



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Thursday, October 21, 2021
RDOS Boardroom – 101 Martin Street, Penticton

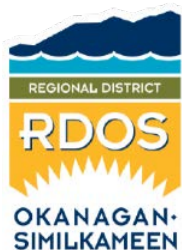
SCHEDULE OF MEETINGS

9:00 am	-	9:45 am	Public Hearings
9:45 am	-	10:45 am	Planning and Development Services Committee
10:45 am	-	11:00 am	Community Services Committee
11:00 am	-	12:15 pm	Corporate Services Committee
12:15 pm	-	12:30 pm	Lunch
12:30 pm	-	1:00 pm	Environment and Infrastructure Committee
1:00 pm	-	1:15 pm	Protective Services Committee
1:15 pm	-	2:15 pm	OSRHD Board of Directors
2:15 pm	-	5:00 pm	RDOS Board of Directors

"Karla Kozakevich"

Karla Kozakevich
RDOS Board Chair

2021 Notice of Meetings			
November 4	RDOS Board Inaugural	OSRHD Board Inaugural	
November 18	RDOS Board	OSRHD Board	Committee Meetings
December 2	RDOS Board		Committee Meetings
December 16	RDOS Board	OSRHD Board	Committee Meetings



NOTICE OF PUBLIC HEARING

Electoral Area “F” Official Community Plan Bylaw and Zoning Bylaw Amendments 625 Highway 97

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” Official Community Plan Amendment Bylaw No. 2790.02, 2021**, or **Electoral Area “F” Zoning Amendment Bylaw 2461.18, 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, October 21, 2021

Time: 9:00 a.m.

Location: <https://rdos.webex.com>

Event Number: 187 457 0852

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 development of a medium density residential development with a total of 106 dwelling units within eight terraced apartment structures. More specifically:

Amendment Bylaw No. 2790.02, 2021, proposes to amend Schedule ‘B’ (OCP Bylaw Map) of the Electoral Area “F” OCP Bylaw No. 2790, 2018, by changing the land use designation of portions of five properties at 625 Highway 97 (which are legally described as:

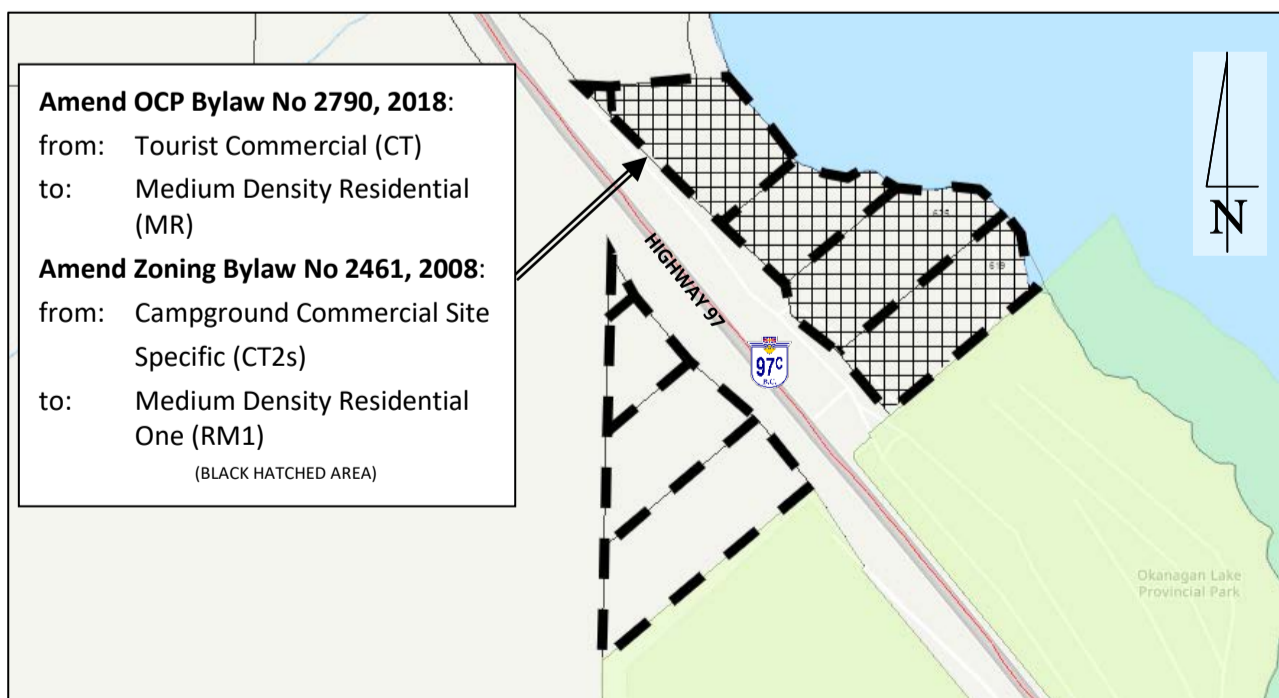
- District Lot 5127, ODYD, Except Plan 36630 KAP75352;
- Lot A, Plan KAP83581, District Lot 2536, ODYD;
- Lot 1, Plan KAP83579, District Lot 2536, ODYD;
- Lot 11, Plan KAP621, District Lot 2536, ODYD, Except Plan H578 36630 KAP75352; and,
- Lot 10, Plan KAP621, District Lot 2536, ODYD, Except Plan H578, 36630, KAP75352),

from Tourist Commercial (CT) to Medium Density Residential (MR).

Amendment Bylaw No. 2461.18, 2021, proposes to amend Schedule ‘2’ (Official Zoning Map) of the Electoral Area “F” Zoning Bylaw No. 2461, 2008, by changing the zoning of portions of five properties at 625 Highway 97 (which are legally described as:

- District Lot 5127, ODYD, Except Plan 36630 KAP75352;
- Lot A, Plan KAP83581, District Lot 2536, ODYD;
- Lot 1, Plan KAP83579, District Lot 2536, ODYD;
- Lot 11, Plan KAP621, District Lot 2536, ODYD, Except Plan H578 36630 KAP75352; and,
- Lot 10, Plan KAP621, District Lot 2536, ODYD, Except Plan H578, 36630, KAP75352),

from Campground Commercial Site Specific (CT2s) to Medium Density Residential One (RM1).



FURTHER INFORMATION

For further information about the content of **Amendment Bylaw No. 2790.02, 2021** or

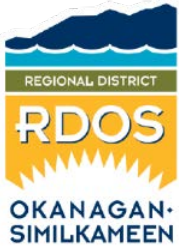
Amendment Bylaw No. 2461.18, 2021, and the land affected by them, persons are encouraged to inspect a copy of the proposed Bylaws at the Regional District of Okanagan-Similkameen office at 101 Martin Street, Penticton, BC, on weekdays (excluding statutory holidays) between the hours of 8:30 a.m. to 4:30 p.m.

Basic information related to this proposal is also available at: www.rdos.bc.ca (Property & Development → Planning, Zoning & Subdivision → Current Applications → Electoral Area “F” → F2021.008-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

Amendment Bylaw No. 2892, 2021

Residential & Small Holdings Zone Update

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 **Regional District of Okanagan-Similkameen Residential and Small Holdings Zone Update**, 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, October 21, 2021
Time: 9:00 a.m.
Location: 101 Martin Street, Penticton, BC (RDOS Boardroom)

The Regional District is proposing a series of textual amendments to the South Okanagan Electoral Area Official Community Plans (OCP) and Bylaws in order to update the regulations found in the Residential and Small Holdings Zones.

The proposed amendments involve, amongst other things, the standardization of regulations across six Electoral Areas, including: three new Residential zones (RS1, RS2, RS3) and five new Small Holdings Zones (SH1, SH2, SH3, SH4 and a West Bench specific SH5).

These amendments will be applied to the:

- Electoral Area “A” OCP Bylaw No. 2905, 2021 & Zoning Bylaw No. 2451, 2008;
- Electoral Area “C” OCP Bylaw No. 2452, 2008 & Zoning Bylaw No. 2453, 2008;
- Electoral Area “D” OCP Bylaw No. 2603, 2013 & Zoning Bylaw No. 2455, 2008;
- Electoral Area “E” OCP Bylaw No. 2458, 2008 & Zoning Bylaw No. 2459, 2008;
- Electoral Area “F” OCP Bylaw No. 2790, 2018 & Zoning Bylaw No. 2461, 2008;
- Electoral Area “I” OCP Bylaw No. 2683, 2016 & Zoning Bylaw No. 2457, 2008

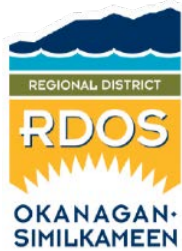
For further information about the content of **Amendment Bylaw No. 2892, 2021** and the land affected by them, persons are encouraged to inspect a copy of the proposed Bylaws at the Regional District of Okanagan-Similkameen office at 101 Martin Street, Penticton, BC, on weekdays (excluding statutory holidays) between the hours of 8:30 a.m. to 4:30 p.m.

Basic information related to this proposal is also available at: www.rdos.bc.ca (Departments → Development Services → Planning → Strategic Projects → Residential Zone Update

Anyone who considers themselves affected by **Amendment Bylaw No. 2892, 2021**, 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.

NOTE: 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:** 250-490-4101 | **Email:** planning@rdos.bc.ca



NOTICE OF PUBLIC HEARING

Electoral Area “A” Official Community Plan Bylaw and Zoning Bylaw Amendments 2257 82nd Avenue

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 “A” Zoning Amendment Bylaw 2451.32, 2021**, 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:

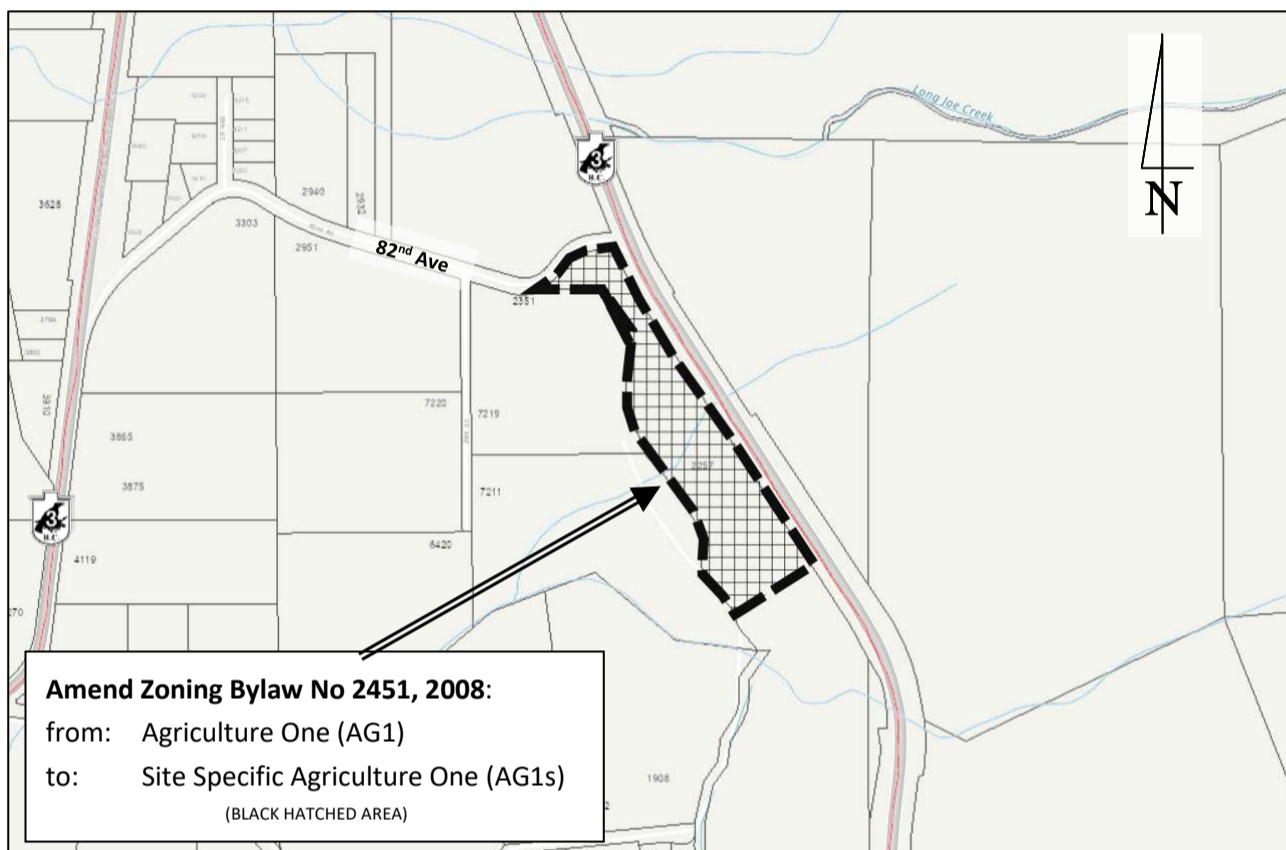
Date: Thursday, October 21, 2021

Time: 9:00 a.m.

Place: <https://rdos.webex.com> (Event Number: 187 457 0852 / Password: RD@S)

The purpose of the proposed amendments is to allow a minimum parcel size of 3.7 ha to facilitate a boundary adjustment. More specifically:

Amendment Bylaw No. 2451.32, 2021, proposes to amend Schedule ‘2’ (Official Zoning Map) of the Electoral Area “A” Zoning Bylaw No. 2451, 2008, by changing the zoning of 2257 82nd Avenue (which is legally described as Lot A, Plan KAP92472, DL 223, SDYD), from Agriculture One (AG1) to Site Specific Agriculture One (AG1s).



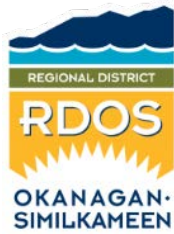
For further information about the content of **Amendment Bylaw No. 2451.32, 2021** and the land affected by them, persons are encouraged to inspect a copy of the proposed Bylaws at the Regional District of Okanagan-Similkameen office at 101 Martin Street, Penticton, BC, on weekdays (excluding statutory holidays) between the hours of 8:30 a.m. to 4:30 p.m.

Basic information related to this proposal is also available at: www.rdos.bc.ca (Property & Development → Planning, Zoning & Subdivision → Current Applications → Electoral Area “A” → A2021.006-ZONE).

Anyone who considers themselves affected by **Amendment Bylaw No. 2451.32, 2021** 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.

NOTE: 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:** 250-490-4101 | **Email:** planning@rdos.bc.ca



PUBLIC HEARING

Proposed Rezoning – 2321 Old Hedley Road
Electoral Area “H” OCP & Zoning Bylaw Amendment

The Regional District of Okanagan-Similkameen (RDOS) will be holding a Public Hearing regarding a rezoning proposal involving the property at 2321 Old Hedley Road (legally described as Block A, District Lot 2855S, SDYD), as follows:

Date: Thursday, October 21, 2021

Time: 9:00 a.m.

Location: <https://rdos.webex.com> (Meeting number: 187 457 0852/ Password: RD@S)

The purpose of the rezoning is to facilitate a 2-lot subdivision to unhook the parcel along Old Hedley Road. More specifically,

Amendment Bylaw No. 2497.12, 2021, proposes to amend Schedule ‘B’ (OCP Map) of the Electoral Area “H” Official Community Plan Bylaw No. 2497, 2012, by changing the land use designation of the subject property from Agriculture (AG) to Large Holdings (LH).

Amendment Bylaw No. 2498.23, 2021, proposes to amend Schedule ‘2’ (Zoning Map) of the Electoral Area “H” Zoning Bylaw No. 2498, 2012, by changing the land use designation of the subject property from Agriculture Three (AG3) to part Large Holdings One (LH1) and part Large Holdings Two (LH2).

The applicant as well as Regional District staff will be available to answer any questions residents may have regarding this rezoning, and to also receive written submissions.

Additional information regarding this rezoning, including draft amendment bylaws, can be found at the Regional District’s web site: www.rdos.bc.ca (Property & Development → Planning, Zoning & Subdivision → Current Applications & Decisions → Electoral Area “H” → H2021.010-ZONE).

FOR MORE INFORMATION PLEASE CONTACT

Fiona Titley, Planner I

Telephone: 250-486-0182 / Email: planning@rdos.bc.ca

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Planning and Development Committee
REGULAR AGENDA



Thursday, October 21, 2021

9:45 am

Pages

A. Approval of Agenda

RECOMMENDATION

THAT the Agenda for the Planning and Development Committee Meeting of October 21, 2021 be adopted.

B. Greater West Bench Geotechnical Review – Electoral Area “F”

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RECOMMENDATION

THAT the *Greater West Bench Geotechnical Review*, dated July 27, 2021, and prepared by Ecora and Clarke Geoscience Limited be received as a guiding document.

**C. Zoning Amendment Bylaw No. 2895 — Regulation of Metal Storage Containers
Electoral Areas “A”, “C”, “D”, “E”, “F” & “I” (X2020.006-ZONE)**

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RECOMMENDATION

THAT Zoning Amendment Bylaw No. 2895, 2020, being an amendment to introduce zoning regulations for metal storage containers, be amended as follows:

- a. there is no minimum parcel area requirement governing the placement of a metal storage container;
- b. there is no requirement for a metal storage container to be painted in a colour consistent with the principal building; and
- c. a metal storage container is not to be sited between a principal building and the front parcel line and, in a Low Density Residential zone, the exterior side parcel line.

THAT additional consultation be undertaken with external agencies and the public; and

THAT prior to the scheduling of a third public hearing, the results of this consultation be presented at a meeting of the Planning and Development Committee.

D. Signage Regulations – For Information Only (X2021.013-ZONE)

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E. 2021 3rd Quarter Activity Report – For Information Only

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F. Adjournment

RECOMMENDATION

THAT the meeting adjourn.



TO: Planning & Development Committee
FROM: B. Newell, Chief Administrative Officer
DATE: October 21, 2021
RE: Greater West Bench Geotechnical Review – Electoral Area “F”

Administrative Recommendation:

THAT the *Greater West Bench Geotechnical Review*, dated July 27, 2021, and prepared by Ecora and Clarke Geoscience Limited be received as a guiding document.

Purpose:

The purpose of this report is to present the *Greater West Bench Geotechnical Review*, including an overview of the recommendations contained within the report.

Background:

At its meeting of September 20, 2018, the Regional District Board adopted the Electoral Area “F” Official Community Plan (OCP) Bylaw No. 2790, 2018. The OCP Bylaw included a policy to “support an updated technical assessment of geotechnical hazards in the West Bench / Sage Mesa area using new technologies (e.g., LiDAR) that were not available when the area was last assessed.”

At its meeting of October 17, 2019, the Regional District Board awarded a contract to Ecora Engineering & Resource Group Ltd. in association with Clarke Geoscience Ltd., to complete a geotechnical review of the Greater West Bench Area.

Amongst other things, the geotechnical review report was to provide “the Regional District better comprehension to develop land use policies specific to GWB to better inform and guide residents of the geotechnical conditions and uses of the lands.”

The report was also to “identify mitigation methods in the management of existing land uses, such as provision of domestic water, storm water control or construction of community sanitary and storm sewer systems ... [and] identify potential locations for further development or change in density in existing land uses in the Greater West Bench (GWB) study area.”

On July 28, 2021, the Regional District received a final report of the *Greater West Bench Geotechnical Review* from Ecora and Clarke Geoscience Limited.

At its meeting of October 7th, the Planning and Development (P&D) Committee the 2021 Greater West Bench Geotechnical Review was referred back to Administration for further review.”

Analysis:

At a broad level, the *Greater West Bench Geotechnical Review* has determined that “the thick deposits of silt soils, derived from Glacial Lake Penticton, have unique Engineering Material Properties that control the geotechnical character of the area.”

That “research and experience indicate that, in a dry state, the undisturbed silt soils are very stable and can maintain near-vertical slopes. When wetted or disturbed, however these silt soils are prone to rapid erosion, collapse/compression, and slumping. The combination of unique soils, combined with historical land use, influences the nature and frequency of geotechnical hazards in the subject area, such as landslides and the development of sinkholes.”

The Review further concludes that:

- *landslides persist within the vicinity of the steep silt bluff slopes that occur along the eastern boundary of the study area;*
- *landslide hazards are greatest within approximately 50 metres of the slope or gully crest and extend beyond the toe of the slope towards Highway 97 and Okanagan Lake;*
- *sinkhole hazard levels within the GWB Study Area are greatest within 50 metres of the silt bluff slope crest and are observed exclusively within the Glaciolacustrine Silts ...;*
- *sinkhole hazard levels are greatest within the eastern portion of the study area and predominantly over the northern half of the GWB area; and*
- *collapsible / compressible soils hazard occurs in conjunction with the silt bluffs and associated gullies ...*

Based on these determinations a Geotechnical Constraints Zone map was created in order to indicate the “likelihood of a damaging geohazard event affecting a parcel”; being low, moderate or high.

The Report concludes with a number of recommendations intended to reduce geotechnical risk within the GWB study area, including:

- *Incorporate results of this study into current RDOS bylaws;*
- *Develop Geotechnical Reporting requirements;*
- *Introduce a Soil Removal and Deposition Bylaw;*
- *Develop specific land use activity Best Management Practices; and*
- *Implement a public education and outreach program specific to geohazards.*

The report further addresses a number of “Data Gaps” that *could* be addressed by the Regional District, as required in future. These are seen to encompass projects whose scope and costs could be significant, including:

- *Conduct incidence tracking and data management;*
- *Conduct additional subsurface soils investigation in conjunction with future geotechnical studies;*
- *Conduct additional groundwater investigation and monitoring if resources are made available;*
- *Update the 1994 Wastewater Management Plan when time is appropriate and when funding is available;*
- *Improve stormwater management practices; and*
- *Conduct periodic review of geohazard conditions.*

Administrative Response:

In response to the recommendations contained within the Report, a series of amendments to the Electoral Area “F” OCP Bylaw will be proposed, including the incorporation of the Geotechnical Constraints Zone map from the Report and the “Hazard Lands” (Section 17.0) of the OCP Bylaw.

With regard to the Zoning Bylaw, amendments will be explored to revise minimum parcel size requirements for subdivision throughout the Greater West Bench Area. It is understood that there have been few, if any, subdivisions approved within the West Bench area since the 1992 Geotechnical Hazard Report was completed.

The 1992 Geotechnical Hazard Report identified swimming pools as a trigger for subsurface erosion and sinkhole development and recommended that these be prohibited within the study area. The 2021 Review has confirmed that pools continue to represent a “high risk land use activity” and should be regulated.

With regard to the identified “Data Gaps”, Administration is recommending that no action be taken at this time, but that future consideration could be given to these (particularly the incidence tracking and data management web portal).

Public Consultation:

The convening of a public information meeting at which the consultant team will present and discuss the project and technical information (including recommendations) is a required part of this project.

Consideration of draft amendment bylaws should be processed through the Electoral Area “F” Advisory Planning Commission and the Planning & Development Committee prior to being released to the public.

Alternatives:

- .1 THAT the *Greater West Bench Geotechnical Review*, dated July 27, 2021, and prepared by Ecora and Clarke Geoscience Limited not be accepted.

Respectfully submitted:

Attachments:

No. 1 – Greater West Bench Geotechnical Review (2021)

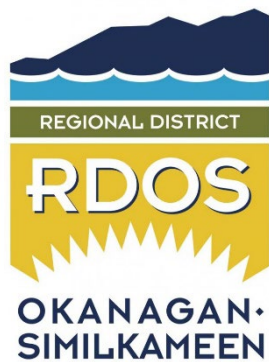


C. Garrish, Planning Manager



Greater West Bench Geotechnical Review

Presented To:



Dated: July 27, 2021

Ecora File No.: 191010

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Presented To:



Stephen Juch (sjuch@rdos.bc.ca)
 Development Engineering Supervisor
 Regional District of Okanagan-Similkameen
 101 Martin Street
 Penticton, BC V2A 5J9

Clarke Geoscience Ltd.

Prepared by:

Jennifer Clarke

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Prepared by:

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Reviewed by:

Michael J. Laws

 2021-07-27
 Date
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Version Control and Revision History

Version	Date	Prepared By	Reviewed By	Notes/Revisions
0	February 5, 2021	JC / NM-H / DB / CE	MJL	Issued for Use
1	July 27, 2021	JC / NM-H / DB / CE	MJL	Issued for Use

Executive Summary

Background

Ecora Engineering & Resource Group Ltd. (Ecora) in conjunction with Clarke Geoscience Ltd. (CGL) were retained by the Regional District of Okanagan-Similkameen (RDOS) to undertake a Geotechnical Review for the Greater West Bench (GWB) located within RDOS Electoral Area "F", which is situated northwest of the City of Penticton (CoP).

In the RDOS Electoral Area "F" Official Community Plan (OCP) Bylaw No. 2790 (Bylaw 2790), (2018), the policy for hazard lands recommended an updated technical assessment of geotechnical hazards in the Greater West Bench Study Area (GWB Study Area), which includes the neighbourhoods of Sage Mesa, West Bench, Husula Highlands and Westwood.

This Geotechnical Review report builds on the work completed by Klohn Leonoff (1992) and provides an assessment of geotechnical conditions utilizing more recent data and modern approaches, technical rationale for the creation of land use policies specific to the GWB Study Area and, will inform and guide GWB residents of the geotechnical conditions and appropriate use of lands.

The scope of work for the assessment is completed at a resolution suitable for electoral area planning. Results are not intended to be site-specific and may need to be confirmed by further geotechnical assessment when applied at a site level.

Unique Geotechnical Character of the Greater West Bench Study Area

The GWB Study Area has unique geotechnical characteristics and is distinguished by a relatively flat terrace that is deeply dissected by gullies and bounded on the east by dramatic silt bluffs adjacent to Okanagan Lake.

The thick deposits of silt soils, derived from Glacial Lake Penticton, have unique Engineering Material Properties that control the geotechnical character of the area. Research and experience indicate that, in a dry state, the undisturbed silt soils are very stable and can maintain near-vertical slopes. When wetted or disturbed, however these silt soils are prone to rapid erosion, collapse/compression, and slumping. The combination of unique soils, combined with historical land use, influences the nature and frequency of geotechnical hazards in the subject area, such as landslides and the development of sinkholes.

Historical Geohazard Events within the Study Area

The first documented geohazard within the GWB Study Area is a landslide that occurred in 1913 during construction of the Summerland to Penticton Lakeshore Road, killing three workers (Section 3.2.4). Further awareness of the geohazards in the GWB area became apparent soon after the area was settled in the 1950s and continues to this day. In a public survey to residents of RDOS Electoral Area "F" completed as part of this study, approximately one third of respondents' report experiencing issues with sinkholes (Section 3.3).

Documented occurrences of geohazards, including sinkhole development, gully erosion and soil collapse, are observed to have resulted from domestic water leaks or irrigation, septic fields, or where roof and road drainage have been diverted onto the silt soils. These events have caused property damage but have rarely resulted in injury or death.

Historical Land Development and Current Servicing

The GWB Study Area is comprised of residential neighbourhoods, consisting primarily of single detached homes on medium and small-sized lots (Section 4.2). Lots in the West Bench - Sage Mesa neighbourhoods were originally developed in the early 1950s. In the 1960s and 1970s the area was partially subdivided and infilled with residential development and, in the 1970s to 1980s the Husula Highlands subdivision was developed. There is an elementary school on West Bench Road, two private golf courses, and a commercial gravel quarry operating south of Madeline (Max) Lake. Since 1992, further land densification and/or large-scale subdivision has not

occurred, due to the concerns for geotechnical hazards. As per recommendations in the Klohn Leonoff (1992) report, further development was contingent on the installation of community sewer and stormwater systems.

The current supply of potable water to the West Bench area is from the CoP. The remainder of the GWB Study Area, servicing the Sage Mesa, Husula Highlands, and Westwood Properties residential areas, and two commercial golf courses, is from Okanagan Lake. In the 1990s, due to an increase in water pipe failures, the West Bench Irrigation District (WBID) initiated a major pipe replacement project. By 2010, over 60% of the water mains in the system had been upgraded. The RDOS have a National Award-Winning leak detection program operating on the West Bench that is an incredibly important tool in the management of potentially unstable ground in an area with soils sensitive to the introduction of water.

To this day, there is no municipal wastewater collection system servicing the GWB Study Area (Section 4.3). All residential dwellings in the study area have individual septic tanks and field tile effluent disposal systems. Stormwater management is inconsistent and not well documented. Stormwater runoff at the property site level is unmanaged and largely unknown. It is assumed that roof and driveway runoff is directed to ground, or possibly into rock pits situated on individual properties.

Geohazards Occurring in the Greater West Bench Study Area

Key geohazards observed in the Glaciolacustrine Silts occurring in the GWB Study Area include the following:

- Shallow planar landslides;
- Deep-seated rotational landslides;
- Silt block falls or ravelling;
- Piping and sinkhole development; and
- Soil collapse.

These processes are often driven by the material's sensitivity to increasing water content from natural hydrologic processes and/or artificial water sources.

Increases in precipitation, and more specifically, the projected increase in the frequency and intensity of rainstorms associated with predicted changes in climate, has the potential to affect the likelihood for geotechnical hazards in the GWB Study Area.

Land use activities may also potentially have a negative effect on the geological stability of lands. Activities that potential impact stability may include land densification, increased concentrated water discharge to the ground, changing slope geometry, and soil loading (see Figure 4.3.a in report). For practical purposes, understanding the land use activity implications on geomorphological process and geohazards such as landslide initiation, sinkhole development, or soil collapse/compression, helps in the development of policies and guidelines for the management and/or mitigation of the hazards.

Geohazard and Risk Assessment

The process of assessing geohazards and risk involves identifying the trigger mechanisms, characterizing the event, estimating the potential likelihood of occurrence, and estimating areas potentially impacted. Hazard maps were produced as part of the assessment and are included in Appendix B (Maps 3.0-5.0).

The landslide hazard assessment results indicate that landslides persist within the vicinity of the steep silt bluff slopes that occur along the eastern boundary of the study area. Landslide hazards are greatest within approximately 50 metres of the slope or gully crest and extend beyond the toe of the slope towards Highway 97 and Okanagan Lake.

Sinkhole hazard levels within the GWB Study Area are greatest within 50 metres of the silt bluff slope crest and are observed exclusively within the Glaciolacustrine Silts (Section 5.3). Sinkhole hazard levels are greatest within the eastern portion of the study area and predominantly over the northern half of the GWB area.

Collapsible / compressible soils hazard occurs in conjunction with the silt bluffs and associated gullies (Section 5.4). It is unlikely that any area mapped as having a collapsible / compressible soils hazard is not also mapped as having a landslide and/or sinkhole hazard. However, this hazard class emphasizes the importance of recognizing the soil material properties susceptible to collapse / compression.

Geotechnical Constraints Mapping

The hazard maps presented in Appendix B (Maps 3.0-5.0) were combined to identify Geotechnical Constraint Zones, which are equivalent to “partial risk”. For this study, partial risk is the probability of a hazardous event (i.e., landslide, sinkhole, and/or collapsible / compressible soils) reaching or otherwise affecting a legal parcel.

The Geotechnical Constraints Zones map is presented as Map 6.0 in Appendix B, and can be interpreted as follows:

Geotechnical Constraints Zone	Criteria	Likelihood of a Damaging Geohazard Event Affecting a Parcel
Zone A	All three hazard types (i.e., landslide, sinkhole, and collapsible/compressible soils) are rated low.	Low
Zone B	Any one of the three hazard types (i.e., landslide, sinkhole, and collapsible/compressible soils) are rated moderate.	Moderate
Zone C	Any one of the three hazard types (i.e., landslide, sinkhole, and collapsible/compressible soils) are rated high.	High

Application of the Results to Land Use Management Planning

The type and level of regulatory response to land use corresponds with the relative likelihood that a particular type of land use activity will affect the likelihood of a damaging geohazard event. For example, although minor changes in land use (i.e., repairs and rebuilds) are unlikely to alter the geohazard condition, even these smaller-scale development applications require more scrutiny when proposed in high-risk areas. With larger-scale development applications, where proposed land use activities include expansion, densification, new building, and rezoning, there is a higher likelihood of adverse impact within all three Geotechnical Constraints Zones. Larger-scale development applications, when proposed within the moderate and high-risk zones, should be subject to rigorous review and certain types of development may be considered unsuitable for the high-risk zones.

Recommendations

Recommendations, presented for consideration by RDOS with the overall objective of reducing geotechnical risk within the GWB study area, include:

- Develop Land Use Management Policies for Hazard Lands, such as:
 - Incorporate results of this study into current RDOS bylaws;
 - Develop Geotechnical Reporting requirements;
 - Introduce a Soil Removal and Deposition Bylaw;
 - Develop specific land use activity Best Management Practices; and,
 - Implement a public education and outreach program specific to geohazards.

- Address Data Gaps, as needed, such as:
 - Conduct incidence tracking and data management;
 - Conduct additional subsurface soils investigation in conjunction with future geotechnical studies;
 - Conduct additional groundwater investigation and monitoring if resources are made available;
 - Update the 1994 Wastewater Management Plan when time is appropriate and when funding is available;
 - Improve stormwater management practices,
 - Conduct periodic review of geohazard conditions.

Acknowledgements

We would like to acknowledge the guidance and assistance of the RDOS staff throughout various stages of report preparation.

Background information was provided from the BC Ministry of Transportation and Infrastructure (MoTI) by Mr. Tom Kneale, P.Eng., Manager, Geotechnical and Materials Engineering for the Southern Interior Region.

Responsibilities

The Geotechnical Review report required collaboration amongst team members practicing in different technical disciplines. Although presented as a whole, we have assigned the following responsibilities for different technical components of the report, as per EGBC Practice Guidelines:

Personnel/Role	Technical Subject Area	Corresponding Report Sections
Michael J. Laws, P.Eng. Senior Geotechnical Engineer Ecora Engineering & Resource Group Ltd.	Overall administrative project manager and technical reviewer	All
Jennifer Clarke, P.Geo. Geomorphologist Clarke Geoscience Ltd.	Overall technical project manager. Geomorphology, terrain analysis, hazard assessment, regulatory response	All, Specifically Sections 1.0, 2.0, 3.0 (except, where indicated by others), 4.0, 5.0, 6.0, 8.0, 9.0
Naomi Mason-Hertage, M.Sc., P.Geo. Engineering Geologist Ecora Engineering & Resource Group Ltd.	Engineering material properties of soils, gINT borehole log creation and geologic-cross-section, geomorphological processes	Sections 3.2.2, 3.4, 5.0
Donna Butler, MCIP Senior Planner Ecora Engineering & Resource Group Ltd.	Land use planning components, existing policies, and input to recommended policies	Sections 7.0, 9.0
Chelsea Evans, B.E (Hons) Civil Geotechnical Consultant Ecora Engineering & Resource Group Ltd.	Seismicity background, info on collapsible/compressible soils, slope stability analysis for silt bluff slopes	Sections 3.6, 5.4, 6.4, 6.7
Christopher Homes, P.Geo. Hydrogeologist Western Water Associates Ltd.	Characterize groundwater regime based on review of information and existing well logs. Comments on conclusions and recommendations of previous work.	Section 3.7, 5.5

Limitations of Report

This report and its contents are intended for the sole use of the Regional District of Okanagan-Similkameen (RDOS), their agents and the applicable regulatory authorities. Ecora Engineering & Resource Group Ltd. (Ecora) and Clarke Geoscience Ltd. (CGL) does not accept any responsibility for the accuracy of any data, analyses, or recommendations contained or referenced in the report when the report is used or relied upon by any Party other than the RDOS, their agents, the applicable regulatory authorities or for any Project other than that described in this report. Any such unauthorized use of this report is at the sole risk of the user.

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Ecora's General Conditions are provided in Appendix A of this report.

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Appendix Sections

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- Appendix E Detailed Geologic Cross-Sections
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- Appendix G Slope Stability Analysis (G, G1-G6)

Acronyms and Abbreviations

AIM	Acciona Infrastructure Maintenance
BC	British Columbia (Province of)
BCBC	British Columbia Building Code (2018)
BMP	Best Management Practice
BP	Building Permit
CGL	Clarke Geoscience Ltd.
CL	Low plastic clay (Atterberg Limits Test)
CoP	City of Penticton
CPCN	Certificate of Public Convenience and Necessity
CSA	Canadian Standards Association
DP	Development Permit
EGBC	Engineers and Geoscientists of British Columbia (formerly APEGBC)
ESDP	Environmentally Sensitive Development Permit
FCL	Flood Construction Level
FoS	Factor of Safety
GIS	Geographic Information System
GSA	Grain Size Analysis
GSC	Geological Survey of Canada
GWB	Greater West Bench
IH	Interior Health
ISWMP	Integrated Stormwater Management Plan
kPa	Kilopascal
KVR	Kettle Valley Rail (Trail)
LAS	Local Area Specifications
LIDAR	Light Detection and Ranging
LL	Liquid Limit (Atterberg Limits Test)
LSE	Limit State Equilibrium
m asl	meter(s) above sea level
ML	Low plastic silt (Atterberg Limits Test)
MoTI	(BC) Ministry of Transportation and Infrastructure
NBCC	National Building Code of Canada (2015)
OCP	Official Community Plan
PGA	Peak Ground Acceleration

PI	Plasticity Index (Atterberg Limits Test)
PIB	Penticton Indian Band
PL	Plastic Limit (Atterberg Limits Test)
QP	Qualified Professional
RAPR	(Provincial) Riparian Areas Protection Regulation (2019)
RDNO	Regional District of North Okanagan
RDCO	Regional District of Central Okanagan
RFP	Request for Proposal
RGS	Regional Growth Strategy
RDOS	Regional District of Okanagan-Similkameen
ROW	Right-of-way
Sa(T)	Spectral Acceleration
SH	Small Holdings
SWMP	Stormwater Management Plan
TRIM	Terrain Resource Information Management
WBID	West Bench Irrigation District
WDP	Watercourse Development Permit
WQA	Water Quality Advisory
WWMP	Wastewater Management Plan

1. Introduction

1.1 General

Ecora Engineering & Resource Group Ltd. (Ecora) in conjunction with Clarke Geoscience Ltd. (CGL) were retained by the Regional District of Okanagan-Similkameen (RDOS) to undertake a Geotechnical Review for the Greater West Bench Study Area (the GWB Study Area).

Geohazard issues in the GWB Study Area date back to 1913 when a landslide occurred during construction of the Summerland to Penticton Lakeshore Road, killing three workers (Vernon Morning Star, Jan 5, 2020). In 1958; a large sinkhole appeared in the area (Wright and Kelley, 1959), as a result, investigation, and mapping of the glaciolacustrine soils was completed, leading to early recommendations regarding land use activities to reduce the likelihood of accelerated erosion (Nyland and Miller, 1977).

Detailed geohazard mapping was completed for a portion of the GWB Study Area by Klohn Leonoff (1992). The map work identified potential areas affected by landslide, sinkhole, and silt bluff hazards, and was relied upon by RDOS for many years to direct land development away from hazardous areas.

In the RDOS Electoral Area “F” Official Community Plan (OCP) Bylaw No. 2790 (Bylaw 2790), (2018), the policy for hazard lands encouraged an updated technical assessment of geotechnical hazards in the West Bench / Sage Mesa area to current technical standards. With respect to hazard lands, the current Bylaw 2790 (2018) provides objectives and policies to minimize damages due to natural hazards, and to ensure that development avoids areas subject to hazardous conditions.

The intent of this study is to address the recommendations of Bylaw 2790 (2018) to develop a current technical assessment of hazard conditions within the designated GWB Study Area. The results from this Geotechnical Review report will provide a starting point from which RDOS may develop future policies for regulating various land use activities.

1.2 Study Area Location

The GWB Study Area, shown in Figure 1.2.a, is located within RDOS Electoral Area “F”, and is situated to the northwest of Penticton, British Columbia (BC). The GWB Study Area has a total area of 520 ha, and is comprised of the following residential neighbourhoods:

- Sage Mesa;
- West Bench;
- Husula Highlands; and
- Westwood Properties.

The GWB Study Area is bounded by First Nation Reserve Lands administered by the Penticton Indian Band (PIB). The Red Wing residential subdivision (indicated in Appendix B, Map 1.0) is situated along the east side of the West Bench. PIB are based in Syilx traditional territory and are one of eight communities in the Okanagan Nation (RDOS Electoral Area “F” OCP, 2018).

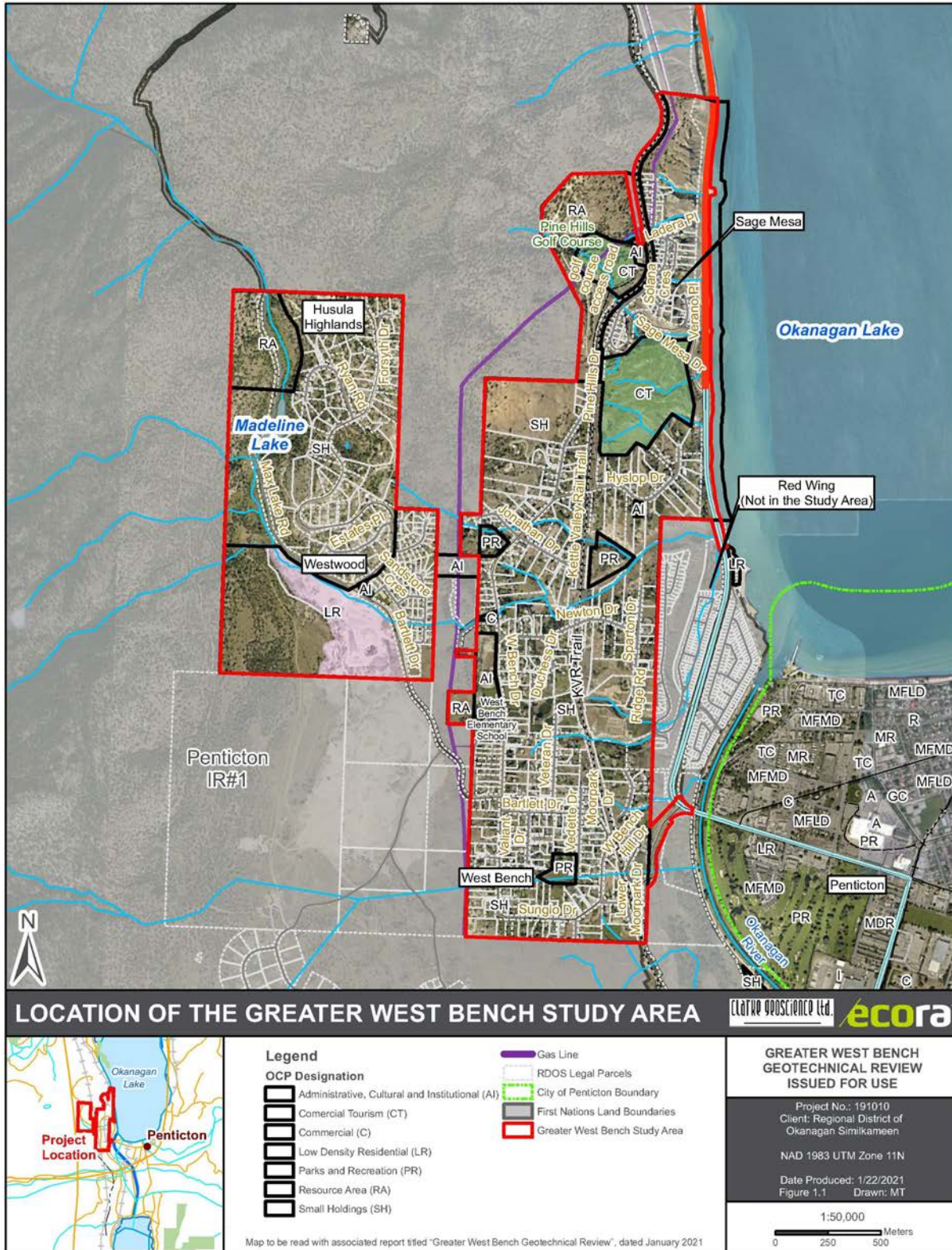


Figure 1.2.a Location of the Greater West Bench Project Study Area.

1.3 Project Objectives and Scope of Work

Based on the RDOS Request for Proposals (RFP No. 2019-DE-01), the project objectives and scope of work was to:

1. Conduct a review of previous and relevant geotechnical studies relating to the Greater West Bench (GWB) area and soil conditions.
2. Expand the Study Area to include all lands that are within RDOS Electoral Area "F" and have zoning designations in the "Regional District Okanagan-Similkameen, Electoral Area "F" Zoning Bylaw No. 2461, 2008"; generally, within the West Bench, Sage Mesa and Husula Highlands area (GWB).
3. Determine any changes since 1992 to topography, sinkhole patterns, roads and other infrastructure, and land use development using any available data such as air photo interpretation, site visits, survey of the Study Area residents, contact with provincial agencies, such as Ministry of Transportation and Infrastructure, etc. Identify and show changes on a base map of the Study Area utilizing existing LiDAR and RDOS data.
4. Field reconnaissance will be necessary to assess the nature, extent, and potential effect of natural hazards within the GWB Study Area.
5. A drilling program may not be necessary a part of the investigation program but utilization of available drill holes and well logs is the expectation for this study.
6. Provide discussions on the benefits and detriments of adding community servicing infrastructure, such as sanitary and storm sewers, and road curb and gutter to the Study Area. Some specifics to consider include:
 - a. How the infrastructure could impact the risk and influence area of existing geological hazards.
 - b. How staging of community servicing systems could be utilized to gain a maximum benefit with limited expenditures.
 - c. Provide recommendations regarding servicing, design and, installation procedures with a view to limiting or preventing adverse influences from servicing work on the prevailing subsurface conditions.
 - d. Discuss ongoing monitoring programs that should be implemented.
7. Assess the levels of risk of existing land use and individual lots in the hazard areas to determine appropriate use, for example, hard surface coverages, pools, and irrigation.
8. Explore opportunities, risks, and mitigation on existing parcels and zoning designations, taking into account existing subsurface prevailing conditions, that have the possibility of densification or alternate land uses, for example, secondary suites and carriage houses within existing zoned areas. Consideration should also be given to land areas where combinations of mitigative measures and ongoing geotechnical monitoring programs could facilitate future residential development and alternate land use possibilities.
9. Provide an interpretation of the potential hydrologic impacts to the Study Area of increased residential development in the higher elevation gravel/bedrock areas located immediately above and west of the silt bluffs in the West Bench/ Sage Mesa area.
10. Additionally, provide a discussion as to the character of the groundwater regime in these higher elevation areas and potential influences from climate change and increased development.

11. Consider the influence that groundwater levels have on defined hazard areas in the silt bluffs. Provide a framework for a groundwater monitoring program to track fluctuations within the Study Area. Include considerations for a mitigative program to control fluctuations if climate change and/or residential development causes unacceptably high groundwater levels.
12. Consideration of future climate change impacts for hazard conditions, mitigative methods, infrastructure design and land use planning.
13. Review benchmarks for risk provided in the Klohn Leonoff (1992) report and provide an up-date to current practice to allow administrators to decide on acceptable risk levels when adopting policies and bylaws controlling the type and location of land use in the Study Area.
14. Re-visit and assess established hazard zone boundaries set out in the Klohn Leonoff (1992) report and confirm or modify these boundaries. Prepare updated geotechnical hazard mapping that summarizes the results of the findings. Mapping should include but not limited to hazard and buffer zones, and risk assessment, mitigation method areas and land use alternatives. Slope stability assessments should follow EGBC (2010) Guidelines.

In response to the RFP, Ecora and CGL developed a work plan tailored to address the above-listed tasks. It is noted that the report organization deviates from this list to provide a logical flow. This Geotechnical Review report builds on the Klohn Leonoff (1992) report, comprising an assessment of geotechnical conditions utilizing historical and recent data, and applies modern technology and methods.

The final Geotechnical Review report and map work will inform the RDOS of the geotechnical conditions and appropriate use of lands within the GWB Study Area and provides a technical rationale for the development of land use policies specific to the area.

2. Approach and Methods

2.1 General

The Geotechnical Review approach, detailed in the following sections, draws upon a combination of Provincially and Nationally recognized techniques and approaches, and incorporates these different approaches to form one that is unique to the study.

This Geotechnical Review report relies on previous geohazard studies, reports, and borehole/well logs, completed by others, to provide subsurface soils and groundwater characterization. No additional subsurface investigations were carried out as part of this study. The current review includes interpretation and evaluation of recent air photo imagery to document terrain conditions, as well as landslide and sinkhole occurrences. Additional information on geohazard occurrences in the GWB Study Area was obtained through agency consultation and a public survey. A three-day field program was conducted to review site conditions, to confirm image interpretation, and to follow up on reported geohazard occurrences.

Relevant documents providing overall guidance to the technical approach include:

- Engineers & Geoscientists British Columbia (EGBC, 2010), *Guidelines for Legislated Landslide Assessments for Proposed Residential Developments in BC*.
 - This document provides professional practice guidelines for landslide analysis and guidance as to how to compare assessment results to levels of landslide safety.
- Wise, et al. (2004), *Landslide Risk Case Studies in Forest Development Planning and Operations*.
 - This document defines the framework, terminology, and procedures for conducting natural hazard and risk assessments.
- Canadian Technical Guidelines and Best Practices related to Landslides: a national initiative for loss reduction (2010-2016).
 - Canada's Landslide Guidelines include a collection of reports assembled by the Geological Survey of Canada (GSC). The documents provide a review and comprehensive summary of national approaches for landslide hazard assessment and risk assessment.
- Porter and Morgenstern (2013), *Landslide Risk Evaluation*. Open File 7312.

2.2 Previous Geohazard Studies and Relevant Reports

The primary document of relevance to this Geotechnical Review is the *West Bench / Sage Mesa Geological Hazards Review*, submitted to the RDOS by Klohn Leonoff in 1992. The Klohn Leonoff (1992) report forms the basis for this updated Geotechnical Review report. Other than this primary document, other key geotechnical documents providing background information and reference material for the assessment include the following:

Geohazard Studies

- Nyland and Miller (1977), *Geological Hazards and Urban Development of Silt Deposits in the Penticton Area*. BC Ministry of Highways and Public Works, Geotechnical and Materials Branch. Kamloops, BC.

Engineering Properties of Soils Reports

- Wright, A.C.S. and C.C. Kelley (1959), *Soil Erosion in the Penticton Series, West Bench Irrigation District, Penticton, BC*. Soil Survey Branch, Department of Agriculture, Kelowna, BC.

- Lum, K.K.Y. (1979), *Stability of the Kamloops Silt Bluffs*. M.A.Sc. Thesis, Department of Civil Engineering, University of British Columbia. Vancouver, BC.
- Iravani, S. (1999), *Geotechnical Characteristics of Penticton Silt*. PhD Thesis, Department of Civil and Environmental Engineering. University of Alberta. Edmonton, AB.
- Thurber (2007), *Highway 97 Bentley Road to Okanagan Lake Park, Detailed Geotechnical Design Report, Victoria, BC*.
- Bigdeli, A. (2018), *Evaluation and Control of Collapsible Soils in Okanagan-Thompson Region*. Ph.D. Thesis, Department of City Engineering. University of British Columbia – Okanagan. Kelowna, BC.

Hydrogeological / Groundwater Reports

- Piteau Gadsby Macleod Ltd. (1976), *Preliminary Report Hydrological Aspects, Husula Developments Ltd*. A hydrogeological investigation report completed for the Husula Highlands neighbourhood.
- Pacific Hydrology and Piteau Associates (1993), *Evaluation of the Groundwater Regime in the Area of Max Lake Road and Forsythe Drive on the West Bench at Penticton, BC*. Prepared for Inland Contracting Ltd. Vancouver, BC.

Several site-specific geotechnical investigations were provided for information purposes. However, there is no complete repository of reports that is readily available for review. Reports prepared for the subdivision approving authority are retained on file with the Ministry of Transportation and Infrastructure (MoTI) and were not available for review. Reports prepared for Building Permit (BP) requirements are retained on file with the RDOS and were also not available for review for this project.

The background information review found that few regional-scale geotechnical or hydrogeological investigations have been completed since the Klohn Leonoff (1992) review. To date, it is the results of the Klohn Leonoff (1992) study that have been incorporated into RDOS development planning policy.

2.3 Terrain Classification

Throughout the GWB Study Area the terrain was classified and mapped according to the BC Terrain Classification System (Howes and Kenk, 1997), and followed the BC Province (the Province) methods for terrain mapping (Resources Inventory Standards Committee, 1996). These methods represent current standards of practice for terrain mapping in BC and provide a consistent and standardized approach.

2.3.1 Historical Air Photo and Imagery Review

A review of available historical air photos and Google Earth™ imagery was undertaken to determine changes in land development and terrain response since the Klohn Leonoff (1992) report, which was based on air photos from 1990. The overall historical air photo record of the GWB Study Area spans across 80 years and includes 15 years of photographic coverage during this period. Since the Klohn Leonoff (1992) study, there have been seven years of air photo and orthophoto coverage, including high resolution digital orthoimagery and LiDAR data acquisition. Table 2.3.a provides a list of historic imagery reviewed for this assessment. It is noted that identification of features was limited to the resolution, elevation, and scale at which the aerial photography was taken.

Table 2.3.a List of Historical Imagery Reviewed for this Geotechnical Review

Year	Flight Line and Photo Number	Scale
1938	BC105 No. 41-42	Not available
1951	BC1244 No. 38-39	Not available

Year	Flight Line and Photo Number	Scale
1963	BC4171 No. 189-190	1:15,840
1974	BC7572 No. 23-24	1:16,000
1979	BC5329 No. 228-229	1:32,000
1980	BC80054 No. 100-101	1:20,000
1985	30BCC371 No. 65-66	1:15,000
1990	30BCB90004 No. 27-29	1:10,000
1996	30BCC96046 No. 25-26	1:15,000
2001	15BCC01032 No. 216-217	Not available
2007	BCD07035 No. 133-135	1:27,000
2003, 2010, 2016, 2018	Google Earth	
2018	RDOS GIS (LiDAR)	

2018 LiDAR¹ data (hillshade and orthophoto imagery) was interpreted for the terrain mapping, sinkhole inventory, and landslide inventory. The 2018 Bare-Earth model developed from the LiDAR data was used to create a base for the Terrain Map (see Appendix B, Map 2.0). Figure 2.3.a shows a clipped example of the Bare-Earth model. Terrain polygon linework, interpreted sinkholes, and landslides were transferred to the base map as a shapefile (.shp) file. An associated terrain ArcInfo GIS database was also transferred.

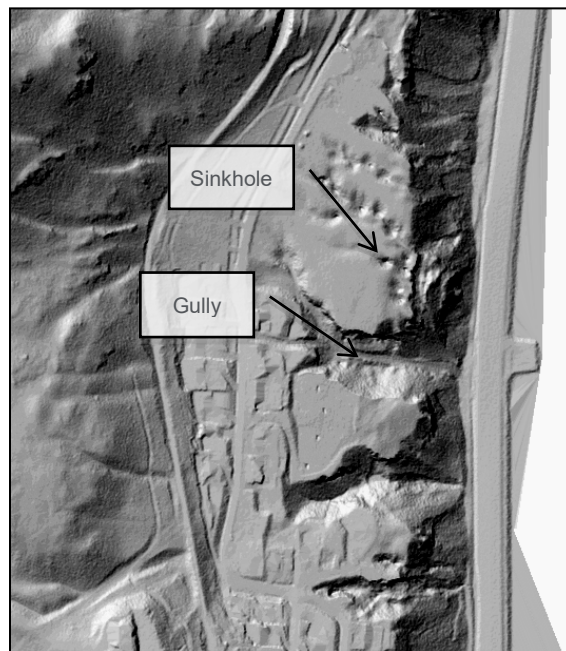


Figure 2.3.a A clipped example of 2018 Bare-Earth LiDAR data, showing gullies and sinkholes at the north end of the GWB Study Area.

The 2018 LiDAR data was supplemented with field observations, available information on historical events from RDOS and MoTI, background review information, and information from local residents.

¹ LiDAR stands for *Light Detection and Ranging*. It is an airborne remote sensing method that uses a pulsed laser to measure distances to the earth surface. Processed LiDAR data used to create a bare-earth image eliminates vegetative cover such that precise information on the earth surface and its character may be obtained using this technique.

2.3.2 Borehole and Well Log Data Compilation

The Government of British Columbia Groundwater Wells and Aquifers database (<https://apps.nrs.gov.bc.ca/gwells/>) was reviewed for all groundwater well records within the GWB Study Area. The information provided by the records included subsurface soils and groundwater conditions. Select well records were used to develop two geologic cross-sections through the Study Area (see Section 2.3.2 above).

2.3.3 Field Review

Fieldwork was completed between November 27 and 29, 2019. The entire portion of the GWB Study Area covered by residential development was traversed by vehicle. Targeted groundwork was completed with an intent to confirm surficial materials (for the terrain mapping), to confirm areas of instability, sinkhole activity, and to observe surface water storm runoff conditions.

No soil sampling or subsurface investigation was conducted during the field review. Select photographs taken during the fieldwork are provided in Appendix C.

2.4 Agency Consultation, Interviews and Public Survey

Past geotechnical hazard events and current site conditions was gathered through agency consultation, interviews, and a web-based public information survey.

RDOS staff coordinated the provision of background information and consultation however, due to data storage and retrieval limitations, only a few recent examples of documented geohazard occurrences were provided. The recent examples were addressed by the Public Works - Operations Department. One example included development of a sinkhole near a broken water main in Sage Mesa (Tetra-Tech EBA, 2014).

Mr. Tom Kneale, P.Eng., the MoTI manager for Geotechnical and Materials Engineering for the Southern Interior Region provided previous geotechnical investigation reports and data for three bridges over the Kettle Valley Rail (KVR) Trail. No information was provided by MoTI District staff, nor from Acciona Infrastructure Maintenance Inc. (AIM), the current Roads Maintenance Contractor

Local resident, John Chapman, provided historical geotechnical investigation documentation for a proposed residential subdivision development in the late 1990s, at the north end of the study area. Interviews with long-time residents and an electronic public participation survey arranged by the RDOS communications department garnered anecdotal information on previous landslides, sinkholes, and other geotechnical issues. A copy of the RDOS survey is included in Appendix D and results are presented for discussion in Section 3.3 below.

3. Geotechnical Character of Study Area

3.1 General

The following sections describe the geotechnical character of the GWB Study Area, including surface and subsurface conditions that support the subsequent interpretations and hazard analysis.

The GWB Study Area is characterized as a relatively flat silt terrace, dissected by gullies, and bounded to the east by dramatically steep bluffs adjacent to Okanagan Lake. The western side of the study area is characterized with several levels of terraces, comprised of sands and gravels. The mid-slope area between the silt terrace and the gravel terraces has a kettle topography identified by an irregular pattern of hills, ridges, and enclosed depressions. The mid-slope area is bisected by the Madeline (Max) Lake Valley. Upland areas within and adjacent to the GWB Study Area are described as moderate to steep bedrock-controlled slopes.

Post-glacial landform development combined with the stratigraphic sequence of the GWB soils and the Engineering Material Properties of the soil (see Section 3.4), control the geotechnical character of the GWB Study Area. The combination of unique soil characteristics, combined with land use practices, dictates the nature and frequency of geomorphological processes, and associated geotechnical hazards.

3.2 Surficial Geology

3.2.1 Landform Development

Landforms and surficial materials in the GWB Study Area reflect the post-glacial history and are relevant to this Geotechnical Review because it has led to the formation of the silt bluffs, and juxtaposition with the sand and gravel terraces. Post-glacial landform development in the South Okanagan is detailed by Nasmith (1962), Roed and Fulton (2011), and is also interpreted by Nyland and Miller (1977), and Klohn Leonoff (1992).

At the end of the last glaciation, glaciers in the Southern Interior of BC melted, not by retreating, but rather by down-wasting (melting in place). Ice melted first from the upland plateau, while ice remained in the valley bottom.

At the end of the most recent glacial episode, the Faulder-Meadow Valley Area west of Summerland, BC, was impounded behind a glacial ice dam (Nasmith, 1962). As a result, Trout Creek was diverted southward down a valley located east of Blue Mountain and west of Mount Nkwala (referred to as “Madeline Canyon” by Roed and Fulton (2011)) and discharged onto a periglacial fan. Much of the sandy gravel deposits may have been deposited on top of, or around stagnant ice in that area at the time of glacial retreat and are therefore described as ice-contact deposits (Pacific Hydrology and Piteau Associates, 1993). Once the ice began to retreat, Trout Creek re-routed to its present-day alignment, creating the Trout Creek Fan just south of Summerland.

During the period of meltwater flow through the Madeline Canyon, coarse glaciofluvial outwash deposits were deposited at the outlet of the canyon, which now contains a small lake called Madeline Lake (also referred to as “Max Lake”). The deposits in the area extend south along the lower valley slopes and currently support several sand and gravel quarry operations, one of which is located within the GWB Study Area.

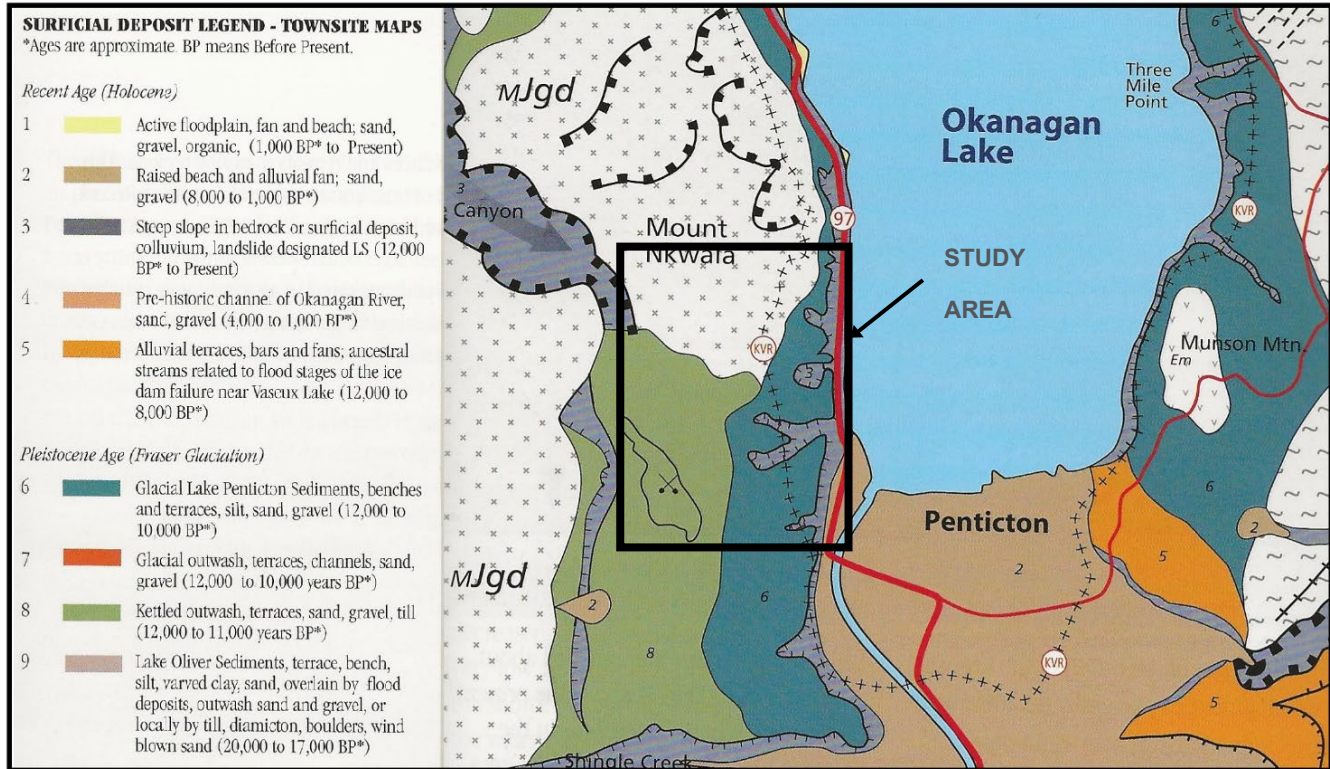


Figure 3.2.a Glacial Deposits in the Pentiction Area (from Roed and Fulton, 2011)

During the late stages of deglaciation, the Okanagan Valley was occupied by a large lake, referred to as Glacial Lake Pentiction. At one time the valley lake stretched from Osoyoos to as far north as Enderby, draining into the Shuswap / North Thompson River and Fraser River system. This was later bisected, with the predominant flow trending southwards through the South Okanagan and into the Columbia River system. During the period that Glacial Lake Pentiction occupied the Okanagan Valley, very fine silty material (i.e., glaciolacustrine deposits) were deposited and accumulated on the lake bottom. The silt was deposited in rhythmic successions due to seasonal variations in runoff (i.e., varves). Thicker layers were deposited during the higher runoff periods through spring and summer, while thin layers were deposited during the low runoff winter months. As a result, a layered stratigraphic sequence of silt, sometimes interbedded with fine sands, deposited during periods of extreme inflow, accumulated over time.

Glaciolacustrine deposition is responsible for development of the silt terrace that forms the majority of the GWB Study Area to the east. The silt deposits, up to 100 m thick, were deposited up to approximate elevations between 400 m above sea level (m asl) and 420 m asl.

During retreat of the last phase of glaciation, as the lake lowered to the current elevation of present-day Okanagan Lake, extensive excision and erosion of the bluffs likely occurred, from surface rilling and gully formation to mass wasting and large landslides. Erosional processes such as piping, caving, and collapse / compression are associated with the evolution of the gullies. Saturated formations west of the silts also drained with the lowering of the lake, contributing to further erosion of the bluffs.

It is relevant to note that for several thousand years immediately following glaciation (also known as the paraglacial period) the climate transitioned from a cool, wet period associated with a very high sediment yield, and characterized by large-scale mass wasting and high rates of landscape evolution (Church and Ryder, 1972). The climate then transitioned to a warm, dry period punctuated by short periods of neoglacial advances and, for the most recent (few thousand) years, rates of sediment yield and mass movement remain low. More recently, landscape evolution is more likely to be associated with degradation, valley downcutting, and erosion.

Glacial deposits in the vicinity of the GWB Study Area are shown in Figure 3.2.a. The distribution of sediments shows that the outwash sands and gravels are peripheral to the Glaciolacustrine Silts. However, the contact zone between the sands and gravels and the silts is not well defined. Previous studies indicate that there is some discontinuous interbedding on the periphery (Nyland and Miller, 1977). Further north in the Sage Mesa area, the silt deposits are less influenced by the meltwater sands and gravels of the Madeline (Max) Lake Valley area.

Previous work speculated that deposition of the Glaciolacustrine Silts and the ice-contact sands and gravels was at least partly simultaneous, although the time required for deposition of the silt would have been longer, and that the deposits were subsequently eroded with lowering glacial lake levels (Pacific Hydrology and Piteau Associates, 1993). The complex interrelationships between the Glaciolacustrine Silts and the sands and gravels influence the movement of groundwater through the GWB Study Area and subsequently influences slope stability.

3.2.2 Geologic Cross-Section

As discussed in Section 2.3.2, two geologic cross-sections were developed based on available borehole and water well records. The borehole and water well data was entered into gINT software² to create the cross-sections. The cross-sections are aligned east to west through the study area, illustrating the general topography of the bedrock surface, and the relationship between the outwash sands and gravels and the Glaciolacustrine Silt. Simplified versions of the two cross-sections are shown in Figure 3.2.b and Figure 3.2.c. Detailed cross-sections as well as a plan view map showing the cross-section locations, are provided in Appendix E1 and E2.

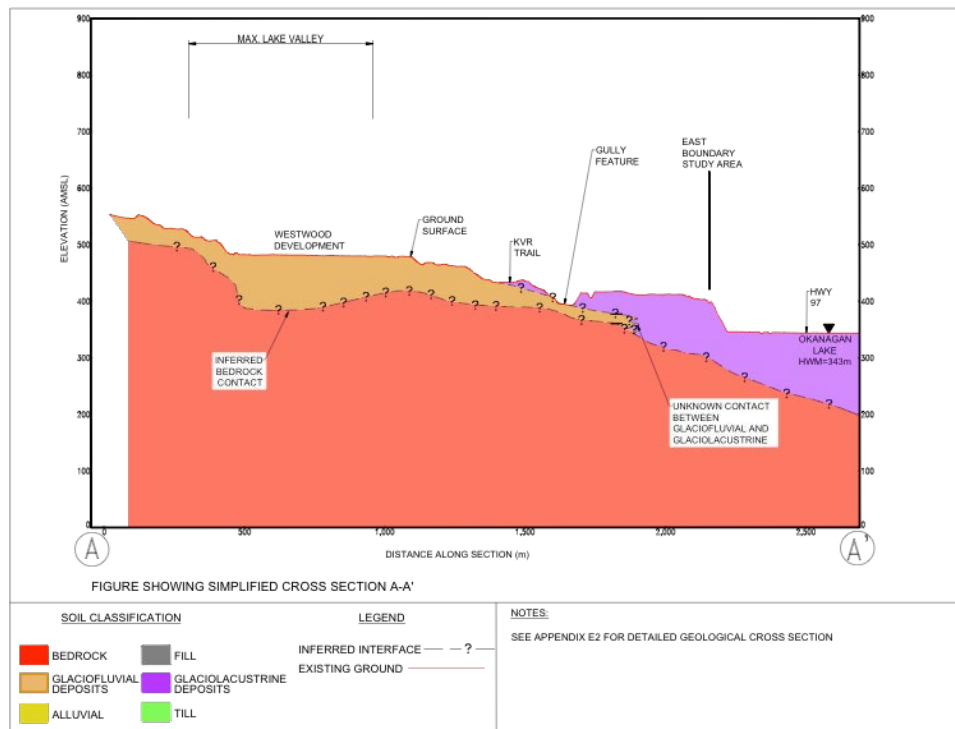


Figure 3.2.b Simplified Geologic Cross-Section A-A'

² gINT is a subsurface data management and reporting software product that logs subsurface data from boreholes or wells for consistent visualization.

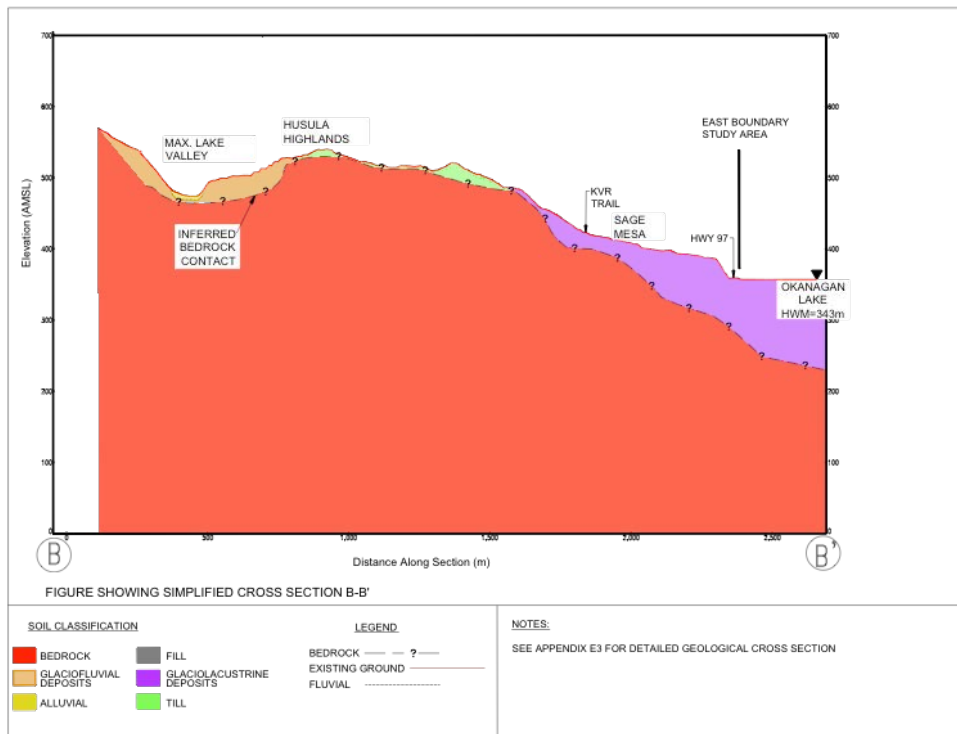


Figure 3.2.c Simplified Geologic Cross-Section B-B'

The following stratigraphic interpretations are made from the cross-sections:

- As described in the Pacific Hydrology and Piteau Associates (1993) report and confirmed in this report, the cross-sections suggest that there is a buried bedrock trough (either a glacially scoured trough, or a bedrock graben defined by a regional scale fault (see Section 3.5, Figure 3.5.a)) trending north-south through the Madeline (Max) Lake Valley. The eastern edge of the trough forms a buried bedrock ridge, which serves to direct the predominant flow of groundwater southwards.
- There are few available boreholes to characterize the interfingering contact between the outwash sands and gravels, and the Glaciolacustrine Silts. Along the western edge of the Glaciolacustrine Silt terrace, available boreholes suggest that the silts are sometimes interbedded with sands, and generally overlie the outwash sands and gravels.
- Gullies dissecting the Glaciolacustrine Silts intercept the sands and gravels. As reported by Klohn Leonoff (1992) and confirmed here, all gullies within the GWB Study Area terminate at the outwash contact, or at a bedrock outcrop. This suggests that these features slowed or stopped the headward progression of the gully and that groundwater flow from the gravels or along the bedrock contact may have influenced the formation of the gully.
- Approaching the east side of the study area towards Okanagan Lake, the Glaciolacustrine Silts are very thick (approaching 100 m) and the depth to bedrock is very deep (est. 100+ m).

3.2.3 Terrain Classification

Terrain classification was undertaken for the GWB Study Area and is presented in Appendix B, Map 2.0. The analysis (described in Section 2.3) essentially confirms the Klohn Leonoff (1992) geological map. Updated imagery since publication of the Klohn Leonoff (1992) geological map enabled this Geotechnical Review to refine

and make minor adjustments in terrain boundaries. In addition, digital imagery and the use of GIS software allowed for more precise presentation and mapping of the results.

Interpretation of the terrain confirms that the lower slopes, representing just over half of the GWB Study Area (53%), consist of a silty glaciolacustrine terrace and associated steep silt bluff slopes. Traditional terrain mapping methods would have resulted in combining the terrace and bluff units however, it was decided that these units should be separated due to the different land management implications of these areas. A summary of the terrain classification is provided in Table 3.2.a below.

West of the glaciolacustrine terrace is a sand and gravel outwash fan with associated terrace deposits, derived from the post-glacial meltwaters flowing from the Trout Creek catchment to the north. For the purposes of the terrain mapping, ice-contact sand and gravel deposits are not distinguished from the outwash deposits; both are classified as glaciofluvial deposits. The glaciofluvial sandy gravel and more recently deposited fluvial deposits represent 41% of the GWB Study Area.

Small upland portions of the GWB Study Area are classified as moderate to moderately steep bedrock-controlled slopes, mantled with silty Till and/or silty-gravelly colluvium (4%). The remaining 2% is made up of the developed Highway 97 corridor.

Appendix B, Map 2.0 provides an updated terrain map illustrating the distribution of soils within the GWB Study Area and forms the basis for subsequent hazard interpretations and analysis.

Table 3.2.a Terrain Classification within Study Area

Terrain Unit	Description	Area (ha) (% of study area)
zLG	Silty Glaciolacustrine Sediments	274 ha (53%)
sgFG	Sandy Gravel Glaciofluvial Sediments	187 ha (36%)
sgF	Sandy Gravel Fluvial Sediments	24 ha (5%)
zsM	Silty Sand Morainal (Till) Sediments	21 ha (4%)
Highway	Developed Highway 97 corridor	13 ha (2%)
Total		520 ha

3.2.4 Geohazard Events Since 1992

The sources of information for documented geohazard events or encounters with geotechnical issues since 1992 are from agency consultation, interviews, or public survey (as described in Section 2.4). Some events were also documented by local online news sources. The documented events (since 1992) have been attributed to geotechnical issues (associated with water leaks, sinkhole development, or landslides) or to safety issues (where people (or animals) had encountered and suffered injuries from the geotechnical hazard(s) such as a sinkhole).

Previous reports by Nyland and Miller (1977) and Iravani (1999) noted the occurrence of geohazard events within the GWB Study Area around the time of initial land development. These include documented historical occurrences of sinkhole development, gully erosion and soil settlement. Most events, observed to have resulted from domestic water leaks or irrigation, septic fields, or where roof and road drainage have been diverted onto the silt soils, caused minor property damage, but rarely injury or death. Some exceptions to this include:

- The death of three workers during construction of the Summerland to Penticton Lakeshore Road (Highway 97) in 1913 by a collapsing silt bluff slope (Vernon Morning Star, Jan 5, 2020); and
- The death of one person and destruction of three homes along Lakeshore Drive in Summerland (north of Study Area) in September 1970 by a silt block fall (reported in Nyland and Miller, 1977).

Sinkhole occurrences (since 1992) are not uncommon within the GWB Study Area, however, are relatively small in size and have little consequence in terms of damages and/or injuries. Development of a notable sinkhole occurred in the Sage Mesa area in 2014, along the water main distribution right-of-way (ROW). A subsequent geotechnical investigation did not identify the cause of the sinkhole but did provide comments for remediation (Tetra Tech EBA, 2014). Approximately two truckloads (20 m³) of granular material was backfilled into the sinkhole.

Numerous silt block falls have impacted Highway 97 between Summerland and Penticton, resulting in debris covering the road, however no fatalities have been recorded. Table 3.2.b below provides a summary of the documented geohazard events within the study area since 1992.

Table 3.2.b Documented Geohazard Events within the Study Area since 1992

Date	Location	Description of Event (information source)
August 24, 2004	Sage Mesa	Deer rescued from sinkhole (www.castanet.net)
Not Specified	Sage Mesa	Uneven settlement of soils under a recently completed pool caused damage to pool and to road below the silt bluff (public survey)
Not Specified	Sage Mesa	Collapse of a carport foundation into a sinkhole
Not Specified	Sage Mesa	Major soil cavity formed under a house
Not Specified	Sage Mesa Road (during construction)	Large sinkhole formed during construction. When filling the hole, reported seeing material bubbling up just offshore in Okanagan Lake
Not Specified	At old hotel on Highway 97	Crawling up pipe starting at Highway and exiting at railroad tracks (unknown source)
April 10, 2014	Between 4655 and 4675 Sage Mesa Drive (Waypoint A)	Sinkhole formed along water main right of way and backfilled (Tetra Tech EBA, 2014)
October 2015	4200 Highway 97, Summerland, BC (outside of the study area)	Buried water pipe broke and resulted in creation of large erosion gully feature and sinkhole (Keystone Environmental, 2017)
April 12, 2018	West Bench Hill Road, Penticton, BC (Waypoint B)	Landslide on silt slope above road (GlobalNews.ca)
August 19, 2018	604 West Bench Hill Rd. (Waypoint C)	Damage to property due to broken irrigation line (investigated by Ecora).
Nov. 6, 2018	KVR Trail, West Bench (Waypoint D)	Penticton firefighters retrieve cyclists who fell into sinkhole on KVR Trail (www.pentictonwesternnews.ca)
Feb. 22, 2019	Highway 97, just south of Summerland, BC (outside GWB Study Area)	Landslide from silt bluffs onto Highway 97
May 15, 2019	KVR Trail, north of West Bench Hill Rd., West Bench (Waypoint E)	UTV driver hit a sinkhole and was injured when thrown down embankment (KelownaNow.ca)

Despite mapped landslide and sinkhole occurrences based on 2018 LiDAR data, orthophotos, and supplemented by fieldwork, the occurrences may have existed prior to 1992. The interpretation is impacted due to a lack of consistent landslide and sinkhole monitoring and incident reporting within the RDOS.

Based on data gathered from public media and anecdotal sources, the landslide and sinkhole inventory is summarized as follows:

- 12 landslides were identified along the Glaciolacustrine Silt bluffs and four landslides were identified on steep glaciofluvial side slopes of the Madeline (Max) Lake Valley, for a total of 16 landslides within the Study Area (see Appendix B, Map 3.0). Landslides were not identified in

the Klohn Leonoff (1992) mapping. Only one of the slides, located at the junction of Sage Mesa Road and Highway 97, is characterized as an ancient large-scale rotational landslide.

- 97 sinkholes were identified within the GWB Study Area (several lie just outside the GWB Study Area boundaries but were counted regardless) (see Appendix B, Map 4.0). By comparison, Klohn Leonoff (1992) identified 301 sinkholes using air photos, field work and anecdotal information.

The reason for the difference is somewhat unclear but it is possible that both the image resolution and image interpretation were factors. It is also quite likely that a significant number of sinkholes have been infilled with soil during land development or are obscured by soils and/or vegetation.

Similarly, to RDOS' landslide and sinkhole monitoring and incident reporting, the MoTI Road Maintenance Contractor(s) lacks consistent reporting of geotechnical or water management issues. Historically, the road maintenance Contractor for the MoTI Area 8 South Okanagan was Argo Road Maintenance Inc. (Argo), however in 2019, road maintenance activities were taken over by AIM. It is unclear whether Local Area Specifications (LAS) are in place and whether maintenance measures address the sensitive soil conditions. More information on road maintenance record-keeping and communication protocol with RDOS is required.

Correspondingly, RDOS reporting of geotechnical issues associated with water line leaks or breaks, or instances where residents have documented issues with groundwater seepage, instability or erosion is inconsistent.

3.3 Public Survey Results

In an effort to obtain information regarding historical landslides, sinkholes and other geotechnical issues, a public survey of area residents was conducted. The survey was distributed to RDOS Electoral Area "F" residents and posted on the RDOS website between February 14 and March 13, 2020.

A total of 41 responses were received from residents, with an average timeframe of occupation within the GWB Study Area (where indicated) of 17 years. Several respondents highlighted smaller-scale issues that would not have been observed by the historic air photo review or fieldwork assessment due to size and/or location (i.e., on private property). A detailed response table is provided in Appendix D. A summary of responses indicates that:

- Approximately one third (33%) of the 41 respondents reported experiencing issues with sinkholes;
- Approximately 15% of respondents reported issues with land subsidence, landslides, erosion, or other land disturbance; and,
- Few respondents (5%) reported issues with groundwater seepage.

3.4 Engineering Material Properties of the Glaciolacustrine Silts

The Glaciolacustrine Silts encountered in the Study Area, also commonly known as Penticton Silt (used interchangeably in the following section), can present significant geotechnical challenges, and have historically performed poorly when their unique behaviour has not been taken into consideration during site development.

The Klohn Leonoff (1992) report derived engineering material property information and data for the Glaciolacustrine Silts from Quigley (1976), and Nyland and Miller (1977). This Geotechnical Review derives additional engineering material property data from Iravani (1999) and Thurber (2007). The background reference studies include in-situ and laboratory testing of the silt at various moisture contents, including seismic cone penetration testing, classification, mineralogy and chemical testing, consolidation testing and triaxial testing. It should be noted that the engineering material properties in some studies include both undisturbed glaciolacustrine soils and colluvial soils, derived from the glaciolacustrine deposits.

The Glaciolacustrine Silts are generally described as varved (Jones, 1973; Shaw, 1975; Evans, 1982; Thurber, 2007), a few cm to ~1 m thick (Thurber, 2007), with small pockets of granular material and erratics. Soft sediment deformation structures have also been noted. Comparatively, Colluvial Silt has been characterised as being derived from Glaciolacustrine Silts (Iravani, 1999), homogeneous, and occur on slopes and infilling gully bottoms (Buchanan, 1977; Nyland and Miller, 1977; Wilson, 1985; Klohn Leonoff, 1992; Thurber 2007).

Contrary to other studies, the Iravani (1999) study indicated that soil suction, as a result of negative pore pressure in unsaturated soils above the groundwater table, is not a key factor in the behaviour of the Penticton Silt. Rather, the study implies that the Penticton Silt is structurally bonded by a number of chemical bonding agents (mainly silica acid gel), and the strength of the inter-particle bonding is highly sensitive to changes in water content.

The Engineering Material Properties of the Glaciolacustrine Silt and Colluvial Silt (where identified), which have been used for the current assessment, are discussed in the following sections. Table 3.4.a is a summary table showing those properties, which have been used for the current assessment. Significant differences are noted between properties identified by Klohn Leonoff (1992) and those identified for this assessment using more recent studies. Further detailed descriptions of the Engineering Material Properties of the Glaciolacustrine Silts are provided in Appendix F.

Table 3.4.a Summary of Engineering Material Properties of the Glaciolacustrine Silts, as summarized by Iravani (1999) and Thurber (2007)

Material Property Type	Parameter Values	Comments
Grain Size Analysis	Sand: 0% - 5% Silt: 70% - 100% Clay: <1% - <20% Natural Moisture Content: 9% - 30%	Generally, no major difference identified between glaciolacustrine and colluvial silts by the author. Sand: up to 20% reported in one study Silt: dominant material Clay: up to 91% reported in one study Natural Moisture Content: 9% - 30% Limited Natural Moisture Content data available
Atterberg Limits	Liquid Limit: 21% - 40% Plastic Limit: 20% - 33% Plasticity Index: 1% - 14% In-situ Water Content: 1% - 43%	Liquid Limit: between 50% and 68% reported in three studies Plastic Limit: as low as 13% reported in one study Plasticity Index: up to 43% reported four studies Only one study provided properties for colluvial silt, which appear similar to the other studies
Cohesion	Drained: 30 kPa – 35 kPa (peak) 10 kPa (residual)	MoTI reported lower drained shear strengths in their study
Friction Angle	30°–35°	Generally, for silt with moisture content at/near, or significantly below the Plastic Limit Soils with higher cohesion (peak strength) reported lower friction angles in one study
Consolidation	Volumetric strain decrease in Glaciolacustrine Silts: 2% - 11% Volumetric strain decrease in Colluvial Silts: 25% - 31%	
Specific Gravity	2.6 - 2.88	
Density	1152 kg/m ³ – 1734 kg/m ³ (dry density)	
In-situ Void Ratio	0.68 - 1.56	

Material Property Type	Parameter Values	Comments
Fabric and Scanning Electron Microscopy (SEM)	Horizontally oriented platy particles Anisotropic fabric Micaceous	

3.4.1 Grain Size Analysis

Grain size analysis (GSA) indicates the glaciolacustrine soils typically comprise 0% to 5% sand (but can be up to 10%), 70%+ silts (generally 80%-90%), and the remaining percentage is clay (generally 8% to 18% based on Iravani, 1999, and Thurber, 2007).

Evans and Buchanan (1976) and Wilson (1985) noted there was no major difference in grain size between the glaciolacustrine soils and the colluvial silt. However, there is very little data on colluvial silt to confirm this. Natural moisture contents in the glaciolacustrine soils generally range between 10% to 30%. No natural moisture contents were reported for testing carried out on the colluvial silt.

Ecora has carried out limited soils testing on the Glaciolacustrine Silts for a number of projects in the area. Results of the GSA and natural moisture content tests concur with the previous studies, with fines contents of 94% to 100% and moisture contents in the range of 9% to 20% (average of 16%).

3.4.2 Natural Moisture Content & Atterberg Limits

Iravani (1999) indicated that the in-situ water content of the Pentiction Silt is typically around 15-25% depending on seasonal changes and depth, and that water content increases rapidly with distance from the exposed bluff faces. Iravani (1999) also indicated that the water content at saturation is 43%, which is higher than the liquid limit (LL) of the silt.

Previous Atterberg Limits testing in the glaciolacustrine soils indicated the material primarily consisted of low plastic silt (ML) and low plastic silt and clay (ML-CL). Laboratory test results indicated the soils ranged between 21%-40% for LL, 13%-33% for plastic limits (PL), and 1%-<20% plasticity indices (PI).

Based on the summary reports by Iravani (1999) and Thurber (2007) LL, PL, and PI generally ranged between 35%–40%, 25%–33%, and 0%-10% respectively. There is limited data on the plasticity of the colluvial soils. Undisturbed samples tested by Iravani (1999) from the Okanagan Lake Park Slide and Koosi Creek slide were noted to have shown swelling up to 45% volume, with slurry samples showing signs of shrinkage and volume decrease upon exposure to drying.

Results of Ecora's Atterberg Limits testing in the Glaciolacustrine Silts indicates the LL, PL, and PI were generally within the ranges tested by others.

3.4.3 Shear Strength

Iravani (1999) stated that the Pentiction Silt are strongly structured, with undrained stress paths controlled by soil structure, which in turn are moisture sensitive. Some signs of stress paths caused by pore pressure was noted by Iravani (1999), however the pore pressure generated in test results did not have a significant influence on the undrained response of structured Pentiction Silt. Soil structure is a controlling factor of undrained stress paths rather than generation of pore pressures. Increase in structural bonding within the soil increases as the soil water content decreases. Under confined conditions, the behaviour of the Pentiction Silt is attributed to the soil structure (cohesion rather than friction).

Unconfined compression tests performed by Lum (1977) indicated the average compressive strength was 180 kPa for uniaxial loading parallel to bedding, and 201 kPa for uniaxial loading perpendicular to bedding. The

consolidated triaxial tests indicated samples with higher effective confining stresses (>100 kPa) presented an average shear strength between 130 kPa to 204 kPa and did not strain soften. Samples with lower effective confining stresses (<100 kPa) averaged 60 kPa and were found to show strain softening. The average water contents of the samples were 7%.

Triaxial testing by Lum (1977) and Iravani (1999) indicated shear strength increased with a decrease in water content. Low effective confining stresses were found by Lum (1977) to have cohesion of 60 kPa with a drained friction angle of 17.8°. Wilson (1985) carried out direct shear tests on unsaturated reconstituted specimens, resulting in a friction angle of 38° and 2 kPa cohesion. Testing by Sobkowicz and Coulter (1992) found a 5% increase in friction angle on specimens with water contents significantly lower than the PL, compared to specimens with water contents at/near the PL. The cohesion intercept was the same (30 kPa) for both sample types.

3.4.4 Internal Angle of Friction

Based on the summary reports from Iravani (1999) and Thurber (2007), the internal angle of friction of the Pentiction Silt range between 30° and 35°, with an approximate average of 32°. Klohn Leonoff (1992) summary report indicated friction angles of 17° to 35° in the clay fraction. The studies did not distinguish between glaciolacustrine and colluvial silt.

3.4.5 Collapse of Internal Soil Structure

Limited 1-D consolidation testing in the glaciolacustrine soils indicated a general volumetric strain decrease between 2% and 4%. Results by Nyland and Miller (1977) showed a range of between 3% and 11%, however they noted “the magnitude of collapse increases as vertical effective stress corresponding to the flooding stage increases”.

Lum (1977) noted remolded dry specimens were more compressible than dry undisturbed specimens, and “glaciolacustrine soils are sensitive to water content and exposure to moisture, especially at small values of water content”. MoTI results of 1-D consolidation testing reported by Thurber (2007) indicate a volumetric strain decrease of between 25% and 31% in the colluvial soils.

3.4.6 Specific Gravity, Density, and In-Situ Void Ratio

Laboratory testing of specific gravity, density, and in-situ void ratio is poorly documented in Pentiction Silt and studies do not distinguish between glaciolacustrine and colluvial silt. Based on the available data, specific gravity is reported to range between 2.6 to 2.88; maximum dry density is between 1152 kg/m³ to 1734 kg/m³; and in-situ void ratio ranges between 0.68 and 1.56.

3.4.7 Fabric and Scanning Electron Microscopy (SEM)

Previous studies on the fabric of the Glaciolacustrine Silts generally found the material to be horizontally oriented with anisotropic fabric. Iravani (1999) noted that one cycle of environmental loading resulted in changes in soil fabric and generation of meta-stable voids. His analysis using damping resulted in the formation of micro-cracks and showed evidence of de-structuring on a grain-to-grain level.

3.5 Bedrock Geology

The GWB Study Area is located on the east-facing slopes on the west side of the Okanagan Valley, with a regional north-south trending trench corresponding to the Okanagan Fault. The GWB Study Area is underlain by

intrusive igneous rocks of the Bromley Batholith, while at depth a fault boundary with the much older Okanagan Gneiss is assumed, with minor transverse faults intersecting the south side of Mount Nkwala (Okulitch, 2013) (Figure 3.5.a).

Intrusive igneous rocks are formed under the earth surface by the cooling of magma and are composed of mostly durable minerals in the form of large interlocking crystals and wide-spaced joint planes. Bedrock underlying the GWB Study Area is characterized as medium to coarse-grained granodiorite, quartz diorite and granite.

Normally, these rocks are quite stable and can support steep slopes. However, the presence of feldspar minerals, as indicated by a pinkish rock colour, indicates a less resistant rock type that is subject to granular disintegration due to chemical and mechanical weathering.

Within the GWB Study Area, bedrock is only exposed on the steep upper elevation slopes, such as the side slopes of Mount Nkwala, with minor outcrops at the incised gully headwalls. Available borehole records in the West Bench and Sage Mesa areas indicate that bedrock is quite deep (greater than 80-100 m deep), except for a buried bedrock ridge situated mid-slope, where bedrock is approximately 20 m deep. The orientation of the buried bedrock ridge and the adjacent Madeline (Max) Lake Valley generally coincides with the minor transverse fault, west of Mount Nkwala.

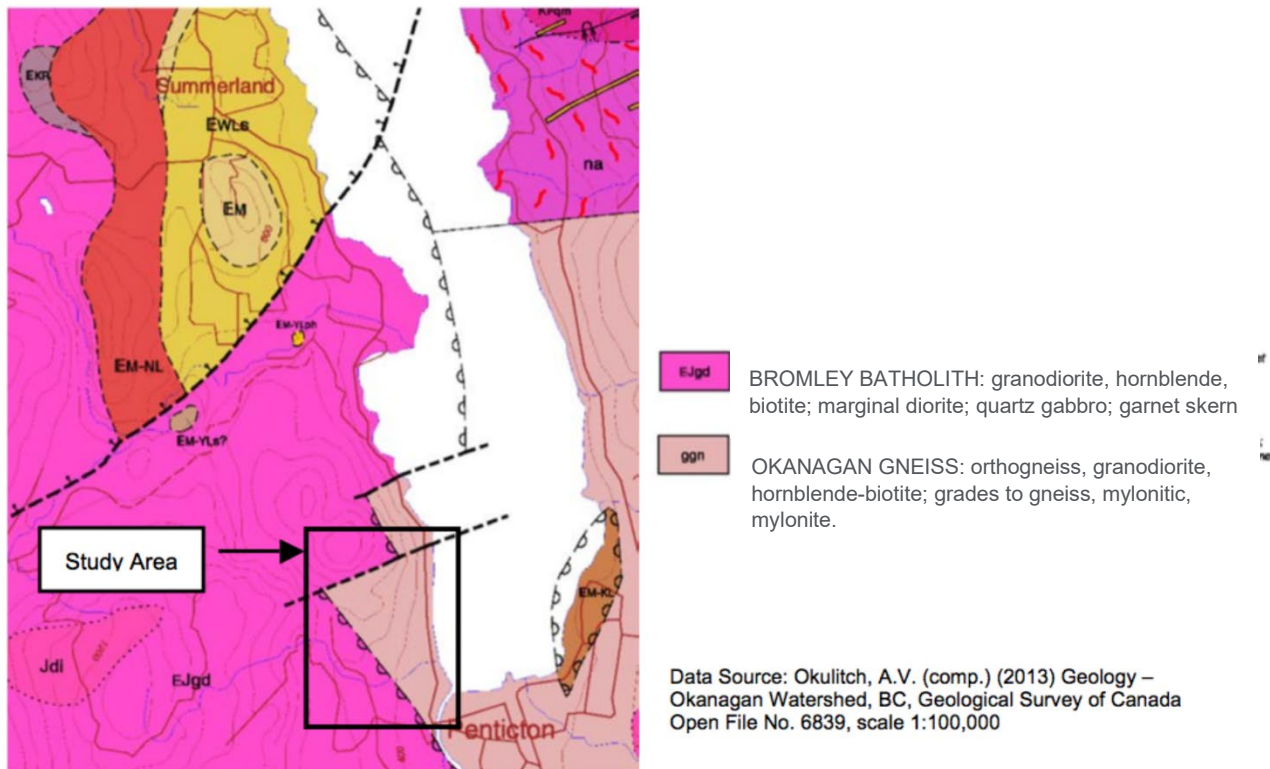


Figure 3.5.a Bedrock Geology within the Study Area (from Okulitch, 2013)

3.6 Seismicity

The GSC has developed a probabilistic (5th Generation) seismic hazard model (Halchuk et. al, 2015) that forms the basis of the seismic design provisions of the 2015 National Building Code of Canada (NBCC, 2015).

Peak Ground Accelerations³ (PGA) and Spectral Accelerations (Sa(T)) for a reference “Class C” (very dense soil and soft rock) can be obtained from the Earthquakes Canada website (<http://earthquakescanada.nrcan.gc.ca>) for various return periods. The values for the GWB Study Area are summarized in Table 3.6.a below.

