155,311	\$ 3,931,262
GST receivable	344,796	1,111,664
Due from Municipalities	438,282	539,501
Net accounts receivable	\$ 3,938,389	\$ 5,582,427

5. Debt Reserve Fund - Municipal Finance Authority

The Regional District is required to issue its long-term debt through the Municipal Finance Authority ("MFA"). As a condition of borrowing, 1% of the gross debenture proceeds are withheld by the MFA as a debt reserve fund and 0.06% of the gross debenture proceeds are withheld as a debt issue expense. The debt reserve fund is invested by the MFA and interest earned and expenses incurred are reported annually to the Regional District. If at any time the MFA does not have sufficient funds to meet payments or sinking fund contributions due on its obligations, the payments will be made from the debt reserve fund. Details of cash deposits held in the debt reserve fund are as follows:

Debt Reserve Fund - Cash Deposits	2020	2019
Regional District	\$ 276,552	\$ 260,388
Member Municipalities	1,634,378	1,683,743
	\$ 1,910,930	\$ 1,944,131

The Regional District is also required to execute a demand note for each borrowing in the amount of one-half of the average annual principal and interest due, less the amount held back for the debt reserve fund. The demand notes payable to the MFA are only callable in the event that a local government defaults on its loan obligation. Details of demand notes are as follows:

Demand notes	2020	2019
Regional District	\$ 581,490	\$ 556,711
Member Municipalities	3,243,782	3,430,242
	\$ 3,825,272	\$ 3,986,953

Cash deposits and demand notes	2020	2019
Cash deposits	\$ 1,910,930	\$ 1,944,131
Demand notes	3,825,272	3,986,953
	\$ 5,736,202	\$ 5,931,084

Regional District of Okanagan-Similkameen Notes to the Consolidated Financial Statements

December 31, 2020

6. Long-term investments

Vermillion Community Forest Corporation

This is a Corporation that is established under the laws of British Columbia and is engaged in the business of silviculture, planting and harvesting of specified forests operated under license. The Regional District has a 33.33% interest in the Corporation.

	2020	2019
Assets		
Current	\$ 444,549	\$ 894,916
Liabilities		
Current	\$ 611	\$ 36,846
Equity	443,938	858,070
	\$ 444,549	\$ 894,916
Revenue	\$ 1,471,631	\$ 973,505
Expenditures	1,090,848	636,116
Total income	\$ 380,783	\$ 337,389
Allocation	\$ 126,928	\$ 112,463

7. Accounts Payable and Accrued Liabilities

	2020	2019
Trade payables	\$ 2,317,099	\$ 3,285,883
Government remittances payable	-	64,794
Holdbacks	493,642	288,789
Accrued salaries and employee benefits payable	744,508	609,779
	\$ 3,555,249	\$ 4,249,245

Regional District of Okanagan-Similkameen Notes to the Consolidated Financial Statements

December 31, 2020

8. Short-term debt

The MFA provides short-term financing under various pieces of legislation to help local governments with their cash flow needs. There are no fees to set up a short-term loan. Interest is calculated daily, compounded monthly and automatically collected the 2nd business day of the following month. As at December 31, 2020 the Regional District had been advanced \$nil (2019 - \$120,000) in short-term financing at a variable interest rate of nil (2019 - 2.43%).

9. Deferred Revenue

	2020	2019
Deferred government transfers and other revenue	\$ 3,648,103	\$ 3,744,507
Deposits	1,108,955	98,250
Parkland dedication	283,427	271,647
	\$ 5,040,485	\$ 4,114,404

In a previous year, the Regional District of Okanagan-Similkameen received a government transfer for a new sewer line. According to the stipulations in the funding agreement any unspent funding at year end must be repaid. As of year end, \$2,586,132 (2019 - \$2,645,676) of the funding was unspent and as a result the Regional District of Okanagan-Similkameen has recognized it as a liability included in deferred government transfers and other revenue above.

10. Landfill Closure and Post-Closure Liabilities

The Regional District has three active landfills and one closed landfill that is being used as a transfer station within its boundaries and is responsible for the costs of their closure and post-closure activities. The costs related to these activities are provided for over the estimated remaining life of active landfill sites based on usage.

Closure activities include covering, grading and surface water management. Post-closure activities include leachate and environmental monitoring, maintenance and reporting. Post-closure activities are expected to occur for approximately 30 years for all landfills.

Key variables used in estimating the value of the closure and post-closure obligation include the cost of capital, inflation rate, timing of closure and post-closure activities, and total capacity. In management's opinion, the assumptions used represent the most likely scenario. As the projections are made over a long period of time, the amount of the obligation is very sensitive to changes in the variables.

The Regional District has estimated the costs associated with these activities based on engineering studies required by the Ministry of Environment. Changes in the liability are a result from settling of waste or changes in fill rates, changes in regulatory requirements, inflation rates and/or interest rates.

Regional District of Okanagan-Similkameen Notes to the Consolidated Financial Statements

December 31, 2020

10. Landfill Closure and Post-Closure Liabilities (continued)

In 2017, the Regional District obtained new engineering reports for the OK Falls and Oliver Landfills, these reports included updated useful lives for these landfills. Changes in the liability for cumulative capacity used to date, and updated expected useful life of the landfill are recognized prospectively.

In 2020, estimated expenses were calculated as the present value of future cash flows associated with closure and post-closure costs, discounted using the Regional District's weighted average cost of capital of 2.88% (2019 - 2.88%) and inflated using an average inflation rate of 1.79% (annual BC CPI for 2020) (2019 - 2.30%). The liability recognized is the difference between total estimated expenses for the entire closure and post-closure period less any amounts spent at the end of December of the reporting year.

	Total estimated capacity (cubic meters)	Cumulative capacity used (cubic meters)	Estimated remaining life (years)	Time for post-closure care (years)	Estimated total expenses	2020 Remaining to recognize
Campbell Mountain	3,214,155	1,119,335	84	30	\$ 8,232,337	\$ 5,808,271
Keremeos	25,000	25,000	0	30	851,793	-
OK Falls	100,000	55,554	10	30	925,185	411,208
Oliver	496,842	223,123	35	30	1,517,946	836,263
					\$ 11,527,261	\$ 7,055,742
						<u>\$ 4,471,519</u>

	Total estimated capacity (cubic meters)	Cumulative capacity used (cubic meters)	Estimated remaining life (years)	Time for post-closure care (years)	Estimated total expenses	2019 Remaining to recognize
Campbell Mountain	3,214,155	1,092,569	85	30	\$ 10,554,492	\$ 7,679,193
Keremeos	25,000	25,000	0	30	891,458	-
OK Falls	100,000	53,330	11	30	1,001,567	467,432
Oliver	496,842	215,767	36	30	1,859,144	1,051,760
					\$ 14,306,661	\$ 9,198,385
						<u>\$ 5,108,276</u>

Regional District of Okanagan-Similkameen
Notes to the Consolidated Financial Statements

December 31, 2020

11. Development Cost Charges

The Regional District collects development cost charges ("DCCs") to pay for a proportionate share of infrastructure related to new growth. In accordance with the Local Government Act of BC, these funds must be deposited into a separate reserve fund. When the related costs are incurred, the DCCs are recognized as revenue.

	<u>2020</u>	<u>2019</u>
OK Falls Sewer DCC	\$ 297,362	\$ 298,865
Faulder Water DCC	7,962	7,631
Olalla Water DCC	5,820	5,578
Naramata Water DCC	132,109	26,151
Naramata Water - Lower Zone	312,955	294,366
Naramata Water - Upper Zone	324,191	310,716
	<u>\$ 1,080,399</u>	<u>\$ 943,307</u>

DCC Activity

	<u>2020</u>	<u>2019</u>
Balance, beginning of the year	\$ 943,307	\$ 762,967
Return on investments	42,948	22,340
DCCs levied in the year	108,300	158,000
DCC expenditures during the year	(14,156)	
	<u>\$ 1,080,399</u>	<u>\$ 943,307</u>

Regional District of Okanagan-Similkameen Notes to the Consolidated Financial Statements

December 31, 2020

12. Long-term Debt

The Regional District incurs long-term debt directly as well as on behalf of member municipalities. Loan agreements with the MFA provide that if at any time the payments from member municipalities are not sufficient to meet their obligations in respect of such borrowings, the resulting deficiency becomes a liability of the Regional District.

All long-term debt is reported net of sinking fund balances. Sinking fund instalments are invested by the MFA and earn income, which together with principal payments are expected to be sufficient to retire the debt issue at maturity. Where the MFA has determined that sufficient funds exist to retire a debt issue on its maturity date without further instalments, payments are suspended by the MFA and the Regional District's liability is reduced to nil. Should those funds prove to be insufficient at maturity, the resulting deficiency becomes a liability of the Regional District. The 2020 earnings in the sinking fund were calculated to be \$145,543 (2019 - \$116,302) and are included in interest and investment income on the consolidated statement of operations.