Table 3.6.a Reference (Class C) Design Peak Ground Acceleration (PGA) and Spectral Accelerations (Sa(T)) for the Greater West Bench Study Area

Return Period	PGA (g)	Sa(0.2) (g)	Sa(0.5) (g)	Sa(1.0) (g)	Sa(2.0) (g)
475 years	0.031	0.069	0.068	0.049	0.031
1,000 years	0.047	0.102	0.095	0.070	0.045
2,475 years	0.074	0.160	0.139	0.102	0.071

3.7 Hydrogeology and Groundwater Regime

Background information on the hydrogeology and groundwater regime within the GWB Study Area is provided in the Pacific Hydrology and Piteau Associates (1993) report. The report, which was commissioned for Inland Contracting Ltd. (Inland), evaluated groundwater conditions in the vicinity of a proposed residential development at the south end of Madeline (Max) Lake Valley, located on the west side of the study area.

Pacific Hydrology and Piteau Associates (1993) carried out an investigation which included drilling five cased boreholes, completed as screened pumping wells or water level monitoring piezometer sites. Well logs, pump testing, and a field reconnaissance program provided the information required to characterize groundwater conditions and to determine possible negative impacts from the proposed development. This study by Pacific Hydrology and Piteau Associates (1993) remains the only comprehensive groundwater investigation completed for the GWB Study Area. No new groundwater wells have been completed since.

The Pacific Hydrology and Piteau Associates (1993) report concluded that the depth and morphology of the bedrock surface under the glacial outwash sands and gravels west of the West Bench imparts a strong influence on the groundwater hydrology of the area. A buried bedrock trough is purported to extend southward from the mouth of Madeline (Max) Lake Valley and turns southeast at Bartlett Drive. A buried bedrock ridge extending south from Mount Nkwala separates this bedrock trough from the thick silts underlying the West Bench. The buried bedrock ridge inhibits direct easterly flow from the bedrock valley into the silts. Consequently, groundwater flows in a south-southeasterly direction through the glacial outwash sediments, until the southern extent of the bedrock ridge is reached. The groundwater flow direction then turns eastward, toward Penticton, through southern portions of the West Bench. This suggests that the groundwater regime differs between the north (i.e., Sage Mesa) and south (i.e., West Bench).

Once the groundwater turns toward Okanagan Lake and encounters the thick (over 100 m) saturated silt and sandy silt horizons, the regional groundwater gradient and velocity are both very low and are deemed incapable of causing structural changes (internal subsurface erosion) to the soil deposits under natural loading conditions.

From a regional perspective, the groundwater regime is important where more permeable stratigraphic units encounter a less permeable unit. For example, while groundwater flow through the Madeline (Max) Lake buried valley can permeate the Glaciolacustrine Silts underlying the West Bench area, groundwater flow on the eastern side of the buried rock ridge encounters the Glaciolacustrine Silts at a shallower depth. Gully headwalls in the GWB Study Area terminate at the bedrock interface, or the interface with the sand and gravel unit, suggesting that groundwater contributes to the development of the erosional landform.

In the Sage Mesa area, at the north end of the GWB Study Area, the groundwater regime within the Glaciolacustrine Silts may also be affected by changing water levels on Okanagan Lake. At low lake levels, the

³ Peak ground acceleration (PGA) is equal to the maximum ground acceleration that occurs during earthquake shaking at a location. PGA is equal to the amplitude of the largest absolute acceleration recorded on an accelerogram at a site during a particular earthquake.

hydraulic gradient through the silts would be higher, increasing the potential for piping and internal erosion through the silts (see Section 5.3). Conversely, during high water levels, the hydraulic gradient may be lower. However, the internal soil strength may be reduced due to increased pore pressures at a higher water table. This may affect the potential for future larger-scale landslides and is a factor to be considered in further investigations.

3.8 Surface Water Hydrology

The most significant surface water feature in the GWB Study Area is Madeline (Max) Lake, which is a shallow pond located in the valley on the west side. The Madeline (Max) Lake is a wetland identified as part of the Okanagan Wetlands Strategy (<http://okanaganwetlands.ca/>). The pond is mostly full of cattails, with only a small amount of open water remaining. The outlet of the lake drains into the Peter Bros. Gravel Pit area and there is no visible outflow. It is judged that all flows downstream of Madeline (Max) Lake are subsurface.

Madeline (Max) Lake and its associated riparian habitat is one of the last remaining wetland habitats in the Penticton Area and is home to a number of rare and endangered species (<http://okanaganwetlands.ca/wetlands/max-lake/>). The Madeline (Max) Lake Conservation Covenant is The Land Conservancy's first covenant in the Okanagan-Similkameen area (<http://conservancy.bc.ca/max-lake/>). This covenant, which protects 5.72 hectares of wetland habitat around the lake, is co-held with the RDOS and is the first of its kind for the Regional District.

There are no gazetted streams within the GWB Study Area. The "blue line work" shown on the enclosed maps represents water courses and is sourced from the BC Freshwater Atlas. Line work for the Freshwater Atlas is derived from provincial 1:20,000 scale Terrain Resource Information Management (TRIM) maps that are interpreted from topographic information and aerial image interpretation. Therefore, the blue lines on the map do not necessarily reflect the true hydrologic nature of the water course, such as whether the stream flows on the surface or sub-surface. Based on experience in the South Okanagan, it is not uncommon for mapped streams to flow subsurface.

On the slopes above the Glaciolacustrine Silt terraces, surface water catchment areas were defined by topography and delineated for further characterization. These upslope catchments would typically have seasonal flow, during spring snow melt, and storm flows during and after rainstorm events. The largest catchment in the GWB Study Area is associated with the area draining into Madeline (Max) Lake (28 km²). Other identified catchments are associated with the headwater reaches on the bedrock-controlled slopes on the south side of Mount Nkwala above the larger gully systems on Sage Mesa / West Bench, or are headwater reaches on slopes above the gravel terraces above West Bench.

In summary, the surface water hydrology of the GWB Study Area is characterized by:

- A lack of perennially flowing streams within the study area;
- Predominantly seasonal surface water flow from relatively small bedrock-controlled catchments above the study area;
- Rapid infiltration of surface water to the ground, reflected in the relative lack of incised stream channels; and
- Localized scour along road ditches and through culverts that reflects periodic flow attributed to rainstorm events.

3.9 Climate

Geotechnical processes in the GWB Study Area are driven by various climate parameters, such as temperature and precipitation. The GWB Study Area has a semi-arid mid-latitude climate, characterized by hot dry summers

and cool dry winters. Very low precipitation in the summer and winter creates a more stable geotechnical condition

The closest climate station with long-term records to the GWB Study Area is located at the Penticton Airport, approximately 4.5 km to the south (Environment Canada Stn. 1126150). Previously completed geotechnical hazard studies reviewed climate data for the periods 1964-1973 (Nyland and Miller, 1977), 1945-1985 (Klohn-Leonoff, 1992) and 1941-1990 (Irvani, 1999). For the current study, the most recent “Climate Normals”, for the period 1981-2010, are reviewed and summarized in Figure 3.9.a.

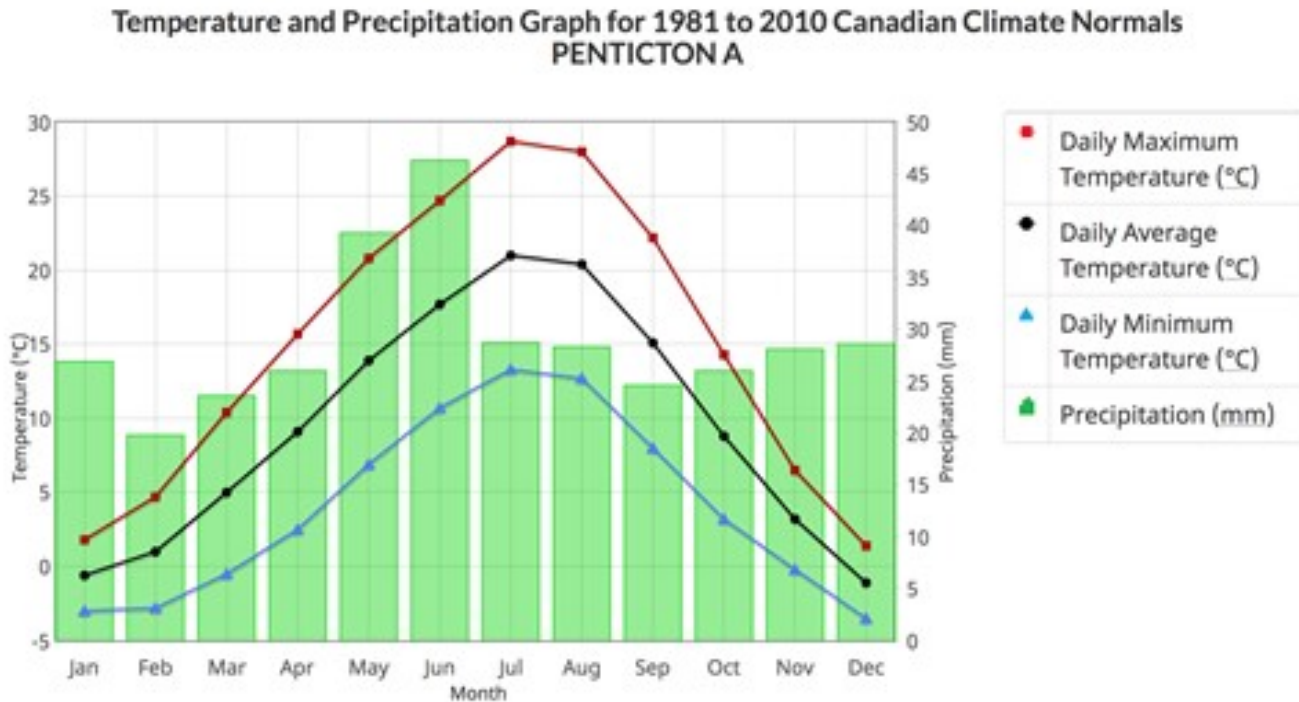


Figure 3.9.a 1981 to 2010 Climate Normals for Penticton A (Env Can Station 1126150)

For the period 1981-2010, the GWB Study Area had a mean monthly temperature of 9.5°C and a mean annual precipitation of 346 mm, of which 58.7 mm fell as snow. On average, the greatest amount of precipitation fell during the month of June (46.3 mm). Extreme daily rainfall events tended to occur in the summer months, with the highest daily rainfall event was recorded on Aug. 9, 2008 (45.6mm).

Climate trends recorded at Penticton Airport (Table 3.9.a) indicate that mean annual precipitation is increasing (22% increase in 25 years), while the proportion of precipitation falling as snow is decreasing (29% decrease in 25 years). Further commentary on future changes in climate, and potential effects on geotechnical stability, are provided in Section 6.10.

Table 3.9.a Climate Trends at Penticton Airport (Stn. 1126150)

	Mean annual precipitation	Mean annual snowfall
Period 1945-1985 (Hogg and Carr, 1985)	282.9 mm	76.0 mm
Climate Normals 1961-1990	308.5 mm	73.0 mm
Climate Normals 1971-2000	332.7 mm	67.2 mm
Climate Normals 1981-2010	346.0 mm	58.7 mm

3.9.1 Regional Water Balance Character

Previous reports that calculate the regional water balance indicate that, due to evapotranspiration during the spring and summer months, there is a net water deficit in the GWB Study Area (Nyland and Miller, 1977). Nyland and Miller (1977) calculate a pre-development moisture deficit of 365.8 mm and concluded that proper irrigation practices (i.e., use of sprinklers), would balance evapotranspiration, and would not cause any rise of groundwater table. Kohn Leonoff (1992) calculated an annual moisture deficit of 194 mm. Further differences in the local water balance may occur due to changing precipitation and land use practices.

Changes in mean annual precipitation and future changes in climate may affect the regional water balance. Projected increases in mean annual precipitation may alter the overall regional water balance. At a local site level, increases in mean annual precipitation and increased frequency of high intensity rain events, will increase reliance on a robust stormwater management system. Groundwater levels may increase, which could increase the frequency of landslide events and accelerate the development of sinkholes.

Further investigation is required to determine whether larger-scale impacts on the regional groundwater table are being affected by changes in climate. Investigation work should include monitoring groundwater levels in existing wells and expanding work to include the development of new monitoring wells.

4. Land Development in the Study Area

4.1 General

The following section provides background information on historical land development and community infrastructure and site servicing.

4.2 Land Development History

The GWB Study Area is comprised of residential neighbourhoods, consisting primarily of single detached homes on medium and small-sized lots. Lots in the West Bench - Sage Mesa neighbourhoods were originally developed as part of the *Veteran's Land Act* after World War II (RDOS Electoral Area "F", OCP, 2018). In the early 1950s, original lots up to 2 Acres in size, were intended for small scale agricultural production (e.g., orchards and gardens). In the 1960s and 1970s the area was partially subdivided and infilled with residential development. On a sloping upland area to the west of the West Bench area, the Husula Highlands subdivision was developed in the 1970s and 1980s. An elementary school is situated on West Bench Road. Within the GWB Study Area, there are two private golf courses, and a commercial gravel quarry operating south of Madeline (Max) Lake on the west side.

Land development that has occurred since the completion of the Klohn Leonoff (1992) report include:

- Subdivision and development of Westwood Properties, and further infill within the Husula Highlands subdivision, comprised of approximately 108 single-family residential lots;
- Subdivision and development of the Red Wing Properties, located on PIB reserve land east of the study area;
- Scattered infrequent infill and single-lot subdivision within the West Bench and Sage Mesa areas; and,
- Development improvements at two private golf courses in the Sage Mesa area, including adding a large, paved parking lot at the WOW Golf Course.

Associated with new development within the GWB Study Area, is approximately 1.4 km of new (paved) road plus driveways and associated paved surfaces.

4.3 Community Infrastructure and Servicing

Previous research has indicated that water introduced from non-natural sources is a contributing factor to landslides, the development of sinkholes, and other soil instability (Nyland and Miller, 1977; Klohn Leonoff, 1992). Therefore, infrastructure and servicing components such as domestic/irrigation water, wastewater (sewerage systems), and stormwater are considered relevant to this Geotechnical Review. A community infrastructure overview was completed by Associated Environmental (2017) during updates to the RDOS Electoral Area "F" OCP (2017).

Water distribution and management requires water lines, which may potentially leak or break. Sewerage systems, comprised of individual septic drain fields, are not connected to a community system, and introduce water to the ground. Where there is no formal stormwater management plan, unmanaged stormwater runoff from hard surfaces such as pavement, concrete, and roofs, may contribute to instability. The following sections summarize the existing community infrastructure and servicing within the GWB Study Area.

4.3.1 Domestic/Irrigation Water Supply

Currently there are two separate water providers: 1) RDOS West Bench Water System (formerly West Bench Irrigation District (WBID)) and 2) the Sage Mesa Water & Public Service Co. Ltd.

RDOS West Bench Water System

The WBID water system was built in the early 1950s to supply water for a Veterans Land Act development. The original lots consisted of larger acreages that in the early days were planted into fruit trees such as cherry, apple, peach, pear and plum. As time went on, some of those lots were subdivided until soil studies identified trends for sinkhole activity in certain areas. In the early days, water was pumped from the river channel and later the intake was extended into Okanagan Lake in an effort to improve water quality. As drinking water requirements increased over the years, and the old steel pipe began to deteriorate, the Irrigation District began a water system infrastructure replacement project and started investigating options to move the system to the RDOS or the City of Penticton (CoP) where they would be eligible for professional management and grant funding. As of 2010, over 60% of the water mains in the system had been upgraded.

In 2011, the WBID's Letters Patent were dissolved through a Provincial "Order in Council", that moved ownership of the water system and its assets to RDOS. As part of that move the Provincial and Federal Governments provided grant funding to finish rebuilding the water system, add water meters, a booster station, back-up power, and supported an "extra territorial" Bulk Water Servicing Agreement between the CoP and RDOS.

The Bulk Water Servicing Agreement provided access to fully treated, filtered water from the CoP's water treatment plant that enabled the West Bench residents to finally meet the Interior Health (IH) Authority's Permit to Operate conditions. Once the work was completed, the long-lasting Boil Water Notice was rescinded.

In 2013, water in the West Bench area was reported to be distributed to the following sectors (WSP, 2016):

- Rural residential (0.5-0.75 acres): 80%;
- Other rural residential: 14%;
- Agricultural: 5%; and,
- Institutional: 1%

The RDOS have a National Award-Winning leak detection system operating on the West Bench water system. Water meters are installed for 351 residential connections and 18 agricultural connections on the West Bench system and monthly readings have been obtained since 2015. Water meters measure the volume of water used at a property and are a valuable tool in assisting the RDOS with water conservation efforts and improving water infrastructure life span.

Using Neptune R900i water meters, RDOS can identify water leaks within the property and relays that information to the homeowner for repair. The metering system alerted RDOS that 66 of the 351 meters had continuous leaks of 35+ days and another 35 meters detected intermittent leaks, totalling over 500 litres per hour (Z. Kirk, personal communication, 2020).

In one example, provided by RDOS, the leak detection system alerted a homeowner situated in a high hazard zone of a 30 litre/hour leak that was not visible. Leaks are documented and reported in a systematic manner, ensuring that the issue is eventually addressed. Overall, the program is an incredibly important tool in the management of potentially unstable ground in an area soils sensitive to introduced water.

Sage Mesa Water & Public Service Co. Ltd. System

Sage Mesa Water & Public Service Co. Ltd. was built as a private system and was regulated under a Certificate of Public Convenience and Necessity (CPCN) to supply water to a development in the "lower zone" of the current water system in the 1970s. In the early 1990s the Province seized the operation for various reasons and the system has been managed through the provincial water controllers ever since. An expansion to the supply water

to new subdivisions (referred to as the “upper zone”) that included Westwood Estates and Husula Highlands also happened in the early 1990s.

In 2010, the Province contracted the RDOS to operate the system and this agreement is still in place.

The system, which includes two golf courses is partially metered and is on a permanent Boil Water Notice in the lower zone and seasonal Water Quality Advisory (WQA) for turbidity in the upper zone. Their current water source is Okanagan Lake.

The Bulk Water Agreement between the RDOS and the CoP included future provisions to supply the Sage Mesa water system if a decision is made to go in that direction.

4.3.2 Wastewater System

To this day, there is no community sanitary sewer or wastewater collection system servicing the GWB Study Area. All residential dwellings have individual septic tanks and field tile effluent disposal systems.

A Wastewater Management Plan (WWMP), developed for RDOS Electoral Area “F” in 1994, identified the West Bench / Sage Mesa area as a priority for alternate wastewater management options due to geological concerns (Stanley Associates, 1994). The alternatives were identified as:

1. A regional sewerage collection system for the GWB area to connect to the CoP wastewater system;
2. A localized facility in the West Bench to collect and treat wastewater, discharging treated effluent to the Okanagan River; or
3. Maintain existing treatment and restrict future development due to geological concerns.

At the time of completion, Option 3 (maintain existing (individual, on-site) wastewater treatment systems) at the property level was chosen. The WWMP was completed in 1994, therefore the OCP update recommended a review to ensure that the WWMP was still valid and that an updated geotechnical hazard assessment was taken into consideration (Associated Environmental, 2017).

A feasibility assessment and preliminary costing for a wastewater collection system was completed in 2005 (by Stantec) to examine the feasibility of a primarily gravity system that connects to the CoP for wastewater treatment and disposal.

4.3.3 Stormwater Management System

Stormwater management within the GWB Study Area is inconsistent and not well documented.

Stormwater runoff along public roads is inconsistent and non-integrated. Roads are maintained at a rural level under contract on behalf of the MoTI. Public roads in the GWB Study Area generally lack curb, gutter, and storm drains. However, there are areas within the Sage Bench and West Bench area that do have storm drains, and it appears that runoff is directed by pipe into nearby gully systems. Little stormwater management information was provided by MoTI or the roads Contractor.

Stormwater drainage for new single family dwelling development requires professional engineering sign off as per current BP requirements. Stormwater runoff at the property site level is unmanaged and largely unknown. It is assumed that roof and driveway runoff is generally managed within the individual properties and is directed to ground, or possibly into rock pits situated on the property, which is the Provincial standard practice for rural storm drainage systems.

There is no provision in the BCBC (2018) to account for sensitive soil conditions, or downslope slope instability. Due to the sensitive nature of soils in the West Bench area with respect to the disposal of water, particular care shall be taken to ensure that any stormwater disposal does not negatively impact downslope adjacent properties.

Generally, the Glaciolacustrine Silts are not considered suitable for on-site disposal (dry wells) and require alternative measures such as the use of rigid stormwater lines to convey stormwater to a sewer, drainage ditch or a natural water course. As an example, properties with no direct access to an existing sewer, open drainage ditch, or natural watercourse may need to negotiate easements to accommodate conveyance of their stormwater to a suitable stormwater disposal system.

During the field review, several instances of soil erosion (i.e., piping) were observed and considered to be associated with storm drainage. Figure 4.3.a shows photographs of several examples of sinkhole development and erosion.



Figure 4.3.a Photographs of Example Sinkholes and Erosion Features Associated with Stormwater Management in the GWB Study Area

There is a clear connection between concentrated stormwater runoff and soil stability issues. As a result, further investigation of existing erosion issues is required, and improved stormwater management practices for the area is recommended.

A hydrogeological and geotechnical assessment completed for the City of Kelowna (CoK), determined the suitability of in-ground stormwater disposal for different soil types, slope, and depth to groundwater conditions (EBA Engineering Consultants Ltd., 1997). The investigation concluded that dry wells do not perform well in glaciolacustrine soils due to their low hydraulic conductivity, and that plugging of the drain rock surrounding the dry well by fine sediment transported in the stormwater limits the lifespan of the dry well. Mapping of in-ground stormwater disposal suitability was completed and, for areas mapped as poorly suited, the use of hard-piped systems was recommended. A similar study may prove to be useful for RDOS and MoTI.

It is recommended that stormwater lines installed in the sensitive glaciolacustrine soils within the GWB Study Area are directionally drilled, inclined no steeper than 2H:1V, and with minimal vegetation disturbance. Installed stormwater lines should consist of a single continuous length with no joints and should have a secondary sleeve, in case of leakage, along its entire length to be connected directly to an existing stormwater disposal system.

4.3.4 Foundation Drainage – BC Building Code

Foundation drainage for houses and small buildings is dictated by the BC Building Code (BCBC 2018). Section 9.14.2 of the BCBC (2018) specifies that, unless it can be shown to be unnecessary, the bottom of every exterior foundation wall shall be drained by drainage tile or pipe laid around the exterior of the foundation by a layer of gravel or crushed rock. The BCBC (2018) indicates that exterior drains are to drain to a sewer, drainage ditch or dry well.

5. Geomorphological Processes

5.1 General

The following section discusses the character and trigger mechanisms of the identified geomorphological processes in the GWB Study Area. For each process identified, we describe the nature of the process (types of processes occurring), the mechanisms of failure and the factors affecting the process.

Later in this report, the interrelation between the geomorphological process and the surrounding environment is considered for the geohazard and risk assessment (Section 6). To clarify, a “geohazard” is a geomorphological process with the potential to cause harm, while events with no harmful potential are simply natural geomorphological processes, or features.

Key geomorphological processes/geotechnical processes observed in the GWB Study Area are shown in Figure 5.1.a and include the following:

- Shallow planar landslides;
- Deep-seated rotational landslides;
- Silt block falls or ravelling;
- Piping and sinkhole development; and
- Collapse/compression.

Other processes, such as rockfall and debris flow/debris flood, were considered. However, the potential for these two processes to occur within the GWB Study Area is considered to be low. The potential for rockfall is only present on steep bedrock-controlled slopes above the north end of the Sage Mesa area. Potential for debris flow/debris flood is considered for some of the small steep catchment areas above the Madeline (Max) Lake Valley. Both areas are considered to be outside the areas of potential future development, so these processes are not discussed further.

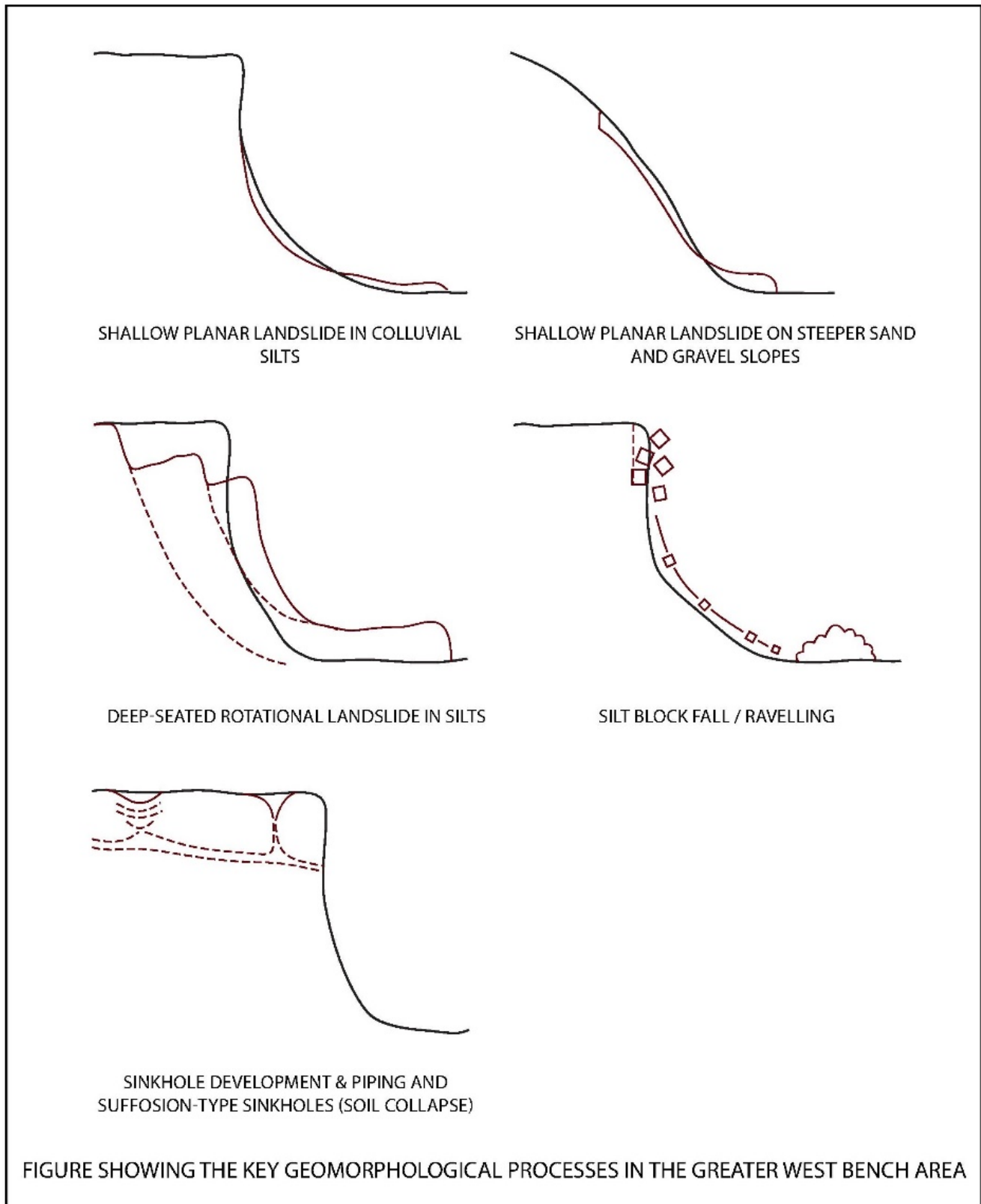


Figure 5.1.a Key Geomorphological Processes in the Greater West Bench Study Area

5.2 Landslides

5.2.1 Shallow Planar Landslides

Shallow planar landslides typically occur on colluvial slopes located at the base of a silt bluff, or on steep glaciofluvial and till slopes. Landslide depth is limited to the upper layer of weathered material and slides roughly parallel (planar) to the original ground surface. Depth may be limited by bedrock in some areas. A recent example of this type of landslide occurring in the silt soils occurred on West Bench Hill Drive in 2018. Other examples of landslides on steep unconsolidated sands and gravel slopes are visible on steep (>50%) slopes at the upper end of the Madeline (Max) Lake Valley.

Shallow planar slides can be triggered by the same failure mechanisms for deep-seated rotational landslides as discussed in Section 5.2.2 below, however, generally occur because of an increase in water content. In silt soils, subsequent swelling of the soil particle surface also contributes to the failure mechanism. The key swelling mechanism according to Iravani (1999) is the expansion of the silica acid gel inter-particle bonding under low confining pressures which causes the loss of integrity of the soil structure. Upon exposure to excess water and swelling, breakage of water sensitive bonds, elimination of soil suction and a change in fabric occurs, causing the silt to strain soften and flow.

5.2.2 Deep-Seated Rotational Landslides

Deep-seated (rotational) landslides are complex events and represent the greatest hazard due to size and extent of runout zone of debris, and often sudden occurrence. These types of slides are relatively uncommon in the GWB Study Area. However, there have been a number documented in the silt soils, including those reported in studies by Nasmith (1962), Nyland & Miller (1977), Lum (1977), and Klohn Leonoff (1992).

The following potential deep-seated landslide triggering mechanisms have been identified:

- **Loss of toe support (undercutting)** – prior to construction of Highway 97 along the toe of the silt bluffs there may have been some loss of material from the toe of the silt bluff slopes, leading to landslide activity. Currently, the toe of the slope along Highway 97 is buttressed by colluvial material, constructed protection berms, and Highway 97 itself. Continued ravelling and shallow landslides along the slope gradually result in a more stable slope condition.
- **Introduction of water** – due to precipitation, snowmelt, groundwater flow from the gravels west of the silt bluffs migrating into the gullies and silts and/or natural groundwater flow in the bedrock underlying the silt, or artificially through septic fields, storm water, leaking irrigation, water lines, or swimming pools. In addition, concentration of surface runoff from impervious surfaces such as roadways, driveways, roof drains, or compacted fill surfaces may increase the amount of water being introduced to a sensitive area. Introduction of water is believed to have been the trigger mechanism for most of the documented slides in the silt bluffs (Nyland and Miller, 1977). Additionally, most documented slides in the silt bluffs were triggered by open ditch irrigation (Klohn Leonoff, 1992).

Development increases the amount of water being introduced to the ground and increased infiltration can raise the groundwater level, such that smaller events such as rainstorms have the potential to trigger slides. Klohn Leonoff (1992) indicate that water introduced to, and infiltrating, the silt will raise the water table more than water added to the gravel layers on the west side of the study area.

Compared to pre-development conditions, there has been an overall increase in average annual precipitation, but also increases in irrigation and household water application associated with development. With further development and densification, there would be further increases of water infiltration to the ground.

- **Soil structure** – the Glaciolacustrine Silts have a structured fabric comprising varves and platy particles preferentially aligned in a horizontal orientation making the silt highly anisotropic and likely to have weaker sliding planes. Stress release joints form perpendicular to the face of silt bluffs also resulting in a weak plane which may lead to the initiation of a landslide.
- **Seismicity** – earthquake-induced ground motion could induce soil displacement, and result in a landslide. The size of landslide would be dependant on the vicinity and magnitude of the earthquake and the groundwater conditions at the time of the event. However, as there are no known active faults near the GWB Study Area, earthquake-induced design ground motion is considered relatively low and would be more likely to cause a silt block fall or shallow slide of existing marginally stable bluffs and slopes rather than a deep-seated rotational landslide.

5.2.3 Silt Block Falls or Ravelling

Silt block falls or ravelling are small-scale failures attributed to toppling of blocks of material within the upper near vertical (71° – 82°) silt bluff face. Blocks commonly break up upon impact and debris flows down the slope as a dry, or moist avalanche of silty soil. A slide of this type occurred in 1970 on Lakeshore Road in Summerland, killing one person and damaging three homes. An example of smaller-scale silt falls occurs along the Highway 97, sometimes affecting traffic.

Silt block falls or ravelling are often caused by softening or erosion of a supporting layer, or by cleft water pressures developing in the perpendicular stress release joints behind the bluff face. Ice jacking (freeze/thaw) action within the silt joints (typical of rock fall initiation) may also lead to the smaller-scale silt block falls, typically along the crest or top of slope where silt is not yet mantled by a colluvial talus.

5.3 Piping and Sinkhole Development

5.3.1 General

Sinkholes have been commonly observed in the Glaciolacustrine Silt deposits within the GWB Study Area (as shown in Appendix B, Map 4.0). The development of sinkholes is associated with the geomorphological process of subsurface internal erosion (piping), predominantly by water but may also be gravity based (not discussed in this report).

Sinkholes are normally initiated by the collection of water in surface depressions, or via penetration of water into zones of structural weakness such as vertical joints, fissures, etc. The water penetrates downwards through joints, fissures, and higher permeable zones until reaching a permeable horizontal layer with an egress such as close to the crest of a gully. Transportation of water and sediment within the permeable horizontal layer over time forms pipes (vertical or horizontal rounded tunnels). Where caving and collapse of material around the edge or roof of the tunnel occurs, a sinkhole is formed. The presence of a linear pattern of sinkholes can indicate there is a horizontal pipe at depth. Collapse of the linear series of sinkholes can result in the formation of a gully. This process is illustrated the schematic diagram sourced from Nyland and Miller (1977) (see Figure 5.3.a). In the GWB Study Area all large, incised gullies terminate at the glaciofluvial gravel layer, or at bedrock (Klohn Leonoff, 1992).

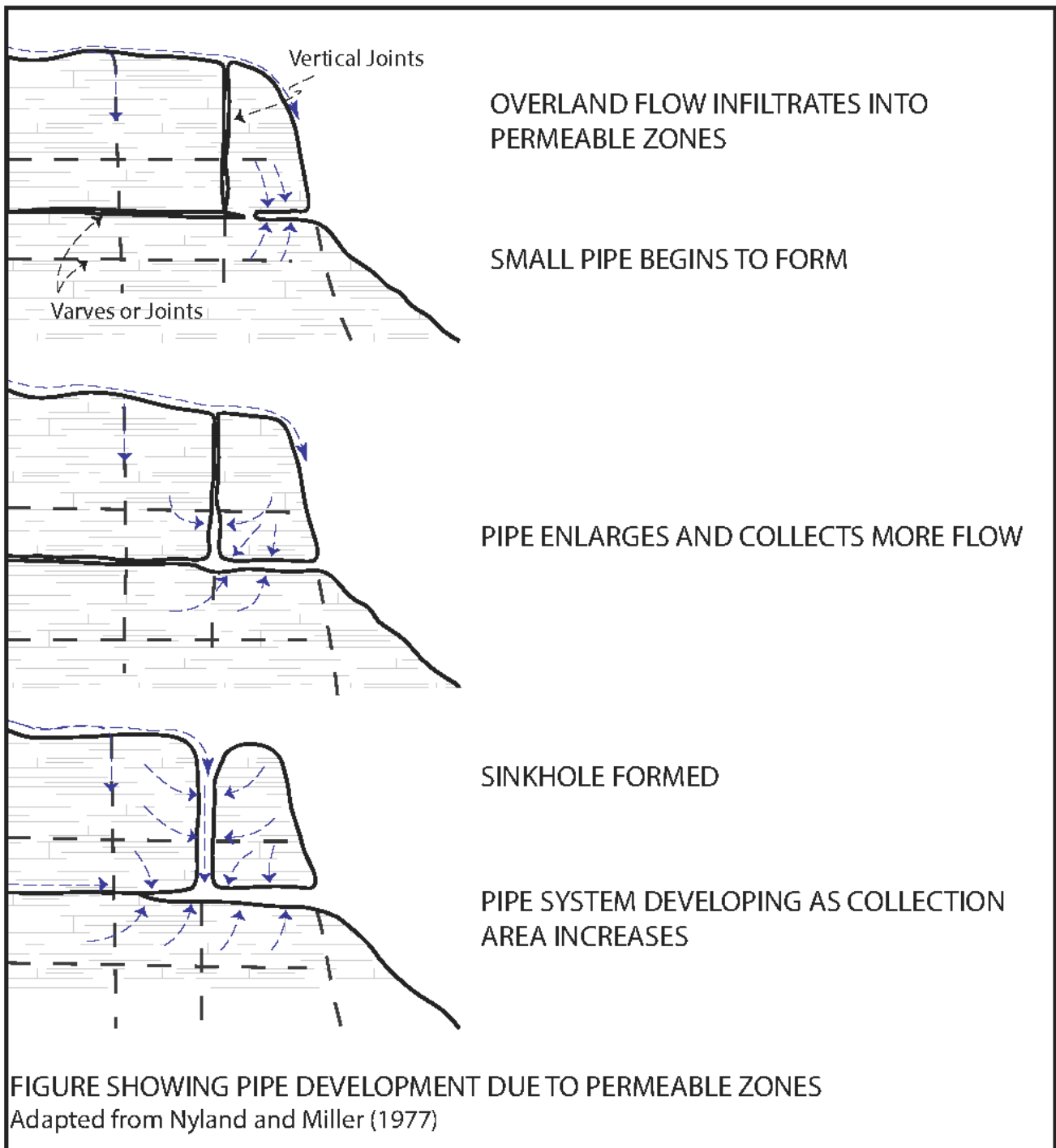
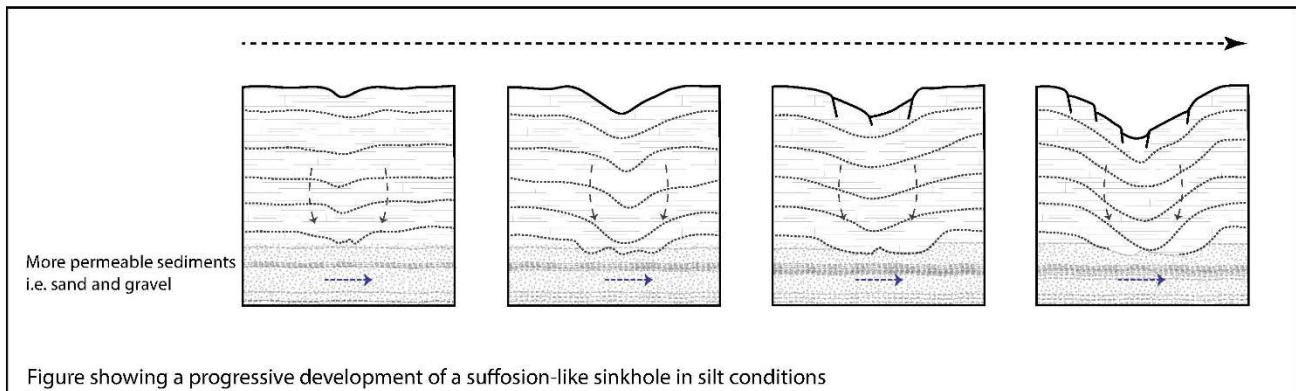


Figure 5.3.a Schematic diagram sourced from Nyland and Miller (1977)

Sinkholes can also be formed by the process of suffosion. Waltham, Bell, and Culshaw (2005) define suffosion as “the transport of disaggregated soil or sediment into fissures in the underlying bedrock”, or mobilization of soil and particles into an underlying pipe, joint, or higher permeability sand/gravel seam. (see Figure 5.3.b below). A clay bearing or indurated cohesive soil can bridge a void for a period of time before collapse (Waltham, Bell, and Culshaw, 2005).



Source: adapted from Waltham, Bell and Culshaw (2005)

Figure 5.3.b Progressive Development of a Suffosion-like Sinkhole in Silt Conditions

5.3.2 Factors Affecting Sinkhole Development and Distribution

The following factors affect the location and rate of sinkhole development:

- Internal stability of soils** –low plasticity soils that are poorly graded may be susceptible to internal erosion and do not self-filter. Soils that self-filter have coarse particles that prevent internal erosion of the medium size particles that in turn prevent internal erosion of fine particles. Soils which potentially do not self-filter include those which are susceptible to internal instability (suffusion) and very broadly graded soils. Plasticity, or PI, influences the progression of erosion, and is a soil parameter that indicates susceptibility to internal erosion, or piping (Table 5.3.a).

Table 5.3.a Influence of Plasticity on the Likelihood of Sinkhole Development

	More Likely	Neutral	Less Likely
Plasticity Index (PI) Value	PI < 6	6 < PI < 15	PI > 15

Source: Geotechnical Engineering of Dams (2018)

- Hydraulic gradients** – loss of material through piping may occur if the drag force created by water seepage passing through the material (seepage force) overcomes the weight of the material.

Hydraulic gradients increase along preferential flow paths such as pipes, fissures, varve boundaries, root holes and/or higher permeability sand/gravel layers. With increased hydraulic gradients, the erosion occurs more intensely and the pipe advances at an increasing rate towards the water source. Once the pipe has reached the source of water, much higher flow rates are possible, so that the flow of water along the pipe can mobilize silts along the pathway, enlarging the size of the pipe.

It is said that the piping process is not a continuous phenomenon but a sudden process that can occur during a short period of increased pore water pressures.

Water may be introduced to the ground naturally, through precipitation, snowmelt, ground water flow from the gravels west of the silt bluffs migrating into the gullies and silts and/or natural groundwater flow in the bedrock underlying the silt, or artificially through septic fields, storm water, leaking irrigation, water lines, or swimming pools. In addition, concentration of surface runoff from impervious surfaces such as roadways, driveways, roof drains, or compacted fill surfaces may increase the amount of water being introduced to a sensitive area. Any event that promotes subsurface erosion process has the potential to trigger the development of a sinkhole.

- **Proximity to slope crest or next closest sinkhole** – the current distribution of sinkholes in the GWB Study Area was identified using 2018 orthoimagery and LiDAR data (as discussed in Section 2.3.1). The distance from the slope, or gully, crest and the distance between sinkholes was measured using GIS.

The inventory, tabulated in Table 5.3.b and shown in Appendix B, Map 4.0, identified 99 sinkholes and found that 85% of all sinkholes identified were located within 30 m of a slope crest, or the next closest sinkhole. For comparison, Klohn Leonoff (1992) identified more than 300 sinkholes. Their study determined that all sinkholes were located within 40 m of a gully slope crest. The difference in the number of identified sinkholes may be attributed to air photo interpretation and possibly changes in land surface (such as infilling and site grading) since 1992.

The remaining 15% of the sinkholes that lie beyond 30 m of the slope crest or another sinkhole are thought to be outliers that are likely associated with compromised soil conditions attributed to the introduction of water to the ground (i.e., such as a broken or leaking water line, or a concentration of surface runoff).

This spatial relationship forms the basis of the sinkhole hazard classification, presented in Section 6.6.

Table 5.3.b Sinkhole Inventory and Distance to Slope Crest or Next Closest Sinkhole

Distance to Crest or Sinkhole (m)	No. of Sinkholes	Cumulative Percentage (%)
0	25	26
5	6	32
10	13	45
15	8	53
20	13	66
25	11	78
30	7	85
35	5	90
40	2	92
45	1	93
50	2	95
55	1	96
60	1	97
65	2	99
70	0	99
75	1	100
TOTAL	99	

5.4 Soil Collapse/Compression

5.4.1 General

Soil collapse is a change in volume (strain) of soil structure due to an increase in moisture content whereas soil compression is considered to be a change in volume (strain) due to an increase in load (stress) acting on the soil structure. The Glaciolacustrine Silt within the GWB Study Area are susceptible to both mechanisms which both result in vertical deformation of the soil. Therefore, for the purpose of establishing hazard criteria, these two mechanisms have been combined.

Collapse / compression of soil structure is analogous to that of a house of cards (Nyland and Miller, 1977): no material is lost but its bulk volume decreases. It was observed that Colluvial Silt (non-stratified depositional material in gullies and along the base of slopes) is highly susceptible to collapse/compression with the introduction of water, particularly under loaded conditions.

Areas of historic infill inferred as where collapse/compression of the Glaciolacustrine Silt deposits have occurred are identified within the GWB Study Area through comparison of historical air photos and from interpretation of the 2018 LiDAR data (shown in Appendix B, Map 5.0). The delineation of filled areas is approximate and completed on a larger scale. For specific sites, assessing the potential for collapsible/compressible soils must be determined through a more detailed investigation.

The historic KVR Trail is located through the GWB Study Area, crossing high embankments that pass through large gullies. Archival photos show that gully infill occurred by side-dumping material, most likely silt material derived from local slope through cuts (see Figure 5.4.a). Material would be loosely packed around a wooden trestle, with the wooden structure providing some additional support to the soil mass.

It was likely that some means of cross-drainage through the infill drainage was provided. However, these cross-drains are now obscured by colluvium and vegetation.



Figure 5.4.a Side dumping on KVR Trestle, at Mile 2.2 (Vancouver Archives: Item CVA 289-002.426, circa 1923) (likely located at the big gully north of Newton Drive)

5.4.2 Factors Affecting the Susceptibility to Collapse/Compression

The following factors affect the soil susceptibility to collapse/compression:

- **Soil structure** – Iravani (1999) states the silt is structurally-bonded by a number of chemical bonding agents (mainly silica acid gel), and the strength of the inter-particle bonding is highly sensitive to water content. The addition of water results in an increase in water content, subsequent swelling and a loss of integrity of the soil structure. Upon exposure to excess water and swelling, breakage of water sensitive bonds, elimination of soil suction and a change in fabric occurs resulting in a rapid reduction of air voids (collapse).
- **Soil depositional environment** – the depositional environment of the uniform Glaciolacustrine Silt particles resulted in a relatively high void ratio making it more susceptible to volume changes (collapse/compression) when subject to the mechanisms described above. Colluvial Silts are formed by erosion of silt bluffs and the infill of gullies and sinkholes and are deposited in a looser state than the Glaciolacustrine Silts themselves resulting in significantly higher potential for volume change (collapse/compression). MoTI (1991) indicated that Glaciolacustrine and Colluvial Silts experienced 2-4% and 28-31% vertical deformation upon flooding under the same applied field load.

5.5 Groundwater Influence on Geohazards

Previous investigations report a strong correlation between groundwater patterns and geotechnical hazards in the Study Area (Nyland and Miller, 1977; Klohn Leonoff, 1992). Under natural conditions, landslides are relatively infrequent in the GWB Study Area. Over the past century, however, there is increasing correlation between groundwater and the frequency of geotechnical hazard events, where groundwater is attributed to land use practices.

Of the twelve major landslides that have been reported in the region, the majority occurred after more extensive agricultural irrigation began, but before the use of sprinklers (Klohn Leonoff, 1992). Consequently, the cause of many of these slides is attributed to high groundwater pressures (Nyland and Miller, 1977).

Previous studies indicate that the use of septic fields for residential wastewater disposal significantly increases the groundwater levels within the silt bluffs, which can increase the probability of a landslide or other slope failure (Klohn Leonoff, 1992). Development-induced trigger mechanisms such as broken pipes, leaking swimming pools and ornamental ponds, and uncontrolled concentration of precipitation runoff are also known to increase the likelihood of subsurface erosion and sinkhole development. Measures to detect and monitor water leaks are very important in mitigating these hazards.

6. Geohazard and Risk Assessment

6.1 General

The basis for the geohazard and risk assessment approach is adapted from that which is presented in Wise et al. (2004) and in Porter and Morgenstern (2013). These source documents reference the generic risk management approach of the Canadian Standards Association (CSA), (CSA, 1997).

Terms commonly used for geotechnical hazard and risk assessment, and employed in this report include:

Hazard (P_H) - a source of potential harm, or a situation with a potential for causing harm, in terms of human injury; damage to property, the environment, and other things of value; or some combination of these (CSA, 1997). With respect to geohazards, it is the process (i.e., landslide, sinkhole, soil collapse/compression) that is the source of potential damage or harm.

Probability (or likelihood) of occurrence of a geohazard event describes the potential for that landslide to occur. It is a number between zero (event will not occur) and one (event will occur) expressed over a specified period of time, such as an annual probability of occurrence. When expressed qualitatively, the probability of occurrence is defined in terms such as unlikely, likely, and very likely.

Consequence ($P_{S:H} \times P_{T:S}$) - the effect on human well-being, property, the environment, or other things of value; or a combination of these (adapted from CSA, 1997). This may be described as the change, loss, or damage caused by the geohazard.

Risk - the chance of injury or loss as defined as a measure of the probability and the consequence of an adverse effect to health, property, the environment, or other things of value (adapted from CSA, 1997).

Specific Risk (R) – the probability of loss or damage to a specific element, resulting from a specific hazardous event. Information regarding vulnerability, which is a measure of robustness and exposure of the occupied site to the hazardous event, is required and considered outside the scope of this assignment.

Partial Risk (PHA) – the probability of a specific hazardous event. It includes an assessment of probability of the event reaching or otherwise affecting the occupied site. Partial risk does not consider the vulnerability.

For this assignment estimating geohazard partial risk is a process that involves identifying the trigger mechanisms, estimating the characteristics of an event, estimating the potential likelihood of an event and the area potentially affected by the event. The assessment process and approach are described further in the following Sections.

6.2 Assessment Process

The following section describes the partial risk assessment process employed for this study. The partial risk assessment process, shown in Figure 6.2.a, begins with an “inventory and characterization of hazardous processes” in the GWB Study Area. This resulted in the development of a Terrain Map (Appendix B, Map 2.0). Areas within the GWB Study Area are then delineated based on an associated level of partial risk, using criteria developed for each different geotechnical hazard being investigated. The partial risk maps are presented as Hazard Maps for landslide, sinkhole, and for soil collapse/compression (see Appendix B, Maps 3.0-5.0). A derivative map is produced that combines the three hazard maps into a single combined partial risk map, referred to as a Geotechnical Constraints Map (Appendix B, Map 6.0). This derivative map can be used to assist in the management of existing and future development.

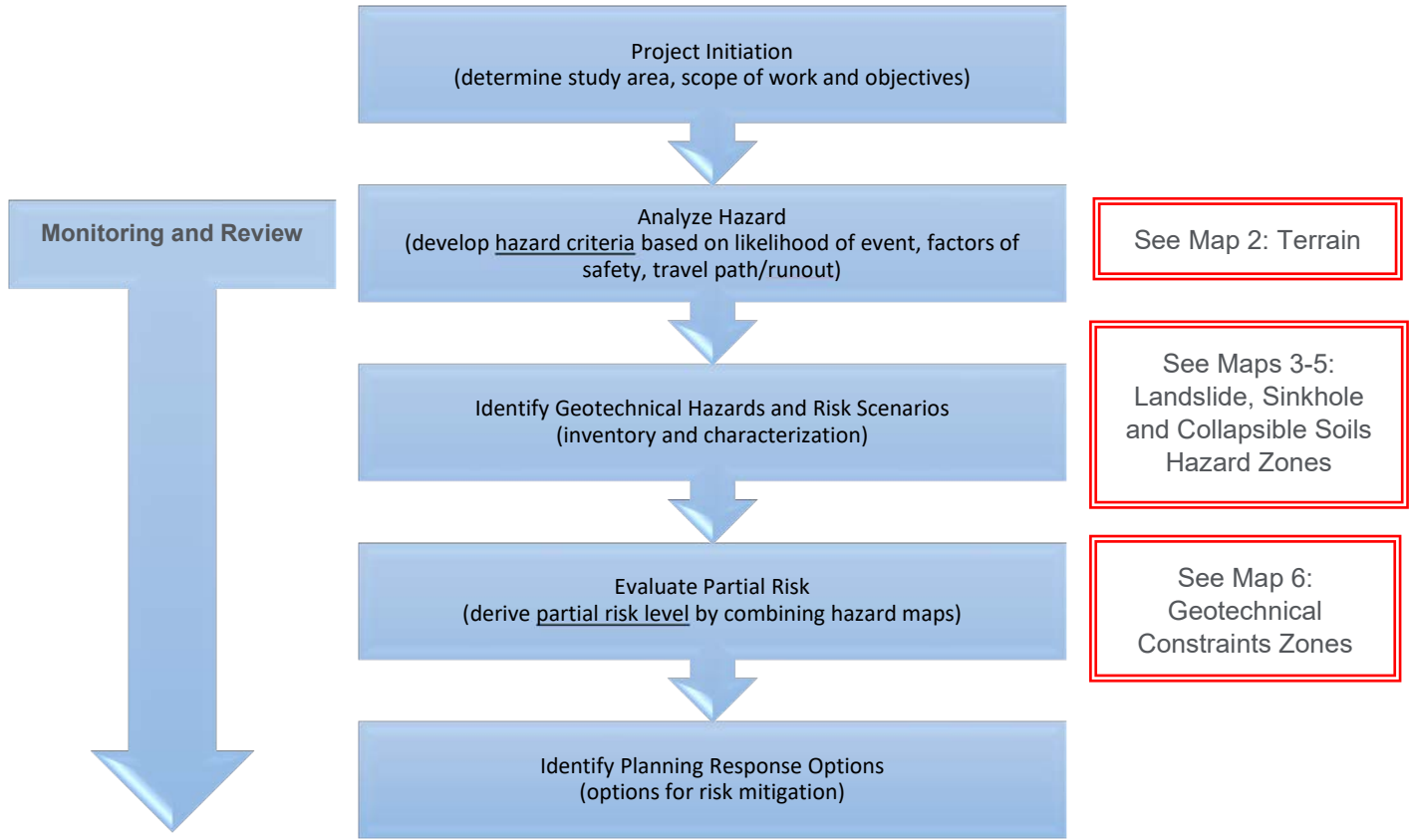


Figure 6.2.a Partial Risk Assessment Process

6.3 Qualitative Partial Risk Assessment Approach Used for this Study

For the purposes of this assessment, we have developed a hybrid qualitative partial risk assessment, using traditional approaches presented by Wise et al. (2004) and Porter and Morgenstern (2013) but also incorporating a Factor of Safety (FoS) approach. By combining the two approaches we present one that is unique and tailored to fit the conditions present in the GWB Study Area, and the information available.

The traditional partial risk (also known as encounter probability) assessment approach is expressed as follows:

$$\text{PARTIAL RISK } (P_{HA}) = \text{HAZARD } (P_H) \times \text{CONSEQUENCE } (P_{S:H})$$

Where:

P_H = hazard, or probability of a damaging geohazard event; and

$P_{S:H}$ = consequence, or probability that the geohazard will reach the site.

The partial risk assessment assumes that sites that are permanent, or fixed, and does not consider vulnerability, or the probability of loss of life or damage.

The partial risk evaluation matrix used for this study is shown in Table 6.3.a and Table 6.3.b, where the risk level is based on the HAZARD, or relative probability of a damaging geohazard event, combined with the CONSEQUENCE, or probability that the event will reach or otherwise affect the site.

To estimate HAZARD the traditional approach is to determine a frequency-magnitude relationship. Generally, smaller events occur more frequently, and larger events tend to be less frequent. For this study, this relationship may only be based on the period of documented history, which represents a period approaching 100 years. It is known that small surficial landslides and sinkhole development occur frequently over this period and this is documented. Large-scale events, such as the deep-seated rotational landslide, are relatively rare but there is at least one occurrence, judged to have occurred within the post-glacial period. Due to the short period of record and lack of documented large-scale events, it is difficult to develop a meaningful relationship for geohazard frequency and magnitude.

With no other data upon which to base the relations, we have chosen to use a terrain-based approach for all processes, except for the large-scale rotational landslides in the Glaciolacustrine Silts where there have been many studies undertaken on the material geotechnical parameters. The terrain-based approach, which estimated event likelihood based on geological (soils) character, and terrain character is applied to landslides on sand and gravel sediments, sinkhole formation, and collapsible/compressible soils.

For large-scale rotational landslides in the Glaciolacustrine Silts, a FoS approach has been used based on the results of Limit State Equilibrium (LSE) stability analyses to establish setback criteria for the silt bluffs. This is discussed further in Section 6.4.

Table 6.3.a Qualitative Partial Risk Evaluation Matrix Used for this Study

Hazard - Probability of damaging geohazard event (P _H)	Consequence - Probability that the geohazard will reach the site (P _{S:H})		
	Low (event will not reach the site)	Moderate (event may reach the site)	High (event is likely to reach the site)
Unlikely (i.e., event is possible but expected to occur every 1,000 to 10,000 years)	L	L	M
Likely (i.e., event is expected to occur every 100 to 1,000 years)	L	M	H
Very Likely (i.e., event is expected to occur more than once every 100 years)	M	H	H

Table 6.3.b Qualitative Partial Risk Levels Defined

Partial Risk Level P _{HA} (probability of a geohazard event and affecting the parcel)		Description
High	H	High Risk – damaging event is very likely
Moderate	M	Moderate Risk – damaging event is likely
Low	L	Low Risk – damaging event is unlikely to occur

The assessment process recognizes that in moderate and low risk areas, there is still some probability of a damaging geohazard and, therefore, a residual level of risk that may still require some further assessment, or some conditions placed on development. Conditions or mitigative actions may be placed on development to reduce the residual risk. The degree of effort required to reduce the risk are based on practicality.

6.4 Landslide Hazard Criteria for Silt Bluff and Gully Side Slope Areas

6.4.1 General

Slope stability analyses were carried out to assess the potential for deep-seated landslides, and to determine setback distances from the slope crest (escarpment) for the purposes of establishing landslide hazard zones within the silt bluff and gully side slope areas.

The stability of a slope is controlled by the ratio between forces acting on the slope (shear stress) and the forces resisting failure (shear resistance). This ratio is expressed as a FoS. A slope with a FoS less than 1.0 is unstable, greater than 1.0 is stable, at 1.0 the slope is at equilibrium and is considered marginally stable.

The stability analysis adopted for this study uses the following landslide hazard criteria for static conditions:

- FoS < 1.0 – High Hazard
- 1.0 < FoS < 1.5 – Moderate Hazard
- FoS > 1.5 – Low Hazard

The stability analysis was also undertaken for pseudo-static conditions assuming horizontal acceleration (k_h) equal to the PGA corresponding to a return period of 2,475 years (Table 3.6.a) and amplified by $F(\text{PGA})$ for Site Class D in accordance with Section 4.1.8.4 of the BCBC (2018). The stability assumes hazard criteria for seismic conditions of FoS > 1.1 – Low Hazard.

Global factors of safety were calculated using the two-dimensional LSE software program called Slide2 v9.008 by RocScience utilizing the Morgenstern-Price method with a half sine interslice force adopted.

Slope stability analyses were undertaken for five cross-sections within the silt bluffs in the GWB Study Area (see Appendix G, section line 1-5). The cross-section locations were selected to be representative of the worst case (steepest) topography of the silt bluffs within the GWB Study Area. Geometry of the cross-sections were taken from the 2018 LiDAR data. Each section was analyzed for two groundwater levels, 343.66 m asl, and 347.26 m asl, corresponding to the Flood Construction Level (FCL) of Okanagan Lake under current conditions and for potential future conditions considering climate change, respectively⁴.

With regards to the landslide runout hazard criteria, we have adopted the same criteria employed by Klohn Leonoff (1992), which appears to be consistent with geometric observations from historical slides within the Glaciolacustrine Silt.

Upon reviewing historical case studies from gully erosion events resulting in liquefied soils, it is our opinion that the impact to people and infrastructure downslope from events of this nature appears to be minimal (i.e., maintenance and cosmetic damage only) in comparison to runout from mass slope movements. In addition, the majority of the areas downslope of the silt bluffs fall outside of the study area, along the highway. Therefore, gully erosion and earthflow events have not been considered in the landslide runout hazard criteria.

6.4.2 Material Parameters and Water Level Assumptions

Geotechnical parameters used in the analysis are given in Table 6.4.a based on existing site conditions and published correlations (as discussed in Section 3.4).

⁴ Okanagan Lake Shoreline FCL including wave runup including mid-century climate change is presented by the Okanagan Basin Water Board – Okanagan Flood Story (<https://okanagan-basin-flood-portal-rdco.hub.arcgis.com/app/c6ad2e783be1432bad51e23f42187288>)

The analysis assumes is based on the Mohr-Coulomb failure criterion where the soil shear strength relative to applied normal stress is a function of the effective cohesion (c') and the effective angle of internal friction (ϕ'). Cohesion is the component of shear strength that is independent of interparticle friction. True cohesion is caused by either electrostatic forces in stiff, over-consolidated fine-grained soils or chemical cementation between soil particles. Apparent cohesion can exist in soils as a result of negative pore pressure (suction) above the water table which is lost upon wetting. The angle of internal friction represents the soil's internal resistance to movement and is based on a number of physical properties of the soil such as grain size distribution, angularity, and particle interlocking.

Effective cohesion (c') of the Glaciolacustrine Silt is highly sensitive to moisture content. For "in-situ" and "air-dried" states, effective cohesion values are approximately 60 kPa and 800 kPa, respectively, as suggested by Iravani (1999). Cohesion reduces to 0 kPa under saturated conditions. A sensitivity analysis of the effect of cohesion on the FoS was completed for the critical slope stability (see Appendix G, section line 2, Figure G6). The relationship indicates that for 0 kPa cohesion, the critical FoS is significantly less than 1.0 (unstable). When cohesion is increased to 60 kPa for the "in-situ" state as recommended by Iravani (1999), the critical FoS is approximately 1.6 (stable).

For the purposes of this study, due to the inherent uncertainty and limited site-specific subsurface geotechnical data with no site-specific strength data in the GWB area, the analysis conservatively assumes 0 kPa cohesion.

The effective angle of internal friction (ϕ') values for the Glaciolacustrine Silt and colluvium is conservatively based on the lower bound values provided by Iravani (1999). ***For the purposes of this study, the effective angle of internal friction is 32° for undisturbed silt and 24° for Colluvial Silt.***

Table 6.4.a Summary of Geotechnical Parameters used in the Stability Analysis

Material Name	Strength Type	Unit Weight, γ' (kN/m ³)	Effective Cohesion c' (kPa)	Effective Angle of Internal Friction, ϕ' (°)
Glaciolacustrine Silt	Mohr Coulomb	19	0	32
Colluvium	Mohr Coulomb	14	0	24
Fill	Mohr Coulomb	21	0	34

The stability analysis was also completed for varying lake elevations and found that, except for one section (section line 5), the resultant FoS did not change. The overall effect of Okanagan Lake is considered negligible for the global stability condition due to the distance from the silt bluff area. As it is recognized that the Glaciolacustrine Silts are sensitive to groundwater inputs (from upslope sources for example), using a 0 kPa cohesion is considered to account for this sensitivity. A 0 kPa cohesion essentially models the strength of a soil in a saturated condition. The phreatic surface behind the silt bluff was elevated by 10 m for the critical slope stability section (Appendix G, section line 3) and was found to have little impact on the FoS and resulting setback distances.

By using conservative material parameters, we recognize that the results are likely to be conservative. However, the use of less conservative parameters would require verification through site-specific hydrogeological and geotechnical data including advanced soil laboratory testing.

6.4.3 Stability Analysis Results and Setback Criteria

The results of the stability analysis are expressed as setback distances, as a function of slope height (H). Results are summarized in Table 6.4.b below and are presented in Appendix G, Figures G1-G5.

Table 6.4.b Results of the Slope Stability Analysis

Section	Setback Distance for FoS < 1.0 *	Setback Distance for FoS < 1.5 *	Figure #
Section Line 1	0.3H	1.2H	G1
Section Line 2	0.7H	1.8H	G2
Section Line 3	0.9H	1.9H	G3
Section Line 4	0.6H	1.4H	G4
Section Line 5	0.4H	0.7H	G5
Section 5a (elevated lake level)	0.4H	0.9H	G5a

* Expressed as a function of the slope height (H).

Based on the results of the stability analyses, section line 3 represents the section with the largest setback distances required to achieve the corresponding FoS value (i.e., the critical section). These values are used in the development of silt bluff and gully side slope setback criteria.

The results under pseudo-static conditions indicated that slip surfaces with a FoS of 1.1 or less (outside of the Low Hazard zone) fall within the High Hazard and Moderate Hazard zones under static conditions for each section analyzed and potential development would require further site-specific investigation. In other words, the hazard criteria under static conditions are more critical where there are no geotechnical constraints in place for potential development. The result of the critical section (section line 3) under pseudo-static conditions is presented in Appendix G, Figure G3a).

The landslide setback hazard criteria for the silt bluffs and gully side slopes are summarized in Table 6.4.c, are graphically displayed on Figure 6.4.a, and are shown in Appendix B, Map 3.0. The setback criteria are based on the slope stability results for the critical section (section line 3) with a 10 m buffer added to account for future erosion and regression of the slope crest (escarpment).

Table 6.4.c Landslide Setback Hazard Criteria – Silt Bluffs

Hazard Zone	Setback Criteria *
High Hazard	$D < 1.0H + 10 \text{ m}$
Moderate Hazard	$1.0H + 10 \text{ m} < D < 2.0H + 10 \text{ m}$
Low Hazard	$D > 2.0H + 10 \text{ m}$

* Expressed as a function of the setback distance (D) and slope height (H).

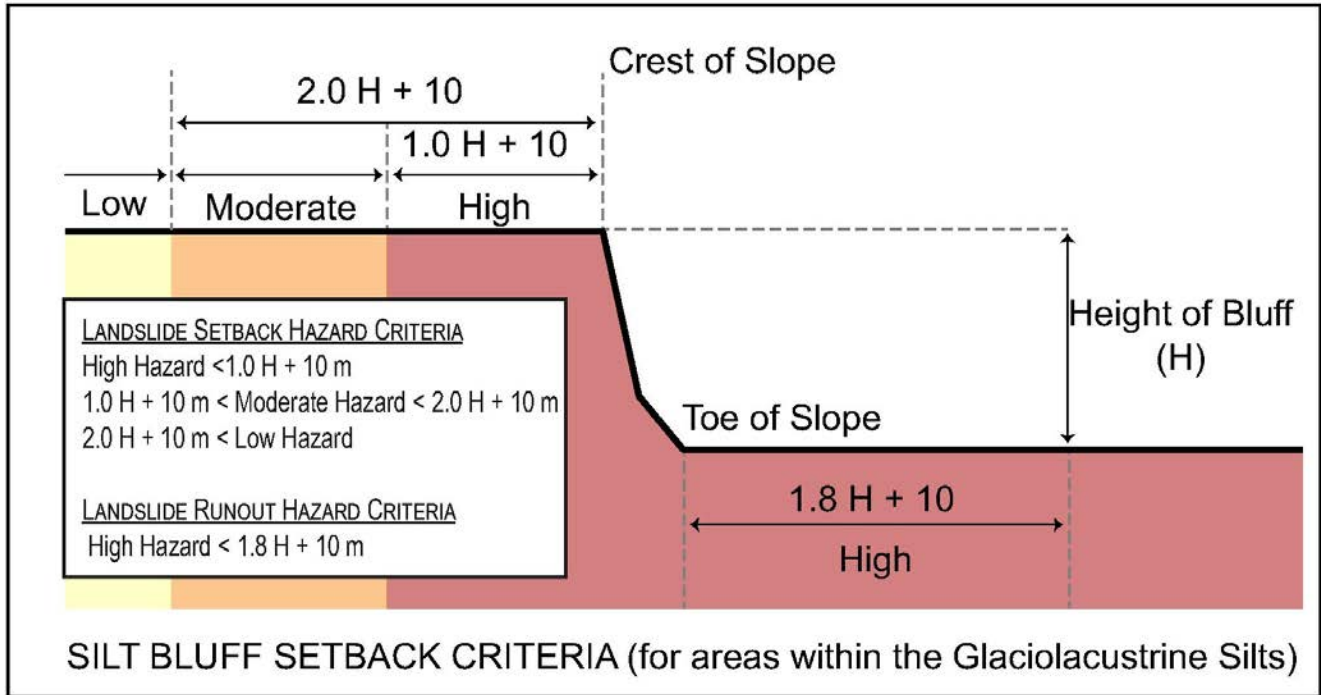


Figure 6.4.a Landslide Hazard Criteria and Setback Zones (also shown in Appendix B, Map 3.0)

6.5 Landslide Hazard Criteria for Areas Outside of Silt Bluffs

Areas outside of the silt bluffs, specifically the slopes in vicinity of Madeline (Max) Lake and the steeper slopes above West Bench Road at the north end of the study area are subject to a different type of landslide hazard. Landslides within areas underlain by unconsolidated sand and gravel glaciofluvial deposits are subject to shallow planar landslides on steeper slopes. These areas are, generally, much less prone to deep-seated landslides than areas underlain by the Glaciolacustrine Silts.

The landslide hazard criteria for areas outside of the silt bluffs is based on terrain conditions, slope, and whether there were historical landslides observed in the 2018 orthoimagery and LiDAR. Likelihood for a damaging landslide event within these areas was based on an approach that utilized information known about existing site conditions and geology in this area, and our previous local experience.

It should be noted that potential signs of slope instability were observed in several instances on slopes less than 50% (>2H:1V) corresponding to the Low Hazard zone. However, this is considered likely to be because of surficial erosion and not a result of global instability.

The landslide hazard criteria for areas outside of the silt bluffs are summarized in Table 6.5.a and in Appendix B, Map 3.0.

Table 6.5.a Landslide Hazard Criteria – Areas Outside of Silt Bluffs

Hazard Zone	Criteria
High Hazard	Greater than 50% slope (<2H:1V) and signs of historical slope instability
Moderate Hazard	Greater than 50% slope (<2H:1V) and no signs of historical slope instability
Low Hazard	Less than 50% slope (>2H:1V)

6.6 Sinkhole Hazard Criteria

Sinkholes continue to develop with the GWB Study Area. While none have been catastrophic in terms of property loss, many have caused damages to property or have resulted in injuries (see Section 3.2.4). The occurrence of sinkholes is almost exclusively within the area mapped as Glaciolacustrine Silt deposits. However, there is a predominance of sinkholes in the northern part of the Study Area (i.e., Sage Mesa). It is hypothesized that variations in the engineering material properties of the silt, such as the PI, for example, influence the preferential spatial development of sinkholes. Further investigation to refine this interpretation may be warranted for site specific investigations.

For this study, in the absence of detailed soil property data, the sinkhole hazard criteria are based on the theoretical evolution of sinkholes in association with the development of gullies (see Section 5.3). The spatial relationship, combined with the predominant underlying soil type, were used in the development of sinkhole hazard criteria.

Sinkhole hazard criteria are listed and described in Table 6.6.a. A schematic diagram showing the hazard criteria developed based on a spatial relationship is shown in Figure 6.6.a.

Table 6.6.a Sinkhole Hazard Criteria

Sinkhole Hazard	Criteria	Definition
High Hazard	<ul style="list-style-type: none"> ▪ Located within 30 m of slope crest; ▪ Located within 30 m of an existing mapped sinkhole; and, ▪ Located within 10 m of an area identified as previous infill. 	<ul style="list-style-type: none"> ▪ A damaging sinkhole event is very likely to occur within this area
Moderate Hazard	<ul style="list-style-type: none"> ▪ Located greater than 30 m of slope crest, greater than 30 m of existing sinkhole; and greater than 10 m from historic infill; and, ▪ Located within area underlain by Glaciolacustrine Silt sediments 	<ul style="list-style-type: none"> ▪ A damaging sinkhole event is likely to occur
Low Hazard	<ul style="list-style-type: none"> ▪ Located within area underlain by glaciofluvial sand and gravel sediments or till 	<ul style="list-style-type: none"> ▪ A damaging sinkhole event is less likely to occur within this area

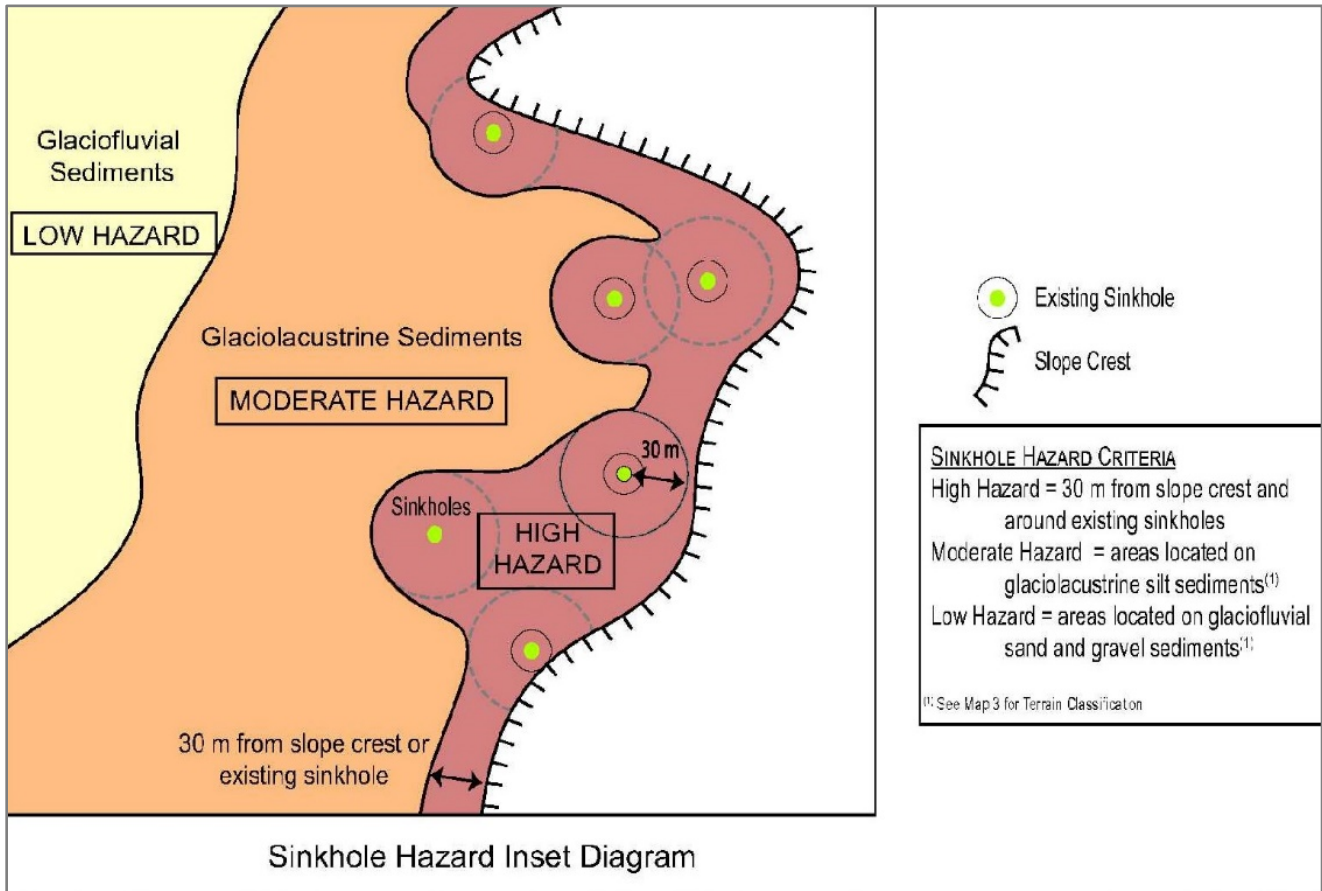


Figure 6.6.a Sinkhole Hazard Zone Diagram (also shown on Appendix B, Map 4.0)

6.7 Collapsible/Compressible Soils Hazard Criteria

The depositional environment of the uniform Glaciolacustrine Silt particles resulted in a relatively high void ratio, making it more susceptible to volume changes (collapse / compression) with the introduction of water, particularly under loading conditions. This may result in a potentially damaging process associated with collapse or compression and can damage infrastructure and/or property.

Colluvial Silts that are formed by erosion of silt bluffs or infill of gullies or sinkholes have a higher potential for collapse / compression. These soils are deposited in a looser state and are often a conduit for preferential groundwater flow.

Collapsible/compressible soils hazard is based on the underlying soil type, and the terrain condition (intact soils vs. colluvial soils or infill). The hazard criteria are listed and described in Table 6.7.a.

Table 6.7.a Collapsible Soils Hazard Criteria

Collapsible Soils Hazard	Criteria	Definition
High Hazard	<ul style="list-style-type: none"> Areas underlain by colluvial silt (non-stratified depositional material in gullies and along the base of silt bluff slopes) Areas of historic infill, such as gullies or sinkholes. 	<ul style="list-style-type: none"> A damaging soil collapse event or significant soil compression is very likely to occur within this area
Moderate Hazard	<ul style="list-style-type: none"> Located within area mapped as Glaciolacustrine Silt sediments. 	<ul style="list-style-type: none"> A damaging soil collapse event or significant soil compression is more likely to occur
Low Hazard	<ul style="list-style-type: none"> Located within area mapped as glaciofluvial sand and gravel sediments. 	<ul style="list-style-type: none"> A damaging soil collapse event or significant soil compression is unlikely to occur within this area

6.8 Hazard Mapping Results

The geohazard assessment results for landslide, sinkhole, and collapsible/compressible soils are presented in Appendix B (Maps 3.0– 5.0) .

The results indicate that landslide hazards persist within the vicinity of the steep silt bluff slopes that occur along the eastern boundary of the GWB Study Area. The landslide hazards are greatest within approximately 50 m of the slope crest and extend beyond the toe of the slope towards Highway 97 and Okanagan Lake.

Sinkhole hazards within the GWB Study Area are highest within 30 m to 50 m of the silt bluff or gully slope crest and are observed exclusively within the Glaciolacustrine Silts. The sinkhole hazard predominately occurs over the eastern and northern half of the West Bench area.

Collapsible/compressible soils occur in conjunction with the silt bluffs and associated gullies. It is unlikely that any area mapped as having a collapsible/compressible soils hazard is not also mapped as having a landslide and/or sinkhole hazard. However, this hazard class emphasizes the importance of potentially damaging soil material properties and therefore site-specific considerations.

The results indicate that, overall, the geotechnical hazard zones are more refined than the original Klohn Leonoff (1992) mapping of landslide and sinkhole hazards. The current Geotechnical Review provides additional refinement with the use of updated aerial imagery and 2018 LiDAR data. Additional landslide analysis using region-specific soil materials data and using slope sections from the GWB Study Area provides further refinement of the landslide hazard. The resultant mapping also interprets a varying degree of hazard (from Low, to Moderate, to High), whereas the Klohn Leonoff (1992) mapping did not. This refinement in hazard mapping allows different hazard areas to be better distinguished to inform future land use management decisions.

6.9 Development of a Geotechnical Constraints Zone Map

Upon completion of the landslide, sinkhole and collapsible / compressible soil hazard maps, the combined partial risk is evaluated following the process introduced in Section 6.2 (Figure 6.2.a). As discussed, partial risk is the probability of a hazardous event reaching or otherwise affecting the legal parcel. For this study, the partial risk is expressed as the combined likelihood of the key identified hazards (i.e., landslide, sinkhole, and collapsible / compressible soils).

Geotechnical constraints zones, defined as the combined potential hazard affecting an area are defined in Table 6.9.a. Zones A, B and C are equivalent to Low, Moderate, and High Risk, respectfully. Criteria for each zone are based on the assessed hazard levels:

- If the area is rated no greater than low hazard in any of the three hazard types, then the area is rated Low Risk (i.e., Zone A).
- If the area is rated moderate hazard in any of the three hazard types, the area is rated Moderate Risk (i.e., Zone B).
- If any area is rated high hazard for any of the three hazard types, the area is rated High Risk (i.e., Zone C).

The mapped Geotechnical Constraints Zones are shown in Appendix B, Map 6.0.

Table 6.9.a Geotechnical Constraints Zones

Geotechnical Constraints Zone	Criteria	Likelihood of a Damaging Geohazard Event Affecting a Parcel
Zone A	<ul style="list-style-type: none"> ▪ All three hazard types (i.e., landslide, sinkhole, and collapsible/compressible soils) are rated low 	Low
Zone B	<ul style="list-style-type: none"> ▪ Any <u>one</u> of the three hazard types (i.e., landslide, sinkhole, and collapsible/compressible soils) are rated moderate. 	Moderate
Zone C	<ul style="list-style-type: none"> ▪ Any <u>one</u> of the three hazard types (i.e., landslide, sinkhole, and collapsible/compressible soils) are rated high 	High

A Geotechnical Constraints Map was created on this basis by combining the three geohazard maps into one and is presented in Appendix B, Map 6.0. The zones, interpreted in the following section, form the basis for guiding development decisions.

6.9.1 Geotechnical Constraints Zone A – Low Risk

Geotechnical Constraints Zone A is designated to areas with a low geologic hazard level. Areas within Zone A have a low hazard rating for all mapped geologic processes and includes the following lands:

- Gentle to moderate (<50%) inclined sand and gravel slopes, with no signs of historic instability.
- Areas (broadly) not underlain by Glaciolacustrine Silts.

With respect to guiding development decisions, areas within Geotechnical Constraints Zone A, while rated Low Risk and not subject to hazards, are not necessarily free from influencing hazards elsewhere. For example, surface water runoff and groundwater movement from Zone A lands may potentially impact more hazardous areas that lie adjacent, or downslope, from these lands.

6.9.2 Geotechnical Constraints Zone B – Moderate Risk

Geotechnical Constraints Zone B is designated to areas that are potentially subject to geologic hazard and where further assessment may be required to further define the hazard. Development within this Zone may require remedial measures, such as deep foundations, in-ground barrier pile walls, and/or specially designed on-site water management. Geotechnical Constraints Zone B includes the following lands:

- Moderate to steep (>50%) sand and gravel slopes, with no signs of historic instability.
- Presence of Glaciolacustrine Silt and/or unknown fill.
- Areas located within “moderate” landslide hazard, “moderate” sinkhole hazard, and/or “moderate” collapsible/compressible soils hazard.

Within Geotechnical Constraints Zone B, some limitations to development may include:

- Erosion, slope retreat, and instability (landslide hazard);
- Potential for sinkhole development (sinkhole hazard) limiting potential for on-site stormwater and effluent disposal;
- Soil conditions that require special geotechnical engineering controls; and,
- Development potential will require further site-specific investigations.

6.9.3 Geotechnical Constraints Zone C – High Risk

Geotechnical Constraints Zone C is designated to areas that are subject to a high level of geologic hazard. Within this zone, there may be evidence of past slope failures and/or sinkhole formation. Further instability and/or sinkhole development is considered very likely. Development within this zone will likely require more detailed site-specific investigation and may require special remedial measures to safely use the land. Geotechnical Constraints Zone C includes the following:

- Steep to very steep (>50%) sand and gravel slopes, that show signs of historic instability;
- Steep to very steep glaciolacustrine (silt bluff) slopes and areas beyond the crest of the slope that lie within the high landslide hazard setback zone or the high sinkhole hazard zone;
- Areas beyond the toe of the steep silt bluff slope that are subject to high hazard landslide runoff;
- Areas of historic landslide activity and/or sinkhole formation; and,
- Presence of colluvium derived from Glaciolacustrine Silt and areas of historic infill.

Within Geotechnical Constraints Zone C, limitations to development are similar to those identified in Zone B, except that there is more certainty that controls will be required. These limitations may include:

- Erosion, slope retreat, and instability (landslide hazard);
- Potential for sinkhole development (sinkhole hazard) limiting potential for on-site stormwater and effluent disposal;
- Soil conditions that require special geotechnical engineering controls; and,
- Development potential will require further site-specific investigations and will likely be costly.

6.9.4 How to Use the Geotechnical Constraints Zone Map

The following steps provide a conceptual idea as to how the Geotechnical Constraints Zone Map (Appendix B, Map 6.0) may be used to evaluate proposed development applications within the GWB Study Area. These are:

- **Step 1:** Development (or BP) Application received by RDOS;
- **Step 2:** Determine whether the subject property lies within Geotechnical Constraints Zone A, B, or C, using Appendix B, Map 6.0;
- **Step 3:** Request supporting documentation, including a Geohazard (Geotechnical Engineering) Report, as appropriate to the applicable Zone. Terms of Reference for the report, to be prepared by a Qualified Professional (QP), are provided; and,
- **Step 4:** Evaluate and receive the Geohazard (Geotechnical Engineering) Report that provides conclusions regarding site suitability for development and assures a low likelihood of offsite impacts.

6.10 Future Considerations

6.10.1 Monitoring and Review

Geohazard conditions may change over time and the landslide risk management process, presented in Section 6.3, includes a monitoring and review component that spans the entire process (Porter and Morgenstern, 2013). Monitoring and review represent an ongoing process that includes monitoring the incidence of landslides, sinkholes, or other geohazard events. It also includes periodic review of risk management methods, recognizing that different approaches and new technologies may develop over time. As development takes place, different risk scenarios may arise, where the potential exposure to geohazard events changes over time.

Temporal changes to geomorphological processes and/or geohazard conditions in the GWB Study Area may be expected with the effects of a changing climate, or with the effects of land development. Efforts were made to incorporate considerations for a changing climate and/or land development effects into the hazard criteria. These include the following:

- For the silt bluff and gully side slope landslide hazard setback criteria, a 10 m buffer is added to account for future erosion and regression of the slope crest.
- For the landslide hazard criteria, conservative values for material properties were chosen to account for a high degree of soil saturation (attributed to natural or artificial sources).
- For the sinkhole hazard criteria, ratings for potential sinkhole development are at least moderate for areas underlain by Glaciolacustrine Silts. This accounts for potential sinkhole hazard regardless of proximity to the slope/gully crest or other adjacent sinkholes.

6.10.2 Effects of Climate Change

A recent report titled *Climate Projections for the Okanagan Region* (RDNO, RDCO, RDOS and Pinna Sustainability, 2020) provides the most recent summary of projected climate change. This information was reviewed in the context of prevailing geomorphologic processes in the GWB Study Area.

Increases in precipitation, and more specifically, the projected increase in the frequency and intensity of rainstorms has potential to affect the likelihood for geotechnical hazards in the GWB Study Area. In Table 6.10.a below, changes in precipitation on wet and very wet days is an indicator of extreme precipitation. In the RDOS valley bottom, precipitation on very wet days areas is expected to increase by an average of 19% by 2050 and 52% by 2080 – these projections indicate a significant change in the volume and intensity of precipitation falling on very wet days.

Table 6.10.a Projected Climate Change Effects and Potential Impacts

Projected Climate Change Effect (on RDOS valley bottom for 2050 and 2080 projections)	Potential Impacts
Increases (10-20%) in total annual precipitation, except in summer months Increases in frequency and intensity of rainstorms. Increased precipitation on the wettest day (5-12% increase), wettest 5-day period (2-10%), and 1-in-20 wettest day (10-16%). Increased precipitation on wet (12-27% increase) and very wet (19-52%) days	Increased pressure on stormwater management and drainage systems. Potential to overwhelm drainage systems and streams leading to saturation of soils, increasing likelihood of landslides.
Warmer summer temperatures, with hottest days getting hotter (4 to 7 degrees warmer on average), more days over 30°C (30-54% increase), and a longer growing season (44 to 73 days longer).	Increased potential for agricultural drought, which increases pressure to irrigate.

7. Review of Current RDOS Land Use Management Planning Policies

7.1 General

The following summarizes current RDOS Land Use Management Planning and Development Policies that currently exist within the GWB area. Current tools and planning mechanisms are the same as municipal governments but are limited because the Regional District does not have subdivision approval authority. The RDOS can manage growth and density through land use and building bylaws and policies.

This report reviews the current state of the geotechnical hazards and land use management and offers recommendations and options to further explore land use for the GWB community. By linking geologic processes with land use activities, the Geotechnical Review provides the rationale for the application and use of various policy mechanisms for the management and mitigation of geohazards.

The policies range from a higher-level growth strategy to site-specific BPs, as per the hierarchy indicated as follows:

1. Regional Growth Strategy (RGS)
2. Official Community Plan (OCP)
3. Zoning Bylaw
4. Subdivision and Development Servicing Bylaw
5. Building Bylaw
6. Board Policies
7. Geological Studies

7.2 South Okanagan Regional Growth Strategy (RGS) Bylaw No. 2770, (2017)

The South Okanagan RGS Bylaw No. 2770 (Bylaw 2770), (2017), provides goals and policies regarding growth throughout the region. The West Bench is located within RDOS Electoral Area "F" and is identified as an existing "Settlement Area" but is not designated as either a "Primary Growth Area" or a "Rural Growth Area."

The RGS does provide policies for non-designated growth areas, such as the GWB, in the following:

1C-4 Limit consideration for rezoning of large rural land parcels to smaller parcels outside of Primary Growth Area and Rural Growth Areas only where such growth is infill, does not significantly increase the number of units or the established density, and respects the character of its surroundings.

Within Goal 3: "to support efficient, effective and affordable infrastructure services and an accessible multi-model transportation network", objectives and supporting policies that are relevant to the current Geotechnical Review include:

- Goal 3-A Direct development to areas with publicly operated services and infrastructure.
- Goal 3-C Minimize environmental impacts of infrastructure and services by considering guidelines and alternative development standards to reduce environmental impacts of hillside

development; and minimize infrastructure development impacts by avoiding hazard areas and environmentally sensitive areas.

The RDOS has initiated a review of the RGS Bylaw 2770 (2017) in 2020. As noted in the RDOS OCP for Electoral Area “F” (2018), future development of the identified growth areas, may require an amendment to the RGS to re-designate the GWB as a “Rural Growth Area”.

7.3 RDOS Electoral Area “F” Official Community Plan Bylaw No. 2790, (2018)

The RDOS Electoral Area “F” OCP Bylaw No. 2790, (2018) was recently adopted (designated OCP zones are shown in Appendix B, Map 1.0). The goals and policies of the Bylaw 2790 (2018) as they relate to growth and development of the GWB Area are summarized below. A goal of Bylaw 2790 (2018) is to provide opportunities for limited growth and housing options and maintain rural residential and agricultural character.

Bylaw 2790 (2018) policies relevant to this Geotechnical Review include:

Local Area Policies

- Support for an updated geotechnical hazard assessment in the West Bench / Sage Mesa area with new technologies (e.g., LiDAR) that were not available when the area was last assessed;
- Support for an assessment and feasibility to provide community sewer and storm water services to part (Sage Mesa) or all of the GWB;
- Subject to an updated geohazard assessment in the GWB area may consider permitting secondary suites or accessory dwellings; and,
- May consider residential development of Low Density Residential or Multiple Family Residential on three development sites – North of Sage Mesa, Pine Hills golf course and west of Westwood Properties (gravel extraction, asphalt plan area) predicated on full sewer, storm water and community water infrastructure, geohazard risks being addressed and amendment of the RGS Bylaw 2770 (2017) to designate the development site(s) as a “Rural Growth Area.”

Small Holdings Policies

Much of the GWB area is designated as SH, Small Holdings (SH) in the RDOS Bylaw 2790 (2018), except for the Westwood and adjacent future development area that is designated Low Density Residential. Relevant policies to this review and GWB include:

- Supports a minimum parcel size of one hectare for lands without community sewer within the SH designation.
- 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.
- Subject to an updated technical assessment of geotechnical hazards in the GWB / Sage Mesa area, may consider permitting secondary suites or accessory dwellings in the zone(s) applied to this area(the technical assessment is meant as the current Geotechnical Review).

These policies show a willingness to investigate the possibilities of development by way of the potential of secondary suites and accessory dwellings after completing a geotechnical hazards review.

Infrastructure and Servicing

Policies associated with infrastructure and servicing include:

- Board may require adequate infrastructure, including water, sewer, roads, and storm water management for new developments at no cost to the public;
- Requires that all new parcels of 1 ha or less be connected to a community sewer system;
- Supports working with the CoP to conduct a feasibility study for the extension of a sanitary sewer system (and stormwater) from the CoP to service part or all the GWB; and,
- Encourages 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.

Development Permit (DP) Areas

RDOS Electoral Area “F” has designated two DP areas that apply to the GWB area: Environmentally Sensitive Development Permit (ESDP) Area and the Watercourse Development Permit (WDP) Area.

ESDP Areas have been designated to protect the natural ecosystem. Areas designated include gullies, silt bluffs and larger undeveloped sites – many of the areas identified as having geotechnical hazards.

WDP Areas have been designated to protect fish and fish habitat along water courses and are applied to areas adjacent to fish-bearing watercourses or connected to fish-bearing water courses with fish. Watercourse DP Areas may also apply to isolated wetlands that may be environmentally sensitive or function as groundwater recharge areas. Watercourse DP Areas are assessed based on the *Provincial Riparian Areas Protection Regulation* (RAPR).

7.4 RDOS Electoral Area “F” Zoning Bylaw No. 2461, (2008)

As per the RDOS Electoral Area “F” Zoning Bylaw No. 2461 (Bylaw 2461) (2008), the majority of the GWB is zoned as West Bench Small Holdings (SH6). The principal use permitted is “single detached dwellings” and accessory uses include agriculture, bed and breakfast operations, home occupations and accessory buildings and structures. The minimum lot size in this zone is 0.25 ha when connected to a community sewer and water system; 0.5 ha when connected to a community sewer system and serviced by a well; or 1.0 ha when serviced by well and approved septic system.

Sage Mesa (and Westwood / Husula Highlands) are zoned West Bench Low Density Residential (RS6). The principal use permitted is single detached dwelling with accessory uses of bed and breakfast, home occupation and accessory buildings and structures. The minimum lot size is 500 m² when connected to a community sewer and water system; 0.5 ha when connected to a community sewer system and serviced by well; or 1.0 ha when serviced by well and approved septic system. This zone reflects the small lot character of Sage Mesa when compared to the more rural character of West Bench.

In RDOS Electoral Areas “A”, “C”, “D”, “E” and “I” secondary suites are permitted in single family dwelling in Agricultural, Rural Holdings and Low-Density Residential Zones, with carriage houses allowed in limited areas. Carriage houses are not currently permitted in the GWB area based on recommendations by Klohn Leonoff (1992).

7.5 RDOS Subdivision Servicing Bylaw No. 2000, (2002)

The levels of infrastructure works, and services required for development are outlined in the RDOS Subdivision Servicing Bylaw No. 2000 (Bylaw 2000), (2002). If subdivision was to be approved and an additional parcel is created, the parcel must be a minimum of 1 hectare in size to be serviced by an on-site septic field or a connection to a community sanitary sewer system if the parcel is less than 1.0 hectare. The minimum level of service in Bylaw 2000 (2002) for a rural lot one-hectare and larger in size includes a groundwater well and on-site septic system, and on-site drainage.

The GWB area is serviced by two water systems but does not have a community sanitary sewer or community stormwater drainage systems. The MoTI is responsible for public drainage within road right of ways. There is little opportunity for subdivision as most lots in GWB are less than 1.0 hectare in size, and due to the requirement of a community sanitary sewer.

The approving authority for subdivisions in the RDOS is through MoTI. Applications for subdivision are referred from MoTI to the RDOS and are reviewed for compliance to Bylaw 2000 (2002) requirements. The MoTI Approving Officer has many requirements for subdivision applications, including the requirement for a geotechnical report. Since the Klohn Leonoff (1992) report, there has been little to no subdivision activity in the Sage Mesa and West Bench areas.

7.6 RDOS Building Bylaw No. 2805, (2018)

The RDOS offers building inspection services to GWB by way of the Building Bylaw No. 2805 (Bylaw 2805), 2018 and applies to the geographical areas such as land, the surface of water, air space, buildings, or structures; specifically:

“This bylaw applies to the design, construction or occupancy of new buildings or structures, (including on site preparations, interconnection of modules, connection to services and installation of appliances for mobile homes and factory built houses) and the alteration, reconstruction, demolition, removal, relocation or occupancy or change of use or occupancy of existing buildings and structures (including on site preparations, interconnection of modules, connection to services and installation of appliances for mobile homes and factory built houses).”

The Bylaw 2805 (2018) does not:

- protect of owners, designers, or constructors from economic loss;
- give the assumption by the Regional District or any Building Official of any responsibility for ensuring the compliance by any owner, his or her representatives or any employees, constructors or designers retained by the owner, with the Building Code, the requirements of this bylaw, or other applicable enactments, codes, or standards;
- provide any person a warranty of design or workmanship with respect to any building or structure for which a BP or occupancy permit is issued under this Bylaw;
- provide any person a warranty or assurance that construction undertaken under BPs issued by the Regional District is free from latent, or any, defects; or
- provide protection of adjacent real property from incidental damage or nuisance.

For context and perspective, the RDOS has stated that 158 BPs have been issued between January 1992 to June 2020. The RDOS does not track the number BP issued with a geotechnical review completed under the Board Policy No. 3740-00.02, see Section 7.7 for the description of the policy.

7.7 RDOS Board Policies

A Board Policy gives reasoning and direction to the RDOS on how to conduct local government business. In 1992, the Regional Board adopted a policy on BP Issuance for the West Bench, Sage Mesa, Husula Highlands, West Bench Estates Area (Policy No. P3740-00.02) after receiving the report prepared by Klohn Leonoff (1992) (see Section 7.6). This policy was in response to the Klohn Leonoff (1992) report recommendations that focused on subdivision activity and includes excerpts from the report. This policy is applicable to the entire GWB area and applies a Zone designation 1,2,3,4 and 5 based on the soil conditions (hazards) review by the Klohn Leonoff (1992) report and requires:

- Upon receipt of a BP application for construction in the GWB area, the Building Inspector will provide the applicant access to the Klohn Leonoff (1992) report and advise that a detailed report by a certified professional engineer with experience in geotechnical engineering is required for the proposed development. This report is to certify that the land may be used safely for the use intended and to assess the impacts of the proposed development on adjacent and downstream lands.
- If the above conditions are met, the Building Inspector may issue a BP with the condition that the landowner registers a covenant with the Regional District to use the land only in the manner determined and certified by the engineer.
- If the geotechnical engineer determines that the land cannot be used safely for the use intended or that adjacent or downstream lands may be rendered unsafe, the Building Inspector shall refuse to issue the permit and provide the reasons for the denial.
- The Policy then provides for an appeal directly to the Regional Board who may approve or deny the issuance of the BP and require a covenant.
- The Policy also gives a definition of “construction” for the purposes of this policy: “new construction of a building or the structural alteration or addition to an existing building but does not include the repair or reconstruction of an existing building or structure or the construction of a deck, balcony, shed, carport or garage that does not contain any plumbing fixtures.”

Section 56 of the *Community Charter* is also an available mechanism that local government building inspectors can utilize to require a geotechnical engineering report when a building or structure is proposed on hazardous lands, such as flooding or landslide. This report is to determine the suitability of the lands for the proposed building or structure and to obtain professional recommendations for conditions necessary to assure safe use of the land.

7.8 Geological Studies

In October 1991, the RDOS issued a “Proposal Call” to “determine criteria for development, taking into account identified geological conditions and associated risks.” The RDOS drafted a similar scope as what was given for this Geotechnical Review report: to review the *Geological Hazards and Urban Development of the Silt and Deposits in the Penticton Area*, (Nyland and Miller, 1977), analyse any other existing data and past reports, conduct field research, consult with the GWB residents, and develop conclusions and recommendations to assist with the land use matters in GWB. The Klohn Leonoff (1992) report. was the product of the “Proposal Call”.

The Klohn Leonoff (1992) report provided the following recommendations regarding land use management planning and regulatory hazard response:

- The study results led to the development of five risk categories, with Zone 1, being the highest risk. Most of the West Bench (below West Bench Drive) and all of Sage Mesa was designated to be Zones 1-3. Within Zones 1 and 2 new communities and subdivision of lands are not recommended. In Zone 3, subdivision is only recommended with installation of sanitary and storm sewers. Subdivision in Zones 4 and 5 is also restricted to areas with installed sewers or where water is drawn from groundwater.
- Development in the hazard zones is recommended only with implementation of mitigative measures that are practical, enforceable at time of construction and do not require ongoing policing by the RDOS. Recommended measures include:
 - Restrict development in the GWB area and catchment area to limit the quantity of water entering the silts and gullies;
 - Install septic sewers, storm sewers, road curbs and roof and driveway runoff collection to carry water to Okanagan Lake;

- Improve the community water system;
- Collect groundwater downstream of Madeline (Max) Lake and use as irrigation or transport to Okanagan Lake; and,
- Restrict construction of swimming and ornamental pools.

The Klohn Leonoff (1992) report states: “The obvious approach to reducing risk due to hazard is simply to avoid the risk. This can be achieved by building in areas where the risk is reduced”. The authors also recognize that “where development has already occurred, hazard avoidance would not be a possibility” and “if the risk of hazard can be reduced to acceptable limits of hazard reduction may be chosen an alternative to not developing”.

The Klohn Leonoff (1992) report has provided recommendations with respect to subdivision activity within the GWB Study Area and recommends no subdivisions in Zones 1-3. The message for future building activity in high hazard areas, Zones 1 – 3, is not as clear but seems to suggest that this should not occur until mitigative measures have taken place. Overall, the message is that there should be no further development in the GWB area without implementation of the mitigative measures outlined above. With an abundance of caution, these recommendations led to the RDOS drafting and adopting the policy “Building Permit Issuance West Bench, Sage Mesa, Husula Highlands, West Bench Estates Area” (detailed in Section 7.6) and may have influenced decisions of land use through the RDOS Bylaws.

7.8.1 Klohn Leonoff 1992 Decision Matrix

A “decision matrix” or regulatory hazard response model was created in the Klohn Leonoff (1992) report to assist the RDOS in land management decisions. Five zones were defined in the matrix (presented in Table 7.8.a) and indicate the soil conditions as follows:

- Zone 1.** Landslide Hazard
- Zone 2.** Sinkhole Hazard
- Zone 3.** Silt Bluff
- Zone 4.** Gravel or Bedrock in study area
- Zone 5.** Gravel or Bedrock outside study area

Zone 5 was included in the GWB Study Area for the current Geotechnical Review report.

The “decision matrix” also used a development type and only focused on applications for subdivision. Specifically, the subdivision of existing lots into larger (> 1 Acre (4,040 m²)) parcels, or subdivision into smaller (< 1 Acre (4,040 m²)) parcels; or the creation of a “new community”. The “new community” is suspected to be a reference to the development of Red Wing Subdivision on the PIB lands and outside the study area of this report.

In response to these types of soil conditions and subdivisions, the administrative direction presented at the time included:

- (a) “approved without conditions”
- (b) “approved only with a covenant registered on the property title clearly defining the hazards present”
- (c) “approved only with the installation of septic sewer and storm sewers”
- (d) “approved only with irrigation or domestic water drawn from groundwater”
- (e) “not approved”

Table 7.8.a Decision Matrix from the Klohn Leonoff Report (to be used with Drawing D-1007)

Zone	New Community	Subdivision of Existing Lot to >0.5 Acre	Subdivision of Existing Lot to >1.0 Acre
1. Landslide Hazard	e	e	e
2. Sinkhole Hazard	e	e	e
3. Silt Bluff	e	c	c
4. Gravel or Bedrock in Study Area	c	c	d
5. Gravel or Bedrock outside Study Area	c	c	d

As a result of the final Klohn Leonoff (1992) Report a RDOS Board Policy was adopted for GWB area BP processes. This policy is described in Section 7.7.

The RDOS has had challenges with interpreting the matrix and recommendations contained in the Klohn Leonoff (1992) report over the years, which include:

- The decision matrix only focused on subdivision and not the overall land use of GWB.
- Subdivision approvals lie outside the RDOS authority.
- Future subdivision in the GWB Study Area is mainly premised on the installation of community sanitary and storm systems. Public storm drainage is generally outside of the RDOS authority.
- The matrix does not consider any increase of land use to single-lot residential development such as additions to existing homes, existing dwelling being replaced by larger dwellings and accessory dwellings.
- The discussion of the additional development of “hard surfaces” by land use is not fully realized.
- The lack of guidance to future review of the geotechnical hazards in the GWB area.
- How to interpret the evolution of land use in the GWB with the constants of the existing hazards.

The general intent of this current GWB Geotechnical Review report is to review the geotechnical hazards and the land use mechanisms in place and suggest administrative guidance to development approval decisions.

8. Land Use Effects and Regulatory Tools for Hazard Land Management

8.1 Land Use Effects on Geohazards

For practical purposes, understanding the land use activity implications on geomorphological process and geohazards such as landslide initiation, sinkhole development, or soil collapse / compression, helps in the development of policies and guidelines for the management and/or mitigation of the hazards.

Land use activities that may potentially have a geotechnical issue, or that may have a negative effect on the geological stability of lands, include land densification, increased water infiltration to the ground, changing slope geometry, and soil loading. Table 8.1.a, below, lists a variety of example land use activities and the associated implications on geomorphological process, or geohazard.

Table 8.1.a Effects of Example Land Use Activity on Geohazards

Example Land Use Activity	Effects on Geomorphologic Process or Geohazards
Area Densification (i.e., rezoning or subdivision)	<ul style="list-style-type: none"> ▪ Increased impervious (hard) surfaces will increase surface water runoff (i.e., roofs and concrete or asphalt surfaces) ▪ Altered slope geometry and soil disturbance through fill placement and/or grading ▪ Increased water infiltration to soils through sanitary and/or stormwater contributions
Parcel Densification (i.e., accessory dwelling or secondary suite)	<ul style="list-style-type: none"> ▪ Increase surface water runoff from impervious surfaces ▪ Altered slope geometry and soil disturbance through fill placement and/or grading ▪ Increased water infiltration to soils through sanitary and/or stormwater contributions. Difficult to manage occupancy limits for a specific lot. ▪ Geohazards are not necessarily related to parcel size but the effects of parcel densification are more apparent on smaller lots than on larger lots.
Swimming pool construction	<ul style="list-style-type: none"> ▪ Potential impact on slope stability and sinkhole development due to infiltration of water to soils by leaks and/or overland draining. ▪ Potential impact on slope stability by soil loading (above-ground pools)
Irrigation (residential use or agricultural use)	<ul style="list-style-type: none"> ▪ Potential impact on slope stability and sinkhole development due to infiltration of water to ground (excessive use or leaks)
On-site sewage systems	<ul style="list-style-type: none"> ▪ Potential impact on slope stability and sinkhole development due to infiltration of water to ground (excessive use or leaks)
Stormwater	<ul style="list-style-type: none"> ▪ Potential impact on slope stability and sinkhole development due to infiltration of water to ground associated with the concentration and diversion of surface water runoff.
Impervious surfaces (i.e., roads, driveways, parking lots, roof tops)	<ul style="list-style-type: none"> ▪ Impervious surfaces can result in the concentration and diversion of surface water runoff which can impact slope stability and sinkhole development.
Excavation and fill placement, including soil and/or landscape waste disposal	<ul style="list-style-type: none"> ▪ Changing slope geometry through excavation and fill placement can impact slope stability. For example, removal of toe support along base of a steep slope. ▪ Placement of fill in sinkholes and/or gullies may lead to future instability. ▪ Spoiling soil and/or landscape waste into gullies, or onto a steep slope can impact slope stability.

8.2 Regulatory Tools for Hazard Land Management

Table 8.2.a, below, lists a variety of land use activities and the possible regulatory tools available for hazard land management.

Alternate regulations may include adopting a Hazard Land Development Permit Area, establishing minimum reporting requirements for geotechnical investigations, and restricting development from high hazard zones. Considerations for new regulatory approaches are explored further in Section 9.

Table 8.2.a Possible Regulatory Tools for Hazard Land Management

Example Land Use Activity	Possible Regulatory Tools for Hazard Land Management
Area Densification (i.e., rezoning or subdivision)	<ul style="list-style-type: none"> ▪ RDOS manages subdivision through Land Use and Works and Services bylaws in the subdivision application review process. ▪ Require geotechnical report that comments on soil stability, including on site and off-site effects.
Parcel Densification (i.e., accessory dwelling or secondary suites)	<ul style="list-style-type: none"> ▪ Use zoning bylaws to manage development density (e.g., prohibit secondary suites and accessory dwellings) and land use (e.g., community sanitary sewer and storm drainage). ▪ Limit infill development to larger (>1 ha) lots.
Swimming pool construction	<ul style="list-style-type: none"> ▪ Use zoning and/or Development Permit Areas to specify conditions for developing pools. ▪ Require a geotechnical report that comments on soil stability, operation of pool (including where to drain for maintenance and servicing) and risk of occurrence.
Irrigation (residential use or agricultural use)	<ul style="list-style-type: none"> ▪ Develop land use policies specific for hazard lands. ▪ Continue to use water meters and leak detection program to detect excessive water use and/or leaks. ▪ Use Water Conservation Plan and Water Use bylaws to limit water use. ▪ Develop Best Management Practices (BMPs) to encourage use of low water use landscaping.
On-site sewage systems	<ul style="list-style-type: none"> ▪ Use land use bylaws to establish minimum servicing levels for land development (e.g., subdivision and multi-unit forms of development).
Stormwater	<ul style="list-style-type: none"> ▪ For land development, develop policies or DP area guidelines, to direct use of in-ground stormwater disposal (i.e., dry wells) to safe areas. ▪ Establish reporting requirements for geotechnical investigations that includes stormwater runoff be addressed.
Impervious surfaces (i.e., roads, driveways, parking lots, roof tops)	<ul style="list-style-type: none"> ▪ Continue to use zoning bylaws to limit percentage of lot covered by impervious surfaces, including roofs, decks, and paved surfaces. ▪ Develop Best Management Practices to encourage use of pervious surfaces and vegetation for site coverage.
Excavation and fill placement (including soil and/or landscape waste disposal)	<ul style="list-style-type: none"> ▪ Use Development Permits and/or Building Permits to require plans that show limits of excavation and fill placement. ▪ Implement a soil deposition and removal bylaw to require relocation permits to track volumes being removed or placed. ▪ Use BMPs to prohibit filling in sinkholes and/or spoiling material down steep gully slopes.

9. Recommendations

9.1 General

The following recommendations are presented for consideration by RDOS with the overall objective of reducing geotechnical risk in the GWB Area.

9.2 Develop Land Use Management Policies for Hazard Lands

9.2.1 Incorporate Results of this Study into Current RDOS Bylaws

It is recommended that the results of this study be taken into consideration in the development and update of current RDOS bylaws for land use management. Specifically, the Geotechnical Constraints Zone Map (Appendix B; Map 6.0) should be incorporated into a land use bylaw.

9.2.2 Develop Geotechnical Report Requirements

It is recommended that minimum report requirements for geotechnical studies conducted for properties in the Study Area be prepared and adopted by bylaw (e.g., through the Regional District's Building Bylaw 2805 (2018) or the Development Procedures Bylaw as formal application requirements).

Although a Building Inspector can require a geotechnical report be provided to the Regional District as part of a BP application, there is limited ability to review the report and to enforce the recommendations provided in the report. By developing specific Geotechnical Terms of Reference, some of the uncertainty associated with interpreting reports could be reduced and will help ensure that all geohazards of concern are addressed in a consistent manner.

It is recommended that geotechnical reports include a signed Assurance Statement accompanied by a checklist of technical report content requirements with a signed and sealed document summarizing the assessed hazards in relation to the Geotechnical Constraints Zones. It is recommended that RDOS consider an approach similar to what has been developed by the Fraser Valley Regional District⁵.

9.2.3 Soil Removal and Deposition Bylaw

It is recommended that RDOS introduce a Soil Removal and Deposition Bylaw to regulate, monitor, and limit the removal and deposition of soil through permitting. Combined with the hazard mapping, soil removal and deposition activities can be reduced in high hazard areas and documented within the GWB area.

9.2.4 Develop Specific Land Use Activity Best Management Practices

The RDOS may develop policies and/or Best Management Practices (BMPs) for specific land use activities that are associated with geohazards in the GWB area. Example high risk land use activities include irrigation, landscape practices, and swimming pool use. BMPs provide a means to manage those activities to reduce geotechnical risk.

⁵ <https://www.fvrd.ca/assets/Services/Documents/Planning~and~Development/Application~Forms~and~Resources/APEG%20Form.pdf>

9.2.5 Public Education and Outreach

It is recommended that the RDOS expand educational resources for GWB residents through public outreach and publication of educational materials. The District can disseminate important information regarding geohazards, the land use implications on geohazards, and provide educational information informing residents of the geotechnical sensitivity and potential trigger factors leading to issues.

Example educational materials to be developed and published may include BMPs for water use, irrigation practices, soil or yard waste debris placement, and incident reporting.

9.3 Address Data Gaps

9.3.1 Incidence Tracking and Data Management

It is recommended that RDOS develop a web-based reporting tool that could be accessed by staff and potentially residents to record geohazard events so that they may be responded to appropriately. Operations and maintenance activities can be recorded and potentially integrated with the already existing water leak detection program that tracks the location of continuous water leaks. The tool could also be used to track and record activities where leaks have been addressed and where repairs to public infrastructure has been completed.

One of the challenges encountered during this Geotechnical Review was that there is a lack of tracking geohazard incidences by the RDOS and other government and local authorities. Incidences may include landslide response, sinkhole development, road / sidewalk repairs attributed to erosion, soil collapse / compression, or piping.

It is also recommended that a publicly accessible database of previously completed geohazard and geotechnical reports, including this one, be made available. Access to geohazard reports would assist all other professionals working in the area to provide consistent results and would ensure that relevant information upon which judgements are made regarding hazard and risk are made available.

Incidence tracking and data management would reduce the number of information requests directed to RDOS staff and would provide a living repository that would ensure the future Geotechnical Review updates incorporate relevant historical geohazard data.

9.3.2 Additional Subsurface Soils Investigation

It is recommended that additional surface soils investigations be undertaken in conjunction with future geotechnical studies of the West Bench area to address data gaps identified in this Geotechnical Review report. This report utilized existing borehole and water well records, and no additional subsurface investigation work was completed due to the scope of budget of the project.

While completing this Geotechnical Review it was found that there was limited historic subsurface available upon which to characterize the underlying soils throughout the GWB area. There was insufficient data to fully characterize the interface between the outwash sands and gravels and the Glaciolacustrine Silt. This information would allow for further refinement of the terrain map and the corresponding sinkhole and collapsible / compressible soils hazard maps.

The study also identified that there is spatial variability of the plasticity of Glaciolacustrine Silt throughout the GWB Study Area. Soil plasticity is a key parameter in determining susceptibility to sinkhole formation. Thus, further information on the material properties of the silts would allow for further refinement of the sinkhole and collapsible / compressible soils hazard maps.

Further information may be gained by undertaking additional subsurface soils investigation or drilling boreholes. The boreholes should be strategically placed to further define the interface between the outwash sands and gravels and the Glaciolacustrine Silt, with soil characterization laboratory testing undertaken on retrieved samples of the Glaciolacustrine Silts to further investigate the correlation between low plasticity and sinkhole susceptibility.

9.3.3 Additional Groundwater Investigation and Monitoring

Additional groundwater investigation and monitoring is warranted to better understand the hydrogeologic regime within the GWB Study Area. If resources are made available, further work could include monitoring groundwater levels in existing wells and expanding monitoring to include the development of new wells.

Additional work could also include an update and further development of a detailed water balance for the GWB Study Area to account for different land use activities, different water use character, additional development, differing climate conditions, and predictions for climate change.

This Geotechnical Review report provides little additional information on the assessment of groundwater conditions within the GWB Study Area, as there was no additional data to review. Previous investigations of groundwater and the potential effects of development on groundwater were relied upon.

The groundwater investigation by Pacific Hydrology and Piteau Associates (1993) concluded there would be no significant adverse effects on the silt soils on the West Bench because water volumes would be low, that the area was hydraulically isolated from the West Bench by a buried bedrock ridge, and that groundwater is transmitted through the silt at a low gradient and low velocity. Their work included the installation of several groundwater wells and ultimately recommended that a systematic monitoring program be completed to ensure no adverse impacts associated with development of the Inland Property, located within the sand and gravel sediments near Madeline (Max) Lake. Several groundwater monitoring wells are understood to still be functioning and could be monitored to support future development. It is presumed that since the development of Inland Properties never occurred, no further investigation or monitoring of groundwater conditions was conducted.

9.3.4 Update the 1994 Wastewater Management Plan

There are no immediate plans to connect properties within the GWB to a community sanitary system or the CoP wastewater collection system. RDOS, therefore, relies upon the Wastewater Management Plan developed for Electoral Areas "E" and "F" in 1994. Currently, updates to the plan are considered cost prohibitive. When the time is appropriate and funding is available, the Wastewater Management Plan should be updated and expanded to include an assessment of groundwater and geotechnical impacts. For maximum benefit, updates to the plan should coincide with the development of a stormwater management plan.

9.3.5 Improve Stormwater Management Practices

It is recommended that stormwater management practices be improved within the GWB area, considering the linkages between drainage servicing, land use planning and the unique geohazards. The potential benefits of undertaking these recommended improvements include reduced geotechnical risk.

Stormwater management practices should consider discharges from road (public) sources and from residential (private) sources. MOTI is responsible for drainage structures associated with the road network. RDOS is responsible for the permitting of activities on individual lots and are, therefore, responsible for stormwater management at a site level. Recommended improvements in stormwater management practices include:

- Support the development of a Stormwater Management Plan, or stormwater master plan that promotes the collection of stormwater from residents, roads, and the environment to areas of lower geotechnical risk;

- Develop Best Management Practices for stormwater management at the site-level (see Section 9.2.4);
- Recommend that MOTI require Stormwater Management Plans for new subdivisions;
- Support the development of drainage solutions and irrigation practices based on soil characterization, land use, and proximity to known geohazards; and,
- Support efforts by MOTI to address identified deficiencies in stormwater management infrastructure.

9.3.6 Conduct Periodic Review of Geohazard Conditions

It is recommended that the geohazard conditions within the GWB area be periodically reviewed. The current Geotechnical Review should be revisited in the event of changed conditions, and at a frequency of no more than every ten years. Ten years is a time interval within which there is the potential to detect, and adapt to, geotechnical changes (i.e., landslides, sinkhole development, other recorded incidences). In addition, a ten-year interval roughly corresponds to the frequency of Official Community Plan updates.

10. Study Limitations and Closure

This Geotechnical Review report of the GWB Study Area is intended as a high-level regional assessment of geohazards. The review is completed for the GWB area as a whole and is not necessarily refined enough to be interpreted at a site level. For this reason, it is suggested that, where hazard boundaries intercept property boundaries, the more conservative rating should be applied to the entire property. For example, if a specific lot has areas rated both “moderate” and “high” then it is recommended that the higher of the ratings be applied when determining the appropriate level of response to a development application.

The Geotechnical Review relied upon information that was available at the time of the assessment. This includes limited and dated geotechnical borehole data, limited, and dated groundwater well data, and no additional subsurface investigation. The reliability and accuracy of the mapping and analysis would be improved with additional investigation, well monitoring, and material testing of the Glaciolacustrine Silts.

This Geotechnical Review report provides a snapshot of terrain conditions at the current time. It is anticipated that terrain conditions will change with changes to environmental and/or development conditions. It is expected that a Geotechnical Review should be revisited should conditions change and at a frequency of no more than every ten years. By implementing the recommendation for incidence tracking and development of a geohazard report repository, updates to the Geotechnical Review will be easier.

Due to the inherent uncertainty in the soil material properties and the assumed (and conservative) parameter values used in the slope stability analysis, the landslide setback criteria are also conservative. Further refinement of the model, based on updated material testing, should be undertaken when considering development on specific sites.

We trust this report meets your requirements. Please contact us if you have any questions or comments concerning this report.



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Appendix A

Statement of General Conditions – Geotechnical



1. Standard of Care

Ecora Engineering and Resource Group Ltd. (Ecora) has prepared this report in a manner consistent with that level of care and skill ordinarily exercised by members of the engineering and science professions currently practicing under similar conditions in the jurisdiction in which the services are provided, subject to the time limits and physical constraints applicable to this report. No other warranty, expressed or implied is made.

2. Basis and Use of the Report

This report and the recommendations contained in it are intended for the sole use of Ecora's Client. Ecora does not accept any responsibility for the accuracy of any of the data, the analyses or the recommendations contained or referenced in the report when the report is used or relied upon by any party other than Ecora's Client unless otherwise authorized in writing by Ecora. Any unauthorized use of the report is at the sole risk of the user. In order to properly understand the suggestions, recommendations and opinions expressed herein, reference must be made to the whole of the report. We cannot be responsible for use by any party of portions of the report without reference to the whole report.

This report is subject to copyright and shall not be reproduced either wholly or in part without the prior, written permission of Ecora. Additional copies of the report, if required, may be obtained upon request.

3. Alternate Report Format

Where Ecora submits both electronic file and hard copy versions of reports, drawings and other project-related documents, only the signed and/or sealed versions shall be considered final and legally binding. The original signed and/or sealed version archived by Ecora shall be deemed to be the original for the Project. Both electronic file and hard copy versions of Ecora's deliverables shall not, under any circumstances, no matter who owns or uses them, be altered by any party except Ecora.

4. Soil, Rock and Groundwater Conditions

Classification and identification of soils, rocks and geological units have been based upon commonly accepted systems and methods employed in professional geotechnical practice. This report contains descriptions of the systems and methods used. Classification and identification of the type and condition of these materials or units involves judgment, and boundaries between different soil, rock or geologic types or units may be transitional rather than abrupt. Accordingly, Ecora does not warrant conditions represented herein as exact, but infers accuracy only to the extent that is common in practice.

Soil and groundwater conditions shown in the factual data and described in the report are the observed conditions at the time of their determination or measurement. Unless otherwise noted, those conditions form the basis of the recommendations in the report. Groundwater conditions may vary between and beyond reported locations and can be affected by annual, seasonal and meteorological conditions. The condition of the soil, rock and groundwater may be significantly altered by construction activities such as traffic, excavation, groundwater level lowering, pile driving, blasting on the site or on adjacent sites. Excavation may expose the soils to climatic elements such as freeze/thaw and wet /dry cycles and/or mechanical disturbance which can cause severe deterioration. Unless otherwise indicated the soil must be protected from these changes during construction.

5. Environmental and Regulatory Issues

The professional services retained for this project include only the geotechnical aspects of the subsurface conditions at the site, unless otherwise specifically stated and identified in the report. The presence or implication(s) of possible surface and/or subsurface contamination resulting from previous activities or uses of the site and/or resulting from the introduction onto the site of materials from off-site sources are outside the terms of reference for this project and have not been investigated or addressed.

6. Sample Disposal

Ecora will dispose all soil and rock samples for 30 days following issue of this report. Further storage or transfer of samples can be made at the Client's expense upon written request, otherwise samples will be discarded.



7. Construction Services

During construction, Ecora should be retained to perform sufficient and timely observations of encountered conditions to confirm and document that the subsurface conditions do not materially differ from those interpreted conditions considered in the preparation of Ecora's report and to confirm and document that construction activities do not adversely affect the suggestions, recommendations and opinions contained in Ecora's report. Adequate field review, observation and testing during construction are necessary for Ecora to be able to provide letters of assurance, in accordance with the requirements of many regulatory authorities. In cases where this recommendation is not followed, Ecora's responsibility is limited to interpreting accurately the information encountered at the borehole locations, at the time of their initial determination or measurement during the preparation of the Report.

8. Job Site Safety

Ecora is responsible only for the activities of our employees on the jobsite. The presence of Ecora's personnel on the site shall not be construed in any way to relieve the Client or any contractors on site from their responsibilities for site safety. The Client acknowledges that he, his representatives, contractors or others retain control of the site and that Ecora never occupy a position of control of the site. The Client undertakes to inform Ecora of all hazardous conditions, or other relevant conditions of which the Client is aware. The Client also recognizes that our activities may uncover previously unknown hazardous conditions or materials and that such a discovery may result in the necessity to undertake emergency procedures to protect our employees as well as the public at large and the environment in general.

9. Changed Conditions and Drainage

Where conditions encountered at the site differ significantly from those anticipated in this report, either due to natural variability of subsurface conditions or construction activities, it is a condition of this report that Ecora be notified of any changes and be provided with an opportunity to review or revise the recommendations within this report. Recognition of changed soil and rock conditions requires experience and it is recommended that Ecora be employed to visit the site with sufficient frequency to detect if conditions have changed significantly. Drainage of subsurface water is commonly required either for temporary or permanent installations for the project. Improper design or construction of drainage or dewatering can have serious consequences. Ecora takes no responsibility for the effects of drainage unless specifically involved in the detailed design and construction monitoring of the system.

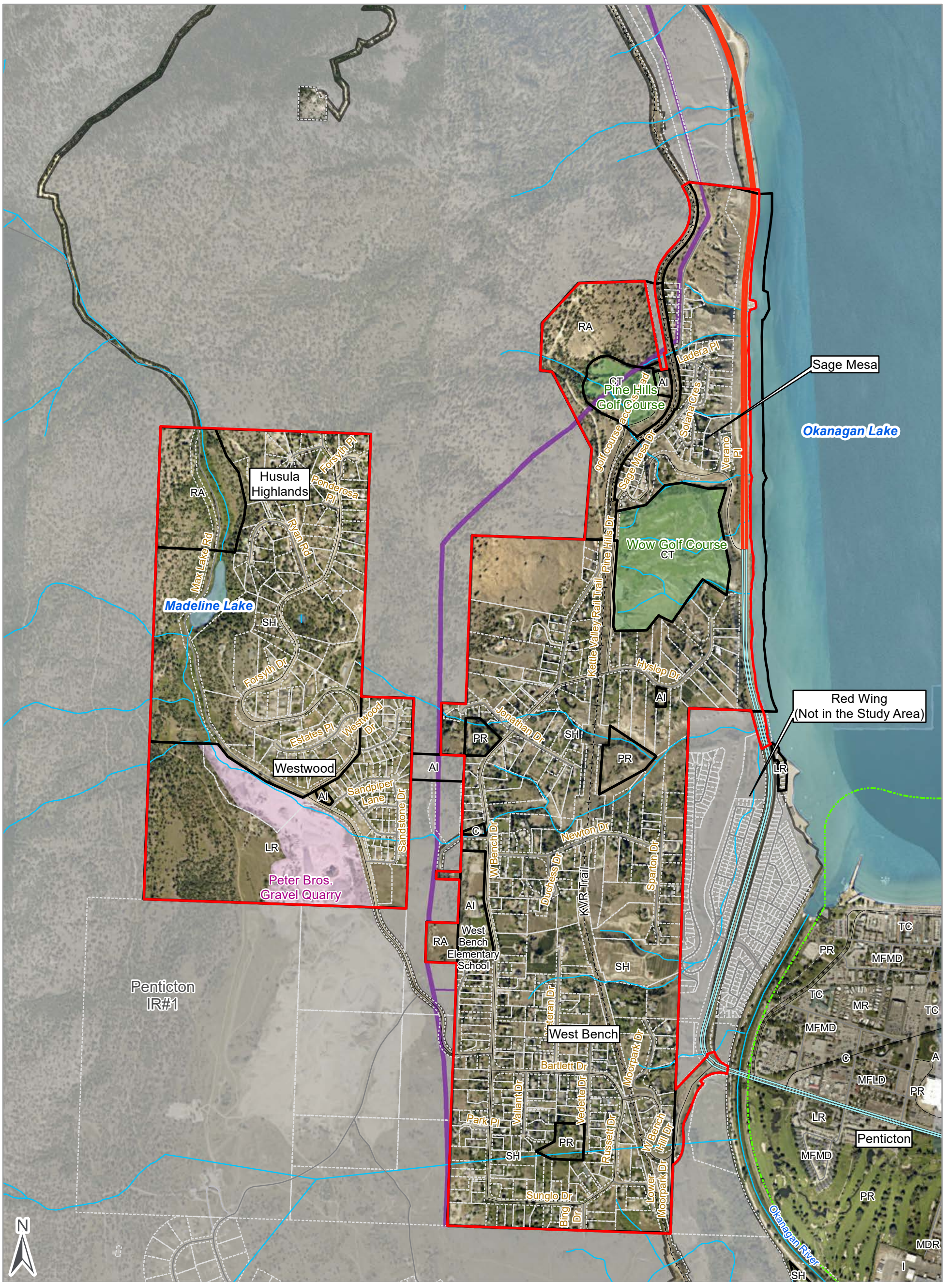
10. Services of Sub consultants and Contractors

The conduct of engineering and environmental studies frequently requires hiring the services of individuals and companies with special expertise and/or services which we do not provide. Ecora may arrange the hiring of these services as a convenience to our Clients. As these services are for the Client's benefit, the Client agrees to hold the Company harmless and to indemnify and defend Ecora from and against all claims arising through such hiring's to the extent that the Client would incur had he hired those services directly. This includes responsibility for payment for services rendered and pursuit of damages for errors, omissions or negligence by those parties in carrying out their work. In particular, these conditions apply to the use of drilling, excavation and laboratory testing services.

Appendix B

Maps (1.0-6.0)

Map 1.0	Greater West Bench Study Area
Map 2.0	Terrain Map
Map 3.0	Landslide Hazard Zones
Map 4.0	Sinkhole Hazard Zones
Map 5.0	Compressible Soils Hazards Zones
Map 6.0	Geotechnical Constraints Zones



GREATER WEST BENCH STUDY AREA

CLARKE geoscience ltd. **ecora**

GREATER WEST BENCH GEOTECHNICAL REVIEW

ISSUED FOR USE

Legend

OCP Designation

- Administrative, Cultural and Institutional (AI)
- Commercial Tourism (CT)
- Commercial (C)
- Low Density Residential (LR)
- Parks and Recreation (PR)
- Resource Area (RA)
- Small Holdings (SH)

Gas Line

RDOS Legal Parcels

City of Penticton Boundary

First Nations Land Boundaries

Greater West Bench Study Area

Map to be read with associated report titled "Greater West Bench Geotechnical Review", dated January 2021

1:14,000

0 250 500 Meters

Project No.: 191010

Client: Regional District of Okanagan Similkameen

NAD 1983 UTM Zone 11N

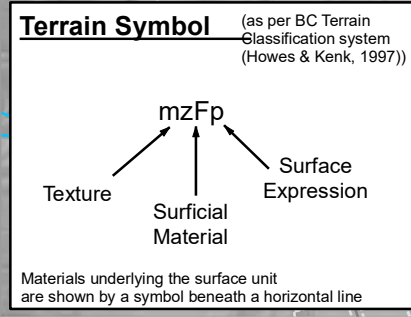
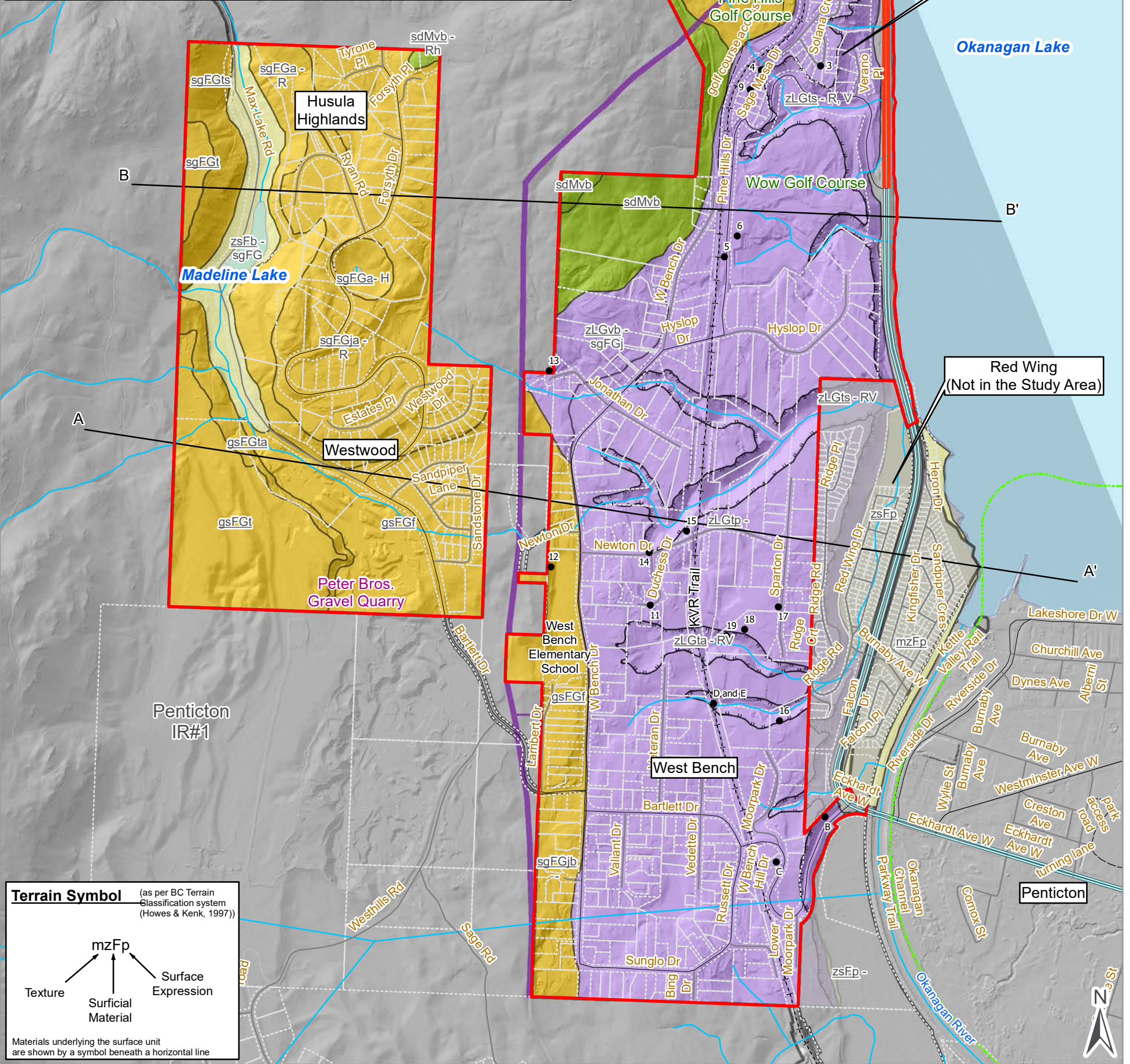
Date: 2021/01/13

Drawn: MT Check: JC

Map 1.0

Material Type	Map Symbol	Symbol Interpretation	Description
Fluvial Sediments	mzFp	muddy-silt Fluvial plain	A flat-lying floodplain surface comprised of mud (m), silt (z) and sand (s), formed by materials transported and deposited
	zsFp	silty-sand Fluvial plain	A mantle of silty-sand (zs) textured fluvial materials overlying
	zsFb/sgFG	silty-sand Fluvial deposits over sandy-gravel Glaciofluvial deposits	A mantle of silty-sand (zs) textured fluvial materials overlying sand (s) and gravel (g) deposited in association with glacial ice.
Glaciolacustrine Sediments	zLGts - RV	steeply-sloped silty Glaciolacustrine terrace, subject to landslide and gully erosion	Sediment deposited and/or reworked in proglacial Lake Penticton. In the study area, units are characteristic littoral or sublittoral deposits comprised of silt, sand, and to a lesser degree, clayey silt. The units may be laminated to massive or roughly stratified and well-sorted up to 10 m thick. Terrain units are described as a terrace (t) with associated moderate (15-26 degrees) (a) to steeply sloping (>35 degrees) (s) scarp slope, formed by down cutting and gully erosion. These landforms are subject to rapid mass movement (landslide) and gully erosion.
	zLGta - RV	moderately-sloped silty Glaciolacustrine terrace, subject to landslide and gully erosion	
	zLGtp	flat-lying silty Glaciolacustrine terrace	
	zLGvb/sgFGj	silty Glaciolacustrine sediments overlying sandy-gravel Glaciofluvial fan deposits	
Glaciofluvial Sediments	gsFGf	gravely-sand Glaciofluvial fan	Well-drained unconsolidated gravel and sand deposits, comprised of fluvial material deposited in contact or close proximity to glacier ice. Deposits in the study area are associated with a large meltwater channel from the former Trout Creek drainage. Deposits may be stratified but particle size and shape are variable. Landforms may be associated with a fan-shaped deposit (f), on gentle (j) to moderate (15-26 degrees) (a) slopes, or a terrace (t).
	sgFGb	mantle of Glaciofluvial sand and gravel	
	sgFG/R	gentle to moderately sloped Glaciofluvial sands and gravels overlying bedrock	
	sgFGt	sandy-gravel Glaciofluvial terrace	
Glacial Sediments (Till/Moraine)	sdMvb	mantle of sand and gravel Till of varying thickness	Layer of unconsolidated sand textured material (diamicton) comprised of a heterogeneous mix of rounded and angular particles that was deposited directly by glaciers (moraine or till). The landform derives its surface expression from the underlying bedrock because the thickness of till varies from less than 1m (v) to more than 1m (b).

Terrain symbology and interpretation based on the BC Terrain Classification System of Howes and Kenk (1997)
 Classification system of surficial deposits is based on that of Paradis (2009) Surficial Geology, Kelowna, BC, GSC Open File 6146.



TERRAIN MAP

**GREATER WEST BENCH
 GEOTECHNICAL REVIEW**

ISSUED FOR USE

Legend

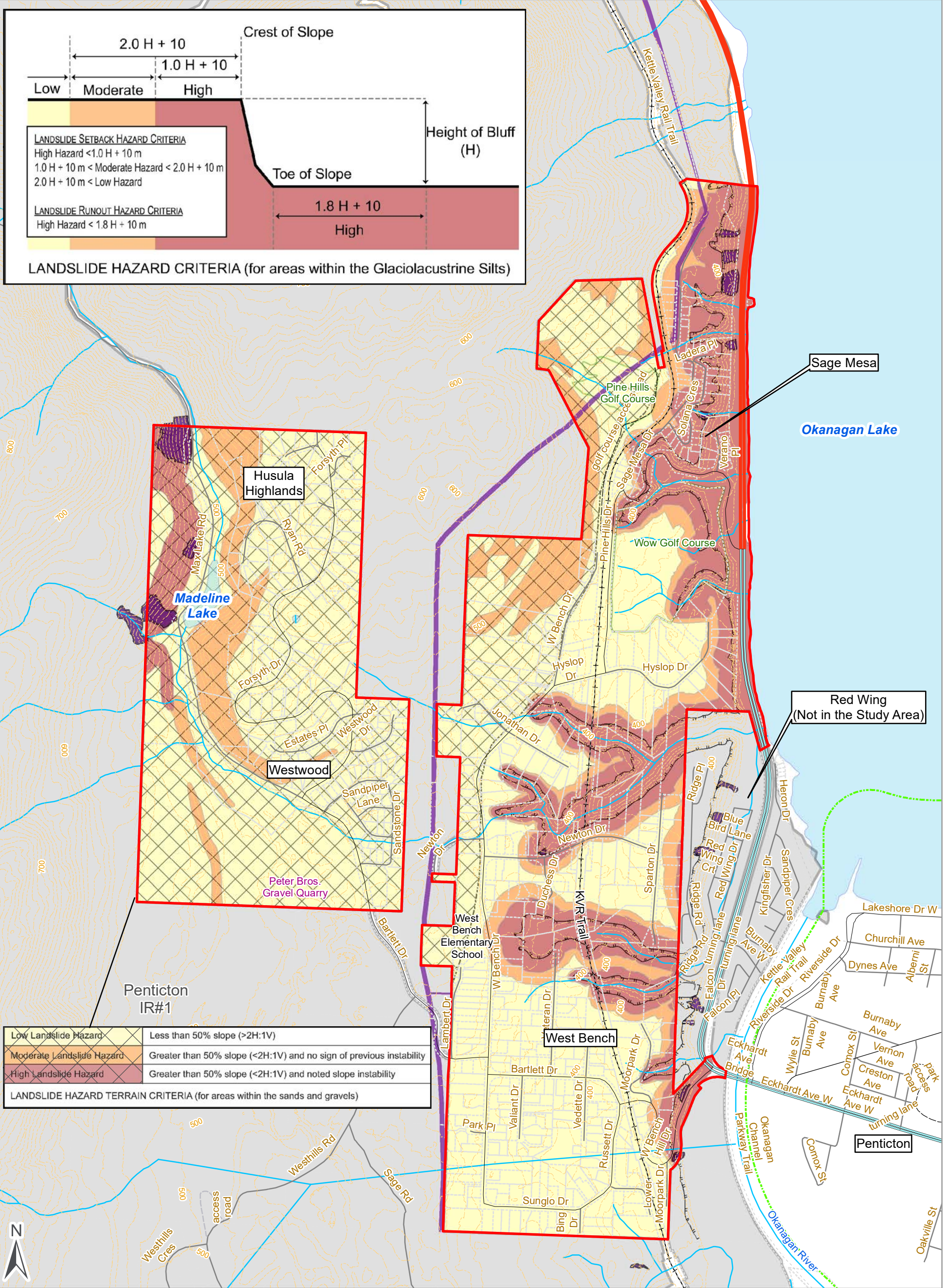
- Field Obs. Locations (See table in report)
- Cross Sections
- Crest of Slope
- Terrain Unit Boundary
- Material Class
- Gas Line
- RDOS Legal Parcels
- First Nations Land Boundaries
- City of Penticton Boundary
- Greater West Bench Study Area

Map to be read with associated report titled "Greater West Bench Geotechnical Review", dated January 2021

1:14,000

0 250 500 Meters

Project No.: 191010 Date: 2021/01/13
 Client: Regional District of Okanagan Similkameen Drawn: MT Check: JC
 NAD 1983 UTM Zone 11N **Map 2.0**



LANDSLIDE HAZARD ZONES



**GREATER WEST BENCH
 GEOTECHNICAL REVIEW**

ISSUED FOR USE

Legend

- Crest of Slope
- Landslides (all identified)
- Low Landslide Hazard Zone
- Moderate Landslide Hazard Zone
- High Landslide Hazard Zone
- Landslide Hazard Within Sands and Gravel
- Gas Line
- RDOS Legal Parcels
- First Nations Land Boundaries
- City of Pentiction Boundary
- Greater West Bench Study Area

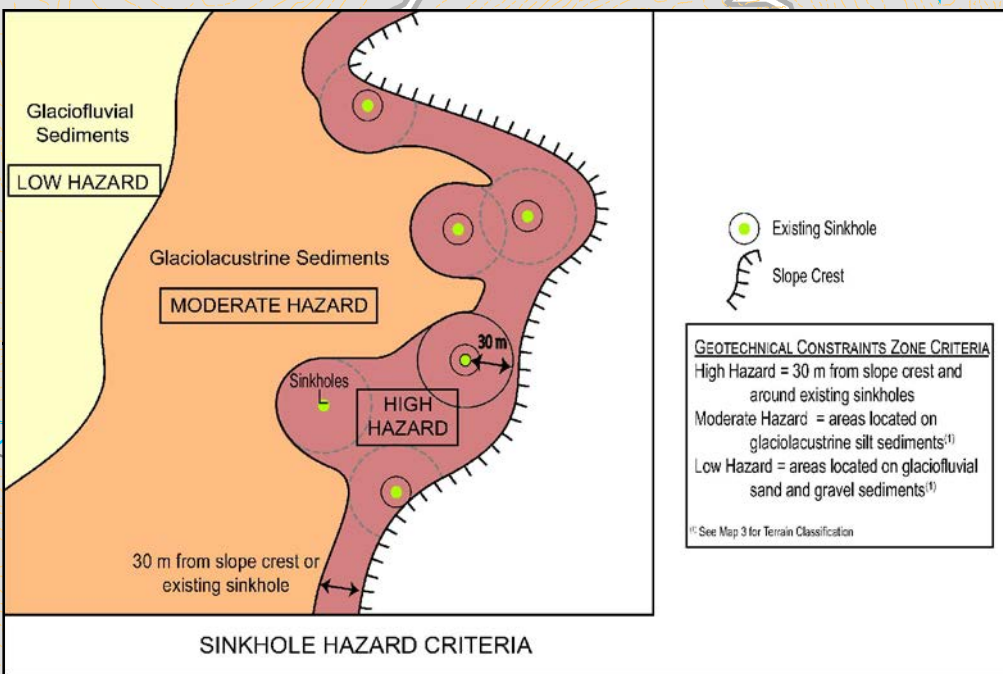
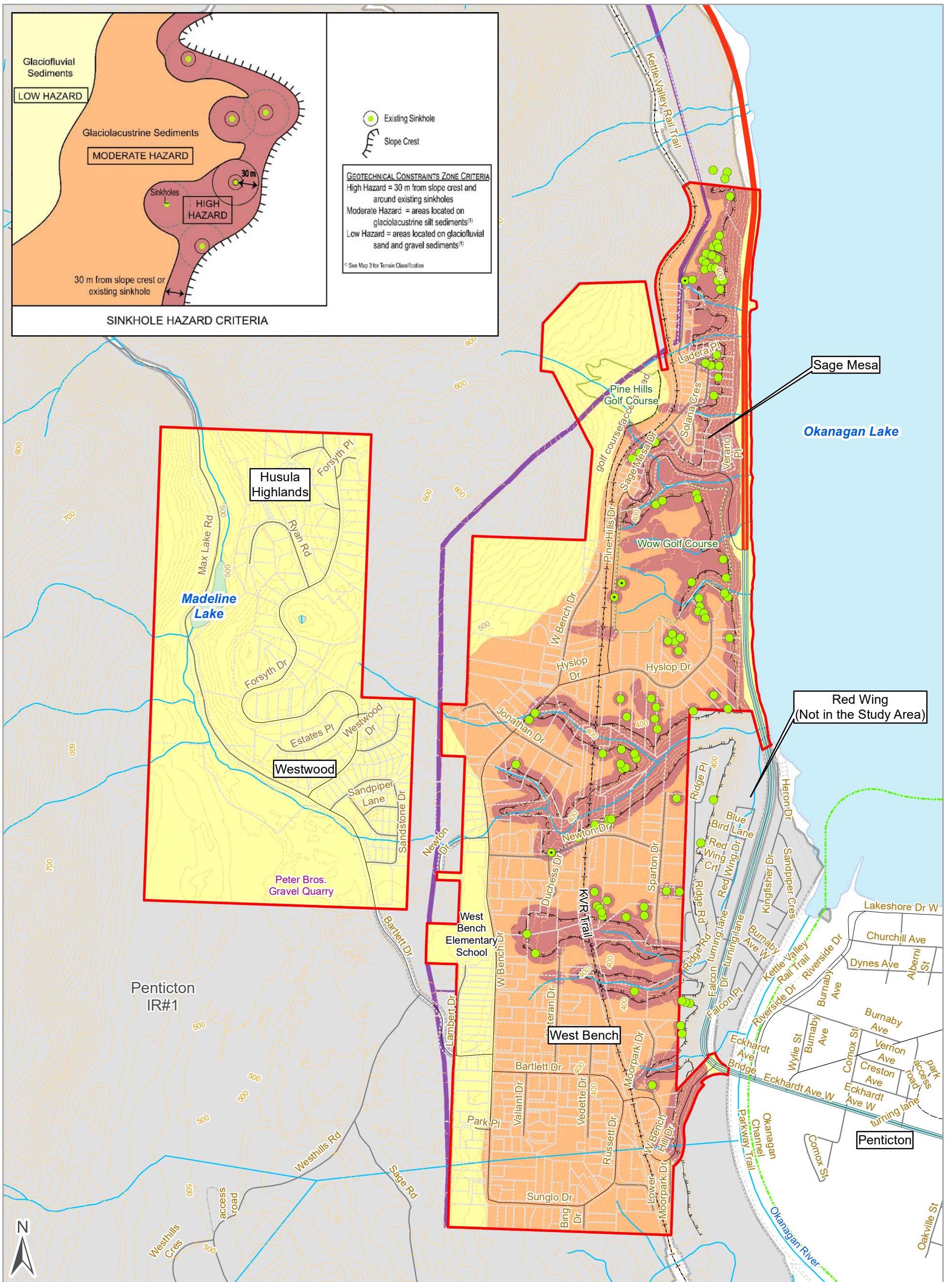
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1:14,000

0 250 500 Meters

Project No.: 191010 Date: 2021/01/27
 Client: Regional District of Okanagan Similkameen Drawn: MT Check: JC
 NAD 1983 UTM Zone 11N

Map 3.0



SINKHOLE HAZARD ZONES



**GREATER WEST BENCH
GEOTECHNICAL REVIEW**

ISSUED FOR USE

Legend

- Sinkholes (Interpreted from 2018 LiDAR)
- Sinkholes (Identified in Field)
- Crest of Slope
- High Sinkhole Hazard Zone
- Moderate Sinkhole Hazard Zone
- Low Sinkhole Hazard Zone
- Gas Line
- RDOS Legal Parcels
- First Nations Land Boundaries
- City of Penticon Boundary
- Greater West Bench Study Area

Map to be read with associated report titled "Greater West Bench Geotechnical Review", dated January 2021

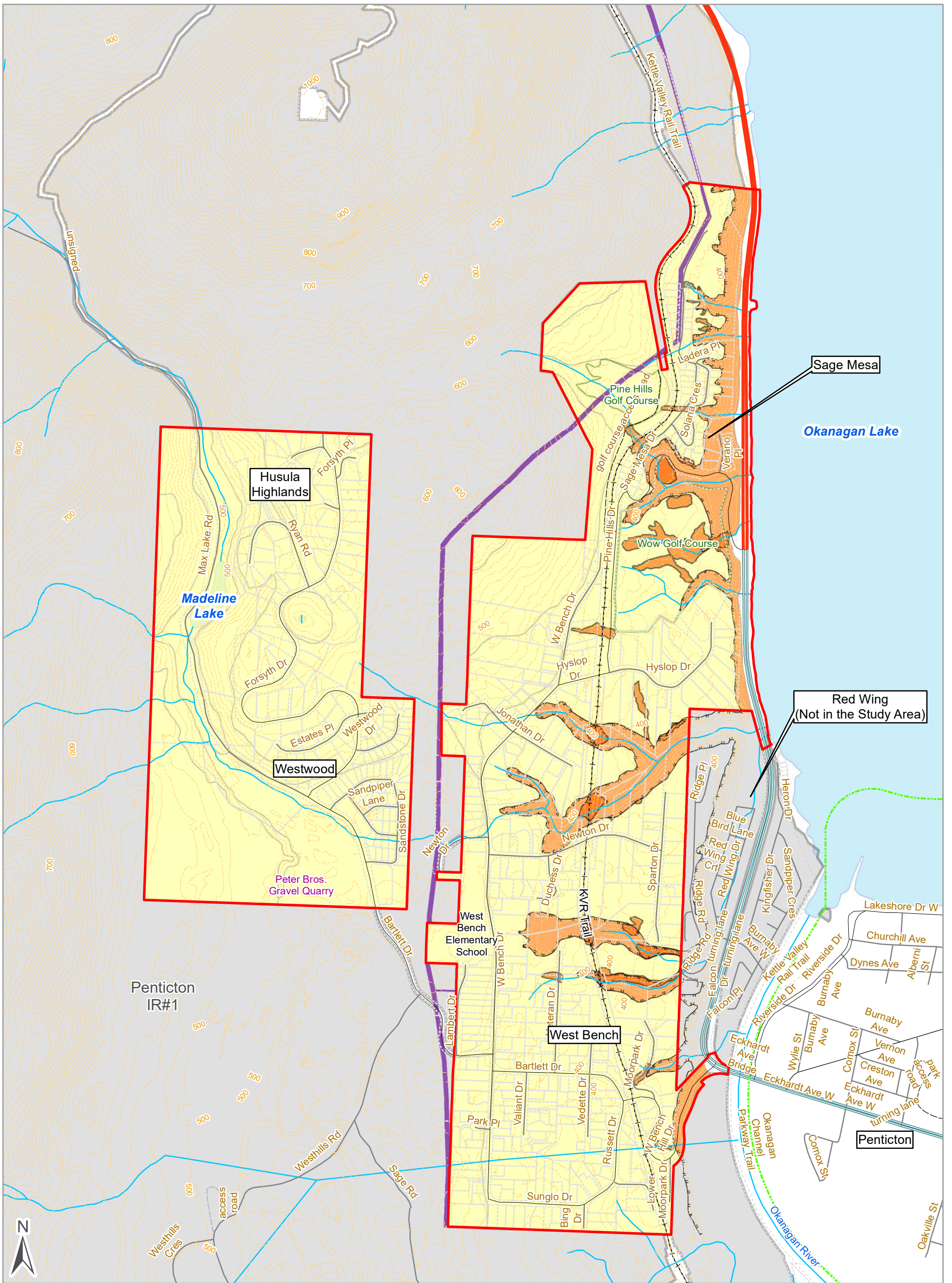
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0 250 500 Meters

Project No.: 191010 Date: 2021/02/04

Client: Regional District of Okanagan Similkameen Drawn: MT Check: JC

NAD 1983 UTM Zone 11N **Map 4.0**



COMPRESSIBLE SOILS HAZARD ZONES



GREATER WEST BENCH GEOTECHNICAL REVIEW

ISSUED FOR USE

- | | |
|--|-------------------------------|
| Legend | Gas Line |
| Crest of Slope | RDOS Legal Parcels |
| Low Hazard Compressible Soils | City of Pentiction Boundary |
| Moderate Hazard Compressible Soils | First Nations Land Boundaries |
| Moderate Hazard Areas Based on Previous Infill | Greater West Bench Study Area |

Note: There are no high hazard compressible soils
 Map to be read with associated report titled "Greater West Bench Geotechnical Review", dated January 2021

1:14,000

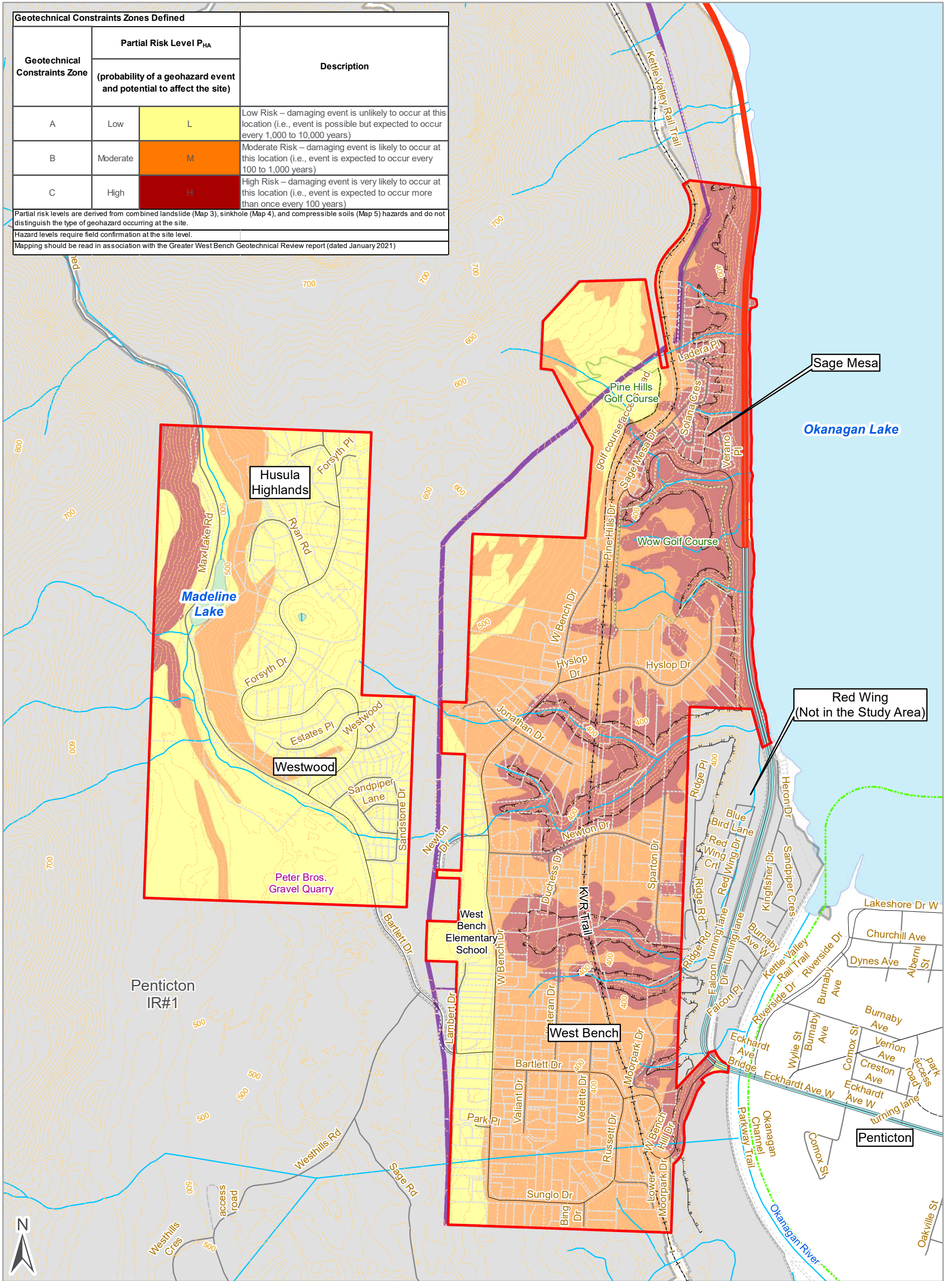


Project No.: 191010 Date: 2021/01/22
 Client: Regional District of Okanagan Similkameen Drawn: MT Check: JC
 NAD 1983 UTM Zone 11N

Map 5.0

Geotechnical Constraints Zones Defined			Description
Geotechnical Constraints Zone	Partial Risk Level P _{HA} (probability of a geohazard event and potential to affect the site)		
	A	Low	L
B	Moderate	M	Moderate Risk – damaging event is likely to occur at this location (i.e., event is expected to occur every 100 to 1,000 years)
C	High	H	High Risk – damaging event is very likely to occur at this location (i.e., event is expected to occur more than once every 100 years)

Partial risk levels are derived from combined landslide (Map 3), sinkhole (Map 4), and compressible soils (Map 5) hazards and do not distinguish the type of geohazard occurring at the site.
Hazard levels require field confirmation at the site level.
Mapping should be read in association with the Greater West Bench Geotechnical Review report (dated January 2021)



GEOTECHNICAL CONSTRAINTS ZONES CLARKE geoscience ltd. **ecora**

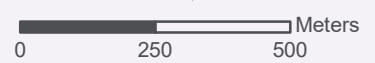
**GREATER WEST BENCH
GEOTECHNICAL REVIEW**

ISSUED FOR USE

Legend

- Crest of Slope
- Geotechnical Constraints Zone A
- Geotechnical Constraints Zone B
- Geotechnical Constraints Zone C
- Gas Line
- RDOS Legal Parcels
- City of Penticton Boundary
- First Nations Land Boundaries
- Greater West Bench Study Area

1:14,000



Project No.: 191010
Client: Regional District of Okanagan Similkameen

Date: 2021/02/04
Drawn: MT Check: JC

NAD 1983 UTM Zone 11N

Map 6.0

Appendix C

Select Fieldwork Photographs

Photo 1	View of rocky slopes at north end of study area (Sage Mesa)
Photo 2	Large (pre-existing) sinkhole in Sage Mesa area
Photo 3	Damaged culvert inlet (Sage Mesa)
Photo 4	Catch basin above Sage Mesa Road at top of steep embankment (showing signs of instability)
Photo 5	Sinkhole and tension crack near catch basin (see Photo 4)
Photo 6	Ditch line maintenance measures in disrepair, on Sage Mesa Rd above WOW Golf Course
Photo 7	Erosion at Culvert Inlet at Sage Mesa Rd crossing (near WOW GC)
Photo 8	Erosion at culvert outlet at Sage Mesa Rd crossing (near WOW GC)
Photo 9	Large sinkhole forming in parking lot (WOW GC)
Photo 10	Pavement cracking at WOW GC
Photo 11	Silt Bluff at north end of study area – showing “wax like” flow of saturated silt
Photo 12	Vertical jointing in silt bluffs and high degree of stability when dry
Photo 13	Tension crack at gully edge (Sage Mesa)
Photo 14	Massive sinkhole at culvert outlet (adj to Photo 13 Sage Mesa)
Photo 15	Small sinkhole in driveway (Sage Mesa)
Photo 16	Sinkhole next to catch basin, with sandbags blocking runoff
Photo 17	Depressions in road (end of Duchess Dr)
Photo 18	Glaciofluvial sands and gravels, exposure near school (West Bench Dr.)
Photo 19	Colluvial silt and sand and gravel contact (end of Jonathan Dr.)
Photo 20	Tension cracks and landslide activity along crest of gully (Newton Dr and Duchess Dr.)
Photo 21	Sinkholes at gully crest (Newton Dr and Duchess Dr)
Photo 22	Subsurface erosion and deep cavity on access to KVR at Newton Road
Photo 23	Fill dumping and shallow instability along gully slope (end of Moorpark Dr.)
Photo 24	Recent (2019) sinkhole repair due to leaking water valve (Sparton Road)
Photo 25	Partly infilled sinkhole on private property (off Sparton Road)
Photo 26	Sinkhole visible within gully (off Sparton Road)



Photo 1 View of rocky slopes at north end of study area (Sage Mesa)



Photo 2 Large (pre-existing) sinkhole in Sage Mesa area



Photo 3 Damaged culvert inlet (Sage Mesa)



Photo 4 Catch basin above Sage Mesa Road at top of steep embankment (showing signs of instability)



Photo 5 Sinkhole and tension crack near catch basin (see Photo 4)



Photo 6 Ditch line maintenance measures in disrepair, on Sage Mesa Rd above WOW Golf Course



Photo 7 Erosion at Culvert Inlet at Sage Mesa Rd crossing (near WOW GC)



Photo 8 Erosion at culvert outlet at Sage Mesa Rd crossing (near WOW GC)



Photo 9 Large sinkhole forming in parking lot (WOW GC)



Photo 10 Pavement cracking at WOW GC



Photo 11 Silt Bluff at north end of study area – showing “wax like” flow of saturated silt



Photo 12 Vertical jointing in silt bluffs and high degree of stability when dry



Photo 13 Tension crack at gully edge (Sage Mesa)



Photo 14 Massive sinkhole at culvert outlet (adj to Photo 13 Sage Mesa)



Photo 15 Small sinkhole in driveway (Sage Mesa)



Photo 16 Sinkhole next to catch basin, with sandbags blocking runoff



Photo 17 Depressions in road (end of Duchess Dr)



Photo 18 Glaciofluvial sands and gravels, exposure near school (West Bench Dr.)



Photo 19 Colluvial silt and sand and gravel contact (end of Jonathan Dr.)



Photo 20 Tension cracks and landslide activity along crest of gully (Newton Dr and Duchess Dr.)



Photo 21 Sinkholes at gully crest (Newton Dr and Duchess Dr)



Photo 22 Subsurface erosion and deep cavity on access to KVR at Newton Road



Photo 23 Fill dumping and shallow instability along gully slope (end of Moorpark Dr.)



Photo 24 Recent (2019) sinkhole repair due to leaking water valve (Sparton Road)



Photo 25 Partly infilled sinkhole on private property (off Sparton Road)



Photo 26 Sinkhole visible within gully (off Sparton Road)

Appendix D

RDOS Public Survey Results



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

INFORMATION RELEASE

February 14, 2020

RDOS Conducting Geotechnical Review for Greater West Bench Area

The Regional District of Okanagan-Similkameen (RDOS) is conducting a geotechnical review of the Greater West Bench area. The purpose of the review is to create a more current and accurate snapshot of the area. It is expected that the review will help better define existing geotechnical hazard conditions and areas, and assist in determining appropriate planning land uses.

This review is to help expand the area of historical study to include all lands in the Greater West Bench area including Sage Mesa and Husula Highlands. Part of the geotechnical review is being conducted through in-person interviews and discussions, as well as an online survey.

The completed review is expected to produce a report and assessment of the Greater West Bench area geotechnical conditions using historical and current data while applying modern technology and methods.

The final report which will include updated mapping, will help the RDOS develop land use policies specific to the Greater West Bench area. In addition, the report will help inform and guide residents about appropriate uses of the lands in the area given the existing geotechnical conditions.

Please visit the RDOS website to take the survey: www.rdos.bc.ca

####

For further information, please contact Stephen Juch at (250) 492-0237 or info@rdos.bc.ca

Karla Kozakevich, Chair
Regional District of Okanagan-Similkameen



Public Engagement Survey (survey period Feb. 14- Mar. 13, 2020)

1. Which neighborhood do you live in, within Greater West Bench?

2. What is your home address and street name?

3. How many years have you lived at this address?

4. Have you experienced any of the following issues on your property, or do you know of other locations on private or public lands where the following issues have occurred? [sinkholes]

Please describe [Sinkholes]

5. Have you experienced any of the following issues on your property, or do you know of other locations on private or public lands where the following issues have occurred? [Depressions in land]

Please describe [Depressions in land surface]

6. Have you experienced any of the following issues on your property, or do you know of other locations on private or public lands where the following issues have occurred? [Landslides, or loss of property adjacent to slope crest]

Please describe [Landslides, or loss of property adjacent to slope crest]

7. Have you experienced any of the following issues on your property, or do you know of other locations on private or public lands where the following issues have occurred? [Groundwater discharge or seepage]

Please describe [Groundwater discharge or seepage]

8. Have you experienced any of the following issues on your property, or do you know of other locations on private or public lands where the following issues have occurred? [Erosion due to surface water runoff]

Please describe [Erosion due to surface water runoff]

9. Have you experienced any of the following issues on your property, or do you know of other locations on private or public lands where the following issues have occurred? [Known fill sites, holes or gullies have been filled]

Please describe [Known fill sites, holes or gullies have been filled]

10. Have you experienced any of the following issues on your property, or do you know of other locations on private or public lands where the following issues have occurred? [Any other land disturbance]

Please describe [Any other land disturbance [Please describe]

11. Have you completed or received any geotechnical investigations pertaining to the subsurface (soil) conditions on your property, for building permits, subdivision, or other land use applications? [Y / N]

[If yes, please describe]

12. Do you consent to receiving a follow-up telephone call, and/or a personal visit from a representative of the study group to discuss this further? [Y / N] [If yes, please provide a contact telephone number and email address.]

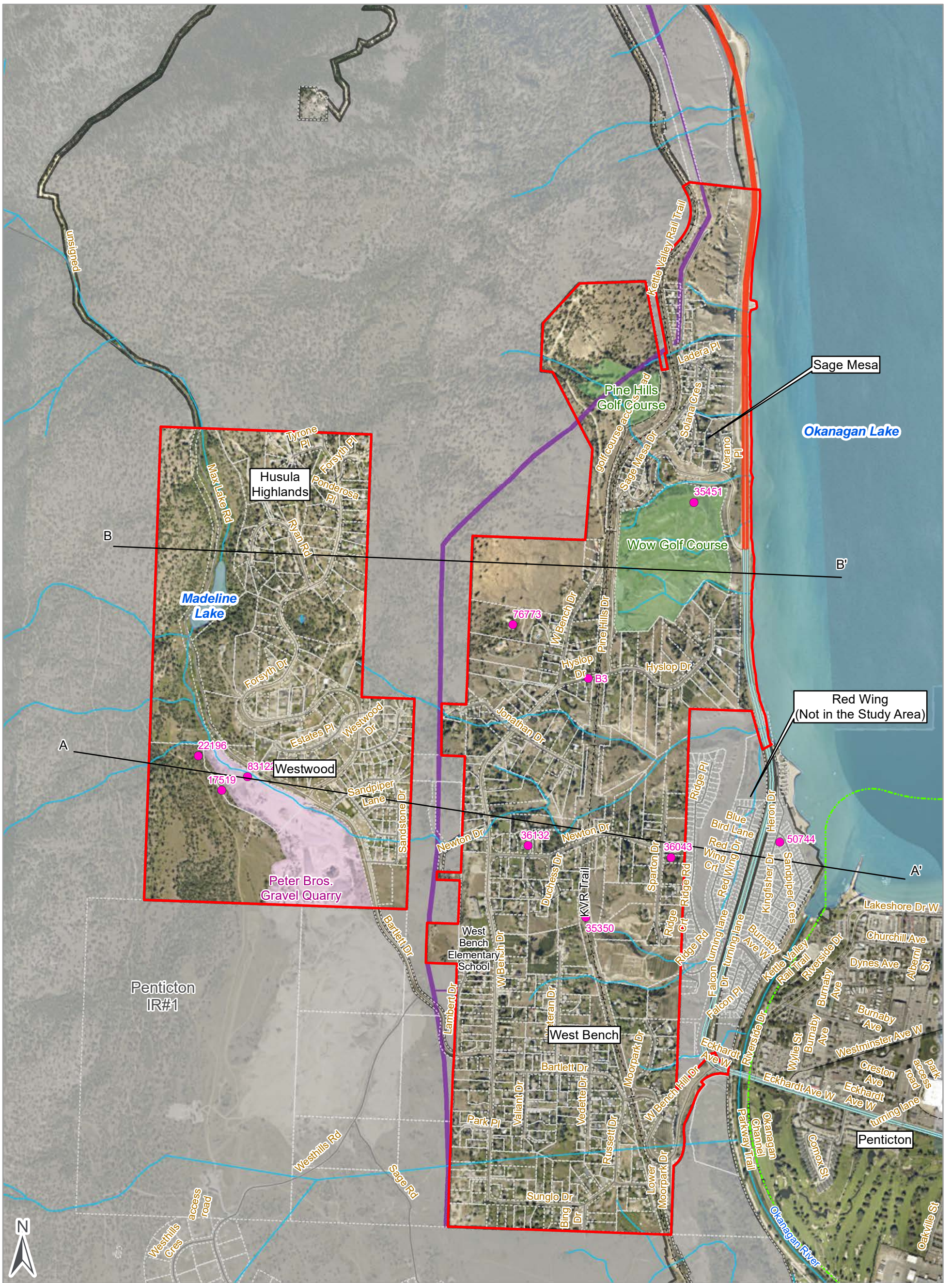
Detailed Public Engagement Survey Response Data (collected on-line by RDOS during survey period Feb. 14- Mar. 13, 2020) (note: identifying personal information is not shown)

Response ID	1. Which neighborhood do you live in, within Greater West Bench?	3. How many years have you lived at this address?	Have you experienced any of the following issues on your property, or do you know of other locations on private or public lands where the following issues have occurred? [sinkholes]	Please describe [Sinkholes]	Have you experienced any of the following issues on your property, or do you know of other locations on private or public lands where the following issues have occurred? [Depressions in land surface]	Please describe [Depressions in land surface]	Have you experienced any of the following issues on your property, or do you know of other locations on private or public lands where the following issues have occurred? [Landslides, or loss of property adjacent]	Please describe [Landslides, or loss of property adjacent to slope crest]	Have you experienced any of the following issues on your property, or do you know of other locations on private or public lands where the following issues have occurred? [Groundwater discharge or seepage]	Please describe [Groundwater discharge or seepage]	Have you experienced any of the following issues on your property, or do you know of other locations on private or public lands where the following issues have occurred? [Erosion due to surface water runoff]	Please describe [Erosion due to surface water runoff]	Have you experienced any of the following issues on your property, or do you know of other locations on private or public lands where the following issues have occurred? [Known fill sites, holes or gullies have been filled]	Please describe [Known fill sites, holes or gullies have been filled]	Have you experienced any of the following issues on your property, or do you know of other locations on private or public lands where the following issues have occurred? [Any other land disturbance]	Please describe [Any other land disturbance]	Have you completed or received any geotechnical investigations pertaining to the subsurface (soil) conditions on your property, for building permits, subdivision, or other land use applications? [Y/N]
59	Husula Highlands		No		No		No		No		No		No				No
25	West Bench	4	No		No		No		No		No		No				No
48	West Bench	1	No		No		No		No		No		No				No
67	Sage Mesa	8	No		No		No		No		No		No				No
2	West Bench	55	Yes	Hyslop Drive near the east end and Newton Drive near KVR bridge and the KVR Trail	Yes	Hyslop, Sparton, Newton and the KVR Trail	Yes	Land above the entrance to West Bench - coming up the hill slide in 2019 - Hyslop Drive slope on highway side slide 1990's	No		No		Yes	West Bench Hill Rd - vineyard on corner was a cherry orchard in a gully that has been filled. Some lots on the north end of West Bench Drive have been filled	No		Yes
3	West Bench	13	No		No		No		No		No		No				No
8	Sage Mesa	10	No		No		No		No		No		No				No
17	Sage Mesa	12	No		No		No		No		No		No				No
18	West Bench	9	Yes	KVR especially south of Newton drive and the path leading from the kvr up to Newton drive by the bridge.	No		Yes	The bank when entering West Bench on West Bench Hill drive.	No		No		Yes	The gully is partially filled where a new house sits on my street, so across the road and and 3 houses north.	No		No
20	West Bench	27	Yes	from irrigation leaks	Yes	suspect irrigation	No		No		No		No				No
21	West Bench	8	No		No		No		No		No		No				No
28	West Bench	17	No		No		No		No		No		No				No
29	West Bench	2	Yes	On KVR access trail off of Newton Drive	No		No		No		Yes	On KVR access trail off of Newton Drive	Yes	Off of Duchess Drive. Active filling of gully several by road maintenance company; from Goulder and Ass. as well as work I have done myself	Yes	slow slumping of slope on property	No
30	Sage Mesa	19	Yes	sink holes in yard and sink holes on road allowance and on the hill slope within my property line	No		Yes	the slope within my property line has increased to the point that it is unusable	Yes	some seepage from property across the road and uphill from my property	No		Yes		Yes	my neighbour to the south of my property also experiences the same problems	Yes
32	West Bench	32	Yes	many along KVR and on the land north and east of KVR	No		No		No		Yes	upper Moorpark Drive paved curve immediately east of Bentham property; middle of upper Moorpark Drive in the lowest dip	Yes	gully filled 30 years ago on southern part of our land	No		Yes
34	West Bench	33	No		Yes		No		No		No		Yes	gully area above mariposa park	No		Yes
35	West Bench	3.5	No		No		No		No		No		No				No
36	Westwood Properties	17	No		No		No		No		No		No				Yes
37	Husula Highlands	29	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	No
38	Sage Mesa	41	No		No		No		No		No		No				No
40	Sage Mesa	11	No		No		No		No		No		No				No
41	West Bench	5	No		No		No		No		No		No				No
42	West Bench	12	No		Yes	yes	No		No		No		No				No
45	Husula Highlands	16	No		No		No		No		No		No				No
46	West Bench	10	Yes	along the KVR there are several dangerous sink-holes. Although this is not within RDOS property the area is used by many residents.	No		No		No		No		No				No
49	West Bench	30	Yes	sage mesa and rail tracks	Yes		Yes	west bench hill	No		Yes	bartlett drive	Yes	behind my home	Yes	road sinking bartlett and west bench hill	No
50	West Bench	24	Yes	On the KVR trail	No		Yes	Slides on slope of West Bench Hill	No		No		Yes	Fill site on private property located on NE corner of Sunglo Dr and Russet Dr.	No		No
51	West Bench	5	No		No		No		No		No		No				No
52	West Bench	30	No		No		No		No		No		No				No
55	Sage Mesa	11	No		No		No		No		No		No				No
58	West Bench	2	No		No		No		No		No		No				No
61	Sage Mesa	3	Yes	Due to buried irrigation line	No		No		No		No		No		Yes	Minor erosion of recently completed landscaping after very heavy rainfall	Yes
62	West Bench	6	No		No		No		No		Yes	KVR Entrance at Newton Drive	Yes	Several yards having gullies filled.	No		No
63	West Bench	8	Yes	On the KVR trail heading north	No		No		No		No		No				No
70	West Bench	16	No		No		No		No		No		No				No
71	Sage Mesa	2	No		No		No		No		No		No				No
72	West Bench	18	Yes	Two small ones on driveway over 18 years	No		No		No		No		No				No
75	Sage Mesa		No		No		No		No		Yes	Ground erosion from road drainage	Yes		No		Yes
76	Sage Mesa		Yes		No		Yes		No		Yes	Erosion due to road drainage	No		No		No
77	Sage Mesa	46	No		No		No		No		No		No		Yes	surface erosion from water utility system leak	No
78	Sage Mesa	50	No		No		No		No		No		No		Yes	Erosion due to road drainage	No

Appendix E

Detailed Geologic Cross-Sections

- Appendix E1 Site Plan
- Appendix E2 Detailed Geologic Cross-Section A-A'
- Appendix E3 Detailed Geologic Cross-Section B-B'



SITE PLAN



GREATER WEST BENCH GEOTECHNICAL REVIEW

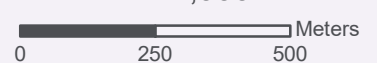
ISSUED FOR USE

Legend

- Boreholes Used For Geologic Cross Sections (E2 & E3)
- Cross Sections
- Gas Line
- RDOS Legal Parcels
- City of Penticon Boundary
- First Nations Land Boundaries
- Greater West Bench Study Area

Map to be read with associated report titled "Greater West Bench Geotechnical Review", dated January 2021

1:14,000



Project No.: 191010

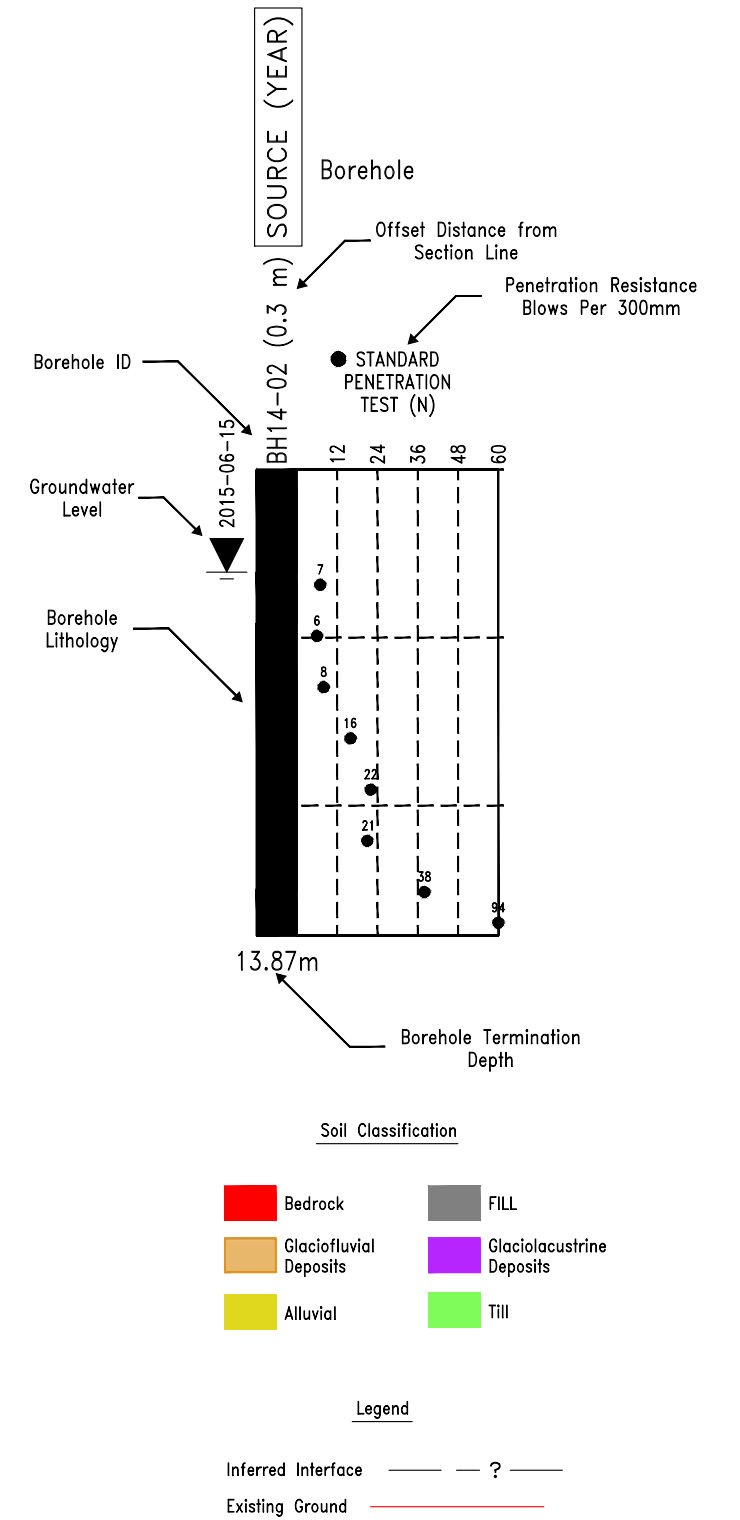
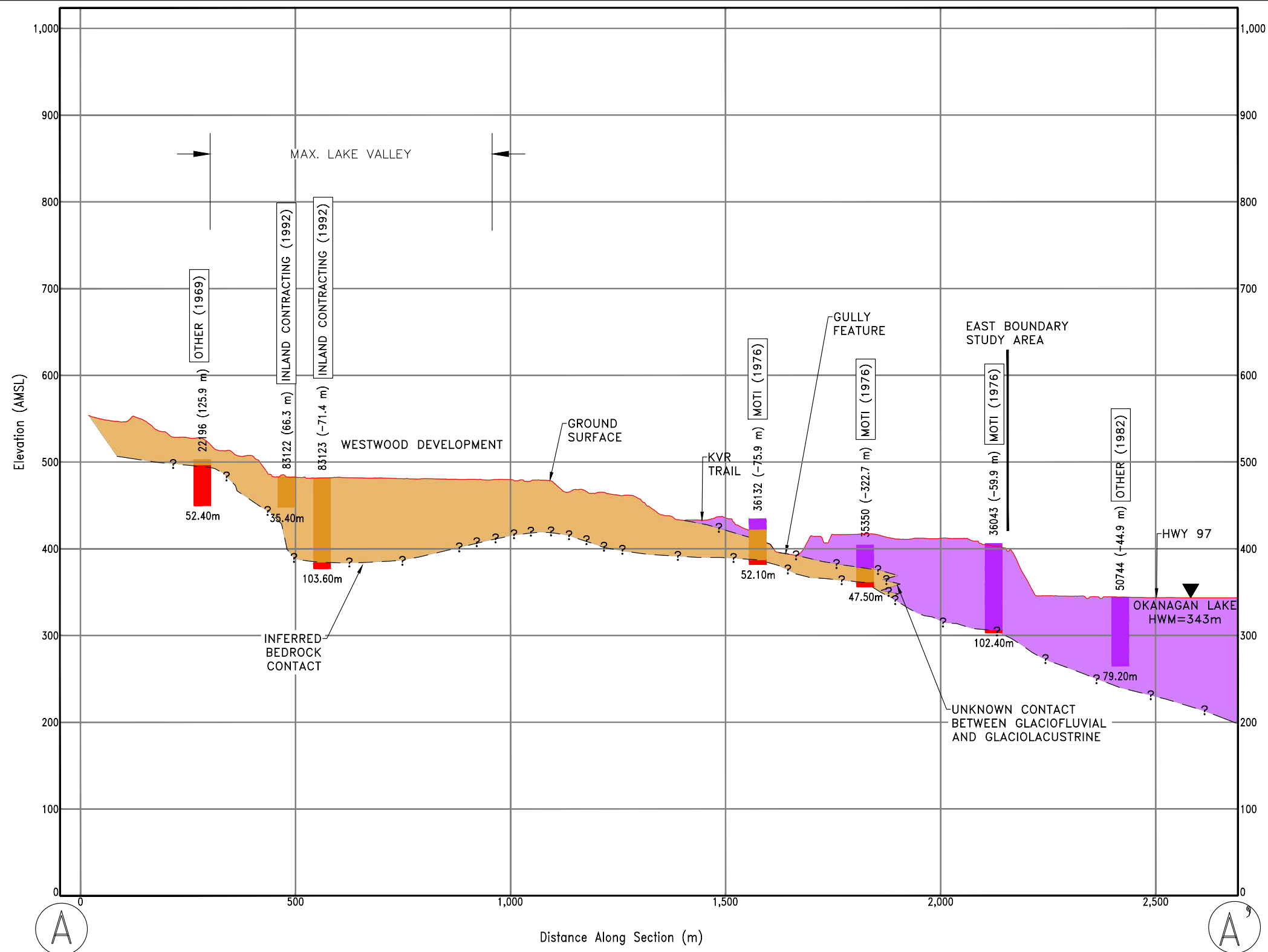
Client: Regional District of Okanagan Similkameen

NAD 1983 UTM Zone 11N

Date: 2021/01/13

Drawn: MT Check: JC

Appendix E1



Notes:

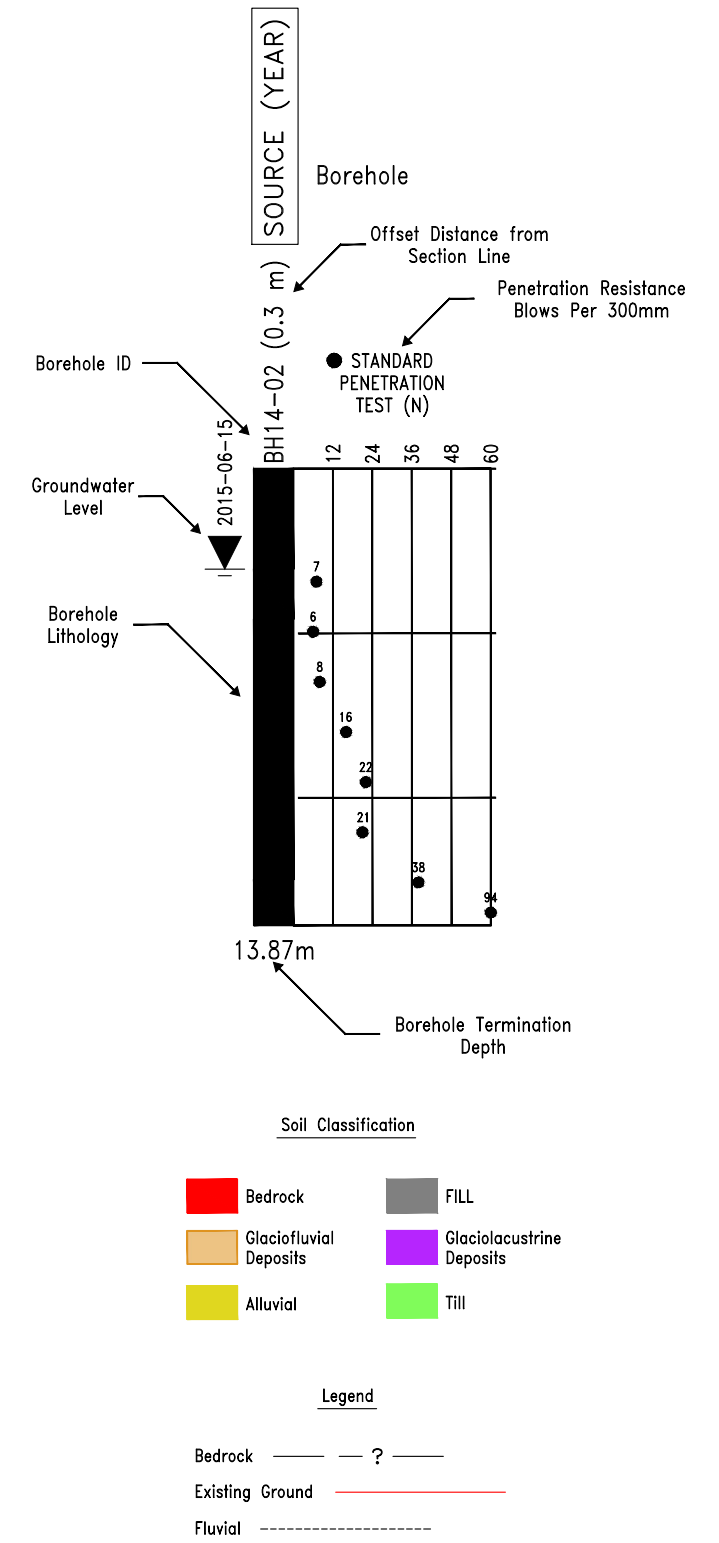
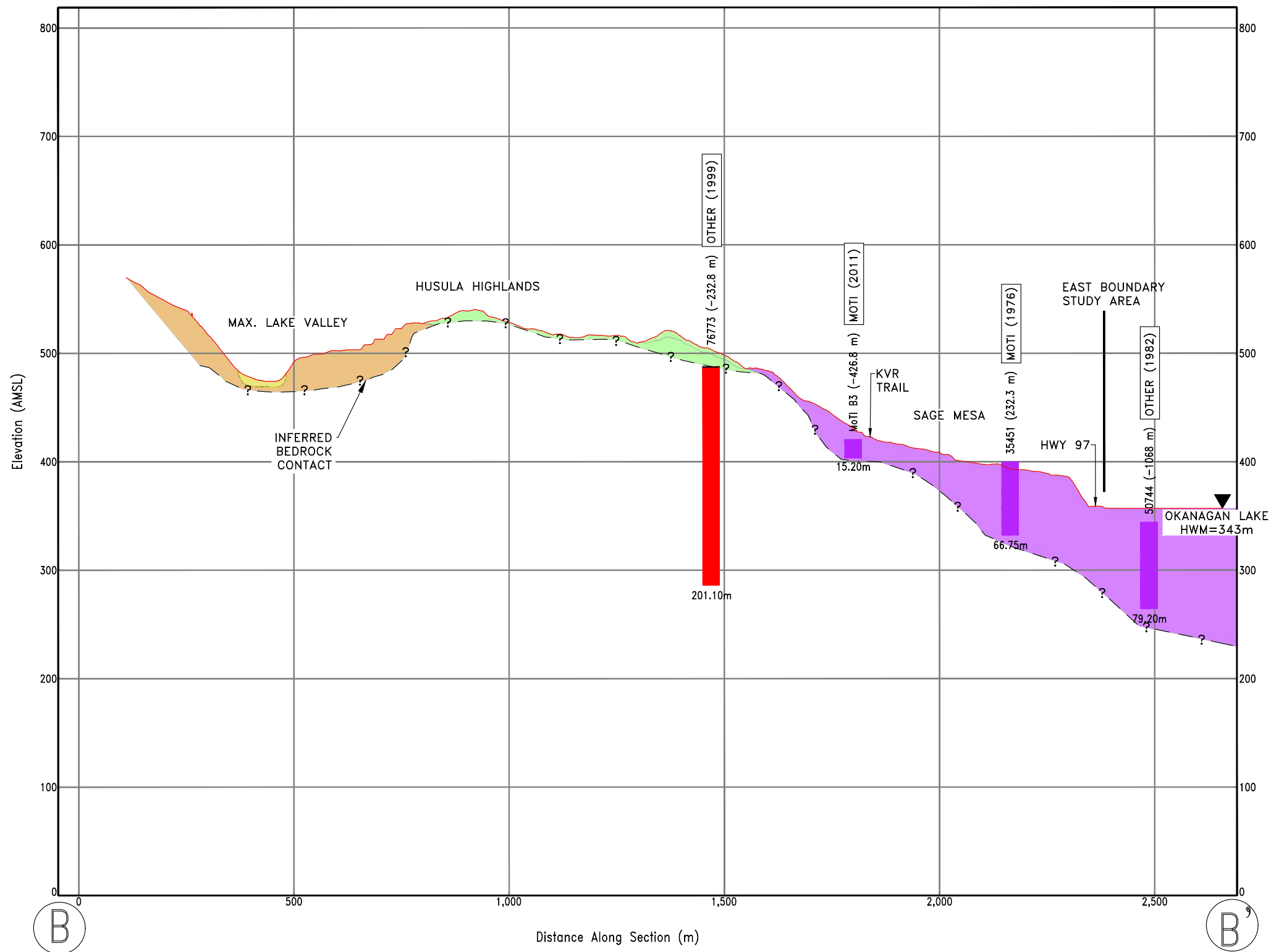
GREATER WEST BENCH GEOTECHNICAL REVIEW

DETAILED GEOLOGIC CROSS SECTION A-A'

Project No.: 191010
 Client: RDOS
 Office: KELOWNA
 Scale: NTS
 Date: SEPT 2, 2020
 DWN: NLS CHK: NM



Appendix E2



Notes:

GREATER WEST BENCH GEOTECHNICAL REVIEW

DETAILED GEOLOGIC CROSS SECTION B-B'

Project No.: 191010
 Client: RDOS
 Office: KELOWNA
 Scale: NTS
 Date: SEPT 02, 2020
 DWN: NLS CHK: NM



Appendix E3

Appendix F

Engineering Material Properties of the Glaciolacustrine (Penticton) Silts

Engineering Material Properties of the Glaciolacustrine Silts

Summary Table of Grain Size Analysis - Laboratory Testing of the Glaciolacustrine Silts, adapted from Iravani (1999)
Table 5.2

Original Source	Natural Moisture Content (%)	Sand (%)	Fines (%)		Comments
			Silt	Clay	
Meyer & Yenne (1940)	-	-	>99	<1	Samples from Okanagan Lake, Skaha Lake, Mission Creek Valley 4 samples tested
Fulton (1965)	-	<10	dominant	<20	Samples from South Thompson Valley 24 samples tested from individual varves
Quigley (1976)	-	-	-	7 - 10	Samples taken from Okanagan Valley, South Thompson Valley
Evans & Buchanan (1976)	-	<3	dominant	2 - 12	Samples taken from South Thompson Valley No major difference between glaciolacustrine and colluvial silts noted by authors
Lum (1977)	-	4	89	7	Samples taken from South Thompson Valley 5 samples tested
Evans (1982)	-	-	-	Up to 91	Samples collected from Northern Interior (Prince George and Quesnel)
Wilson (1985)	-	15 - 20	70 - 80	<3	Samples collected from South Thompson Valley No major difference between glaciolacustrine and colluvial silts noted by author
Klohn Leonoff (1992)	-	0 - 2	80 - 87	8 - 17	Samples taken from West Bench/Sege Mesa
Nyland & Miller (1977)	15 - 25 ⁽¹⁾	0 - 2	80 - 87	8 - 17	
Iravani (1999)	-	0 - 5	85 - 90	8 - 18	
Thurber (2007)	10 - 30 ⁽²⁾	0 - 5	-	14 - 18	Tested from 9 Shelby tube samples Clay fraction reported from Direct Shear Testing Silt (ML)
Ecora ⁽³⁾	9 - 20			94-100	

Notes:

⁽¹⁾ Seasonal variation and depth

⁽²⁾ As summarized by Thurber (2007) for the majority of the tested material

⁽³⁾ Based on a number of local projects

Summary Table of Grain Size Analysis Laboratory Testing of the Colluvial Silts, adapted from Irvani (1999) Table 5.2

Original Source	Natural Moisture Content (%)	Sand (%)	Fines (%)		Comments
			Silt	Clay	
Nyland & Miller (1977)	-			7 - 16.2	
Quigley (1976)	-	-	-	12 - 19	Samples taken from Okanagan Valley, South Thompson Valley
Evans & Buchanan (1976)	-	<3	dominant	2 - 12	Samples taken from South Thompson Valley No major difference between glaciolacustrine and colluvial silts noted by authors
Wilson (1985)	-	15 - 20	70 - 80	<3	Samples collected from South Thompson Valley No major difference between glaciolacustrine and colluvial silts noted by author

Summary Table of In-situ Water Content and Atterberg Limits Laboratory Testing of the Glaciolacustrine Silts, adapted from Irvani (1999) Table 5.4

Original Source	In-situ Water Content (%)	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Comments
Evans & Buchanan (1976)	2 - 35	27 - 37	-	2 - 12	Samples taken from South Thompson Valley Clayey Silt (ML) 4/6 samples in-situ water content >LL
Nyland & Miller (1977)	1 - 8 ⁽¹⁾	21 - 39	13 - 31	1 - 14	Samples collected from Okanagan Valley
Lum (1977)	7 - 8	-	-	-	Samples taken from South Okanagan Valley Measurements taken in June at 1.5 m bgl
Evans (1982)	-	>50	-	>20	Samples taken from Northern Interior
Wilson (1985)	6	-	-	-	Sample taken from South Thompson Valley Measurement taken at 5 m bgl
Thurber (1989)	-	28 - 52	-	7 - 37	Described in Thurber (2007) report
Thurber (1991)	-	31 - 68	-	6 - 43	Described in Thurber (2007) report
Irvani (1999)	-	35 - 40	25 - 33	0 - 10	Summary values
	15 - 43	35 - 39	30 - 33	29 - 31	Samples taken from Okanagan Park Slide and Koosi Creek Slide
Thurber (2007)		35 - 40 ⁽²⁾	25 - 30 ⁽²⁾	0 - 10 ⁽²⁾	Tested from 9 Shelby tube samples Silt (ML)
Ecora ⁽³⁾	9 - 20	28 - 35	20 - 26	7 - 11	

Notes:⁽¹⁾ Seasonal variation and depth⁽²⁾ As summarized by Thurber (2007) for much of the tested material⁽³⁾ Based on a number of local projects

Summary Table of In-situ Water Content and Atterberg Limits Laboratory Testing of the Colluvial Silts, adapted from Irvani (1999) Table 5.4

Original Source	In-situ Water Content (%)	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Comments
Evans & Buchanan (1976)	2-48	25-39	-	4-15	Samples collected from South Thompson Valley Clayey Silt (ML) In-situ water content >LL

Summary Table of Shear Strength Laboratory Testing, adapted from Irvani (1999)

Original Source	Average Shear Strength (kPa)	Comments
Lum, (1977) ⁽¹⁾	130 - 240	Higher effective confining stresses (greater than 100 kPa did not strain soften)
	60	Low effective confining stresses (less than 100 kPa were strain softened)
Wilson (1985)	38	Unsaturated, reconstituted specimen with a water content of 4.4%
MoTI (1989)	2 - 8	Samples with moisture content significantly below the PL (peak strength)
	8 - 20	Samples with moisture content at or near the PL (peak strength)
Sobkowicz & Coulter, (1992) ⁽²⁾	30	Samples with moisture content significantly below the PL
	30	Samples with moisture content at or near the PL
	10	Residual soil
Thurber (2007)	30	Samples with moisture content significantly below the PL (peak strength)
	30	Samples with moisture content at or near the PL (peak strength)
	35	Clayey silt (peak strength)
	35	Silty clay
	10	Silty clay (residual strength)

Notes:

⁽¹⁾ Initial average specimen water contents of 7%

⁽²⁾ Referenced in Klohn Leonoff (1992)

Summary Table of Friction Angle of the Penticton Silt, adapted from Irvani (1999)

Original Source	Friction Angle (°)	Comments
Evans & Buchanan (1976)	24° - 30.5°	Residual drained friction angle from direct shear testing
Lum, (1977)	34°	
Wilson, (1985)	34° - 42°	
Sobkowicz & Coulter, (1992) ⁽¹⁾	35°	Silt samples with moisture content significantly below the PL
	30°	Silt samples with moisture content at or near the PL
	22°	Clayey silt with 35 kPa cohesion (peak strength)
	17°	Silty Clay with 35 kPa cohesion (peak strength)
Irvani, (1999) ⁽²⁾	32°	

Original Source	Friction Angle (°)	Comments
Thurber (2007)	35°	Samples with moisture content significantly below the PL 30 kPa cohesion (peak strength)
	30°	Samples with moisture content at or near the PL 30 kPa cohesion (peak strength)

Notes:

(1) Referenced in Klohn Leonoff (1992)

(2) Based on equation by Robertson & Campanella (1983)

Summary Table of 1-D Consolidation Laboratory Testing of the Glaciolacustrine Silts in the GWB Study Area, conducted by others

Original Source	Water Content (%)	Load (kPa)	Volumetric Strain Decrease (%)	Comments
Lum (1977)	7.2	1,400	3.2	Samples from north shore of the South Thompson River
Nyland & Miller (1977)	-	-	3 - 11	Magnitude of collapse increases as vertical effective stress corresponding to flooding stage increases
MoTI (date unknown) ⁽¹⁾	-	-	2	Compression index of 0.19
	-	-	3	Compression index of 0.09
	-	-	3	Compression index of 0.15
	-	-	4	Compression index of 0.26

Notes:

(1) Based on tested samples collected in 1978 and 1982. Reported by Thurber (2007)

Summary Table of 1-D Consolidation Laboratory Testing of the Colluvial Silts in the GWB Study Area, conducted by others

Publication	Water Content (%)	Load (kPa)	Volumetric Strain Decrease (%)	Comments
MoTI (date unknown) ⁽¹⁾	-	-	25	Compression index of 0.32
	-	-	31	Compression index of 0.70

Notes:

(1) Based on tested samples collected in 1978 and 1982. Reported by Thurber (2007)

Summary Table of Laboratory Testing of the Pentiction Silt, adapted from Iravani (1999) Table 5.3

Original Source	Specific Gravity	Density (kg/m ³)	In-situ Void Ratio	Comments
Meyer & Yenne (1940)	2.88	-	-	Samples taken from Okanagan Valley
Quigley (1976)	-	-	1.02 - 1.20	Samples taken from Okanagan Valley and South Thompson Valley
Lum (1977)	2.60 - 2.80	-	-	Samples taken from South Thompson Valley 9 samples tested with an average Specific Gravity of 2.77
Nyland and Miller (1977)	-	1557 - 1734 (max. dry)	-	Samples taken from Okanagan Valley Optimum moisture content between 0.7% – 7.9%
Wilson, (1985)	2.65 (assumed)	1390 - 1680 (in-situ bulk)	0.68 - 1.02	Samples taken from South Thompson Valley
Thurber (2007) ⁽¹⁾	2.8	1152 - 1631	1.14 - 1.56	Testing from 1991 investigation program Four measurements from several samples Dry Density

Note:

⁽¹⁾ Thurber (2007) did not distinguish between testing of glaciolacustrine silt or colluvial silt

Mineralogy

Based on the bulk mineralogy analysis carried out by Iravani (1999) using x-ray diffraction, Chlorite and Muscovite were found to be the dominant materials within his study areas. Earlier mineralogy studies, summarized by Iravani (1999), and presented in the summary table below indicates quartz, K-feldspar, and plagioclase were also found to be major mineral components. Within the clay fraction, Illite and smectite were found to be dominant, with kaolinite and mica generally moderate to minor. Expanding clay not found to be significant enough to cause de-structuring. Magnetite and calcite are present in small amounts. There was no major crystalline bonding agent found.