Debentures issued mature at various dates ranging from June 2020 to December 2047 with interest rates ranging from 1.75% to 3.30%. The weighted average interest rate on long-term debt was 2.88% (2019 - 2.88%) and interest expense was \$3,343,225 (2019 - \$3,718,479).

	2020	2019
Municipal Finance Authority	\$ 69,766,479	\$ 75,748,289
Less: Regional District portion	17,517,775	17,476,723
Total Municipal Portion	\$ 52,248,704	\$ 58,271,566

Principal payments and sinking fund instalments due in the next five years and thereafter are as follows:

	Total Payment	Total Recoverable from member municipalities	Net Payment
2021	\$ 4,658,770	\$ 3,761,514	\$ 897,256
2022	4,619,884	3,734,914	884,970
2023	4,584,840	3,699,870	884,970
2024	4,355,805	3,494,060	861,745
2025	4,259,452	3,397,707	861,745
Thereafter	19,194,211	12,204,318	6,989,893
Total principal payments	41,672,962	30,292,383	11,380,579
Expected actuarial adjustment	28,093,517	21,956,321	6,137,196
Total	\$ 69,766,479	\$ 52,248,704	\$ 17,517,775

Regional District of Okanagan-Similkameen
Notes to the Consolidated Financial Statements

December 31, 2020

13. Tangible Capital Assets

								2020
	Automotive Equipment	Buildings and Improvements	Machinery and Equipment	IT Infrastructure	Land and Land Improvements	Utilities Infrastructure	Work in Process	Total
Cost, beginning of year	\$ 6,395,168	\$ 9,230,650	\$ 8,760,825	\$ 1,079,764	\$ 31,157,946	\$ 53,864,585	\$ 1,734,502	112,223,440
Additions	214,315	468,560	799,095	35,441	2,015,961	319,390	2,416,501	6,269,263
Disposals	(37,500)	-	(159,822)	(57,528)	-	-	-	(254,850)
Transfers	6,634	75,173	158,571	-	327,953	-	(568,331)	-
Cost, end of year	6,578,617	9,774,383	9,558,669	1,057,677	33,501,860	54,183,975	3,582,672	118,237,853
Accumulated amortization, beginning of year	4,848,988	3,485,541	4,868,797	887,192	2,076,100	12,767,176	-	28,933,794
Amortization	272,273	298,794	457,837	80,044	293,570	1,353,708	-	2,756,226
Disposals	(31,800)	-	(159,822)	(57,528)	-	-	-	(249,150)
Accumulated amortization, end of year	5,089,461	3,784,335	5,166,812	909,708	2,369,670	14,120,884	-	31,440,870
Net carrying amount, end of year	\$ 1,489,156	\$ 5,990,048	\$ 4,391,857	\$ 147,969	\$ 31,132,190	\$ 40,063,091	\$ 3,582,672	\$ 86,796,983

Regional District of Okanagan-Similkameen
Notes to the Consolidated Financial Statements

December 31, 2020

13. Tangible Capital Assets (continued)

								2019
	Automotive Equipment	Buildings and Improvements	Machinery and Equipment	IT Infrastructure	Land and Land Improvements	Utilities Infrastructure	Work in Process	Total
Cost, beginning of year	\$ 6,334,525	\$ 8,354,494	\$ 7,759,409	\$ 1,071,049	\$ 30,599,512	\$ 51,332,651	\$ 3,348,900	108,800,540
Additions	86,162	261,304	499,285	148,366	230,936	10,650	2,362,101	3,598,804
Disposals	(25,519)	-	(10,734)	(139,651)	-	-	-	(175,904)
Transfers	-	614,852	512,865	-	327,498	2,521,284	(3,976,499)	-
Cost, end of year	6,395,168	9,230,650	8,760,825	1,079,764	31,157,946	53,864,585	1,734,502	112,223,440
Accumulated amortization, beginning of year	4,585,427	3,197,514	4,461,328	830,958	1,783,216	11,452,470	-	26,310,913
Amortization	289,080	288,027	418,203	156,875	292,884	1,314,706	-	2,759,775
Disposals	(25,519)	-	(10,734)	(100,641)	-	-	-	(136,894)
Accumulated amortization, end of year	4,848,988	3,485,541	4,868,797	887,192	2,076,100	12,767,176	-	28,933,794
Net carrying amount, end of year	\$ 1,546,180	\$ 5,745,109	\$ 3,892,028	\$ 192,572	\$ 29,081,846	\$ 41,097,409	\$ 1,734,502	83,289,646

Regional District of Okanagan-Similkameen Notes to the Consolidated Financial Statements

December 31, 2020

14. Accumulated Surplus

Reserves are non-statutory reserves which represent an appropriation of surplus for specific purposes and are comprised of the following:

	Balance Dec. 31, 2019	Transfers to (from)	Surplus (Deficit)	Balance Dec. 31, 2020
Unrestricted surplus	\$ 62,500,544	\$(2,799,441)	\$ 6,351,902	\$ 66,053,005
Operating	3,557,479	2,164,654		5,722,133
	<u>66,058,023</u>	<u>(634,787)</u>	<u>6,351,902</u>	<u>71,775,138</u>
Community Works Gas Tax	5,683,091	(134,964)	-	5,548,127
Capital	24,481,396	769,751	-	25,251,147
	<u>30,164,487</u>	<u>634,787</u>	<u>-</u>	<u>30,799,274</u>
	<u>\$ 96,222,510</u>	<u>\$ -</u>	<u>\$ 6,351,902</u>	<u>\$ 102,574,412</u>

15. Municipal Insurance Association - Liability Insurance

Commencing December 31, 1987, the Regional District entered into a self-insurance program with British Columbia municipalities and regional districts. The Regional District is obliged under the program to pay a percentage of its fellow insureds' losses. The Regional District pays an annual premium, which is anticipated to be adequate to cover any losses incurred.

Regional District of Okanagan-Similkameen Notes to the Consolidated Financial Statements

December 31, 2020

16. Letters of Credit and Performance Bonds

In addition to the performance deposits reflected in the consolidated statement of financial position, the Regional District is holding irrevocable letters of credit and performance bonds in the amount of \$ 716,224 (2019 - \$ 1,125,030) which were received from depositors to ensure their performance of works to be undertaken within the Regional District. These amounts are not reflected in the consolidated financial statements but are available to satisfy liabilities arising from non-performance by the depositors.

17. Line of Credit

The Regional District has a revolving line of credit for up to \$2,000,000 with an interest rate of prime plus 0.00% per annum, that is due on demand and unsecured. At December 31, 2020 and December 31, 2019 the line of credit was unutilized.

18. Tax Revenue

	<u>2020</u>	<u>2019</u>
Property taxation revenue	\$ 19,066,119	\$ 18,019,212
Parcel tax	1,030,641	1,037,428
Grant in lieu	120,611	111,820
	<hr/>	<hr/>
Net property taxation revenue	\$ 20,217,371	\$ 19,168,460

Regional District of Okanagan-Similkameen Notes to the Consolidated Financial Statements

December 31, 2020

19. Municipal Pension Plan

The Regional District and its employees contribute to the Municipal Pension Plan (a jointly trustee pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2019, the plan has about 213,000 active members and approximately 106,000 retired members. Active members include approximately 40,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent actuarial valuation for the Municipal Pension Plan as at December 31, 2018, indicated a \$2,866 million funding surplus for basic pension benefits on a going concern basis.

The Regional District paid \$522,972 (2019 - \$544,068) for employer contributions to the plan in fiscal December 31, 2020.

The next valuation will be as at December 31, 2021, with results available in 2022.

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

Regional District of Okanagan-Similkameen Notes to the Consolidated Financial Statements

December 31, 2020

20. Budget

The Regional District's Budget Bylaw adopted by the Board of Directors on February 20, 2020 was not prepared on a basis consistent with that used to report actual results (PSAB). The budget was prepared on a modified accrual basis while PSAB require a full accrual basis. The budget figures anticipated use of surpluses accumulated in previous years to reduce current year expenditures in excess of current year revenues to \$nil. In addition, the budget expensed all tangible capital expenditures rather than including amortization expense. As a result, the budget figures presented in the consolidated statements of operations and change in net financial assets represent the Budget adopted by the Board of Directors on May 9, 2019 with adjustments as follows:

	2020
Budget Bylaw surplus for the year	\$ -
Add:	
Capital expenditures	3,698,690
Debt principal	4,845,509
Municipal interest	2,857,268
Admin revenue	51,440
Less:	
Budgeted transfers from accumulated surplus	(4,789,582)
Bank loan proceeds	(7,654,583)
Budget surplus per consolidated statement of operations	\$ (991,258)

21. Global Pandemic

The impact of COVID-19 in Canada and on the global economy has increased significantly. As the impacts of COVID-19 continue, there could be further impact on the Regional District, its residents, employees, suppliers and other third party business associates that could impact the timing and amounts realized on the Regional District's assets and future ability to deliver services and projects. At this time, the full impact of COVID-19 on the Regional District is not known.

22. Covid-19 Safe Restart Grant

	2020
Covid-19 Safe Restart Grant received	\$ 773,000
Covid-19 Safe Restart expenditures during the year	-
Balance, end of the year	\$ 773,000

Regional District of Okanagan-Similkameen
Notes to the Consolidated Financial Statements

December 31, 2020

23. Statement of Expenses by Object

	<u>2020</u>	<u>2019</u>
Administration	\$ 24,107	\$ 11,557
Advertising and promotion	106,879	100,733
Agreements	213,720	182,639
Amortization	2,756,323	2,759,775
Bank charges	43,154	55,211
Bylaw	2,318	10,378
Collections on behalf of other agencies	2,452,636	2,468,407
Contract services	7,124,435	6,768,831
Development charges	707	6,257
Donations	3,418	2,491
Education and training	147,153	235,335
Environmental	131,401	132,643
Gas tax expenses	147,345	237,689
Grants	785,023	907,415
Insurance	437,882	394,970
Interest on long-term debt	651,989	682,611
Information systems	6,372	-
Landfill closure (recovery)	(636,757)	99,759
Loan and lease payments	111,301	78,652
Materials, supplies and services	1,135,971	1,036,875
Office	416,180	313,559
Professional fees	325,204	261,283
Program	254,802	190,692
Rental of facilities and equipment	118,403	95,721
Repairs and maintenance	4,059,982	5,162,633
Salaries and benefits	10,557,274	9,659,144
Telephone	789,805	787,238
Travel and meetings	250,403	305,163
Vehicle	31,072	40,804
Total expenses for the year	\$ 32,448,502	\$ 32,988,465

Regional District of Okanagan-Similkameen
Notes to the Consolidated Financial Statements
Schedule of Segmented Operations

2020

	General Government	Protective Services	Transportation Services	Development Services	Parks Recreation and Culture	Environmental Services	Bylaw Enforcement	Water Services	Sewer Services	Economic Development	Total
Revenue											
Property taxes and grant in lieu	3,728,098	4,164,261	582,214	1,416,714	6,212,527	2,453,413	179,011	1,129,084	44,631	307,418	20,217,371
Sales of goods and services	168,464	290	53,888	655,857	363,740	7,657,920	70,324	2,119,993	1,136,008	-	12,226,484
Government transfers	\$ 2,210,081	\$ 568,074	\$ 31,621	\$ 138,354	\$ 320,281	\$ 327,769	\$ -	\$ 10,000	\$ 312,834	\$ 758	\$ 3,919,772
Interest and Investment income	(439,057)	191,128	606	34,883	140,055	561,413	12,536	224,194	42,708	660	769,126
Donations	-	61,548	-	-	426,567	-	-	-	-	-	488,115
Rental	-	-	-	-	176,759	-	-	-	-	-	176,759
Other contracts and miscellaneous	(136,541)	143,628	-	49,169	222,168	107,778	-	473,745	15,902	-	875,849
	5,531,045	5,128,929	668,329	2,294,977	7,862,097	11,108,293	261,871	3,957,016	1,552,083	308,836	38,673,476
Expenses											
Administrative	(14)	1,986	75	642	17,312	4,106	-	-	-	-	24,107
Amortization	161,387	480,829	-	7,999	560,352	183,481	-	799,877	562,398	-	2,756,323
Grants	211,143	12,197	-	-	23,400	451,910	-	69,573	-	16,800	785,023
Lease payments	-	-	-	-	111,301	-	-	-	-	-	111,301
Materials, supplies, utilities	931,452	643,475	-	276,743	811,246	1,021,463	13,826	609,911	367,041	110,093	4,785,250
Operations and maintenance	423,052	1,628,786	241,482	281,262	3,009,892	4,693,410	79,037	734,576	331,797	190,050	11,613,344
Landfill closure (recovery)	-	-	-	-	-	(636,757)	-	-	-	-	(636,757)
Transfers to other organizations	-	-	-	-	891,667	867,476	-	693,492	-	-	2,452,635
Salaries and benefits	3,591,846	1,202,949	8,344	1,536,978	1,379,461	1,226,874	193,014	961,439	364,427	91,944	10,557,276
	5,318,866	3,970,222	249,901	2,103,624	6,804,631	7,811,963	285,877	3,868,868	1,625,663	408,887	32,448,502
Excess (deficiency) of revenue over expenses for the year	\$ 212,179	\$ 1,158,707	\$ 418,428	\$ 191,353	\$ 1,057,466	\$ 3,296,330	\$ (24,006)	\$ 88,148	\$ (73,580)	\$ (100,051)	\$ 6,224,974

Regional District of Okanagan-Similkameen
Notes to the Consolidated Financial Statements
Schedule of Segmented Operations

2019

	General Government	Protective Services	Transportation Services	Development Services	Parks Recreation and Culture	Environmental Services	Bylaw Enforcement	Water Services	Sewer Services	Economic Development	Total
Revenue											
Government transfers	\$ 2,543,443	\$ 216,826	\$ 31,621	\$ 342,305	\$ 128,919	\$ 12,500	\$ -	\$ 72,135	\$ 261,415	\$ -	\$ 3,609,164
Sales of goods and services	28,879	10,614	61,778	627,310	688,631	7,576,919	86,710	2,109,937	1,121,228	-	12,312,006
Donations	300	231,588	-	-	860	-	-	-	-	-	232,748
Rental	-	-	-	-	624,071	-	-	-	-	-	624,071
Property taxes and grant in lieu	3,481,149	4,172,967	367,534	1,409,447	5,757,943	2,504,829	88,053	1,110,843	44,075	231,620	19,168,460
Interest and Investment income	688,554	100,430	297	17,751	63,052	327,327	412	139,752	31,482	393	1,369,450
Other contracts and miscellaneous	150,618	869,980	-	55,360	110,907	194,608	-	232,957	2,914	-	1,617,344
	<u>6,892,943</u>	<u>5,602,405</u>	<u>461,230</u>	<u>2,452,173</u>	<u>7,374,383</u>	<u>10,616,183</u>	<u>175,175</u>	<u>3,665,624</u>	<u>1,461,114</u>	<u>232,013</u>	<u>38,933,243</u>
Expenses											
Administrative	-	2,212	-	-	5,251	4,093	-	-	-	-	11,556
Amortization	222,929	482,775	-	7,999	549,455	143,622	-	788,160	564,836	-	2,759,776
Grants	180,374	3,070	-	-	33,054	599,760	-	69,156	-	22,000	907,414
Lease payments	-	-	-	-	78,652	-	-	-	-	-	78,652
Materials, supplies, utilities	1,013,776	684,648	-	240,588	736,798	870,362	26,251	566,581	371,016	49,156	4,559,176
Operations and maintenance	852,678	2,237,602	355,602	133,590	2,965,678	4,976,100	90,204	502,085	248,493	82,547	12,444,579
Landfill closure	-	-	-	-	-	99,759	-	-	-	-	99,759
Transfer to organizations	-	-	-	-	877,858	897,611	-	692,938	-	-	2,468,407
Salaries and benefits	3,312,887	1,016,977	4,265	1,483,089	1,231,461	1,230,412	162,304	818,278	363,882	35,591	9,659,146
	<u>5,582,644</u>	<u>4,427,284</u>	<u>359,867</u>	<u>1,865,266</u>	<u>6,478,207</u>	<u>8,821,719</u>	<u>278,759</u>	<u>3,437,198</u>	<u>1,548,227</u>	<u>189,294</u>	<u>32,988,465</u>
Excess (deficiency) of revenue over expenses for the year	\$ 1,310,299	\$ 1,175,121	\$ 101,363	\$ 586,907	\$ 896,176	\$ 1,794,464	\$ (103,584)	\$ 228,426	\$ (87,113)	\$ 42,719	\$ 5,944,778



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

AUDIT FINAL REPORT TO THE BOARD OF DIRECTORS

May 6, 2021

TABLE OF CONTENTS

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SUMMARY

Our audit and therefore this report will not necessarily identify all matters that may be of interest to the Board of Directors in fulfilling its responsibilities. This report has been prepared solely for the use of the Board of Directors and should not be distributed without our prior consent. Consequently, we accept no responsibility to a third party that uses this communication.



Status of the Audit

As of the date of this report, we have substantially completed our audit of the 2020 consolidated financial statements, pending completion of the following items:

- ▶ Receipt of signed management representation letter
- ▶ Subsequent events review through to financial statement approval date
- ▶ Approval of consolidated financial statements by the Board of Directors

We conducted our audit in accordance with Canadian generally accepted auditing standards. The objective of our audit was to obtain reasonable, not absolute, assurance about whether the consolidated financial statements are free from material misstatement. See [Appendix A](#) for our independent auditor's report.

The scope of the work performed was substantially the same as that described in our Planning Report to the Board of Directors dated March 2, 2021.



Materiality

As communicated to you in our Planning Report to the Board of Directors, preliminary materiality was \$1,100,000. Final materiality remained unchanged from this amount.