Summary of Mineralogy Studies, adapted from Iravani (1999) Table 5.6-A (a & b)

Original Source	Methodology	Comments
Daly (1915)	Chemical analysis applicable only to igneous rocks	49% albite 18% quartz 15% orthoclase 8.5% anorthite
Flint (1935)	unknown	Fresh feldspathic rock flour Interbedded silt with very thin layers of clay at low elevations
Meyer & Yenne (1940)	Microscope	90% equal amounts feldspar and quartz ▪ 2/3 k-feldspar; 1/3 plagioclase 10% unidentified particles

Original Source	Methodology	Comments
Fulton (1965)	Mineralogical Bulk Sample Analysis	Quartz (main) Mica (major) Feldspar (major) Ferromagnesian Minerals (minor) Clay Minerals (minor) <ul style="list-style-type: none"> ▪ 35%-40% Smectite ▪ 28%-35% Illite/Mica ▪ 27%-36% Chlorite
Quigley (1976)	X-ray diffraction-	Quartz (abundant) Mica (minor) Feldspar (moderate) Carbonate (minor) Amphibole (minor) Ferromagnesian Minerals (minor) Clay Minerals (minor) <ul style="list-style-type: none"> ▪ Smectite (abundant) ▪ Illite/Mica (moderate) ▪ Chlorite (minor) ▪ Kaolinite (minor)
Iravani (1999)	X-ra diffraction	Chlorite Mica (Muscovite) Quartz K-Feldspar Plagioclase (Ca-Feldspar) Magnetite Calcite Clay Fraction <ul style="list-style-type: none"> ▪ Illite ▪ Smectite ▪ Chlorite ▪ Vermiculite ▪ Kaolinite ▪ Mica (Muscovite) ▪ Mica (Biotite)

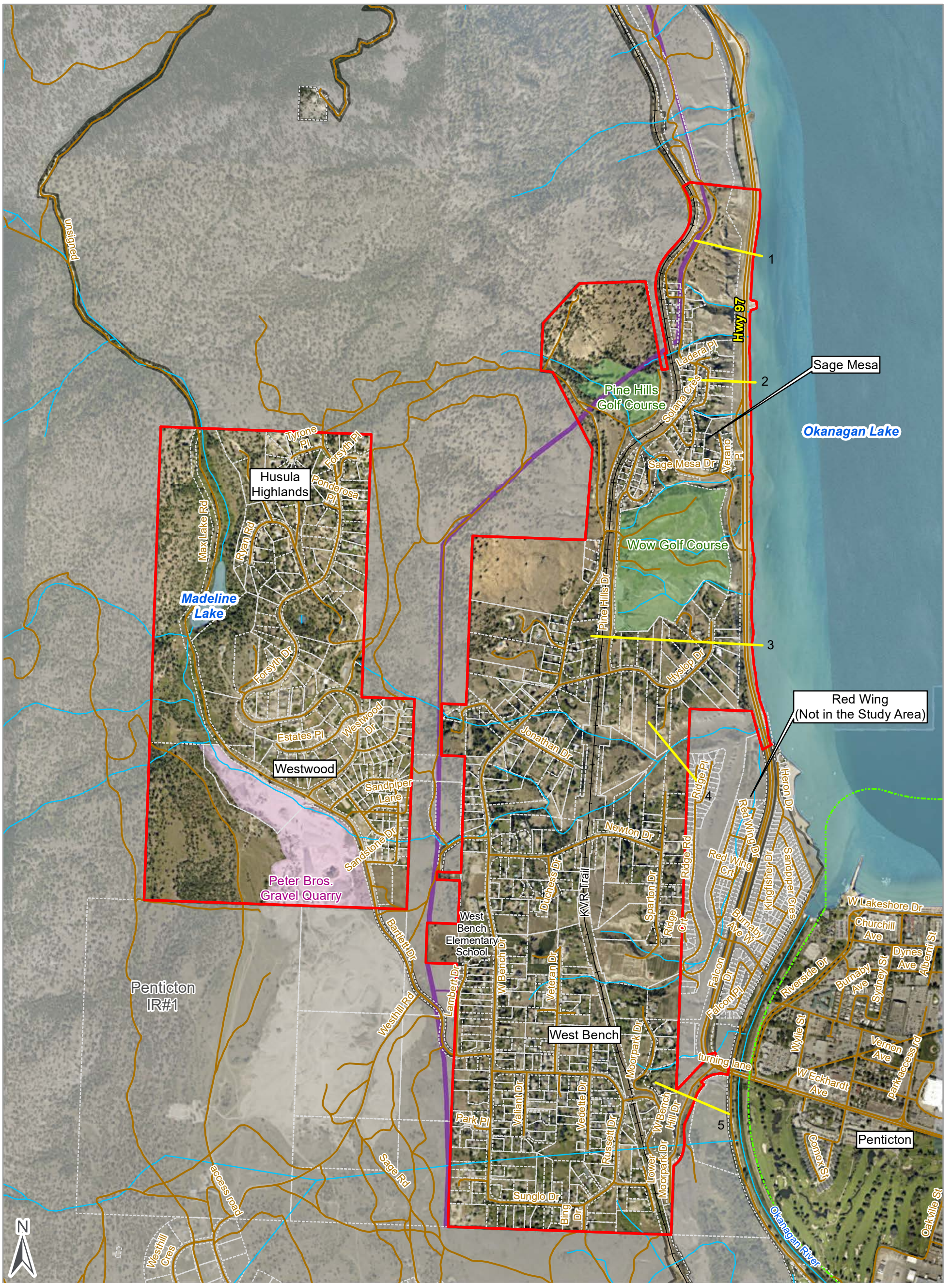
Summary Table of Fabric and Scanning Electron Microscopy (SEM) of the Penticton Silt in the GWB Study Area, conducted by others

Original Source	Sample Type	Comments
Meyer & Yenne (1940)	Glaciolacustrine Silt	Predominantly angular and lath-shaped with elongation indices >10 Some reworked rounded particles noted
Quigley (1976)	Glaciolacustrine and Colluvial Silt	Silt-sized grains of quartz, feldspar, and oriented mica in an open porous structure 5-40 micron mica, horizontally oriented Soil structure appeared stabilized by agglomerated clusters (cementation)
Lum (1977)	Glaciolacustrine Silt (undisturbed and remolded)	Horizontal oriented platy particles Anisotropic fabric observed Similar fabric observations for undisturbed and remolded samples
Iravani (1999)	Glaciolacustrine Silt (undisturbed and remolded)	Anisotropic fabric Horizontally oriented platy particles One wetting and drying cycle was observed to have resulted in soil fabric changes and formation of up to 20 micron voids Gradual flooding under unconfined conditions resulted in micro-cracks less than 30 microns wide

Appendix G

Slope Stability Analysis (G, G1-G6)

Appendix G	Global Stability Sections
Appendix G1	Static Stability Analysis – Section 1
Appendix G2	Static Stability Analysis – Section 2
Appendix G3	Static Stability Analysis – Section 3
Appendix G3a	Pseudo-Static Stability Analysis – Section 3
Appendix G4	Static Stability Analysis – Section 4
Appendix G5	Static Stability Analysis – Section 5
Appendix G5a	Static Stability Analysis – Section 5 (Climate Change)
Appendix G6	Static Stability Analysis – Cohesion Sensitivity Plot



GLOBAL STABILITY SECTIONS

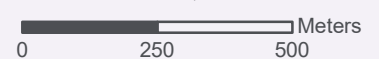


GREATER WEST BENCH GEOTECHNICAL REVIEW

Legend

- Slope Stability Sections
- Gas Line
- RDOS Legal Parcels
- City of Pentiction Boundary
- First Nations Land Boundaries
- Greater West Bench Study Area

1:14,000

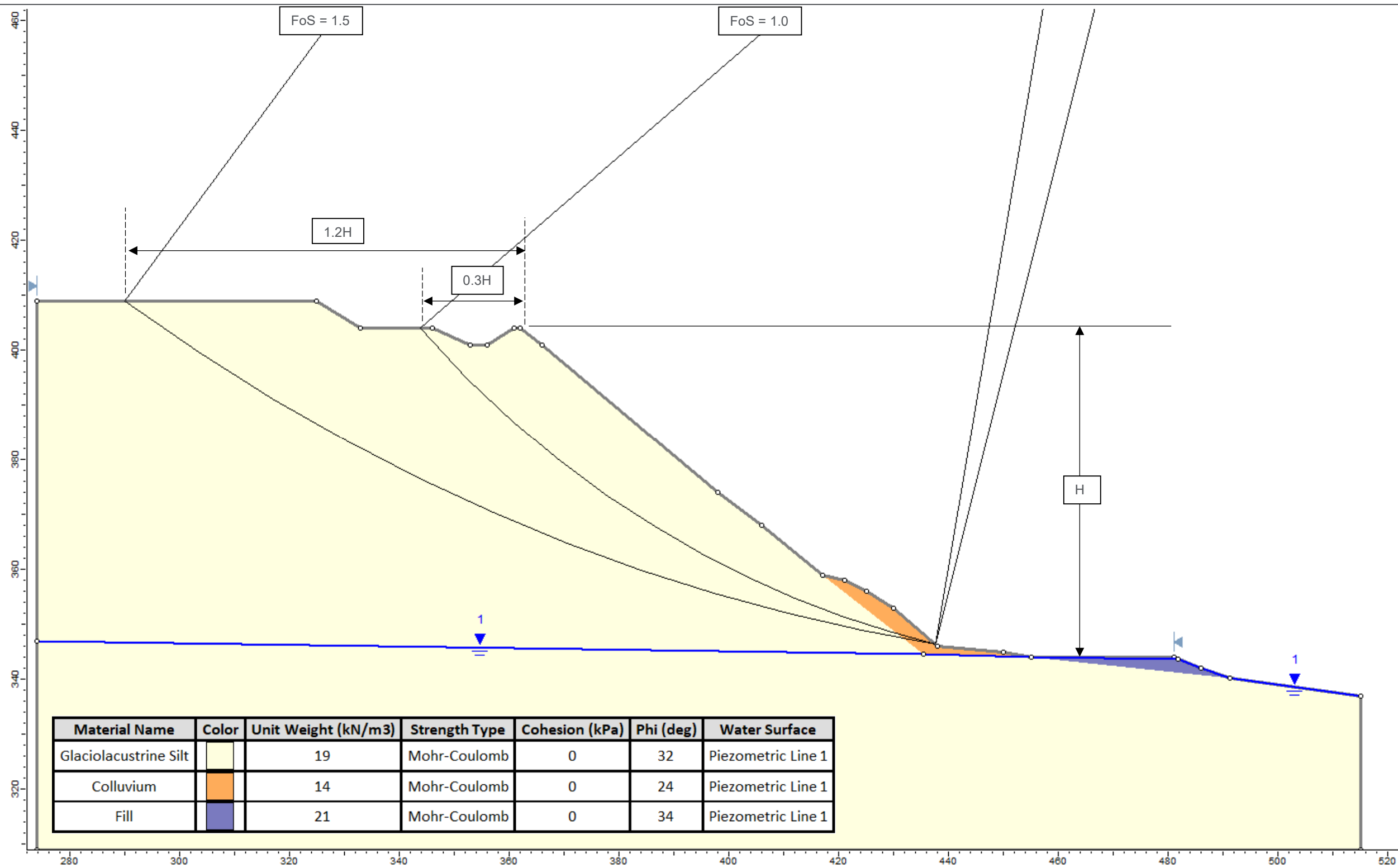


Project No.: 191010
 Client: Regional District of Okanagan Similkameen
 NAD 1983 UTM Zone 11N

Date: 2020/09/01
 Drawn: MT Check: CE

Appendix G

*Not verified in field



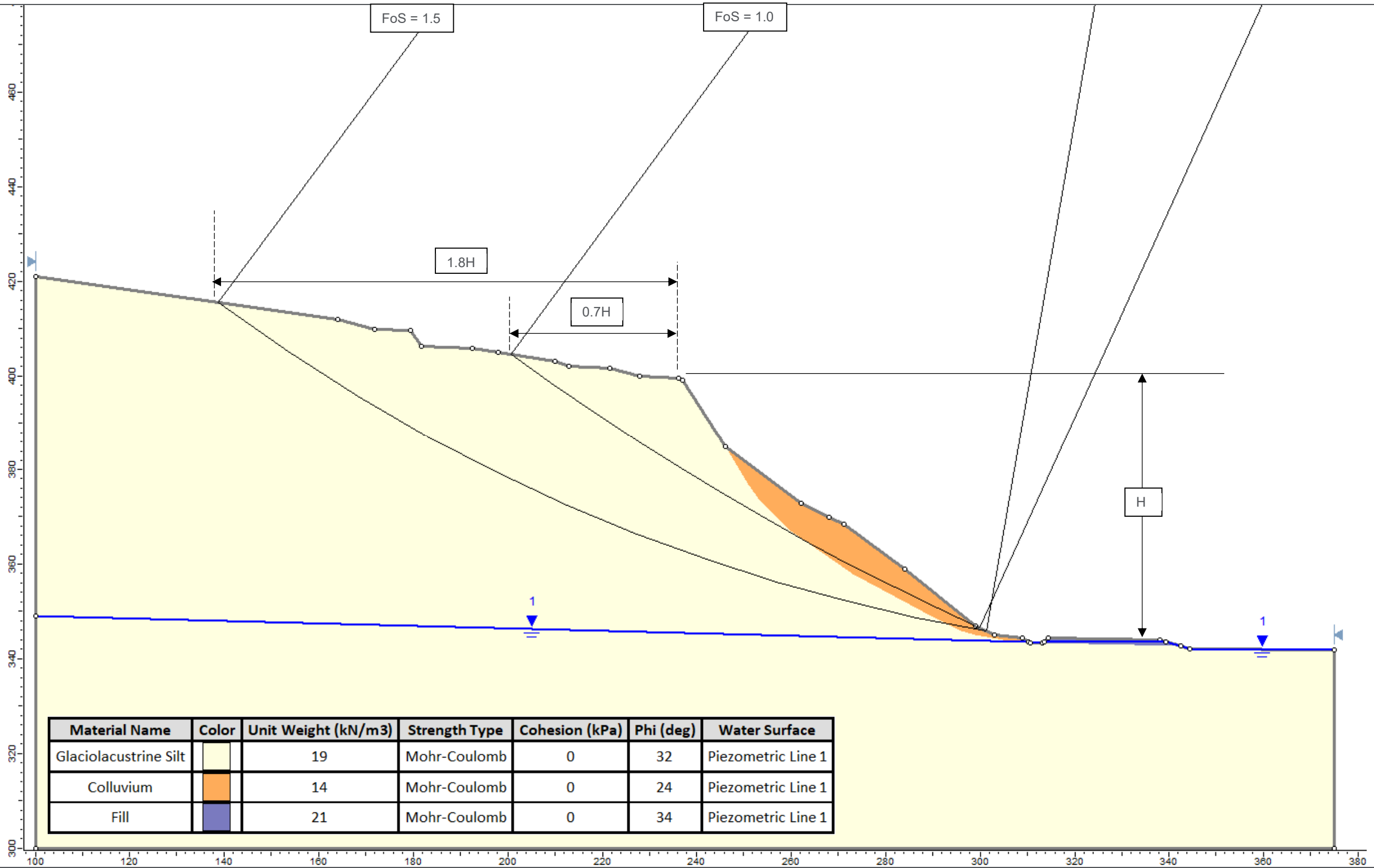
Notes:
 Groundwater table based on HWM of 343.66 m for Okanagan Lake
 Results the same for the projected HWM considering climate change of 347.26 m for Okanagan Lake

GREATER WEST BENCH GEOTECHNICAL REVIEW

Static Stability Analysis – Section 1

Project No. 191010
 Client: Regional District of Okanagan Similkameen
 Office: Kelowna
 Scale: NTS
 Date: January 28, 2021
 DWN: CE CHK: MJL





Notes:

Groundwater table based on HWM of 343.66 m for Okanagan Lake

Results the same for the projected HWM considering climate change of 347.26 m for Okanagan Lake

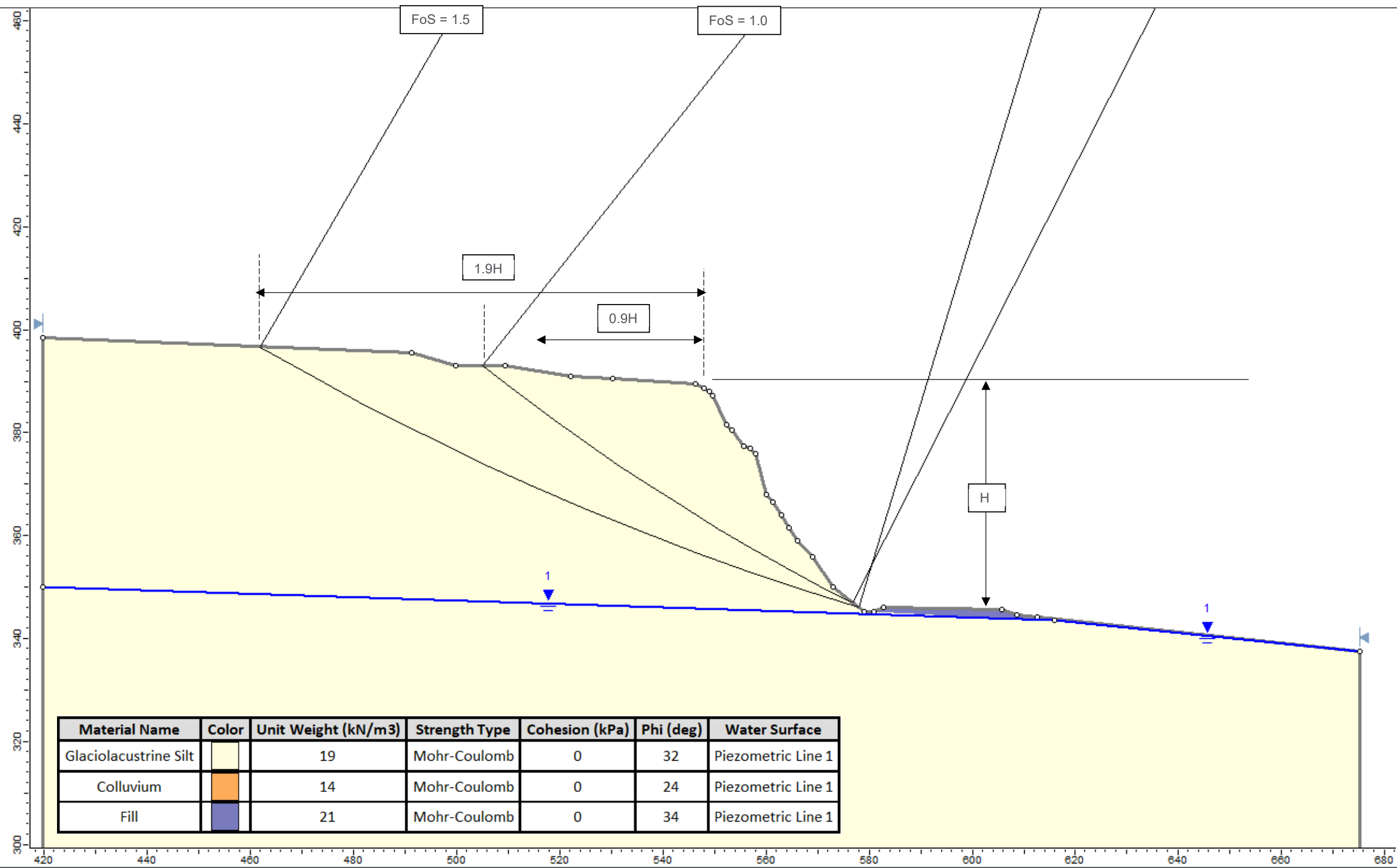
GREATER WEST BENCH GEOTECHNICAL REVIEW

Static Stability Analysis – Section 2

Project No. 191010
 Client: Regional District of Okanagan Similkameen
 Office: Kelowna
 Scale: NTS
 Date: January 28, 2021
 DWN: CE CHK: MJL



Appendix G2



Notes:

Groundwater table based on HWM of 343.66 m for Okanagan Lake

Results the same for the projected HWM considering climate change of 347.26 m for Okanagan Lake

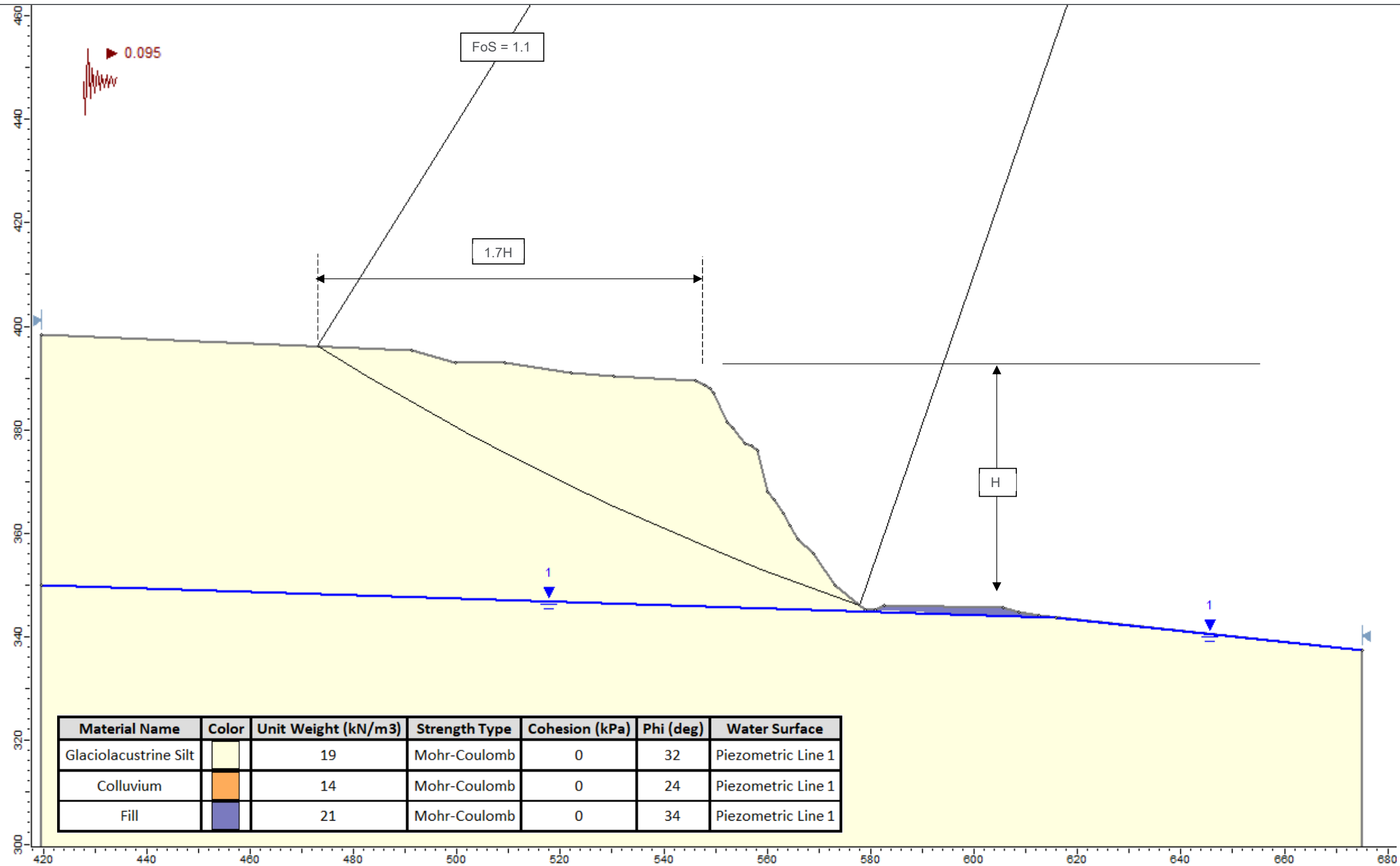
GREATER WEST BENCH GEOTECHNICAL REVIEW

Static Stability Analysis – Section 3

Project No. 191010
 Client: Regional District of Okanagan Similkameen
 Office: Kelowna
 Scale: NTS
 Date: January 28, 2021
 DWN: CE CHK: MJL



Appendix G3



Notes:

Groundwater table based on HWM of 343.66 m for Okanagan Lake

Results the same for the projected HWM considering climate change of 347.26 m for Okanagan Lake

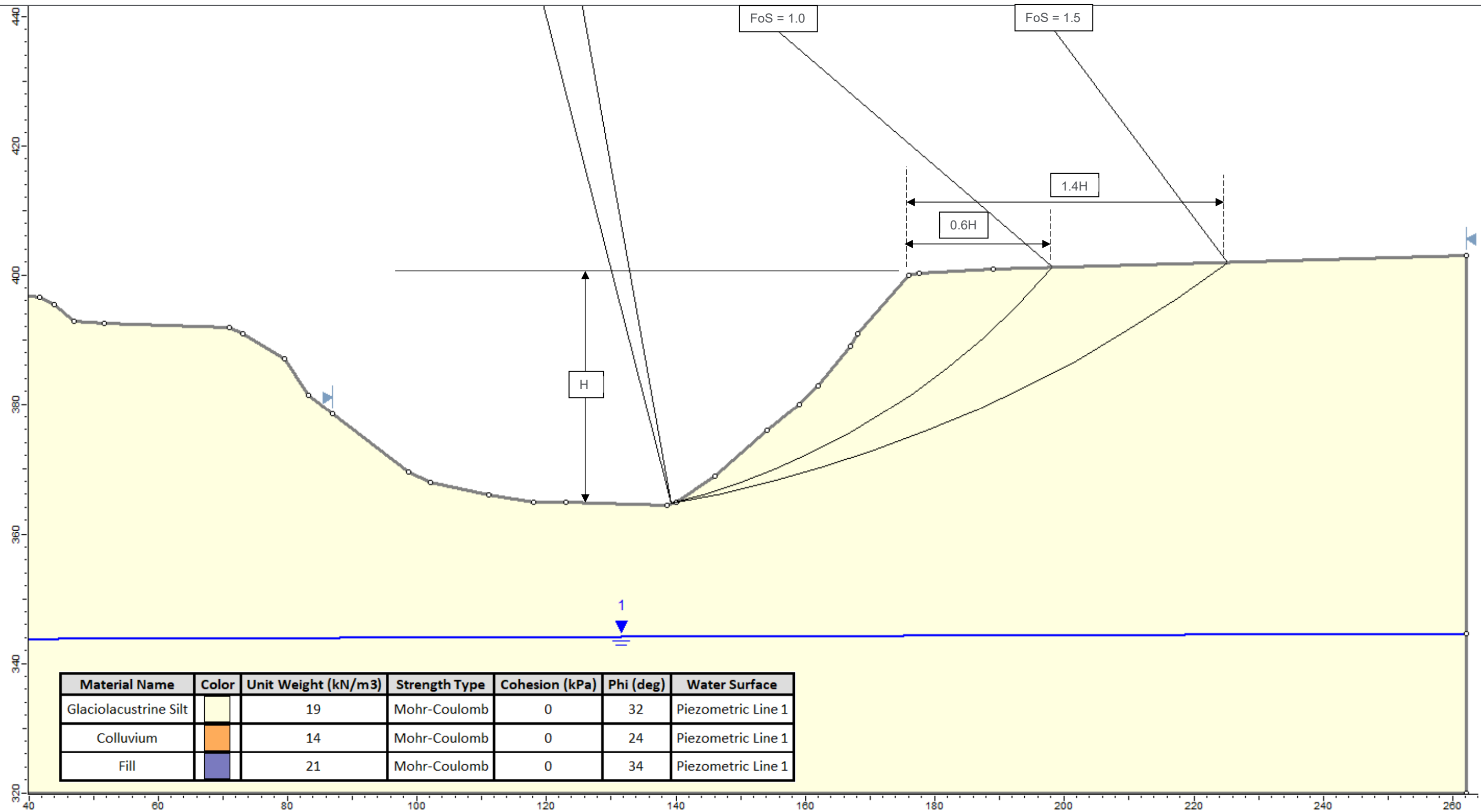
GREATER WEST BENCH GEOTECHNICAL REVIEW

Pseudo-Static Stability Analysis – Section 3

Project No. 191010
 Client: Regional District of Okanagan Similkameen
 Office: Kelowna
 Scale: NTS
 Date: January 28, 2021
 DWN: CE CHK: MJL



Appendix G3a



Notes:

Groundwater table based on HWM of 343.66 m for Okanagan Lake

Results the same for the projected HWM considering climate change of 347.26 m for Okanagan Lake

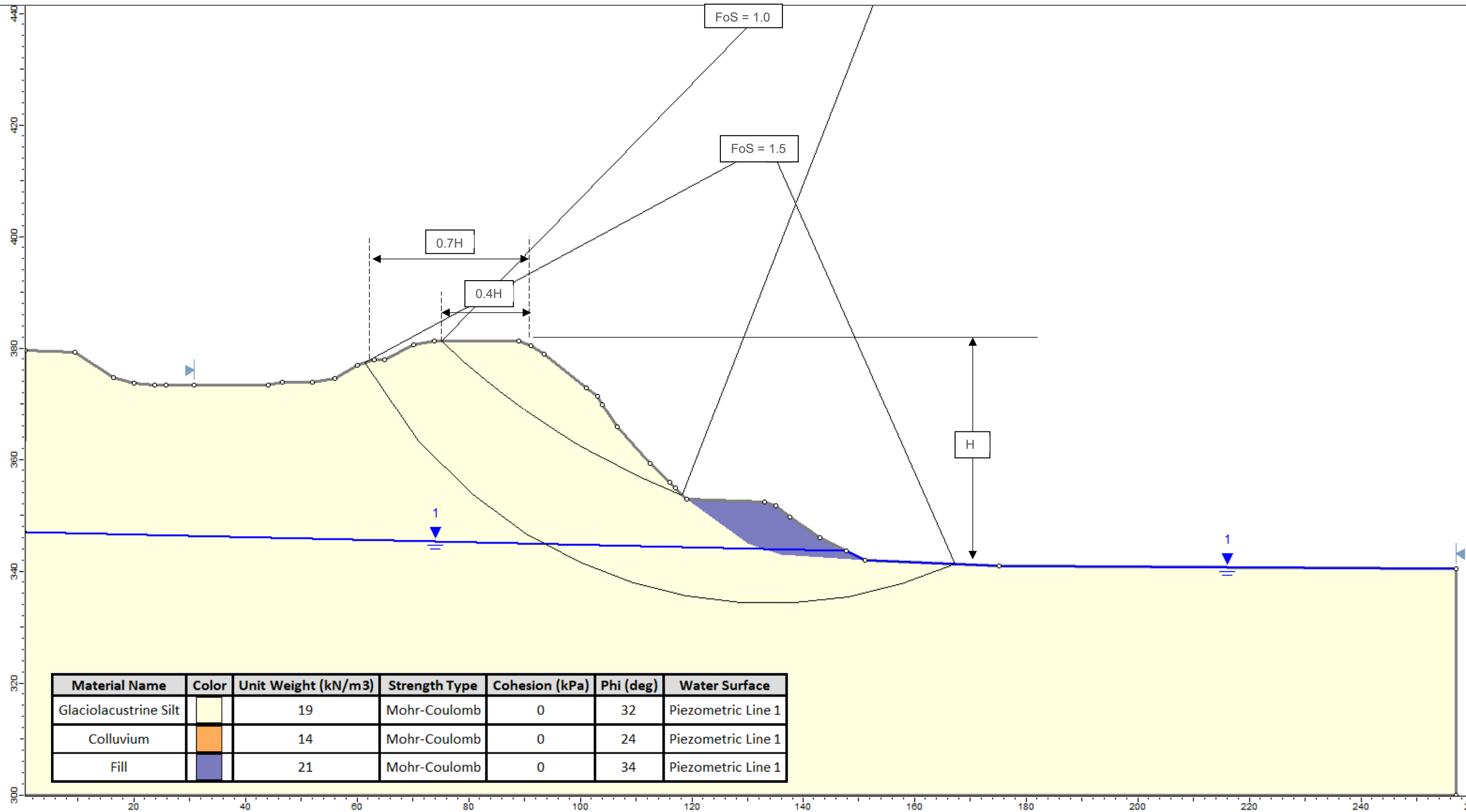
GREATER WEST BENCH GEOTECHNICAL REVIEW

Static Stability Analysis – Section 4

Project No. 191010
 Client: Regional District of Okanagan Similkameen
 Office: Kelowna
 Scale: NTS
 Date: January 28, 2021
 DWN: CE CHK: MJL



Appendix G4



Notes:

Groundwater table based on HWM of 343.66 m for Okanagan Lake

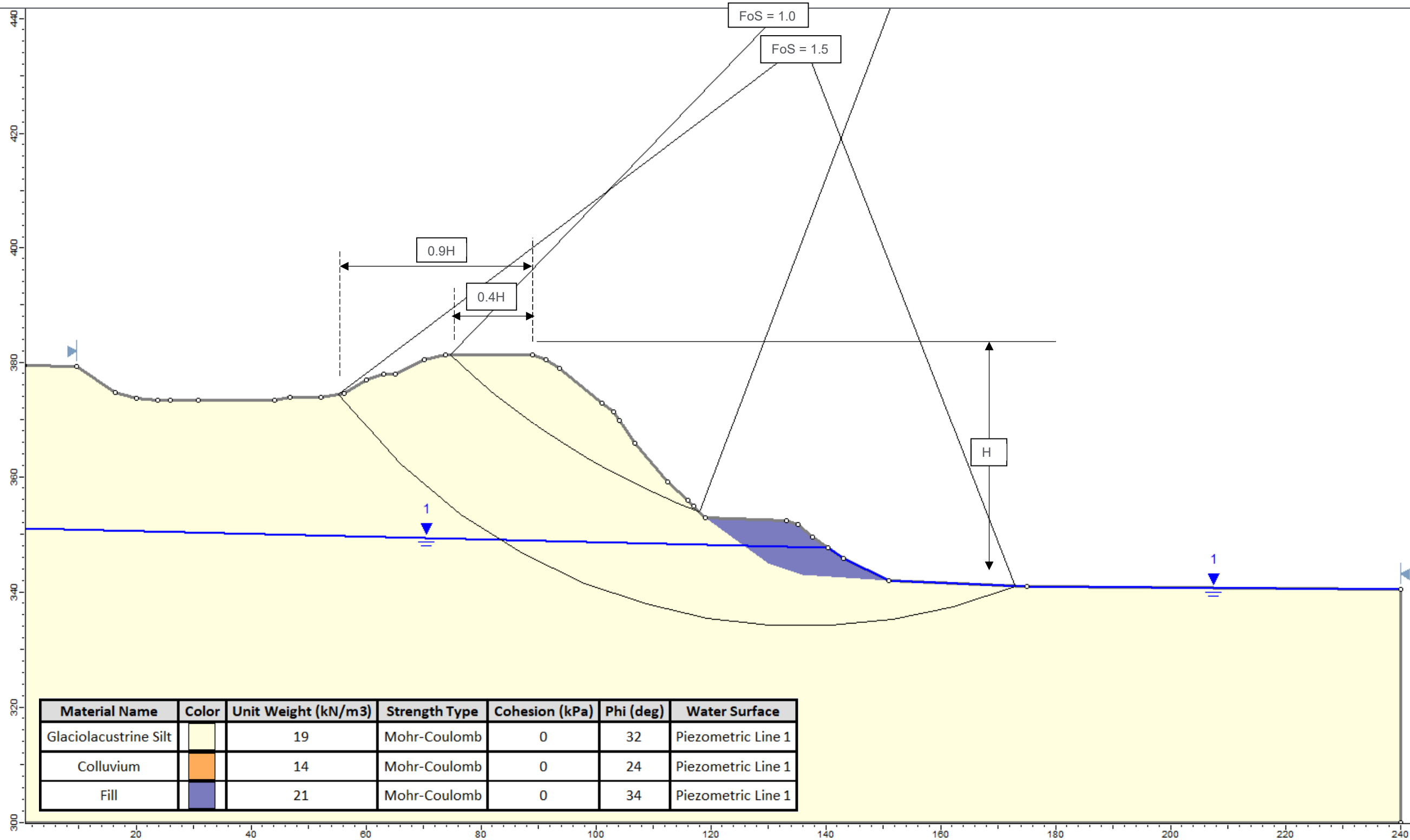
GREATER WEST BENCH GEOTECHNICAL REVIEW

Static Stability Analysis – Section 5

Project No. 191010
 Client: Regional District of Okanagan Similkameen
 Office: Kelowna
 Scale: NTS
 Date: January 28, 2021
 DWN: CE CHK: MJL



Appendix G5



Notes:

Groundwater table based on the projected HWM considering climate change of 347.26 m for Okanagan Lake

GREATER WEST BENCH GEOTECHNICAL REVIEW

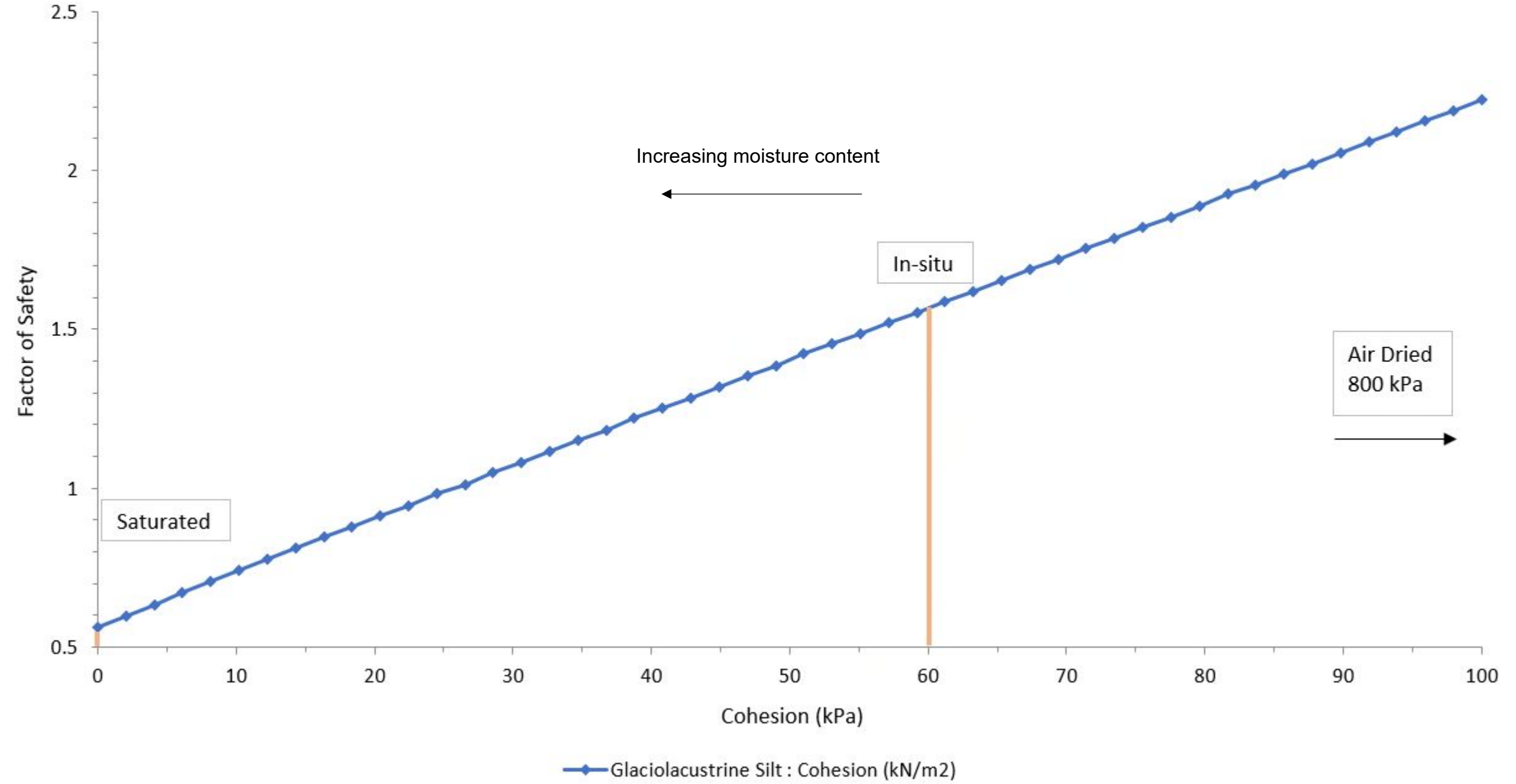
Static Stability Analysis – Section 5 (Climate Change)

Project No. 191010
 Client: Regional District of Okanagan Similkameen
 Office: Kelowna
 Scale: NTS
 Date: January 28, 2021
 DWN: CE CHK: MJL



Appendix G5a

Calculated Factor of Safety vs. Cohesion



Notes:

Graph based on the results of the global stability analysis results for Section 3.
 Saturated, "in-situ" and "air dried" cohesion values as recommended by Iravani (1999).

GREATER WEST BENCH GEOTECHNICAL REVIEW	
Stability Analysis – Cohesion Sensitivity Plot	
Project No.	191010
Client:	Regional District of Okanagan Similkameen
Office:	Kelowna
Scale:	NTS
Date:	January 28, 2021
DWN:	CE CHK: MJL



ADMINISTRATIVE REPORT



TO: Planning & Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: October 21, 2021

RE: Zoning Amendment Bylaw No. 2895 — Regulation of Metal Storage Containers
Electoral Areas “A”, “C”, “D”, “E”, “F” & “I” (X2020.006-ZONE)

Administrative Recommendation:

THAT Zoning Amendment Bylaw No. 2895, 2020, being an amendment to introduce zoning regulations for metal storage containers, be amended as follows:

- a) there is no minimum parcel area requirement governing the placement of a metal storage container;**
- b) there is no requirement for a metal storage container to be painted in a colour consistent with the principal building; and**
- c) a metal storage container is not to be sited between a principal building and the front parcel line and, in a Low Density Residential zone, the exterior side parcel line.**

THAT additional consultation be undertaken with external agencies and the public; and

THAT prior to the scheduling of a third public hearing, the results of this consultation be presented at a meeting of the Planning and Development Committee.

Purpose:

Amendment Bylaw No. 2895 is proposing to introduce zoning regulations within the Okanagan Electoral Area zoning bylaws that will govern the placement of metal storage containers.

Background:

February 4, 2021, consideration of third reading of Amendment Bylaw No. 2895, 2020 was referred to the P&D Committee for further discussion.

February 18, 2021, the P&D Committee reviewed options for the regulation of shipping container and siting permits.

June 3, 2021, the P&D Committee considered four (4) “Options” for how Amendment Bylaw No. 2895 could proceed:

- Option 1: the bylaw is changed to introduce different regulations for metal storage containers;
 - Option 2: the bylaw reverts to the original proposal considered in Committee on Oct. 1, 2020;
 - Option 3: the bylaw proceeds unchanged (i.e. regulations approved at 1st & 2nd reading); or
 - Option 4: the bylaw is abandoned (status quo).
-

The Committee subsequently resolved, amongst other things, that Amendment Bylaw No. 2895, proceed unchanged [Option No. 3] and that prior to 3rd reading, it be considered by the Electoral Area Advisory Planning Commissions (APCs). The following is a summary of the recommendations provided by the APCs:

APC	Date	Recommendation
Area "A"	2021-09-13	[No quorum – item discussed informally]
Area "C"	2021-09-21	[No quorum – item discussed informally]
Area "D"	2021-09-14	Support "Option 3" subject to the following: Metal Storage containers in Low Density Residential and Small Holding zones are limited in size to 10 m ² / 8'x10'.
Area "E"	2021-09-13	Support "Option 3" subject to the following: that the [parcel] size restriction of metal storage containers contained within the Amendment Bylaw No. [2895], 2020, ... be removed.
Area "F"	2021-10-04	[No quorum – item discussed informally]
Area "I"	2021-09-15	Support "Option 3" subject to the following: with a reduction to the minimum parcel size listed in 1.b(i), from 0.5 ha to 0.3 ha

July 8, 2021, the Regional District resolved to approve first and second reading of Amendment Bylaw No. 2805.01, 2021, being a bylaw to delete the requirement for a "Siting Permit" for the placement of a metal storage container from the Regional District's Building Bylaw No. 2805, 2018.

A third public hearing was required prior to the Amendment Bylaw being considered for third reading due to additional consideration by the P&D Committee and the Electoral Area APCs.

Analysis:

It is Administration's understanding that the direction to have the proposed metal storage container regulations considered by the Electoral Area APCs, and prior to Bylaw No. 2895 being considered for third reading, was to obtain feedback on the Board's decision to proceed with "Option 3" from the June 6, 2021, Administrative Report.

In response, those APCs that were able to achieve quorum when this item was placed on their Agenda have generally supported Option 3, subject to a number of possible revisions.

Parcel Size Requirement:

Two APCs have provided recommendations seeking to amend the minimum parcel area requirement for placing a metal storage container (i.e. from 0.5 ha to 0.3 ha, or to eliminate it entirely).

Removing the minimum parcel size requirement would simplify the proposed regulations as any new metal storage container being placed on property would only be required to meet the building envelope established for accessory buildings and structures.

A building envelope generally comprises maximum height, parcel coverage and setbacks, and would include any new setback established by the Board to prohibit the placement of a container between a principal dwelling and a front parcel line.

This approach would most closely approximate the historical interpretation of metal storage containers as an accessory building or structure. Administration also anticipates that it would result in the placement of containers in the rear yard area of most parcels in the residential and rural-residential zones due to the proposed new setback prohibiting containers in a front yard area.

Conversely, Administration shares the APCs concerns with the 0.5 ha minimum parcel area requirement, but for different reasons. A threshold of 0.5 ha will potentially exclude the majority of parcels currently zoned Residential (i.e. RS1, RS2, RS3, etc.) from qualifying for placement of a metal storage container, despite the regulation suggesting that the Board is open to containers in these same zones.

To clarify the intent of this regulation Administration considers that the placement of a metal storage container in a Residential zone should be prohibited.

This would support one of the principal objectives of this review, which has been to address the placement of metal storage containers in residential neighbourhoods (such as Apex). It is noted that this would be consistent with the approach applied by the member municipalities, none of which currently permit containers in their equivalent residential zones.

Administration notes that a majority of public feedback received was from residents at Anarchist Mountain (Electoral Area "A") who generally support some form of regulation and own parcels 1.0 ha in area or greater.

Maximum Container Size:

One APC has forwarded a recommendation that the size of a metal storage container in a residential or rural-residential neighbourhood be limited to a maximum of 10.0 m².

While this can easily be accommodated through the introduction of a new zoning regulation, it may not be worth pursuing if the Board sets a direction to rely on the building envelope established for accessory buildings and structures in a zone (as outlined above) to regulate the placement of a container in a residential or rural-residential neighbourhood.

Parcel Line Setback Requirements:

Although not recommended by an APC, Administration considers there to be merit — based on the other changes being recommended — in expanding the yard areas in which a container may not be placed to include secondary road frontages on smaller parcels:

- i) the metal storage container is not to be sited between a principal building and:
 - .1 the front parcel line; and*
 - .2 in a Low Density Residential zone, an exterior side parcel line.**

Administration is concerned that secondary road frontages (other than a laneway) can be as visually prominent on a property as a front yard area and that there is merit in restricting the placement of containers in these locations.

Should the Board support this direction, Administration also supports removal of the requirement requiring the containers be colour matched with the principal dwelling as they are likely to be placed in the rear yard of a parcel and will not be visible from the street or as forming part of the streetscape.

Public Consultation:

Depending on the scope of any changes to Bylaw No. 2895 directed by the Board as a result of the APC recommendations, Administration considers there may be merit in undertaking additional community consultation outside the forum of a public hearing.

This is due to the statutory nature of a public hearing and the limitations it imposes on the Board's ability to respond to comments submitted at a hearing (i.e. no new information can be considered following the close of the hearing) — unless the Board is prepared to contemplate a fourth public hearing on this subject.

Alternatives:

1. THAT Bylaw No. 2895, 2020, Regional District of Okanagan-Similkameen Metal Storage Container Regulations Zoning Amendment Bylaw proceed to a third public hearing;
AND THAT the holding of the public hearing be delegated to Chair Kozakevich;
AND THAT staff schedule the date, time, and place of the public hearing in consultation with Chair Kozakevich;
AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.
2. THAT Bylaw No. 2895, 2020, Regional District of Okanagan-Similkameen Metal Storage Container Regulations Zoning Amendment Bylaw be amended as follows:
 - a) metal storage containers be prohibited in the Low Density Residential zones;
 - b) a metal storage container in the Small Holdings zones shall not exceed a floor area of 10.0 m² in area; and
 - c) a metal storage container is not to be sited between a principal building and the front parcel line and, in a Low Density Residential zone the exterior side parcel line.
3. THAT first and second readings of Bylaw No. 2895, 2020, Regional District of Okanagan-Similkameen Metal Storage Container Regulations Zoning Amendment Bylaw, be rescinded and the bylaw abandoned.

Respectfully submitted:



C. Garrish, Planning Manager

Attachments: No. 1 – Comparison of current versus recommended regulations (Bylaw No. 2895)

No. 2 - "Options" considered at the P&D Committee Meeting of June 3, 2021

No. 1 – Comparison of current versus recommended regulations (Bylaw No. 2895)

Current Regulations in Bylaw No. 2895	Recommended Changes to Bylaw No. 2895
<p>Metal Storage Containers</p> <p>.1 The use of Metal Storage Containers as accessory buildings or structures is permitted in accordance with the following criteria:</p> <ul style="list-style-type: none"> a) in the Resource Area, Agriculture, Large Holdings and Industrial zones metal storage containers may only be stacked vertically to a maximum of two (2) containers and subject to the prior issuance of a building permit. b) in the Low Density Residential and Small Holdings zones only one (1) metal storage container may be used as an accessory building or structure on a parcel, and only if: <ul style="list-style-type: none"> i) a parcel is greater than 0.5 ha in area; ii) the metal storage container is painted in a colour consistent with the principal building; and iii) the metal storage container is not sited between the front parcel line and a principal building. c) Despite sub-section 7.27.1(a) and (b), one (1) metal storage container may be used for temporary storage: <ul style="list-style-type: none"> i) during construction in any zone, provided that a valid building permit has been issued authorizing construction of a building or structure. The metal storage container must be removed upon completion of the construction, and for this purpose construction is deemed to be complete on the earlier of the date on which an occupancy permit for the construction is issued, or the building or structure is used or occupied; or ii) for a period not exceeding 30 days for the purpose of loading or unloading goods related to a relocation of a residential or commercial use. 	<p>Metal Storage Containers</p> <p>.1 The use of Metal Storage Containers as accessory buildings or structures is permitted in accordance with the following criteria:</p> <ul style="list-style-type: none"> a) in the Resource Area, Agriculture, Large Holdings and Industrial zones metal storage containers may only be stacked vertically to a maximum of two (2) containers and subject to the prior issuance of a building permit. b) in the Low Density Residential and Small Holdings zones only one (1) metal storage container may be used as an accessory building or structure on a parcel, and only if: <ul style="list-style-type: none"> i) <u>the metal storage container is not to be sited between a principal building and:</u> <ul style="list-style-type: none"> <u>.1 the front parcel line; and</u> <u>.2 in a Low Density Residential zone, an exterior side parcel line.</u> c) Despite sub-section 7.27.1(a) and (b), one (1) metal storage container may be used for temporary storage: <ul style="list-style-type: none"> i) during construction in any zone, provided that a valid building permit has been issued authorizing construction of a building or structure. The metal storage container must be removed upon completion of the construction, and for this purpose construction is deemed to be complete on the earlier of the date on which an occupancy permit for the construction is issued, or the building or structure is used or occupied; or ii) for a period not exceeding 30 days for the purpose of loading or unloading goods related to a relocation of a residential or commercial use.

Metal Storage Containers – “Option No. 1”

- .1 The use of a “metal storage container” as an “accessory building or structure” is permitted in accordance with the following:
 - a) in the Low Density Residential, Medium Density Residential, Town & Village Centre and Administrative and Open Space zones placement of a metal storage container is prohibited.
 - b) in the Small Holdings zones a metal storage container shall:
 - i) not exceed 10.0 m² in area;
 - ii) be limited to one (1) per parcel; and
 - iii) not be sited between the front parcel line and a principal building.
 - c) in a Commercial and Tourist Commercial zones a metal storage container shall:
 - a) not be sited between the front parcel line and a principal building; and
 - b) be limited to one (1) per parcel.
 - d) in all other zones metal storage containers shall only be stacked vertically to a maximum of two (2) containers, subject to the prior issuance of a building permit.
- .2 Despite sub-section 1, one (1) metal storage container may be used for temporary storage:
 - a) during construction in any zone, provided that a valid building permit has been issued authorizing construction of a building or structure. The metal storage container must be removed upon completion of the construction, and for this purpose construction is deemed to be complete on the earlier of the date on which an occupancy permit for the construction is issued, or the building or structure is used or occupied; or
 - b) for a period not exceeding 30 days for the purpose of loading or unloading goods related to a relocation of a residential use in any zone.

Metal Storage Containers – “Option No. 2”

- .1 The use of a “metal storage container” as an “accessory building or structure” is permitted in the Resource Area, Agriculture, Large Holdings and Industrial in accordance with the following:
 - a) metal storage containers shall only be stacked vertically to a maximum of two (2) containers, subject to the prior issuance of a building permit.
- .2 Despite sub-section 1, one (1) metal storage container may be used for temporary storage:
 - a) during construction in any zone, provided that a valid building permit has been issued authorizing construction of a building or structure. The metal storage container must be removed upon completion of the construction, and for this purpose construction is deemed to be complete on the earlier of the date on which an occupancy permit for the construction is issued, or the building or structure is used or occupied; or

-
- b) for a period not exceeding 30 days for the purpose of loading or unloading goods related to a relocation of a residential use in any zone.

Metal Storage Containers – “Option No. 3”

- .1 The use of Metal Storage Containers as accessory buildings or structures is permitted in accordance with the following criteria:
 - d) in the Resource Area, Agriculture, Large Holdings and Industrial zones metal storage containers may only be stacked vertically to a maximum of two (2) containers and subject to the prior issuance of a building permit.
 - e) in the Low Density Residential and Small Holdings zones only one (1) metal storage container may be used as an accessory building or structure on a parcel, and only if:
 - iv) a parcel is greater than 0.5 ha in area;
 - v) the metal storage container is painted in a colour consistent with the principal building; and
 - vi) the metal storage container is not sited between the front parcel line and a principal building.
 - f) Despite sub-section 7.27.1(a) and (b), one (1) metal storage container may be used for temporary storage:
 - iii) during construction in any zone, provided that a valid building permit has been issued authorizing construction of a building or structure. The metal storage container must be removed upon completion of the construction, and for this purpose construction is deemed to be complete on the earlier of the date on which an occupancy permit for the construction is issued, or the building or structure is used or occupied; or
 - iv) for a period not exceeding 30 days for the purpose of loading or unloading goods related to a relocation of a residential or commercial use.

Metal Storage Containers – “Option No. 4”

Amendment Bylaw No. 2895 is abandoned.

ADMINISTRATIVE REPORT



TO: Planning & Development Committee
FROM: B. Newell, Chief Administrative Officer
DATE: October 21, 2021
RE: Signage Regulations – FOR INFORMATION (X2021.013-ZONE)

Purpose:

To provide an overview of feedback received from the Electoral Area Advisory Planning Commissions (APCs) on proposed revisions to commercial signage regulations being prepared in support of a single zoning bylaw for the South Okanagan Electoral Areas.

Background:

Under Section 330 (Regulation of signs and advertising) of the *Local Government Act*, the Board “may, by bylaw, regulate the erection, placing, alteration, maintenance, demolition and removal of a sign, sign board, advertisement, advertising device or structure, or any class of them.”

Zoning Regulations governing the placement of commercial signage have been in place since many of the first Electoral Area zoning bylaws were adopted in the early 1970s.

In 2014, the Board initiated an update of signage regulations in the Electoral Area zoning bylaws, specifically, those governing the placement of commercial signs on agriculturally zoned parcels. This project was subsequently abandoned in 2015 following feedback from the Ministry of Transportation and Infrastructure (MoTI) that it would not be enforcing its regulations in relation to the placement of signage in highway road reserves.

At its meeting of August 1, 2019, the Board approved a Development Variance Permit (DVP) to allow for new signage advertising the sale of farm products at 5535 Hwy 97 (Electoral Area “C”) and further resolved “that on adoption of an up to date bylaw [emphasis added] that this and all other signage in the area be brought into compliance.”

At its meeting July 22, 2021, the Planning and Development (P&D) Committee of the Board considered an administrative report outlining proposed revisions to commercial signage allowances and resolved that the “Draft Section 9.0 - Sign Regulations be referred to the Electoral Area Advisory Planning Commissions (APC)” for input.

The following is a summary of the recommendations provided by the APCs:

APC	Date	Recommendation
Area “A”	2021-08-09	The APC resolved not to forward a formal motion. APC members were concerned that the current sign regulations are not being enforced.
Area “C”	2021-08-17	[No quorum – item discussed informally]
Area “D”	2021-09-14	That the proposed amendments be supported.

APC	Date	Recommendation
Area "E"	2021-08-09	That the proposed amendments be supported, subject to the current size restriction for Real Estate signage remain unchanged.
Area "F"	2021-08-23	That the proposed amendments be supported.
Area "I"	2021-08-18	That the proposed amendments be supported, subject to murals not being "of a commercial nature."

Analysis:

With regard to the recommendation provided by the Electoral Area "E" Advisory Planning Commission (APC) to maintain the current regulations pertaining to real estate signage, Administration is proposing the following revision to the draft regulations:

- a) *real estate signs advertising the sale or rental of a parcel, a building or a unit within a building located on a parcel on which the sign is located, subject to:*
 - i) *a maximum of one (1) sign per parcel, building or unit being sold or leased;*
 - ii) *a maximum sign area not exceeding 3.0 m²;*
 - iii) *a maximum sign height not exceeding 3.0 metres; and*
 - iv) *removal of the signs within two weeks after the parcel or building to which the sign is related is sold, leased or otherwise taken off the market.*

The proposed maximum real estate sign area and height (represented by the underlined text above) is reflective of the current allowances in the Okanagan Electoral Area zoning bylaws.

With regard to the recommendation provided by the Electoral Area "I" APC to ensure that the proposed exemption for murals does not inadvertently allow for commercial signage, Administration is proposing the following revision to the draft definition of "mural":

***"mural"** means an artistic rendering or drawing painted or otherwise applied to a building face which is intended as a public display and does not include any advertising content, and is not a fascia sign;*

Respectfully submitted:



C. Garrish, Planning Manager

- Attachments: No. 1 – Comparison of Existing vs. Proposed Signage Regulations
 No. 2 – Proposed Signage Definitions (Draft Zoning Bylaw No. 2800)

Attachment No. 1 – Comparison of Existing vs. Proposed Signage Regulations

Current Commercial Signage Regulations	Proposed Commercial, Industrial and Administrative & Institutional Signage Regulations
<p>Signs are limited to one (1) fascia sign and one (1) free-standing sign. No sign must exceed a total sign area of 23.0 m². No sign must exceed a height of 6.5 metres. No part of any sign must be located within 1.0 metre of any parcel line. All illuminated signs must be illuminated from a source internal to the sign.</p>	<p>The following regulations apply to all signs advertising a commercial use:</p> <p>a) a maximum of two (2) signs per parcel of the following sign types are permitted:</p> <p>i) one (1) fascia sign, subject to the following regulations:</p> <p>.1 the maximum sign area shall not exceed 25.0 m²; and .2 the sign shall only be located on the wall of the building containing the business premises to which the sign refers.</p> <p>ii) one (1) freestanding sign, subject to the following regulations:</p> <p>.1 the maximum sign area shall not exceed 5.0 m²; .2 the maximum height of a freestanding <i>sign</i> shall not exceed 6.5 metres; and .3 no part of any sign shall be located within 1.0 metre of a parcel line.</p> <p>b) despite Section 9.1.1, a sign may be illuminated from a source internal to the sign.</p>
<p>Current Industrial Signage Regulations</p> <p>[not specified]</p>	
<p>Current Administrative & Institutional Signage Regulations</p> <p>Signs are limited to one (1) fascia sign and one (1) free-standing sign. No sign must exceed a total sign area of 23.0 m². No sign must exceed a height of 6.5 metres. No part of any sign must be located within 1.0 metre of any parcel line. Illuminated signs are prohibited.</p>	
Current Agricultural Signage Regulations	Proposed Agricultural Signage Regulations
<p>Signs are limited to one (1) per parcel. Signs must not exceed a total sign area of 3.0 m². Signs must not exceed a height of 3.0 metres. No part of any sign must be located within 1.0 metre of any parcel line. Illuminated signs are prohibited.</p>	<p>The following regulations apply to all signs advertising the sale of agricultural produce, livestock or product grown, raised or produced on the farm:</p> <p>a) a maximum of two (2) signs per parcel of the following sign types are permitted:</p> <p>i) one (1) fascia sign, subject to the following regulations:</p> <p>1. the maximum sign area shall not exceed 5.0 m²; and 2. the sign shall only be located on the wall of the building containing the business premises to which the sign refers.</p> <p>ii) one (1) freestanding sign, subject to the following regulations:</p> <p>1. the maximum sign area shall not exceed 5.0 m²;</p>

	<ol style="list-style-type: none"> 2. the maximum height of a freestanding <i>sign</i> shall not exceed 4.5 metres; and 3. no part of any sign shall be located within 1.0 metre of a parcel line.
Current Residential Signage Regulations	Proposed Residential Signage Regulations
<p>Signs are limited to one per parcel.</p> <p>Signs must not exceed a total sign area of 0.6 m².</p> <p>No part of any sign must be located within 1.0 metre of any parcel line.</p> <p>Illuminated signs are prohibited.</p>	<p>The following regulations apply to all signs advertising a bed and breakfast operation, home industry, home occupation or vacation rental use:</p> <ol style="list-style-type: none"> a) the maximum number of signs shall not exceed one (1) per parcel; b) only fascia signs are permitted; c) the maximum sign area shall not exceed 0.5 m².
Current Signage Regulation Exemptions	Proposed Signage Regulation Exemptions
<p>To promote or advertise a political party or candidate from the date of the election call to five days after election day.</p> <p>The sale or rental of the parcel or of a building located on the parcel on which the sign is located.</p>	<p>The following types of signs are exempt from the requirements contained in Section 9.2 through to Section 9.7 of this bylaw:</p> <ol style="list-style-type: none"> b) all signage within a provincial highway right-of-way approved by the Ministry of Transportation and Infrastructure (MoTI) under its “Service & Attraction Sign Program”; c) all signage to promote or advertise a political party or candidate from the date of an election call to five (5) days after election day; d) a mural; e) real estate signs advertising the sale or rental of a parcel, a building or a unit within a building located on a parcel on which the sign is located, subject to: <ol style="list-style-type: none"> i) a maximum of one (1) sign per parcel, building or unit being sold or leased; ii) <u>a maximum sign area not exceeding 3.0 m²</u>; iii) <u>a maximum sign height not exceeding 3.0 metres</u>; and iv) removal of the signs within two weeks after the parcel or building to which the sign is related is sold, leased or otherwise taken off the market.

“animated sign” means a sign which includes action, motion, rotation, or flashing of all or any part of the sign;

“awning sign” means a sign painted on, attached to, or constructed in or on the surface of an awning supported entirely from the exterior wall of a building and composed of non-rigid materials except for the supporting framework;

“canopy sign” means a sign which is painted, attached or constructed on the surface of an unenclosed permanent roofed structure;

“electronic changeable copy sign” means any sign on which copy can be displayed utilizing electronic screens, televisions, computer video monitors, liquid crystal displays, light emitting diode displays, or any other similar electronic technology;

“fascia sign” means a sign which is painted on or attached to and supported by an exterior wall or fascia of a building provided the face of the sign is parallel to the wall and does not project more than 0.3 metres beyond the wall surface;

“free standing sign” means any sign wholly supported from the ground by a structural member or members, independently of and visibly separated from any building or other structure and permanently fixed to the ground;

“hanging sign” means a sign suspended under a canopy, awning, eaves or portico;

“mural” means an artistic rendering or drawing painted or otherwise applied to a building face which is intended as a public display and does not include any advertising content, and is not a fascia sign;

TO: Planning & Development Committee

FROM: B. Newell, Chief Administrative Officer

DATE: October 21, 2021

RE: 3rd Quarter Activity Report – Planning and Development

Overview:

The Development Services Report comprises the functional areas of Planning, Building Inspection, Bylaw Enforcement, Heritage, Development Engineering and Economic Development.

PLANNING:

Q3 Activities

Regional Growth Strategy:

- Regional Growth Strategy (RGS) Review:
 - Ongoing background work

Electoral Area Planning:

- A summary of Applications and Referrals processed in Q3 is presented at Attachment No. 2.
- The following reports were prepared for consideration by the Board (including in Committee):
 - Review of Manufactured Home Park Redevelopment Policy;
 - Review of Hillside and Steep Slope Development Permit Area Policy;
 - Administrative Responses to Board Motions and APC Recommendations:
 - ❖ Cannabis Retail Uses in the Electoral Area Zoning Bylaws;
 - ❖ Expansion of Vacation Rental Uses;
 - ❖ Mobile Home Regulations for parcels in the ALR; and
 - ❖ Retail Cannabis Moratorium.
 - Initiation of a review of zoning/water in Faulder (Electoral Area “F”);
 - Street Lighting – OCP Policy and Subdivision Servicing Bylaw Regulation Review;
 - Review of bylaw amendment, temporary use permit and subdivision referral fees;
 - Landscaping Security review; and
 - Bylaw Amendment to address removal of Advisory Planning Commission (APC) members.
- Consultation with APCs regarding proposed zoning regulations for Metal Storage Containers.
- South Okanagan Zoning Bylaw Consolidation (Electoral Areas “A”, “C”, “D”, “E”, “F” & “I”):
 - Review of draft commercial signage regulations;
 - Review of draft occupation of recreational vehicle regulations;

-
- Review of landscaping regulations.
 - 1st & 2nd reading of Amendment Bylaw No. 2892 (Phase 4 of Residential Zone Update);
 - Adoption of C4 Zone Review (OK Falls Town Centre Implementation) amendment bylaws;
 - Electoral Area “G” OCP Bylaw Project:
 - Background research;
 - Citizen’s Committee meetings; and
 - Community Survey.
 - Provision of Planning Services to the Village of Keremeos.

Planned Activities for Q4 (2021):

Regional Growth Strategy:

- Regional Growth Strategy (RGS) Review:
 - Continue RGS review and analysis phase with RGS Technical Advisory Committee; and
 - Tentatively planning a 2nd presentation to Planning & Development Committee.

Electoral Area Planning:

- South Okanagan Zoning Bylaw Consolidation (Electoral Areas “A”, “C”, “D”, “E”, “F” & “I”):
 - Complete Phase 4 of the Residential Zone Review (RS & SH Zones); and
 - Bring forward Draft Zoning Bylaw No. 2800 to Committee for review.
- Electoral Area “G” OCP Bylaw Project:
 - Citizen Committee Meetings;
 - In-person open houses in Hedley and Keremeos (October 2021).
- Electoral Area “E” OCP Bylaw Review:
 - Continue background research (i.e. community profile);
 - Form citizen’s forum of community volunteers to provide input on draft OCP;
 - Commence community consultation program.
- Complete consultation on Faulder Zone Review;
- Review of ESDP Area Designation (Electoral Areas “A”, “C”, “D”, “E”, “F”, “H” & “I”):
 - Electronic Public Information Meeting (PIM) – meeting date to be determined;
 - Consideration of 1st reading or proposed amendments.
- Review of Watercourse Development Permit (WDP) Areas to respond to provincial on “Compliance and Impact” reports;
- Bring forward discussion paper regarding Septic Compliance Inspection requirements for “vacation rental” temporary use permit (TUP) applications;
- Review of farm labour housing regulations in the zoning bylaws;

-
- Discussion papers on various Board Motions (e.g. bunkies; increasing food security; ticketing DP infractions; etc.);
 - Continue working on implementation of new software application (BasicGov).
 - Provision of Planning Services to the Village of Keremeos.
 - Provision of Planning Services to the Town of Princeton on an “as needed” basis.

BUILDING INSPECTION:

Q3, 2021 Activities

- 503 Permits have been issued to September 30, 2021 compared to 399 for the same date in 2020 (see Attachment No. 3 for the summary of issued Building Permits).
- Budgeted revenue has been surpassed for 2021
- Provision of inspection services to the Village of Keremeos continues in addition to the mutual aid agreement with the Town of Princeton for building inspection backfill.
- Continuing with development of BasicGov software. Go live date Q4.
- Step Code consultation – community feedback pages set up on Regional Connections

Planned Activities for Q4

- Finalization of BasicGov software for Building inspection and Bylaw Enforcement modules.
- Building Bylaw amendments – various housekeeping amendments plus revisions required for implementation of new BasicGov software
- Continued coordination with Senior Energy Specialist for Step Code consultation prior to proposed implementation.

BYLAW ENFORCEMENT:

Q3 Activities

- Ongoing processing of complaints – 12 new complaints received and 31 enforcement files closed (see Attachment No. 4 for Summary of Bylaw Enforcement Complaints)
- Recruitment completed for additional Bylaw Enforcement Coordinator (COVID restart funding to March 31, 2022)

Planned Activities for Q4

- Final preparation for consolidation of Noise bylaws.
- Initial preparation for consolidation of Untidy and Unsightly Premises Bylaw
- Amendments to Bylaw Notice Enforcement Bylaw for various offences related to Dog Control, Noise Control Bylaws and Untidy and Unsightly Premises Bylaw
- Parking lot: Bylaw Enforcement Education Workshop (proposed for Q4 or 2022 Q1).

DEVELOPMENT ENGINEERING:

Q3 Activities

- Subdivision and Development Services Bylaw Update remains on-going.
- Reviewed draft report of Greater West Bench Geotechnical Review (Electoral Area “F”);
- Ongoing Works and Services consultations for Subdivisions.
- Provision of Development Engineering Services to the Village of Keremeos, as required.

Planned Activities for Q4

- Continuing review of Subdivision and Development Services Bylaw:
- Electoral Area “F” (Greater West Bench) Geotechnical Review:
 - Present to Planning and Development Committee; and
 - Initiate community consultation.
- Provision of Development Engineering Services to the Village of Keremeos.
- Provision of Development Engineering Services to the Town of Princeton “as needed”.

ECONOMIC DEVELOPMENT (ELECTORAL AREA “D”):

Q3 Activities

- Ongoing work on the development of a proposal concept for the establishment of an Okanagan Falls Community Cultural Centre.
- Completed the Okanagan Falls Relocation & Visitor Guide.
- Completed a grant application to etsiBC Grant (Economic Development Recovery) to develop a business case for high speed internet capacity building for the Okanagan Falls area.

Planned Activities for Q4

- Continue to support the work of OFCA to initiate a downtown beautification and revitalization program to incorporate artist murals, wayfinding signage, refreshing properties and improving outsides of buildings, etc.

Respectfully Submitted



C. Garrish, Planning Manager



L. Miller, Building & Enforcement Services Manager

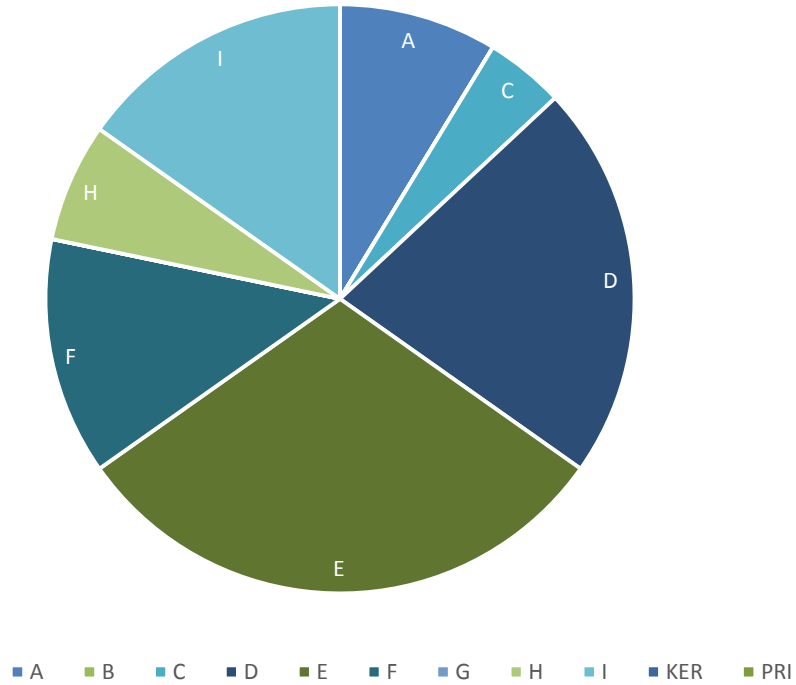
Attachments: No. 1 – Development Applications by Electoral Area & Year to Date (2021)

No. 2 – Summary of Application Activities

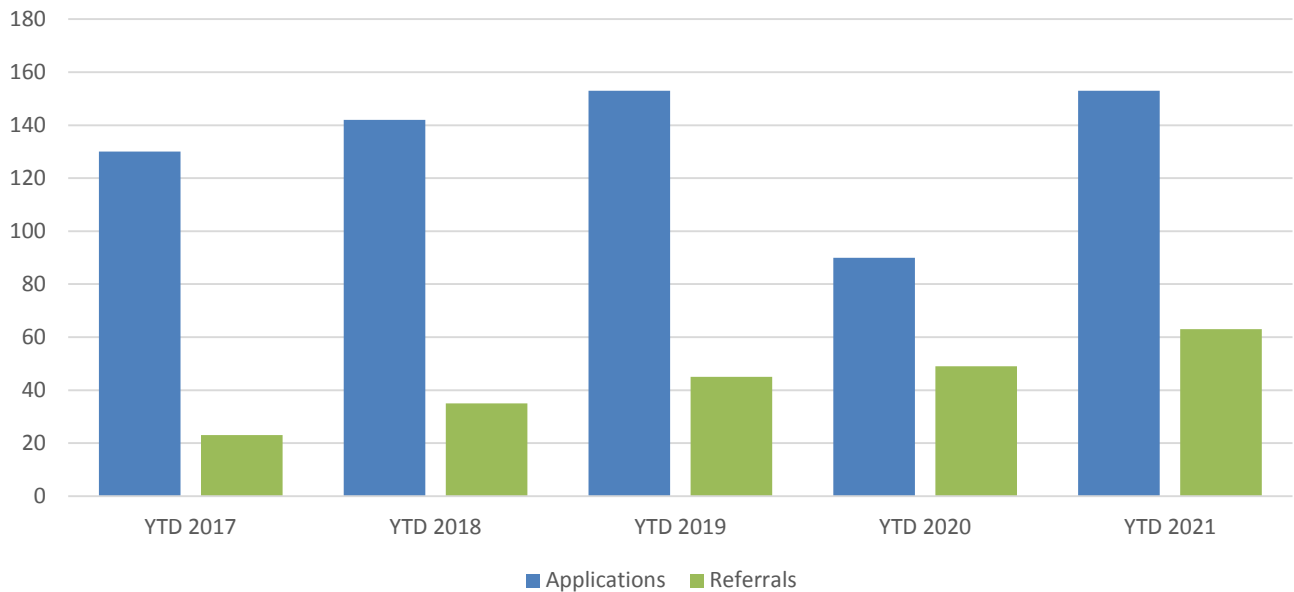
No. 3 – Summary of Building Permits (3rd Quarter)

No. 4 – Summary of Bylaw Enforcement Complaints (3rd Quarter)

Q3 Development Applications - Electoral Areas/Member municipalities



2021 Year-to-date Applications & Referrals



Attachment No. 2 – Summary of Application Activities

Board Reports – Q3 Land Use Applications

	"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"	"I"	MULTI	Total
Board Reports – Land Use Applications											
Land Use Bylaw Amendments (OCP and/or Zoning)				2	1	3		1		2	9
Development Variance Permits	2		2	4	5	1		1	2		17
Temporary Use Permits					3	1			1		5
Agricultural Land Commission Referrals		1	1	1	1		1		1		6
Liquor and Cannabis Regulation Branch Referrals			2	3				1			6
Floodplain Exemptions											
Yearly Total (2021)	10	2	14	28	22	8	2	9	15	6	116

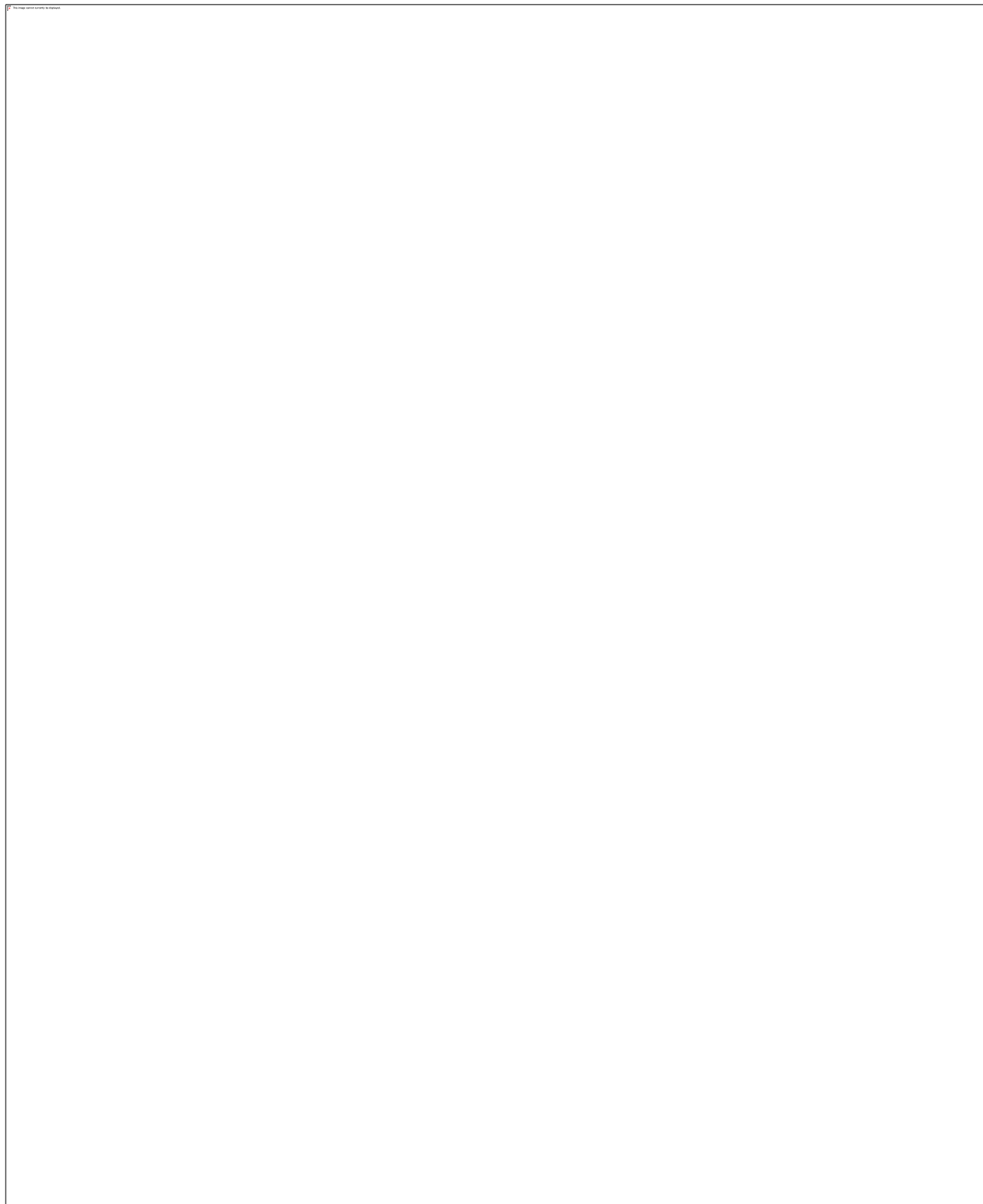
Public Consultation – Q3 Land Use Applications / Projects

	"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"	"I"	MULTI	Total
Public Consultation Forum											
Advisory Planning Commission (APC) Meetings / Info Mailouts	3		3	3	3	2		2	2		18
Public Information Meeting	1				4	3		1	1		10
Public Hearing	2		2	1		2				1	8
Yearly Total (2021)	16		15	16	12	13	3	7	11	4	97

Delegated Development Permits & MoTI Referrals Processed

	"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"	"I"	Total
Environmentally Sensitive Development Permits										
Development, Land Alteration & Subdivision	2			2	4	1			3	12
Yearly Total (2021)	13		1	5	12	2			9	42
Watercourse Development Permits										
Development, Land Alteration & Subdivision				2	1	1		1	1	6
Yearly Total (2021)				3	5	2		7	3	20
MoTI Subdivisions Referrals										
Fee Simple, Strata, Road Closure, etc.				3	1	1			1	6
Yearly Total (2021)	1			5	4	1	2	4	4	21

Attachment No. 3 – Summary of Building Permits Issued, 3rd Quarter



Attachment No. 4 – Summary of Bylaw Enforcement Complaints, 3rd Quarter

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN													
SUMMARY OF BYLAW INFRACTIONS													
3RD QUARTER (July-September 2021)													
COMPLAINTS RECEIVED July - September 2021													
DESCRIPTION	A	B	C	D	E	F	G	H	I	TOTAL	2021 YTD	2020	2020 YTD
LAND USE	3		3	0	1	0	0	0	1	8	31	16	28
ESDP	0		0	0	0	0	0	0	0	0	3	0	0
WDP	0		0	0	0	0	0	0	0	0	0	2	2
MULTIPLE	0		0	0	0	0	0	0	0	0	2	1	5
UNTIDY/UNSIGHTLY			2	1	0	0	0	0	1	4	6	9	15
BUILDING BYLAW	0		0	0	0	0		0	0	0	0	0	7
ANIMAL/DOG CONTROL	0	0	0	0	0	0	0		0	0	4	28	56
NOISE CONTROL			0	0	0	0		0	0	0	0	35	52
BURNING BYLAW	0	0	0	0	0	0	0	0	0	0	1	0	0
Totals	3	0	5	1	1	0	0	0	2	12	47	91	165
COMPLAINTS RESOLVED July - September 2021													
DESCRIPTION	A	B	C	D	E	F	G	H	I	TOTAL	2021 YTD	2020	2020 YTD
LAND USE	1		4	1	2	1	0	2	4	15	59	5	74
ESDP	1		0	0	1	0	0	1	0	3	6	0	1
WDP	0		0	1	0	0	0	0	0	1	2	1	4
MULTIPLE	0		1	0	0	0	0	0	0	1	8	1	1
UNTIDY/UNSIGHTLY			2	1	0	0	0	0	2	5	13	1	12
BUILDING BYLAW	2		0	2	0	1		0	0	5	11	0	19
ANIMAL/DOG CONTROL	0	0	0	0	0	0	0		1	1	10	28	63
NOISE CONTROL			0	0	0	0		0	0	0	0	35	53
BURNING BYLAW	0	0	0	0	0	0	0	0	0	0	1	0	0
Totals	4	0	7	5	3	2	0	3	7	31	110	71	227
TOTAL ACTIVE COMPLAINTS													
DESCRIPTION	A	B	C	D	E	F	G	H	I	TOTAL			
LAND USE	17		13	9	10	10	1	2	7	69			
ESDP	0		0	1	0	1	0	0	0	2			
WDP	1		0	1	0	0	0	0	1	3			
MULTIPLE	0		4	4	1	1	1	1	0	12			
UNTIDY/UNSIGHTLY			2	3	2	2	2	2	1	14			
BUILDING BYLAW	1		2	0	0	0		1	1	5			
ANIMAL/DOG CONTROL	1	1	4	1	0	0	0		1	8			
NOISE CONTROL			1	1	0	0		0	1	3			
BURNING BYLAW	0	0	0	0	0	0	0	0	0	0			
Totals	20	1	26	20	13	14	4	6	12	116			
Previous Quarter	14	1	23	21	11	11	5	6	15	107			
MILEAGE													
DESCRIPTION	A	B	C	D	E	F	G	H	I	TOTAL	2021 YTD		
LAND USE	737		435.5	271.5	183	412	0	1355	349	3742.5	7806.5		
ESDP	138		0	0	0	0	0	0	0	138	138		
WDP	0		0	0	0	0	0	0	0	0	0		
MULTIPLE	0		0	0	0	0	0	0	0	0	0		
UNTIDY/UNSIGHTLY			129	305	0	0	242	66	21	763	841.5		
ANIMAL/DOG CONTROL	339	0	782	1462	1723	729	409		1677	7121	18429		
NOISE CONTROL			1018	546	95	571		0	132	2362	2979		
BURNING BYLAW	0	0	0	0	0	0	0	0	0	0	0		
Totals	1214	0	2365	2585	2001	1712	651	1421	2179	14127	30194		
YTD	2261	0	5529	5976	5420	3501	1723	2245	5289	31941			

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REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Community Services Committee
REGULAR AGENDA



Thursday, October 21, 2021
10:45 am

Pages

A. **Approval of Agenda**

RECOMMENDATION

THAT the Agenda for the Community Services Committee Meeting of October 21, 2021 be adopted.

B. **2021 3rd Quarter Activity Report - For Information Only**

2

C. **Adjournment**

RECOMMENDATION

THAT the meeting adjourn.

ADMINISTRATIVE REPORT

TO: Community Services Committee

FROM: B. Newell, Chief Administrative Officer

DATE: October 21, 2021

RE: 2021 3rd Quarter Activity Report

Parks, Recreation, Transit, Cemeteries, Facilities and Rural Projects

Activities Completed for Q3 2021

Parks, Recreation and Trails

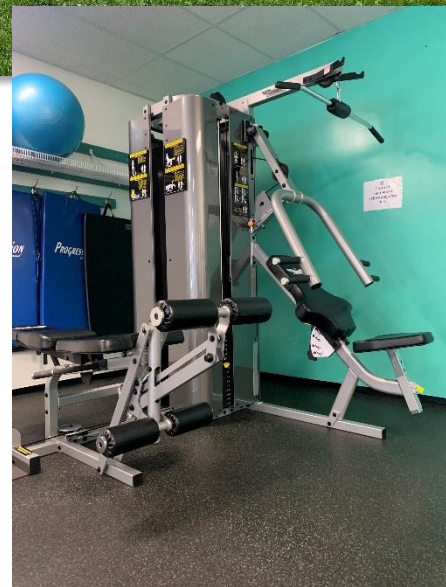
- Completed the Naramata Boat storage project and implemented a “pilot” booking system through Recreation
- Facilitated a Mariposa Park (West Bench) Development Plan and hosting public engagement meeting to present draft of Development Plan to community for input
- Completed the Okanagan Falls tennis/pickleball courts upgrades and resurfacing project, operationalized by Recreation
- Continued the Pioneer Park preliminary design for shoreline restoration
- Completed deactivation of vehicle access to Rock Ovens Regional Park above Naramata
- Continued design process for a new washroom at Centennial Park (Okanagan Falls)
- Completed design for repair of the Osoyoos Lake Pedestrian Corridor
- Initiated land acquisition and License of Occupation application process for Apex Fire Hall
- Provided Quarterly Activity Reports to each Parks and Recreation Commission
- Completed an analysis on public survey for parks and recreation service area priorities
- Supported community volunteers to repair and update community bulletin boards in Faulder
- Completed first-aid assessment for all work locations
- Adjusted the parks and trails operations to manage extreme heat and intense parks usage
- Participated in a multi-agency sign planning strategy for the KVR Trail
- Began construction of the Similkameen Rail trail project in Cawston
- Continued design work for the rail-trail crossing of Keremeos Creek in Cawston Completed KVR trail improvements between Chute Lake and Myra Canyon
- Supported the Province in the land negotiations for trail development in Area G
- Continued with engineering assessment and prescriptions for KVR trail repairs west of Faulder
- Facilitated budget workshops with Parks and Recreation Commissions, including survey results and Fees and Charges
- Tendered and awarded KVR and Similkameen trail-head signage
- Initiate Regional Child care Action Committee

- Continued with monthly Volunteer recognition spotlights
- Updated the RDOS Recreation website with continuous updates for COVID-19 resources
- Continued updates to recreation program and facility safety plans in all areas.
- Continue to work with event organizers to update events according to the changing COVID-19 measures
- Delivered Recreation Summer Programs including Physical Literacy Trailer (PAT) pop-up programs across the region.
- Completed installation of a new Electronic Bowling scoring system and installed new multi-functional equipment at Similkameen Recreation Centre
- Completed the painting of the Similkameen Pool building exterior and new mural
- Carried out additional upgrades at the Similkameen Recreation Centre including: interior paint, painting of the Ice Rink boards and installation of new basketball nets.
- Commenced with a Similkameen Recreation Facility Landscape Plan



Facilities / Energy

- Continued work on the RDOS Facility Needs Assessment to explore workspace and facility options
- Completed the commercial energy assessments for 7 major properties:
 - 101 Martin Street (main office)
 - Princeton Education and Skills Center.
 - Kaleden Fire hall
 - Naramata Fire hall
 - Okanagan Falls Fire hall
 - Princeton Ice Arena
 - Kaleden Library and Community Centre
- Total value = \$70,000 (funded by FortisBC)



- Completed detailed work with suppliers on potential Renewable Natural Gas proposal for Campbell Mountain to assist Engineering Department
- Step Code awareness with Building and Enforcement Department including:
 - 4 events held to raise awareness for the upcoming step code changes
 - Regional Builders and trades surveyed for reaction to step code changes
 - Facilitated training for building officials
 - Filmed a step code instructional video focussing on a property built to Step 5
- Installed a new AC unit for the Annex/EOC
- Created roof penetration for future internet fiber install for Annex

Grants

- Awarded \$450,000 contract from the Province of B.C. Forest Employment Program to complete various KVR trail upgrades
- Awarded \$460,000 via COVID-10 Restart for 101 Martin Street Office renovations including HVAC, Board Room and staff workspace for COVID-19 compliance
- Submitted applications for Canada Healthy Communities Initiatives grants for Pioneer Park and Creek Park improvements
- Pre-approval received for 20 corporate sites for commercial energy assessments with FortisBC
- Awarded \$70,000 for a new Gas Absorption Heat Pump system at 101 Martin Street from FortisBC
- Received funding from FortisBC for and completed report on Energy Efficiency projects for Oliver Recreation Centre \$31,900
- Received funding from FortisBC for and completed report on Energy Efficiency projects for OK Falls Waste Water treatment plant for \$37,500
- Received \$5974.96 from FortisBC for hosting 4 Step Code awareness information sessions

Transit

- Completed bus stop infrastructure planning process for the implementation of the West Bench Transit service (Jan '22)
- Finalizing plans for the Route 70 (Penticton/Kelowna) Transit service expansion (Jan '22)
- Coordinated the development of an online vendor platform for transit fare products expected to go live in Q4
- Conducted a transportation working group meeting and collaborated with BC Transit to provide delegation update to Board of Directors
- Identified schedule for the BC Transit led Transit Future Action Plan Update document
- Facilitated and marketed region-wide Free Transit on Earth Day initiative

COVID-19 Response

- Continued to update signage for parks, facilities and amenities use during COVID-19
- Revised operational plans and work procedures for park and facility maintenance
- Updated park rental and recreation program documents
- Reviewed and reconfigured staff workspaces to meet WCB COVID-19 requirements

- Continued head office cleanings twice a day
- Adjusted the facility and park booking procedures
- Worked with BC Transit to communicate COVID-19 initiatives to the public, installed signage at transit stop locations throughout region
- Developed safety plans for the opening of various programs
- Adjusted programs with each new Public Health Order

Planned Activities for Q4 2021

Parks, Recreation and Trails

- Winterization of Parks irrigation and seasonal washrooms
- Complete construction of the Similkameen Rail trail project in Cawston, including the installation of a trail bridge, which will span Keremeos Creek
- Continue assessment and prescriptions for KVR trail repairs west of Faulder
- Start training and implementation of new Recreation Software (PerfectMind)
- Support staff move to 176 Main Street
- Present first draft of Regional Parks, Trail and Recreation Master Plan
- Secure tenure for Apex Fire Hall and initiate RFP tender process
- Complete capital and operating budgets for all service areas
- Launch of Winter Recreation Programs
- Coordinate a Volunteer Recognition Event
- Open up programs and services as it relates to adjust COVID-19 measures
- Complete landscape design for outdoor upgrades at the Similkameen Recreation facility
- Work on formal designation of Greater West Bench as an Age Friendly community
- Continue with planning/design for a new washroom at Centennial Park in Okanagan Falls
- Continue with Mariposa Park development planning
- Installation of KVR and Similkameen Rail Trail trailhead signage
- Carry out Similkameen Recreation Centre upgrades:
 - Finalize HVAC unit replacement
 - Complete Landscape Plan
 - Complete Courtyard project
 - Install sound system for ice rink and bowling
 - Install all replacement lights for energy conservation

Transit

- Review Rider's Guide updates for new service implementations and expansions
- Prepare for implementation of Route 70 (Penticton/Kelowna) Transit service expansion and new Greater West Bench Transit implementation (January 2022)
- Advertise RDOS and implement process for online transit product vendor
- Improve RDOS Transit page on RDOS website
- Support the BC Transit led, Transit Future Action Plan with messaging and social media outreach

- Continue discussions with municipal partners via Transit Working Group on the potential for expansion of the Oliver service. Provincial Budget dependent
- Complete communication plan for expansion and new transit services

Facilities / Energy

- Complete the RDOS Facility Needs Assessment with report to the Board
- Complete draft step Code bylaw for the board
- Undertake fleet review of all RDOS vehicles
- Hold additional Step Code events
- Facilitate 3 additional Commercial Energy Assessments
- Use energy assessment to resolve lighting issue with West bench street lighting
- Plan for community energy plan 2022
- Complete custom energy studies for:
 - Okanagan Falls Waste Water Treatment Plant
 - Oliver Recreation Centre

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Corporate Services Committee
REGULAR AGENDA



Thursday, October 21, 2021
11:00 am

Pages

-
- A. Approval of Agenda**
RECOMMENDATION
THAT the Agenda for the Corporate Services Committee Meeting of October 21, 2021 be adopted.
- B. City of Penticton - Asset and Amenity Management**
Jim Bauer, Chief Financial Officer/General Manager, Finance & Administration, City of Penticton
JoAnne Kleb, Program Engagement Program Manager, City of Penticton
- C. 2021 3rd Quarter Management Discussion and Assessment Report - For Information Only** 3
- D. 2021 3rd Quarter Activity Report - For Information Only** 5
- E. Board Policy Review** 8
RECOMMENDATION
THAT E911 Radio Equipment Cost Apportionment Policy be adopted; and,

THAT the Placement of Non-Certified Manufactured Homes and the Insurance Coverage policies be rescinded.