Audit Findings

Our audit focused on the risks specific to your business and key accounts. Our discussion points below focus on areas of significant risks of material misstatement, or the following item(s):

- ▶ Impact of COVID-19
- ▶ Recognition of Grant Revenue & Government Transfer Revenue
- ▶ Risk of Management Override of Controls
- ▶ Liability for Landfill Closure



Internal Control Matters

We are required to report to you in writing, any significant deficiencies in internal control that we have identified. The specifics of this communication are included in our report below.



Independence

Our annual letter confirming our independence was previously provided to you. We know of no circumstances that would cause us to amend the previously provided letter.



Adjusted and Unadjusted Differences

We have disclosed all significant adjusted and unadjusted differences and disclosure omissions identified through the course of our audit engagement. Each of these items has been discussed with management.

We confirm that there are no unadjusted differences to report to the Board of Directors.



Management Representations

During the course of our audit, management made certain representations to us. These representations were verbal or written and therefore explicit, or they were implied through the consolidated financial statements. Management provided representations in response to specific queries from us, as well as unsolicited representations. Such representations were part of the evidence gathered by us to be able to draw reasonable conclusions on which to base our audit opinion. These representations were documented by including in the audit working papers memoranda of discussions with management and written representations received from management.

A summary of the representation we have requested from management is set out in the representation letter included in [Appendix C](#) to the report.



Fraud Discussion

Through our planning process, and current and prior years' audits, we have developed an understanding of your oversight processes. We are not currently aware of any fraud affecting the Regional District.

If you are aware of changes to processes or are aware of any instances of actual, suspected or alleged fraud affecting the Regional District since our discussions held at planning, we request that you provide us with this information.

Please refer to the Auditor's Responsibilities for Detecting Fraud in the Planning Report to the Board of Directors.

AUDIT FINDINGS

As part of our ongoing communications with you, we are required to have a discussion on our views about significant qualitative aspects of the Regional District's accounting practices, including accounting policies, accounting estimates and financial statement disclosures. In order to have a frank and open discussion, these matters will be discussed verbally with you. A summary of the key discussion points are as follows:

SIGNIFICANT RISKS OF MATERIAL MISSTATEMENT	RISKS NOTED	AUDIT FINDINGS
Impact of COVID-19	The global health crisis known as "COVID-19" has caused significant disruptions to workforces across the globe. This drives potential operational risks for many organizations.	All audit testing in this area was performed satisfactorily.
Recognition of Grant Revenue & Government Transfer Revenue	Accounting standards relating to grant and government transfer revenue recognition are complex and open to interpretation. There is a risk that grants or revenue derived from other government transfers may be incorrectly deferred into future periods or recognized prior to stipulations being met.	All audit testing in this area was performed satisfactorily.
Management Override of Internal Controls	A potential risk of material misstatement was raised in our audit file for the potential of misstatement related to management override of controls. Canadian Audit Standards require that auditors must perform audit procedures to address this risk.	All audit testing in this area was performed satisfactorily.

SIGNIFICANT RISKS OF MATERIAL MISSTATEMENT	RISKS NOTED	AUDIT FINDINGS
Liability for Landfill Closure	A complex area that requires estimation, reliance on expert reports and calculations, and key management assumptions.	All audit testing in this area was performed satisfactorily.

INTERNAL CONTROL MATTERS

During the course of our audit, we performed the following procedures with respect to the Regional District's internal control environment:

- ▶ Documented operating systems to assess the design and implementation of control activities that were relevant to the audit.
- ▶ Discussed and considered potential audit risks with management.

The results of these procedures were considered in determining the extent and nature of substantive audit testing required.

We are required to report to you in writing, significant deficiencies in internal control that we have identified during the audit. A significant deficiency is defined as a deficiency or combination of deficiencies in

internal control that, in the auditor's professional judgment, is of sufficient importance to merit the attention of those charged with governance.

As the purpose of the audit is for us to express an opinion on the Regional District's consolidated financial statements, our audit cannot be expected to disclose all matters that may be of interest to you. As part of our work, we considered internal control relevant to the preparation of the consolidated financial statements such that we were able to design appropriate audit procedures. This work was not for the purpose of expressing an opinion on the effectiveness of internal control.

No significant deficiencies in internal control were noted that, in our opinion, are of significant importance to discuss with the Board of Directors.

OTHER REQUIRED COMMUNICATIONS

Potential effect on the financial statements of any material risks and exposures, such as pending litigation, that are required to be disclosed in the financial statements.

- BDO Response: There are no material contingencies that need to be disclosed in the consolidated financial statements.

Material uncertainties related to events and conditions that may cast significant doubt on the entity's ability to continue as a going concern.

- BDO Response: Per our analysis of management's going concern assessment, no going concern uncertainty noted.

Disagreements with management about matters that, individually or in the aggregate, could be significant to the entity's financial statements or our audit report.

- BDO Response: No disagreements were noted.

Matters involving non-compliance with laws and regulations.

- BDO Response: No matters involving non-compliance were noted.

Significant related party transactions that are not in the normal course of operations and which involve significant judgments made by management concerning measurement or disclosure.

- BDO Response: No related party transactions were determined to be outside the normal course of operations.

Management consultation with other accountants about significant auditing and accounting matters.

- BDO Response: No management consultations with other accountants noted, other than those engaged to provide audit services related to shared services entities with which the Regional District participates.

Other Matters

- BDO Response: No other matters noted.

Professional standards require independent auditors to communicate with those charged with governance certain matters in relation to an audit. In addition to the points communicated within this letter, the attached table summarizes these additional required communications.

APPENDICES

Appendix A: Independent Auditor's Report

Appendix B: Independence Update

Appendix C: Representation Letter

Appendix D: BDO Resources

APPENDIX A: INDEPENDENT AUDITOR'S REPORT



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Vernon BC V1T 2B6 Canada

Independent Auditor's Report

**To the Board of Directors
Regional District of Okanagan-Similkameen**

Opinion

We have audited the consolidated financial statements of Regional District of Okanagan-Similkameen and its controlled entities (the "Regional District"), which comprise the consolidated statement of financial position as at December 31, 2020, and the consolidated statement of operations and accumulated surplus, the consolidated statement of change in net financial assets and the consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Regional District as at December 31, 2020, and its consolidated results of operations and accumulated surplus, its consolidated change in net financial assets, and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Regional District in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements of Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Regional District's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Regional District or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Regional District's financial reporting process.



Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Regional District's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Regional District's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Regional District to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Regional District to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.



We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Chartered Professional Accountants

**Vernon, British Columbia
May 6, 2021**

APPENDIX B: INDEPENDENCE UPDATE

May 6, 2021

Members of the Board of Directors
Regional District of Okanagan-Similkameen

Dear Board of Directors Members:

We have been engaged to audit the consolidated financial statements of Regional District of Okanagan-Similkameen (the "Regional District") for the year ended December 31, 2020.

Canadian generally accepted auditing standards (GAAS) require that we communicate at least annually with you regarding all relationships between the Regional District and our Firm that, in our professional judgment, may reasonably be thought to bear on our independence.

In determining which relationships to report, these standards require us to consider relevant rules and related interpretations prescribed by the appropriate provincial institute/order and applicable legislation, covering such matters as:

- Holding a financial interest, either directly or indirectly in a client;
- Holding a position, either directly or indirectly, that gives the right or responsibility to exert significant influence over the financial or accounting policies of a client;
- Personal or business relationships of immediate family, close relatives, partners or retired partners, either directly or indirectly, with a client;
- Economic dependence on a client; and
- Provision of services in addition to the audit engagement.

We have prepared the following comments to facilitate our discussion with you regarding independence matters arising since March 2, 2021, the date of our last letter.

We have provided assistance in the preparation of the consolidated financial statements, including adjusting journal entries and/or bookkeeping services. These services created a self-review threat to our independence since we subsequently expressed an opinion on whether the consolidated financial statements presented fairly, in all material respects, the financial position, results of operations and cash flows of the Regional District in accordance with Accounting Standard for Not-for-Profit Organizations.

We, therefore, required that the following safeguards be put in place related to the above:

- Management provided us with a trial balance and draft consolidated financial statements, including notes, prior to completion of our audit.
- Management created the source data for all the accounting entries.
- Management developed any underlying assumptions required with respect to the accounting treatment and measurement of the entries.
- Management reviewed advice and comments provided and undertook their own analysis considering the Society's circumstances and generally accepted accounting principles.
- Management reviewed and approved all journal entries prepared by us, as well as changes to financial statement preparation and disclosure.

- Someone other than the preparer reviewed the proposed journal entries and financial statements.

We hereby confirm that we are independent with respect to the Regional District within the meaning of the Code of Professional Conduct of the Chartered Professional Accountants of British Columbia as of May 6, 2021.

This letter is intended solely for the use of the Board of Directors, management and others within the Regional District and should not be used for any other purposes.

Yours truly,

Chartered Professional Accountants

APPENDIX C: REPRESENTATION LETTER

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

May 6, 2021

BDO Canada LLP
Chartered Professional Accountants
#202, 2706 30th Ave
Vernon, BC
V1T 2B6

This representation letter is provided in connection with your audit of the financial statements of Regional District of Okanagan-Similkameen for the year ended December 31, 2020, for the purpose of expressing an opinion as to whether the financial statements are presented fairly, in all material respects, in accordance with Canadian public sector accounting standards.

We confirm that to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves:

Financial Statements

We have fulfilled our responsibilities, as set out in the terms of the audit engagement dated November 25, 2020, for the preparation of the financial statements in accordance with Canadian public sector accounting standards; in particular, the financial statements are fairly presented in accordance therewith.

- The methods, significant assumptions, and data used in making accounting estimates and their related disclosures are appropriate to achieve recognition, measurement and/or disclosure that are reasonable in accordance with Canadian public sector accounting standards.
- Related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of Canadian public sector accounting standards.
- All events subsequent to the date of the financial statements and for which Canadian public sector accounting standards require adjustment or disclosure have been adjusted or disclosed.
- The financial statements of the entity use appropriate accounting policies that have been properly disclosed and consistently applied.
- The effects of uncorrected misstatements are immaterial, both individually and in the aggregate, to the financial statements as a whole. A list of the uncorrected misstatements is attached to the representation letter.
- We have reviewed and approved all journal entries recommended by the practitioners during the audit. A list of the journal entries is attached to the representation letter.

Information Provided

- We have provided you with:
 - access to all information of which we are aware that is relevant to the preparation of the financial statements, such as records, documentation and other matters;
 - additional information that you have requested from us for the purpose of the audit; and
 - unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.

- We are responsible for the design, implementation and maintenance of internal controls to prevent, detect and correct fraud and error, and have communicated to you all deficiencies in internal control of which we are aware.
- All transactions have been recorded in the accounting records and are reflected in the financial statements.
- We have disclosed to you all known instances of non-compliance or suspected non-compliance with laws and regulations whose effects should be considered when preparing the financial statements.
- We have disclosed to you the identity of the entity's related parties and all the related party relationships and transactions of which we are aware.

Fraud and Error

- We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- We have disclosed to you all information in relation to fraud or suspected fraud that we are aware of and that affects the entity and involves:
 - management;
 - employees who have significant roles in internal control; or
 - others where the fraud could have a material effect on the financial statements.
- We have disclosed to you all information in relation to allegations of fraud, or suspected fraud, affecting the entity's financial statements communicated by employees, former employees, analysts, regulators, or others.

General Representations

- Where the value of any asset has been impaired, an appropriate provision has been made in the financial statements or has otherwise been disclosed to you.
- We have provided you with significant assumptions that in our opinion are reasonable and appropriately reflect our intent and ability to carry out specific courses of action on behalf of the entity when relevant to the use of fair value measurements or disclosures in the financial statements.
- We confirm that there are no derivatives or off-balance sheet financial instruments held at year end that have not been properly recorded or disclosed in the financial statements.
- Except as disclosed in the financial statements, there have been no changes to title, control over assets, liens or assets pledged as security for liabilities or collateral.
- The entity has complied with all provisions in its agreements related to debt and there were no defaults in principal or interest, or in the covenants and conditions contained in such agreements.
- There have been no plans or intentions that may materially affect the recognition, measurement, presentation or disclosure of assets and liabilities (actual and contingent).

- The nature of all material uncertainties have been appropriately measured and disclosed in the financial statements, including all estimates where it is reasonably possible that the estimate will change in the near term and the effect of the change could be material to the financial statements.
- There were no direct contingencies or provisions (including those associated with guarantees or indemnification provisions), unusual contractual obligations nor any substantial commitments, whether oral or written, other than in the ordinary course of business, which would materially affect the financial statements or financial position of the entity, except as disclosed in the financial statements.

Other Representations Where the Situation Exists

- We have informed you of all known actual or possible litigation and claims, whether or not they have been discussed with legal counsel. Since there are no actual, outstanding or possible litigation and claims, no disclosure is required in the financial statements.
- We have disclosed to you our assessment of the entity's ability to continue operating as a going concern.
- To the extent that our normal procedures and controls related to our financial statement close process at any of our locations were adversely impacted by the COVID-19 outbreak, we took appropriate actions and safeguards to reasonably ensure the fair presentation of the financial statements in accordance with Public Sector Accounting Standards.
- Disclosures included in the financial statements regarding the relevant significant business, financial, and reporting impacts of the COVID-19 outbreak accurately reflect management's full consideration of such impacts.
- We are aware of Section PS 3260, Liability for Contaminated Sites which establishes standards on how to account for and report a liability associated with the remediation of a contaminated site. As per section PS 3260, a contaminated site is defined as:

A site at which substances occur in concentrations that exceed the maximum acceptable amounts under an environmental standard. A contaminated site does not include airborne contamination or contaminants in the earth's atmosphere unless such contaminants have been introduced into soil, water bodies or sediment.

We are aware that a liability for remediation of contaminated sites must be recognized when all of the following criteria are satisfied:

An environmental standard exists;

- Contamination exceeds the environmental standard;
- The government or government organization is directly responsible or accepts responsibility;
- It is expected that future economic benefits will be given up; and
- A reasonable estimate of the amount can be made.

In accordance with the new standard we have reviewed our sites and used discussion and local knowledge to identify any assets that meet the definition of a contaminated site as discussed above.

We have determined that there are no properties or sites in the Regional District's ownership that are not in productive use and would fall under the above mentioned categories for contaminated sites under Section PS 3260.

Yours truly,

Signature

Position

Signature

Position

APPENDIX D: BDO RESOURCES

BDO is a leading provider of professional services to clients of all sizes in virtually all business sectors. Our team delivers a comprehensive range of assurance, accounting, tax, and advisory services, complemented by a deep industry knowledge gained from nearly 100 years of working within local communities. As part of the global BDO network, we are able to provide seamless and consistent cross-border services to clients with global needs. Commitment to knowledge and best practice sharing ensures that expertise is easily shared across our global network and common methodologies and information technology ensures efficient and effective service delivery to our clients.

Outlined below is a summary of certain BDO resources which may be of interest to the Board of Directors.

TAX BULLETINS, ALERTS AND NEWSLETTERS

BDO Canada's national tax department issues a number of bulletins, alerts and newsletters relating to corporate federal, personal, commodity, transfer pricing and international tax matters.

For additional information on tax matters and links to archived tax publications, please refer to the following link: [Tax Library | BDO Canada](#)

Government Entities operating in Canada are impacted by commodity taxes in some way or another. These include GST/HST, QST, PST, various employer taxes, and unless managed properly, can have a significant impact on your organization's bottom line. The rules for Government Entities can be especially confusing, and as a result many organizations end up paying more for indirect tax than they need to.

Government Entities must keep on top of changes to ensure they are taking advantage of the maximum refund opportunities. At BDO, we have helped a number of organizations of all sizes with refund opportunities, which can reduce costs for the organization and improve overall financial health.

For more information, please visit the following link: <https://www.bdo.ca/en-ca/services/tax/commodity-tax-services/overview/>

SMART CITY ARCHITECTURE: A BLUEPRINT FOR BUILDING URBAN INFRASTRUCTURE

Transforming a city into a smart city can bring long-term benefits and opportunities for sustainability and innovation for both citizens and businesses. However when undertaking an integration initiative of this magnitude many issues can surface. A well-established plan coupled with active stakeholder engagement can clear the path to realizing this new urban infrastructure vision.

For more information, please visit the following link: <https://www.bdo.ca/en-ca/insights/industries/public-sector/smart-cities-blueprint-urban-infrastructure/>

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: May 6, 2021

RE: Bylaw 2930 – Coalmont Fire Hall and Wildfire Protection Equipment

Administrative Recommendation:

THAT Bylaw 2930, 2021, being the Electoral Area “H” Community Facilities Capital Reserve Fund Expenditure Bylaw authorizing the expenditure of \$80,000 towards the construction of the Coalmont satellite fire hall and \$30,000 towards wildfire protection equipment be read a first, second and third time and be adopted.

Background:

In 2009, The Board approved the formation of the Vermillion Forks Community Forest Corporation (VFCFC) for the purpose of acquiring and managing a Community Forest Agreement. The Upper Similkameen Indian Band, the Town of Princeton and the Regional District are 1/3 shareholders in the Corporation. The Electoral Area “H” Director and the CAO were appointed as the Regional District’s Board Members on the Corporation.

In 2014, the RDOS Board created the Electoral Area “H” Community Facilities Capital Reserve Fund for the purpose of expenditures for or in respect of capital projects within Electoral Area “H”. Annual dividends received from the Vermillion Forks Community Forest Corporation (VFCFC) are transferred into the reserve.

Analysis:

A satellite fire hall in Coalmont would greatly improve response times and provide better fire protection throughout the valley. The total construction cost of the facility is estimated at \$351,315. The remainder of the project will be funded by reserves and gas tax.

The Princeton Volunteer Fire Department and the Tulameen Volunteer Fire Department are working together to develop an action plan to help manage the increasing number of wildland urban interface fires. \$30,000 is required to purchase shared wildfire protection equipment, including a rapid deployment trailer.