F.	2020 Statistics Year End Report (WorkSafeBC) - For Information Only	14
G.	EmployerReport (WorkSafeBC) - For Information Only	16
H.	RDOS Communications Overview - For Information Only	32
I.	2021 3rd Quarter Corporate Business Plan Report - For Information Only	52
J.	Adjournment <u>RECOMMENDATION</u> THAT the meeting adjourn.	

ADMINISTRATIVE REPORT

TO: Corporate Services Committee

FROM: B. Newell, Chief Administrative Officer

DATE: October 21, 2021

RE: **Quarter 3 Management Discussion and Assessment Report**

Purpose:

A key responsibility for the Board of Directors is to provide oversight on the financial position of the corporation. In addition to the development and approval of the annual business plan and budget, is a quarterly review of the variance between the Income Statement and the Budget. Administration provides this to the Board in a narrative format with forecasts for year-end.

The Q3 report is an indicator of how the organization is tracking to the end of September as we are now three quarters through the fiscal year we have a good idea of where we're going to end up, but still have the flexibility to make changes to influence the outcome at year-end. Certain services will have a higher level of spending in the last quarter of the year due to weather and timing of projects and that will be taken into account for this forecast.

Each manager reviews the services they are accountable for and provides explanations for any variance between expected and actual expense. Where actuals are higher than budget, they should either be explainable or corrections will be made to bring them back within estimates.

Business Plan Objective:

1.1.1 By providing the Board with accurate, current financial information

Analysis:

In the first nine months of 2021 the Regional District has spent \$21.5 million of its \$53.2 million dollar budget (40.4%), compared to \$22.6 million (44.3%) of its \$51 million dollar 2020 budget (excluding municipal fiscal service budget).

Managers have reviewed the actual revenues and expenditures up to September 30, 2021 and performed a forecast to year-end, in order to identify significant variances to the annual budget.

For the first nine months one service has been identified that may have a material deficit (>\$5,000).

OKANAGAN FALLS SEWAGE DISPOSAL PLANT (3800) – this service is within the 2021 budget, however, there is a remaining deficient of \$34,888 this deficit originally occurred in 2016 and was in the amount of \$223,998. This deficit has been reduced over the last 5 years and will be dealt with in the 2022 budget.

Barring any unforeseen circumstances the remaining 149 budgets are projected to be within budget, and 5 which are within the materiality variance level of \$5,000. Three of the five are under \$500.

In reviewing the 155 services there is a notable reduction in deficits, mainly due to better being able to predict the prior year surplus or deficit. Also the ability to transfer the service surplus to operational reserves reduces or eliminates artificially reducing the tax requisition, which may affect the next year's budget.

Respectfully Submitted,

“Jim Zaffino, Manager of Finance”

J. Zaffino, Finance Manager

ADMINISTRATIVE REPORT

TO: Corporate Services Committee

FROM: B. Newell, Chief Administrative Officer

DATE: October 21, 2021

RE: 2021 3rd Quarter Activity Report

LEGISLATIVE SERVICES

2021 Q3 Completed Activities

- Commenced training of staff for Board Management software (e-Scribe)
- Commenced review of Business Continuity Plan
- Commenced Mosquito Control and Invasive Species bylaws review
- Organized tour for projected funded by Conservation Fund
- Commenced planning for staff orientation videos
- Produced RDOS Wildfire Information video
- Hosted Social Media Workshop [Jan Enns Consulting]
- Launched RDOS Community Champions program
- Prepared results from follow-up survey for Citizen Survey
- Launched Quality Assurance Survey for online payment system
- RDOS Board meeting highlights: newsletter update
- Supported EOC activation with 4 Info Officers
- Commenced Conversion of Oliver and District Arena service to service established by bylaw
- Updated RDOS COVID-19 Fact Sheet
- Assembled Electoral Area “D” Service and Boundary Configuration Study Committee and secured local government consultant

2021 Q4 Planned Activities

- Conduct alternative approval process for Oliver and District Arena Loan Authorization bylaw
 - Conduct alternative approval process for Electoral Area “G” Cemetery Service Establishment Bylaw
 - Commence training for Directors for Board Management software (e-Scribe)
 - Launch Budget 2022 Public Engagement process
 - Continue review of Mosquito Control and Invasive Species bylaws
-

2.0 INFORMATION SERVICES DEPARTMENT

2021 Q3 – Completed Activities

- Hiring of GIS Analyst Position
- Apex Compaction site connected into the internal WAN Network.

2021 Q4 – Planned Activities

- Migration to 184 Main Street Data Centre
- Deployment of new GIS Server Infrastructure.
- Deploy MS 365 Sharepoint integration for use with Development Services Clarity Software
- Deployment of Ticketing\Work Order System for RDOS Staff
- Deployment of eScribe Board meeting software

3.0 FINANCE DEPARTMENT

2021 Q3 – Completed Activities

- Train Staff on purchase order module
- Implement paperless payroll system
- Staff Budget Workshop (introduce new form controls)
- Update purchasing card processes
- Improve liability insurance policy
- Set up liability insurance software in EDMS
- Update purchasing policy (in progress)
- RFP for yearly audit
- Launch 2022 RDOS/OSRHD Budget Process
- Begin 2022 Property Tax Exemption Process

2021 Q4 – Planned Activities

- CML reserve review
- RFP for Banking
- RFP for Asset Management Software
- Finalize purchasing policy
- Set up liability insurance software in EDMS
- Budget Committee preparation
- Prepare 2022-2026 budget bylaw for 1st reading for Board
- Submit Board adopted 2022 Permissive Tax Exemptions
- Prepare for 2021 audit

4.0 HUMAN RESOURCES DEPARTMENT

2021 Q3 Completed Activities

- Developed a communicable disease program to compliment the updated corporate safety plan.
- Communicated the changing requirements of COVID-19 restrictions and mandates to all staff and supported public safety message development.
- Compiled corporate WorkSafeBC statistics for 2020-2021 and achieved our 2021 corporate business plan objective of remaining below our industry rating.
- Developed the RDOS Contractor Coordination Program. The last of the outstanding, targeted safety programs for 2021.
- Rapid response to staff health and safety concerns with respect to intense heat and smoke by providing up to date work related information and direction.
- Continued the evaluation of the exempt job descriptions according to the Hay Guide Chart Method and continue to review BCGEU roles on current maintenance schedule for both to be completed in Q4.
- Regularly supported the EOC in both Logistics and Operations throughout the busy fire season.
- Began the 5 Behaviors of a Cohesive Team training sessions with all staff.

2021 Q4 – Planned Activities

- Begin the process for market survey of all exempt positions.
- Coordinate the 360 degree reviews for managers and supervisory staff.
- Coordinate the CAO performance evaluation.
- Organize the 2021 Staff Perception Survey.
- Complete the exempt and BCGEU job evaluations.
- Complete the creation and review of the required safe work procedures.
- Continue to provide information and updates for staff on the pandemic.

ADMINISTRATIVE REPORT

TO: Corporate Services Committee

FROM: B. Newell, Chief Administrative Officer

DATE: October 21, 2021

RE: Board Policy Review

Administrative Recommendation:

THAT E911 Radio Equipment Cost Apportionment Policy be adopted; and,

THAT the Placement of Non-Certified Manufactured Homes and the Insurance Coverage policies be rescinded.

Purpose:

To ensure Regional District policies are relevant and reflect current practice.

Reference:

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

E911 Radio Equipment Cost Apportionment Policy (to amend)

Placement of Non-Certified Manufactured Homes Policy (to rescind)

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.

Analysis:

Board policy provides direction for the consistent administration of recurring issues. Policy statements allow Administration to carry on their day-to-day chores transparently, consistently, fairly and in a manner preferred by elected officials. It's important that a process to ensure the timely review and update of Board policies is practiced and that current policies are easily available for the public to access.

The Management Team regularly reviews Board policies. From time to time, some policies are identified as potentially benefitting from a revision, or as being no longer relevant.

The policies contained in this report include:

E911 Radio Equipment Cost Apportionment Policy (to amend)

This policy was established on November 21, 2013. the following changes are proposed:

- Removal of E911 Fire Radio Communications System from policy statement as redundant
- Removal of grade communications from first paragraph
- Clarification of committee members under definition
- Clarification that the RDOS board established the practices and standards
- Addition of Apex Mountain to the list of Fire Departments

Placement of Non-Certified Manufactured Homes Policy (to rescind)

This policy is addressed within Bylaw No. 2805, Part 12.1.

Alternatives:

1. THAT the Board not adopt the amended “E911 Fire Radio Communications System”
2. THAT the Board not rescind the “Placement of Non-Certified Manufactured Homes” or “Insurance Coverage” policies.

Communication Strategy:

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

Respectfully submitted:

“Crystal Ozaraci”

C. Ozaraci, Administrative Assistant, Legislative Services

Endorsed by:

“Christy Malden”

C. Malden, Manager of Legislative Services

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

POLICY: E911 Radio Equipment Cost Apportionment Policy

AUTHORITY: Board Resolution No. **B372/13** dated **November 21, 2013**.

AMENDED: Board Resolution dated: _____.

POLICY STATEMENT

The Regional District of Okanagan-Similkameen (RDOS) ~~E911 Fire Radio Communications System~~ is responsible for providing a comprehensive Public Safety E911 Fire Radio Communications System ~~grade communications~~ for the dispatching and support of emergency responders.

PURPOSE

To establish and maintain a Public Safety E911 Fire Radio Communications System.

DEFINITIONS

Fire Department – A fire service group organized by a municipality, regional government, First Nations band or brigade/society.

Fire Dispatch Centre –The system that is interfaced to the PSAP network that refers to person or place designated for handling a fire department incoming call for help by a citizen, then alerting a the specific Fire Department.

RDOS E911 Fire Radio Communications Committee – A governance Committee (made up of RDOS administration and members of the emergency services user groups) established to regulate/protect the integrity of the communications system in its entirety.

~~**RDOS E911 Fire Radio Communications Committee** – A governance Committee (made up of members of the user groups) established to regulate/protect the integrity of the communications system in its entirety.~~

RDOS E911 Fire Radio Communications System – The Fire Radio Emergency Communication System infrastructure.

PSAP- Public Safety Answering Point. This is the 9-1-1 centric name for dispatch centers, and can be used to describe the centers that answer 9-1-1 calls

RESPONSIBILITIES

In order to maintain the grade of service, security, and integrity of the radio system, it is necessary to clearly define the roles and responsibilities of participants in the system.

The RDOS E911 Fire Radio Communications System is responsible for providing the installations and infrastructure necessary for:

1. Notifications and emergency radio paging of participating Fire Departments
2. Communication support between the Fire Dispatch Centre and the “Incident Command.”

Participating agencies shall be responsible for providing, and maintaining, the “end-user” radio equipment to receive radio traffic and receive pages. Participating agencies are also responsible for maintaining the emergency radio equipment in accordance with accepted practices and standards as established by the RDOS **E911 Fire Radio Communications Committee** Board.

Responsibility of radio equipment costs shall be apportioned as follows:

RDOS 911 Fire Radio System	Fire Departments
Leases and Accommodations for Repeater Infrastructure	Vehicle mobile VHF Radios – Acquisition and maintenance
24X7 Response and Preventative Maintenance Agreements for Repeater Sites & Equipment	VHF Portable (handheld) Radios – Acquisition and maintenance
Network capital replacement schedules and costs	Cellular Phones – Acquisition and maintenance
Acquisition and maintenance UHF, VHF licences required for network operations	Pagers – Acquisition and maintenance
Operations and compliance to Industry Canada regulations and standards	Vehicular Repeaters – Acquisition and maintenance
Overall governance of the system with guidance and recommendations from the Radio Committee	Satellite Phones – Acquisition and maintenance
Backup Telephone Line and related expenses in operation of the back-up interconnect operations	3 rd party supplemental dispatch notification and GPS tracking systems – Acquisition and maintenance
Fire Hall VHF Base Stations – Acquisition, maintenance and security monitoring of equipment storage area.	

Fire Departments

ANARCHIST MOUNTAIN	OLIVER	SUMMERLAND
HEDLEY	OSOYOOS	TULAMEEN
KALEDEN	ERRIS CREEK	WILLOWBROOK
KEREMEOS	PENTICTON	EAST GATE
NARAMATA	PENTICTON INDIAN BAND	HAYES CREEK
OK FALLS	PRINCETON	APEX MOUNTAIN

PROCEDURES

The intent of implementation and acquisition of any interconnected communication device must meet the minimum industry standard as established by the RDOS E911 Fire Radio Communications Committee and on approval are not exempt from jurisdictional purchasing policies.

STANDARDS

National Fire Protection Association Standards (NFPA) used to guide the E911 Radio Equipment Cost Apportionment Policy.

1. NFPA 1225 “Standards for Emergency Services Communications”
2. NFPA 1221 “Standard for the Installation, Maintenance, and Use of Emergency Services Communication Systems”
3. NFPA 1061 “ Standard for Public Safety Telecommunications Personnel Professional Qualifications”

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

POLICY: PLACEMENT OF NON-CERTIFIED MANUFACTURED HOMES

AUTHORITY: Board Resolution No. **B07/13A** dated January 10, 2013.

POLICY STATEMENT

The placement of non-CSA (Canadian Standards Association) certified manufactured homes will not be permitted within the RDOS Building Inspection Service Area without Board approval.

PURPOSE

The purpose of this policy is to clearly set out the types of manufactured homes permitted.

DEFINITIONS

CSA certified manufactured homes include factory built housing and components certified by a Standards Council of Canada accredited agency, prior to placement on site, as complying with Canadian Standards Association Standard A277, "Procedure for Certification of Factory Built Houses", or CAN/CSA-Z240 MH Series, "Mobile Homes".

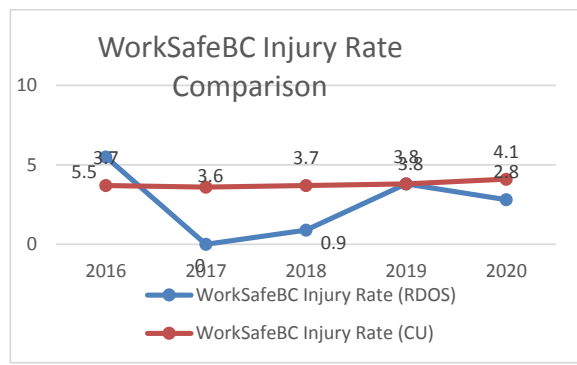
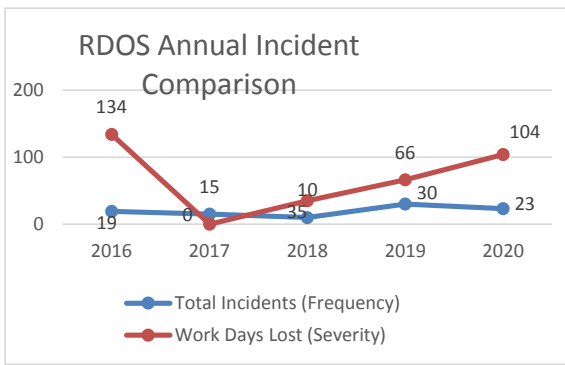
RESPONSIBILITIES

Development Services Department.

JOINT OCCUPATIONAL HEALTH & SAFETY COMMITTEE 2020 Year End Incident Report

Incident Type	Incident Total				
	2016	2017	2018	2019	2020
No First Aid/Medical Attention Sought	11	3	4	6	4
First Aid Incident(s)	0	1	3	5	4
Medical Aid Incident(s)	2	7	2	10	2
Lost Time Incidents	6	0	1	3	3
Property Damage	0	0	0	1	0
Vehicle Incident(s)	0	0	0	3	5
Violence Incident(s)	0	3	0	2	4
Fire Incident(s)	0	1	0	0	0
Time Loss Claims	5	0	1	4	3
Total Incidents (Frequency)	19	15	10	30	23
Work Days Lost (Severity)	134	0	35	66	104

WorkSafeBC Injury Rate (RDOS)	5.5	0	0.9	3.8	2.8
WorkSafeBC Injury Rate (Classification Unit - Local Gov't & Related Ops)	3.7	3.6	3.7	3.8	4.1



2020		
Injury Location:	YTD	DEPT
Eye	2	SW,CS
Leg	1	ENG
Knee	2	CS
Back	3	PW,CS
Shoulder	1	PW
Arm	1	PW
Hand/Fingers	2	CS, PW
Injury Type:	YTD	DEPT
Abrasion/Laceration	2	
Sprain/Strain	5	
Infection/Irritation	1	
Bruise	1	
Puncture	1	
Bite	1	
Mental Health	1	
Year End Total	12	

2020	
Department Summary	
Public Works	
Solid Waste	9
Utilities	2
Engineering	2
Community Services	7
Development Services	0
Legislative Services	1
Volunteer Fire Department	2
Year End Total	23

Incident Investigations 2020

Feb	I-20-01: Hurt arm in tailgate when removing asphalt. First aid only.
Mar	I-20-02: Rash/irritation of face and eyes at the CMLF. First aid only.
Apr	I-20-03: Cut finger while changing garbage bags. First aid only.
	I-20-04: Dog bite. Medical attention sought. No time loss.
May	I-20-05: Drove fleet vehicle RD40 into a metal bollard/post and damaged side of vehicle. No injury reported. Vehical
	I-20-06: Customer Complaint and Landfill Attendant Complaint. No injury reported. VIWP
	I-20-07: Knee injury (previous injury outside of work). WorkSafeBC claim filed. Claim denied.
	I-20-08: Cutting metal strap off sandbag pallet and the strap hit above employees eye. No medical attention sought.
June	I-20-09: Possible Violence Incident. Young male came into the main lobby and was in mental distress. RCMP was called and he left with them.
July	I-20-10: Lab Technician - aggravated pre-existing back injury. No medical attention sought. No time loss.
	I-20-11: Parks & Trails Student hit concrete barrier with vehicle when turning around. No injury, report only. Vehical
	I-20-12: Scale Attendant stung by a bee. First aid only.
Aug	I-20-13: VFF suffering from Acute Stress Disorder as a result of a call-out attended. WorkSafeBC claim filed. Time loss incurred.
	I-20-14: Scale Attendant subjected to verbal abuse. RCMP contacted and report filed. Report only. VIWP
	I-20-15: Parks & Trails Student hit a concrete barrier while turning around. No injury. Report only. Vehical
	I-20-17: VFF slipped on slippery terrain and landing on a small stump hurting back. WorkSafeBC claim filed. No time loss.
Sep	I-20-16: Scale Attendant subjected to verbal abuse. No injury. Report only. VIWP
Nov	I-20-18: Vehicle Incident involving contractor at CMLF
	I-20-19: Scale Attendant worked 6 hours with no break and suffered pain in shoulder. Time loss
	I-20-20: Vehicle Incident involving contractor at CMLF No injury report only

Employer Report

REGIONAL DISTRICT OF OKANAGAN SIMILKAMEEN (112594)

753004 - Local Government and Related Operations

Performance Scorecard						
Measure	Period	Actual	Rank	Better	Comparison vs. Peers	Worse
Experience Rating %	2021	-34.7%	2 / 62			
Injury Rate	2018-2020	2.5	10 / 61			
% Serious Injury	2018-2020	25.0%	52 / 54			
Duration	2018-2020	44	54 / 61			

Data as of: **June 30, 2021**

CONFIDENTIALITY DISCLAIMER: The information contained in this report may contain privileged and confidential information of WorkSafeBC - the Workers' Compensation Board. It is intended for review only by the employer or employer representative(s) named above.

The value of your WorkSafeBC insurance coverage

When you're an employer registered for WorkSafeBC insurance coverage you can take comfort in a system that rewards you for providing a safe workplace, offers competitive rates, and operates on a no-fault basis when injuries do occur. What exactly do you get for your money?

Premiums are dedicated solely to workers' compensation

WorkSafeBC does not operate to make a profit, so the premiums you pay go entirely towards funding the workers' compensation system for B.C. Any surplus funds from operations are returned to employers through rate reductions.

Collective liability

As with other forms of insurance, the WorkSafeBC system is based on the principle of collective liability. The premiums employers pay are pooled to cover the cost of claims by injured workers within their industry, so that no employer has to bear the full cost of a claim alone.

Discounts on premiums

WorkSafeBC's experience rating plan was designed with industry representatives to reward employers with good safety records. The safer you are, the less you pay. If your relative claim costs are low, you can earn discounts of up to 50 percent on your rate over a period of time through our experience rating plan. Competitors who have high relative claims costs could pay as much as a 100 percent surcharge.

Prevention expertise

Preventing injuries is a primary goal of WorkSafeBC, and we can provide you with expert advice on how to make your workplace safer. We offer safety and education training programs, speakers for group meetings, assistance in establishing safe work practices and procedures, and a wealth of other safety-related information – online and in print.

Return-to-work programs

Our staff can help you set up modified work programs to help injured workers return to healthy and productive lives.

This report has been created by WorkSafeBC to give you an overview of your organization's WorkSafeBC assessment fees and claim costs in comparison with the industry averages. Our goal is to work with you to develop a strategy to reduce your claim costs, and in turn reduce the amount you pay for worker coverage.

Part I - Employer Summary Overview

The following shows a summary overview of your claims, prevention and insurance information.

Year Range:	2016 - 2021	COR - OHS: N Exp. 2013-06-25	Address:
Activity Start Date:	January 01, 1977	COR - RTW: N Exp. 2013-06-25	101 MARTIN STREET
Activity End Date:		High Risk Strategy Group: Non High Risk Strategy	PENTICTON BC CAN V2A5J9

Injury Prevention	2016	2017	2018	2019	2020	2021
# Time-loss Claims	5	0	1	4	3	1
# Person Years	91	97	108	104	108	0
Injury Rate (Employer)	5.5	0.0	0.9	3.8	2.8	
Injury Rate (CU)	3.7	3.6	3.7	3.8	4.1	
# Excess Injuries	2	(4)	(3)	0	(1)	0
# Inspection Reports / # Other Contacts	3 / 0	1 / 0	0 / 0	5 / 1	5 / 8	2 / 0
# Orders	1	0	0	2	2	1
# Warning Letters Sent / # Net Citations Imposed / # Net Penalties Imposed	0 / 0 / 0	0 / 0 / 0	0 / 0 / 0	0 / 0 / 0	0 / 0 / 0	0 / 0 / 0

Injury Recovery	2016	2017	2018	2019	2020	2021
Six-Month Truncated Duration (Employer (CU))	29 (26)	(28)	35 (28)	22 (30)	75 (32)	()
Avg. Complete Duration (Employer (CU))	29 (40)	(41)	35 (46)	21 (48)	37 (65)	75 (61)
% High Duration Claims (Employer (CU))	0 % (16 %)	(15 %)	0 % (17 %)	0 % (16 %)	0 % (21 %)	0 % (18 %)
RTW (<= 4 weeks) (Employer)	4 / 57 %	0 / 0 %	1 / 50 %	2 / 50 %	0 / 0 %	0 / 0 %
RTW (<= 26 weeks) (Employer)	7 / 100 %	0 / 0 %	2 / 100 %	4 / 100 %	3 / 100 %	2 / 100 %
Total RTW (Employer)	7 / 100 %	0 / 0 %	2 / 100 %	4 / 100 %	3 / 100 %	2 / 100 %
Total RTW (CU)	1,673 / 94 %	1,657 / 94 %	1,766 / 93 %	1,781 / 93 %	1,782 / 90 %	747 / 92 %

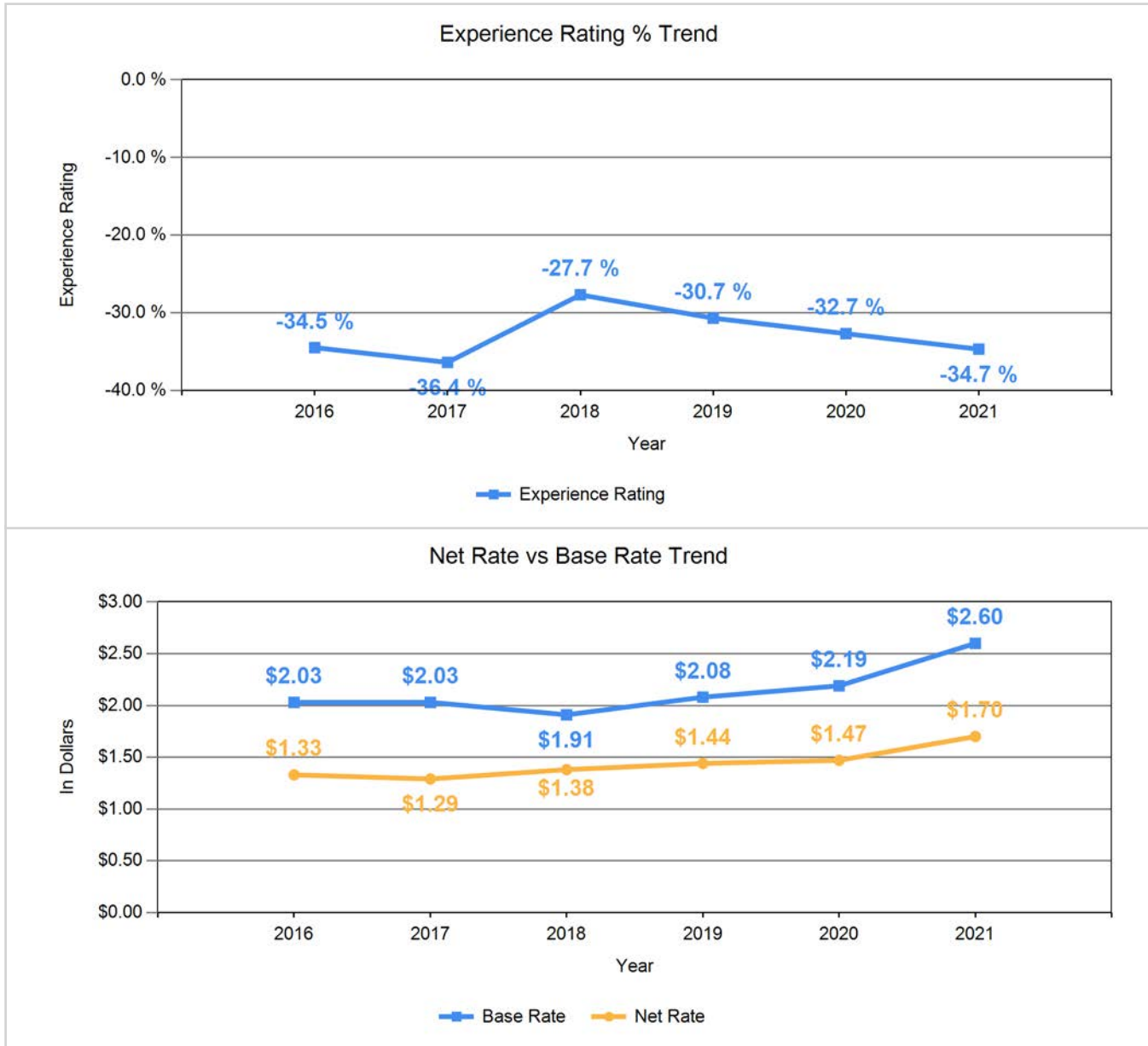
Claim Summary	2016	2017	2018	2019	2020	2021
# STD/LTD/Fatal Claims	5	0	1	4	2	3
# Work-Related Deaths	0	0	0	0	0	0
# First-Paid LTD Claims	0	0	0	0	1	0
Serious Injury Claims	0 / 0 %	0 /	0 / 0 %	1 / 25 %	1 / 33 %	0 / 0 %
# Sprains and Strains	3	0	1	2	1	0
Long Recovery Sprains and Strains	1 / 33 %	0 /	0 / 0 %	0 / 0 %	1 / 100 %	0 /
# Health Care-Only Claims	4	3	5	6	2	1
Total Work Days Lost	134	0	35	66	104	206
Work Days Lost for Injuries in This Year	134	0	35	19	35	51
Total Claim Costs Paid	\$21,780	\$9,744	\$14,284	\$21,093	\$20,455	\$29,137
Claim Costs Paid for Injuries in This Year	\$17,128	\$1,789	\$7,233	\$5,569	\$5,974	\$1,895

Insurance	2016	2017	2018	2019	2020	2021
Base Rate	\$2.03	\$2.03	\$1.91	\$2.08	\$2.19	\$2.60
Experience Rating %	-34.5%	-36.4%	-27.7%	-30.7%	-32.7%	-34.7%
Net Rate	\$1.33	\$1.29	\$1.38	\$1.44	\$1.47	\$1.70
Assessable Payroll	\$5,595,691	\$6,235,236	\$6,992,192	\$6,918,324	\$7,674,554	\$7,821,787
Assessment Amount	\$74,423	\$80,435	\$96,492	\$99,624	\$112,816	\$132,970
Assessable Payroll (CU)	\$2,506,998,974	\$2,635,666,667	\$2,752,855,075	\$2,861,185,305	\$2,848,347,481	\$2,885,021,350

Part II - What You Pay

Assessment Rates

Each year WorkSafeBC calculates a base rate, which reflects the historical cost of injuries in your industry. An experience rating discount or surcharge, based on your firm's health and safety record, is then applied to determine your net rate. The table below shows the base rate for your Classification Unit (CU), your organization's experience rating and net rate, the lowest possible rate (by earning a 50 % discount), and the highest possible rate (by getting a 100 % surcharge) over a five year period.

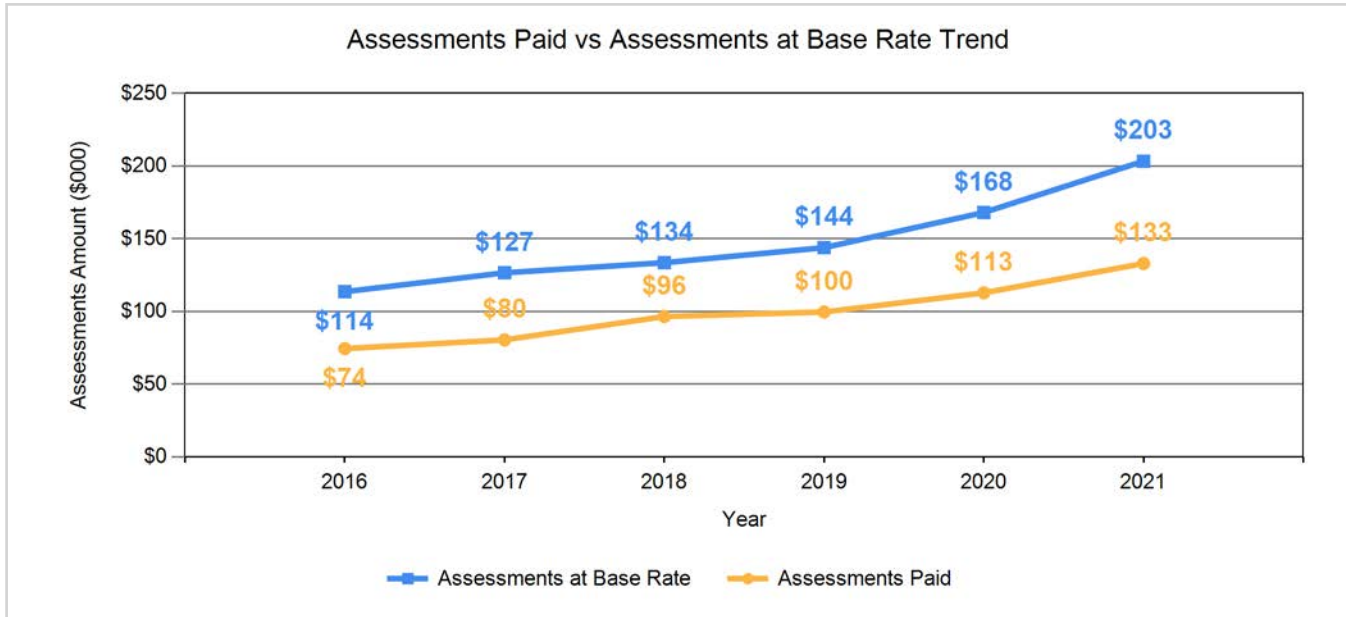


	2016	2017	2018	2019	2020	2021
CU Base Rate	\$2.03	\$2.03	\$1.91	\$2.08	\$2.19	\$2.60
ER%	-34.5 %	-36.4 %	-27.7 %	-30.7 %	-32.7 %	-34.7 %
Net Rate	\$1.33	\$1.29	\$1.38	\$1.44	\$1.47	\$1.70
Rate at Maximum Discount	\$1.02	\$1.02	\$0.96	\$1.04	\$1.10	\$1.30
Rate at Maximum Surcharge	\$4.06	\$4.06	\$3.82	\$4.16	\$4.38	\$5.20

Assessment Costs

The following table shows the base rate for your Classification Unit translated into total assessment costs. The table includes the amount your organization could have paid if it were eligible for maximum discount, or what you would have paid if you were at maximum surcharge. Note that discounts are shown as negative values (in brackets) and surcharges as positive values (not in brackets).

Clearance Status: Advance Clearance to Jul 01, 2021

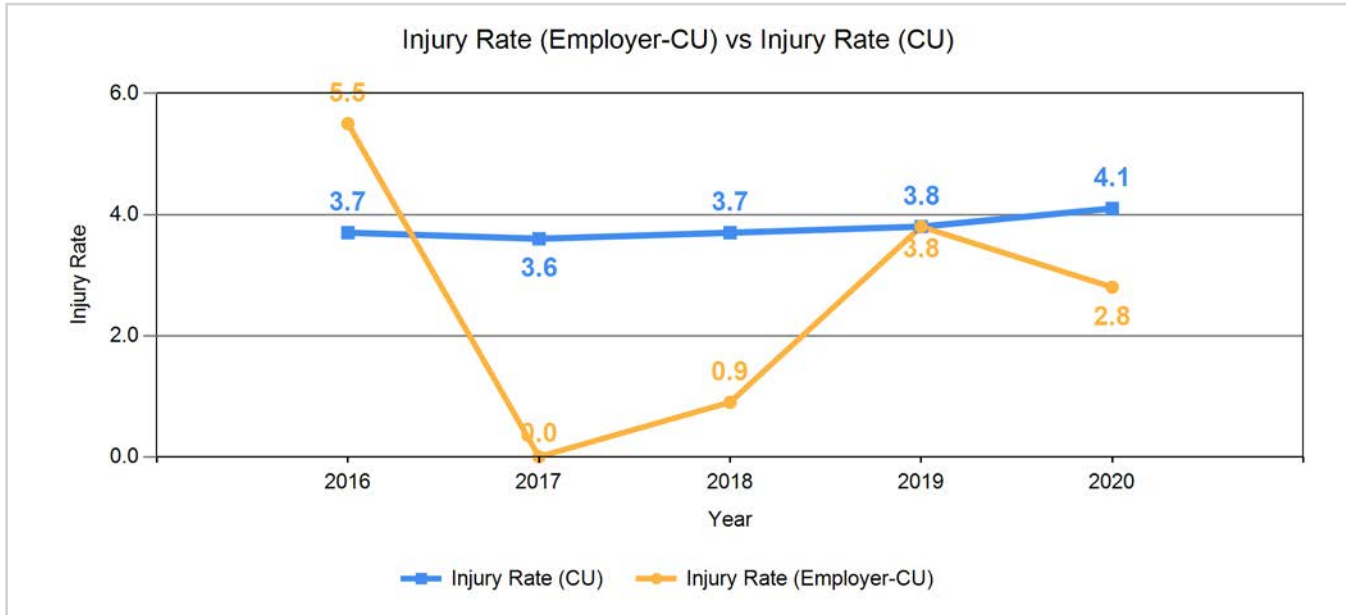


	2016	2017	2018	2019	2020	2021
Assessable Payroll	\$5,595,691	\$6,235,236	\$6,992,192	\$6,918,324	\$7,674,554	\$7,821,787
Assessments at Base Rate	\$113,593	\$126,575	\$133,551	\$143,901	\$168,073	\$203,366
(Discount) Surcharge	(\$39,170)	(\$46,140)	(\$37,059)	(\$44,277)	(\$55,257)	(\$70,396)
Assessments Paid	\$74,423	\$80,435	\$96,492	\$99,624	\$112,816	\$132,970
Assessments at Maximum Discount	\$56,797	\$63,288	\$66,776	\$71,951	\$84,037	\$101,683
Maximum Potential Savings	\$17,626	\$17,147	\$29,716	\$27,673	\$28,779	\$31,287
Assessments at Maximum Surcharge	\$227,186	\$253,150	\$267,102	\$287,802	\$336,146	\$406,732
Maximum Potential Increases	\$152,763	\$172,715	\$170,610	\$188,178	\$223,330	\$273,762

Part III - Injuries Reported

Injury and Serious Injury Rates

The following graph shows your actual injury rate compared to the average injury rate in your Classification Unit. The Injury Rate represents the number of time-loss claims you had, per 100 workers.



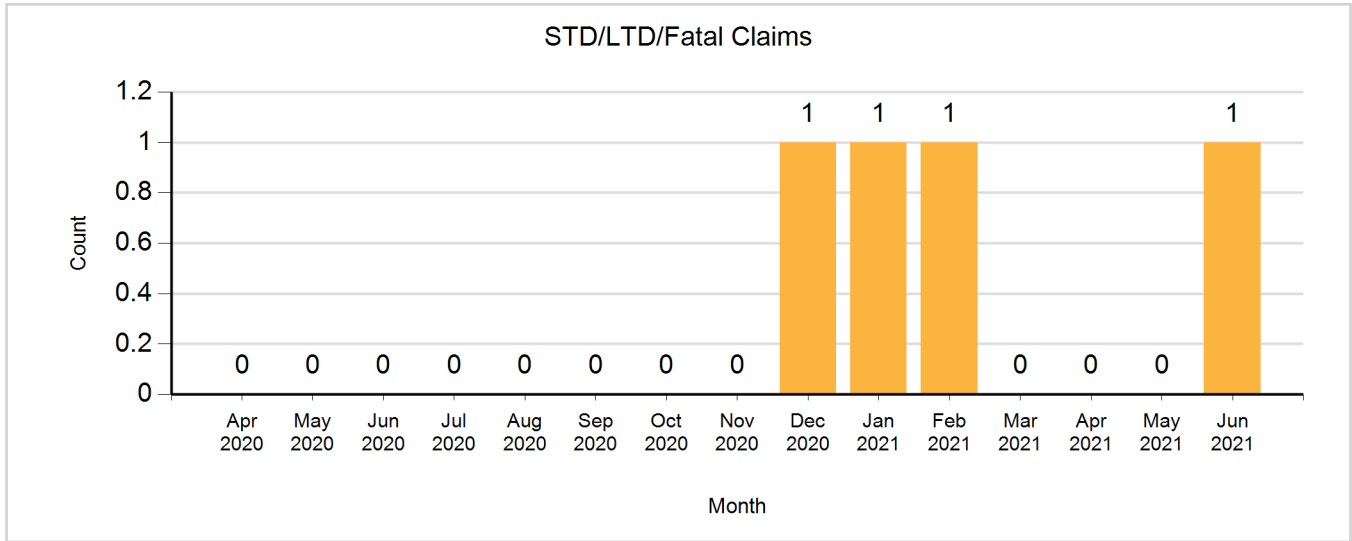
Excess Injuries is the difference in the number of time-loss claims you would have experienced if you had the same Injury Rate as the rest of the employers in your Classification Unit.

	2016	2017	2018	2019	2020
Excess Injuries	2	-4	-3	0	-1
Injury Rate (Employer-CU)	5.5	0.0	0.9	3.8	2.8
Injury Rate (CU)	3.7	3.6	3.7	3.8	4.1
Serious Injury Rate	0.0	0.0	0.0	1.0	0.9
% Serious Injury	0 %		0 %	25 %	33 %
Long Recovery Sprains and Strains Rate	1.1	0.0	0.0	0.0	0.9
% Long Recovery Sprains and Strains	33 %		0 %	0 %	100 %

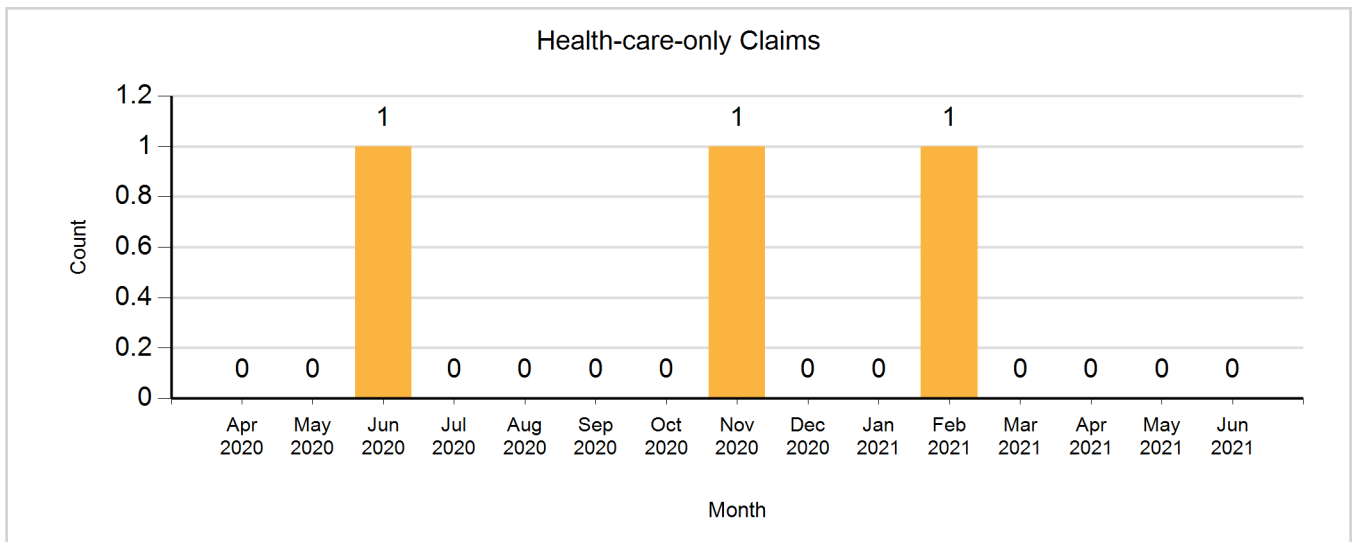
Note: Injury Rate becomes available once Person Year estimates are available in June/July of the following year.

Monthly Claim Counts

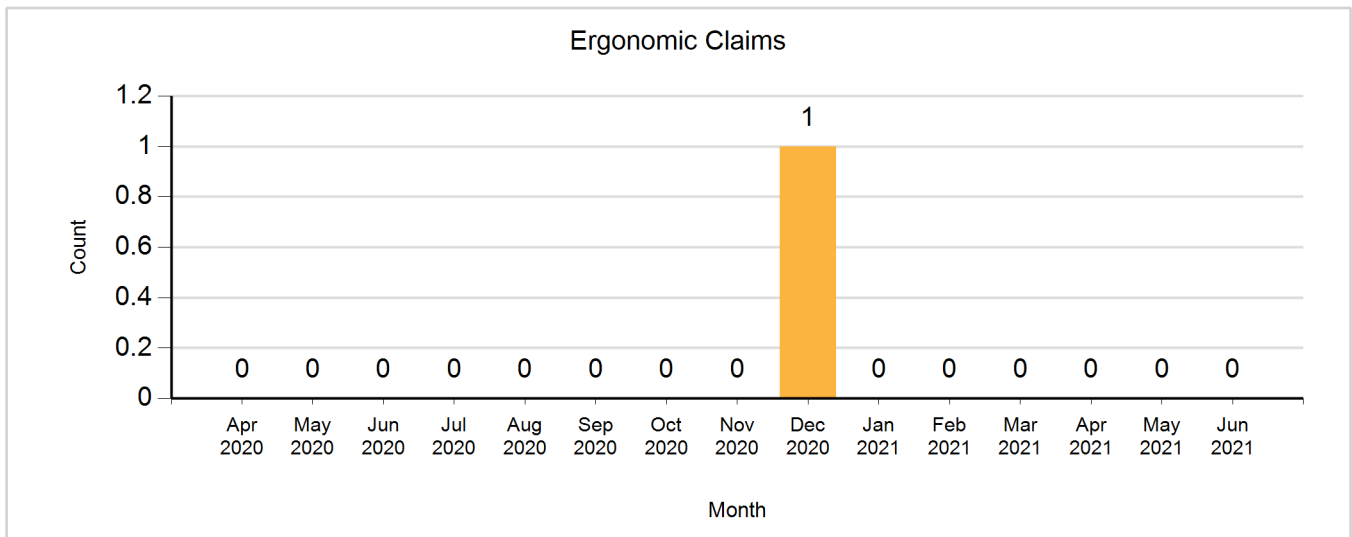
The following chart shows your monthly STD/LTD/Fatal claim count trend for the last 15 months.



The following chart shows your monthly health-care-only claim count trend for the last 15 months.



The following chart shows your monthly ergonomic claim count trend for the last 15 months.



Claim Characteristics

STD/LTD/Fatal Claims and Costs by Accident Type

The following table shows the number of STD/LTD/Fatal claims, and costs paid to date for the top 10 accident types involved in an injury or an illness, based on count. Figures shown are totals for the previous five years (2016 to 2020).

Accident Type	STD/LTD/Fatal Claims	% By Volume	Total Cost	% By Total Cost
Overexertion	5	42%	\$17,067	35%
Repetitive Motion	3	25%	\$12,383	25%
Fall on Same Level	2	17%	\$12,570	26%
Caught In	1	8%	\$985	2%
Other Bodily Motion	1	8%	\$5,576	11%
Total	12		\$48,582	

STD/LTD/Fatal Claims and Costs by Injury Type

The following table shows the number of STD/LTD/Fatal claims, and costs paid to date for the top 10 injury types involved in an injury or an illness, based on count. Figures shown are totals for the previous five years (2016 to 2020).

Injury Type	STD/LTD/Fatal Claims	% By Volume	Total Cost	% By Total Cost
Other Strains	6	50%	\$27,705	57%
Back Strain	4	33%	\$11,871	24%
Laceration	1	8%	\$985	2%
Heart Attack	1	8%	\$8,019	17%
Total	12		\$48,582	

STD/LTD/Fatal Claims and Costs by Body Part

The following table shows the number of STD/LTD/Fatal claims, and costs paid to date for the top 10 body parts involved in an injury or an illness, based on count. Figures shown are totals for the previous five years (2016 to 2020).

Body Part	STD/LTD/Fatal Claims	% By Volume	Total Cost	% By Total Cost
Back	4	33%	\$11,871	24%
Shoulder	2	17%	\$8,002	16%
Knee	1	8%	\$10,936	23%
Other Parts of Lower Extremity	1	8%	\$1,634	3%
Chest	1	8%	\$8,019	17%
Neck	1	8%	\$1,558	3%
Wrist, Fingers and Hand	1	8%	\$985	2%
Other Body Parts	1	8%	\$5,576	11%
Total	12		\$48,582	

Note: Claim costs represent the costs paid to date on the given claims, total costs may be subject to change and may increase from month to month due to following:

- 1) Claims, particularly recent claims, may not be fully developed and require more time to complete.
- 2) Ongoing payment updates - lump sum payments on new and old claims, relief of claim costs, and cost reversals/reallocations.
- 3) As Total Cost may include claims that are considered incomplete and are potentially subject to lump sum payments, calculating and comparing average costs could be misleading.

Claim Characteristics

STD/LTD/Fatal Claims and Costs by Sources of Injury

The following table shows the number of STD/LTD/Fatal claims, and costs paid to date for the top 10 sources of an injury or an illness, based on count. Figures shown are totals for the previous five years (2016 to 2020).

Source of Injury	STD/LTD/Fatal Claims	% By Volume	Total Cost	% By Total Cost
People	4	33%	\$17,959	37%
Containers	2	17%	\$10,766	22%
Machinery	1	8%	\$977	2%
Building Materials incl. Wood, Lumber	1	8%	\$164	0%
Floors, Walkways, Ground Surfaces	1	8%	\$10,936	23%
Structures and Structural Elements	1	8%	\$1,634	3%
Land Vehicles	1	8%	\$985	2%
Miscellaneous	1	8%	\$5,161	11%
Total	12		\$48,582	

STD/LTD/Fatal Claims and Costs by Occupation

The following table shows the number of STD/LTD/Fatal claims, and costs paid to date for the top 10 occupation types having an injury or an illness, based on count. Figures shown are totals for the previous five years (2016 to 2020).

Occupation	STD/LTD/Fatal Claims	% By Volume	Total Cost	% By Total Cost
Labourers in chemical products processing and utilities	4	33%	\$17,959	37%
Public works and maintenance labourers	3	25%	\$5,358	11%
Firefighters	2	17%	\$18,955	39%
Contractors and supervisors, landscaping, grounds maintenance and horticulture services	1	8%	\$164	0%
Landscaping and grounds maintenance labourers	1	8%	\$985	2%
Water and waste treatment plant operators	1	8%	\$5,161	11%
Total	12		\$48,582	

STD/LTD/Fatal Claims and Costs by Age Group

The following table shows the number of STD/LTD/Fatal claims, and costs paid to date for age groups with an injury or an illness, based on count. Figures shown are totals for the previous five years (2016 to 2020).

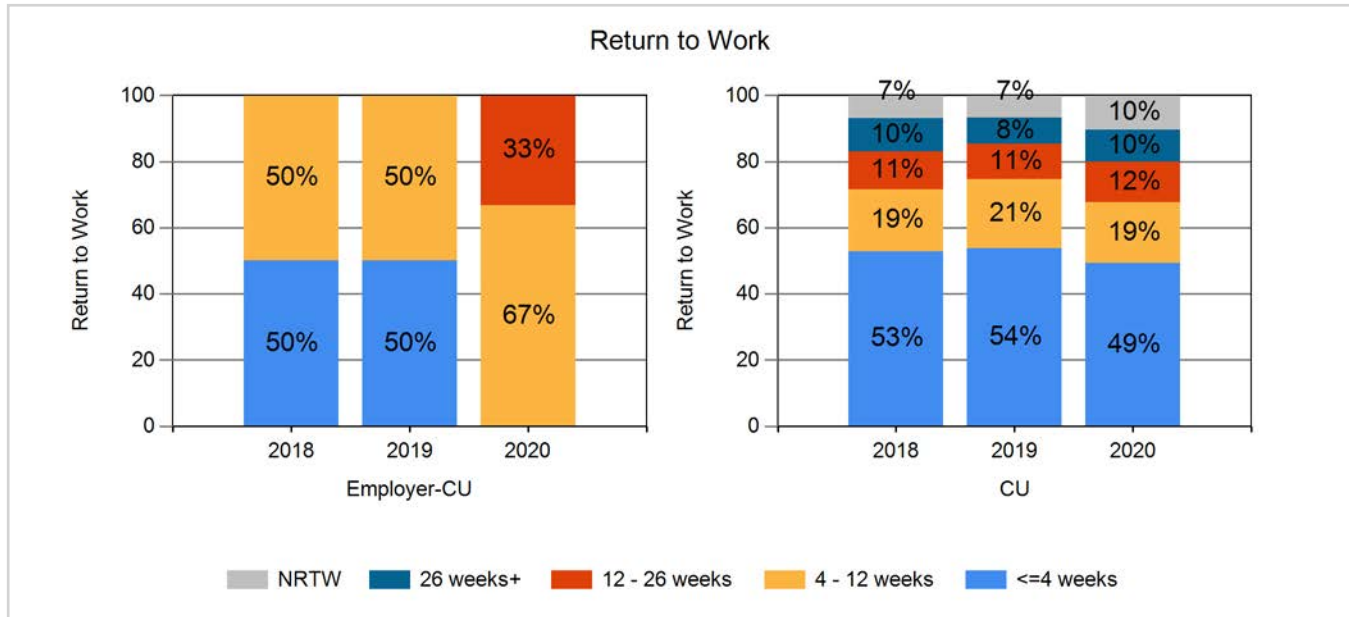
Age Groups	STD/LTD/Fatal Claims	% By Volume	Total Cost	% By Total Cost
0 to 14	0	0%		0%
15 to 24	1	8%	\$2,747	6%
25 to 34	0	0%		0%
35 to 44	2	17%	\$1,141	2%
45 to 54	6	50%	\$18,715	39%
55 to 64	2	17%	\$17,960	37%
65+	1	8%	\$8,019	17%
Unknown Age	0	0%		0%
Total	12		\$48,582	

Note: Claim costs represent the costs paid to date on the given claims, total costs may be subject to change and may increase from month to month due to following:

- 1) Claims, particularly recent claims, may not be fully developed and require more time to complete.
- 2) Ongoing payment updates - lump sum payments on new and old claims, relief of claim costs, and cost reversals/reallocations.
- 3) As Total Cost may include claims that are considered incomplete and are potentially subject to lump sum payments, calculating and comparing average costs could be misleading.

Part IV - Your Return to Work, Duration, and Claim Costs

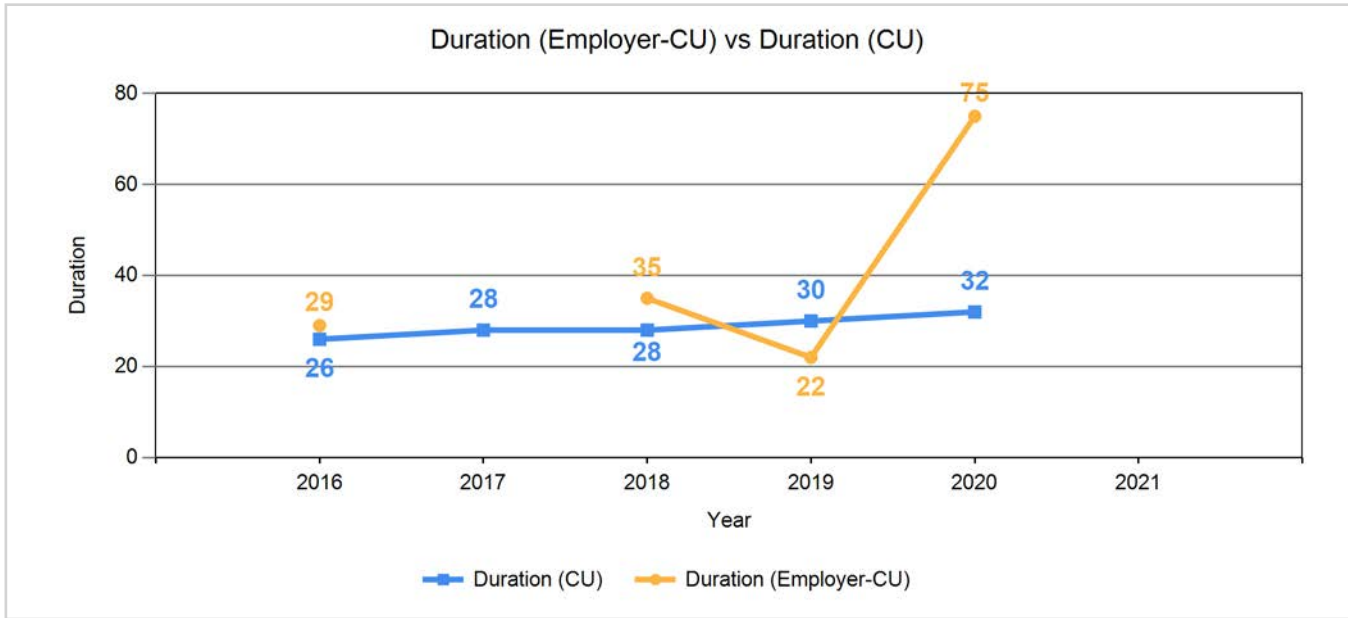
The following shows your return to work performance relative to prior year and your industry.



	2016	2017	2018	2019	2020	2021
REGIONAL DISTRICT OF OKANAGAN SIMILKAMEEN						
RTW (<=4 weeks)	4 / 57%	0 / 0%	1 / 50%	2 / 50%	0 / 0%	0 / 0%
RTW (<=12 weeks)	6 / 86%	0 / 0%	2 / 100%	4 / 100%	2 / 67%	0 / 0%
RTW (<=26 weeks)	7 / 100%	0 / 0%	2 / 100%	4 / 100%	3 / 100%	2 / 100%
RTW (26+ weeks)	0 / 0%	0 / 0%	0 / 0%	0 / 0%	0 / 0%	0 / 0%
Total RTW	7 / 100%	0 / 0%	2 / 100%	4 / 100%	3 / 100%	2 / 100%
NRTW	0 / 0%	0 / 0%	0 / 0%	0 / 0%	0 / 0%	0 / 0%
753004 - Local Government and Related Operations						
RTW (<=4 weeks)	979 / 55%	932 / 53%	1003 / 53%	1027 / 54%	979 / 49%	425 / 52%
RTW (<=12 weeks)	1345 / 75%	1318 / 75%	1360 / 72%	1426 / 75%	1347 / 68%	577 / 71%
RTW (<=26 weeks)	1516 / 85%	1512 / 86%	1575 / 83%	1629 / 85%	1588 / 80%	667 / 82%
RTW (26+ weeks)	157 / 9%	145 / 8%	191 / 10%	152 / 8%	194 / 10%	80 / 10%
Total RTW	1673 / 94%	1657 / 94%	1766 / 93%	1781 / 93%	1782 / 90%	747 / 92%
NRTW	109 / 6%	107 / 6%	132 / 7%	129 / 7%	206 / 10%	69 / 8%

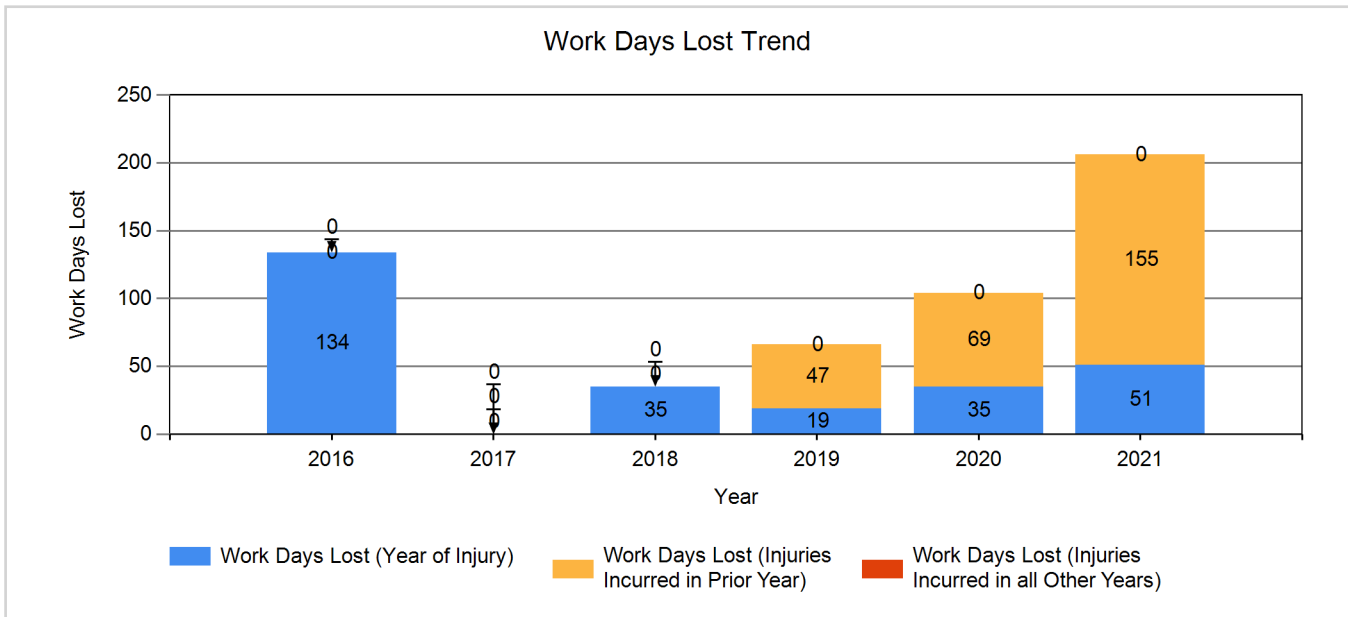
Duration (Six Month Truncated Duration)

The following graph shows the average number of days that wage loss benefits were paid on time-loss claims for your organization compared to the average number of days paid for your Classification Unit (only payments made within six months immediately following the month of injury are included).



Work Days Lost

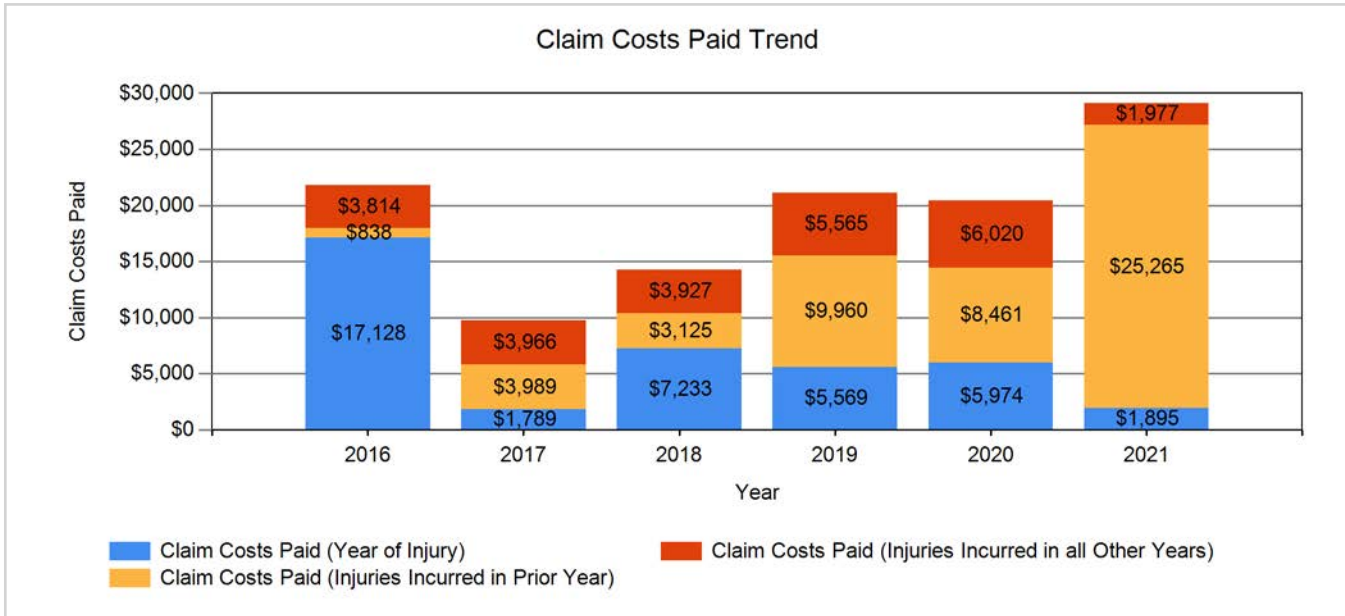
The following graph shows the number of work days lost in your organization because of compensable injury or disease.



Note: Negative work days lost may occur for a number of reasons, e.g. reallocated claims or relief of cost for payments in prior years.

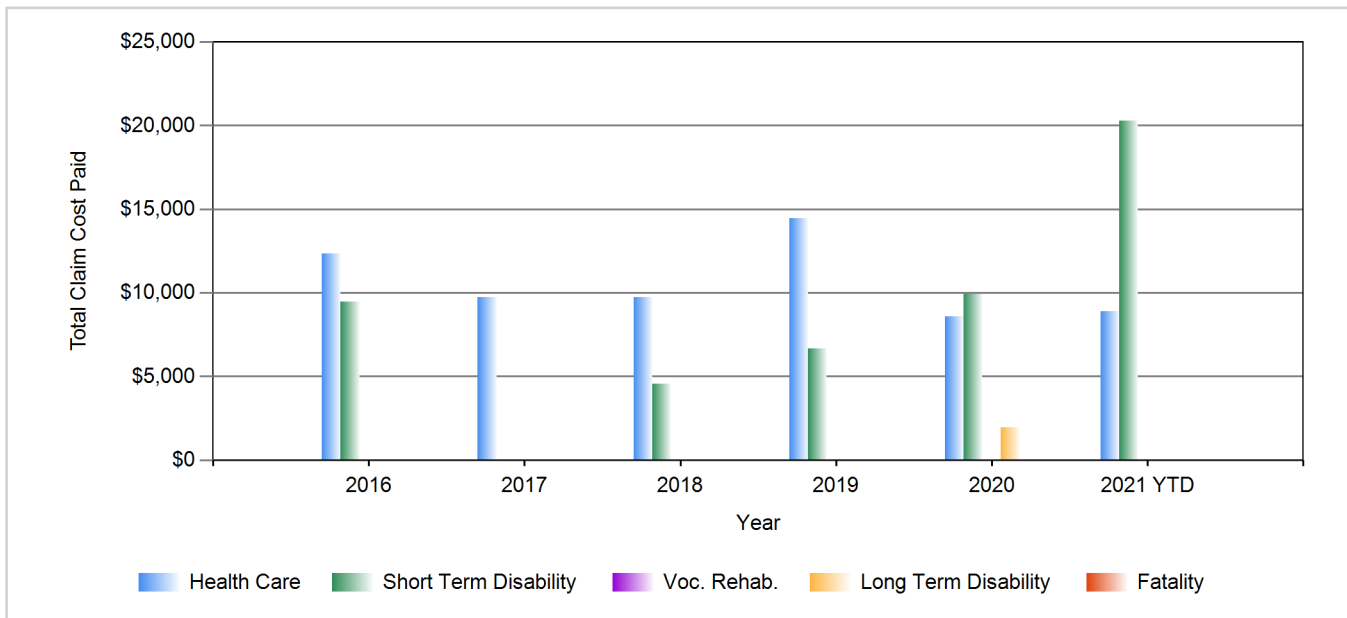
Claim Costs Paid

The following graph shows the total dollar amount of claim benefits paid on behalf of workers in your organization. It includes the following benefits: health-care, short-term disability, vocational rehabilitation, and long-term disability and survivor benefits.



Total Claim Costs Paid by Benefit Type

The following chart shows a breakdown of your claim cost paid over a five year period, regardless of year of injury.



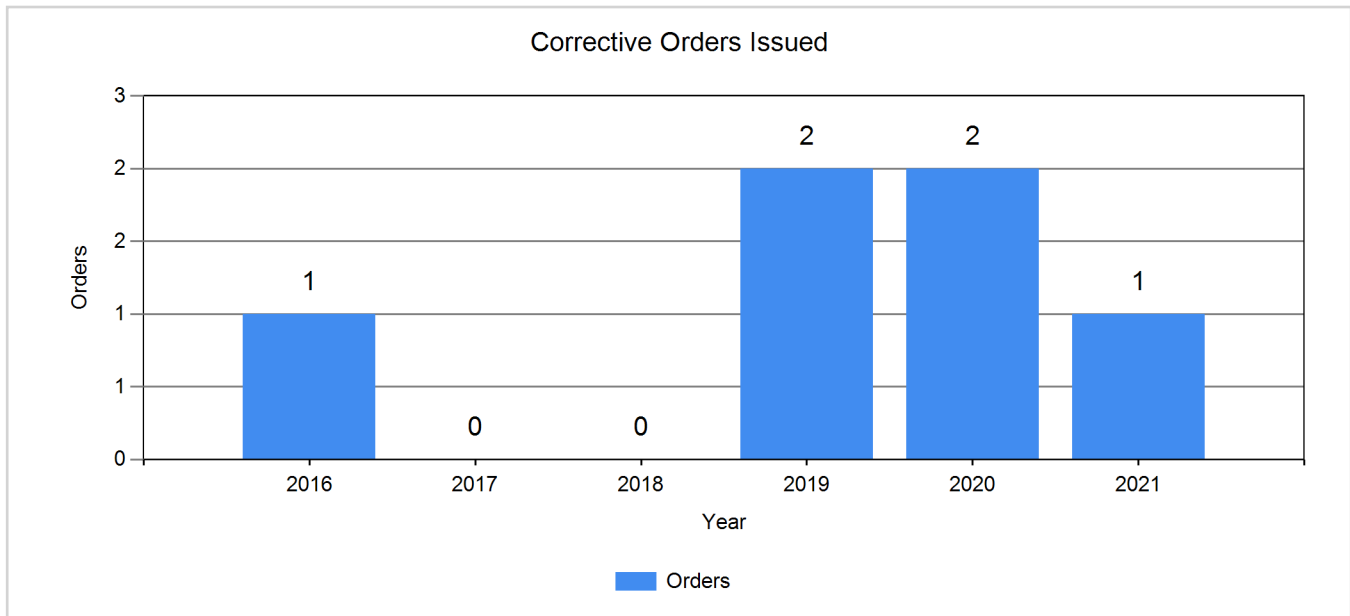
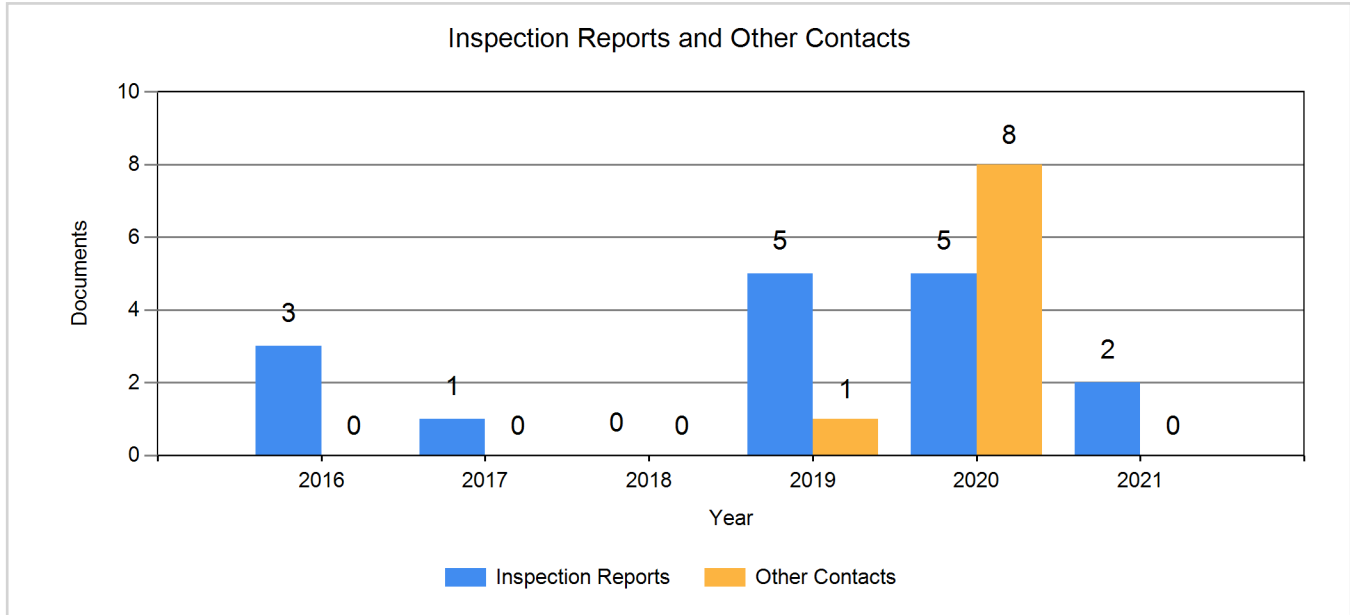
	2016	2017	2018	2019	2020	2021 YTD
Health Care	\$12,328	\$9,744	\$9,719	\$14,443	\$8,582	\$8,871
Short Term Disability	\$9,451	\$0	\$4,565	\$6,651	\$9,911	\$20,266
Vocational Rehab	\$0	\$0	\$0	\$0	\$0	\$0
Long Term Disability	\$0	\$0	\$0	\$0	\$1,962	\$0
Fatality	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$21,780	\$9,744	\$14,284	\$21,093	\$20,455	\$29,137

Note: Negative claim costs may occur for a number of reasons, e.g. reallocated claims or relief of cost for payments in prior years.

Part V – Your Compliance Activity

Prevention Activities

The following charts show your WorkSafeBC injury prevention activity, including workplace inspections, orders, and penalties over the last five to six years.



	2016	2017	2018	2019	2020	2021
Inspection Reports	3	1	0	5	5	2
Other Contacts	0	0	0	1	8	0
Orders	1	0	0	2	2	1
Warning Letters Sent	0	0	0	0	0	0
Net Citations Imposed	0	0	0	0	0	0
Net Penalties Imposed	0	0	0	0	0	0

Part VI – Definitions

- **Assessable Payroll** - The amount of payroll used in calculating an employer's assessment amount.
- **Assessments at Base Rate** - The amount of assessment (premium) an employer would have paid for the associated classification if the employer were assessed solely using the base rate. Also referred to as Base Rate Premiums.
- **Assessments at Maximum Discount** - Discount of 50% of the "Assessments at Base Rate" amount (except for the Construction sector which will be phased from a 33.3% maximum discount to a 50% maximum discount between 2012 and 2016).
- **Assessments at Maximum Surcharge** - Surcharge of 100% of the "Assessments at Base Rate" amount (except for the Construction sector which will be phased from a 33.3% maximum surcharge to a 100% maximum surcharge between 2012 and 2016).
- **Assessments Paid** - The "Assessments at Base Rate" plus the "(Discount) Surcharge".
- **Average Complete Duration** - The average of the complete durations for the claims within the subset. It is calculated by adding up the individual claims' complete durations and dividing the total by the number of claims within the subset.
- **Base Rate** - The rate per \$100 of assessable payroll for a particular Classification Unit. The base rate is one type of (premium) rate component.
- **Claim Age Category** - The age of the claim based on the period between the claim's latest STD payment month and the injury month. It can be "0-6 Month Old", "7-12 Month Old", "13-24 Month Old", and "More than 24 Month Old".
- **Claim Costs Paid** - The total dollar amount of claim benefits paid within the year, regardless of the year of injury, includes the following benefits: health care, short-term disability, vocational rehab, and the long-term disability and survivor benefits.
- **Claim Costs Paid for Injuries in this Year** - The total dollar amount of claim benefits paid within the year for injuries that occurred in that same year, includes the following benefits: health care, short-term disability, vocational rehab, and the long-term disability and survivor benefits. This is the same as Claim Costs Paid (Year of Injury).
- **Claim Latest STD Payment Month** - The latest month in which a claim had short-term disability (STD) days paid.
- **Claim Latest STD Payment Year** - The latest year in which a claim had short-term disability (STD) days paid.
- **Clearance Status** - Summary of the employers' current registration and payment status. It is contained in clearance letters that are provided by WorkSafeBC to anyone who requests one on the date of that request. Statuses include, but are not limited to, advance clearance, active and in good standing, cancelled and in good standing, active and delinquent, cancelled and delinquent, recently registered, unable to comment. This information, on its own, does not protect a prime contractor from Section 51 liability. A formal request must be made using the online clearance request application or calling the clearance line, and a record is made of the clearance status at the time of the request.
- **Complete Duration** - The total number of STD days paid for the claim, including STD days paid in the latest STD payment month and also STD days paid in all previous months. Claims that ended wage-loss payment have not received any STD payments for the most recent 3 months.
- **COR OHS certification indicator** - The indicator that shows whether or not the employer classification has an OHS type COR certificate that is currently in effect.
- **COR OHS certification expiry date** - The calendar date during which the OSH type Certificate is invalid.
- **COR RTW certification indicator** - The indicator that shows whether or not the employer classification has a RTW type COR certificate that is currently in effect.
- **COR RTW certification expiry date** - The calendar date during which the RTW type Certificate is invalid.
- **CU comparison measures** (i.e. Injury Rate, RTW, Six Month Truncated Duration, and Assessable payroll) - For combined employer reports combines the history of current and related expired CUs in a single report. Example: In 2015, WorkSafeBC expired CU 765007 - University and moved the employers into a new CU 765010 -Advanced Education. When running an Employer Report for a University the above measures will include the expired CU.
- **(Discount) Surcharge** - The amount that can be deducted or added to the Assessments at Base Rate. Discounts are shown as negative values (in brackets) and surcharges as positive values (not in brackets).
- **Duration (Six Month Truncated Duration)** - The average number of short-term disability days paid within the month of injury or the six months following the month of injury per Short Term Disability claim. The average will only include claims that have had a full six months after the month of injury to develop. Generally, you need at least 5 claims in a given year to ensure that this measure is meaningful and credible in adequately making reasonable comparisons. Small claim counts will likely result in volatile Duration results.
- **Employer Combined** - Combines the history of active and related inactive Employer-CUs in a single report. Reports will now present you with a choice of including or excluding historical data. Example: Company A bought Company B. Now Company A can easily include Company B's data in their Employer Report.
- **# Ergonomic-related (MSI) Claims** - The number of STD or LTD Claims where the Accident Type is Overexertion or Repetitive Motion. Ergonomic Claims do not include fatalities, and may be referred to as Musculoskeletal Injury (MSI) claims.
- **Excess Injuries** - The difference in the number of time-loss claims you would have experienced if you had the same Injury Rate as the rest of the employers in your Classification Unit.
- **Experience Rating (ER)%** - An adjusting percentage applied to the Base Rate of an Employer-CU to determine the Net Rate. A positive value is known as a surcharge and a negative value as a discount.
- **Health-care-only (HCO) Claims** - The count of claims for which Health Care benefits have been awarded, but no payment was provided for short-term disability, long-term disability, or survivor benefits.
- **High Duration Claim** - A claim where its complete duration is equal to or higher than the 80th percentile of claims with the same injury type.
- **% High Duration Claim** - The percentage of high duration claims in all claims of the subset.
- **Injury Rate** - The number of time-loss claims per 100 person-years of employment. (One person-year is equivalent of one person working all year on either a part-time or full-time basis.) The claim count includes injuries that occurred in a given year and were accepted for short term disability, long-term disability, or survivor benefits in that year or in the first three months of the following year. Self-insured employers are not included in the calculation. A small claim count and/or a small person years count will likely result in a volatile Injury Rate, and comparisons may not reasonably reflect overall performance.

- **Inspection Reports** - The number of documents that record Safety and Health Inspections and related activities. A Safety and Health Inspection usually involves a visit by a Prevention Officer to a jobsite to assess compliance with the regulations and to observe procedures and conditions at the site, or to communicate assessed non-compliance to the employer.
- **# Long Recovery Sprains and Strains** - The number of short-term or long-term disability claims that represent a sprain, strain, carpal tunnel, or rheumatism medical diagnosis with a long recovery period (10+ weeks). Excludes work-related death claims.
- **LRSS Rate** - The number of Long Recovery Sprains and Strains per 100 people working all year whether on a part-time or full-time basis.
- **% Long Recovery Sprains and Strains** - The percentage of Sprains and Strains Claims that are considered to be Long Recovery Sprain and Strains.
- **LTD Claims** - Number of claims for which a first long term disability (LTD) benefit was awarded in the year, regardless of the year of injury, where survivor benefits have not been awarded in any year.
- **Maximum Potential Increases** - The difference between "Assessments at Maximum Surcharge" and "Assessments Paid".
- **Maximum Potential Savings** - The difference between "Assessments Paid" and "Assessments at Maximum Discount".
- **Net Citations Imposed** - The number of additional assessments (up to \$1,000, adjusted for inflation) applied against an employer due to non-compliance with the Act or Regulation, or for failing to submit a compliance report.
- **Net Penalties Imposed** - The number of additional assessments applied against an employer due to workers being exposed to a serious hazard or previous non-compliance. This count reflects changes as a result of appeal overturns.
- **Net Rate** - The final (calculated) assessable rate for the Employer-CU. This is the premium rate (per \$100 of payroll) that is charged to the Employer.
- **Non-High Duration Claim** - A claim where its complete duration is lower than the 80th percentile of claims with the same injury type.
- **Number of Claims that Ended Wage-loss Payment** - The total number of claims that ended wage-loss payments and belong to the subset of interest. Claims that ended wage-loss payment have not received any STD payments for the most recent 3 months.
- **Other Contacts** - The number of consultations, education presentations, notice of incidents, compliance agreements, and various other documents conducted by an authorized WorkSafeBC employee.
- **Orders** - The number of instructions from WorkSafeBC as a result of conducting an Inspection. It is issued either to an employer as part of a Safety and Health Inspection Report, or to a worker via an Order to Worker. It issues a direction to remedy a violation (of WorkSafeBC enforced regulations) or a warning about a situation which may put workers at risk.
- **# Person Years (estimated person count)** - The estimated number of persons working all year on either a part-time or full-time basis. Estimates of person year quantities are based on gross payrolls submitted by employers and on matching wage-rate data. (Note: Person Years is not available for some Fishing CUs.)
- **Ranking** - The ranking of the employer relative to similar-sized peers within the same industry (CU). A ranking is determined for each of four key performance measures - Experience Rating %, Injury Rate, Serious Injury %, and Duration - and can result in slightly different groups of peers for each measure. A minimum of five peers is required for a ranking, and employers are displayed on a scale from lowest (green) to highest (red). Note: Rankings do not reflect the magnitude of the performance, just the relative position to peers.
- **Rate at Maximum Discount** - The potential net rate with a maximum discount of 50% that is charged to the Employer.
- **Rate at Maximum Surcharge** - The potential net rate with a maximum surcharge of 100% that is charged to the Employer.
- **Return to Work** - A measure of timeliness of when workers return to work from the date the worker had to stop working because of injury. RTW (<=N weeks) represents the number of claims returning within N weeks of the date of injury; Total RTW represents the total number returning to work, while NRTW represents the total number not returning to work.
- **Serious Injury Claims** - The number of time-loss claims that represent either a serious medical diagnosis, or a potentially-serious medical diagnosis with a long recovery period of 50+ days paid (10+ weeks off work). Includes all work-related death claims.
- **Serious Injury Rate** - The number of serious injury claims per one hundred person-years of covered employment, where one hundred person-years is the equivalent of one hundred full-time & part-time employees working in the year.
- **% Serious Injury Claims** - The percentage of time-loss claims that are considered to be a serious injury.
- **# Sprains and Strains** - The number of short-term or long-term disability claims that represent a sprain, strain, carpal tunnel, or rheumatism medical diagnosis. Excludes work-related death claims.
- **STD/LTD/Fatal Claims** - The number of claims with costs related to at least one of the following benefits types short-term disability benefits (STD), long-term disability benefits (LTD), or survivor benefits (Fatal) and where the first STD/LTD/Fatal payment date is within the year.
- **Time-loss Claims** - The number of claims with costs related to at least one of the following benefits types: short-term disability benefits (STD), long-term disability benefits (LTD), or survivor (Fatal) benefits and where the first STD/LTD/Fatal payment date is within the year of injury or the three months following the year of injury.
- **Total Claim Costs Paid** - Aggregate of Claim Costs charged to the employer-CU for all benefit types in the specified year of injury.
- **Total Claim Costs Paid - Fatality** - Aggregate of Claim Costs charged to the employer-CU for Fatal benefits in the specified year of injury or for all Years Claims.
- **Total Claim Costs Paid - Health Care** - Aggregate of Claim Costs charged to the employer-CU for Health Care benefits in the specified year of injury or for all Years Claims.
- **Total Claim Costs Paid - Long Term Disability** - Aggregate of Claim Costs charged to the employer-CU for Long Term Disability benefits in the specified year of injury or for all Years Claims.
- **Total Claim Costs Paid - Short Term Disability** - Aggregate of Claim Costs charged to the employer-CU for Short Term Disability benefits in the specified year of injury or for all Years Claims.
- **Total Claim Costs Paid - Vocational Rehab** - Aggregate of Claim Costs charged to the employer-CU for Vocational Rehab benefits in the specified year of injury or for all Years Claims.
- **Total Cost** - The total dollar amount of claim benefits paid to date on the given claims. It includes the following benefits: health-care, short-term disability, vocational rehab, long-term disability and survivor benefits.
- **Total Costs for STD/LTD/Fatal Claims per Claims Characteristics including Age and Gender** - Total claims costs paid to-date for STD/LTD/Fatal claims that have a first payment made in the five year reference period per claims characteristics including Age and Gender
- **Warning Letters Sent** - The number of warning letters issued to an employer due to workers being exposed to a serious hazard or previous non-compliance.

- **Work Days Lost** - The number of work days an injured worker misses from work because of a compensable injury or disease incurred in the year, regardless of the year of injury.
- **Work Days Lost for injuries in This year** - are a subset of the total work days lost and is the number of work days an injured worker misses from work because of a compensable injury or disease which occurred in that same year. This is the same as Work Days Lost (Year of Injury)
- **# Work-Related Deaths** - The number of claims accepted for survivor benefits in the period, regardless of whether a payment is made. Recognizing the re-allocation of claims and re-classification of employers between CUs may result in a discrepancy between the count of work-related deaths posted in this report and the annual Statistics Book published on WorksafeBC.com. In the event of such a discrepancy, the number in the annual Statistics Book shall prevail as the official count.

ADMINISTRATIVE REPORT

TO: Corporate Services Committee

FROM: B. Newell, Chief Administrative Officer

DATE: October 21, 2021

RE: **RDOS Communications Overview**

Purpose:

To provide a comprehensive overview of the projects and initiatives undertaken and supported by RDOS Communications.

Business Plan Objective:

- Develop a marketing program to promote understanding of RDOS Facilities and Services
- Initiate a 2020 Communication/Public Engagement Plan
- Develop a schedule and attend community events throughout the Regional District
- Design and conduct a citizen survey in the regional district electoral areas
- Work with departments to assist with public engagement process for projects and initiatives
- Participate in Local Government Awareness Week
- Develop a marketing program and host electoral area “Town Halls” to help citizens understand what we do
- With the large geographic area encompassing the Regional District of Okanagan Similkameen, we need an outreach program to interact with our citizens and make it easy for them to engage with us
- Conduct 4 service-related quality assurance surveys
- Develop a schedule and attend community events throughout the Regional District

Background:

RDOS Communications was established in June 2020 with the hiring of a Communications Coordinator. The position is supported by an Administrative Assistant and led by the Manager of Legislative Services. During this time, RDOS Board of Directors, managers and staff have received strategic guidance and support on issues and projects across a broad spectrum. This guidance and support is intended to provide residents, visitors, municipal and Indigenous governments, and others with accurate, timely and useful information about RDOS projects and initiatives.

2021 Communications Overview

- Created RDOS Communications Plan, a strategic guide for public engagement.
- Created Facilities Marketing Plan, a strategic guide for RDOS facilities.
- Contacted Indigenous communities to confirm best practices for intergovernmental communications.

- Continued efforts to build Indigenous relations by sharing information about RDOS projects and initiatives.
- Provided support to Penticton Indian Band (PIB) during the wildfires impacting the area of sn'pinktn.
- Provided communications support including aerial video and photographs as part of a media event at Sickle Point in the area of sn'pinktn.
- Provided media with timely responses to requests for information and facilitate interviews with RDOS Board of Directors and staff.
- Created and conducted follow-up Citizen Survey
- Facilitated and moderated live video updates during 2021 wildfire season.
- Supported RDOS Emergency Operations Centre (EOC) during spring freshet and wildfire seasons.
- Facilitating transition from CivicReady to Voyent Alert! including communications plan and public engagement/messaging.
- Facilitated Inter-Communications (InterCom) Committee to streamline and improve internal and external communications and public engagement.
- Updated RDOS COVID-19 fact sheet, providing current, accurate information about the status of RDOS facilities and services.
- Created and implemented communications plans and facilitated electronic town hall meetings for Kaleden Sewer Extension referendum, Sickle Point Parkland Acquisition AAP, Naramata Parkland Acquisition AAP and Apex Fire Protection Service referendum.
- Created and implemented communications plans, facilitated and moderated electronic town hall meetings, and produced videos for Budget 2021.
- Created and implemented public engagement plan for Electoral Area "D" Service & Boundary Configuration Study.
- Coordinated and created content for bi-weekly advertisements, Regional Reflections and other newspaper advertisements, as required
- Continued to support public engagement initiatives for BC Energy Step Code implementation, including roll-out survey
- Worked with Development Services to create plain language notices for social media content
- Continued to support public engagement initiatives for Organics Composting Facility including presentation notes and materials for Agricultural Land Commission meetings.
- Produced and edited Local Government Awareness Week video to provide information about the roles and responsibilities of the Regional District. The video included RDOS Board members and staff.
- Reviewed and distributed more than 80 information releases (up to Sept. 2021) in addition to dozens of EOC Evacuation Alerts, Orders, Rescinds and updates.
- Prepared and distributed RDOS Board meeting highlights through Q1 and Q2.
- Facilitated recognition and observance of 2021 Pride month and National Day for Truth and Reconciliation. Created and distributed information releases.
- Developed Community Champions program to help reach more citizens in the region.

Analysis:

RDOS Communications provides strategic guidance for all public engagement initiatives. This includes working with managers, staff and contractors to ensure accurate and timely information is distributed across all digital and non-digital platforms.

RDOS Communications also connects departments by facilitating monthly InterCom Committee meetings. This format provides opportunities for staff to discuss RDOS projects and initiatives, anticipate challenges, and find solutions.

RDOS Communications serves as a media liaison for the Board of Directors, managers and staff. This includes researching and preparing speaking notes, coordinating interviews and the collection and distribution of images, videos and other materials.

Respectfully submitted:

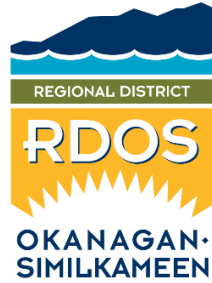
“Erick Thompson”

E. Thompson, Communications Coordinator

Endorsed by:

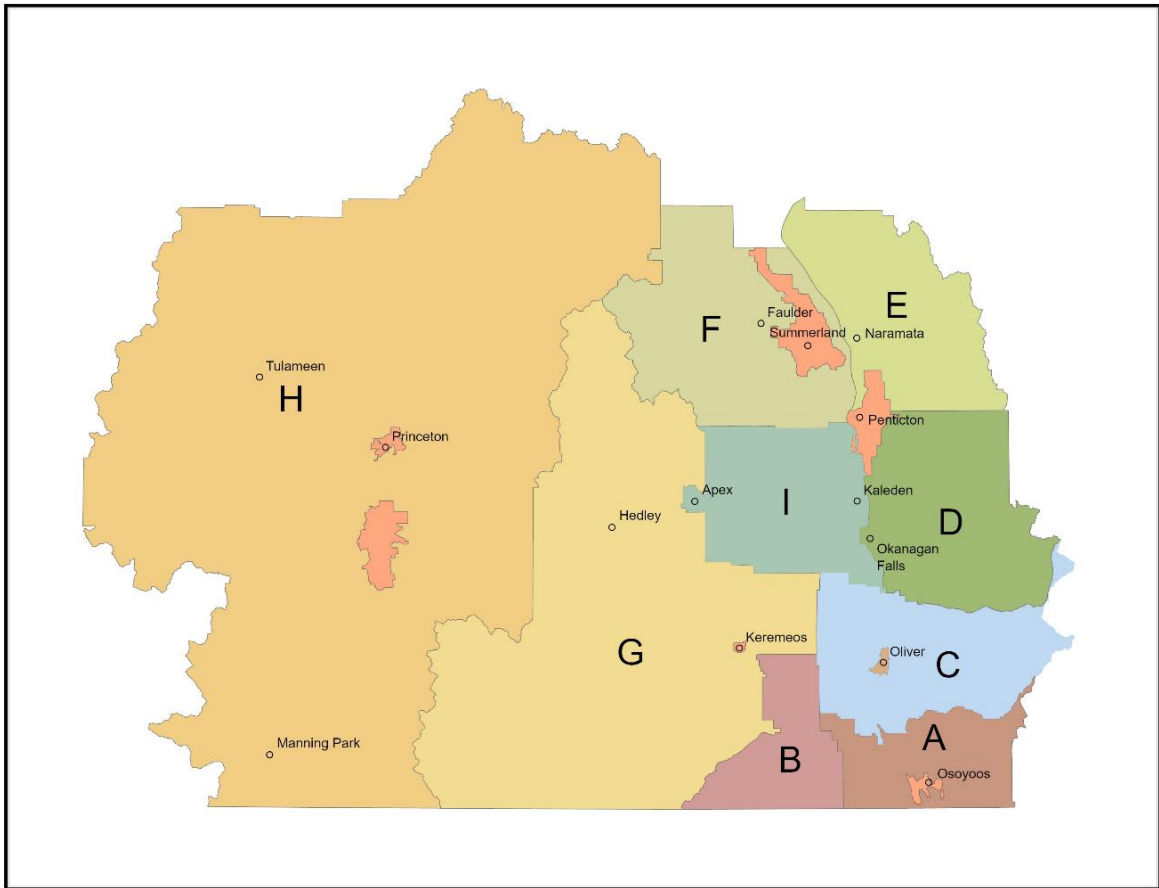
“Christy Malden”

C. Malden, Manager of Legislative Services



Communications Plan

A strategic guide to RDOS corporate communications.



September 2021

Content

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 - 4 Success of the Plan**
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Some elements of this plan used with permission from Regional District of North Okanagan (RDNO).



Executive Summary

Communications is a rapidly evolving field which incorporates multiple disciplines and distribution channels.