After deducting the expenditures already committed in 2021, the balance in the Area H Community Facilities Reserve Fund is \$1,416,755.

Alternatives:

Status quo – Expenditures do not occur.

Respectfully submitted:

“Noelle Evans-MacEwan”

N. Evans-MacEwan, Finance Supervisor

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2930, 2021

A bylaw to authorize the expenditure of monies from the Electoral Area 'H' Community Facilities Reserve Fund for the construction of the Coalmont satellite fire hall and the purchase of wildfire protection equipment.

WHEREAS Section 377 of the Local Government Act, and Section 189 of the Community Charter authorises the Board, by bylaw adopted by at least 2/3 of its members, to provide for the expenditure of any money in a reserve fund and interest earned on it;

AND WHEREAS the 'Electoral Area 'H' Community Facilities Capital Reserve Fund' has sufficient monies available for community capital projects;

NOW THEREFORE, the Board of the Regional District of Okanagan-Similkameen in open meeting assembled enacts as follows:

1 Citation

- 1.1 This Bylaw shall be cited as the "Electoral Area 'H' Community Facilities Capital Reserve Fund Expenditure Bylaw No. 2930, 2021"
2. The expenditure of \$110,000 from the Electoral Area 'H' Community Facilities Reserve Fund is hereby authorized as follows:
 - \$80,000 to use towards the construction of the Coalmont satellite fire hall
 - \$30,000 for the purchase of wildfire protection equipment

READ A FIRST, SECOND, AND THIRD TIME this ___ day of ___, 2021

ADOPTED this ___ day of ___, 2021

RDOS Board Chair

Corporate Officer

ADMINISTRATIVE REPORT

TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: May 6, 2021
RE: Dog Control Service Establishment Amendment Bylaw

Administrative Recommendation:

THAT Regional District of Okanagan-Similkameen Dog Control Service Establishment Amendment Bylaw No. 2775.01, 2021, being a bylaw to include reference to Electoral Area "I" in the Dog Control Service Establishment bylaw, be adopted.

Reference:

Order in Council No. 216, dated April 27, 2018
RDOS Dog Control Service Establishment Bylaw No. 2775, 2017

Business Plan Objective:

KSD 2 Meet public needs through the continuous improvement of key services by improving bylaws, policy and process within the organization

Background:

The Order in Council creating Electoral Area "I" directed that the local area services that were provided to Electoral Area "D" must be provided to Electoral Area "I" where applicable. In addition, the Regional District must, as soon as practicable, amend or repeal its bylaws in respect of services to Electoral Areas "D" and "I".

Analysis:

The Dog Control Service includes every electoral area except Electoral Area "H". Bylaw No. 2775.01 updates references in Bylaw No. 2775 to include reference to Electoral Area "I" which was created after the adoption of Bylaw No. 2775. There is no change to which parcels are affected by the bylaw.

Bylaw No. 2775.01 received three readings at the March 4, 2021 Board meeting and received Inspector approval on April 15, 2021. The Board may now adopt the bylaw.

Respectfully submitted:

"Gillian Cramm"

G. Cramm, Legislative Services Coordinator

Endorsed by:

C. Malden, Manager of Legislative Services

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2775.01, 2021

A bylaw to amend the service for Dog Control within Electoral Areas "A" through "G" and Electoral Area "I" of the Regional District of Okanagan-Similkameen

WHEREAS the Board of Directors of the Regional District of Okanagan-Similkameen wishes to proceed under the *Local Government Act* to amend the Regional District of Okanagan-Similkameen Dog Control Service Establishment Bylaw No. 2775, 2017;

AND WHEREAS the Order in Council No. 216 dated April 27, 2018 amended the Letters Patent for the Regional District of Okanagan-Similkameen to create Electoral Area "I";

AND WHEREAS the Order in Council No. 216 directed that the services that were provided to Electoral Area "D" on the date the Order in Council came into force are continued and must be provided to Electoral Area "D" and Electoral Area "I";

NOW THEREFORE the Board of the Regional District, in open meeting assembled, **ENACTS** as follows:

CITATION

- 1 This bylaw may be cited as **Regional District of Okanagan-Similkameen Dog Control Service Establishment Amendment Bylaw No. 2775.01, 2021.**

AMENDMENT OF THE SERVICE

2. Bylaw No. 2775 is amended by:
 - (a) Amending the long title to add "and Electoral Area 'I'" after "Electoral Areas 'A' through 'G'";
 - (b) Amending the first WHEREAS clause to add "and Electoral Area 'I'" after "Electoral Areas 'A' through 'G'";
 - (c) Amending the second WHEREAS clause to add "and Electoral Area 'I'" after "Electoral Areas 'A' through 'G'";
 - (d) Amending the third WHEREAS clause to add "and Electoral Area 'I'" after "Electoral Areas 'A' through 'G'";
 - (e) Amending section 2.1 to add "and Electoral Area 'I'" after "Electoral Areas 'A', 'B', 'C', 'D', 'E', 'F' and 'G'";
 - (f) Amending section 2.2 to add "and Electoral Area 'I'" after "Electoral Areas 'A' through 'G'";

- (g) Amending section 3.1 to add "and Electoral Area 'I'" after "Electoral Areas 'A', 'B', 'C', 'D', 'E', 'F' and 'G'";
- (h) Amending section 4.1 to add "and Electoral Area 'I'" after "Electoral Areas 'A', 'B', 'C', 'D', 'E', 'F' and 'G'".

READ A FIRST, SECOND, AND THIRD TIME this 4th day of March, 2021.

ELECTORAL AREA "A" DIRECTOR CONSENT OBTAINED this 6th day of March, 2021.
ELECTORAL AREA "B" DIRECTOR CONSENT OBTAINED this 1st day of March, 2021.
ELECTORAL AREA "C" DIRECTOR CONSENT OBTAINED this 3rd day of March, 2021.
ELECTORAL AREA "D" DIRECTOR CONSENT OBTAINED this 2nd day of March, 2021.
ELECTORAL AREA "E" DIRECTOR CONSENT OBTAINED this 4th day of March, 2021.
ELECTORAL AREA "F" DIRECTOR CONSENT OBTAINED this 2nd day of March, 2021.
ELECTORAL AREA "G" DIRECTOR CONSENT OBTAINED this 1st day of March, 2021.
ELECTORAL AREA "I" DIRECTOR CONSENT OBTAINED this 2nd day of March, 2021.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this 15th day of April, 2021.

ADOPTED this ____ day of ____, 20__.

Board Chair

Corporate Officer

FILED WITH THE INSPECTOR OF MUNICIPALITIES this ____ day of ____, ____

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: May 6, 2021

RE: Ministerial Order regarding Kaleden Assent Vote

Administrative Recommendation:

THAT the provisions contained in Ministerial Order No. M157-2021 for the administration of the June 5, 2021 Kaleden Extension of the Okanagan Falls Sewer Service assent vote be implemented.

Purpose:

To seek Board approval for implementing the Ministerial Order which temporarily overrides sections 7.1 and 7.2 of RDOS Election Bylaw No. 2798, 2018; and sections 110, 125(1)(b) and (c) of the *Local Government Act*.

Reference:

Election Procedure Bylaw No. 2798, 2018
Ministerial Order No. M157-2021

Background:

An assent vote will be held June 5, 2021 to seek elector approval for Kaleden Extension of the Okanagan Falls Sewer Service Establishment Bylaw No. 2889, to establish a service for the infrastructure required for the collection and conveyance of sewer effluent; and Kaleden Extension of the Okanagan Falls Sewer Service Loan Authorization Bylaw No. 2890 to authorize the long term borrowing of up to \$4,040,000.00 for the construction of the Kaleden Extension of the Okanagan Falls Sewer system.

Analysis:

Given the current situation with COVID-19, a Ministerial Order has been issued under section 167 of the *Local Government Act* to vary provisions in the Act and the RDOS Election Procedures bylaw in an effort to minimize in-person interactions at the upcoming Kaleden assent vote. Section 167 of the *Local Government Act* allows the Minister to make an order in special circumstances regarding an election or assent vote. The order permits the Regional District to vary legislative requirements, as well as provisions in the Election Procedures Bylaw.

The implementation of the order will allow **any** eligible voter to vote by mail where typically only those who are physically unable to vote in person would be allowed to vote by mail. The Order also

allows the Chief Election Officer to establish the procedure for which an elector can request a mail ballot and vote by mail, instead of in person.

Finally, for those who choose to vote in person, the order permits electors to make an oral declaration rather than having to sign a voting book or declaration form to minimize both elector and election official contact with the voting book and surfaces.

Alternatives:

THAT the Board of Directors not approve the implementation of Ministerial Order M157-2021.

Communication Strategy:

The option to vote by mail, as well as voter requirements, is noted on the assent vote Notices (advertisements) in area newspapers, on the Regional Connections webpage and social media postings.

Respectfully submitted:

Endorsed by:

"Gillian Cramm"

G. Cramm, Legislative Services Coordinator

C. Malden, Manager of Legislative Services

PROVINCE OF BRITISH COLUMBIA

ORDER OF THE MINISTER OF

MUNICIPAL AFFAIRS

Local Government Act

Ministerial Order No. M157

WHEREAS pursuant to section 167 of the Local Government Act (the “Act”), if the minister considers that special circumstances exist regarding an election, the minister may make any order the minister considers appropriate to achieve the purposes of Part 4 [Assent Voting] of the Act;

AND WHEREAS on March 11, 2020 the World Health Organization declared the spread of the coronavirus communicable disease (“COVID-19”) to be a pandemic;

AND WHEREAS on March 18, 2020 the Minister of Public Safety and Solicitor General declared that a state of emergency exists throughout the whole of the Province of British Columbia;

AND WHEREAS on March 26, 2021 statutory approval was given by the Inspector of Municipalities for the Kaleden Extension of the Okanagan Falls Sewer Service Establishment Bylaw No. 2889, 2020 and Kaleden Extension of the Okanagan Falls Sewer Service Loan Authorization Bylaw No. 2890, 2020 (collectively the ‘service and loan bylaws’) to proceed to elector approval;

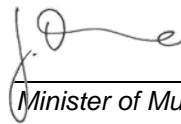
AND WHEREAS on June 5, 2021 there is to be an assent vote to approve the service and loan bylaws for the Kaleden Extension of the Okanagan Falls Sewer Service in the Regional District of Okanagan-Similkameen in accordance with section 170 and section 54 of the Act (“the Regional District of Okanagan-Similkameen assent vote”);

AND WHEREAS the Regional District of Okanagan-Similkameen assent vote will take place during the COVID-19 pandemic;

AND WHEREAS the nature of assent votes requires in-person interactions that can increase the transmission risks of COVID-19 and put electors and election officials at increased levels of risk;

April 14, 2021

Date



Minister of Municipal Affairs

(This part is for administrative purposes only and is not part of the Order.)

Authority under which Order is made:

Act and section: Local Government Act, section 167

Other: Local Government Act, sections 54, 170, 110, 125

AND WHEREAS, I believe that the COVID-19 pandemic constitutes a 'special circumstance' for the purposes of s.167 of the Act, and that in order to achieve the purposes of Part 4 [Assent Voting] of the Act, it is appropriate for me to make the following order;

NOW THEREFORE I HEREBY ORDER, pursuant to section 167 of the Act, that:

- 1) As an exception to section 110 of the Act, and despite sections 7.1 and 7.2 of the "Regional District of Okanagan-Similkameen Election Procedure Bylaw 2798, 2018", or an applicable provision of any other bylaw, the Board may, for mail ballot voting in the Regional District of Okanagan-Similkameen assent vote, by resolution permit voting by all eligible electors under the Act to be done by mail ballot and, in relation to this, may permit elector registration to be done in conjunction with this voting.
- 2) As an exception to section 125 (1) (b) and (c) of the Act, or an applicable provision of any bylaw, the Board may, for the Regional District of Okanagan-Similkameen assent vote, by resolution permit the elector, as directed by the election official responsible, to make an oral declaration that the elector is entitled to vote in the assent vote when obtaining a ballot for voting, in which case the election official responsible must make a record that the elector made an oral declaration.

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: May 6, 2021

RE: Video Surveillance – Similkameen Recreation Centre

Administrative Recommendation:

THAT the Board of Directors approve the installation of 4 video surveillance cameras at the Similkameen Recreation Centre.

Purpose:

To obtain approval from the Board for the installation of surveillance cameras in accordance with RDOS Policy

Reference:

RDOS Video Surveillance Policy (attached)
Freedom of Information and Protection of Privacy Act R.S.B.C. 1996, Chapter 165

Business Plan Objective:

KSD 1. Goal 1.1- to be an effective, fiscally responsible organization,
KSD 1 Goal 1.2 - to be a healthy and safe organization,
KSD 1 Goal 1.4- to embrace technology for service delivery, information and efficiencies, and
KSD 4 Goal 4.4- to develop a responsive, transparent, effective organization

Background:

The Regional District of Okanagan-Similkameen (RDOS) may use video surveillance systems on their buildings or properties to protect the security of its people, assets, and properties. Video surveillance systems that record images of individuals collect personal information and therefore are subject to the *Freedom of Information and Protection of Privacy Act*.

The RDOS Video Surveillance Policy was developed to ensure that the RDOS complies with the legislative requirements and outlines those areas for authorization, use and data management.

Analysis:

In accordance with the RDOS Video Surveillance policy, staff must report to the Board before introducing new video surveillance systems in any Regional District facilities, parks, or properties and demonstrate how video surveillance will clearly meet the criteria of the policy. The rationale is as follows:

Identify vandalism, theft, property damage, and safety concerns – There have been numerous occasions with members allowing unauthorized guests into the fitness centre. All users of the Gym

are required to complete an orientation and sign a waiver. Reports of unauthorized guests utilizing equipment in an unsafe manner, endangering themselves and others.

Safety or security measures currently in place or attempted before installing video surveillance – On-site security is not an option for the Similkameen Recreation Centre.

Safety or security problems that video surveillance is expected to resolve - The cameras will be used to assist with law enforcement, deter crime, and detect unauthorized users and the members that are providing access and to protect the facilities from theft and vandalism. .

Areas and times of operation – The cameras will be expected to operate at all times.

Expected impact on personal privacy - Cameras will capture video images of individuals entering and exiting the facilities, individuals accessing the door to the office and bowling area and individuals accessing the refrigeration (ammonia) room.

How the video surveillance will benefit the Regional District or is related to Regional District business - The cameras will allow the RDOS to identify issues and take corrective actions. The use of surveillance cameras at the Similkameen Recreation Centre will allow increased security and ability to monitor for theft and trespassing. This will protect the assets as well as providing a level confidence for the facility users.

Alternatives:

1. THAT the Board of Directors decline the request to approve the installation of video surveillance cameras at Similkameen Recreation Centre.
2. THAT the Board of Directors request that additional safety or security measures be attempted prior to the installation of video surveillance cameras at the Similkameen Recreation Centre.

Financial Implications:

Preliminary quotes from two local security companies range from \$2,000 to \$3,000 for the installation and set up of two cameras, with resolution and quality sufficient for law enforcement purposes.

Communication Strategy:

In accordance with the RDOS Video Surveillance policy, signage, indicating that the area is undersurveillance but not constantly monitored, will be posted near the cameras.

Respectfully submitted:

“Christy Malden”

C. Malden, Manager of Legislative Services



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.:** A2021.008-DVP

FROM: Name: ANNETTE STAR
(please print)

Street Address: _____

RE: **Development Variance Permit (DVP) Application**
17857 87th Street, Electoral Area "A"

My comments / concerns are:

- I do support the proposed variances at **17857 87th Street**
- I do support the proposed variances at **17857 87th Street**, subject to the comments listed below.
- I do not support the proposed variances at **17857 87th Street**.

All written submissions will be considered by the Regional District Board

THERE ALREADY A 3 CAR GARAGE ON SITE
PLUS A HUGE DRIVEWAY. SO PLENTY OF ROOM
TO STORE RECREATIONAL VEHICLES. I LIVE AT
87 STREET WHICH IS MENTIONED AS
BEING ON THE ROAD - WHICH IS GRANDFATHERED

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this DVP application is considered.

All representations will be made public when they are included in the Board Agenda.

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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.: A2021.008-DVP

FROM: Name:

PETER BECKETT

(please print)

Street Address:

RE: Development Variance Permit (DVP) Application
17857 87th Street, Electoral Area "A"

My comments / concerns are:

- I do support the proposed variances at 17857 87th Street
- I do support the proposed variances at 17857 87th Street, subject to the comments listed below.
- I do not support the proposed variances at 17857 87th Street.



As noted in the Administrative Report and the APC (Area A) review of this proposal, there is no reason for the excessive height or the reduction of the parcel line setback when there is another location for a garage that would be in compliance

If the septic covenant is removed the garage could come off the existing driveway and not be a problem. The height of the building (garage) seems far too high for an accessory building and unless used as a residence or for vehicle lifts why is it needed?

- 5 May '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

HOME
Board date May 6, 2021
Agenda Item C.2.b
A2021.008 DVP
Representation

TO: Regional District of Okanagan Similkameen **FILE NO.:** A2021.008-DVP

FROM: Name: CLG DICKINSON

Street Address: _____

RE: Development Variance Permit (DVP) Application
17857 87th Street, Electoral Area "A"

My comments / concerns are:

- I do support the proposed variances at 17857 87th Street
- I do support the proposed variances at 17857 87th Street, subject to the comments listed below.
- I do not support the proposed variances at 17857 87th Street.

All written submissions will be considered by the Regional District Board

We concur with the submission of
our neighbour FRED SCALES

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this DVP application is considered.