In local governments, corporate communications perform three essential functions:

- Managing the reputation of the organization
- Informing residents, elected officials, staff and visitors
- Effective and timely two-way communication and public engagement

In government organizations, the challenges and opportunities of corporate communications are different from the private sector. A large, diverse audience has a stake in the operations of the organization and the media actively watches with a critical lens. Additionally, the scope of services and projects is wide and complex. Because of this, the Communications Plan (the Plan) is an important step in ensuring a consistent, professional voice is put forward on behalf of the RDOS.

The position of Communications Coordinator is new to the RDOS as of 2020. As such, the scope of the plan will focus on building a solid foundation based on policies and procedures, evaluating current communications processes, and establishing effective policies to provide long-term communications success.

The Plan is created using feedback from the 2020 Citizen Survey and follow-up survey, a review of best practices for local government communications, and a review of similar plans for industry comparison.

Four distinct areas of communication are: External, Internal, Media Relations and Board

Objectives for each area are included, as well as recommendations, strategies, and tactics. Some strategies and tactics are tangible, achievable actions, and some are intangible principles and strategies to incorporate into communications best practices. Unless otherwise noted, all tactics and strategies in the Plan will be led by the Communications Coordinator.

Given current best practices and trends, focus will be given to growing digital channels, in particular, the “owned” channels. “Owned” communications channels refer to tools that the RDOS has absolute control over, like the website. By focusing on this, the RDOS is not wholly susceptible to policy or algorithm changes by third parties such as social media providers.

In acknowledgment of the broader communication spectrum of tools, owned channels will be complemented by the use and participation on other platforms such as social media and information releases. The digital communication field is one that is in constant flux and change, and the RDOS will adapt as needed. The Community Champions program is intended to assist with non-digital communications such as notice boards and phone trees.

COMMUNICATIONS PLAN

Two-way communication is a key pillar of the Plan. Two-way communication allows organizations to communicate with their stakeholders directly and replaces the old, one-way “push” communications methods. By encouraging and participating in two-way communication, the RDOS will be positioned to be responsive to the information needs of the public, staff, and the Board, and encourage strengthened public engagement.

This is an evolving strategy for the RDOS. Project-based communications plans and communications policies will follow the strategies and principles in this plan. The Plan will help build the communications capacity and allow the RDOS to develop relationships built on trust and authenticity.



Success of the Plan

Ensuring the success of the Plan will require the support and commitment of the Board of Directors and staff. To provide effective advice and support, information must be promptly shared with the Communications Coordinator.

The RDOS has a unique structure that creates an environment where multiple, diverse projects and priorities are being worked on consecutively. These initiatives all require communications support, which is why scalability has been included in this plan.

InterCom Committee

A key factor in the success of the plan is the Communications Committee (InterCom). When internal communication functions well, information moves smoothly to the Board of Directors and the public.

InterCom includes at least one appointed member from each department who is involved in creating and sharing information on behalf of their department. As per the InterCom Terms of Reference (see appendices), members are the designated staff for public engagement projects and initiatives. The committee meets once monthly to share resources and experiences while discussing RDOS projects and initiatives. This process helps staff feel empowered and knowledgeable about RDOS projects and initiatives. It also helps improve the accuracy and timeliness of external information.

InterCom agendas are shared in advance for consideration and to put forward suggestions or issues for discussion. Meeting minutes and action items are available for all staff on the RDOS intranet (EDMS). Other department representatives are encouraged to attend when discussing complex items.

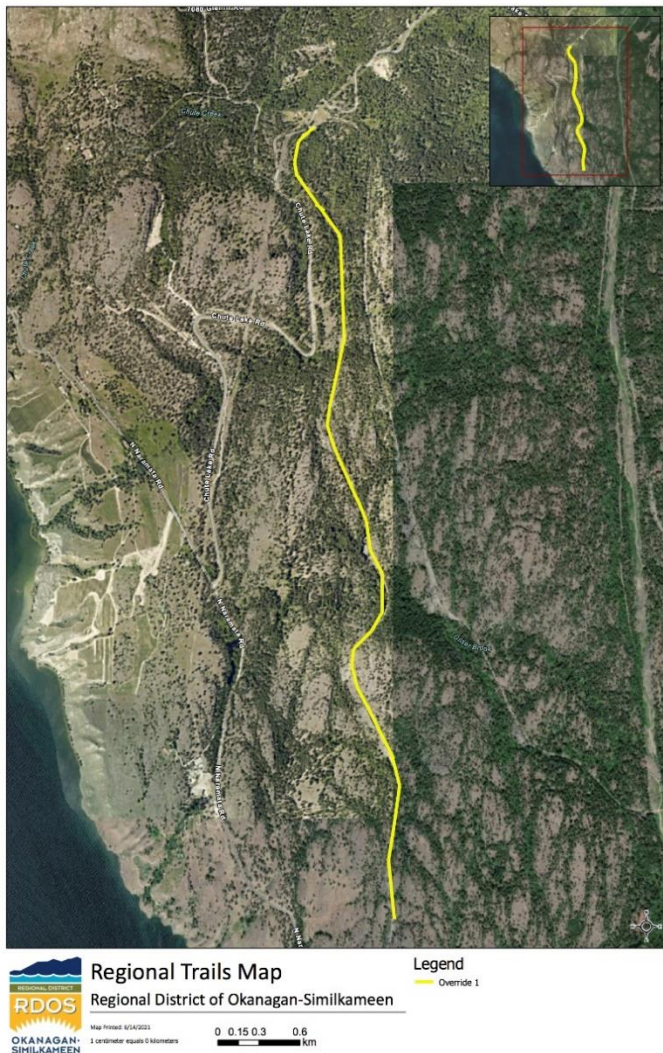
InterCom provides opportunities to develop procedures and outline expectations when creating unique public engagement initiatives such as videos or interactive web pages. The committee is also a shared space for departments to discuss website responsibilities, best practices, and training requests.

InterCom provides guidance to ensure information aligns with corporate goals and is consistent in tone.



Communications Overview

As the RDOS adopts practices and strategies in this plan, the reach and strength of RDOS communications will grow. Along with the reach, the expectations from the public, media, Board of Directors and other local governments will become more demanding. With a staff complement of one (with support from an Administrative Assistant), the improved and accelerated communications function will drive the need for additional resources.



Evaluation Measures

The true impact of this Plan will be seen over the long-term as procedures, tools, and processes become ingrained in the operations of the RDOS. Objectives and key performance indicators (KPI) will be determined for individual campaigns, and analytics will be used as hard metrics. Sentiment, awareness, quality of engagement, and noticeable changes in the reputation of the RDOS will be used as soft metrics.

Corporate Communications – Vision

The organization envisions RDOS Communications to be timely, reliable and trusted source of information, easily identifiable as coming from the RDOS that is transparent, responsive, inclusive and accountable.

Corporate Communications – Mission

To initiate and implement sound policies, best practices and procedures that are concise, consistent, trusted and effective.

Core Values

Truthfulness: Truthful, complete information shared by the appropriate person will strengthen the RDOS's image as an authority. Information will be accurate and timely. If information cannot be provided, the reason why will be provided.

Grammatical correctness: The RDOS strives to ensure messaging and branding is grammatically correct and true.

Clarity: Increase awareness and reinforce the value of the RDOS and its services. Information will be concise, accessible and in plain language whenever possible.

Consistency: Present a consistent image, messaging, and branding. The RDOS will be known to use a "Nothing about us, without us" approach when information sharing or project planning involves Indigenous communities.

Tone: The tone used in RDOS communications will be authoritative, approachable and direct. Focus on using one voice rather than information coming from various departments

Accessibility: The RDOS strives to communicate in a clear, meaningful and relevant manner using plain language whenever possible.

Visual Standards and Branding

Ensure a consistent look and branding throughout the organization.

Use RDOS logo consistent with Corporate Identity Guide.

Departments will route all requests for external uses of the RDOS logo to Legislative Services for consideration.

Identify ways to incorporate multiple forms of media into communications, such as video and images, and adapt to changing environments and audience needs.

Purchase relevant, environmentally sensitive branded promotional items as giveaways to strengthen brand visibility.

Build a stock of reusable RDOS branded functional items like a pop-up tent, podium, and banners.

Departments will use photo releases for all submitted images, and model releases when clearly, identifiable people appear in pictures excluding public events.

Build a library of owned visual assets, including photograph, videos and graphics.

Communications Strategy

This Communications Strategy directly ties in with the Regional District of Okanagan-Similkameen (RDOS) Key Success Driver 2: Optimize the Customer Service Experience.

The purpose of this strategy is to identify the organization’s communication principles, objectives and key messages. This is a living document and should be reviewed from time to time. Expectations of personal conduct and use of social media are covered under a separate policy.

External Communications Objectives

- Proactively share information in an engaging and effective way
- Disseminate information in a timely manner
- Be known as a reliable and trustworthy source of accurate information
- Expand public knowledge and engagement of government services and activities
- Encourage two-way communication between government and citizens
- Share information in a reliable, consistent manner that is easily identified as coming from the RDOS (consistent messaging, branding, image, voice)
- Be known to consider intergovernmental relations when making decisions



- Review corporate identity guide and incorporate any updates to bring it into line with standard municipal branding, messaging and best practices
- Review templates of brochures, posters, etc. for consistent branding, update or “refresh” as needed, standardize voice
- Review peripheral pages (Director Facebook pages and websites, other area websites such as Okanagan Falls) for the same consistency and branding/image considerations
- Update website to present with a modern layout, empower residents with prominent search function, have documents available (document library, broken M drive links); promote as reliable, “hear it here first” source
- Social media will always drive traffic back to main website

Users of the corporate website will be empowered to locate relevant and accurate information, without having to make formal requests for routine documents.

Audiences - Internal

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

Voyent Alert! can be used to connect with teams.

Internal Communications Objectives

- Break down silos and provide opportunities for collaboration and knowledge sharing
- Staff are confident that their knowledge is current, reliable and accurate
- Foster an environment that understands Communications and inter-related government operations across departments
- Encourage an environment of fun

Information releases will be shared on the staff intranet, and shared with the Board in advance of posting on the internet or sending to the media. Internal communications should be delivered either in-person, by phone or email.



Internal Communications

Regional Board	Directors seeking assistance from staff will email RDOS Communications.
	Directors are expected, to some degree, to share relevant RDOS information with their Electoral Area. This could be by phone tree, Facebook page, posting notices on bulletins, or nominating a Community Champion for their area that would do the same.
	Information releases will be shared with the Board in advance via email.
RDOS Staff and Management	Managers will share information with staff in-person whenever possible. All results from Board decisions made during meetings should be shared, not just department specific decisions. Staff and Management should check the staff intranet on EDMS daily for updates, and Board Tracker.
InterCom Committee	Each department will have a representative on the committee to discuss upcoming projects and related communications plans. Each committee member is expected to share the information with their department to assist with any cross-departmental logistics and to help foster an environment of informed staff. Minutes from these meetings will be posted to the staff intranet for all staff.
Regional Committees	Communication channels will be via email, phone or in-person with appropriate RDOS staff and relevant management. Committee members will be given copies (digital or paper copy) of their Terms of Reference and any applicable bylaws (service area tax requisition, zoning and OCPs). Staff will review these documents annually with the committees.
Volunteers	Channels include email, phone or in-person. Volunteers are encouraged to share official RDOS with their communities. Volunteers will be asked to sign Photo Release forms upon signing up for any photo opportunities at events.
Community Champions	Phone, email and Voyent Alert! Information releases and other notices will be shared in advance. Paper copies will be printed by Community Champions.

Audiences - External

- RDOS residents, rural and urban
- Member municipalities, including mayor and council and staff
- Indigenous communities
- Media

External communications should be delivered using all available distribution methods including Voyent Alert!

External Communications Objectives

Be known as a reliable, responsive organization that engages and listens to its residents
Information from the organization is trusted as relevant, accurate and true
Provide residents with the ability to easily access routine information, empowering the public to find answers to their questions in a timely manner

How will the RDOS achieve this?

The actions below can be prioritized for “quick wins,” some recommendations may require a Request for Proposal or quotation for services to facilitate.



External Communications

<p>RDOs residents, rural and urban</p>	<p>RDOS website, Regional Connections, Facebook, Twitter, Webex, information releases and notices posted to community notice boards (Community Champions), Emails to homeowner associations, RDOS encourages phone trees amongst rural communities without internet access, Fire Hall notice boards (Fire Chiefs) Community Hall notice boards, Recreation Centre notice boards, mail outs, RDOS newsletter.</p> <p>Note: the RDOS does not post to community Facebook group pages. Directors and residents are encouraged to share RDOS official posts to their group pages.</p>
<p>Member municipalities (mayor, council and staff)</p>	<p>Emails, phone calls, in-person as required. RDOS website, social media. Municipal representatives on the Board are encouraged to share information with their Councils and appropriate staff as decisions are made. RDOS and member municipalities should share social media posts regarding shared initiatives to encourage greater dissemination of regional information.</p>
<p>Indigenous Communities</p>	<p>Phone calls, in-person and email as required. Indigenous Communities should be consulted early in project planning stages, and should review all information releases which include them. The RDOS will follow the principle of “nothing about us, without us” regarding Indigenous communities.</p>
<p>Media</p>	<p>Information releases will be shared via email. Once approved for release, the link will be posted to Hot Topics, and the link will be shared with media via email. No “cherry-picking” media – all information releases and advisories are sent to all local and regional media at the same time.</p>

Media Relations

Objectives

- Foster good working relationships with the media.
- Ensure that the RDOS has a consistent image and voice.
- Share accurate information with the media.
- Proactive Media Relations.
- Prepare backgrounders, fact sheets, frequently asked questions, or other appropriate documents for media.
- Identify newsworthy stories and present them to media in a compelling way.
- Amplify select articles about the RDOS by sharing links through the Board.
- Intranet and social media.
- Encourage staff to share milestones and good news with InterCom or the Communications Coordinator in order to share the information with the media.

Board

- Establish the Board Chair, or their designate, as the authorized spokesperson to speak with media on behalf of Board-related decisions and outcome of Board business.
- For issues relating to a single electoral area, the Director for that area may be the designated spokesperson.
- Prepare the spokesperson for media interviews. The spokesperson is responsible for notifying the Communications Coordinator of interview requests.

Departments:

- Ensure inquiries from the media are given high priority and responded to as quickly and efficiently as possible. This is done by advising the Communications Coordinator.
- Media monitoring to identify major coverage or trends.
- Promptly address typos, misinformation, and misquotes.

Media Release Template

Revisit the process of creating documents with Chair's signature to the media release better fit with best practices, and ensure documentation standards are being met.

Media Training

Coordinate and deliver media training to the Board, managers and subject-matter experts in the organization. Include information about communications and social media policies.

Distribution

Directors

As stewards of their communities, Electoral Area Directors are asked to share relevant information with residents and visitors. Directors can share Facebook posts, information releases, and other RDOS information. This can be done by posting notices in the community including notice boards.

Department Staff

As subject matter experts, department staff will be responsible for creating information releases. Once the information release has been approved by the department Manager, it will be emailed to the Manager of Legislative Services and Communications staff for final review. This will ensure corporate consistency, tone and branding. RDOS Communications will forward the information release to the Board Chair for approval.

Community Champions

The RDOS will work with Directors, Staff and Community Champions to maintain an inventory of notice boards including those owned by the organization (Fire Halls and parks) as well others maintained by Okanagan Regional Library, community groups and associations including water operators. Community Champions will be asked to post on various notice boards.

Website

Working with Information Services, InterCom will evaluate the layout and functionality of the RDOS website. Residents and visitors may not be aware of the various services provided by each department. This may require tabs to be reorganized and labelled with drop-down menus listing topics and services. A prominent and updated search function will enable users to search for entries efficiently, rather than navigating through many different tabs.

The website should be maintained with the same schedule as the LGMA Records of Classification System that applies to the RDOS records. Content should be available for the current year, plus one and then archived.

This will help ensure that the information is current, and will help the RDOS facilitate FOI requests and releasing routine information.

Peripheral websites will be reviewed for relevancy. RDOS Director websites and social media channels belong to the individual Director. Electoral Area News web pages on the RDOS website will be maintained by RDOS staff. Further details will be included in the Social Media Strategy.

Social Media

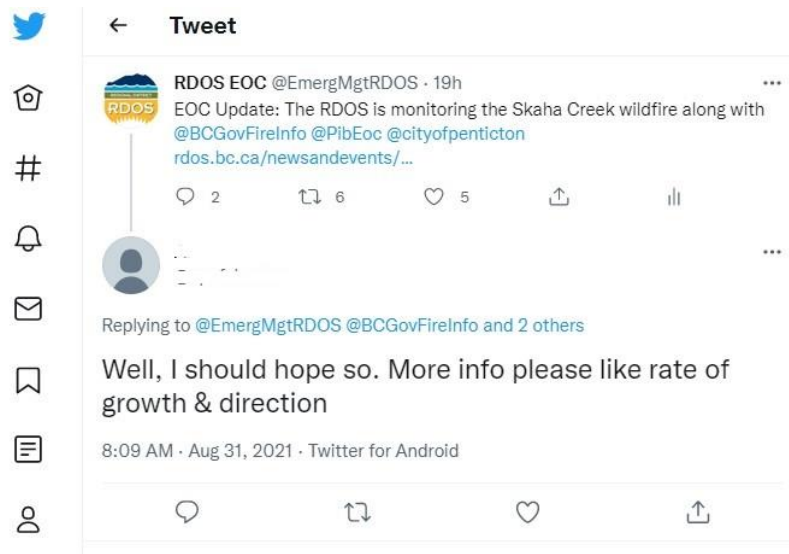
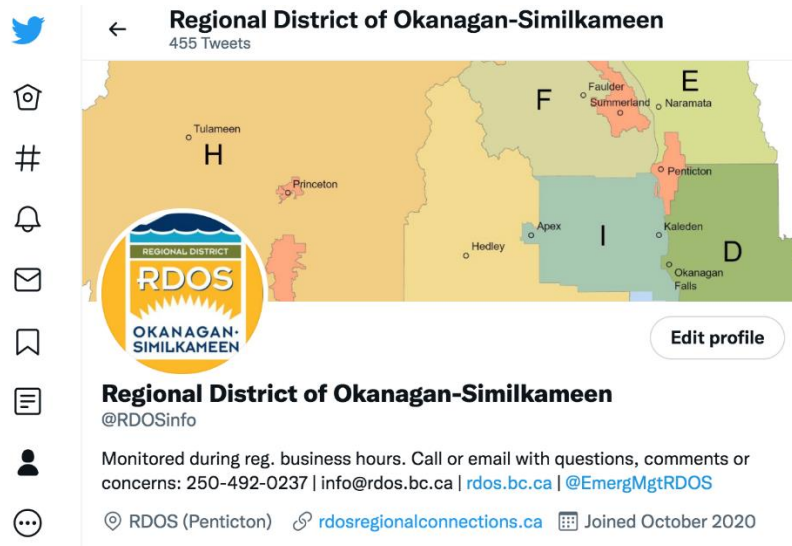
The purpose of this strategy is to provide direction on corporate use of the RDOS social media platforms and ensure alignment with corporate strategic plan goals.

Social media channels will serve as informal, two-way communication options for the public. People expect a personal level of communication when interacting on social media, less corporate.

Social Media Engagement

People also expect responses. Enabling comments allows others to see questions they may have, and can provide answers as they read the responses. It also helps staff see if messages are being shared clearly and concisely.

One comment seen repeatedly on the RDOS Facebook page is related to development notices; legal descriptions can be confusing and the audience just wants to hear the purpose in plain language.



Public Engagement Planning

Developing a thorough Communications Plan in the early stages of RDOS projects and initiatives will help ensure all public engagement requirements are being met.

The Public Engagement Strategy template is available to assist with large-scale projects.

Project coordinators and department managers are responsible for ensuring communications plans are created and implemented, and tracking public engagement initiatives and timelines.

Successful public engagement requires the RDOS to ensure information is delivered to the intended audience in a timely manner. When feedback is requested, the RDOS needs to document and share the results to show the information has been received and understood.



Appendices

InterCom Terms of Reference - available upon request

Community Champions Terms of Reference – available upon request

[Community Champions Administrative Report](#) – For Information Only September 23, 2021

(Corporate Services Committee - page 40)



2021 Corporate Business Plan

Q3 Report

2021 Business Plan Adopted by the Board of Directors on 7 January 2021

2021 Corporate Business Plan

(Adopted 7 January 2021)

Dashboard

#	Objective	Status	Page
1.1.1	By achieving a high standard of financial management and reporting		1
1.1.2	By being an effective local government		1
1.2.1	By implementing the 2021 joint occupational health and safety program		2
1.3.1	By implementing an Organizational Development Program		2
1.4.1	By providing effective information technology systems and programs to the corporation		2
2.1.1	By promoting regional district facilities and services		3
2.1.2	By engaging our citizens in the development and improvement of our programs		3
2.2.1	By improving bylaws, policies and process within the organization		3
2.2.2	By implementing the 2021 phase of the regional transit future plan		4
3.1.1	By providing a regional emergency management program		4
3.1.2	By implementing the 2021 phase of the Parks Program		5
3.2.1	By implementing the Asset Management Plan		5
3.2.2	By Reviewing Long-Range Planning Documents		5
3.3.1	By implementing the 2021 Phase of the Solid Waste Management Plan		6
3.3.2	By implementing the solid waste infrastructure upgrades and requirements for landfill facilities		6
3.3.3	By enhancing RDOS Waste Water Treatment Systems		6
3.3.4	By enhancing Regional District Water System Delivery		7
3.3.5	By enhancing dam safety		7
3.3.6	By preparing for Climate Change impact		7
4.1.1	By executing the Strategic Planning and Enterprise Risk Management Programs		8
4.2.1	By improving Regional District/ Municipal Relationships		8

Dashboard

Progress Colour Key:

No Issues	GREEN
Minor issue(s)	YELLOW
Significant issue(s)	RED

For the full detail on each corporate objective refer to the appropriate # or page # in the document attached hereto.

Action Plan Definitions:

CAO	= Chief Administrative Officer
MCS	= Manager of Community Services
MFS	= Manager of Financial Services
MHR	= Manager of Human Resources
MIS	= Manager of Information Systems
MLS	= Manager of Legislative Services
MPS	= Manager of Planning Services
MBE	= Manager of Building and Enforcement
MES	= Manager of Engineering Services
MO	= Manager of Operations

Status Colour Key:

Q1 – Black
Q2 – Red
Q3 - Blue
Q4 - Green

Corporate Action Plan 2021

Key Success Driver 1.0: To Be a High Performing Organization

Goal 1.1 To Be an Effective, Fiscally Responsible Organization				
Objective 1.1.1 - By achieving a high standard of financial management and reporting				
#	ACTION	WHO	WHEN	STATUS
1.1.1.1	Receipt of an unqualified independent audit for 2020	MFS	Q2	Complete
1.1.1.2	Adoption of an informed 2021 – 2025 Financial Plan	MFS	Q1	Complete
1.1.1.3	Successfully meet the 2021 budget in 95% of established services	MFS	Q4	2020 Report done
1.1.1.4	Enhance the strength of performance indicators in the MD&A	MFS	Q2	Complete
1.1.1.5	Develop a Fees and Charges Policy to provide a decision-making directive for the pricing of services;	MLS/ MFS	Q3	2022
1.1.1.6	<ul style="list-style-type: none"> Develop a plan for the creation of operating and capital Reserves in appropriate services Implement the 2021 Phase 	MFS MFS	Q1 Q4	Complete

Objective 1.1.2 - By being an effective local government				
#	ACTION	WHO	WHEN	STATUS
1.1.2.1	Develop a corporate workspace plan	MCS	Q2	In progress Complete
1.1.2.2	Conduct cyber security training for all staff and Rural Directors	MIS	Q3	Q4
1.1.2.3	<ul style="list-style-type: none"> Submit Letter of Interest to CoP Open discussions with the City of Penticton for a co-located headquarters 	CAO	Q1 Q2	Complete Complete

Goal 1.2 To Be a Healthy and Safe Organization				
Objective 1.2.1 By implementing the 2021 joint occupational health and safety program				
#	ACTION	WHO	WHEN	STATUS
1.2.1.1	Keep the RDOS injury rate below the average for our WorkSafe BC classification unit	MHR	Q3	Report in July Complete
1.2.1.2	Monitor COVID-19 compliance throughout the organization	MHR	Q4	Ongoing

Goal 1.3 To Cultivate a High Performing Organizational Culture				
Objective 1.3.1 By implementing an Organizational Development Program				
#	ACTION	WHO	WHEN	STATUS
1.3.1.1	Develop and support an employee organizational development committee	MHR	Q1	Complete
1.3.1.2	Create and implement a 2021 organizational development action plan	MHR	Q2	Complete
1.3.1.3	Conduct a 2021 Staff Perception Survey	MHR	Q4	
1.3.1.4	Show improved results on the 2021 Staff Perception Survey over the 2020 Survey	MHR	Q4	
1.3.1.5	Provide 360° evaluations for all supervisory staff	MHR	Q4	

Goal 1.4 To deliver a broad array of IT-enabled tools and services throughout the enterprise				
Objective 1.4.1 By providing effective information technology systems and programs to the corporation				
#	ACTION	WHO	WHEN	STATUS
1.4.1.1	Implement technology to provide high quality electronic and publicly accessible Board meetings	MIS	Q3	In Progress Complete
1.4.1.2	Investigate connectivity in rural areas	MIS	Q2	Q4
1.4.1.3	Implement the security recommendations from the 2020 IT Assessment and Cyber Attack Report	MIS	Q2	Q3 2022
1.4.1.4	Review the best mechanism for management of telecommunications systems	MIS	Q3	In Progress

Key Success Driver 2.0: To Optimize the Customer Experience

Goal 2.1 To provide a high level of customer service

Objective 2.1.1 By promoting regional district facilities and services

#	ACTION	WHO	WHEN	STATUS
2.1.1.1	Develop a marketing program to promote client understanding of RDOS Facilities and Services	MLS	Q2	Q4
2.1.1.2	Renovate the Similkameen Swimming Pool	MCS	Q4	Complete

Objective: 2.1.2 By engaging our citizens in the development and improvement of our programs

#	ACTION	WHO	WHEN	STATUS
2.1.2.1	Investigate the conversion of the Lower Nipit Improvement District to the RDOS	MES	Q3	In progress Complete
2.1.2.2	Utilize the 2020 citizen Survey to develop a plan to improve customer relations and experience	MLS	Q2	Complete
2.1.2.3	Administer an Electoral Area “D” Incorporation Study	MLS	Q4	In Progress

Goal 2.2 To Meet Public Needs Through the provision and enhancement of Key Services

Objective 2.2.1 By improving bylaws, policy and process within the organization

#	ACTION	WHO	WHEN	STATUS
2.2.1.1	Update Invasive weeds and pest bylaws into a single Invasive Species Bylaw	MLS	Q2	Q3 Q4
2.2.1.2	Implementation of new Development Services software	MBE	Q1	Q3 Q4

Objective 2.2.2 By implementing the 2021 phase of the regional transit future plan				
#	ACTION	WHO	WHEN	STATUS
2.2.2.1	Double the Penticton – Kelowna Service	MCS	Q4	2022
2.2.2.2	Initiate the West Bench/Penticton Service	MCS	Q4	2022
2.2.2.3	Review acquisition of Princeton – Penticton Service	MCS	Q3	In Progress

Key Success Driver 3.0: Regional Sustainability

Goal 3.1 To Develop a Healthy and Socially Sustainable Region				
Objective 3.1.1 By providing a regional emergency management program				
#	ACTION	WHO	WHEN	STATUS
3.1.1.1	Bring the regional emergency program concept to the Protective Services Committee for discussion	MCS	Q2	Complete
3.1.1.2	Present the emergency response plan to the Emergency Management Team and the Protective Services Com.	MCS	Q2	Q4
3.1.1.3	Review the Pandemic Component of the Emergency Response Plan	MCS	Q3	Ongoing
3.1.1.4	Review the Business Continuity Plan	MLS	Q4	2022

Objective 3.1.2: By implementing the 2021 Phase of the Parks Program				
#	ACTION	WHO	WHEN	STATUS
3.1.2.1	Implement the 2021 phase of the Wharf Park development plan	MCS	Q4	Dormant
3.1.2.2	Implement the 2021 phase of the Manitou Park development plan	MCS	Q2	Complete
3.1.2.3	Develop a Regional Parks and Trails Master Plan	MCS	Q3	In Progress Q4
3.1.2.4	Investigate the benefit of promoting public/agricultural worker campgrounds throughout the region	MCS	Q4	Complete
3.1.2.5	Continue to pursue acquisition of a portion of the West Bench Elementary School for public purposes	MCS	Q4	SD67 2022
3.1.2.6	Pursue the acquisition of Sickle Point in Kaleden	MCS	Q1	Complete
3.1.2.7	Pursue the acquisition of Centre Beach in Naramata	MCS	Q1	Complete
3.1.2.8	Continue discussions with PIB regarding KVR Trail Upgrades	MCS	Q4	PIB 2022

Goal 3.2 To Develop an Economically Sustainable Region				
Objective: 3.2.1: By Implementing the Asset Management Plan				
#	ACTION	WHO	WHEN	STATUS
3.2.1.1	Commence implementation of the Asset Management Plan	MFS	Q3	In Progress 2022
3.2.1.2	To introduce an asset/supply chain management program to the Regional District	MFS	Q2	Complete

Objective: 3.2.2: By Reviewing Long-Range Planning Documents				
#	ACTION	WHO	WHEN	STATUS
3.2.2.1	Commence the Area "G" Official Community Plan development process	MPS	Q1	complete
3.2.2.2	Complete review of the South Okanagan Regional Growth Strategy	MPS	Q4	In Progress

Goal 3.3: To Develop an Environmentally Sustainable Region				
Objective: 3.3.1: By implementing the 2021 Phase of the Solid Waste Management Plan				
#	ACTION	WHO	WHEN	STATUS
3.3.1.1	Develop a plan to introduce the curbside collection of organics (south) and implement the 2021 phase	MO	Q3	In progress Complete
3.3.1.2	Develop a plan to construct an organics treatment and processing facility at 1313 Greyback Mountain Road	MO	Q3	In progress 2022
3.3.1.3	Work with the City of Penticton to create a plan to relocate the Penticton Compost Facility at CMLF	MO	Q3	In progress 2022

Objective: 3.3.2: By implementing the solid waste infrastructure upgrades and requirements for landfill facilities				
#	ACTION	WHO	WHEN	STATUS
3.3.2.1	Complete the 2021 phase of the Campbell Mountain leachate treatment system project	MES	Q4	
3.3.2.2	Complete Master Plan and Design, Operations and Closure Plans for the Campbell Mountain, Okanagan Falls and Oliver Landfills	MES	Q4	
3.3.2.3	<ul style="list-style-type: none"> Complete the detailed design of a revised entrance/exit for CML Commence construction and scale purchase 	MES	Q2 2022	In progress 2022
3.3.2.4	Conduct a Shadow Bid for the Heavy Equipment Contract Tender expiring in 2022.	MES/ MO	Q3	In progress Complete

Objective 3.3.3 By enhancing RDOS Waste Water Treatment Systems				
#	ACTION	WHO	WHEN	STATUS
3.3.3.1	Establish a Service for the design and construction of the Kaleden Sewer Collection System	MES	Q4	abandoned
3.3.3.2	Develop a Liquid Waste Management Plan for Naramata Phase 1	MES	Q4	In progress 2022

Objective: 3.3.4: By enhancing the Regional District Water System Delivery				
#	ACTION	WHO	WHEN	STATUS
3.3.4.1	Develop a Filtration Deferral Plan for the Naramata Water System	MO	Q4	
3.3.4.2	Acquisition of the Sage Mesa Water System	MES	Q4	Dormant
3.3.4.3	Complete the 2021 Phase of the SCADA Master Plan for all water systems	MES	Q3	Complete
3.3.4.4	Conduct a Water Systems Rate Review	MO	Q4	Abandoned

Objective 3.3.5: By enhancing dam safety				
#	ACTION	WHO	WHEN	STATUS
3.3.5.1	Prepare an operations, maintenance surveillance plan and the spillway inspection on the Chain Lake Dam	MES	Q3	In progress
3.3.5.2	Determine a sustainable methodology to maintain the Shinnish Creek Diversion and the Chain Lake Dam	MES	Q3	In progress

Objective: 3.3.6 To prepare for Climate Change Impact				
#	ACTION	WHO	WHEN	STATUS
3.3.6.1	Develop policies for floodplains, hillside (geotechnical) and fire interface areas	MPS	Q3	Complete
3.3.6.2	Develop a Climate Change Preparedness Plan	MCS	Q4	
3.3.6.3	Explore alternative energy sources to determine financial and environmental benefit	MCS	Q4	

Key Success Driver 4.0: Provide Governance and Oversight in a Representative Democracy

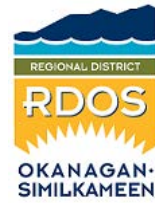
Goal 4.1 To Execute a Well-Defined Strategic Planning Cycle
Objective: 4.1.1: By executing the Strategic Planning and Enterprise Risk Management Programs.

#	ACTION	WHO	WHEN	STATUS
4.1.1.1	Adoption of the 2021 Corporate Business Plan	CAO	Q1	Complete
4.1.1.2	Update the Enterprise Risk Management Register and present to 2018-2022 Board of Directors	CAO	Q2	Complete
4.1.1.3	Initiate the 2022 Corporate Business Plan Cycle	CAO	Q3	In Progress Complete

Goal: 4.2. To Promote Board and Chair Effectiveness
Objective 4.2.1: By Improving Regional District Relationships

#	ACTION	WHO	WHEN	
4.2.1.1	Plan and implement a local Board/municipal council training program	MLS	Q2	Q4
4.2.1.2	Develop a Governance Protocol setting out roles & responsibilities of Board Members/ Recreation Commissions and Staff	CAO	Q4	
4.2.1.3	Investigate the potential impact of UNDRIP on the Regional District	MLS	Q2	Q4
4.2.1.4	Work with the four Indian Bands on improving Indigenous Relations	MLS	Q4	In progress Ongoing

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Environment and Infrastructure Committee
REGULAR AGENDA



Thursday, October 21, 2021
12:30 pm

Pages

-
- A. Approval of Agenda**
RECOMMENDATION
THAT the Agenda for the Environment and Infrastructure Committee Meeting of October 21, 2021 be adopted.
- B. Delegation - Habitat Conservation Trust Foundation & Forest Enhancement Society of British Columbia**
Habitat Conservation Trust Foundation & Forest Enhancement Society of British Columbia

Dan Buffett, Habitat Conservation Trust Foundation
Steve Kozuki, Forest Enhancement Society of British Columbia

Mr. Buffett and Mr. Kozuki will address the Committee regarding projects specific to the area within the Regional District of Okanagan-Similkameen.
- C. 2021 3rd Quarter Activity Report (Engineering Services) - For Information Only** 2
- D. 2021 3rd Quarter Activity Report (Operations) - For Information Only** 7
- E. ADJOURNMENT**
RECOMMENDATION
THAT the meeting adjourn.

ADMINISTRATIVE REPORT

TO: Environment and Infrastructure Committee

FROM: B. Newell, Chief Administrative Officer

DATE: October 21, 2021

RE: 2021 3rd Quarter Activity Report – Engineering Services

Q3 ACTIVITIES 2021

SOLID WASTE

- **Campbell Mountain Landfill**
 - **Biocover Pilot** – Reviewing and responding to initial conditions prepared by the Ministry of Environment & Climate Change Strategy (ENV) for obtaining approval for the biocover for landfill gas mitigation substituted requirement.
 - **Drainage and Leachate** – Construction of the berm and roadway in preparation of the extraction well tie-in. Tender documents are being prepared for the installation of the pumping main and electrical conduit for the North Ravine extraction well.
 - **New Entrance/Exit** – Master plan has identified the optimal location for the new proposed entrance for the landfill near the commercial woodwaste area just west of Spiller Road. Geotechnical investigation was conducted as part of the design work.
 - **DOCP/Master Plan** – draft reports are progressing and will include the infrastructure decisions to date; the report is waiting for the final decision on the biocover application to finalize the draft report.
- **Oliver Landfill**
 - **DOCP/Master Plan** – draft plan has been reviewed and includes the infrastructure designed to date; comments are being compiled for the consultant.
 - **Organics Composting Facility** – Design work with the Gore cover facility is at 95% and tender documents are being prepared. The design for the water service to the landfill site has been completed and will be incorporated into the tender document. Grant received for the facility has been extended to March 31, 2023 for completion.
- **Okanagan Falls Landfill DOCP/Master Plan** – Draft was received and reviewed by staff. Comments were compiled and sent to the consultant to review and update the report.
- **Keremeos Landfill Closure Plan** – Report submitted to the Ministry (ENV) for the assessment of the monitoring wells and approval of the Closure Plan. Due to the capacity of the Ministry staff, a response will be received following the final biocover decision for Campbell Mountain Landfill.

WATER

- **Naramata Dam Geotechnical Investigations** – A recommendation from the completed Dam Safety Reviews is to obtain geotechnical information to address incomplete information available on the composition of the Naramata dams. A contractor was retained to complete the geotechnical investigations and installation of piezometers at the dam sites. The permit for the geotechnical work was obtained from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development. The onsite work has been completed and the analysis report for the investigation is pending.
- **Naramata Watermain Upgrade Project** – Several watermain designs are completed and available for a future infrastructure grant application. Designs have been completed for the connection between the Juniper pumpstation and the Smethurst Road area. A recent application for funding was unsuccessful for this watermain replacement. Other sections of watermain that have designs completed include Gawne Road and Upper Debeck Road. The design for the Salting Road area is undergoing a final review before completion. Modelling of the water system is being used to confirm the long term plan for the water system and provide sizing and routing requirements for upgrades.
- **Olalla Watermain Upgrade Project** – The watermain design for the remaining watermains not recently upgraded, is complete and will await an applicable infrastructure grant program. Additional work to replace the header pipe in the Olalla pumphouse will be completed when water demand decreases as it is a critical piece of the distribution system.
- **Chain Lake Dam Infrastructure Update**- The recent assessment of the spillway and underflow structure for the dam indicates that replacement is required. An RFP was prepared and released for retaining a consultant to complete the design work for the upgrades.

SEWER

- **OK Falls Constructed Wetland Project** – issues regarding lower flow than expected have arisen with the entrapment of air due to algae growth on the outlet sand filter in the wetland. Modifications to the sand filter media and relief piping are underway to prevent future issues. The wetland is being prepared for the winter shut down for the season and the commissioning process will continue into 2022.
- **OK Falls Waste Water Treatment Plant Solids Dewatering Project** – construction is underway on the building for the solids dewatering. The skid holding the centrifuge is being constructed and is being prepared. The building construction is on schedule, but key components of the new machinery have not yet arrived due to shortage of components and delays from international container shipping.
- **Naramata Liquid Waste Management Plan (LWMP)** – the first survey was completed and indicates a desire to investigate the possible addition of sewers to the community of

Naramata. The project webpage has been developed and opened for the public to obtain information.

- **Naramata Shoreline study** – reporting confirms impacts along various parts of the Naramata shoreline from onsite sewage systems. The information will be made available on the LWMP website as a reference document.
- **New Building Canada Grant Funds** – approval was received from the Board of Directors to request the repurposing of the New Building Canada Funds from the Kaleden sewer project to a new sewer project in Naramata. A modular wastewater treatment plant and initial infrastructure are being proposed for the community. A request has been made to the Ministry of Municipal Affairs for the repurposing and discussions on the project details are ongoing. Grant expiry date is March 31, 2023.
- **Naramata Wastewater Project** – discussions are ongoing with the developers to determine details surrounding scope and cost contributions.

OTHER PROJECTS/PROGRAMS

- **Mosquito Control Program** – Crew has wrapped up the 2021 season. Mosquito larva were identified and treated in March until September. The annual report will be prepared and presented to the Board. Cost apportionment is being prepared for discussion at Committee.
- **SCADA and Communications Upgrades** – The next phase in the Master Plan for the SCADA and communications is the replacement of the radio network for the water and sewer systems. A procurement document is being developed in coordination with Information Services to obtain and install new radios.
- **Lower Nipit Improvement District Acquisition** – Various staff and the Senior Management Team discussed and provided comments on the draft reports. An updated engineering assessment report was prepared and a presentation by the consultant was completed at the October 7 Committee meeting.
- **WildsafeBC** – Significant bear activity has been occurring in many communities. Educational materials have been provided to reduce the attractants for the bears as they prepare for hibernation. Plans are being discussed with several communities for working towards becoming bearsmart.

Q4 PROPOSED ACTIVITIES 2021

SOLID WASTE

- **Campbell Mountain Landfill**
 - **Biocover Pilot** – Continue to discuss operational conditions with the Ministry (ENV) and answering additional questions as they arise
 - **Drainage and Leachate** – Installation of leachate piping and electrical conduit from the north ravine for an extraction well.

- **New Entrance/Exit** – Design work will continue on the new location identified west of Spiller Road.
- **DOCP/Master Plan** – a draft DOCP will be reviewed by staff.
- **Oliver Landfill**
 - **Organics Composting Facility** – Tender documents will be completed and released with an expected closure in Q1 2022.
 - **DOCP/Master Plan** – Review of final draft and preparation for submission to ENV
- **Okanagan Falls Landfill DOCP/Master Plan** – DOCP will be submitted to the ENV for approval.
- **Keremeos Landfill Closure Plan** – Report submitted to ENV for the assessment of the monitoring wells and approval of the Closure Plan. Response pending.

WATER

- **Naramata Dam Geotechnical Investigation** – report will be received providing the gathered information and analysis for the geotechnical investigation completed at the Naramata dams.
- **Naramata Watermain Upgrade Project** – Design work will be complete for Salting Road. These designs will be used for the next applicable infrastructure grant program.
- **Olalla Watermain Upgrade Project** – Work on the header and pump controls replacement will be completed.
- **Chain Lake Dam Upgrades** – Consultant will be selected for the design work on the spillway and underflow outlet on Chain Lake Dam.
- **Sage Mesa Water System** – Repair work will be completed on the inside of the Sage Mesa reservoir to address exposed rebar and signs of erosion.

SEWER

- **OK Falls Constructed Wetland Project** – the wetland will be shut down for the winter months.
- **OK Falls Waste Water Treatment Plant Solids Dewatering Project** – Construction will continue for the new solids processing infrastructure and the centrifuge will begin to dewater the thickened sludge at the plant. Pending arrival of the key components.
- **Naramata Liquid Waste Management Plan** – Stage 1 report will be reviewed by the technical and public committees for comment. Information will be provided to the residents in the community for feedback.
- **Naramata Shoreline study** – Final reporting will be submitted by the consultant and grant reporting to OBWB will be completed.
- **New Building Canada Fund Grant** – Naramata wastewater project will be considered by the Ministry for repurposing of the grant and a decision will be determined. If the funds are repurposed, the project will immediately commence with retaining of a project manager and consultant.

OTHER PROJECTS/PROGRAMS

- **Mosquito Control Program** – apportionment discussions will continue and a plan will be made for 2022 tasks to change the apportionment for 2023. Work will start on the next Pest Management Plan.
- **SCADA and Communications Upgrades** – Replacement of radios will get underway and preparations will be underway for the 2022 phase of the upgrades.
- **Lower Nipit Improvement District Acquisition** – An updated engineering assessment report will be presented at the Board and direction will be provided for how to proceed with acquisition of the utility.
- **Asset Management Plan** – participate in the development of the program

Respectfully Submitted:

Liisa Bloomfield

L.Bloomfield, Manager of Engineering Services

ADMINISTRATIVE REPORT

TO: Environment and Infrastructure Committee

FROM: B. Newell, Chief Administrative Officer

DATE: October 21, 2021

RE: Q3 Activity Report – For Information Only

ACTIVITIES COMPLETED IN Q3 2021:

SOLID WASTE

Operations:

- Campbell Mountain Landfill Organics Composting – Staff have met with the Agricultural Land Commission Board onsite and hope to have a positive resolve on 1313 Greyback Rd. Additional information about the site and our organics management practices have been provided to the Commission. We should hear back from the Commission by the end of October.

The RDOS and the City of Penticton have undertaken a review of curbside collection and processing options in order to determine the most cost effective method to deliver services. The study will be completed by, Tetra Tech with the results of the study presented to the Board and City Council. Staff have been undertaking an in house review to determine if there are Renewable Natural Gas add-ons that can make the composting processes even more cost effective while reducing Green House Gases. The review should be completed by October 2021. We are still waiting to meet onsite with the ALC public to determine if a non-farm use at 1313 Greyback Rd. will be possible.

- Improvements to BC Used Oil Facilities have been made.
- A workshop was held with the Board to review how the RDOS may assist Businesses and Multifamily developments in their recycling efforts application. This was held as part of a primer for the first phases of the Solid Waste Management Plan that will commence in Q3/Q4.
- The waste composition study has been completed and will assist in determining waste reduction targets in our Solid Waste Management Plan.
- A new application for the categorizing and locating of wastes in the field has been developed for the Hedley clean up. A map, rough quantity and categorization of all wastes within the Hedley community has been completed. As part of the project, the RDOS is looking at a pilot to deconstruct and recycle Recreational Vehicles (RVs). If successful, this will be the first facility in B.C. of its kind.
- The RDOS is working in partnership with the City of Penticton and Fortis in order to undertake a risk study for a new gas main Right of Way Fortis wishes to build on the Campbell Mountain Landfill. The study is funded by Fortis and will evaluate risks that will be

used in an agreement to protect the RDOS and the City of Penticton.

- A risk review and new safe work procedures have been developed for Hazardous House Hold waste.
- The Heavy Equipment Tender shadow bid submission and tender process was completed for the Oliver and Campbell Mountain landfills.

WATER

Operations:

- All monthly testing summaries have been developed and submitted to IHA
- A Source Water Protection Plan has been developed and submitted to IHA for approval. We are awaiting comments from IHA.
- The commissioning of the new Utility Crane Truck to be utilized for hydrant maintenance, repairs, and pump maintenance has taken place.
- Negotiations with the owners of the Sage Mesa Water system are still underway.
- Groundwater licenses for Faulder were obtained.
- All water systems except Missezula Lake were placed on Stage 1 water restrictions (twice a week), in order to comply with the Province drought declaration.
- The Province announced that it was going to increase the amount of water it was releasing down the Missezula Lake dam. As part of this announcement, the Province explained that the increase in flow may reduce lake levels such that the Missezula Lake pumping system may cease to operate. We have undertaken Stage 3 water restrictions (no lawn watering) in Missezula and have been able keep two of the three pumps in operation. A plan, permissions and funding have been secured to build a pump on the intake. We are awaiting a feedback, design and costs from Fortis for power in order to build the works.

SEWER

Operations:

- All report and testing summaries have been completed and submitted to the Provincial and Federal governments.
- Improvements to Lift Station 3 have been completed.
- A CCTV (camera inspection) Request for Quotes was issued and completed. The camera inspection is required to identify maintenance needs, repairs required, and to provide condition assessments of the sewer pipe.
- A field review of Townhouses, and an audit of use was conducted in order to allow changes to the Billing system and ensure that reported use is accurate.
- Significant repairs have included the U.V. system, Lift station 1, Pipe break at the Waste Water Treatment Plant.

OTHER ACTIVITIES:

- Staff were involved in the Emergency Operations Center, primarily in the Operations section, and provided support in the firefighting activities.

ACTIVITIES PLANNED FOR Q4 2021:

SOLID WASTE

Operations:

- Review the results of waste audit with the Board to confirm future waste reduction targets.
- Review the results of the Campbell Mountain Service Area Curbside and Processing Efficiency Review with the Board and City of Penticton Council.
- Review the scope and process for the Solid Waste Management Plan Update with the Board.
- Undertake a public consultation process in Hedley to review waste composition, location and quantity assessment results and to confirm the scope of the clean up.
- Undertake a Request for Proposals for the clean-up of the Hedley community.
- Complete the procurement of staff scheduling software.

WATER

Operations:

- Develop a funding program for the Cross Connection Control Program.
- Naramata Water Source Water Protection Plan – Amend plan as required by IHA.
- Fix outstanding Right of Way issues with Naramata flume line.

SEWER

Operations:

- Complete annual Vaseaux lake water quality study.
- CCTV Sewer Inspection
- Replacement of clarifier pumps
- Purchase of generator for Cedar Street.

Respectfully submitted:

Andrew Reeder

A. Reeder, Manager of Operations

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Protective Services Committee
REGULAR AGENDA



Thursday, October 21, 2021
1:00 pm

Pages

A. Approval of Agenda

RECOMMENDATION

THAT the Agenda for the Protective Services Committee Meeting of October 21, 2021 be adopted.

B. 2021 3rd Quarter Activity Report – For Information Only

2

C. Adjournment

RECOMMENDATION

THAT the meeting adjourn.

ADMINISTRATIVE REPORT

TO: Protective Services Committee

FROM: B. Newell, Chief Administrative Officer

DATE: October 21, 2021

RE: **Q3 2021 Activity Report – For information Only**

Emergency Management, Policing, E-911, Fire Dispatch, FireSmart

Significant Activities in Q3 2021:

Capital Projects

- Continued work on the development of the new Naramata Satellite Fire Hall
- Continued work on expansion plans for the Okanagan Falls Fire Hall
- Continued support of the new Tulameen Fire Department Satellite Fire Hall in Coalmont
- Continued negotiations for land acquisition and future fire hall development for the new Apex Mountain Fire Service beginning in January 2022

Emergency Operations Centre (EOC)

- The RDOS EOC has supported the Provincial State of Emergency and Regional COVID-19 coordination and response from March 16, 2020 to June 30 2021
- The EOC was activated to support the following responses in Q3:
 - July 4 Wolf Club Creek K51423 - OIB Evacuation Orders & Alerts
 - July 11 Thomas Creek K51794 - RDOS Evacuation Orders & Alerts
 - July 12 Cool Creek K51845 - RDOS Evacuation Alerts
 - July 13 July Mountain K61882 - Outside of the RDOS Community concern – evacuation route impact
 - July 14 Brenda Creek K51924 - RDOS, RDCO, TNRD Evacuation Orders & Alerts
 - July 17 Spotted Lake K51014 - Close to residences and OIB culturally significant values
 - July 19 Nk'Mip K52601 – OIB, RDOS, Town of Oliver and Town of Osoyoos Evacuation Orders & Alerts
 - July 20 Garrison Lake K62088 - RDOS Evacuation Orders & Alerts
 - July 21 Barcello K52095 - Close to LSIB residences
 - July 29 Hedley K62250 - Community concern
 - July 30 Fat Dog V12251 - Outside of the RDOS, Community concern – evacuation route impact

- August 15 Mount Law K52627 - Outside of the RDOS, Community concern – evacuation route impact and impact to major transportation corridor
- August 28 Skaha Creek K52739 – PIB Evacuation Alerts, Community concern
- August 30 Hedges Butte K62541 – RDOS & PIB Evacuation Alerts
- RDOS EOC response statistics during the 2021 wildfire season:
 - Over 1,800 persons have been provided services via Emergency Support Services
 - Over 950 RDOS properties were placed on Evacuation Order
 - Over 1,620 RDOS properties were placed on Evacuation Alert
 - Over 2,250 RDOS Staff hours worked within the EOC
 - Over 1,400 SAR volunteer hours supported evacuations
 - Over 700 ESS volunteer hours supported evacuees
 - Over 3,000 ALERT volunteer hours supporting evacuees and their animals
- EOC Trailer tasked out to BCWFS to support ground operations during the Thomas Creek Wildfire
- Continue to provide COVID-19 support and camp operations support to Loose Bay staff
- Coordinated and supported various Reception Centres within the Regional District
- Coordinated and supported Municipal and Indigenous Communities through EOC operations

Regional Emergency Management Training

- Provided “Just in Time” Training and Mentorship within Reception Centres, Group Lodging and in the EOC. There was no planned EOC and ESS training in anticipation of EOC activations.

E911 Radio System & Fire Dispatch

- 10 radio system maintenance and dispatch issues were reported to the RDOS for follow-up in Q3 2021
- Completed the E911 2-way Radio Communications Assessment for Summerland and Willowbrook
- Commenced the RFP process for the 2022-2027 Fire Dispatch Services contract (ending December 2021)

Emergency Support Services (ESS)

- Facilitated the June ESS Director Steering Committee meeting for Regional partners
- July and August meetings were cancelled due to activation and volunteer deployment
- The RDOS EOC staffed an ESS Branch Coordinator through activation to support Reception Centres and provide liaison between the EOC, EMBC, and Reception Centres

- ESS Branch Coordinators represented the RDOS on the Provincial ESS Coordination calls two to three times per week in July and August
- Provided support to evacuees through Reception Centres (Town of Oliver, Town of Princeton, and City of Penticton) as well as with phone support through a Call Centre – predominantly with the support of the City of Penticton

FireSmart and Wildfire Preparedness

- Continued work on FireSmart activities under the 2020 UBCM's CRI FireSmart Community Funding & Supports program
- Facilitated Regional FireSmart Interagency Cooperation meeting (South Okanagan-Similkameen Wildfire Prevention Advisory Group)
- Continued work for the 2021 RDOS FireSmart Program
- Participated in 3 community FireSmart events and conducted 3 Chipping Events in various Electoral Areas
- Continued to support and develop current and new community FireSmart Boards.

Grants

- Awarded the Community Resiliency Investment FireSmart Economic Recovery Fund Grant (\$120,000)
- Commenced work on the 2021 UBCM Community Resiliency Investment FireSmart Community Funding & Supports Grant (\$595,400)
- Continued work on the UBCM's CRI 2020 FireSmart Community Funding & Supports program (\$140,000)
- Completed work on the Park Rill, Horn Creek, Kerns Creek Flood Mapping and Report (CEPF) Grant (\$125,000)
- Continued work on the UBCM (CEPF) ESS Modernization and Training Grant – RDOS joint grant with: Town of Oliver, Osoyoos Indian Band, Town of Osoyoos, Village of Keremeos, and the Town of Princeton (\$133,470) – extended to December 2021
- Awarded the 2021 UBCM (CEPF) ESS Modernization and Training Grant (\$25,000) – anticipated conclusion August 2022
- Awarded the 2021 UBCM (CEPF) EOC Tools and Training Grant – RDOS joint grant with the Village of Keremeos, Town of Oliver, Town of Osoyoos, Town of Princeton and the District of Summerland (\$133,800) – anticipated conclusion June 2022
- Awarded \$457,000 grant to support immediate and permanent upgrades to the Loose Bay Domestic Farm Worker (DFW) camp and support the operations of the work camp in alignment with COVID-19 health and safety protocols – anticipated conclusion March 2023

Emergency Management, Policing, E-911, Fire Dispatch, FireSmart Grant Financial Tracker
--

Active Grant approved Funding (Current Projects) - \$ 1,918,627.00

Planned Activities for Q4 2021:

- Conduct an After Action Report for the Regional EOC response to the 2021 wildfire season
- Host a volunteer / first responder recognition event for participants of the 2021 Wildfire Season
- Complete the RFP process and Board recommendation for the 2022-2027 Fire Dispatch Services contract
- Complete the Park Rill, Horn Creek, Kerns Creek Flood Mapping and Report project through UBCM (CEPF) grant
- Continued work to support the projects outlined in the 2021 FireSmart CRI Grant, including chipping events, rebate program and support of Fire Smart Boards
- Complete annual E 9-1-1 Radio telecommunications maintenance for radio infrastructure
- Prepare a Master Plan for the Loose Bay Campground and begin the RFP process for on-site improvement in 2022
- Award the contract for detailed architectural designs for the Naramata Satellite Fire Hall
- Continue working expansion plans for the Okanagan Falls fire hall
- Continue Emergency Preparedness social media campaign and seasonal information releases
- Apply for the 2022 FireSmart Community Funding and Supports grant
- Complete the 2022 Budget and Action Plan for presentation to the CAO Group and Protective Services Committee

OKANAGAN-SIMILKAMEEN REGIONAL HOSPITAL DISTRICT
BOARD OF DIRECTORS MEETING

BOARD MEETING AGENDA

Thursday, October 21, 2021

1:15 pm

Pages

A. Adoption of Agenda

(Unweighted Corporate Vote - Simple Majority)

RECOMMENDATION

That the Agenda for the Okanagan-Similkameen Regional Hospital District Board Meeting of October 21, 2021 be adopted.

B. Minutes

(Unweighted Corporate Vote - Simple Majority)

RECOMMENDATION

THAT the August 19, 2021 minutes of the Okanagan-Similkameen Regional Hospital District Board be adopted.

2

C. Delegation - Interior Health Authority

Dan Goughnour, Corporate Director, Business Operations South
Jana Abetkoff, Director, Primary Care South Okanagan
Gred Cutforth, Director, Primary and Community Care Transformation

Interior Health Authority will address the Board regarding the following:

- i. Capital Project Update
- ii. IHA Capital Investment Strategic Framework
- iii. Future Capital Priorities
- iv. Update on Primary Care Network Expansion

D. Adjournment

RECOMMENDATION

THAT the meeting adjourn.

C. 101-437 MARTIN STREET DESIGNATION

a. Letter

RECOMMENDATION 3 (Weighted Corporate Vote – Majority)

It was MOVED and SECONDED

THAT the Okanagan Similkameen Regional Hospital District request Interior Health to pursue the designation of “health facility” for the Penticton Urgent and Primary Care Centre for the purposes of the Hospital District Act; and,

THAT the Okanagan Similkameen Regional Hospital District approve funding of \$1.0M and capital bylaw approvals subject to the Penticton Urgent and Primary Care Centre qualifying as a designated facility pursuant to the Hospital District Act.

CARRIED

Opposed: Directors Holmes, Robinson, Monteith, Johansen, Knodel, Kozakevich

B. ADJOURNMENT

IT WAS MOVED AND SECONDED

THAT the meeting adjourn. - **CARRIED**

The meeting adjourned at 2:09 p.m.

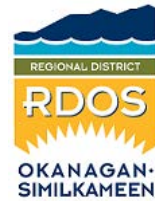
APPROVED:

CERTIFIED CORRECT:

J. Sentes
OSRHD Board Chair

B. Newell
Corporate Officer

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
BOARD of DIRECTORS MEETING
REGULAR AGENDA



Thursday, October 21, 2021
2:15 pm

Pages

A. APPROVAL OF AGENDA

(Unweighted Corporate Vote - Simple Majority)

RECOMMENDATION

That the Agenda for the RDOS Board Meeting of October 21, 2021 be adopted.

A.1. Consent Agenda – Corporate Issues

(Unweighted Corporate Vote - Simple Majority)

RECOMMENDATION

THAT the Consent Agenda Corporate Services be adopted

A.1.1. Advisory Planning Commissions

A.1.1.1. Electoral Area "H" Advisory Planning Commission Minutes

10 - 11

THAT the minutes of the September 21, 2021 Electoral Area "H" Advisory Planning Commission be received.

A.1.1.2. Removal of APC Member – Electoral Area "F"

12 - 12

THAT Rick Johnson be removed from the Area "F" Advisory Planning Commission, and that a letter of thanks be forwarded to him for his service on the Commission.

A.1.2. Parks and Recreation Committees

A.1.2.1. Similkameen Recreation Commission Minutes

13 - 28

THAT the minutes of the September 22, 2021 Similkameen Recreation Commission be received.

<p>A.1.2.2.</p>	<p>Similkameen Recreation Commission Appointment <i>THAT Tristan Boisvert be appointed to the Similkameen Recreation Commission with a term ending date of December 31, 2022.</i></p>	<p>29 - 29</p>
<p>A.1.3.</p>	<p>Board and Committee</p>	
<p>A.1.3.1.</p>	<p>Community Services Committee <i>THAT the minutes of the October 7, 2021 Community Services Committee meeting be received.</i></p>	<p>30 - 31</p>
<p>A.1.3.2.</p>	<p>Environment and Infrastructure Committee <i>THAT the minutes of the October 7, 2021 Environment and Infrastructure Committee meeting be received.</i> <i>THAT the matter of Lower Nipit Improvement District acquisition be postponed for staff to bring forward more information.</i></p>	<p>32 - 34</p>
<p>A.1.3.3.</p>	<p>Planning and Development Committee <i>THAT the minutes of the October 7, 2021 Planning and Development Committee meeting be received.</i> <i>THAT the 2021 Greater West Bench Geotechnical Review be referred back to Administration for further review.</i> <i>THAT the Regional District’s Fees and Charges Bylaw be amended to apply the following fees to Temporary Use Permit (TUP) applications:</i></p> <p style="margin-left: 40px;"><i>i. Application Fee: \$2,500.00 for “vacation rental” uses and \$1,250.00 for all other uses; and</i></p> <p style="margin-left: 40px;"><i>ii. Renewal Fee: \$2,500.00 for “vacation rental” uses and \$1,250.00 for all other uses.</i></p> <p><i>THAT the Regional District abandon further investigation into increasing agricultural reserves and agricultural operations to increase food security.</i></p> <p><i>THAT the Electoral Area “D” Update of Retail Cannabis Zoning Regulations Policy be approved.</i></p>	<p>35 - 37</p>
<p>A.1.3.4.</p>	<p>RDOS Regular Board Meeting <i>THAT the minutes of the October 7, 2021 RDOS Regular Board meeting be adopted.</i></p>	<p>38 - 45</p>
<p>A.2.</p>	<p>Consent Agenda - Development Services (Unweighted Rural Vote - Simple Majority)</p>	

RECOMMENDATION

THAT the Consent Agenda - Development Services be adopted.

- A.2.1. Temporary Use Permit Application – Electoral Area “E” (E2021.022-TUP)** 46 - 64
THAT Temporary Use Permit No. E2021.022-TUP to allow a “vacation rental” use at 3180 MacKay Road, Naramata be approved.
- A.2.2. Development Variance Permit Application — Electoral Area “E” (E2021.041-DVP)** 65 - 72
THAT Development Variance Permit No. E2021.041-DVP in order to formalize an existing garage and underground storage at 1115 Rounds Road in Naramata be approved.
- A.2.3. Development Variance Permit Application — Electoral Area “E” (E2021.043-DVP)** 73 - 86
THAT Development Variance Permit No. E2021.043-DVP to allow for the construction of an over-height retaining wall at 3285 Lyons Road, Naramata be approved.
- A.2.4. Request to Cancel a Development Variance Permit – Electoral Area “H” (H2021.014-DVP)** 87 - 93
THAT Development Variance Permit No. H2021.014-DVP, to vary the hooked parcel at 3527 Coalmont Road, be cancelled.

B. DEVELOPMENT SERVICES – Bylaw Enforcement

- B.1. Building and Bylaw Enforcement – Zoning/Land Use and Building Bylaw – 500/520 Highway 97, Summerland** 94 - 100
(Unweighted Corporate Vote - Simple Majority)

RECOMMENDATION

THAT the Regional District direct the owners of the property legally described as Lot A, District Lot 2694, ODYD, Plan 33024 except Plans 36216 and KAP86240, being 500/520 Highway 97, Summerland, into compliance with the Regional District of Okanagan-Similkameen’s Electoral Area “F” Okanagan Lake West / West Bench Zoning Bylaw No. 2461, 2008, by not later than December 1, 2021;

AND THAT a Section 302 Notice on Title, pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* (made applicable to Regional Districts by Section 302 of the LGA), be filed against the title of lands described as Lot A, District Lot 2694, ODYD, Plan 33024 except Plans 36216 and KAP86240 that certain works have been undertaken on the lands contrary to the Regional District of Okanagan-Similkameen Building Bylaw No. 2805, 2018;

AND THAT if, after December 1, 2021, the property legally described as Lot A, District Lot 2694, ODYD, Plan 33024 except Plans 36216 and KAP86240, being 500/520 Highway 97, Summerland, is not in compliance with the Regional District of Okanagan-Similkameen’s Electoral Area “F” Okanagan Lake West / West Bench Zoning Bylaw No. 2461, 2008 and the Regional District of Okanagan-Similkameen Building Bylaw No. 2805, 2018, the Regional District commence injunctive action against the property owner(s).

B.2. Bylaw Enforcement – Untidy & Unsightly – 637 Eastside Road, Okanagan Falls
(Unweighted Corporate Vote - Simple Majority)

101 - 107

RECOMMENDATION

THAT the Regional District direct the owner to bring the property located at 637 Eastside Road, Okanagan Falls and legally described as Lot 4, District Lot 337, SDYD, Plan 13447 into compliance with the Regional District of Okanagan-Similkameen’s Untidy and Unsightly Premises Regulatory Control Bylaw No. 2326, 2004 within 30 days; and,

THAT if, after 30 days, the property legally described as Lot 4, District Lot 337, SDYD, Plan 13447, being 637 Eastside Road, Okanagan Falls, is not in compliance with the Regional District of Okanagan-Similkameen’s Untidy and Unsightly Premises Regulatory Control Bylaw No. 2326, 2004, the Regional District commence direct action to bring Lot 4, District Lot 337, SDYD, Plan 13447, being 637 Eastside Road, Okanagan Falls, into compliance; and,

THAT the costs of undertaking the above work be recovered in the same manner and with the same remedies as property taxes in arrears.

C. DEVELOPMENT SERVICES - Rural Land Use Matters

- C.1. Draft Town of Osoyoos Official Community Plan (OCP) Bylaw - Request for Referral Comments from the Regional District** 108 - 325
(Unweighted Corporate Vote - Simple Majority)

RECOMMENDATION

That the Town of Osoyoos be advised that the Regional District has no objection to the proposed Official Community Plan (OCP) Bylaw No. 1375.

- C.2. Fees & Charges Bylaw – Planning Fees Amendment (Rezoning, TUP & Subdivision)** 326 - 329
(Weighted Corporate Vote - 2/3 Majority)

RECOMMENDATION

THAT Bylaw No. 2927.01, 2021, a bylaw to amend the Fees and Charges Bylaw to revise the fees assessed for rezoning, temporary use permit applications and subdivision proposals, be read a first, second and third time and be adopted.

- C.3. Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “D” (D2021.016-ZONE)** 330 - 345
(Unweighted Rural Vote - Simple Majority)

RECOMMENDATION

THAT Bylaw No. 2603.21, 2021, a bylaw to amend the Electoral Area “D” Official Community Plan to facilitate a land donation to a conservation organization at 4899 Eastside Road be read a first and second time and proceed to public hearing; and,

THAT Bylaw No. 2455.47, 2021, a bylaw to amend the Electoral Area “D” Zoning Bylaw 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 October 21, 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. 2603.21, 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 November 18, 2021; and,

THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.

- C.4. Zoning Bylaw Amendment – Electoral Area “A” (A2021.006-ZONE)**
(Unweighted Rural Vote - Simple Majority)

346 - 354

RECOMMENDATION

THAT Bylaw No. 2451.31, 2021, a bylaw to amend the Electoral Area “A” Zoning Bylaw to allow for a minimum parcel size of 3.7 ha. at 2257 82nd Avenue, be read a third time.

- C.5. OCP and Zoning Bylaw Amendments – Electoral Areas “A”, “C”, “D”, “E”, “F” & “I” (X2021.005-ZONE)**
(Unweighted Rural Vote - Simple Majority)

355 - 719

RECOMMENDATION

THAT Bylaw No. 2892, 2021, a bylaw of the Regional District of Okanagan-Similkameen to amend Residential and Small Holdings Zone in South Okanagan official community plans and zoning bylaws be read a third time.

- C.6. Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “F” (F2021.008-ZONE)** 720 - 757
(Unweighted Rural Vote - Simple Majority)

RECOMMENDATION

THAT Bylaw No. 2790.02, 2021, a bylaw to amend the Electoral Area “F” Official Community Plan be read a third time; and,

THAT Bylaw No. 2461.18, 2021, a bylaw to amend the Electoral Area “F” Zoning Bylaw, be read a third time.

- C.7. Zoning Bylaw Amendment – Electoral Area “F” (F2021.007-ZONE)** 758 - 799
(Unweighted Rural Vote - 2/3 Majority)

RECOMMENDATION

THAT Bylaw No. 2461.17, 2021, a bylaw to amend the Electoral Area “F” Zoning Bylaw to allow a thrift store to operate at 2002 West Bench Drive, be read a third time and adopted.

- C.8. Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “H” (H2021.010-ZONE)** 800 - 809
(Unweighted Rural Vote - 2/3 Majority)

RECOMMENDATION

THAT Bylaw No. 2497.12, 2021, a bylaw to amend the Electoral Area “H” Official Community Plan Bylaw to allow for a 2-lot subdivision to unhook the parcel at 2321 Old Hedley Road be read a third time and adopted; and,

THAT Bylaw No. 2498.23, 2021, a bylaw to amend the Electoral Area “H” Zoning Bylaw be read a third time and adopted.

D. PUBLIC WORKS

- D.1. Award for Chain Lake Dam Spillway and Underflow Upgrades** 810 - 811
(Weighted Corporate Vote - Majority)

RECOMMENDATION

THAT the Detailed Design for the Chain Lake Dam Upgrade project be awarded to ECORA Engineering & Resource Group Ltd. for up to \$116,714 + applicable taxes; and,

THAT a contingency of up to \$24,755 + applicable taxes be authorized, if required.

E. FINANCE

E.1. Property Tax Exemption Bylaw No. 2949,2021
(Weighted Corporate Vote - 2/3 Majority)

812 - 815

RECOMMENDATION

THAT Bylaw No. 2949, 2021, being a bylaw of the Regional District of Okanagan-Similkameen to exempt specific properties from property taxation be read a first, second and third time and be adopted.

F. LEGISLATIVE SERVICES

F.1. Noxious Weed and Nuisance Control Service Establishment Amendment Bylaws
(Weighted Corporate Vote - Majority)

816 - 821

RECOMMENDATION

THAT Noxious Weed Control Service Establishment Amendment Bylaw No. 2065.02, 2021, being a bylaw to increase the requisition limit for the Noxious Weed Control Service, be read a first, second and third time; and,

THAT Nuisance Control Service Establishment Amendment Bylaw No. 2198.02, 2021, being a bylaw to increase the requisition limit for the Nuisance Control Service, be read a first, second and third time.

G. CAO REPORTS

G.1. Verbal Update

H. OTHER BUSINESS

H.1. Chair's Report

1. Developing Sustainable Rural Practice Communities - *McKortoff*
2. Municipal Finance Authority – *Kozakevich (Chair), Coyne (Vice Chair, Alternate)*
3. Municipal Insurance Association – *Kozakevich (Chair), Coyne (Vice Chair, Alternate)*
4. Okanagan Basin Water Board - *McKortoff, Holmes, Knodel, Pendergraft (Alternate to McKortoff), Obirek (Alternate to Holmes), Monteith (Alternate to Knodel)*
5. Okanagan Film Commission – *Gettens, Obirek (Alternate)*
6. Okanagan Regional Library – *Monteith, Obirek (Alternate)*
7. Okanagan-Kootenay Sterile Insect Release Board – *Bush, Kozakevich (Alternate)*
8. Southern Interior Municipal Employers Association – *Knodel, Kozakevich (Alternate)*
9. Starling Control – *Bush, Knodel (Alternate)*
10. Fire Chief Liaison Committee – *Pendergraft, Knodel, Monteith, Obirek, Roberts*
11. Intergovernmental Indigenous Joint Council – *Kozakevich, Coyne, Roberts*

H.3. Directors Motions

Directors Motion - Director Gettens

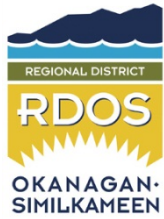
THAT the Directors Motion "To request that staff develop an interim solution that will accommodate both in-person and electronic attendance to RDOS Board meetings by the public, staff and Directors while abiding current BC Public Health Orders" be referred to Administration for analysis of the feasibility, legislative compliance and budget impact.

H.4. Board Members Verbal Update

I. ADJOURNMENT

RECOMMENDATION

THAT the meeting adjourn.



Minutes

Electoral Area “H” Advisory Planning Commission Meeting of Tuesday, September 21, 2021 Webex meeting

Present:

Members: Ole Juul (Chair), Rob Miller (Vice-Chair), Tom Rushworth, Gail Smart

Absent: Marg Reichert, Lynn Smyth

Staff: Bob Coyne (Director)
Fiona Titley, (Planner I)

Recording Secretary: Tom Rushworth

Delegates: Wang – Zoning Bylaw Amendment

1. CALL TO ORDER

The meeting was called to order at 7:21 p.m.

2. ADOPTION OF AGENDA

MOTION

It was Moved and Seconded that the Agenda be adopted.

CARRIED (UNANIMOUSLY)

3. ADOPTION OF PREVIOUS MEETING MINUTES

MOTION

It was Moved and Seconded that the minutes of the 2021 August 17 Electoral Area “H” Advisory Planning Commission (APC) meeting be adopted.

CARRIED (UNANIMOUSLY)

4. AMENDMENT BYLAWS

4.1 Zoning Bylaw Amendment Application *H2021.01-ZONE*:

Delegate *Wang* not present.

Discussion.

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board that the subject amendment bylaw be approved;

CARRIED (UNANIMOUSLY)

5. OTHER

5.1 Stree Lighting Policy Review:

Administrative Report by Christopher Garrish, presented by Fiona Titley

Discussion.

MOTION

It was Moved and Seconded that the APC recommends to the RDOS Board of Directors that the proposed Official Community Plan Bylaw Street Lighting objectives and policies be supported.t

CARRIED (UNANIMOUSLY)

6. ADJOURNMENT

4.1 MOTION

It was Moved and Seconded that the meeting be adjourned at 7:44 pm.

CARRIED (UNANIMOUSLY)

Ole Juul

Advisory Planning Commission Chair

Tom Rushworth

Advisory Planning Commission Recording Secretary / minute taker

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: October 21, 2021

RE: **Removal of APC Member – Electoral Area “F”**

Administrative Recommendation:

THAT Rick Johnson be removed from the Area “F” Advisory Planning Commission, and that a letter of thanks be forwarded to him for his service on the Commission.

Background:

The role of an 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 the *Local Government Act*.

Section 4.8 of Advisory Planning Commission Bylaw 2339 provides that if any member of a Commission is absent from three (3) consecutive meetings of an APC, unless due to illness or some other unavoidable reason that is temporary in nature, their appointment may be rescinded by the Board.

Analysis:

Mr. Johnson, a member of the Area “F” APC, has missed over 3 consecutive meetings and the Director has requested that removal.

Respectfully submitted:

“Crystal Ozaraci”

C. Ozaraci, Administrative Assistant, Legislative Services

Endorsed by:

“Christy Malden”

C. Malden, Manager of Legislative Services



Minutes

Similkameen Recreation Commission

Meeting of September 22, 2021, 6:30pm

Meeting held Via WebEx

Present: Mr. T. Roberts, Director, Electoral Area "G"
Mr. M. Bauer, Director, Village of Keremeos
Mr. G. Bush, Director, Electoral Area
Jeremy Evans, Village of Keremeos

Members: Tim Robins - Chair, Sarah Martin, Jennifer Roe, Eileen Oliver-Bauer,

Absent: Arden Holley, Village of Keremeos "B", Darrell Taylor

Staff: Andy Foster, Similkameen Recreation Manager
Justin Shuttleworth, manager Parks and Facilities
Augusto Romero, Manager Regional Recreation
Mark Woods, Manager Community Services

Recording Secretary: Andy Foster

Delegates / Guests: None

1. CALL TO ORDER

The meeting was called to order at 6:40 p.m.

ADOPTION OF AGENDA

RECOMMENDATION

It was Moved and Seconded that the Agenda of September 22, 2021 be adopted.

CARRIED

2. APPROVAL OF PREVIOUS MEETING MINUTES

RECOMMENDATION

It was Moved and Seconded that the Minutes for the Similkameen Recreation Commission meeting of August 17, 2021 be approved.

CARRIED

3. CORRESPONDENCE / DELEGATIONS

3.1 None

4. RDOS STAFF REPORTS

4.1 Facility Update

- Similkameen Recreation Centre update
- Similkameen Community Pool update

4.2 General Updates

- Programming update

4.3 Budget Overview

5. COMMISSION MEMBER REPORTS

5.1 None

6. RDOS DIRECTOR'S REPORT

6.1 Village of Keremeos

- None provided

6.2 Electoral Area "B"

- None provided

6.3 Electoral Area "G"

- None provided

7. BUSINESS ARISING

7.1 None

8. ADJOURNMENT

RECOMMENDATION

It was Moved and Seconded that the meeting be adjourned at 7:35pm.

CARRIED

NEXT MEETING: Wednesday, December 8th, 2021, Similkameen Recreation Centre

Chair, Recreation Commission – Similkameen Recreation

Recording Secretary

2022 Budget Planning Similkameen Recreation Commission

Introduction

Description:

Access to recreation and facilities and public spaces is essential to our quality of life. It contributes to a community's well-being from a social, mental, economic and environmental aspect. Recreation, facilities, trails and parks together activates community members in environments that are welcoming and beautiful.

With our partners, it is our role to champion Recreation and to ensure accessibility and inclusivity across the entire region.

Year in review:

2021 was a repeat of 2020, where RDOS Recreation and Parks staff continued to make adjustments according to COVID-19 restrictions and regulations. In addition to the ongoing impacts of COVID-19 on our services, RDOS staff supported the emergency management efforts in response to the wildfires throughout the region. Outside of the challenges, a Regional Parks, Trails and Recreation Master Plan process was initiated this year. Several capital projects were carried out and staff have continued to focus on providing the best product they can for our customers through quality programs and services.

Partners:

Our partners include: School District 53, LSCSS (Lower Similkameen Community Services), Similkameen Steel Heads, LSIB, USIB, Lower Similkameen Early Years, Village of Keremoes, Grist mill, BCRPA, RFABC, Cawston Strong Start, South Similkameen Art Society and many local business through volunteering and sponsorships.

Recreation Amenities

- Similkameen Recreation Center
- Similkameen Community Pool

2021 SUMMARY

2021 Highlights:

Regional:

1. Regional Recreation Guide for Winter, Spring, Summer and Fall 2021
2. Implementation of regional Volunteer Program
 - a. Volunteer Week: Inaugural Regional Pitch-in Event – 5 areas participated, 3 schools and 340+ volunteers
 - b. Monthly volunteer recognition
3. Completed South Okanagan Similkameen Regional Child Care Study, initiation of a Regional Child Care Action Committee
4. Successful grants under Canada Summer Jobs
5. Agreement Renewals:
 - a. School District 53 Agreement (lower Similkameen)
 - b. School District 53 Agreement (Okanagan Falls)
6. Regional Special Events:
 - a. Canada Day Regional Event in partnership with City of Penticton
 - b. Easter Event
 - c. Chalk of the Town (featured on Global news)
 - d. Story Book Walk
 - e. Mother's Day Event
 - f. Earth Day

Local:

1. Kept the gym open throughout the pandemic
2. Capital Projects; Electronic Bowling scoring installed, Landscape master plan started, Sport lines on the rink painted, Energy conservation (replacement of most Rec Centre lights) under way, Basketball net for court ordered, renovation of the pool including; New pump, heater, liner, piping (including skimmers and return jets), diving anchors, umbrella's/chairs, painting of buildings and Muriel/sign, courtyard completion underway, first step of HVAC replacement compressor room signage updated and first step of window placement underway
3. Facility items:
 - a) Painting of most doors and window trim completed and re-wiring of Rec centre.
 - b) Multiple pieces of new gym equipment procured
4. On boarded new labourer and increased programmer hours.
5. Developed administrative systems and processes e.g. waivers, deposit forms, staff checklists etc.
6. 26 Registered Skating Lessons
7. Canada Day grant attained
8. PAT trailer was used for Summer program as well as several pop-ups

2021 Challenges:

Regional:

1. COVID-19
 - a. Ongoing modification/cancellation of programs, events and bookings
 - b. Regular adjustments to safety protocols and operating procedures
 - c. Staff resources were reassigned to alternative tasks than planned
 - d. Unavailable or delayed deliverables due to contractor availability
 - e. Phased re-start planning and delivery
 - f. Adjustments to sport protocols resulted in increased expenses (sanitation, cleaning supplies, vehicle use)
 - g. Planning for future programs with many unknowns
 - h. Access to Schools: limited use, safety protocols, increase cleaning costs
 - i. Special Events/ Facility bookings; Rescheduling of booked events, new processes and agreements (including insurance) and case-by-case review of each event
2. Provincial approval delays
3. Budget and Resource impacts from continued increased outdoor recreation and park use in 2021
 - a. Increased; maintenance service levels, park supplies, and waste disposal costs
4. Extended Emergency Operations Center activation due to wildfires
5. Extreme weather conditions (heat, smoke and drought) affecting operational activities

Local:

1. Constant changes to pandemic physical and administrative requirements to reopen, and keep facilities open, and offer services
2. Contractor, cost and supply challenges for all projects due to pandemic implications
3. Reduced revenues across all services
4. Reduced staffing during COVID and reopening of facilities
5. Budget impacts from adjustments to staffing
6. Increased maintenance service levels
7. Increased cleaning resulting in increased staffing and supplies
8. Many capital projects taking efforts away from operations

2021 Operational Projections to Year End

Recreation Operating Budget Summary (No Capital) *as of end of mid-September

Activity	2021 - Actual	2021 - Forecast	2021 - Budget	NOTES
Facility Expenditure*	\$92,280	\$170,000	\$191,295	
Rec (Program) Expenditure*	\$9,758	\$21,750	\$33,750	Largest savings realized through Contract staff due to COVID
Facility Revenue*	(\$31,998)	(80,000)	(\$103,025)	Pandemic impacts to revenue
Rec (program) Revenue	(\$4,313)	(\$6,000)	(\$9,000)	Pandemic impacts to revenue
Total Operating Grants	(\$9,207)	(\$13,207)	(\$4000)	

* Salary staff time and tax requisition are not factored in this amount

* as of the end of 2nd week of September

Pool Operating Budget Summary (No Capital) *as of end of mid-September

Activity	2020 - Actual	2020 - Forecast	2020 - Budget	NOTES
Facility Expenditure*	\$14,500	\$35,000	\$35,499	Opened later due to Pandemic
Facility Revenue*	(\$13,734)	(\$28,000)	(\$32,500)	No schools and had prior years surplus carry over

* Salary staff time and tax requisition are not factored in this amount

* as of the end of 2nd week of September

2021 Projects Status Projections to Year End

Capital Projects

Project	Actual	Budget	Status	Notes
Energy upgrades	\$10,000	\$10,000	100%	Additional costs on operating budget
Exterior landscape project	\$25,000	\$50,000	50%	Carry over balance to 2022 if not spent
Electronic Bowling scoring	\$62,000	\$65,000	100%	
Rink surface lines	\$9,600	\$10,000	100%	
HVAC replacement	\$6,000	\$6,000	100%	Realigned to look at other options and full facility
Window replacements	\$8,000	\$8,000	100%	Additional costs on operating budget
Outdoor rink replacement	\$0	\$8,000	0%	On hold for further investigation
Refrigeration signage/inspection	\$6,000	\$6,000	100%	
Entrance/courtyard	\$7000	\$8000	100%	
Basketball net	\$6000	\$8,000	100%	
Pool Liner, pump and upgrades	\$165,000	\$165,000	100%	
TOTAL Rec Centre	\$139,600	\$176,000	85%	
TOTAL Pool	\$165,000	\$165,000	100%	

2022 SUMMARY

2022 BUDGET PLANNING (from RDOS Board strategic plan)

Trends:

Social

- The focus on wellness will continue to increase
- The expectations of the public for increased levels of service will continue
- Volunteers are ageing and volunteerism will continue to drop
- The demand for recreational and cultural opportunities will continue to grow
- The social safety-net and connectivity will continue to erode
- Public Safety and crime prevention are increasingly important to the ageing population
- The ethnic and cultural diversity demographic will continue to increase
- Recreation will be a key factor in the overall outcomes of community crime and health

Economic

- Tourism will remain strong with a focus on eco-tourism, sport tourism and wine tasting
- The ageing population will increase the market for active recreation
- There will be more opportunities for home-based recreation
- The funding gap for replacing ageing and deteriorating municipal infrastructure

Environmental

- Demand for outdoor recreation experiences will increase
- Developing an environmentally sustainable region will continue to be one of our key drivers

Reserves and Debt Projections

Reserves

Reserves	2021 Year-end Actual	2022 Year-end Projected	NOTES
Rec Center Capital	\$163,000	\$83,000	
Rec Center Operating	\$14,508	\$5,000	(new to service area in 2020)
Pool Capital	\$1,000	\$41,000	
Pool Operating	\$2,009	\$3,000	(new to service area in 2020)

Debt

- NA

2022 Operational & Service Level Considerations

Service level changes:

- Increased grounds and facility maintenance

New Assets or amenities:

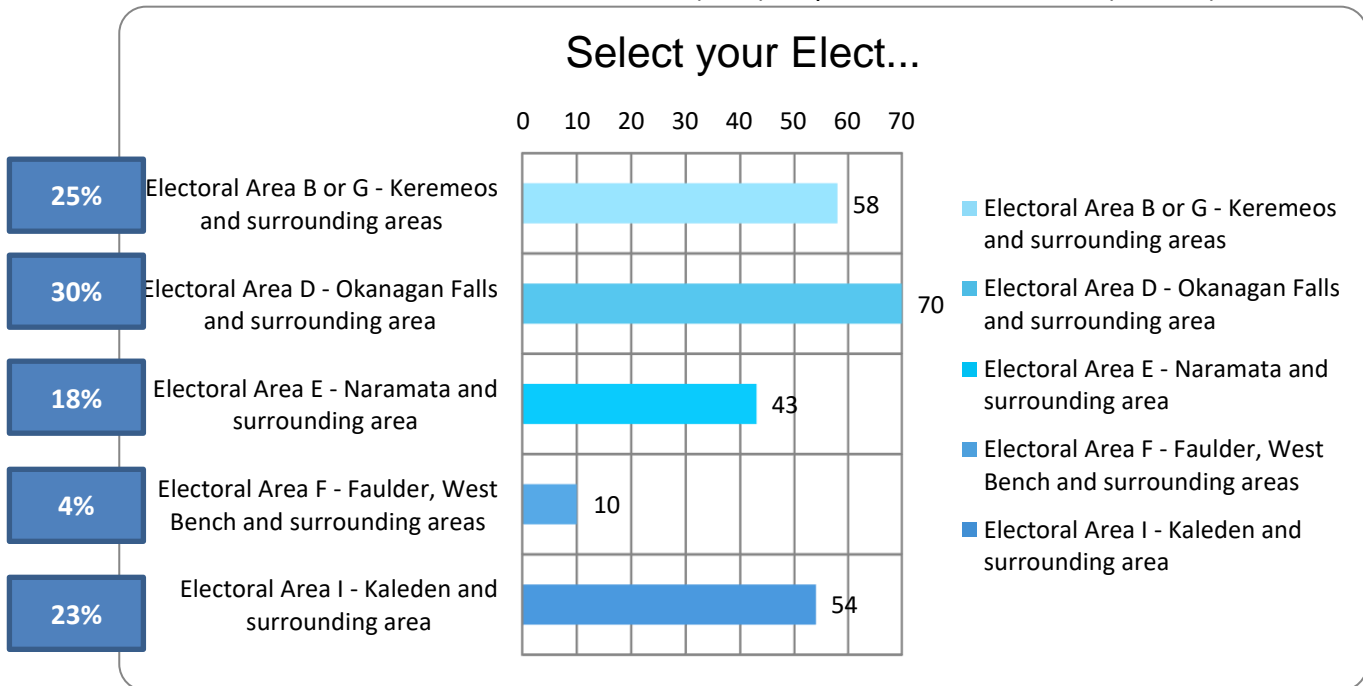
- New showers
2021-08-04

- New landscape components

Citizen Survey and Engagement

What We Heard and Other Considerations

- Electoral Area B or G – Keremeos 58 (25%) responses out of the 235 (5 areas)



Question/response summary:

1. Do the current recreation program and/or facility offerings in your area meet the community's needs? Please consider all types of recreation including arts and culture, outdoor activities, sports and special events.

AREA	YES	NO
Electoral Area B or G, Keremeos	31%	69%
Electoral Area D - OK Falls	53%	47%
Electoral Area E - Naramata	58%	42%
Electoral Area F - Faulder, Greater West Bench and area	50%	50%
Electoral Area I - Kaleden	55%	45%
Overall	49%	51%

2. Do you feel additional recreation programming is needed for any of the following age groups?

AREA	Pre	Child	Youth	Adult	Older	All age Programs	All age Events
Electoral Area B or G, Keremeos	9%	10%	19%	15%	26%	9%	12%
Electoral Area D - OK Falls	7%	8%	12%	14%	22%	18%	19%
Electoral Area E - Naramata	0%	13%	13%	13%	22%	18%	20%
Electoral Area F - Faulder, Greater West Bench and area	14%	21%	29%	14%	7%	7%	7%
Electoral Area I - Kaleden	10%	14%	14%	12%	20%	16%	16%
Overall	7%	11%	16%	13%	21%	14%	17%

3. Do you support allowing mobile vendors at regional parks, trails and recreation sites? Vendors may include food trucks, paddle board rentals, or similar products and services.

AREA	YES	NO	No cost	Cost Recovery	Small Profit
Electoral Area B or G, Keremeos	83%	17%	13%	51%	36%
Electoral Area D - OK Falls	94%	6%	14%	49%	38%
Electoral Area E - Naramata	71%	29%	9%	45%	45%
Electoral Area F - Faulder, Greater West Bench and area	88%	12%	0%	29%	71%
Electoral Area I - Kaleden	51%	49%	4%	58%	38%
Overall	77%	23%	11%	48%	41%

4. Do you support the RDOS planning or permitting more special events in regional public spaces including parks?

AREA	YES	NO
Electoral Area B or G, Keremeos	91%	9%
Electoral Area D - OK Falls	94%	6%
Electoral Area E - Naramata	88%	12%
Electoral Area F - Faulder, Greater West Bench and area	100%	0%
Electoral Area I - Kaleden	56%	44%
Overall	83%	17%

5. Should the RDOS establish a fee assistance program to help individuals or families pay for recreation programs?

AREA	YES	NO
Electoral Area B or G, Keremeos	70%	30%
Electoral Area D - OK Falls	68%	32%
Electoral Area E - Naramata	56%	44%
Electoral Area F - Faulder, Greater West Bench and area	75%	25%
Electoral Area I - Kaleden	52%	48%
Overall	63%	37%

6. Did you know the RDOS has a volunteer program?

AREA	YES	NO
Electoral Area B or G, Keremeos	39%	61%
Electoral Area D - OK Falls	47%	53%
Electoral Area E - Naramata	64%	36%
Electoral Area F - Faulder, Greater West Bench and area	62%	38%
Electoral Area I - Kaleden	68%	32%
Overall	54%	46%

7. Do you agree volunteer opportunities provided by the RDOS are essential in creating healthy communities?

AREA	YES	NO
Electoral Area B or G, Keremeos	94%	6%
Electoral Area D - OK Falls	95%	5%
Electoral Area E - Naramata	90%	10%
Electoral Area F - Faulder, Greater West Bench and area	100%	0%
Electoral Area I - Kaleden	91%	9%
Overall	93%	7%

8. Consider service levels for recreation programming like fitness and art classes, special events and volunteer programs. Which of the following options would you support the RDOS pursuing?

AREA	Increase	No Change	Decrease
Electoral Area B or G, Keremeos	44%	54%	2%
Electoral Area D - OK Falls	39%	61%	5%
Electoral Area E - Naramata	29%	62%	9%
Electoral Area F - Faulder, Greater West Bench and area	25%	63%	12%
Electoral Area I - Kaleden	17%	60%	21%
Overall	33%	59%	9%

Summary of repeating comments include:

- a. More Arts and Culture programming
- b. Programs for Youth
- c. Consider the RDOS running a campground in the area

Recreation 2022

Recreation Centre and Pool Operating Budget Summary Forecast (No Capital)

Activity	2022	2023	2024	2025	2026	NOTES
Expenditure* Rec Facility	\$221,350	\$230,000	\$240,000	\$250,000	\$260,000	
Revenue Rec Facility	\$76,600	\$85,000	\$95,000	\$105,000	\$115,000	Low in 2022 still due to potential pandemic impacts
Expenditure* Recreation	\$37,750	\$35,950	\$37,800	\$39,000	\$40,550	
Target Program (Rec) Revenue	\$9,000	\$6,000	\$7,000	\$7,000	\$7,000	Target revenues have been conservatively estimated.
Expenditure Pool	\$75,199	\$77,454	\$79,778	\$82,171	\$84,637	Increase is for rebuilding reserve mainly
Revenue Pool	\$27,000	\$19,260	\$19,525	\$20,000	\$20,500	

*Salary staff time and tax requisition are not factored in this amount

Capital Projects

Capital Project	2022	2023	2024	2025	2026	NOTES
Exterior landscape project	\$75,000	\$60,000	\$60,000	\$60,000	\$	2021 plan will help direct spend better when complete.
HVAC replacement	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	Postponed 2022 spend
Window replacement	\$12,000	\$	\$	\$	\$	
Showers installation	\$35,000	\$	\$	\$	\$	Includes vestibule work and storage. Hope to be well under budget if in house labor
Compressor rebuild and fan	\$12,000	\$	\$	\$	\$	
Energy upgrades			\$50,000	\$100,000		Removed as most components will be in landscape or operational
Ice rink replacement		\$10,000		\$150,000		Assessment postponed for further investigation until 2023
Building exterior		\$90,000				Removed as components in landscape and operating
Total Capital Spend Rec Center	\$134,000	\$78,000	\$68,000	\$218,000	\$8,000	Unsustainable as is – all items are up for discussion
Pool - Nothing	\$0	\$0	\$0	\$0	\$0	No current plans

Items in red text indicates addition or changes from previous year

Fees and Charges (Bylaw no. 2927)

As a follow-up to the information received through this year's Parks and Recreation citizen surveys, there was an overall regional perspective that the RDOS should consider a cost-recovery model as it relates to special events and booking of public spaces (parks and facilities). The proposed fees below for our most common booking requests do consider staff time for duties including; tracking of insurance, permits (food/liquor), equipment, site meetings, site plans, safety plans, power, garbage, recycling, site remediation (grass, landscape etc.), water, washroom clean up, communication with the public (sandwich boards), etc...

Proposed Regional Fees

To be added to Schedule 6 – Parks and Recreation Fees

For all outdoor parks/ spaces in the RDOS (Does not apply for Kaleden Hotel)

Weddings			
		Ceremony only (no set-up and < 1hour)	\$75
		Ceremony set-up required (up to 3hrs)	\$400
		Receptions	\$800
Private events			
		Celebrations, reunions – closed event/ no profits (cost is dependent on event needs)	\$200 - \$1,000
Special Event/ Race (through event organizer business/ For-profit)			
		*Day rental	\$250 - \$1,000
		Power/day	\$5 - \$20
Community Multi-Vendor Event (Farmer’s Market)			
		*Seasonal Permit	\$250 - \$2,000
		Power/day/vendor	\$5 - \$20
Mobile Vendors (predetermined sites through the Mobile vendors’ program)			
		Seasonal permit	\$500
		Power/day	\$5 - \$20
Damage Deposit			
		Up to 30% of total fee - prior to booking	

*Fees for some of these events may be covered through other sponsorship opportunities.
All above bookings are for non-exclusive use of the outdoor spaces

Proposed fees

4.0 - Similkameen Recreation

4.1 Facility Rentals				
	4.1.1	Bowling lanes (for 3 hours and does include shoe rental)	\$80	
	4.1.2	Bowling alley space rental (no bowling) per hour	\$20	
	4.1.3	Squash/Racquetball minimum 2 hrs. Cost is per hour (is included with monthly fitness pass)	\$20/hr	
	4.1.4	Racquet Court rental for private classes (yoga, Zumba etc.)	\$20/hr	
	4.1.5	Climbing Wall – (time is determined by certified instructor)	\$40	
	4.1.6	Ice Rental – per hour		
		4.1.6.1 Youth (Under 18)	\$80	
		4.1.6.2 Adult (18 and over)	\$100	
	4.1.7	Off season rink rental with staff – minimum 2 hrs. Cost is per hour.	\$25	
	4.1.8	Discounts for (approved) Not for Profit Service Clubs	50%	
4.2 Community Pool				
	4.2.1	Single Admission Rates		
		4.2.1.1	Pre-school – 4 and under	Free
		4.2.1.2	Child 5 – 12	\$4
		4.2.1.3	Youth 13 - 17 and Senior (+60)	\$4
		4.2.1.4	Adult 18 - 59	\$4
		4.2.1.5	Family Rate	\$11
		4.2.1.6	10 Flex Pass	\$36

		4.2.1.7	Season Pass (only during public swimming and toonie swim) Family Adult Youth/Senior	\$200 \$100 \$80
		4.2.1.8	Aquasize or Early bird drop in	\$10
		4.2.1.9	Tonnie swim	\$2
	4.2.2	Red Cross		
		4.2.2.1	Preschool – Level 6	\$55
		4.2.2.2	Level 6 – 10	\$75
	4.2.3	Early Bird Club *changed from 3 days per week to 2 days		\$115
	4.2.4	Adult Fitness		\$115
	4.2.5	Aquasize		\$115
	4.2.6	Aquasize Combined		\$170
	4.2.7	Pool Rental – per hour		\$80
4.3 Fitness Room				
	4.3.1	Single Admission Rates		
		4.3.1.1	Child 5 – 12	\$3
		4.3.1.2	Youth 13 – 17 and Senior (+60)	\$3
		4.3.1.3	Adult 18 - 59	\$5
	4.3.2	1 Month Pass		
		4.3.2.1	Child 5 - 12	\$30
		4.3.2.2	Youth 13 -17 and Senior (+60)	\$30
		4.3.2.3	Adult 18 - 59	\$40
	4.3.3	3 Month Pass		
		4.3.3.1	Child 5 - 12	\$80
		4.3.3.2	Youth 13 -17 and Senior (+60)	\$80
		4.3.3.3	Adult 18 - 59	\$110
		4.3.3.4	Family (defined as parents and children. Max 6 people)	\$255
	4.3.4	6 Month Pass		
		4.3.4.1	Child 5 - 12	\$150
		4.3.4.2	Youth 13 -17 and Senior (+60)	\$150
		4.3.4.3	Adult 18 - 59	\$210
		4.3.4.4	Family	\$450
	4.3.5	1 Year Pass		
		4.3.5.1	Child 5 -12	\$240
		4.3.5.2	Youth 13 -17 and Senior (+60)	\$240
		4.3.5.3	Adult 18 - 59	\$360
		4.3.5.4	Family (defined as parents and children. Max 6 people)	\$635
		4.3.5.5	Emergency Organizations (paramedics, fire, police)	\$100
Emergency Organizations (paramedics, fire, police) \$100.00 per year				
4.4 Ice Rink				
	4.4.1	Single Admission Rates		
		4.4.1.1	Pre-school – 4 and under	Free
		4.4.1.2	Child – 5 – 12 years	\$4
		4.4.1.3	Youth 13 -17 and Senior (+60)	\$4

		4.4.1.4	Adult 18 - 59	\$5
		4.4.1.5	Parent &/Child Tot	\$6
		4.4.1.6	Family	\$10
		4.4.1.7	10 Flex Pass	\$32
	4.4.2	Learn to Skate		
		4.4.2.1	3 – 6 Years	\$65
		4.4.2.2	7 and up	\$65
	4.4.3	Mite's Hockey –Child 5 – 12 Years old		\$4
	4.4.4	Sticks and Pucks – Child 8 - 12		\$4
	4.4.5	Sticks and Pucks – Youth 13 – 17		\$4.50
	4.4.6	Sticks and Pucks – Adult 18 and over		\$5
	4.4.7	Skate Rental	Per session	\$2.50
4.5 Keremeos Bowling				
	4.5.1	League Bowling per session		
		4.5.1.1	Adult	\$11.50
		4.5.1.2	Senior	\$11
	4.5.2	Drop- In		
		4.5.2.1	Child 5 -12	\$4
		4.5.2.2	Youth 13 -17 and Senior (+60)	\$4
		4.5.2.3	Adult 18 - 59	\$5
		4.5.2.4	Family	\$10
		4.5.2.5	Fun Bowl	\$9.50
	4.5.3	Hourly rental per lane (part of program)		
		4.5.3.1	1 Hour	\$20
		4.5.3.2	2 Hours	\$35
		4.5.3.3	3 Hours	\$50
	4.5.3	Shoe Rental		\$ 2
4.6	Climbing			
	4.6.1	Pre-school 4 and under (adult must be present)		free
	4.6.2	Child 5-12		\$4
	4.6.3	Youth – 5 – 18 years and Senior (+60)		\$4
	4.6.4	Adult 18 - 59		\$5
4.7		Multi Activity drop-in (skate/bowl/climb)(does not include skate or bowling shoe rental)		
	4.7.1	Any two activities		
		4.7.1.1	Pre-school 4 and under	free
		4.7.1.2	Child 5 - 12	\$6
		4.7.1.3	Youth 13 – 17 and Senior (+60)	\$6
		4.7.1.4	Adult 18 – 59	\$8
		4.7.1.5	Family	\$18
	4.7.2	All three activities		
		4.7.1.1	Pre-school 4 and under	free
		4.7.1.2	Child 5 - 12	\$9
		4.7.1.3	Youth 13 – 17 and Senior (+60)	\$9
		4.7.1.4	Adult 18 – 59	\$12
		4.7.1.5	Family	\$27
4.8 Program fees are set at a level sufficient (at minimum) to cover all instructor, expendable and consumable materials and extraordinary costs.				

*Programs and facility reservations may be subsidized for priority populations.

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: October 21, 2021

RE: **Similkameen Recreation Commission Appointment**

Administrative Recommendation:

THAT Tristan Boisvert be appointed to the Similkameen Recreation Commission with a term ending date of December 31, 2022.

Similkameen Recreation Commission

Reference:

Bylaw 2732, 2016 Regional District of Okanagan-Similkameen Parks and Recreation Commission Establishment Bylaw.

Background:

Pursuant to the Bylaw 2732, 2016, Parks and Recreation Commissions are appointed by and advise the Board of Directors regarding matters related to a local parks and recreation service area. Members must reside in the service area and may serve for two years. New members can be appointed at any time provided there are vacancies. Advertisements for membership occurs each fall with most members beginning their term on January 1st each year.

Analysis:

The Electoral Area Directors have reviewed the new application, and are recommending Tristan Boisvert be appointed to the Similkameen Recreation Commission.

Alternatives:

That the Board not appoint the new member to the Similkameen Recreation Commission.

Respectfully submitted:

“Justin Shuttleworth”

J. Shuttleworth, Parks & Facilities Manager



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Community Services Committee

Thursday, October 7, 2021, 10:48 a.m.

RDOS Boardroom

101 Martin Street, Penticton, BC V2A 5J9

MEMBERS	Chair M. Bauer, Village of Keremeos	Director R. Knodel, Electoral Area "C"
PRESENT:	Vice Chair S. Monteith, Electoral Area "I"	Director R. Obirek, Electoral Area "D"
	Director G. Bush, Electoral Area "B"	Director M. Pendergraft, Electoral Area "A"
	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 T. Roberts, Electoral Area "G"
	Director M. Johansen, Town of Oliver	Director J. Vassilaki, City of Penticton
	Director K. Kozakevich, Electoral Area "E"	Director C. Watt, City of Penticton
	Director S. McKortoff, Town of Osoyoos	
STAFF PRESENT:	B. Newell, Chief Administrative Officer	C. Malden, Manager of Legislative Services

The meeting was called to order at 10:48 am.

A. Approval of Agenda

It was MOVED and SECONDED

THAT the Agenda for the Community Services Committee Meeting of October 7, 2021 be adopted. - **CARRIED**

B. Arts and Culture with the Okanagan-Similkameen Region - For Information Only

The Committee received an update from the South Okanagan Arts Society on the Arts and Culture projects with the Okanagan-Similkameen region.

C. Adjournment

It was MOVED and SECONDED

THAT the meeting adjourn. – **CARRIED**

The meeting adjourned at 10:04 am.

APPROVED:

CERTIFIED CORRECT:

M. Bauer, Chair

B. Newell Corporate Officer



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Environment and Infrastructure Committee

Thursday, October 7, 2021, 11:05 a.m.

RDOS Boardroom

101 Martin Street, Penticton, BC V2A 5J9

MEMBERS	Chair R. Gettens, Electoral Area "F"	Director R. Knodel, Electoral Area "C"
PRESENT:	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. Roberts, 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 K. Kozakevich, Electoral Area "E"	Director J. Vassilaki, City of Penticton
	Director S. McKortoff, Town of Osoyoos	Director C. Watt, City of Penticton
	Director S. Monteith, Electoral Area "I"	
STAFF PRESENT:	B. Newell, Chief Administrative Officer	C. Malden, Manager of Legislative Services
	L. Bloomfield, Manager of Engineering	

The meeting was called to order at 11:05 am.

A. Approval of Agenda

It was MOVED and SECONDED

THAT the Agenda for the Environment and Infrastructure Committee Meeting of October 7, 2021 be adopted. - **CARRIED**

B. Lower Nipit Improvement District - Acquisition Assessment

THAT the Regional District decline the request from the Lower Nipit Improvement District to assume ownership of their infrastructure.

It was MOVED and SECONDED

THAT the acquisition process for the Lower Nipit Improvement District system continue.

It was MOVED and SECONDED

THAT the matter of Lower Nipit Improvement District acquisition be postponed to enable staff to bring forward more information on the impacts of an acquisition.

- CARRIED

C. Adjournment

It was MOVED and SECONDED

THAT the meeting adjourn. – **CARRIED**

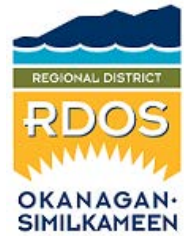
The meeting adjourned at 12:00 pm.

APPROVED:

CERTIFIED CORRECT:

R. Gettens, Chair

B. Newell, Corporate Officer



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

Planning and Development Committee

Thursday, October 7, 2021, 9:02 a.m.
RDOS Boardroom
101 Martin Street, Penticton, BC V2A 5J9

MEMBERS	Chair R. Knodel, Electoral Area "C"	Director S. McKortoff, Town of Osoyoos
PRESENT:	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. Roberts, 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"	
STAFF PRESENT:	B. Newell, Chief Administrative Officer	C. Malden, Manager of Legislative Services
	C. Garrish, Manager of Planning	

The meeting was called to order at 9:02 am.

A. Approval of Agenda

It was MOVED and SECONDED

THAT the Agenda for the Planning and Development Committee Meeting of October 7, 2021 be adopted. - **CARRIED**

B. Delegation - Okanagan Falls Community Association

The Committee was provided an update on the Okanagan Falls Community Association projects and plans.

Director Obirek joined the meeting at 9:10am.

C. Greater West Bench Geotechnical Review - Electoral Area "F"

The Committee was provided an update from Ecora Engineering regarding the Greater West Bench Geotechnical Review.

It was MOVED and SECONDED

THAT the 2021 Greater West Bench Geotechnical Review be referred back to Administration for further review. - **CARRIED**

D. Review of Temporary Use Permit (TUP) Application Fees

It was MOVED and SECONDED

THAT the Regional District's Fees and Charges Bylaw be amended to apply the following fees to Temporary Use Permit (TUP) applications:

- i. Application Fee: \$2,500.00 for "vacation rental" uses and \$1,250.00 for all other uses; and
- ii. Renewal Fee: \$2,500.00 for "vacation rental" uses and \$1,250.00 for all other uses.

- **CARRIED**

E. Investigation of Agricultural Protection and Food Security

It was MOVED and SECONDED

THAT the Regional District abandon further investigation into increasing agricultural reserves and agricultural operations to increase food security. – **CARRIED**

F. Director's Motion – Cannabis Retail Store Application Moratorium (Electoral Area "D")

The motion postponed from the September 23, 2021 Planning and Development Committee Meeting was, *THAT the Electoral Area "D" Update of Retail Cannabis Zoning Regulations Policy be approved.*

At the meeting of October 7, 2021.

It was MOVED and SECONDED

THAT the matter of Cannabis Retail Store Application Moratorium (Electoral Area "D") be postponed. - **DEFEATED**

Opposed: Directors Watt, Sentes, Robinson, Vassilaki, Bauer, S. Coyne, B. Coyne, Kozakevich, Johansen and McKortoff.

Question on the matter on the floor from the September 23, 2021 Planning and Development Committee Meeting.

It was MOVED and SECONDED

THAT the Electoral Area “D” Update of Retail Cannabis Zoning Regulations Policy be approved. – **CARRIED**

Opposed: Directors Bauer, Sentes, B. Coyne, S. Coyne, Robinson, McKortoff and Johansen.

G. Adjournment

It was MOVED and SECONDED

THAT the meeting adjourn. – **CARRIED**

The meeting adjourned at 10:48 am.

APPROVED:

CERTIFIED CORRECT:

R. Knodel, Chair

B. Newell Corporate Officer

Minutes are in DRAFT form and are subject to change pending the approval by the Regional District Board

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
BOARD of DIRECTORS MEETING



Thursday, October 7, 2021, 12:15 p.m.
RDOS Boardroom
101 Martin Street, Penticton, BC V2A 5J9

MEMBERS PRESENT: Chair K. Kozakevich, Electoral Area "E" Director S. Monteith, Electoral Area "I"
Vice Chair S. Coyne, Town of Princeton Director R. Knodel, Electoral Area "C"
Director M. Pendergraft, Electoral Area "A" Director R. Obirek, Electoral Area "D"
Director M. Bauer, Village of Keremeos Director T. Roberts, Electoral Area "G"
Director G. Bush, Electoral Area "B" Director K. Robinson, City of Penticton
Director B. Coyne, Electoral Area "H" Director J. Sentas, City of Penticton
Vice Chair S. Coyne, Town of Princeton Director E. Trainer, District of Summerland
Director R. Gettens, Electoral Area "F" Director J. Vassilaki, City of Penticton
Director D. Holmes, District of Summerland Director C. Watt, City of Penticton
Director M. Johansen, Town of Oliver
Director S. McKortoff, Town of Osoyoos

STAFF PRESENT: B. Newell, Chief Administrative Officer C. Malden, Manager of Legislative Services

The meeting was called to order at 12:15 pm.

A. APPROVAL OF AGENDA

~~RECOMMENDATION (Unweighted Corporate Vote – Simple Majority)~~

~~It was~~ **MOVED and SECONDED**

That the Agenda for the RDOS Board Meeting of October 7, 2021 be adopted as presented. - **CARRIED**

A.1 Consent Agenda – Corporate Issues

~~It was~~ **MOVED and SECONDED**

THAT the Consent Agenda Corporate Services be adopted. - **CARRIED**

~~1a.~~ Advisory Planning Commissions

1. Electoral Area "I" Advisory Planning Commission Minutes

THAT the minutes of the August 18, 2021 Electoral Area "I" Advisory Planning Commission be received.

Commented [GC1]: Can we show the voting for each matter (e.g. "Unweighted Corporate Vote – Simple Majority)?

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2. Electoral Area "E" Advisory Planning Commission Minutes
THAT the minutes of the September 13, 2021 Electoral Area "E" Advisory Planning Commission be received.
3. Electoral Area "D" Advisory Planning Commission Minutes
THAT the minutes of the September 14, 2021 Electoral Area "D" Advisory Planning Commission be received.
4. Electoral Area "E" Advisory Planning Commission Minutes
THAT the minutes of the September 15, 2021 Electoral Area "E" Advisory Planning Commission be received.

2b. Board and Committee

1. Corporate Services Committee
THAT the Minutes of the September 23, 2021 Corporate Services Committee meeting be received.
2. Environment and Infrastructure Committee
THAT the Minutes of the September 23, 2021 Environment and Infrastructure Services Committee meeting be received.
3. Planning and Development Committee
THAT the Minutes of the September 23, 2021 Planning and Development Committee meeting be received.
4. RDOS Regular Board Meeting
THAT the minutes of the September 23, 2021 RDOS Regular Board meeting be adopted.

A.2 Consent Agenda – Development Services

RECOMMENDATION-(Unweighted Rural Vote – Simple Majority)

~~It was~~ **MOVED and SECONDED**

THAT the Consent Agenda – Development Services be adopted. ~~–~~ **CARRIED**

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- 1a. Development Permit Application — Electoral Area “D” (D2021.001-DP)
THAT Development Permit No. D2021.001-DP to place a metal storage container in the Okanagan Falls Town Centre Development Permit Area at 718 Main Street be approved.
- 2b. Development Variance Permit Application — Electoral Area “D” (D2021.040-DVP)
THAT Development Variance Permit No. D2021.040-DVP to allow for oversized commercial signage on the property at 3500 Highway 97 be approved.
- 3c. Temporary Use Permit Application – Electoral Area “E” (E2021.006-TUP)
THAT Temporary Use Permit No. E2021.006-TUP for a “vacation rental” use at 1024 Old Main Road, Naramata be approved.
- 4d. Temporary Use Permit Application – Vacation Rental – Electoral Area “E” (E2021.021-TUP)
THAT Temporary Use Permit No. E2021.021-TUP for a “vacation rental” use at 4785 Mill Road, Naramata be approved.
- 5e. Development Variance Permit Application — Electoral Area “H” – H2021.039-DVP
THAT Development Variance Permit No. H2021.039-DVP to allow for the development of an accessory building at 518 Dagur Way be approved.

B. DEVELOPMENT SERVICES – Untidy/Unsightly Bylaw Enforcement

B.1 Bylaw Enforcement — Untidy & Unsightly - 4908 10th Avenue, Okanagan Falls

The Chair enquired whether the property owner or agent was present to address the Board and they were not.

~~RECOMMENDATION (Unweighted Corporate Vote – Simple Majority)~~

~~It was~~ **MOVED and SECONDED**

THAT the owner of the property legally described as Lot 11, District Lot 374, SDYD, Plan 5823, being 4908 10th Avenue, Okanagan Falls, be formally notified that the property is not in compliance with the Regional District of Okanagan-

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Similkameen Untidy and Unsightly Premises Regulatory Control Bylaw No. 2326, 2004; and,

THAT if after 30 days the non-compliance has not been rectified, the Regional District commence direct action to bring Lot 11, District Lot 374, SDYD, Plan 5823, being 4908 10th Avenue, Okanagan Falls into compliance; and,

THAT costs of undertaking the above work be recovered in the same manner and with the same remedies as property taxes in arrears. - **CARRIED**

C. DEVELOPMENT SERVICES – Rural Land Use Matters

C.1 Development Variance Permit Application — Electoral Area “C” (C2021.037-DVP)

~~RECOMMENDATION (Unweighted Rural Vote – Simple Majority)~~

~~It was~~ **MOVED and SECONDED**

THAT Development Variance Permit No. C2021.037-DVP to formalize the placement of seven metal storage containers at 5481 Sawmill Road be approved, on the condition that storage on top of the containers be prohibited. - **CARRIED**

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C.2 Town of Osoyoos - Regional Context Statement (RCS)

~~RECOMMENDATION (Unweighted Rural Vote – Simple Majority)~~

~~It was~~ **MOVED and SECONDED**

THAT the Regional District accept the Regional Context Statement as proposed in the revised Town of Osoyoos Official Community Plan. - **CARRIED**

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C.3 APC Bylaw Amendment – Removal of Members – Bylaw 2339.04

~~RECOMMENDATION (Unweighted Corporate Vote – 2/3 Majority)~~

~~It was~~ **MOVED and SECONDED**

THAT Bylaw No. 2339.04, being a bylaw to amend the Advisory Planning Commission Bylaw to address the removal of APC members be read a first, second and third time and adopted. - **CARRIED**

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C.4 Development Procedures Bylaw Amendment - Landscaping Securities – X2021.006-DPB

~~RECOMMENDATION-(Unweighted Rural Vote – 2/3 Majority)~~

~~It was~~ **MOVED and SECONDED**

THAT Bylaw No. 2500.23, 2021, being a bylaw to amend the Development Procedures Bylaw to introduce a minimum threshold of \$25,000.00 before requiring a landscaping security, be read a first, second and third time and adopted. - **CARRIED**

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D. FINANCE

D.1 Electoral Area “1” Community Grant in Aid

Director Monteith ~~declared a conflict due to her role on the executive of the Kaleden Community Association, and left the meeting due to potential conflict because as she is a Director on the Kaleden Community Association.~~

~~RECOMMENDATION-(Weighted Corporate Vote – Majority)~~

~~It was~~ **MOVED and SECONDED**

That the Board of Directors approve the following Electoral Area “1” Grant in Aid applications:

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	Purpose	Amount
Kaleden Community Association	Host "Get-Jazzed" event to raise funds to support community projects (KVR benches, KCA post-secondary bursary, KCA small grant program).	\$600
Kaleden Community Association – Seniors Committee	Assist with costs associated with the Kaleden Outdoor Winter Market. Costs include advertising, printing, facility rental and signage.	\$1,195
Kaleden Community Association – Kaleden Firesmart Committee	Hire a local contractor to help with fire mitigation on a few Kaleden properties. Other costs may include bin rental and canvas bags for debris removal.	\$2,000

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~~It was~~ **MOVED and SECONDED**

THAT the third request of the Electoral Area "I" Grant in Aid, that being a grant to the Kaleden Firesmart Community be removed from the application. ~~---~~

DEFEATED

Opposed: Directors Gettens, Holmes, Trainer, Bush, Vassilaki, Bauer, Pendergraft, Knodel, McKortoff, Johansen, Obirek and S. Coyne.

Question on the Main Motion:

~~IT was~~ **MOVED and SECONDED**

~~Question on Main,~~ THAT the Board of Directors Approve-approve the following Electoral Area "I" Grant in Aid applications for the Kaleden Community Association "Get Jazzed" event, the Kaleden Community Association – Seniors Committee and the Kaleden Community Association – Kaleden FireSmart Committee. ~~---~~ **CARRIED**

Opposed: Directors B. Coyne, Sentes and Robinson.

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Commented [GC2]: We should re-list the recipients, purpose, and amounts from above. Perhaps if the table is shrunk a little (10pt?), it won't seem so unwieldy.

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E. LEGISLATIVE SERVICES

E.1 Oliver and District Arena Conversion and Service Establishment

~~RECOMMENDATION (Unweighted Corporate Vote – Simple Majority)~~

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~~It was~~ **MOVED and SECONDED**

THAT Bylaw No. 2942, 2021, a bylaw to convert the Oliver and District Arena Service from a Supplementary Letters Patent to a Service established by bylaw, be adopted. - **CARRIED**

E.2 Area G Community Works (Gas Tax) Reserve Expenditure Bylaw No. 2947

~~RECOMMENDATION (Weighted Corporate Vote – 2/3 Majority)~~

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~~It was~~ **MOVED and SECONDED**

THAT Electoral Area “G” Community Works Program (Gas Tax) Reserve Expenditure Bylaw No. 2947, 2021, being a bylaw to authorize an expenditure of \$30,000 from the Electoral Area “G” Community Works Reserve to fund the construction of a portion of the Similkameen Rail Trail, be read a first, second, and third time and be adopted. - **CARRIED**

F. CAO REPORTS

F.1 Verbal Update

The CAO provided an update on the Special Meetings taking place in person at the Penticton Lakeside Resort.

G. OTHER BUSINESS

G.1 Chair’s Report

~~The Chair provided the Board with a reminder of the fall SILGA Speaker Series.~~

G.2 Directors Motions

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G.3 Board Members Verbal Update

Commented [GC3]: We don’t usually provide a summary of the updates provided by Directors.

~~Director McKortoff provided the Board with an update on the Okanagan Basin Water Board toolkit that will be sent out as well as upcoming webinars.~~

~~Director Bush provided the Board with an update on the Area “B” trail work.~~

H. ADJOURNMENT

~~It was~~ **MOVED and SECONDED**
THAT the meeting adjourn. - **CARRIED**

The meeting **was** adjourned at 1:04 pm.

APPROVED:

CERTIFIED CORRECT:

K. Kozakevich RDOS Board Chair

B. Newell Corporate Officer

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ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: October 21, 2021
RE: Temporary Use Permit Application – Electoral Area “E” (E2021.022-TUP)

Administrative Recommendation:

THAT Temporary Use Permit No. E2021.022-TUP to allow a “vacation rental” use at 3180 MacKay Road, Naramata be approved.

Legal: Lot 2, Plan KAP52397, District Lot 210, SDYD Folio: E-02212.020
OCP: Agriculture (AG) Zone: Agriculture (AG1)

Proposed Development:

To renew an existing vacation rental use on the subject property through the issuance of a Temporary Use Permit (TUP).

In support of this proposal, the applicant stated that “We have many positive reviews on VRBO that support the vacation rental renewal at <https://www.vrbo.com/en-ca/cottage-rental/p1013865vb>.”

Site Context:

The subject property is approximately 4.2 ha in area and is situated on the east side of McKay Road and west side of Robinson Avenue. The parcel is comprised of a single detached dwelling, accessory dwelling, farm building, and vineyards.

The surrounding pattern of development is generally characterised by agriculture on all sides nearing residential use in Naramata Town Centre to the west.

Background:

The current boundaries of the subject property were created by a Plan of Subdivision on June 7, 1994 while available Regional District records indicate that building permits for the two dwellings (1994, 1995) have been issued for this property.

Under the Electoral Area “E” Official Community Plan (OCP) Bylaw No. 2458, 2008, the subject property is currently designated Agriculture (AG) and is the subject of Watercourse Development Permit (WDP) and Environmentally Sensitive Development Permit (ESDP) Area designations.

Under the Electoral Area “E” Zoning Bylaw No. 2459, 2008, the property is currently zoned Agriculture (AG1) which does allow accessory dwellings, agri-tourism accommodation, and bed and breakfast operation. All are related to vacation rental use.

The property is within the Agricultural Land Reserve (ALR) and has been classified as part “Residential” (Class 01) and part “Farm” (Class 09) by BC Assessment.

Public Process:

Since this application is a renewal of an existing vacation rental it was not required to be presented at a Public Information Meeting (PIM) or Area Planning Commission (APC).

Adjacent property owners will have received notification of this application with written comments being accepted up until one (1) week prior to the Board’s regular meeting at which the application is to be considered. All comments received are included as a separate item on the Board’s Agenda.

Analysis:

The applicant has been running the vacation rental successfully since 2017. There have been no complaints about the rental or its occupants and no changes are proposed to the rental of two bedrooms for up to four occupants. The conditions of the subject property to be suitable for a vacation rental were previously considered for TUP number E2017.089-TUP and E2018.165-TUP.

The 2020 Housing Needs Assessment was completed this year, which identifies a severe lack of long-term rental housing in the area. This is especially critical in areas of the region that have high vacation-rental and owner vacation use that are otherwise vacant for the rest of the year, like Naramata. Refusal of TUP’s may encourage long-term rentals (i.e. one-year lease under the Residential Tenancy Act) rather than short-term rentals.

Alternatives:

1. THAT the Board of Directors deny Temporary Use Permit No. E2021.022-TUP; or
2. THAT the Board of Directors defer consideration of Temporary Use Permit No. E2021.022-TUP for the following reasons:
 - i) *TBD*

Respectfully submitted:



Danielle DeVries, Planner 1

Endorsed By:



C. Garrish, Planning Manager

- Attachments: No. 1 – Agency Referral List
No. 2 – Applicant’s Site Plan
No. 3 – Site Photo (Google Street View 2012)

Attachment No. 1 – Agency Referral List

Referrals to be sent to the following agencies as highlighted with a , prior to the Board considering adoption of Temporary Use Permit No. E2021.022-TUP.

<input checked="" type="checkbox"/>	Agricultural Land Commission (ALC)	<input checked="" type="checkbox"/>	Fortis
<input checked="" type="checkbox"/>	Interior Health Authority (IHA)	<input type="checkbox"/>	City of Penticton
<input type="checkbox"/>	Ministry of Agriculture	<input type="checkbox"/>	District of Summerland
<input type="checkbox"/>	Ministry of Energy, Mines & Petroleum Resources	<input type="checkbox"/>	Town of Oliver
<input type="checkbox"/>	Ministry of Municipal Affairs & Housing	<input type="checkbox"/>	Town of Osoyoos
<input type="checkbox"/>	Ministry of Forest, Lands, Natural Resource Operations & Rural Development (Ecosystem Section)	<input type="checkbox"/>	Town of Princeton
<input type="checkbox"/>	Ministry of Forest, Lands, Natural Resource Operations & Rural Development (Archaeology Branch)	<input type="checkbox"/>	Village of Keremeos
<input type="checkbox"/>	Ministry of Jobs, Trade & Technology	<input type="checkbox"/>	Okanagan Nation Alliance (ONA)
<input type="checkbox"/>	Ministry of Transportation and Infrastructure	<input type="checkbox"/>	Penticton Indian Band (PIB)
<input type="checkbox"/>	Integrated Land Management Bureau	<input type="checkbox"/>	Osoyoos Indian Band (OIB)
<input type="checkbox"/>	BC Parks	<input type="checkbox"/>	Upper Similkameen Indian Band (USIB)
<input type="checkbox"/>	School District #53 (Areas A, B, C, D & G)	<input type="checkbox"/>	Lower Similkameen Indian Band (LSIB)
<input type="checkbox"/>	School District #58 (Area H)	<input type="checkbox"/>	Environment Canada
<input checked="" type="checkbox"/>	School District #67 (Areas D, E, F, I)	<input type="checkbox"/>	Fisheries and Oceans Canada
<input type="checkbox"/>	Central Okanagan Regional District	<input type="checkbox"/>	Canadian Wildlife Services
<input type="checkbox"/>	Kootenay Boundary Regional District	<input type="checkbox"/>	OK Falls Irrigation District
<input type="checkbox"/>	Thompson Nicola Regional District	<input type="checkbox"/>	Kaleden Irrigation District
<input type="checkbox"/>	Fraser Valley Regional District	<input type="checkbox"/>	X Irrigation District / improvement District / etc.
<input checked="" type="checkbox"/>	Naramata Volunteer Fire Department	<input type="checkbox"/>	Public Works (Water Areas C, D, E, F; Sewer Area D)

Attachment No. 2 – Applicant’s Site Plan



Attachment No. 3 – Site Photo (Google Street View 2012)



Lauri Feindell

From: Peters, Jonathan <Jonathan.Peters@fortisbc.com>
Sent: September 24, 2021 8:35 AM
To: Planning
Cc: Referrals
Subject: Referral: Temporary Use Permit - Vacation Rental Renewal - 3180 McKay Road
Attachments: Referral Sheet E2021.022-TUP 3180 McKay Road.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

With respect to the above noted file, FortisBC Energy Inc. (Gas) has reviewed the subject proposal and has no objections or concerns.

If you have any questions or concerns, please do not hesitate to ask!

Thank you,

If you have any questions feel free to reach out to me.

Jonathan Peters, ASCT, BSc | Planning & Design Technologist 2
Kelowna, BC



W: 250-868-4552

Email:jonathan.peters@fortisbc.com

This email was sent to you by FortisBC*. The contact information to reach an authorized representative of FortisBC is 16705 Fraser Highway, Surrey, British Columbia, V4N 0E8, Attention: Communications Department. You can unsubscribe from receiving further emails from FortisBC by emailing unsubscribe@fortisbc.com.

*"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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Lauri Feindell

From: Abenante, Thomas <Thomas.Abenante@fortisbc.com>
Sent: September 24, 2021 10:34 AM
To: Planning
Cc: Peters, Jonathan
Subject: FW: Referral: Temporary Use Permit - Vacation Rental Renewal - 3180 McKay Road
Attachments: Referral Sheet E2021.022-TUP 3180 McKay Road.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,
With respect to the above noted file, FortisBC Energy Inc. (Gas) has reviewed the subject proposal and has no objections or concerns.

Thank you,

Thomas Abenante, ASCT | Planning & Design Technologist (Gas)
Kelowna, B.C.



W: 250-868-4518

Email: thomas.abenante@fortisbc.com

From: Referrals <Referrals@fortisbc.com>
Sent: Wednesday, September 22, 2021 3:59 PM
To: Abenante, Thomas <Thomas.Abenante@fortisbc.com>; Peters, Jonathan <Jonathan.Peters@fortisbc.com>
Subject: Referral: Temporary Use Permit - Vacation Rental Renewal - 3180 McKay Road

Property Referral: 2021-1657

Hi Thomas and Jonathan

Please review the attached / below and provide your comments directly to planning@rdos.bc.ca by **Oct 14, 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



Lauri Feindell

From: Huber, Sara ALC:EX <Sara.Huber@gov.bc.ca>
Sent: September 24, 2021 1:13 PM
To: Planning
Cc: Gyug, Philip AFF:EX
Subject: 51176m2 - ALC Response to RDOS TUP E2021-022
Attachments: 51176m2 - RDOS TUP E2021-022.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Danielle,

Please find attached the Agricultural Land Commission's response with respect to RDOS TUP E2021-022.

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.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Sara Huber, Regional Planner
Agricultural Land Commission (ALC)
Email: Sara.Huber@gov.bc.ca
Phone: 236-468-3258



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

September 24, 2021

Reply to the attention of Sara Huber
ALC Inquiry: 51176
Local Government File: E2021.022-TUP

Danielle DeVries
Planner 1, RDOS
planning@rdos.bc.ca

Re: Regional District of Okanagan Similkameen Temporary Use Permit No. E2021.022-TUP

Thank you for forwarding a draft copy of Regional District of Okanagan Similkameen (RDOS) Temporary Use Permit E2021.022-TUP (the "TUP") for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the TUP is consistent with the purposes of the *ALC Act*, the Agricultural Land Reserve (ALR) General Regulation, the ALR Use Regulation, and any decisions of the ALC.

The TUP proposes to renew a TUP which will expire on October 31, 2021 for the operation of a short-term vacation rental in an accessory dwelling on the property identified as 3180 and 3260 McKay Road, Naramata; PID: 018-787-762 (the "Property") for up to four guests in two bedrooms from May to October each year.

ALC File History:

In 1992, the Commission refused an application to exclude the Property from the ALR (Application 26607; Resolution #760/1992), citing the prime agricultural capability of the majority of the land, and the negative impact exclusion may have on adjacent orchards and the agricultural community in general.

In 2018, ALC staff responded to a referral for a TUP for a short-term vacation rental in the principal dwelling (or what was believed to be the principal dwelling) on the Property (RDOS File: E2018.165; ALC File: 51176). ALC staff had no objection to the TUP citing that the ALC does not regulate the tenure of the principal dwelling.

ALC Staff Comments:

ALC staff note that the current referral applies to the accessory dwelling as opposed to the principal dwelling. While the ALC does not regulate the tenure of the principal dwelling, presently in the ALR, the additional residence may only be a manufactured home that is occupied by the owner or the owner's immediate family.

ALC staff are unclear as to the status of the accessory dwelling. Until further information is available, ALC staff do not support the issuance of the TUP.

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

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

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

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Referral of RDOS E2021-022-ZONE

CC: Ministry of Agriculture – Attention: Philip Gyug (Philip.Gyug@gov.bc.ca)

51176m2

RESPONSE SUMMARY

TEMPORARY USE PERMIT NO. E2021.022-TUP

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

See attached letter.

Signature: 

Signed By: Tanya Osborne

Agency: Interior Health

Title: Community Health Facilitator

Date: Oct 4, 2021



October 4, 2021

Danielle DeVries, Planner
Regional District of Okanagan-Similkameen
101 Martin Street
Penticton, BC, V2A-5J9

Sent via email: planning@rdos.bc.ca

Danielle DeVries:

RE: File E2021.022-ZONE: 3180 & 3260 McKay Road: Lot 2, Plan KAP52397, District Lot 210, SDYD

Thank you for the opportunity to provide comments on this application. It is our understanding that the above referenced application seeks re-approval for a Temporary Use Permit (TUP) to allow the subject property to continue to be used as a short-term vacation rental from May 1st to October 31st. This referral has been reviewed from a Healthy Community Development perspective. The following comments are for your consideration:

Housing is a key determinant of health. It has a significant influence on our physical and mental health, social well-being, and indirectly influences many other determinants of health such as income, early childhood development, educational opportunities, and access to health services. Healthy housing is attainable, stable, high quality, and in a location and community that meets our needs and supports health and well-being.

While this vacation rental can contribute to the property owner's income and support tourism through accommodation for the travelling public, it also reduces the availability of long-term housing units available in the community. It is important to balance long term housing needs with support for visitors and economic opportunity. As noted in the RDOS 2020 Housing Needs Assessment, there is an acute shortage of long-term rental availability.

We suggest that this TUP not be re-approved without the applicant first demonstrating that long term rental option is not feasible. If this is not possible, another mitigating measure is for the property to be available for longer term rental from Nov 1st – April 30th, rather than being vacant during that time.

Interior Health is committed to improving the health and wellness of all by working collaboratively with local governments and community partners to create policies and environments that support good health.

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



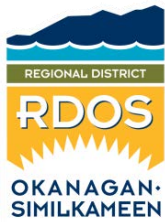
Interior Health

Should you have any questions about the information provided above, please don't hesitate to call or email – my contact information can be found on the bottom of this letter.

Sincerely,

Tanya Osborne, BAHS
Healthy Communities

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



TEMPORARY USE PERMIT

FILE NO.: E2021.022-TUP

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', 'B', and 'C' and described below:

Legal Description: Lot 2, Plan KAP52397, District Lot 210, SDYD

Civic Address: 3180 & 3260 McKay Road

Parcel Identifier (PID): 018-787-762 Folio: E-02212.020

TEMPORARY USE

6. In accordance with Section 22.0 of the Electoral Area "E" Official Community Plan Bylaw No. 2458, 2008, the land specified in Section 5 may be used for a "vacation rental" use as defined in the Electoral Area "E" Zoning Bylaw, being the use of a residential dwelling unit for the accommodation of paying guests occupying the dwelling unit for a period of less than 30 days.

CONDITIONS OF TEMPORARY USE

7. The vacation rental use of the land is subject to the following conditions:
 - a) the vacation rental use shall occur only between May 1st and October 31st;

Temporary Use Permit No. E2021.022-TUP

DRAFT VERSION – 2019-09-20

Page 1 of 6

- b) the following information must be posted within the dwelling unit while the vacation rental use is occurring:
 - i) the location of property lines by way of a map;
 - ii) a copy of the Regional District’s Electoral Area “E” Noise Regulation and Prohibition Bylaw;
 - iii) measures to address water conservation;
 - iv) instructions on the use of appliances that could cause fires, and for evacuation of the building in the event of fire;
 - v) instructions on the storage and management of garbage;
 - vi) instructions on septic system care; and
 - vii) instructions on the control of pets (if pets are permitted by the operator) in accordance with the Regional District’s Animal Control Bylaw.
- c) the maximum number of bedrooms that may be occupied by paying guests shall be two (2);
- d) the number of paying guests that may be accommodated at any time shall not exceed four (4);
- e) a minimum of two (2) on-site vehicle parking spaces shall be provided for paying guests;
- f) camping and the use of recreational vehicles, accessory buildings and accessory structures on the property for vacation rental occupancy are not permitted; and
- g) current telephone contact information for a site manager or the property owner, updated from time to time as necessary, as well as a copy of this Temporary Use Permit shall be provided to the owner of each property situated within 100 metres of the land and to each occupant of such property if the occupier is not the owner.

COVENANT REQUIREMENTS

- 8. Not applicable.

SECURITY REQUIREMENTS

- 9. Not applicable.

EXPIRY OF PERMIT

- 10. This Permit shall expire on October 31, 2024.

Authorising resolution passed by Regional Board on ____ day of _____, 2021.

B. Newell, Chief Administrative Officer

DRAFT

Regional District of Okanagan-Similkameen

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

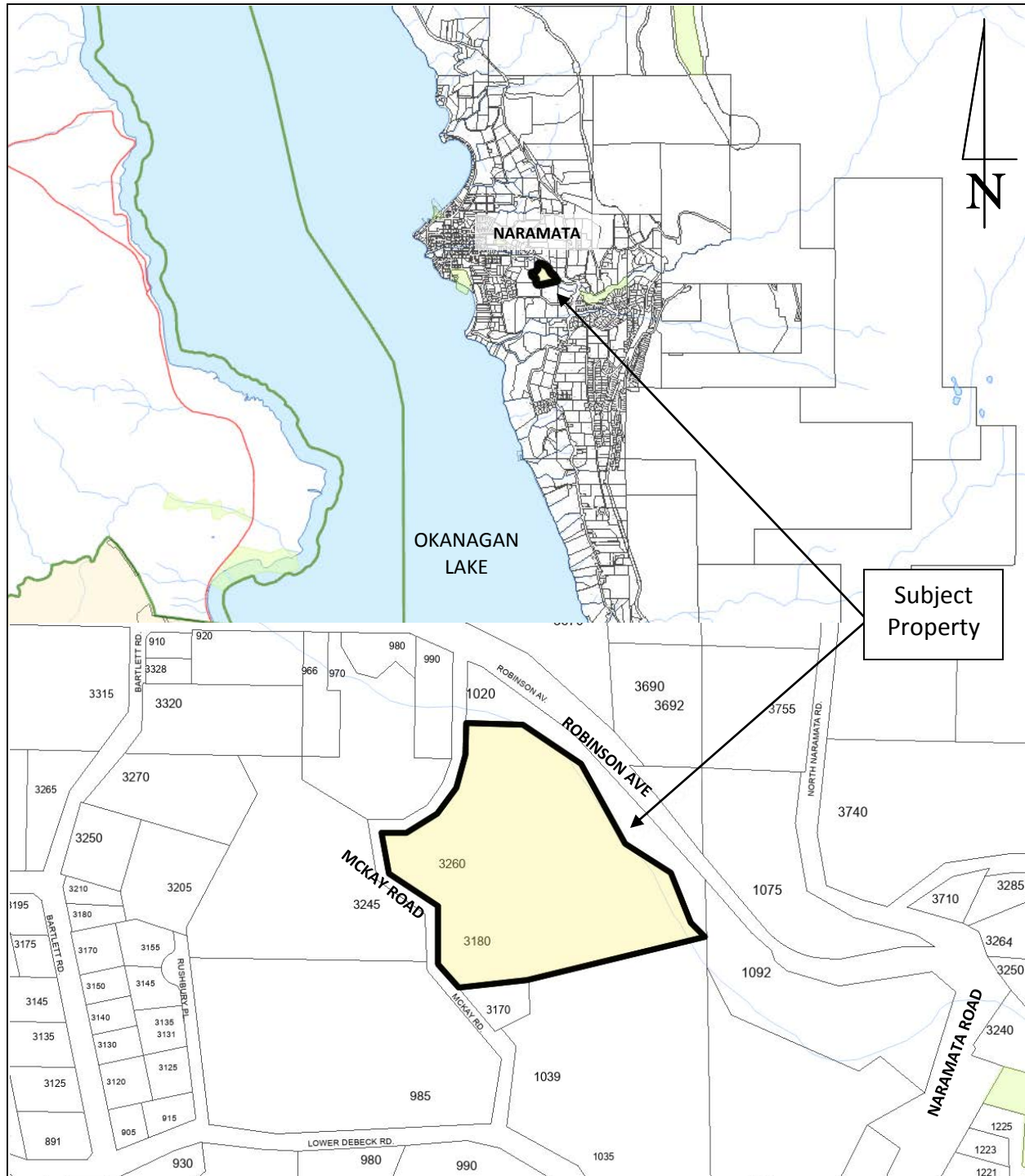
Telephone: 250-492-0237 Email: planning@rdos.bc.ca



Temporary Use Permit

File No. E2021.022-TUP

Schedule 'A'



Temporary Use Permit No. E2021.022-TUP

DRAFT VERSION – 2021-09-21

Page 4 of 6

Regional District of Okanagan-Similkameen

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

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



Temporary Use Permit

Schedule 'B'

File No. E2021.022-TUP



Temporary Use Permit No. E2021.022-TUP

DRAFT VERSION – 2021-09-21

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Regional District of Okanagan-Similkameen

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

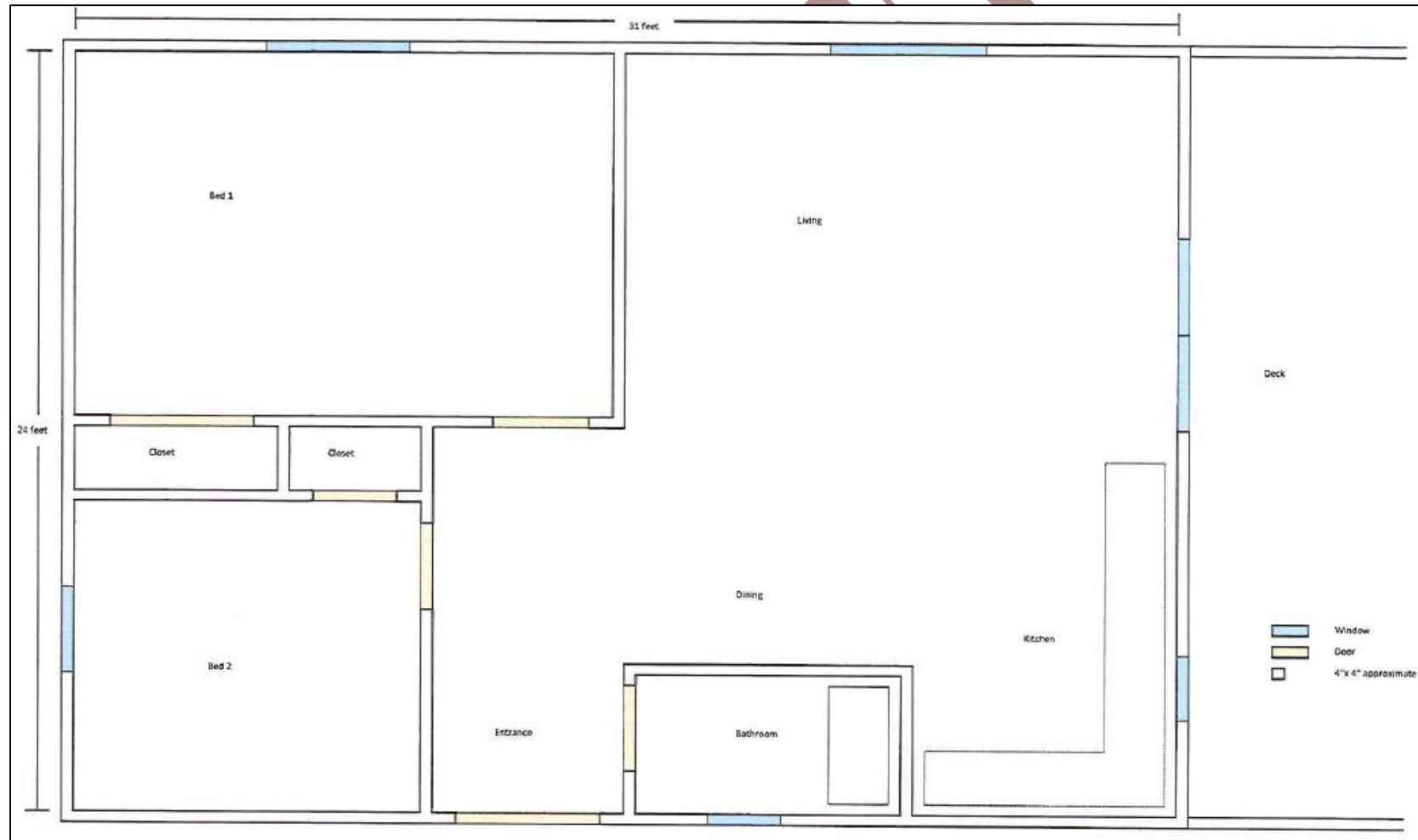
Telephone: 250-492-0237 Email: planning@rdos.bc.ca



Temporary Use Permit

File No. E2021.022-TUP

Schedule 'C'



Temporary Use Permit No. E2021.022-TUP

DRAFT VERSION – 2021-09-21

Page 6 of 6

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: October 21, 2021
RE: Development Variance Permit Application — Electoral Area “E” (E2021.041-DVP)

Administrative Recommendation:

THAT Development Variance Permit No. E2021.041-DVP in order to formalize an existing garage and underground storage at 1115 Rounds Road in Naramata be approved.

Legal: Lot 1, Plan KAP25803, District Lot 209, SDYD Folio: E-02147.000
OCP: Low Density Residential (LR) Zone: Residential Single Family One (RS1)
Variance to reduce the minimum rear parcel line setback from 3.0 metres to 1.5 metres; and
Requests: to reduce the minimum interior side parcel line setback from 3.0 metres to 1.36 metres.

Proposed Development:

To reduce the rear parcel line setback to 1.5 metres and reduce the interior side parcel line setback to 1.36 metres in order to formalize an existing garage and underground storage covered by a patio.

The applicant has stated that “the variance will legalize an existing accessory building(s) ... to solve a situation that existed when they purchased the property in March of 2021.”

Site Context:

The subject property is approximately 1,710 m² in area and is situated on the north side of Rounds Road. The property is currently developed to contain a single-detached dwelling, accessory structure (underground storage covered by patio), and two accessory structures (garage and storage shed). The storage shed is planned to be removed as it encroaches the interior side parcel line.

The surrounding pattern of development is characterised by residential (RS1) parcels to the south and agricultural (AG1) parcels on all other sides.

Background:

The current boundaries of the subject property were created on January 21, 1975. Available Regional District records indicate that a build without permit notice for the underground storage was issued to the new owner (April 2021) and a building permit was issued for the garage (June 1975).

Under the Electoral Area “E” Official Community Plan (OCP) Bylaw No. 2458, 2008, the subject property is currently designated Low Density Residential (LR), and is not the subject of any development permit designations.

Under the Electoral Area “E” Zoning Bylaw No. 2459, 2008, the property is currently zoned Residential Single Family One (RS1) which requires a minimum rear and interior side parcel line setbacks of 3.0 metres for accessory buildings and structures.

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, in accordance with Section 2.10 of Schedule ‘4’ of the Regional District’s Development Procedures Bylaw No. 2500, 2011, until 4:30 p.m. on October 14, 2021. All comments received are included in the Board’s Agenda.

Analysis:

The accessory building and structure with the proposed variance already exist on the property and do not pose any new inconvenience to the neighbouring properties. The building and structure are visually screened from the neighbours by landscaping (shrubs) around the property.

The new property owners are working to get the existing buildings and structure into compliance, including removing the shed that encroaches on the property line and upgrading the underground storage that was built without a permit.

Ammendment Bylaw No. 2892, 2021 was given first and second reading on September 23, 2021 which would rezone the property to Low Density Residential Three (RS3). The proposed RS3 zone has a minimum rear and interior side parcel line setback of 1.0 metre, which would be sufficient for the existing building and structure to be compliant.

The existing building and structure are not complaint with the Zoning Bylaw and Building Code. The property owner could instead be instructed to remove them.

Alternatives:

1. That the Board deny Development Variance Permit No. E2021.041-DVP.

Respectfully submitted



Danielle DeVries, Planner 1

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.: E2021.041-DVP

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', and 'C', 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 KAP25803, District Lot 209, SDYD

Civic Address: 1115 Rounds Road, Naramata

Parcel Identifier (PID): 005-320-658 Folio: E-02147.000

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 rear parcel line setback for an accessory building and structure in the Residential Single Family One (RS1) Zone, as prescribed in Section 11.1.6(b)(ii), is varied:
 - i) from: 3.0 metres
 - to: 1.5 metres to the outermost projection as shown on Schedule 'B' and 'C'.

- b) The minimum interior side parcel line setback for an accessory building and structure 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: 1.36 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

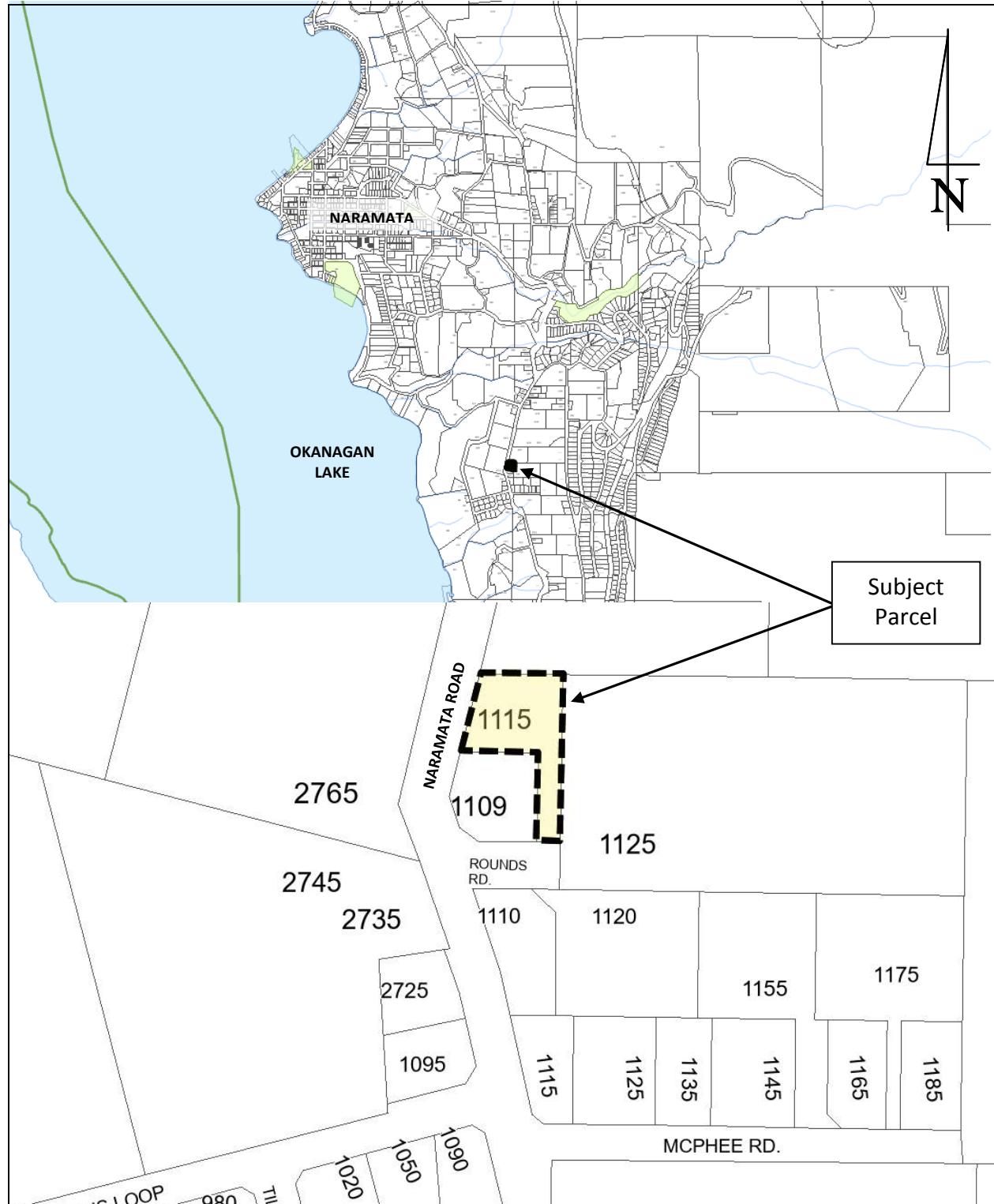
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

File No. E2021.041-DVP

Schedule 'A'



Development Variance Permit No. E2021.041-DVP

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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. E2021.041-DVP

Schedule 'B'



Development Variance Permit No. E2021.041-DVP

Page 4 of 5

Regional District of Okanagan-Similkameen

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

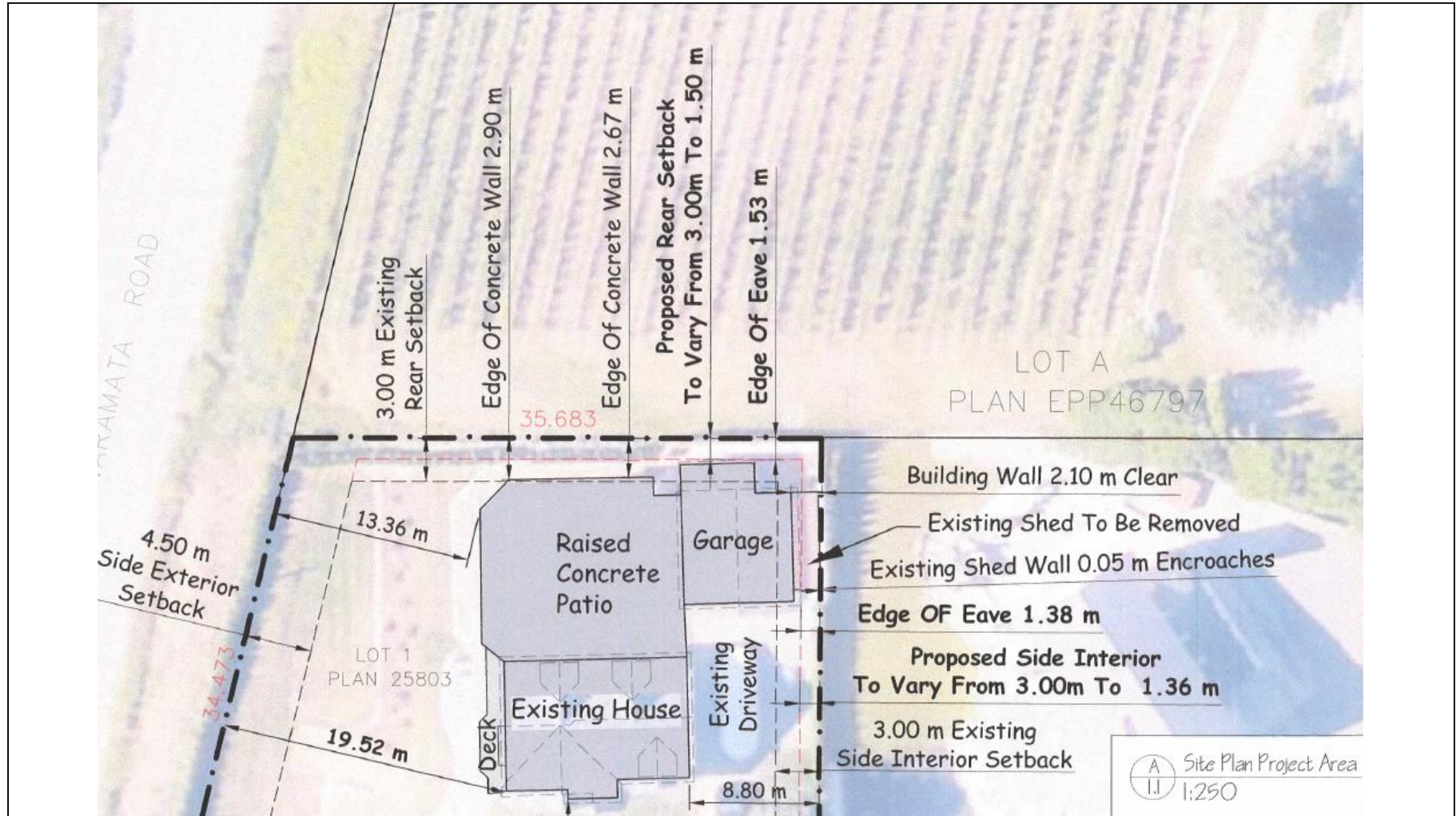
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. E2021.041-DVP

Schedule 'C'



Development Variance Permit No. E2021.041-DVP

Page 5 of 5



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: October 21, 2021
RE: Development Variance Permit Application — Electoral Area “E” (E2021.043-DVP)

Administrative Recommendation:

THAT Development Variance Permit No. E2021.043-DVP to allow for the construction of an over-height retaining wall at 3285 Lyons Road, Naramata be approved.

Legal: Lot A, Plan KAP54932, District Lot 266, SDYD Folio: E-01940.002
OCP: Small Holdings (SH) Zone: Small Holdings Three (SH3)

Variance to increase the maximum retaining wall height from 2.0 metres to 3.66 metres;
Requests: to increase the maximum retaining wall height in an interior side parcel line setback from 1.2 metres to 3.35 metres; and
to reduce the minimum interior side parcel line setback from 4.5 metres to 0.0 metres.

Proposed Development:

This application is seeking a variance to the maximum retaining wall heights and minimum interior side setback that applies to the subject property in order to replace an existing overheight retaining wall that is rotting.

Specifically, it is being proposed to increase the maximum height of a retaining wall to 3.66 metres, including to 3.35 metres in the interior side setback and to reduce the minimum interior side setback to 0.0 metres.

In support of this request, the applicant has stated that:

The existing 3.02 M (9'-11") retaining wall is crumbling, a safety hazard and an eyesore. The requested replacement retaining wall would be a little higher at 3.66M (12ft) at the basement patio slab area. ... Our neighbours directly to the south they welcome the upgrade ... [and] fully support the new wall and proposed elevation at their side. ... Our neighbours to the west are also in support. ... The existing wall was built with KVR rail ties and boulders ... [that] are crumbling with age and from the effects of insects and marmots. ...The proposed Redi-Rock block type wall with rugged natural looking stone will enhance the south and west side aspects of the property for us, our neighbours and for the public that visit Naramata as it is visible from the busy road.

Site Context:

The subject property is approximately 2088 m² in area and is situated on the west side of Lyons Road and east side of Naramata Road. The property is currently developed to contain a single detached dwelling and accessory building (shed).

The surrounding pattern of development is characterised by residential uses (RS1 and SH3) to the south and east and agricultural parcels with dwellings to the north and west (AG1).

Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on May 19, 1995, while available Regional District records indicate that a building permits for the single detached dwelling (Sep 1981; May 2019) and accessory building (June 2020) have been issued for this property.

Under the Electoral Area “E” Official Community Plan (OCP) Bylaw No. 2458, 2008, the subject property is currently designated Small Holdings (SH), and is not the subject of any development permit areas.

Under the Electoral Area “E” Zoning Bylaw No. 2459, 2008, the property is currently zoned Small Holdings Three (SH3) which requires the maximum height of retaining walls to be 2.0 metres and 1.2 metres in the interior side setback and the minimum interior side setback to be 4.5 meters.

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, in accordance with Section 2.10 of Schedule ‘4’ of the Regional District’s Development Procedures Bylaw No. 2500, 2011, until 4:30 p.m. on October 14, 2021. All comments received are included in the Board’s Agenda.

Analysis:

The Regional District attempts to mitigate the impact of residential development on hillsides through the use of retaining wall regulations. These regulations encourage retaining walls to be aesthetically integrated into the terrain and respect the natural character of the site to achieve environmentally sound and liveable hillside neighbourhoods.

Further, the Zoning Bylaw’s use of setback regulations is generally to provide physical separation between neighbouring properties to protect privacy and prevent the appearance of overcrowding. In a residential neighbourhoods they also allow access to sunlight, provide separation for fire safety, and mitigate nuisances (like noise) that might come from an adjacent building.

The existing retaining wall is a safety hazard and is scheduled for replacement. The property is already developed into the hill in a step-wise manner that integrates it into the terrain and the proposed materials will aesthetically match the natural character of the area more than the existing wall.

The homes are already well separated and the existing retaining wall is up to the property line, so concerns with the proposed interior parcel line setback are mitigated.

The maximum height of 2.0 metres is to create a step-wise rise in elevation that more closely matches the bench-like nature of hills in the area. The property owners would have an option to create a new retaining wall design that incorporates two, shorter retaining walls.

Alternatives:

1. That the Board deny Development Variance Permit No. E2021.043-DVP; or

-
2. That the Board defer consideration of the application and it be referred to the Electoral Area "E" Advisory Planning Commission.

Respectfully submitted



Danielle DeVries, Planner 1

Endorsed by:



C. Garrish, Planning Manager

Attachments: No. 1 – Site Photo (Google Streetview from Naramata Road 2014)

No. 2 – Site Photo (Existing Retaining Wall from West)

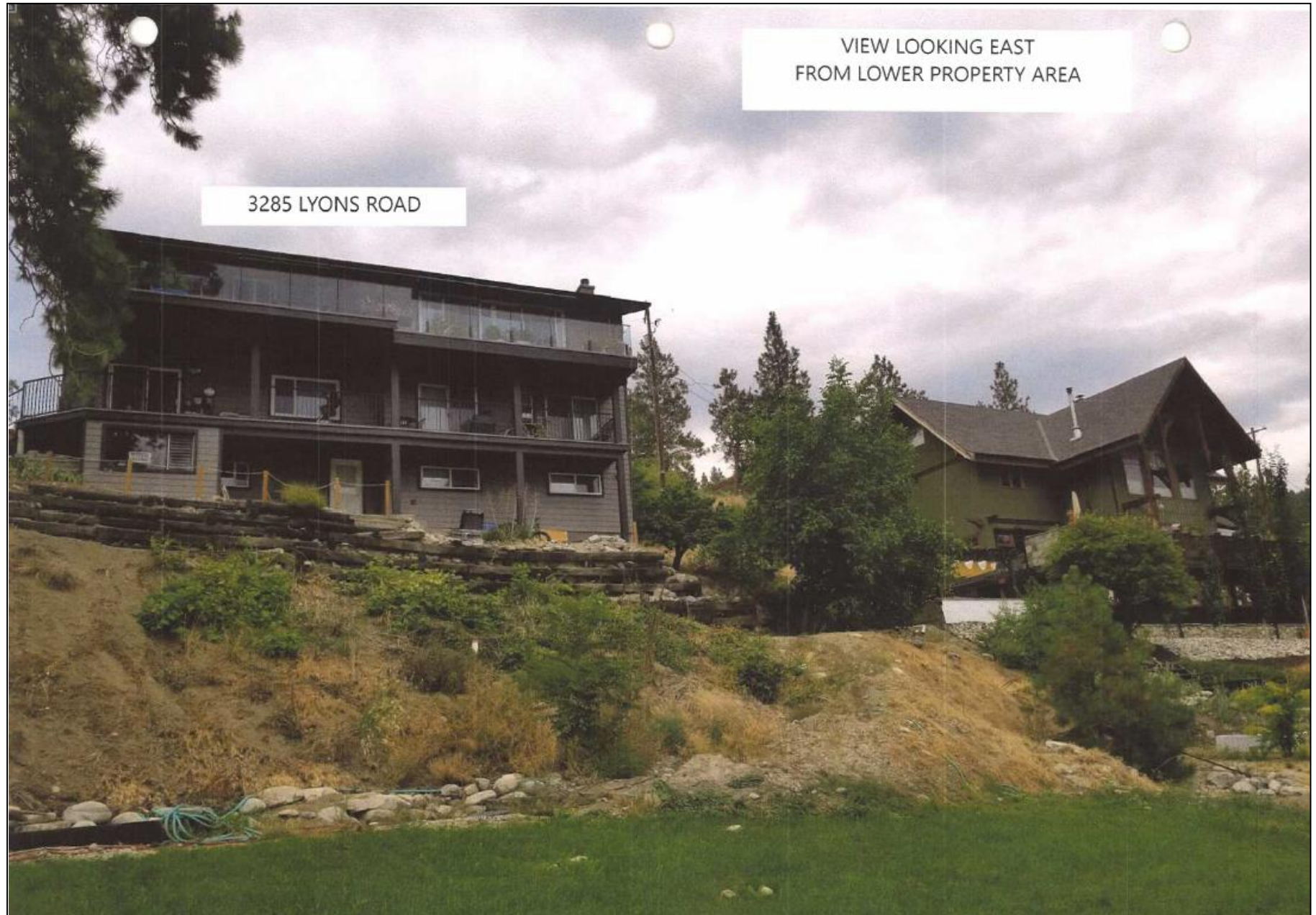
No. 3 – Site Photo (Existing Retaining Wall from South)

No. 4 – Example Photo (Redi-Rock Material Chosen)

Attachment No. 1 – Site Photo (Google Streetview from Naramata Road 2014)



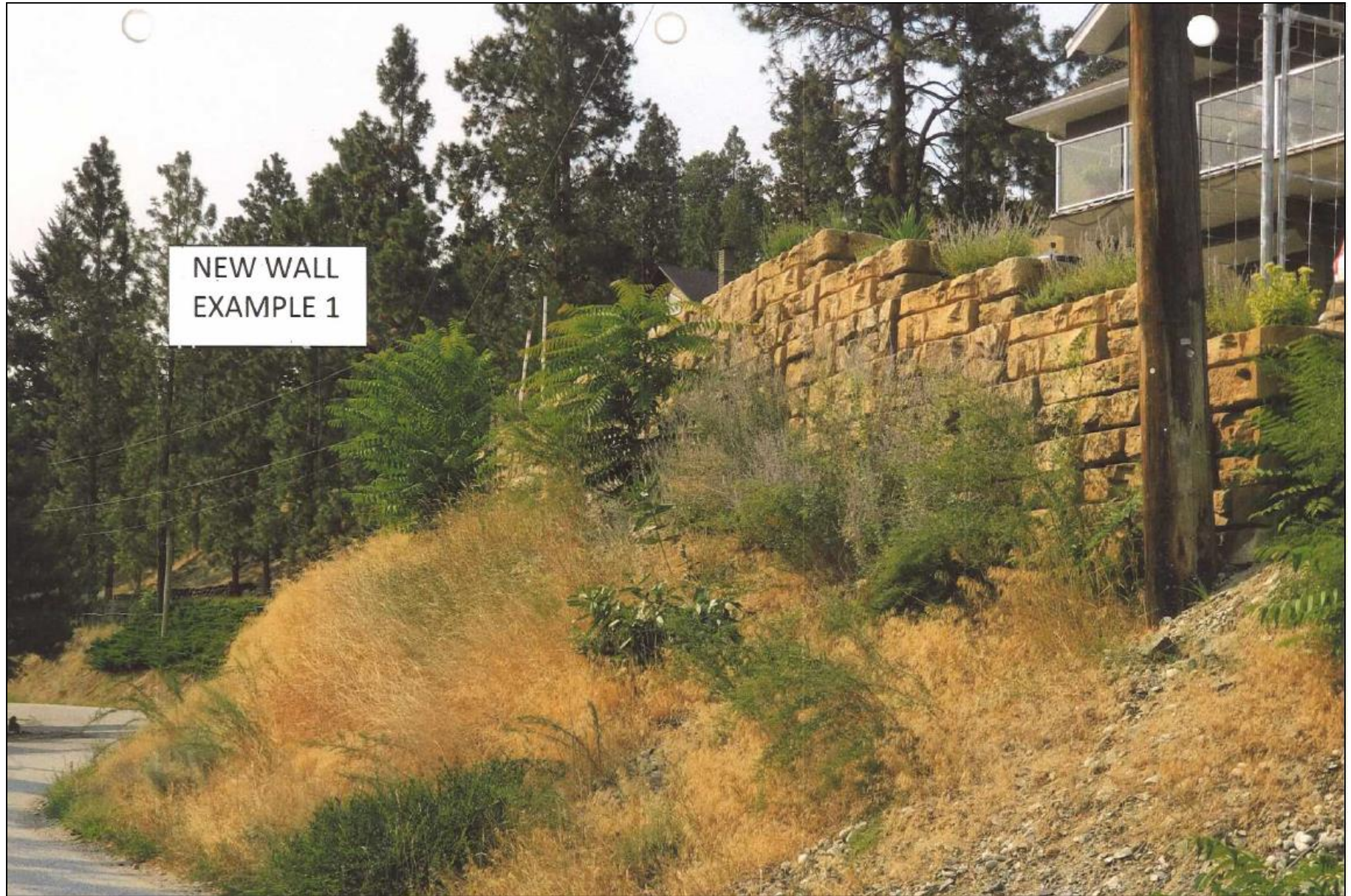
Attachment No. 2 – Site Photo (Existing Retaining Wall from West)

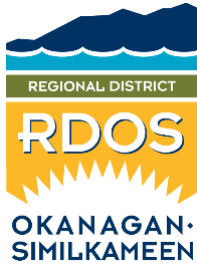


Attachment No. 3 – Site Photo (Existing Retaining Wall from South)



Attachment No. 4 – Example Photo (Redi-Rock Material Chosen)





Development Variance Permit

FILE NO.: E2021.043-DVP

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', and 'C', 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 A, Plan KAP54932, District Lot 266, SDYD

Civic Address: 3285 Lyons Road

Parcel Identifier (PID): 023-098-643 Folio: E-01940.002

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 retaining wall height, as prescribed in Section 7.27.4, is varied:
 - i) from: 2.0 metres
 - to: 3.66 metres to the top of the wall as shown on Schedule 'B'.

- b) The maximum retaining wall height in an interior side setback, as prescribed in Section 7.27.4(a), is varied:
 - i) from: 1.2 metres
 - to: 3.35 metres to the top of the wall as shown on Schedule 'B'.
- c) The minimum interior side parcel line setback for an accessory structure in the Small Holdings Three (SH3) Zone, as prescribed in Section 10.6.6(b)(iii), is varied:
 - i) from: 4.5 metres
 - to: 0.0 metres to the outermost projection as shown on Schedule '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

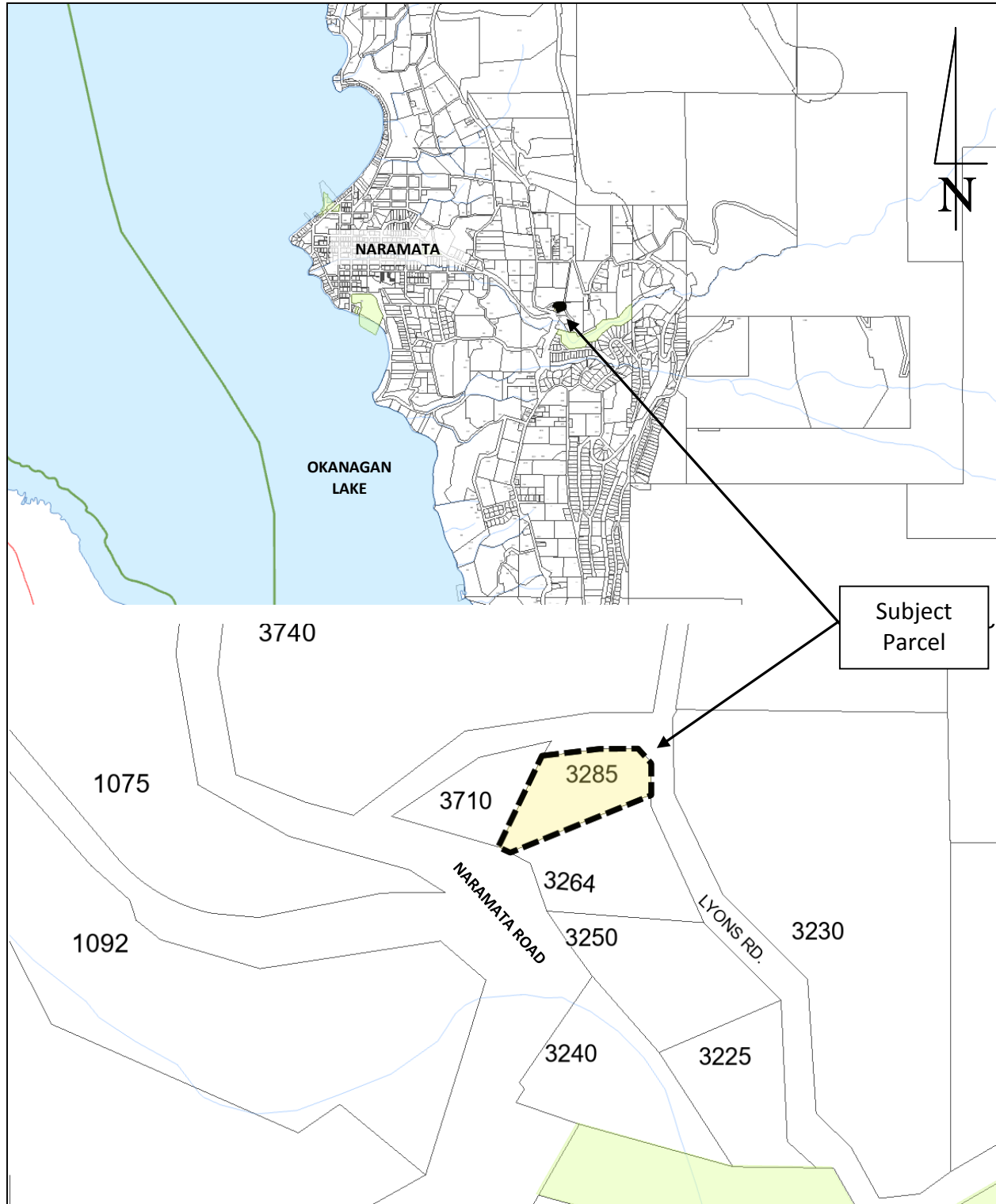
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

File No. E2021.043-DVP

Schedule 'A'



Development Variance Permit No. E2021.043-DVP

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Regional District of Okanagan-Similkameen

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

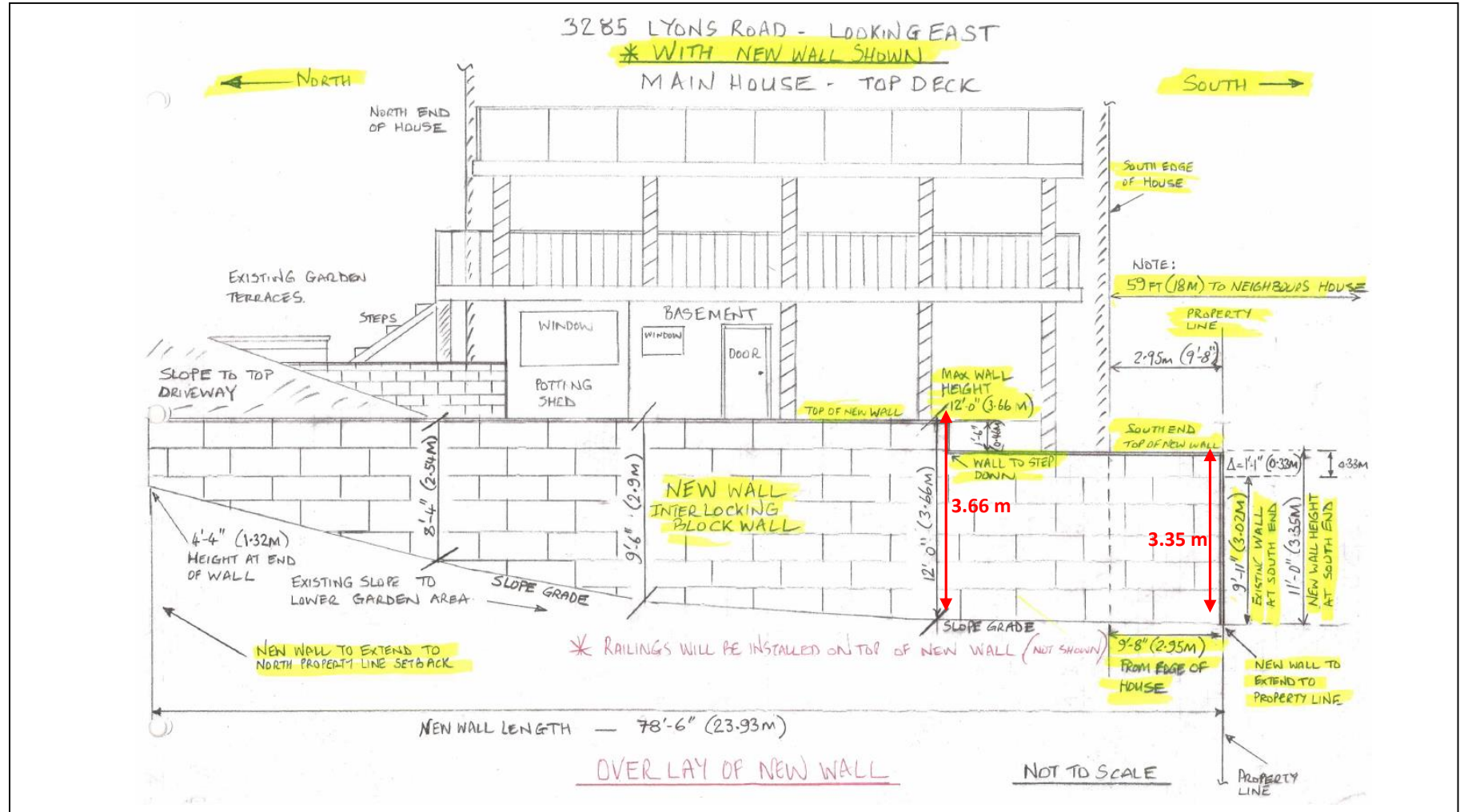
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

File No. E2021.043-DVP

Schedule 'B'



Regional District of Okanagan-Similkameen

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

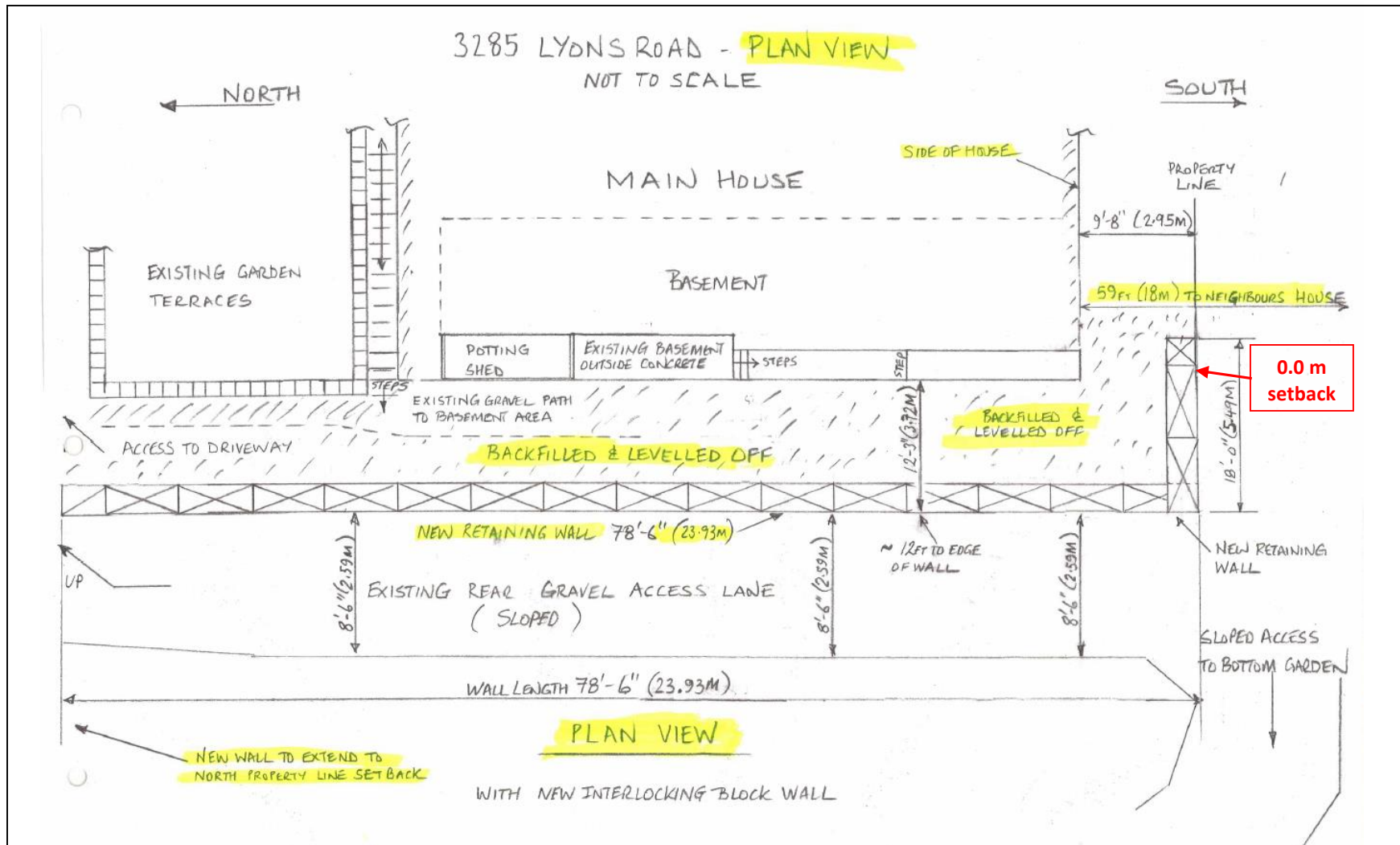
Telephone: 250-492-0237 Email: info@rdos.bc.ca



Development Variance Permit

File No. E2021.043-DVP

Schedule 'C'



Development Variance Permit No. E2021.022-DVP

Page 5 of 5

LETTER IN SUPPORT OF PROPOSED RETAINING WALL REPLACEMENT

AT 3285 LYONS ROAD, NARAMATA.

Date: September 8th, 2021

To: RDOS City Planning & Development Department

Subject: Proposed replacement retaining wall at 3285 Lyons Road, Naramata.

Dear Sir/Madam, this letter is written in support of the proposed replacement retaining wall at our north neighbour's property (Nicholas & Christine Bevan) on Lyons Road.

We have discussed the location, wall material and setbacks from our property and the property line and we do not have any objections.

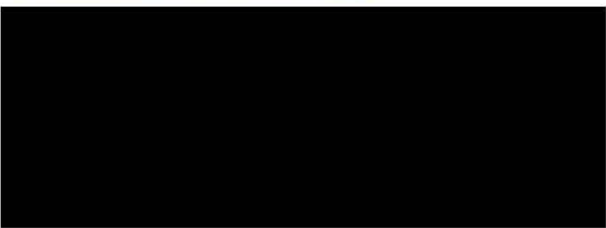
The wall height will not occlude our view to the north west and will enhance the view compared to the crumbling existing wall.

The block wall material will blend in with the local natural rocks in the area around us and are similar in colour to our own retaining walls on our property.

Yours sincerely, 



David and Barbara White – North Neighbour to subject property.



Naramata, BC.

LETTER IN SUPPORT OF PROPOSED RETAINING WALL REPLACEMENT

AT 3285 LYONS ROAD, NARAMATA.

Date: September 8th, 2021

To: RDOS City Planning & Development Department

Subject: Proposed replacement retaining wall at 3285 Lyons Road, Naramata.

Dear Sir/Madam, this letter is written in support of the proposed replacement retaining wall at our east neighbour's property (Nicholas & Christine Bevan) on Lyons Road.

We have discussed the location and extent of the wall and we do not have any objections to the design or materials.

The wall materials will match the colour of the rugged terrain we have around our property and up the slope to our neighbour's property.

The wall will greatly enhance the view we see of their property compared to the crumbling existing wall that has been there for years.

Yours sincerely,



Werner & Rishia Thiel – West Neighbour to subject property.



Naramata, BC.

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: October 21, 2021
RE: Request to Cancel a Development Variance Permit – Electoral Area “H” (H2021.014-DVP)

Administrative Recommendation:

THAT Development Variance Permit No. H2021.014-DVP, to vary the hooked parcel at 3527 Coalmont Road, be cancelled.

Purpose: To cancel Development Variance Permit No. 2021.014-DVP. Folio: H-00758.000/H-00760.000

Civic: 3527 Coalmont Road Legal: DL 701, YDYD Except Plan A1045; & DL 702, YDYD Plan A127

Purpose:

The owner of the property at 3527 Coalmont Road is seeking to have a development variance permit (DVP) that was previously approved by the Board for their property cancelled as they no longer intend to proceed with subdivision.

Cancellation will allow the property owner to have the notation related to the permit that is currently on the Certificate of Title for their property removed.

Background:

At its meeting of April 1, 2021, the Regional District Board approved DVP No. H2021.014-DVP, which varied the hooked parcel regulation in the Electoral Area “H” Zoning Bylaw No. 2498, 2012, in order to facilitate a subdivision.

On October 4, 2021, the agent advised the Regional District that the property owner “...has elected not to proceed any further with [the] subdivision...” and requested that “the two notations that were placed on title by the RDOS in the course of [the] application, be removed”. One of these notations relates to DVP No. H2021.014-DVP.

Analysis:

A resolution by the Board is required in order to cancel a DVP, thereby allowing for any notation on title to be removed.

As the property owner has decided not to pursue their proposed subdivision plan, Administration considers the retention of a notice on title to be no longer necessary and supports the requested cancellation.

Alternative:

File No: F2017.026-DVP

1. THAT Development Variance Permit No. H2021.014-DVP not be cancelled.

Respectfully submitted



Shannon Duong, Planner I

Attachments: No. 1 –

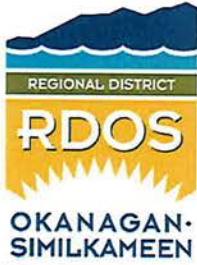
Endorsed by:



C. Garrish, Planning Manager

Attachment No. 1 – Aerial Photo





Development Variance Permit

FILE NO.: H2021.014-DVP

Owner: West Maverick Leasing Inc.
10745 Reeves Road
Chilliwack, BC V2P 6H4

Agent: AllTerra Land Surveying Ltd.
1315 St. Paul Street
Kelowna, BC V1Y 2E2

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', and 'B', 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: District Lot 701, YDYD Except Plan A1045; &
District Lot 702, YDYD Except Part 6.3 Acres Shown on Plan
A127

Civic Address: 3527 Coalmont Road

Parcel Identifier (PID): 014-930-927, 014-930-935 Folio: H-00758.000/H-00760.000

CONDITIONS OF DEVELOPMENT

6. The land specified in Section 5 may be subdivided in accordance with the following variances to the Electoral Area "H" Zoning Bylaw No. 2498, 2012, in the Regional District of Okanagan-Similkameen:
 - a) hooked parcels may be created where each portion *does not* satisfy the minimum parcel area requirements of the applicable zone.

COVENANT REQUIREMENTS

7. Not Applicable

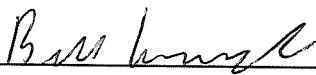
SECURITY REQUIREMENTS

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 April 1, 2021.



B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

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

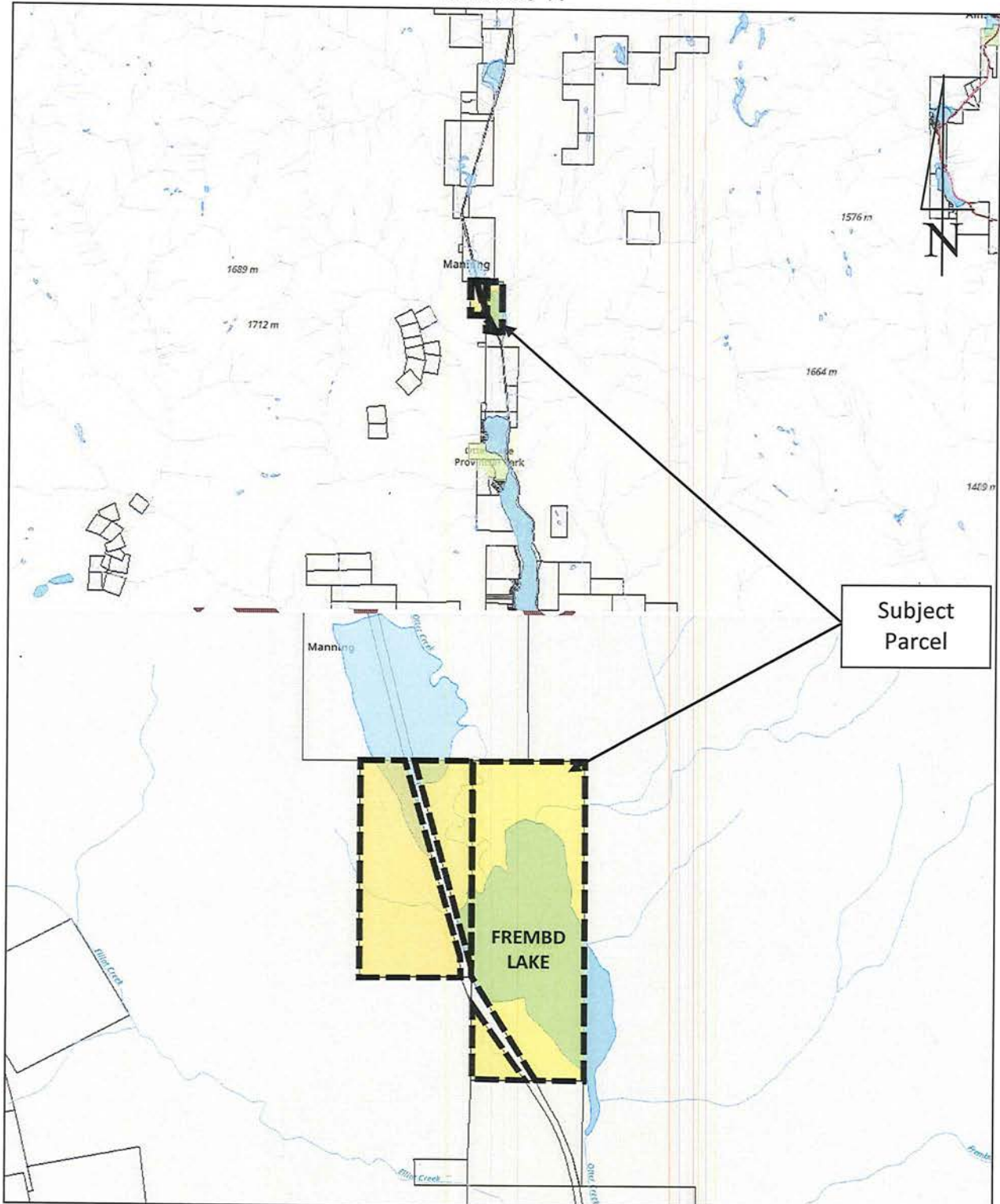
Tel: 250-492-0237 Email: planning@rdos.bc.ca



Development Variance Permit

File No. H2021.014-DVP

Schedule 'A'



Development Variance Permit No. H2021.014-DVP

Page 3 of 4

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. H2021.014-DVP

Schedule 'B'

PLAN OF PROPOSED SUBDIVISION OF DISTRICT LOT 701, YDYD EXCEPT PLAN A1045 AND DISTRICT LOT 702, YDYD EXCEPT PART 6.30 ACRES SHOWN ON PLAN A127.

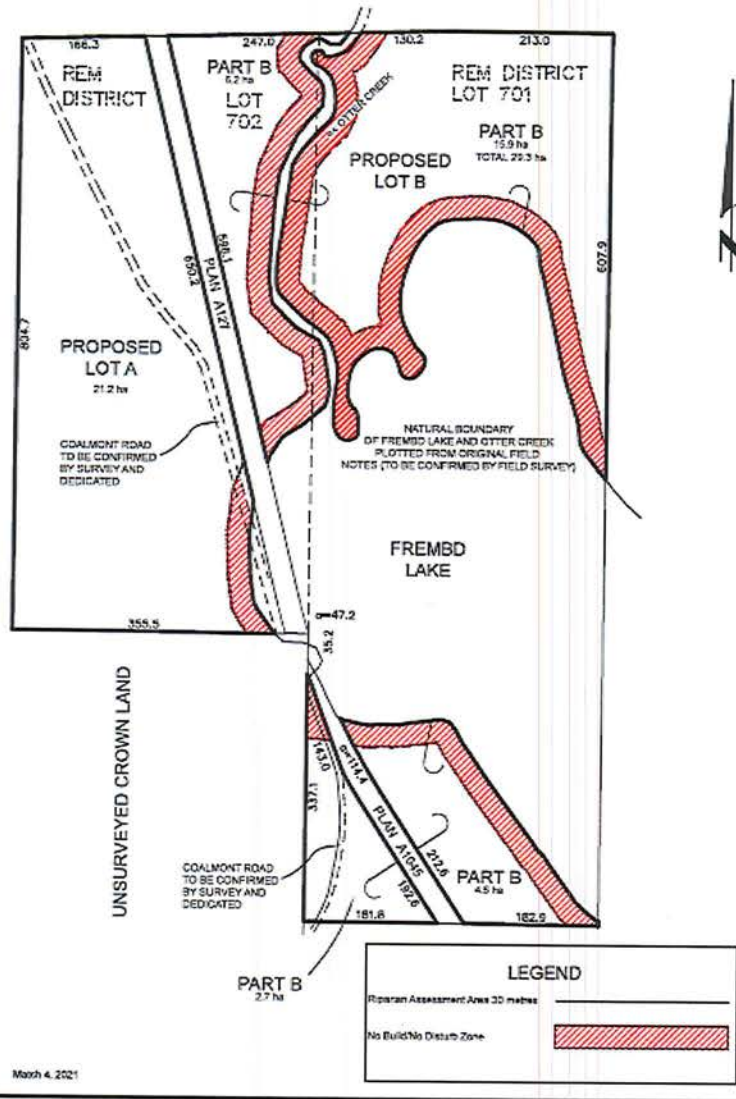
PID: 014-930-827
CIVIC ADDRESS: 3627 COALMONT ROAD
CLIENT: BOWEN



The intended plot size of this plan is 280mm in width by 432mm in height (B-size) when plotted at a scale of 1:5000 METRIC.

Lot dimensions shown are derived from Land Title Office records.

Notes:
- This plan is not based upon a field survey.
- Unregistered interests have not been included or considered.
- A comprehensive legal survey may boundaries and areas that differ from those shown.



AllTerra
Land Surveying Ltd
www.AllTerraSurvey.ca
PR: 250.452.9290 Fax: 120056 March 4, 2021

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: October 21, 2021

RE: Building and Bylaw Enforcement – Zoning/Land Use and Building Bylaw – 500/520 Highway 97, Summerland

Administrative Recommendation:

THAT the Regional District direct the owners of the property legally described as Lot A, District Lot 2694, ODYD, Plan 33024 except Plans 36216 and KAP86240, being 500/520 Highway 97, Summerland, into compliance with the Regional District of Okanagan-Similkameen’s Electoral Area “F” Okanagan Lake West / West Bench Zoning Bylaw No. 2461, 2008, by not later than December 1, 2021;

AND THAT a Section 302 Notice on Title, pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* (made applicable to Regional Districts by Section 302 of the LGA), be filed against the title of lands described as Lot A, District Lot 2694, ODYD, Plan 33024 except Plans 36216 and KAP86240 that certain works have been undertaken on the lands contrary to the Regional District of Okanagan-Similkameen Building Bylaw No. 2805, 2018;

AND THAT if, after December 1, 2021, the property legally described as Lot A, District Lot 2694, ODYD, Plan 33024 except Plans 36216 and KAP86240, being 500/520 Highway 97, Summerland, is not in compliance with the Regional District of Okanagan-Similkameen’s Electoral Area “F” Okanagan Lake West / West Bench Zoning Bylaw No. 2461, 2008 and the Regional District of Okanagan-Similkameen Building Bylaw No. 2805, 2018, the Regional District commence injunctive action against the property owner(s).

Civic: 500/520 Highway 97, Summerland

Folio: F-06689.110

Legal: Lot A, District Lot 2694, ODYD, Plan 33024 except Plans 36216 and KAP86240

Zone: Large Holdings (LH)

Purpose:

To commence enforcement against 500 / 520 Highway 97, Summerland to bring the property into compliance with the Regional District of Okanagan-Similkameen zoning bylaw and building bylaw.