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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.: A2021.008-DVP

FROM: Name: JANICE JORDE

(please print)

Street Address: 17608 87th STREET

RE: Development Variance Permit (DVP) Application
17857 87th Street, Electoral Area "A"

My comments / concerns are:

- I do support the proposed variances at 17857 87th Street
- I do support the proposed variances at 17857 87th Street, subject to the comments listed below.
- I do not support the proposed variances at 17857 87th Street.

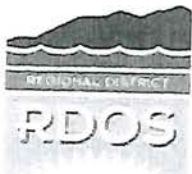
All written submissions will be considered by the Regional District Board

I Do NOT SUPPORT THE PROPOSED VARIANCES at 17857-87th STREET
FRONT Parcel line Setback & Building Height as per Board Reports!

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this DVP application is considered.

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Feedback Form

Regional District of Okanagan Similkameen

OKANAGAN-SIMILKAMEEN

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

TO: Regional District of Okanagan Similkameen

FILE NO.: A2021.008-DVP

FROM: Name: Michele Nehring
(please print)

Street Address: 0504005 BC V0H 1V2

RE: Development Variance Permit (DVP) Application
17857 87th Street, Electoral Area "A"

My comments / concerns are:

- I do support the proposed variances at 17857 87th Street
- I do support the proposed variances at 17857 87th Street, subject to the comments listed below.
- I do not support the proposed variances at 17857 87th Street.

All written submissions will be considered by the Regional District Board

I do not support the variances. It will make the street look like an alley. This shop should not have a separate street access.

The structure is too tall. Too close to the street looks weird from the inside of the property.

It might cost a bit more money to move the geothermal field a bit but it would be worth it. (instead of making the neighbourhood look unattractive.)

This garage should be built within existing rules + have access from his existing driveway. It would look much better.

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Board - May 6, 2021
Agenda Item: C.3.b
E2020.016-DVP
REPRESENTATION



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.:** E2020.016-DVP

FROM: Name: Lori & Bruce Bowman
(please print)

Street Address: _____ / _____

RE: **Development Variance Permit (DVP) Application**
2870 Outlook Way, Electoral Area "E"

My comments / concerns are:

- I do support the proposed variances at **2870 Outlook Way**
- I do support the proposed variances at **2870 Outlook Way**, subject to the comments listed below.
- I do not support the proposed variances at **2870 Outlook Way**.

All written submissions will be considered by the Regional District Board

I share the concern of many as rubber stamping this variance request grossly disregards current guidelines and rewards inappropriate and irresponsible building practices. This home, pool and driveway are on 240 feet of frontage and could and should have been designed to better respect current elevations and the original integrity of the hillside. The R.D.O.S. can anticipate a substantial increase in development, and enforce current compliance while looking forward to even higher standards for the future. People need Rules.

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this DVP application is considered.

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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.:** E2020.016-DVP

FROM: Name: Christine and Sebastian Bade
(please print)

Street Address: _____

RE: **Development Variance Permit (DVP) Application**
2870 Outlook Way, Electoral Area "E"

My comments / concerns are:

- I do support the proposed variances at **2870 Outlook Way**
- I do support the proposed variances at **2870 Outlook Way**, subject to the comments listed below.
- I do not support the proposed variances at **2870 Outlook Way**.

All written submissions will be considered by the Regional District Board

The proposed retaining wall is an eye sore for the entire subdivision. It is in no connection

to the design guidelines everyone has to follow. It will also act as a poor example for

future builds as obviously nobody is monitoring or implementing the guidelines.

Furthermore the slope and design of the driveway will have a negative impact on the already

challenging water/drainage situation in the subdivision.

The overall appearance is not acceptable and might affect overall property values

for the adjacent dwellings

Feedback Forms must be submitted to the RDOS office prior to the Board meeting upon which this DVP application is considered.

All representations will be made public when they are included in the Board Agenda.

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Board : May 6, 2021
Agenda Item C.4.b.

JoAnn Peachey

From: Wendy MacNicoll
Sent: May 2, 2021 9:35 AM
To: Planning
Subject: Application for variance

A 2021.010-DVP
REP REPRESENTATION

Morning. I am writing in support of our next door neighbors application for variance to build a garage.

It is needed for them in order to store all their land maintenance equipment etc from the weather and we are in full support of this application.

If there is anything I can answer to by phone please cal'

My property is right next door

Board date - MAY 6, 2021

AGENDA ITEM:

C.B.A. BYLAW 2461.15

REPRESENTATIONS

From: Marvin Kushnerik
To: Planning
Subject: rezoning 8475 Summerland / Princeton Rd
Date: May 3, 2021 1:57:31 PM

The landowners in the area live here for a reason - we value our space - people who want to subdivide for personal gain should move back to town where they can have close neighbours.. The area has multiple dry wells drilled and those with some water are very limited GPH - we don't need anymore wells sucking out of our aquifer . Not that our comments mean anything - just presenting the facts

Lauri Feindell

Subject: FW: Feedback form

From: Laura Dean
Date: Friday, April 23, 2021 at 7:39 AM
To: Riley Gettens RDOS Okanagan Lake West Rural Summerland <rgettens@rdos.bc.ca>
Subject: Re: 8475 Princeton-Summerland Road

Good morning Riley,

Thank you very much for reaching out to us regarding the zoning application in our area.

Our family is familiar with the property involved in the application. Family friends lived in that residence for a number of years. They loved the house and the rural environment for their active children. The biggest challenge they experienced was due to the very low well water yield. They were unable to water their small garden and do laundry at the same time. They were unable to irrigate their lawn or pastures. With this in mind, we are curious as to the developer's plan on providing sustainable water to two additional households.

We are also familiar with the water challenges at the property to the south. How will that neighbor's water supply be impacted? Was a hydrological study conducted on the water supply for the subdivision and the impact that two additional water users would have to current residents? Have test wells been drilled?

That area has always been "dry" and the idea of adding more stress/demand to the water withdrawal could prove to be a very poor decision in the long run.

Respectfully submitted,

Laura Dean

This letter is with the concern to subdivision off property 8475 Princeton-Summerland Rd.

No.1

This division don't supports the "OFFICIAL COMMUNITY PLAN BYLAW No 2790, 2018" of Area F under section 11.1 Residential:

There are three residential land use designations recognized within this Plan. Rural Holdings (i.e., Large Holdings and Small Holdings) are not included as residential designations.

The owner is asking to rezone from Small Holdings to Two (SH2) to Small Holdings Tree (SH3) in order to allow creation of two new lots, this property is not part of the Folder water and sewage system, which means two extra wells and two extra septic field.

the OCP bylaw under the section 10.2 Objectives;

Retain and enhance the rural character of lands designated for Large Holdings and Small Holdings.

- .2 Prevent rural sprawl, by limiting development on Small Holdings properties to rural residential densities and agricultural uses.
- .3 Reduce potential conflicts between rural residential developments and agricultural operations on Rural Holdings.
- .4 Reduce the wildfire hazard threat to residential areas located within the Small and Large Holdings designations.

No.2

This property and the property beside, with entry from Deans Road had in the past water problem and still have problem with the water. I think you should consider to ask for prove of water source bevor even consider application, and the impact as is under the the section 1.4.3

.3 The impact of the proposed development on groundwater quantity and quality, surface water generated by the proposed development, and the options for collection, storage, and dispersal of such drainage.

No.3

I'm small/large holding property, living in area F, that means I could apply as well for subdivision and so many others in this area ! What I'm trying to say you are opening door to many problems and you can't say yes to one and no to others. A specially as you look in the past, the is 3 big properties and one of them is a large holdings and is not in agriculture land, they would like to divide init two only, which will be each property at least 7 acres, and they ware not allowed... haw you will explain that and I have no doubt that you will get more applications after this approval.

The RDOS have created new OCP Bylaw with goals to protect the groundwater supply and consumption, take measures to enviromental protection, such es water sustainability and fire hazard.

I think the RDOS have to take all those to consideration.

With best regards
Yvonne heinzinger

Lauri Feindell

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: March 31, 2021 3:25 PM
To: Planning
Subject: Princeton Summerland Rd, 8475, RDOS (F2021.002-ZONE)

With respect to the above noted file,

There are no FortisBC Inc (Electric) ("FBC(E)") facilities affected by this application. As such FBC(E) has no concerns with this circulation.

If you have any questions or comments, please contact me at your convenience.

Regards,

Steve Danielson, AACI, SR/WA
Contract Land Agent | Property Services | FortisBC Inc.

2850 Benvoulin Rd
Kelowna, BC V1W 2E3
Mobile: 250.681.3365
Fax: 1.866.636.6171
FBCLands@fortisbc.com



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April 1, 2021

Rushi Gadoya
Regional District of Okanagan-Similkameen
101 Martin Street
Penticton, BC V2A 5J9

Dear Rushi Gadoya,

RE. File Number: F2021.002-ZONE

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 development proposal.

However, should you have further concerns, you are welcome to contact me directly at 250-549-5758.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Rimell".

Janelle Rimell, B.Sc, B.Tech, C.P.H.I.(C)
Environmental Health Officer
Healthy Communities Team