Site Context:

The subject property is approximately 9.72 ha in area and is situated on the east side of Hwy 97 adjacent to Lake Okanagan mid-way between Summerland and Peachland.

There is a single family dwelling located on the property in addition to the farm storage building (subject of current enforcement), a semi-trailer (storage) and a converted tractor trailer which is occupied (subject of current enforcement).

Background:

This property has been the subject of enforcement action intermittently for various contraventions since approximately 1996.

The property is currently owned by four family members and we believe is occupied by two of the family members.

Building contravention

There is an existing farm storage building which has been in existence since approximately 1996. This farm building has never been finished and appears to have had modifications and alterations undertaken since 1996. During a site visit on April 29, 2021, one of the property owners (acting as landlord) advised that the building was being occupied and he would not permit access to the interior due to privacy considerations. The building apparently has both power and an unapproved water source. It is unknown where there is an approved wastewater disposal system.

Accessory dwelling

Section 7.4.3. of the Zoning Bylaw states that the use of a recreational vehicle as a permanent residence is prohibited.

Section 7.11.7 of the zoning bylaw states that an accessory dwelling may be in the form of a mobile home on parcels greater than 4.0 ha in size.

There is presently a tractor trailer on the property which has been converted into an accessory dwelling with non-code compliant additions (deck). This structure does not fall into the category of either a recreational vehicle or a mobile home. In addition, a building permit has not been issued for the works nor has any approval for occupancy been granted for this structure. There is an additional semi-trailer located on the property which is apparently utilized for storage purposes only.

The two trailers are located in an area of the property which has a no build covenant preventing a habitable dwelling or mobile home to be located within the cross-hatched area. The converted tractor trailer is located within this prohibited cross hatched area.

In reference to both the farm building and the apparent accessory dwelling which is contained within the converted tractor trailer, the RDOS Building Bylaw #2805 states:

Section 4.1:

“A person must not commence or continue any construction, alteration, excavation, reconstruction, demolition, removal, relocation or change the use or occupancy of any building or structure, including other work related to construction...unless a Building Official has issued a valid and subsisting permit for the work under this bylaw.”

Section 4.2:

“A person must not occupy or permit the occupancy of any building or structure or part of any building or structure unless a final inspection has been issued by a Building Official for the building or structure; or contrary to the terms of any permit issued or any notice give by a Building Official”

Derelict Vehicles

Section 7.4.3 of the **RDOS Electoral Area ‘F’ Okanagan Lake West / West Bench Zoning Bylaw No. 2461, 2008** (“Zoning Bylaw”) states that the wrecking, salvage or storage of more than two derelict vehicles or the use of land as a salvage operation is prohibited unless otherwise specifically permitted in the bylaw. “Derelict vehicle” includes any vehicle, except for a farm vehicle, that is not displaying a current licence, pursuant to Provincial regulations, and which is not enclosed within a garage or carport.

This property is zoned Large Holdings which does not permit the wrecking, salvage or storage of derelict vehicles.

At the most recent attendance of the Bylaw Enforcement Officer on the property (April, 2021), 5 derelict vehicles were observed on the property.

Analysis:

Section 6.6 of the Board’s “Bylaw Enforcement Procedures” Policy sets out that where unlawful activity has not ceased or where compliance is not being actively pursued within the time period provided for voluntary compliance, that legal proceedings or direct enforcement action *should* be initiated.

Reasonable efforts have been made to achieve voluntary compliance with the property owner.

In July 2009 the Board adopted a Policy (Resolution B354/09) to provide for a consistent and cost effective approach to the enforcement of Building Bylaw violations. This policy provides the Board with three categories of infractions and the recommended action for each.

Category 1 (Minor Deficiencies) – Place notice of deficiencies on folio file.

Category 2 (Major Deficiencies) – Place Section 302 Notice on title.

Category 3 (Health & Safety Deficiencies/Building without Permit) – Place Section 302 Notice on title and seek compliance through injunctive action.

As there are potential construction and health and safety deficiencies on this property, a Section 302 Notice on Title and injunctive action are recommended by staff with respect to the building bylaw violations. The Notice on Title advises the current and future owners of the deficiency and injunctive action will require that the deficiencies be remedied and the property be brought into compliance with RDOS bylaws.

It is more cost effective to initiate legal action for all the non-compliance issues simultaneously.

For these reasons, we are recommending that injunctive action be initiated against the property owners of 500/520 Highway 97. Injunctive action will require an application be submitted to the British Columbia Supreme Court. Seeking a court injunction has a legal cost which, if successful, can only partially be recovered from the property owners.

Alternatives:

1. To place a Section 302 Notice on Title (Category 2 Building) and forward the zoning bylaw contraventions for injunctive action;
2. That the RDOS abandon enforcement against Lot A, District Lot 2694, ODYD, Plan 33024 except Plans 36216 and KAP86240;
3. That the RDOS pursue enforcement against Lot A, District Lot 2694, ODYD, Plan 33024 except Plans 36216 and KAP86240, through the issuance of Bylaw Offence Notices until such time that the property has been brought into compliance.

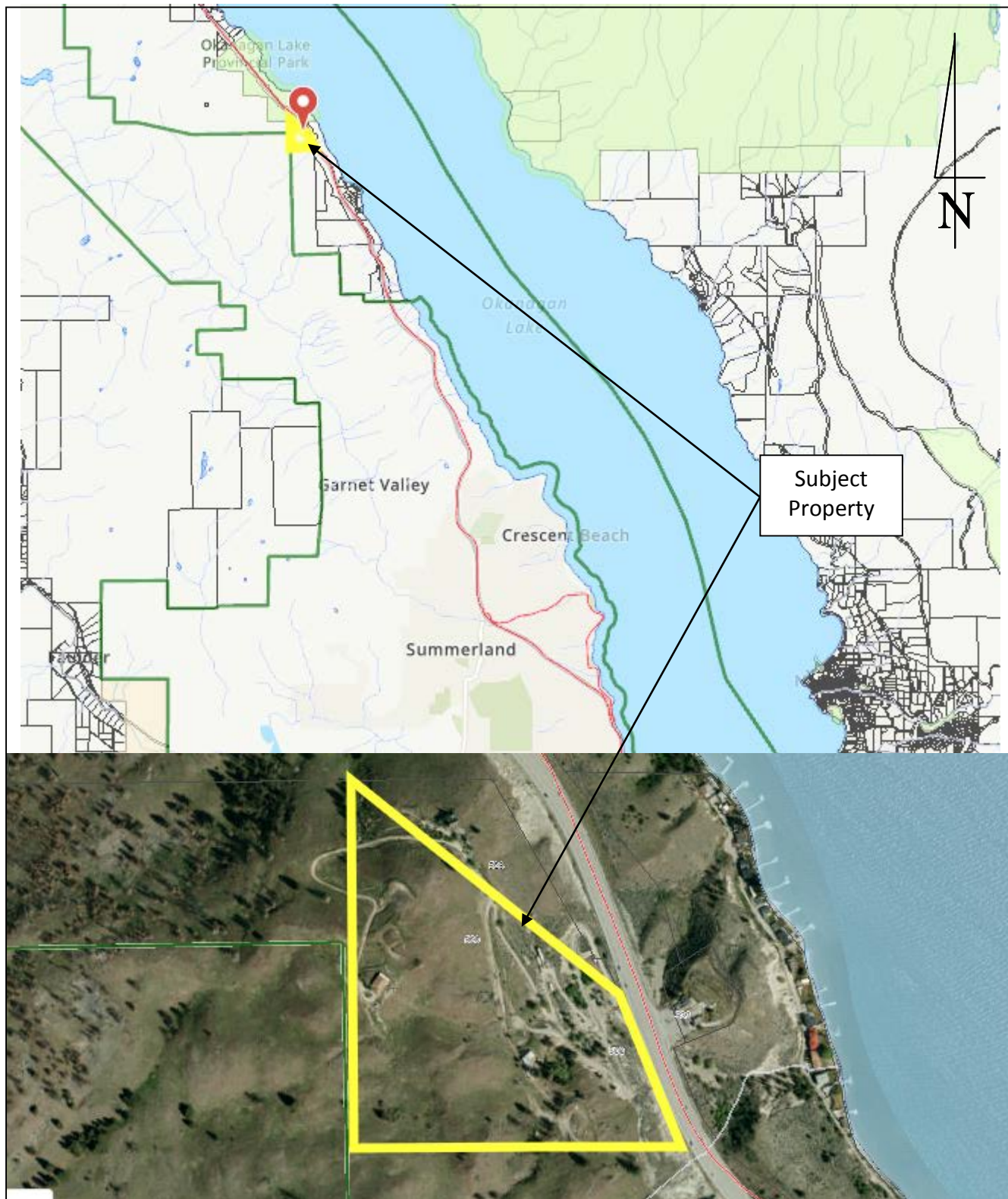
Respectfully submitted:



L. Miller, Building & Enforcement
Services Manager

Attachments: Context Map
 Site Photos

Attachment No. 1 – Context Maps



Attachment No. 2 – Site Photos





ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: October 21, 2021

RE: **Bylaw Enforcement – Untidy & Unsightly – 637 Eastside Road, Okanagan Falls**

Administrative Recommendation:

THAT the Regional District direct the owner to bring the property located at 637 Eastside Road, Okanagan Falls and legally described as Lot 4, District Lot 337, SDYD, Plan 13447 into compliance with the Regional District of Okanagan-Similkameen’s Untidy and Unsightly Premises Regulatory Control Bylaw No. 2326, 2004 within 30 days; and,

THAT if, after 30 days, the property legally described as Lot 4, District Lot 337, SDYD, Plan 13447, being 637 Eastside Road, Okanagan Falls, is not in compliance with the Regional District of Okanagan-Similkameen’s Untidy and Unsightly Premises Regulatory Control Bylaw No. 2326, 2004, the Regional District commence direct action to bring Lot 4, District Lot 337, SDYD, Plan 13447, being 637 Eastside Road, Okanagan Falls, into compliance; and,

THAT the costs of undertaking the above work be recovered in the same manner and with the same remedies as property taxes in arrears.

Civic: 637 Eastside Road, Okanagan Falls

Folio: D00998.041

Legal: Lot 4, District Lot 337, SDYD, Plan 13447

Zone: Low Density Residential Two Zone (RS2)

Purpose:

To commence the process to clean up a property in contravention of the Untidy and Unsightly Premises Regulatory Control Bylaw No. 2326, 2004 (“Untidy Bylaw”).

Site Context:

The subject property is approximately 732. m2 (.07 ha) in area and is situated on Eastside Road at the junction of Mosley Place and 7th Aveune. The property currently comprises a single detached dwelling.

Background:

The subject property has been in non-compliance with the Untidy & Unsightly Bylaw since September 2018. The owner/tenant has periodically made attempts to clean up the property and deal with the yard maintenance when notified by the Regional District however this is a longstanding and continuing enforcement action.

September 26, 2018 - The Bylaw Enforcement Officer attended the site after reactivation of the enforcement file. At that time, it was noted that, *“the property presented a slightly unkempt and unsightly appearance. It appeared that no yard upkeep, watering or otherwise tidying had occurred. In the front yard there was water craft on trailers, a truck canopy, a couple of stacked bed mattresses, old lumber and various stacked garden furniture items from inside the house.”* The Bylaw Enforcement Officer (BEO) attended several times to try and speak with someone without success.

October 10th, 2019 - The BEO did a follow-up inspection of the property. The front yard was being used to store a variety of items not typically found stored in a highly visible front yard of residential properties.

The BEO notes in his report, *“Overall, this property does stand out as being untidy/unsightly as there are no other properties in the immediate area that has such items and materials stored in the front yard.”*

October 2020 - a letter was sent to the home owner informing them their property was in contravention of the Untidy & Unsightly Bylaw No.# 2326, 2004, and the property had to be remediated immediately. The letter also stated that a follow-up inspection would be done in late November 2020 and if the property was not in compliance with the U & U Bylaw fines would be forthcoming.

November 2020 - The BEO observed that the property still had not been brought into compliance with the bylaws and stated in his report the following, *“ This property does stand out as being a clearly untidy/unsightly, contrary to the U/U Bylaw.”*

December 2020 - A follow-up letter was sent to the home owner as no response had been received. Within the December letter a Bylaw Offence Notice (BON) # 00850 had been issued to the owner not complying with the RDOS Untidy & Unsightly Premises Bylaw No. 2326, 2004, Section 2.F for a fine of \$100.00.

January 2021 – A letter was sent out to the owner to advise the unpaid BON ticket that had been issued in December had not been paid within the prescribed time limit, a late penalty of 10% had been applied to the notice and the amount owing was now \$110.00.

January 26, 2021 - The full amount of \$110.00 was paid in full.

January 2021 – With receipt of the fine, a compliance inspection was carried out and, although considerable clean-up had been done, the property remained in contravention of the U & U Bylaw.

February 2021 - A follow-up letter was sent to the owner acknowledging payment of the fine and reminding the owner that the property is still in contravention U & U Bylaw.

March 2021 - The property remains in contravention of the U & U Bylaw.

June 2021 – The property remains in contravention of the U & U Bylaw.

August 27, 2021 - A NOTICE OF HEARING was sent along with a letter setting this matter down before the Regional District on Thursday, October 21, 2021.

September 01, 2021 - BEO hand delivered letter from the RDOS to the tenant. Property remains in contravention of the U & U Bylaw.

September 29, 2021, follow-up inspection, property still remains in contravention of the U & U Bylaw.

Analysis:

Due to the length of non-compliance, proceeding to direct action to effect compliance with the provisions of the Untidy and Unsightly Bylaw is warranted.

The bylaw offence notice process was not effective.

Section 4 of the Untidy and Unsightly Bylaw provides authority for the RDOS to undertake direct action through its own forces, or those of a contractor, to carry out the work necessary to comply with the provisions of the bylaw at the expense of the owner or occupier. Upon failure to pay, the Regional District may recover the costs of undertaking the work through property taxes.

The bylaw further provides that whenever items of apparent value are removed from the property by the Regional District, the District may place such items in storage and give notice to the occupants that unless within one month the owner pays the costs for the removal and storage and takes possession of the items, that the Regional District may dispose of them.

To avoid the cost of obtaining a storage unit, transferring items to storage for a month, then arranging for disposal after a month (whether by auction or transferring them to a landfill), it is proposed that the property owner receive 30 days notice of commencement of direct action to give an opportunity to remove items of value from the property.

The RDOS will arrange for a private contractor to attend the site immediately after 30 days having

elapsed to remove all remaining items in contravention of the Bylaw. Items of value will be sold with the sale proceeds applied to the cost of the clean-up initiative.

Alternatives:

1. That enforcement of the Regional District of Okanagan-Similkameen's Untidy and Unsightly Premises Regulatory Control Bylaw No. 2326, 2004 against Lot 4, District Lot 337, SDYD, Plan 13447 be abandoned;
2. That enforcement against Lot 4, District Lot 337, SDYD, Plan 13447, be pursued through the issuance of Bylaw Offence Notices until such time that the property has been brought into compliance.

Respectfully submitted:



L. Miller, Building & Enforcement Services Manager

Attachments: No. 1 – Context Maps
No. 2 – Current photos

Attachment No. 2 – Photos







TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: October 21, 2021

RE: Draft Town of Osoyoos Official Community Plan (OCP) Bylaw - Request for Referral
Comments from the Regional District

Administrative Recommendation:

That the Town of Osoyoos be advised that the Regional District has no objection to the proposed Official Community Plan (OCP) Bylaw No. 1375.

Purpose:

To provide a response to the Town of Osoyoos Draft Official Community Plan (OCP) Bylaw No. 1375.

Background:

The Regional District received a referral package from the Town of Osoyoos September 1, 2021 inviting the Regional District to comment on the Draft OCP Bylaw. In 2010, the Regional District adopted a Regional Growth Strategy (RGS) for the South Okanagan, and which designated the Town of Osoyoos as a Primary Growth Area.

Statutory Requirements:

Under Section 475 of the *Local Government Act*, the Town of Osoyoos is required to provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected by the development of a new official community plan. This can include “the board of any regional district that is adjacent to the area covered by the plan ...”

This legislative requirement for “early and on-going” consultation in relation to the preparation of an Official Community Plan (OCP) Bylaw is seen to be separate from the requirement under Section 446 of the Act that the Town’s proposed Regional Context Statement (RCS) must be accepted by the Regional District Board prior to adoption of the OCP.

At its meeting of October 7, 2021, the Board resolved “that the Regional District accept the Regional Context Statement as proposed in the revised Town of Osoyoos Official Community Plan.”

Analysis:

Administration has reviewed the Town of Osoyoos Draft OCP Bylaw from a regional perspective, and considers that the OCP will have a widespread positive impact on the local community and surrounding regions. In particular, the draft OCP contains numerous goals and policies for sustainable long-term growth that are in alignment with the RDOS Regional Growth Strategy and reflect best planning practices.

The Draft OCP speaks to recognizing “the importance of protecting rural lands located outside of the Town” and of the Town collaborating with the RDOS and the Osoyoos Indian Band when considering extending the town boundaries or prior to significant development along the Town’s border. It matches the regional collaboration and relationship building directive set out in the RGS.

The RGS also speaks to supporting urban growth boundaries that are consistent with the Agricultural Land Reserve (ALR) boundaries and there are only a few parcels indicated as being within the Town’s Growth Containment Area.

The Town has designated vacant lands for future development which are located along the town boundary and are within the Agricultural Land Reserve (ALR) and that border agricultural parcels in Electoral Area “A”. The RGS encourages the use of edge planning principals to mitigate the impacts of non-farm uses on farming activities and vice-versa when considering development adjacent to the ALR boundary and designated agricultural properties.

Overall, Administration looks forward to seeing the positive influence that the new OCP will have on development in the area for years to come.

Respectfully submitted:

Fiona Titley

F. Titley Planner I

Confirmed by:

CG

C. Garrish, Planning Manager

Attachments: No 1 –Draft Town of Osoyoos Official Community Plan (August 24, 2021)

**TOWN OF OSOYOOS
BYLAW NO. 1375, 2021**

A Bylaw to Adopt an Official Community Plan for the Town of Osoyoos

WHEREAS the *Local Government Act* provides that a local government may adopt an Official Community Plan; and

AND WHEREAS the Council of the Town of Osoyoos wishes to replace Official Community Plan Bylaw No. 1230, 2007.

NOW THEREFORE the Council of the Town of Osoyoos in open Meeting assembled **ENACTS AS FOLLOWS:**

1. The document titled 'Official Community Plan 2040,' including Schedule 'A' Town of Osoyoos Southeast Meadowlark Area Plan is part of this Bylaw.
2. Town of Osoyoos Official Community Plan Bylaw No. 1230, 2007 and amendments thereto are hereby repealed.
3. This Bylaw may be cited as "**Official Community Plan Bylaw No. 1375, 2021**".

Read a First time on the 24th day of August, 2021
Read a Second time on the ___ day of _____, 2021

Notice of Public Hearing given in accordance with the Local Government Act and the Community Charter by way of posting on the Notice Board on the ___ day of _____, 2021.

Public Hearing was held on the ___ day of _____, 2021.

Read a Third time on the ___ day of _____, 2021.

Adopted on the ___ day of _____, 2021.

Mayor

Corporate Administration Officer

OFFICIAL COMMUNITY PLAN 2040

Osoyoos
Canada's warmest welcome^{®*}



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1. ACKNOWLEDGEMENTS



1. ACKNOWLEDGEMENTS

Territory Acknowledgement

The Town of Osoyoos recognizes, acknowledges, and respects that this Official Community Plan (OCP) area is located within the traditional territory of Osoyoos Indian Band and the Syilx/Okanagan People. The Okanagan Nation is a trans-boundary tribe that is separated by the border between Canada and the United States. Osoyoos Indian Band is one of seven member communities of the Nation in southern British Columbia.

The Town of Osoyoos is dedicated to pursuing collaborative efforts towards reconciliation with Osoyoos Indian Band to positively benefit the Syilx people and the community as a whole. The policy direction provided in this OCP reiterates this commitment.

This OCP does not have jurisdiction over Indian Reserves or Treaty Settlement lands.

OCP Update Process

This OCP was updated with the support, input, and collaborative efforts from a number of parties to create a plan that is reflective of the community's vision for the future of Osoyoos.

The 2018-2021 Town Council played an instrumental role throughout the duration of this plan's development. Members during this period include:

Mayor Sue McKortoff

Councillor C J Rhodes

Councillor Myers Bennett

Councillor Brian Harvey

Councillor Jim King

Town of Osoyoos Council wishes to acknowledge the contributions made by community members who actively participated in the Choose Your Osoyoos OCP engagement process to provide their input on what they envision for Osoyoos in the year 2040.

Additional recognition is given to the following individuals and organizations for their efforts and contributions to this plan:

Other Governments and Agencies

- Osoyoos Indian Band
- Regional District of Okanagan-Similkameen (RDOS) Electoral Area 'A' Director Mark Pendergraft and RDOS staff (Christopher Garrish and Cory Labrecque)
- Interior Health Authority (Tanya Osborne and Anita Ely)

1. ACKNOWLEDGEMENTS

- Ministry of Forests, Lands, Natural Resource Operations and Rural Development (Larry Olson)
- Kelley Glazer, Executive Director, Destination Osoyoos

Town of Osoyoos Staff:

- Gina MacKay, Director of Planning and Development Services
- Jared Brounstein, Director of Operational Services
- Gerald Davis, Director of Community Services
- Allan Chabot, Chief Administrative Officer
- Jim Zakall, Director of Finance
- Amy Robinson, Community and Development Services Administrative Assistant
- Brianne Hillson, Deputy Director of Corporate Services
- Ryan McCaskill, Deputy Fire Chief of Fire Prevention
- Tyler Hilland, Deputy Fire Chief of Fire Prevention
- Don McArthur, Former Senior Planner

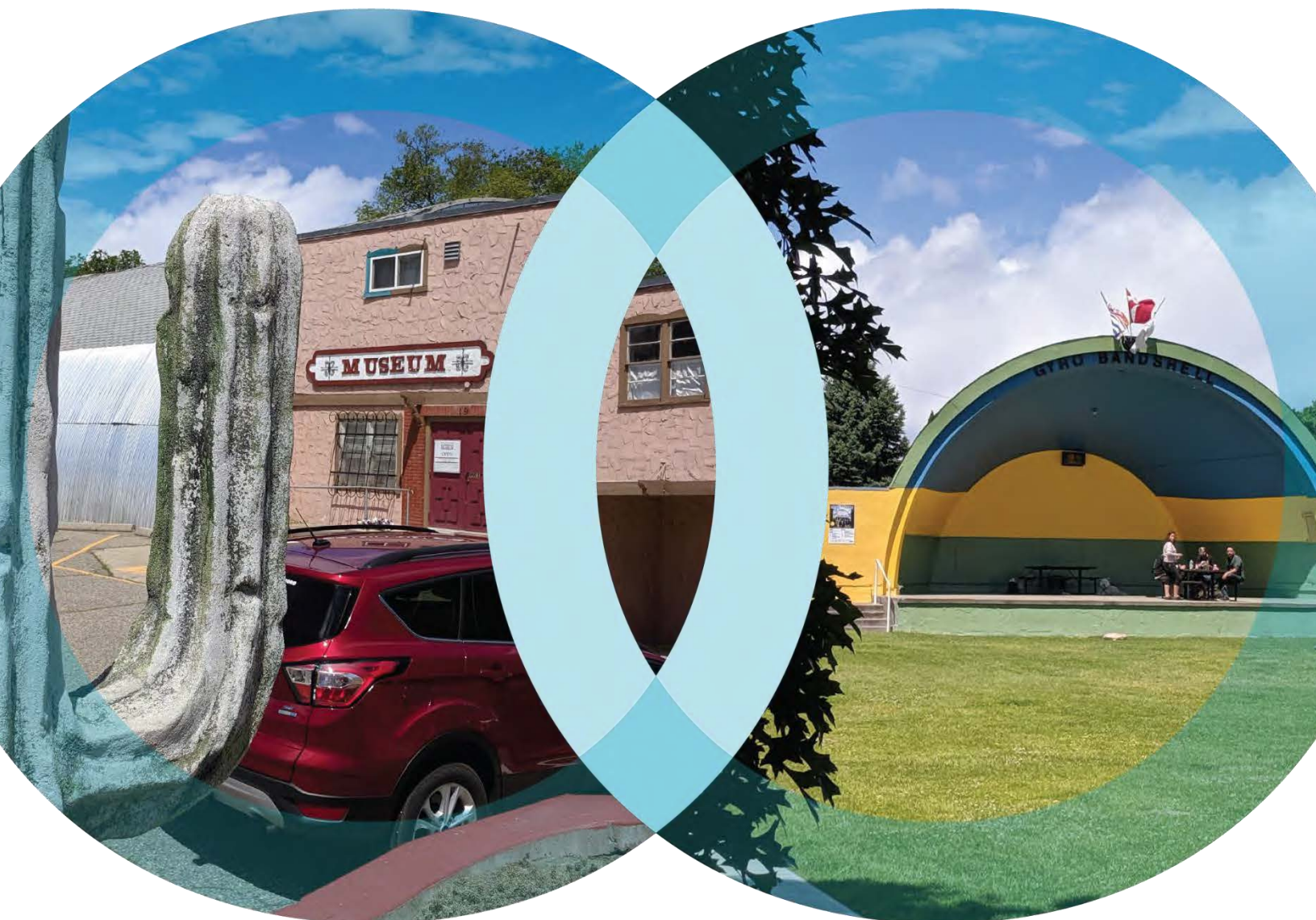
Consultants:

- South Okanagan-Similkameen Conservation Program (current staff: Allison Haney, Sophie Fillion and former staff: Benjamin Miesner, Stephanie Winton and Alison Peatt)
- Urban Systems Ltd.



Included in the photo above are Town of Osoyoos 2018 – 2021 Council Members as well as RDOS Area 'A' Water Councilors Claude Moreira and Bob Appleby

2. INTRODUCTION



2. INTRODUCTION

Purpose

The purpose of this Official Community Plan is to provide the Town and community of Osoyoos with a framework to guide growth and development that aligns with the community's vision for the year 2040. All bylaws and works undertaken by Town Council must be consistent with the policy direction provided in this plan. The plan provides policy direction on: land use, housing, economic development, transportation and connectivity, infrastructure and servicing, parks and recreation, environmental conservation, and social and cultural sustainability. The plan also outlines specific actions and projects that the Town may take to achieve the plan's vision and objectives.

Legislative Requirements

Municipalities in British Columbia have the authority to adopt official community plans under the *Local Government Act*. This act also stipulates the items that an official community plan must address, including:

- Residential development required to meet anticipated housing needs;
- Location, type, and amount of existing and proposed commercial, industrial, institutional, agricultural, recreational, and public utility land uses;
- Approximate location of sand and gravel deposits;
- Restrictions on land that is deemed to be hazardous or environmentally sensitive;
- Approximate location and phasing of servicing infrastructure and road systems;
- Approximate location and type of existing and propose public facilities; and
- Affordable, rental, and special needs housing.

The OCP has been prepared in compliance with the *Local Government Act*.

Community Vision for 2040

The OCP was created to guide Osoyoos towards a vision to achieve by the year 2040, when a population of approximately 7,800 is expected. The community's vision for the future is as follows:

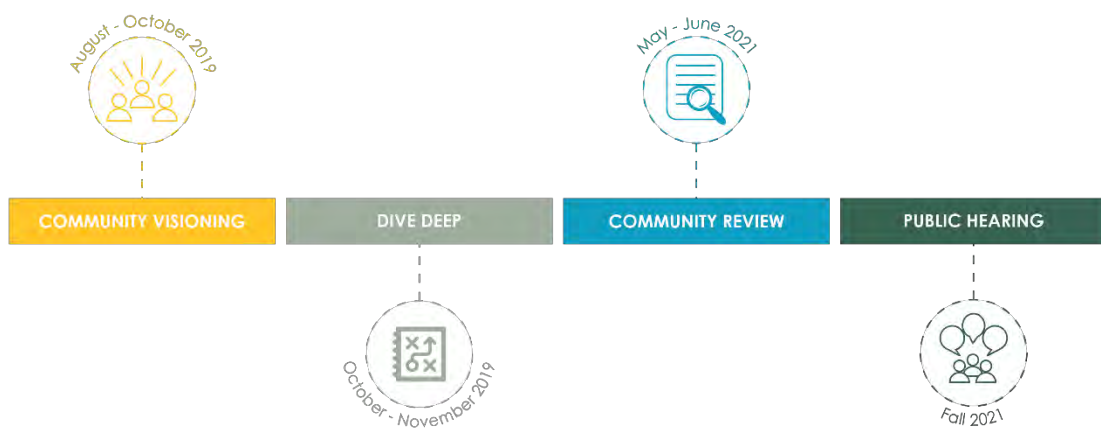
In 2040, Osoyoos will be a connected and innovative small community that is a desirable place to live, work, and play for all with a strong sense of community, quality amenities and facilities, prosperous local economy, thriving cultural scene, and beautiful natural spaces.

The policies outlined in this plan all seek to achieve this vision for the community. The concept of connectivity and how this can be achieved in Osoyoos is further discussed in section 6.C.

Community Engagement Process

This OCP is the first comprehensive re-write of the Town’s Official Community Plan since 2007. The Town has experienced considerable change since 2007, and an increase in population by just over 6% between 2007 and 2019. A shift in resident perspectives, needs, and expectations has come with this change. In order to meaningfully determine how the community would like to further grow and develop over the next 20 years, an engagement process coined “Choose Your Osoyoos” was hosted by the Town. Between 2019 and 2021, a series of conversations were had with multiple community members and stakeholders to formulate this OCP.

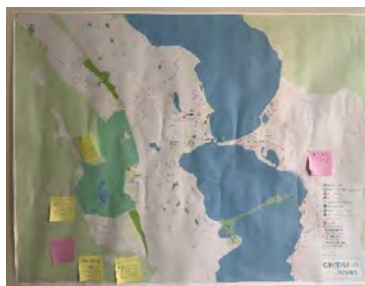
Community Engagement Timeline



Community Visioning

The Town began the OCP engagement process by hosting and facilitating a series of events and activities with the objective of better understanding what people love about Osoyoos and what type of change they would like to see in the community in the future. The project team went out to the community seeking this feedback at a number of organized events, including:

- Music in the Park
- Farmer’s Market
- Family Splash Day
- Beach Volleyball Night
- Friends of the Library Book Sale
- Mass Recreation Registration Day
- Osoyoos Coyotes Hockey Game



2. INTRODUCTION

In addition, the Town hosted an OCP Kick-Off Event called “OnPoint” at the Sonora Community Centre. This event provided the project team with an opportunity to seek feedback on the future of Osoyoos from residents, while also celebrating what makes the community a great place to live, through local food, beverage, art, and music. A short community survey was hosted on the Town’s website for one month and graffiti boards were installed at the West Bench Dog Park, Sonora Centre, and Town Hall, each posing simple, quick questions to the community about the Town’s future. The project team also visited the Cactus Kids Summer Day Camp to ask youth to create colourful drawings outlining how they would like Osoyoos to look in the year 2040.

Diving In

A series of topic-specific workshops were hosted at the Sonora Centre with subject and industry professionals. While these workshops were targeted towards specific groups and organizations, they were open to the public to attend. Three workshops were hosted with the following agencies providing facilitation assistance:

- Health, Social Issues and the Built Environment – Interior Health Authority
- Natural Environment and Our Community – South Okanagan-Similkameen Conservation Program
- Economy and Business Community – Ministry of Forests, Lands, Natural Resource Operations and Rural Development

Once all of the feedback collected during the Visioning phase and from the topic-specific workshops was reviewed and analyzed, an additional community-wide workshop was hosted for the community to seek additional clarity on the topics of housing, economic development, parks and recreation, and transportation.



Community Review

Once a draft version of the OCP was prepared, the community was provided with an opportunity to review and provide comment on the plan. The plan was circulated to stakeholders and agencies for comment as well.

The project team reviewed the feedback with Council to determine direction for finalizing the plan. A public hearing was held in accordance with the *Local Government Act* requirements to allow community members one last opportunity to provide feedback on the plan prior to its adoption by Council in November 2021.

How to Use This Plan

This plan is a tool for the Town of Osoyoos, its residents and business owners, developers, and any other groups, organizations, or individuals that are considering investing some portion of their life in the community. The OCP contains the following sections:

1. **Vision.** Osoyoos's vision for the year 2040 can be found on page 2-1. The vision sets the stage for the entire plan and its policies.
2. **Community Profile.** Provides context on the history of Osoyoos, its people, and its economy. Population projections to the year 2040 are included in this section.
3. **Regional Context Statement.** Outlines the connection between this plan and the Regional Growth Strategy for the South Okanagan area.
4. **Growth Management.** Provides direction on how the Town will accommodate residential as well as industry growth. This section outlines how much land the Town currently has to meet future growth needs.
5. **Community Goals and Policies.** Reflects on the overarching aspirations of the community in regards to vibrancy, connectivity, economic prosperity, regional connections, quality of life, housing, and climate change.
6. **Land Use Policies.** Outlines how all land will be used in the community and guides Town Council on development decisions.
7. **Development Permit Area Guidelines.** Establishes eight areas in the community that are subject to additional controls to assure that new development occurs in a manner that sensitive to the unique character of Osoyoos, its significant environmental features, and hazardous areas.
8. **Implementation.** Discusses how the Town can make the vision for 2040 a reality through providing a list of actionable items and projects to undertake in both the short- and long-term.
9. **Maps.** Provide visual, spatial representation of many of the policies and guidelines outlined in this plan.
10. **Appendices & Schedules.** Supporting pieces of information, including definitions and neighbourhood plans.

3. COMMUNITY PROFILE



3. COMMUNITY PROFILE

COMMUNITY CONTEXT

Overview

The Town of Osoyoos is located in the South Okanagan Valley, within the Regional District of Okanagan-Similkameen (RDOS). It was incorporated as a municipality in 1946 and is identified as one of the South Okanagan’s primary urban growth centres. Osoyoos is surrounded by the RDOS Electoral Area ‘A’ in all directions. The Town’s geographic location just north of the Washington State USA Border crossing make it a main thoroughfare for the transportation of goods internationally as well as domestically, as Highways 97 and 3 both traverse the Town, providing connections to the rest of British Columbia, Alberta, the Yukon, and beyond.

Natural Environment

Osoyoos is a naturally beautiful community, nestled between the rolling mountains of the Okanagan Valley with Osoyoos Lake at its centre. The Town’s motto is “Canada’s Warmest Welcome” which stems from the community’s location on Canada’s warmest lake and having some of the nation’s warmest people. It is also home to the nation’s only living desert, making it also one of the hottest communities in the country.

The area is home to a number of unique and threatened ecological areas, including the Antelope-Brush Steppe and Sagebrush grasslands, sparsely vegetated areas, and riparian areas. These ecological communities all provide critical habitat for a number of at-risk flora and fauna species such as the Tiger Salamander, Western Rattlesnake, and Lewis’s Woodpecker.

Indigenous Peoples of the South Okanagan

The Town of Osoyoos recognizes, acknowledges, and respects that this Official Community Plan area is located within the traditional territory of Osoyoos Indian Band, the Syilx People of the Okanagan Nation. The Syilx People are a trans-boundary tribe that are separated by the Canada-US Border at the 49th parallel. Osoyoos Indian Band is one of seven member communities in British Columbia. The Band stretches north from Osoyoos to Oliver. Indigenous people have lived in Osoyoos for thousands of years, as evidenced by rock art and traditional storytelling.

DID YOU KNOW?

The origin of the name Osoyoos derives from swiws, an Nsyilxcən word meaning “narrowing of the waters,” a perfect descriptor of the lake upon which the settlement was formed.

European Settlement History

European settlement of Osoyoos began in the early 1800s as a result of the fur trade. Pacific Fur Company workers travelled up the Okanagan River from Washington State to Osoyoos Lake and farther north into British Columbia. The Okanagan Valley became a major trade route for supplies to inland forts of the province in the 1820s.

Around 1858 and beyond, thousands of miners crossed the border from the south into Canada to head to the goldfields sparking the gold rush. This prompted the first European settlement of the area.

Osoyoos continued to develop in the early 1900s with the discovery of its agricultural potential. A railway was constructed in the mid-1940s, at which point the settlement was incorporated as a village in 1946.

Agricultural activity is influenced by Osoyoos's climate as this provides the industry with ideal growing conditions for a number of crops. Agriculture historically has been a significant contributor to Osoyoos's economy and still is today, accounting for 5.7% of the labour force in 2016. It is also a major contributor to the Town's tourism industry. Most of the Town's agricultural land is currently in production for orchard or vineyard use.

Prior to the introduction of irrigation in the 1920s, early agriculture in Osoyoos and the surrounding area was primarily focused on cattle ranching. The existing growing conditions were made even more viable for fruit-growing once irrigation was introduced, as fruit trees and vines thrive in semi-arid climates with mild winters and hot summers. Ranch land was therefore subdivided into orchard plots to make way for apple, pear, plum, cherry, peach, and apricot trees, as well as vineyards.

DID YOU KNOW?

96% of BC's soft fruits are grown in the South Okanagan. This includes peaches, apricots, nectarines, grapes, and berries, amongst others.

Some of the earliest fruit growth in Canada occurred in Osoyoos. BC's population relies on the region for much of its apples, grapes, and soft fruits still today. Apples were the predominant fruit crop for a 30-year period from the late 80s to early 2000s, but a recent shift has led to growing wine grapes as this is currently the most profitable form of agriculture in the region. Increased demand for cherries both internationally and domestically has also led to an expansion in the cherry farming sector. While fruit is the major focus, there are many vegetables, field crops, and greenhouse farming operations in Osoyoos as well.

The proximity of Electoral Area 'A' and its reliance on agriculture for economic activity has allowed for the creation of a positive agricultural influence between Osoyoos and the surrounding rural areas. This is particularly the case for agri-tourism, a growing industry in the South Okanagan that has added value and diversity to summer tourism through the provision of offerings such as tours, markets, and restaurants.

POPULATION AND DEMOGRAPHICS

Population

The most recent Census from Statistics Canada was completed in 2016, and measured Osoyoos’s population at 5,065. The annual growth rate in the Town between 2006 and 2016 was approximately 0.6%. BC Stats suggests that Osoyoos experienced the most population growth in 2015 with a growth rate of 2.2% and the least amount of growth in 2010 with a growth rate of negative 1.3%¹. The Town has seen an upward trend in growth rates since the last 2016 Census period between 2017 and 2019 according to BC Stats figures. During this period, the Town’s population grew by 2.9% and slowed down in 2020 with a 0.6% growth rate. From 2001 to 2020, Osoyoos’s population has grown an average of 1.2% per year. Osoyoos’s population growth for this time period is displayed in Figure 1 below, with Census period growth outlined in Table 1.

Figure 1: Osoyoos Annual Population (2001-2020)

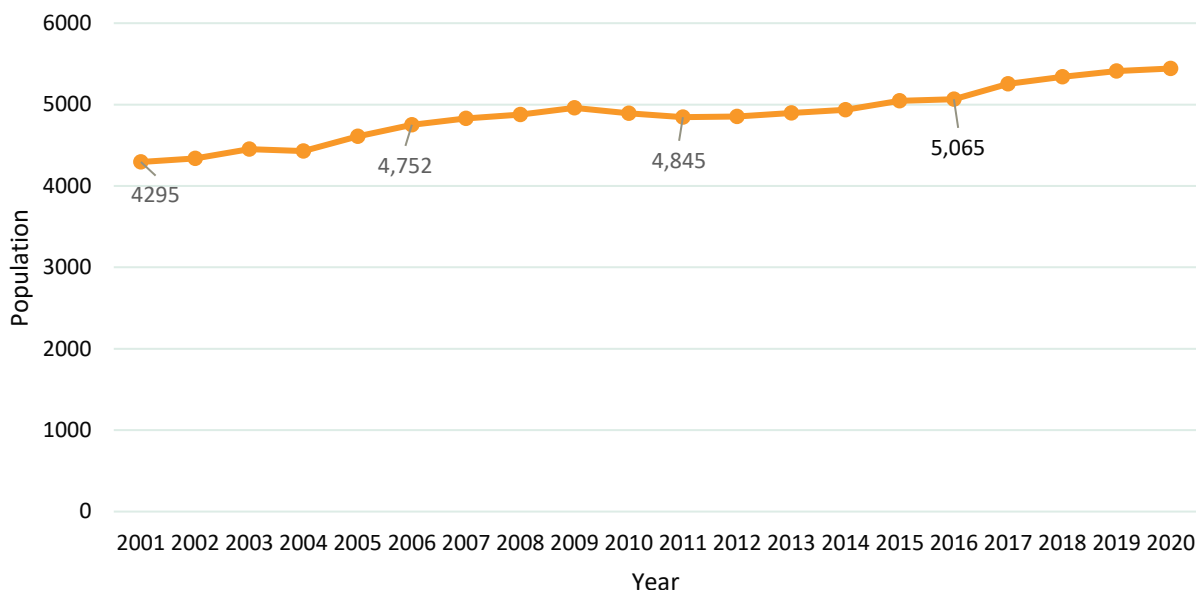


Table 1: Osoyoos Census Period Population Growth (2001 - 2016)

Census Year	Population	5-Year Growth
2001	4,295	6.8%
2006	4,752	10.6%
2011	4,845	2.0%
2016	5,065	4.5%

¹ BC Stats population data was collected for non-Census years.

3. COMMUNITY PROFILE

Based on historic and current residential unit growth trends, for the purpose of this planning effort, a 2% population growth rate has been used to plan for Osoyoos through to 2040. It is estimated that by 2040, the Town will have a population of 8,088, or an additional 2,645 residents.

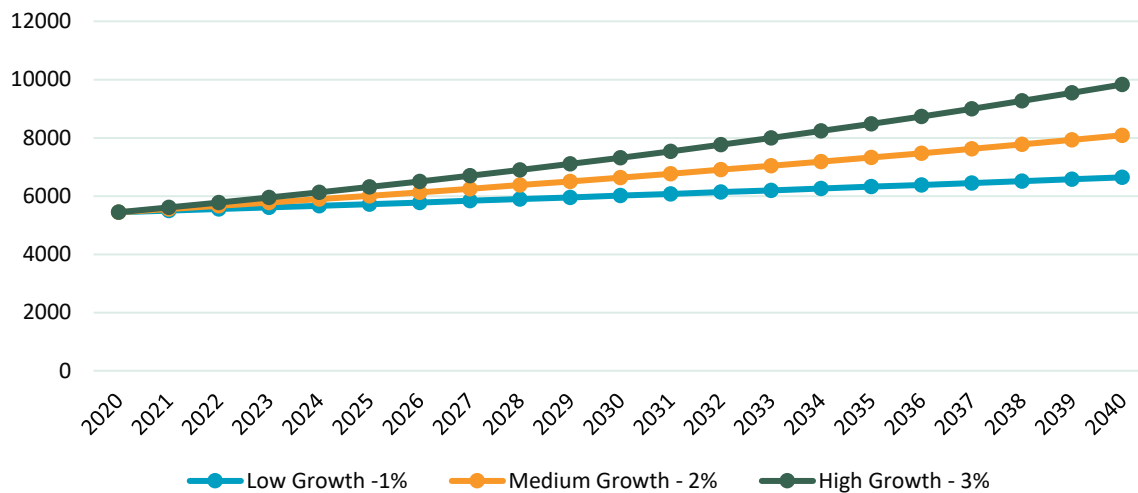
Other population growth scenarios were calculated to provide a general overview of what Osoyoos's population may be if growth occurs at a lower or higher rate than anticipated. A growth rate of 1% was applied for the low growth estimate, and 3% for the high growth estimate. These projections are shown in Table 2 and Figure 2.

Table 2: Osoyoos Population Growth Scenarios (2020 - 2040).

Year	Low Growth (1%) Population	Medium Growth (2%) Population	High Growth (3%) Population
2020	5,433	5,443	5,443
2021	5,497	5,552	5,606
2022	5,552	5,663	5,774
2023	5,608	5,776	5,948
2024	5,664	5,892	6,126
2025	5,721	6,010	6,310
2026	5,778	6,130	6,499
2027	5,836	6,252	6,694
2028	5,894	6,377	6,895
2029	5,953	6,505	7,102
2030	6,012	6,635	7,315
2031	6,073	6,768	7,534
2032	6,133	6,903	7,760
2033	6,195	7,041	7,993
2034	6,257	7,182	8,233
2035	6,319	7,326	8,480
2036	6,382	7,472	8,734
2037	6,446	7,622	8,996
2038	6,511	7,774	9,266
2039	6,576	7,929	9,544
2040	6,641	8,088	9,831

3. COMMUNITY PROFILE

Figure 2: Osoyoos Population Growth Projections (2020-2040).



Age

A large portion of the Osoyoos population is over age 60, with a median age of 62.9. A significant proportion of individuals are aged 65 or over, with 43% of the population falling into this age bracket. Since the 2006 Census, this proportion has increased by 9%. As shown in Table 3 below, Osoyoos’s population age breakdown is significantly different from the Provincial numbers. While the senior population may be the largest age cohort, it is important to recognize that 20% of Osoyoos’s population is between the ages of 55 and 64. The population pyramids shown in Figures 3 and 4 demonstrate that Osoyoos’s population is becoming more top heavy, with fewer young people living in the Town. This information is significant for the Town to consider when planning for amenities needed to best serve the ageing population, such as health care and recreational facilities, as well as preferable housing types. The young adult population (ages 20 to 34) has remained stable at 9%. It is important to note that a change in population demographic information may emerge after completion of the 2021 Census.

Table 3: Osoyoos Population Age Cohorts (2016)

Age Cohorts	Osoyoos	British Columbia
0 to 14	8.9%	14.9%
15 to 24	5.8%	11.8%
25 to 44	14.3%	25.9%
45 to 64	28.0%	29.2%
65+	43.0%	18.3%
65 to 84	37.1%	15.9%
85+	5.9%	2.3%

3. COMMUNITY PROFILE

Figure 3: Town of Osoyoos Population Age Distributions by Sex (2016)

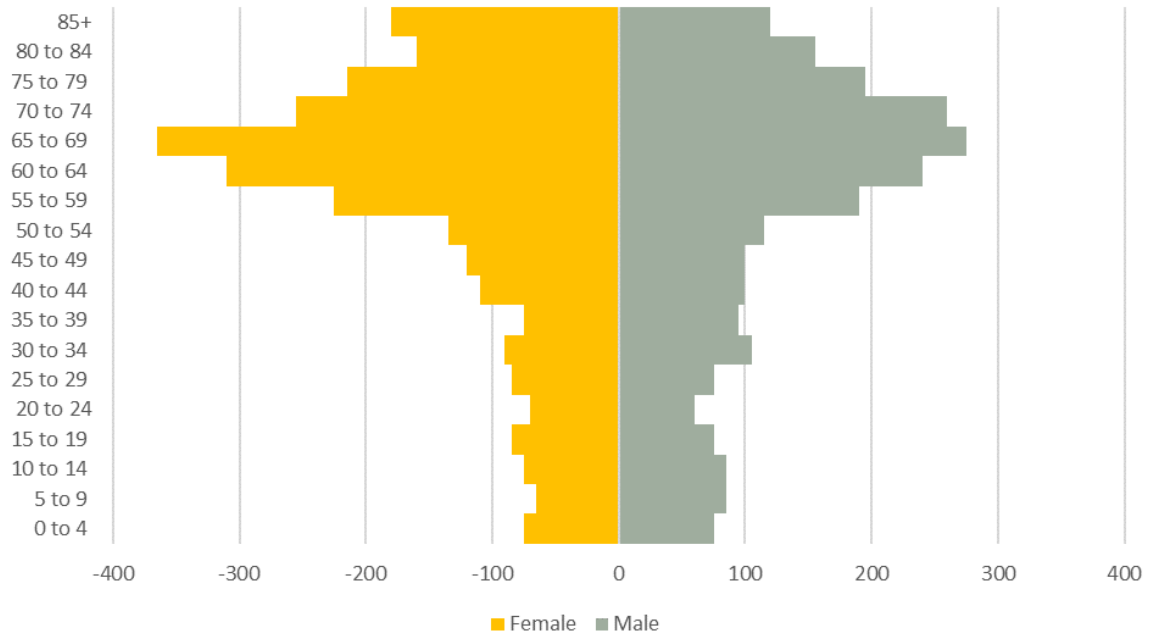
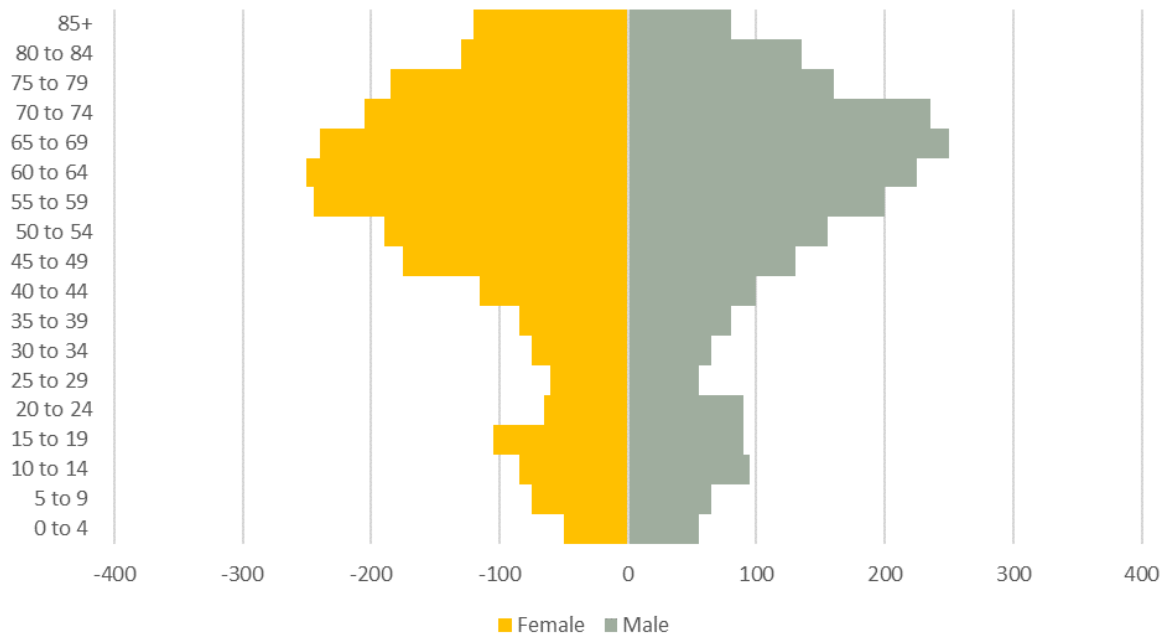


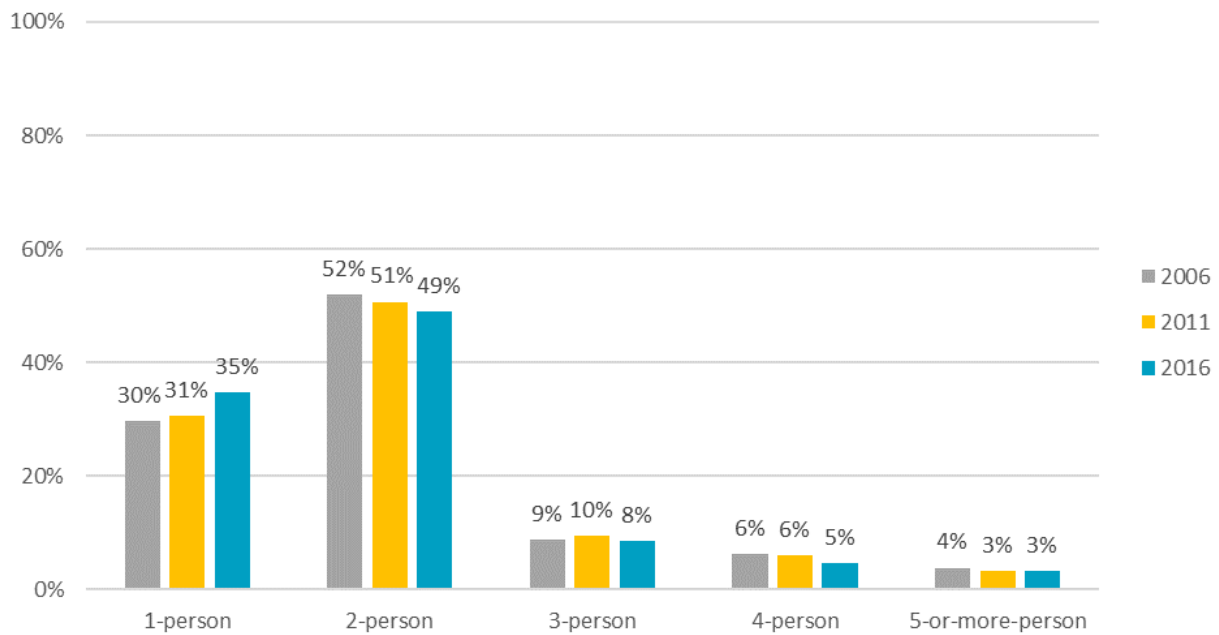
Figure 4: Town of Osoyoos Population Age Distributions by Sex (2006)



Household Structure

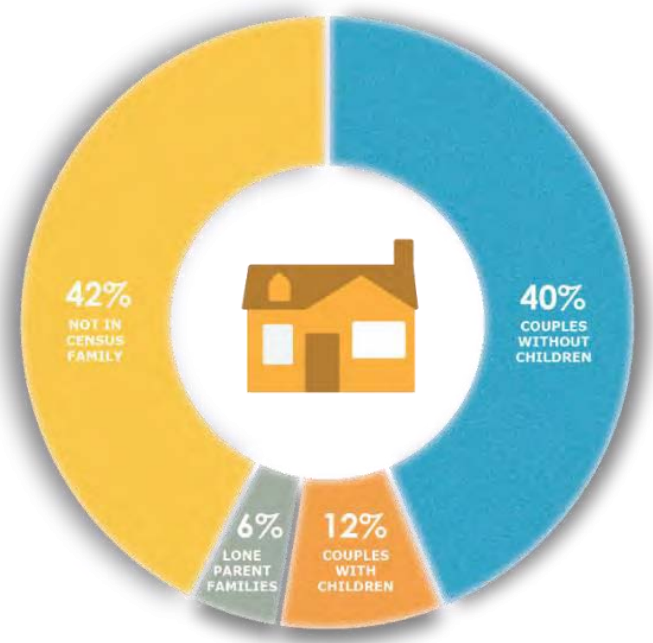
Osoyoos has an average household size of 2.0 persons, and this has remained constant since 2006. However, it is interesting to note that 49% of Osoyoos’s households have 2 people, while 35% have 1 person. The number of 2 person households has been slowly decreasing since 2006, and there has been an increase in the number of 1-person households.

Figure 5: Proportion of Households by Size (2006-2016)



The ageing population also has an impact on the types of households in Osoyoos. 42% of households comprise of non-census families, which include individuals living alone or with roommates who are not family members. In addition, 40% of households comprise of couples without children. The remaining 18% of households are families with children.

Figure 6: Households by Household Type (2016)



Income

The average total income of individuals residing in Osoyoos in 2015 was \$35,684. This is 28% lower than the provincial average of \$47,214 but aligns with the demographic age breakdown of the population since ageing populations typically have lower incomes. Similarly, the median total income of Osoyoos households, \$53,644, is 26% lower than the provincial median of \$69,995.

ECONOMY

Participation

Osoyoos has the smallest proportion of working age individuals in Canada, with 48% of the population falling within the working age range of 15 to 64. Of these individuals, 42% are participating in the labour force, which is more than 20% less than the provincial labour force participation rate of 64%.

Industry

The classification of industries was revised in the 2016 Census to account for changes in the global economy and the emergence of new industries. New industry categories include:

- utilities;
- management of companies and enterprises;
- mining, quarrying, and oil and natural gas extraction;
- information and cultural industries;
- transportation and warehousing;
- administrative and support, waste management and remediation services;
- arts, entertainment, and recreation;
- professional scientific and technical services;
- public administration; and
- accommodation and food services.

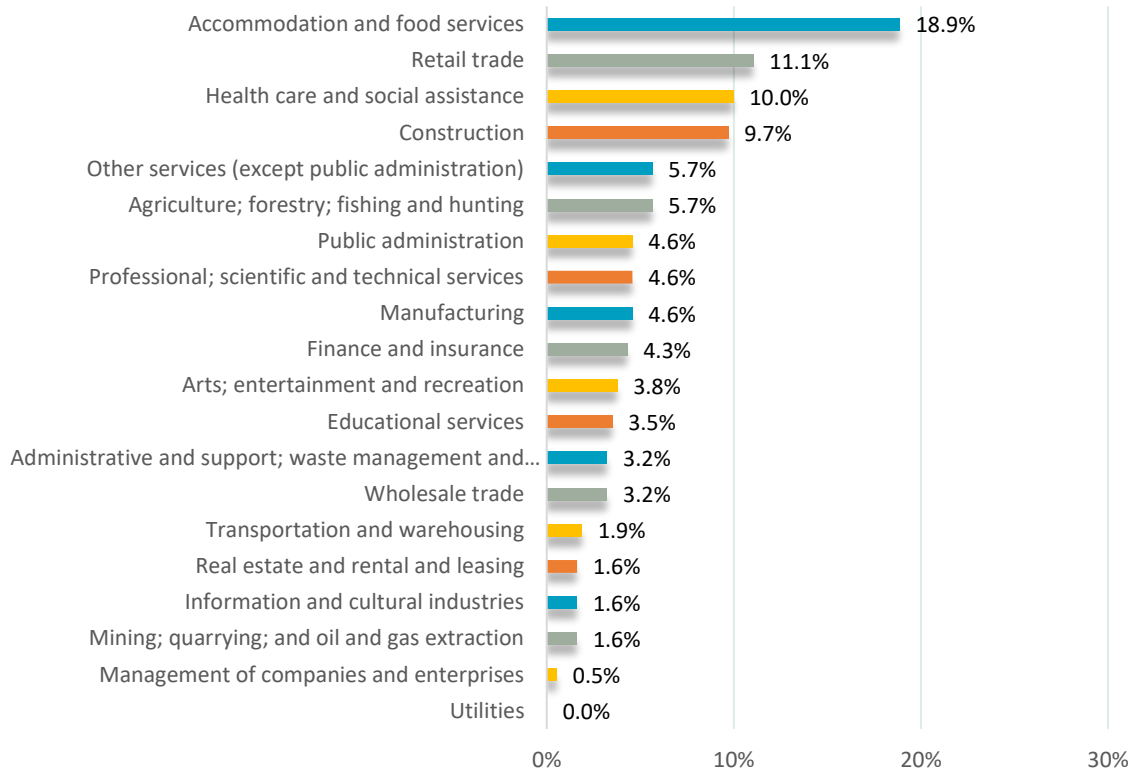
Based on this new classification system, the top 5 industries in Osoyoos as shown in Figure 7 are:

- accommodation and food services;
- retail trade;
- health care and social assistance;
- construction; and
- other services (except public administration).

This is very similar to the province, with the top 5 industries being the same with the exception of professional scientific and technical services being within the provincial top 5 industries instead of other services (except public administration).

3. COMMUNITY PROFILE

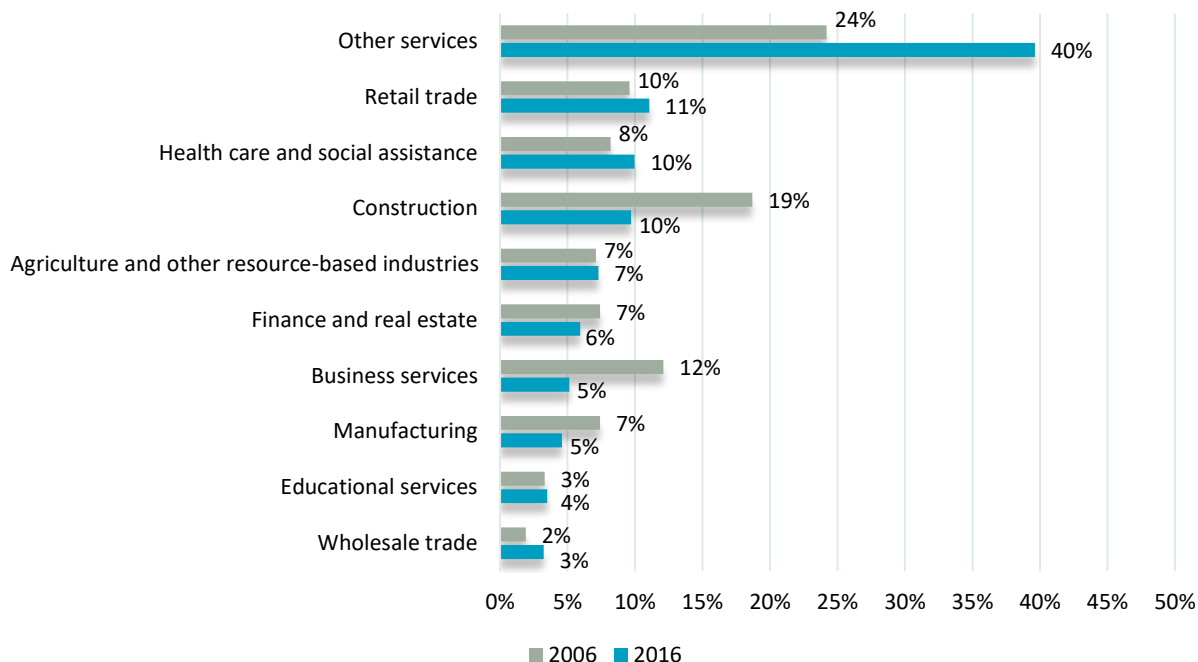
Figure 7: Labour Force by Industry (2016)



In order to compare the industry changes since 2006, the new industry categories were re-integrated into the old classification system in Figure 8 below. Despite the category changes, retail, health care and social assistance, construction, and other services continue to be integral contributors to Osoyoos's economy. It can be assumed that the accommodation and food services industry was previously included within the other services industry category, and we can therefore conclude that this industry continues to have a significant impact on the economic health of the town as well.

Other findings in relation to Osoyoos's economic industry composition that are worth noting include decreases in manufacturing and construction, an increase in wholesale trade, and a steady reliance on agriculture and other resource-based industries such as forestry, fishing, and hunting.

Figure 8: Labour Force by Industry - 2016 and 2006 Comparison



HOUSING

Type of Dwellings

Most residents of Osoyoos live in a single-detached house (59%), with apartment buildings fewer than five storeys being the second most common form of housing (21%). Due to fire service constraints and a collective community desire to maintain the town’s existing character and viewscapes, there are no apartment buildings in Osoyoos that are greater than four storeys.

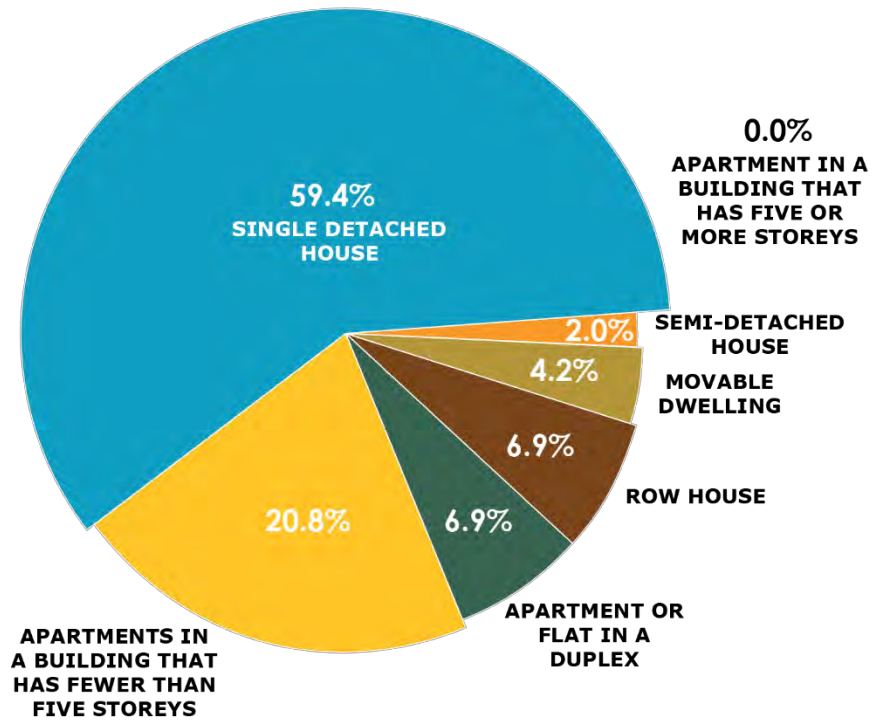
Apartments are buildings containing multiple dwelling units. These buildings may provide rental or privately-owned housing, or a combination of both. The Statistics Canada Census program classifies apartment buildings in three categories:

- Apartments in a building that has five or more storeys
- Apartments in a building that has fewer than five storeys
- Apartment or flat in a duplex

The latter is a residential building that contains two dwelling units that are located one above the other.

3. COMMUNITY PROFILE

Figure 9: Number of Dwellings by Type (2016)



Tenure

Perhaps consequently due to the most popular form of housing being single-detached dwellings, 74% of households in Osoyoos own their dwelling and the remaining 26% are renters.

4. REGIONAL CONTEXT STATEMENT



4. REGIONAL CONTEXT STATEMENT

The Town of Osoyoos is located within the Regional District of Okanagan-Similkameen. The RDOS has a Regional Growth Strategy (RGS) for the South Okanagan area that includes Osoyoos. The Town is required to demonstrate, under the *Local Government Act*, how its Official Community Plan aligns with the overarching goals and objectives of the South Okanagan Regional Growth Strategy Bylaw No. 2770, 2017. It is important to note that at the time of writing this plan, an update to the RGS was underway.

The RGS comprises of seven policy areas and supporting goals that were developed in consultation with South Okanagan communities. There is a strong relationship between the goals in the RGS and those in this OCP, as demonstrated in the table below. Implementation of this OCP will assist in advancing the RGS goals and policies.

RGS Policy Areas and Supporting Goals	Alignment with Osoyoos OCP	OCP Section
Housing and Development Goal 1: <i>Focus development to serviced areas in designated Primary Growth Areas and Rural Growth Areas.</i>	Osoyoos is identified as a Primary Growth Area in the RGS because it is one of the larger communities in the South Okanagan. The OCP anticipates and plans for sustainable residential development by encouraging infill and redevelopment in already developed areas.	<ul style="list-style-type: none"> • 5. Growth Management • 6.B. Housing and Our Neighbourhoods • 7.B. Residential
Ecosystems, Natural Areas and Parks Goal 2: <i>Protect the health and biodiversity of ecosystems in the south Okanagan.</i>	Osoyoos is situated on Osoyoos Lake and is surrounded by hillsides to the east and west. That being said, the community is home to a number of sensitive environmental features and habitats. These are protected through Development Permit Areas and policies that direct new growth to existing developed areas in the Town.	<ul style="list-style-type: none"> • 5. Growth Management • 7.G. Environment • DPA-5 Foreshore and Lake • DPA-6 Environmentally Sensitive • DPA-7 Riparian • DPA-8 Hillside
Infrastructure and Transportation Goal 3: <i>Support efficient and effective infrastructure services and an accessible multi-modal transportation network.</i>	Development is prioritized in areas with existing servicing infrastructure. Alternative modes of transportation are encouraged through improving infrastructure and creating compact neighbourhood development forms that allow for walking and cycling.	<ul style="list-style-type: none"> • 5. Growth Management • 6.C Connectivity • 6.D Community Vibrancy • 7.J Transportation • 7.K Infrastructure

4. REGIONAL CONTEXT STATEMENT

<p>Community Health and Wellbeing</p> <p>Goal 4: <i>Foster healthy, safe communities that provide accessible recreational, educational and cultural opportunities.</i></p>	<p>Healthy, safe, and inclusive communities are encouraged through policy direction that promotes compact development, easy access to community amenities, and the provision of quality recreational and cultural facilities and infrastructure.</p>	<ul style="list-style-type: none"> • 6.A Our Local Identify and Quality of Life • 6.C Connectivity • 6.D Community Vibrancy • 7.F Institutional • 7.H Parks and Recreation
<p>Regional Economic Development</p> <p>Goal 5: <i>Achieve a sustainable, resilient and prosperous South Okanagan regional economy.</i></p>	<p>The Town sees value in regional partnerships and undertaking actions that will ensure economic prosperity for the entire South Okanagan. Policies promote economic development initiatives for both Osoyoos and the region.</p>	<ul style="list-style-type: none"> • 6.E Economic Prosperity • 6.F Our Connection to the Valley
<p>Engagement and Collaboration</p> <p>Goal 6: <i>Foster and support regional cooperation, collaboration and civic engagement.</i></p>	<p>The OCP was developed in collaboration and consultation with community members, stakeholders, and regional partners such as the Osoyoos Indian Band, RDOS, and South Okanagan-Similkameen Conservation Program. Such partnerships are encouraged in the plan and their importance is recognized.</p>	<ul style="list-style-type: none"> • 1.3 Community Engagement Process • 6.A Our Local Identify and Quality of Life • 6.F Our Connection to the Valley
<p>Energy Emissions and Climate Change</p> <p>Goal 7: <i>Reduce energy emissions and ensure the South Okanagan is prepared for a changing climate.</i></p>	<p>Strategies are outlined in the OCP that aim to reduce greenhouse gas emissions, mitigate and prepare for climate change impacts, and protect the natural environment.</p>	<ul style="list-style-type: none"> • 6.G Greenhouse Gas Emissions and Climate Change • 7.G Environment

5. GROWTH MANAGEMENT



5. GROWTH MANAGEMENT

.1 Land Supply

There are approximately 746 hectares (1,843 acres) of land in the Town of Osoyoos. The previous OCP (2007) categorized the municipality into 13 land use designations. The land base associated with each area was as shown in Table 5.1.

Table 5.1: 2007 OCP Designation

OCP Designation	Area (Ha)	Percentage of Town
Agricultural	109.3	11.0%
Commercial	9.4	1.0%
Conservation	19.9	2.0%
Downtown Commercial	16.8	1.7%
Future Development	47.5	4.8%
General Commercial	29.9	3.0%
High Density Residential	49.9	5.0%
Industrial	54.3	5.5%
Institutional	24.2	2.4%
Low Density Residential	188.9	19%
Medium Density Residential	21.5	2.2%
Parks and Recreation	258.7	26.0%
Tourist Commercial	28.0	2.8%

As indicated in the table, approximately one quarter of land (26%) in Osoyoos was designated for Parks and Recreation purposes, with 96% of this land located along the West Bench. Residential uses combined (Low Density, Medium Density, High Density) comprised another quarter (26.2%). In contrast, the amount of land designated for Institutional purposes is at 2.4%.

Under this OCP, there have been some changes to the land use designations in order to better accommodate residential and economic growth, protect environmentally-sensitive areas, and provide residents with sufficient land for park and recreation uses. The new land base associated with each designation is shown in Table 5.2.

Table 5.2: Current OCP Designation

OCP Designation	Area (Ha)	Percentage of Town
Agriculture	91.0	12%
Comprehensive Development	12.2	2%
Airport	12.9	2%

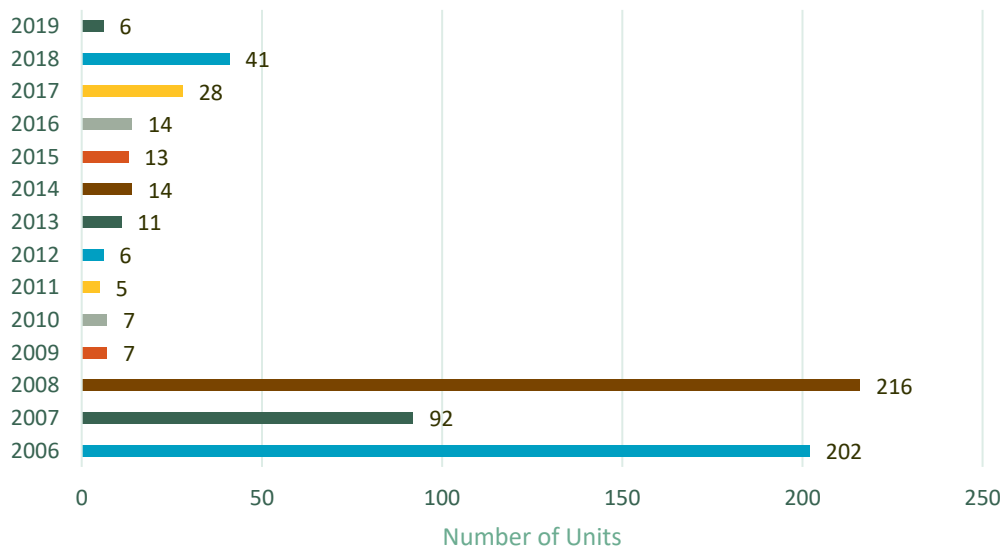
OCP Designation	Area (Ha)	Percentage of Town
Tourist Commercial	18.9	3%
Downtown Commercial	9.0	1%
General Commercial	12.9	2%
Industrial	37.8	5%
Institutional	18.1	2%
Low-Medium Density Residential	146.8	20%
Medium-High Density Residential	70.0	9%
Active Parkland	12.4	2%
Recreation	161.8	22%
Environmental Conservation	128.1	17%
Future Development	9.9	1%

.2 Residential Growth

Unit Growth

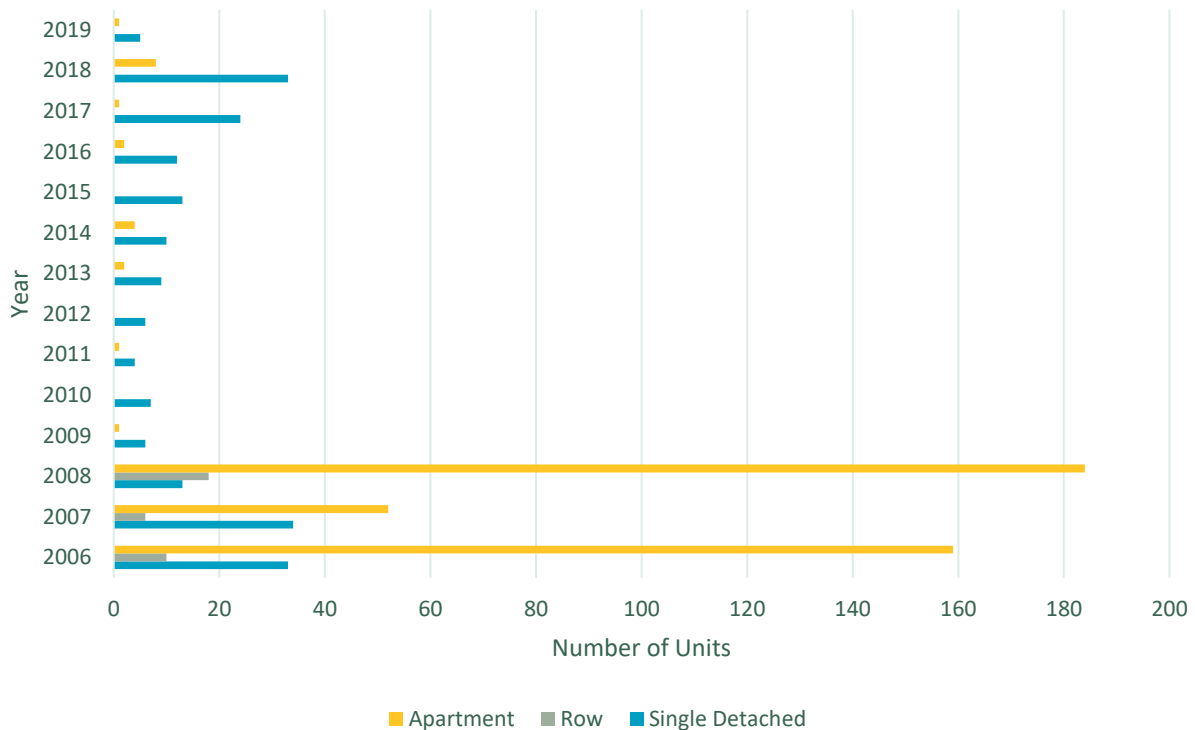
Residential unit growth in Osoyoos was highest between 2006 and 2008, and experienced a significant decrease between 2009 and 2012, likely as a result of the global economic recession. Residential development has begun to steadily increase since then, with a notable increase in 2018. That being said, the average annual residential unit growth rate has fluctuated during the 2006 – 2019 period, with a low of 0.25% in 2019, and a high of 11.6% in 2007. Aside from between 2006 and 2008, the bulk of new residential growth has been in the form of single-detached units.

Figure 5.1: Annual Residential Unit Growth (2006 – 2019)



5. GROWTH MANAGEMENT

Figure 5.2: Residential Unit Growth by Type (2006 - 2019)



Projected Residential Needs

The size of households in Osoyoos has been historically consistent at 2.0 people per household over the last three Census periods (2006, 2011, and 2016). There has been an increase in enrollment numbers at Osoyoos Elementary School within the last three years, which is a likely indicator that the Town is experiencing an increase in the number of young families and also more variation in household sizes. However, due to the community’s large senior population which is anticipated to increase even more over the next 20 years, it is likely that in general, household sizes in Osoyoos will remain at around 2.0 per household. That being said, the average household size of 2.0 people per household has been applied to the three population growth scenarios presented to determine the potential number of new units that will be required to accommodate population growth in the community, as shown in Table 5.3 below. Under the 2% growth rate applied for population projections, the Town would require an additional 1,322 residential units to be constructed to ensure there is sufficient housing supply in 2040.

Table 5.3: Projected Residential Unit Growth Scenarios (2021-2040)

	Low Growth (1%)	Medium Growth (2%)	High Growth (3%)
2021	27	54	81
2022	27	56	84
2023	28	57	87

5. GROWTH MANAGEMENT

	Low Growth (1%)	Medium Growth (2%)	High Growth (3%)
2024	28	58	89
2025	28	59	92
2026	29	60	95
2027	29	61	97
2028	29	63	100
2029	29	64	103
2030	30	65	107
2031	30	66	110
2032	30	68	113
2033	31	69	116
2034	31	70	120
2035	31	72	123
2036	32	73	127
2037	32	75	131
2038	32	76	135
2039	33	78	139
2040	33	79	143
Total Number of New Units	599	1322	2193

The three residential land use designations that existed under the previous OCP (Low, Medium, and High Density Residential) have been combined into two designations: Low-Medium Density Residential and Medium-High Density Residential. These two designations recognize the Town’s constraints in relation to residential growth as there is very little developable land available within the Town’s boundary as a result of many lands being within the Agricultural Land Reserve or having environmentally-significant features. In addition, not only is the Town is constrained in the level of high-density growth that can occur due to existing limitations in fire resources that prohibit development greater than four storeys in height, the community as a whole is also divided on the level of high-density development above four storeys that may be appropriate for Osoyoos. As such, it is in the community’s best interest that the Town encourage infill development of existing residential neighbourhoods. The Low-Medium and Medium-High Density designations recognize that some forms of medium-density residential development may not be appropriate in all neighbourhoods depending on the existing neighbourhood character and surrounding context. The policies outlined in sections 6.B. and 7.B. acknowledge this and support residential infill that is sensitive to the existing community context.

.3 Employment Lands

Industrial

The Town experienced 2,431 sq. m. of new industrial development between 2008 and 2019, most of which occurred in 2009. Little industrial growth happened between 2014 and 2018, however there has been some recent activity in 2019 with 302 sq. m. of new development. If we assume a similar amount of growth for the next 20 years, a total of 4,254 sq. m. (0.4 ha) of new industrial development is anticipated in 2040.

Industrial land is concentrated in the northwest portion of the Town near the Airport. Historic growth rates for industrial development have been on the low side due to the limited existing industrial land base in the Town. The OCP has designated 2.7 ha of undeveloped land for Industrial use with access from Strawberry Creek Road. This additional land will assist the Town with better accommodating new industrial business and encouraging additional economic activity.

Commercial

The Town experienced 11,241 sq. m. of new commercial development between 2008 and 2019, with spurts of activity occurring in 2008, 2010, 2012, and most recently in 2019. If a similar rate of commercial growth occurs until 2040, approximately 19,671 sq. m. of new commercial development is anticipated.

Lands are designated for Commercial purposes in key locations throughout the Town, including along Highway 97 and Highway 3, in Downtown Osoyoos, and along Lakeshore Drive to accommodate tourism commercial activity. There are also a few pockets along 89th Street that are close to Osoyoos Lake.

The Town encourages the infill and development of existing vacant lands with a Commercial designation to accommodate commercial activity. There is a particular emphasis on ensuring that Osoyoos provides a range of commercial uses to accommodate the growing community and visitors to the area.

Institutional

The Town experienced 1,388 sq. m. of new institutional development between 2008 and 2009, with no activity occurring in 2008, 2014, and 2016-2018. If a similar rate of growth occurs until 2040, approximately 2,428 sq. m. of new institutional development is anticipated.

Institutional uses are concentrated on the west side of Osoyoos Lake, largely in existing developed areas aside from Osoyoos Secondary School which is located on 115th St. adjacent to Osoyoos Golf Club and various recreation amenities, including a dog park, tennis courts, and baseball diamonds. The Town encourages new institutional development to occur within existing developed areas in order to benefit established neighbourhoods and improve access to community amenities.

.4 Annexation

Osoyoos is a service centre for Electoral Area 'A', the rural lands that surround the Town boundary, in addition to Osoyoos Indian Band Reserve No. 1. The Town currently provides municipal services to areas outside of its boundaries including sewer infrastructure and fire services to Osoyoos Indian Band, and irrigation and water infrastructure to lands in Area 'A' on the west side of Osoyoos Lake north and south of the Town boundary. In addition, the Town provides services to the Osoyoos Rural Fire Protection District. The Town will consider pursuing the expansion of its boundaries on a case-by-case basis in order to promote good governance and in coordination with Osoyoos Indian Band and the Regional District of Okanagan-Similkameen.

5.A. GROWTH MANAGEMENT POLICIES

.1 Residential Growth Containment

- .1 Contain residential growth in the Town within areas outlined on Map 1, which includes existing developed areas, the Meadowlark Neighbourhood Plan area, and parcels identified as having potential for Future Development. Applications for residential development outside of these areas will not be considered.
- .2 Consider applications for residential development in accordance with section 7.B.
- .3 Upgrade servicing infrastructure within existing residential neighbourhoods as necessary to accommodate additional residential development, including infill, in accordance with section 7.J.
- .4 Enhance neighbourhood walkability by directing new development to established neighbourhoods.
- .5 Encourage the provision of additional community amenities and services in neighbourhoods as growth occurs.
- .6 Ensure the Town's Development Cost Charges Bylaw is updated regularly to reflect continuous changes and needs for infrastructure upgrades.
- .7 Protect sloped, hazardous lands, environmentally sensitive, and riparian areas from development.
- .8 Undertake an Infill Development Strategy to guide the planning, design and construction of areas and lands that enable additional residential development opportunities.
- .9 Implement the goals, objectives, and policies outlined in Schedule A of this plan when considering applications for development in the Meadowlark Neighbourhood Plan Area.

.2 Employment Lands

- .1 Encourage new industrial, commercial, and institutional development, including infill and redevelopment, on lands with the according land use designation within the area outlined on Map 1, and in accordance with sections 6.E., 7.C, 7.D, 7.E., and 7.I.
- .2 Require new industrial, commercial, and institutional development to have adequate services and water supply to support regular operations and firefighting needs. Upgrade servicing infrastructure to accommodate development of existing employment lands as per section 7.J.
- .3 Consider industrial and commercial development of employment lands that will provide high paying employment opportunities and is environmentally-conscious.
- .4 Encourage the development of institutional uses that serve the entire community.

.3 Annexation

- .1 Consider expanding Town municipal boundaries where such opportunities may be advantageous for promoting good governance.
- .2 Collaborate with the RDOS and Osoyoos Indian Band during the review of potential opportunities for Town boundary extension.
- .3 Recognize the importance of protecting rural lands located outside of the Town Boundary.

5.B. LAND USE DESIGNATIONS

Land uses shall be distributed throughout the Town in accordance with Map 2, which outlines the land use designations described in the table below.

Land Use Designation	Description	Building Types	General Uses	Zones
Agriculture	Lands that allow for growing, producing, harvesting, storage, processing, and sale of agricultural goods.	<ul style="list-style-type: none"> • Agricultural buildings • Detached houses 	<ul style="list-style-type: none"> • Agriculture • Residential 	AG – Agricultural
Low-Medium Density Residential	Lower density neighbourhoods that provide some forms of infill and multi-family development that are compatible with the existing neighbourhood character.	<ul style="list-style-type: none"> • Single detached houses with secondary suites or carriage homes • Small homes • Townhouses • Duplexes, triplexes, four-plexes • Manufactured homes 	<ul style="list-style-type: none"> • Residential • Places of worship • Care facilities 	R1 – Single Family Residential R2 – Single Family Residential Small Lot R3 – Low Density Residential R4 – Manufactured Home Park R5 – Manufactured Home Strata Development RSS – Single Family Residential Strata R6 – Medium Density Residential

5. GROWTH MANAGEMENT

Land Use Designation	Description	Building Types	General Uses	Zones
Medium-High Density Residential	Multi-family residential development at higher densities that provides and encourages easy access to amenities and services.	<ul style="list-style-type: none"> -Plex developments Stacked townhouses Low-rise and mid-rise apartments (max 4 storeys) 	<ul style="list-style-type: none"> Residential Places of worship Care facilities 	R4 – Manufactured Home Park R5 – Manufactured Home Strata Development RSS – Single Family Residential Strata R6 – Medium Density Residential R7 – High Density Residential R7A – High Density Residential Special R8 – Recreational Vehicle Residential Strata Resort IRD – Intensive Residential Development CR – Commercial Residential
Downtown Commercial	Downtown development with retail, service, or office space and residential occasionally provided above.	<ul style="list-style-type: none"> Mixed use and stand alone buildings 	<ul style="list-style-type: none"> Commercial (retail, office, service) Residential Civic and cultural Recreational / Entertainment 	C1 – Downtown Commercial

5. GROWTH MANAGEMENT

Land Use Designation	Description	Building Types	General Uses	Zones
General Commercial	Areas with a range of commercial uses including shopping centres, service commercial, and smaller scale neighbourhood commercial uses.	<ul style="list-style-type: none"> Commercial buildings (e.g. shopping centre, highway-oriented commercial) 	<ul style="list-style-type: none"> Commercial (retail, office, service) Residential Recreational / Entertainment 	C2 – Shopping Centre Commercial C3 – Highway Commercial C6 – Neighbourhood Commercial C7 – Special Commercial C8 – Service Commercial CM – Commercial Marina
Tourist Commercial	Development that serves both visitors and residents, provides accommodation, entertainment, and food and beverage options.	<ul style="list-style-type: none"> Hotels, motels Restaurants Resort apartments and townhouses Recreation vehicle and campground parks Marinas 	<ul style="list-style-type: none"> Commercial (retail, service) Tourism Accommodations Recreational / Entertainment 	C4 – Tourist Commercial C5 – Recreation Vehicle Park / Campground CR – Commercial Residential
Industrial	Areas of light and heavy industrial uses characterized by goods production, manufacturing, distribution, and storage.	<ul style="list-style-type: none"> Industrial buildings and structures (building styles may vary) 	<ul style="list-style-type: none"> Light Industrial (warehousing, manufacturing, service, wholesales) Heavy Industrial 	M1 – General Industrial M2 – Heavy Industrial M3 – Special Industrial

5. GROWTH MANAGEMENT

Land Use Designation	Description	Building Types	General Uses	Zones
Airport	Development that promotes the aviation industry	<ul style="list-style-type: none"> • Hangars • Take-off and landing strips • Multi-purpose buildings 	<ul style="list-style-type: none"> • Recreational aviation services and associated business 	CA – Commercial Airport
Institutional	Areas providing a range of services and amenities for the community.	<ul style="list-style-type: none"> • Community centres • Places of worship • Museums, galleries • Schools • Building styles may vary 	<ul style="list-style-type: none"> • Educational services • Medical services • Government services • Cultural facilities • Utilities 	P1 – Public and Private Institution
Active Parkland	Areas providing active recreation opportunities in the form of parks, trails, beaches, sports fields and courts.,	<ul style="list-style-type: none"> • Accessory buildings and structures 	<ul style="list-style-type: none"> • Parks (Playgrounds, sports fields and courts, natural spaces) 	PR – Parks and Recreation
Recreation	Areas providing indoor and outdoor recreational amenities.	<ul style="list-style-type: none"> • Arenas • Accessory buildings and structures 	<ul style="list-style-type: none"> • Arenas • Golf courses • Exhibition grounds 	PR – Parks and Recreation
Environmental Conservation	Natural areas with high environmental values that may be used for passive recreational purposes.	<ul style="list-style-type: none"> • Accessory buildings and structures 	<ul style="list-style-type: none"> • Natural spaces 	PR – Parks and Recreation

5. GROWTH MANAGEMENT

Land Use Designation	Description	Building Types	General Uses	Zones
Comprehensive Development	Planned developments that comprise a mix of land uses.	<ul style="list-style-type: none"> • Hotels, motels • Apartments • Small homes • Townhouses • Commercial buildings • Industrial buildings and structures 	<ul style="list-style-type: none"> • Tourism accommodations • Commercial (retail, service) • Residential • Recreational • Industrial (manufacturing, delivery facility, automotive repair, etc.) 	CD1 – Desert Mirage CD2 – Village by the Lake CD5 – Walnut Beach Resort CD6 – Osoyoos Lake Resort CD8 - Oasis CD9 – Lakeshore Drive CD10 – Empire Street
Future Development	Parcels where residential growth is anticipated in the future. The type of residential development will be determined at rezoning.	<ul style="list-style-type: none"> • To be determined at zoning 	<ul style="list-style-type: none"> • Residential 	AG - Agricultural

6. COMMUNITY GOALS AND POLICIES



6. COMMUNITY GOALS AND POLICIES

Achieving a healthy, sustainable community that is a desirable place for residents to live and businesses to prosper starts with understanding the integration of many key factors. An ideal community is one that includes a variety of housing types which are attainable to people of all demographic and socioeconomic backgrounds. Without diverse forms of housing, there will be no diversity in the people, and little draw for new residents seeking to locate to our community. Lack of adequate housing can also impact the local economy. With the establishment of new and expanding businesses comes a demand for new workers who, in turn, will require housing that is appropriate for their needs.

A community with a prospering economy and a diverse population tends to be a vibrant one, as people are happy to live there and celebrate their differing cultural backgrounds and heritage. This encourages more gathering opportunities at festivals and events, as well as volunteer participation in local groups, therefore assisting in the establishment of a strong sense of place, identity, and community pride. When a community is vibrant and its people are happy, this in turn works as a pull factor to draw newcomers to choose to reside there as well.

Furthermore, these traits are all amplified when a community is well-connected. Everyday essential services and amenities are easy to access, and multiple modes of transport are easily accessible that encourage residents to be active when travelling between destinations. Community connection enhances opportunities for residents to interact with one another. A well-connected community that is compact and reduces reliance on the personal vehicle also achieves a higher level of sustainability as fewer greenhouse gas emissions are necessary to help the community function.

The overarching goal of this section of the Official Community Plan is to ensure that Osoyoos is the ideal sustainable community described in the preceding text. The community goals and policies outlined in this section will aim to achieve this goal for Osoyoos.

The community goals and policies are outlined in the following categories:

- A** OUR LOCAL IDENTITY AND QUALITY OF LIFE
- B** HOUSING AND OUR NEIGHBOURHOODS
- C** CONNECTIVITY
- D** COMMUNITY VIBRANCY
- E** ECONOMIC PROSPERITY AND BUSINESS RESILIENCE
- F** OUR CONNECTION TO THE VALLEY
- G** GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE

6.A. OUR LOCAL IDENTITY AND QUALITY OF LIFE

.1 Community Goal

Our community members embrace the unique character and natural setting of our Town. Policies within the OCP seek to maintain these attributes and continue to foster a strong sense of place and community pride amongst residents. Osoyoos has an exceptional quality of life that allows individuals from all walks of life to live their best life.

.2 Citizen Direction

Osoyoos is currently recognized as being a place with a strong sense of community. Residents enjoy opportunities to socialize and seek out ways to give back to their community, as well as recreate with each other. This strong sense of community can be strengthened through better recognition, acknowledgement, and integration of the town's cultural heritage into the existing community fabric, which in turn, may act as a catalyst for generating economic growth. Attaining a strong sense of community can also be achieved through ensuring that Osoyoos is an inclusive community that views diverse backgrounds as a strength and enables equitable opportunities for civic and social participation for all. As the population of Osoyoos continues to diversify, offering adequate and quality healthcare services will be necessary to ensure that the community provides a high quality of life for all its residents.

.3 Policies

.1 Recognize the diverse needs of Osoyoos residents and ensure that the town is an inclusive community for all.

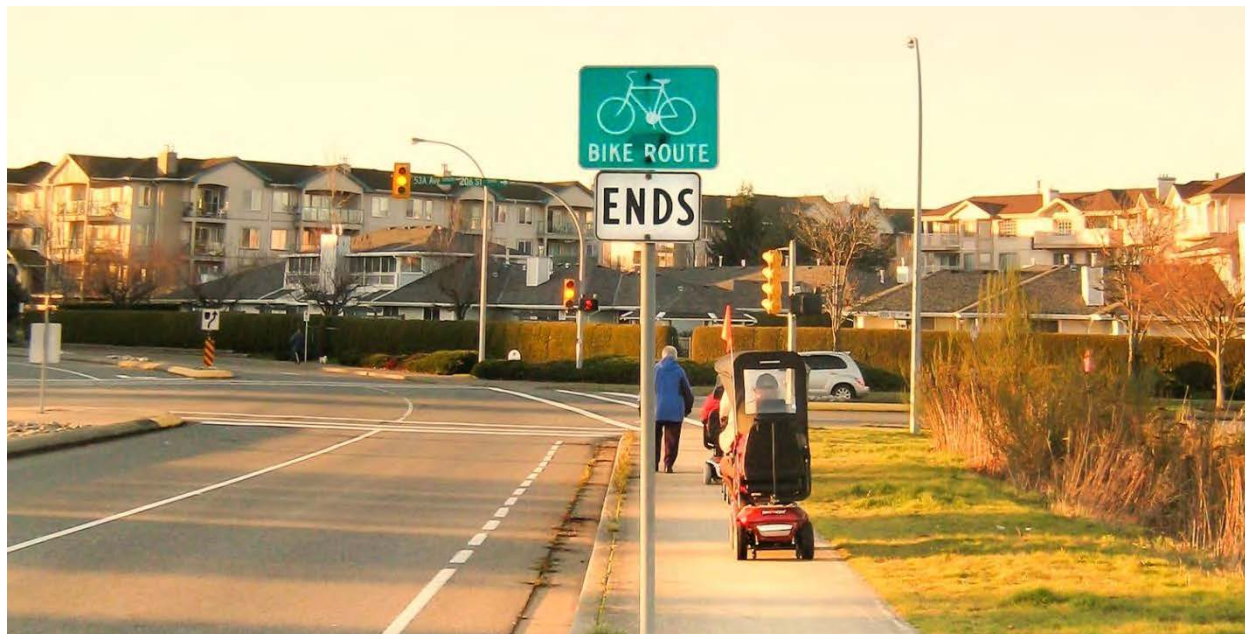
- a. Encourage community-wide implementation of the recommended actions identified in the *2018 Age Friendly Assessment*.
- b. Work with community stakeholders to understand the changing needs of Osoyoos residents as the demographic structure shifts over time.
- c. Implement the recommendations from the *2021 Regional Child Care Action Plan and Strategy* that are relevant to Osoyoos.
- d. Support and partner on initiatives to prevent instances of poverty.
- e. Recognize the importance of implementing Universal Accessible Design principles throughout the Town.
- f. Design public spaces to promote intergenerational socialization.

DID YOU KNOW?

Age friendly planning is a concept that was created by the World Health Organization (WHO) to ensure that a community has the necessary services, supports, infrastructure, and amenities in place to enable its residents to live the duration of their lives in the community without having to relocate.



Universal Accessible Design means the use of design techniques to structure an environment in a manner that can be accessed and used to the greatest extent possible by people of all ages and abilities.



.2 Protect and enhance Osoyoos's unique character to foster a strong sense of place.

- a. Work with Osoyoos Indian Band to identify and protect cultural features that are representative of the Syilx culture.
- b. Encourage the retention of built, cultural, and natural heritage features. Consider adoption of a Town Heritage Register to protect these features.
- c. Celebrate Osoyoos's rich heritage and that of the Syilx peoples through completion of wayfinding signage and public art projects in collaboration with Osoyoos Indian Band and the Osoyoos Arts Council. Work closely with these stakeholders to identify suitable locations for public art installations.
- d. Acknowledge and respect the heritage and culture of the Okanagan Syilx Peoples, and work together with the Osoyoos Indian Band to ensure that this culture is appropriately integrated into the community and the built environment.
- e. Strengthen the connection between Osoyoos's natural environment, agricultural industry, culture, and heritage by seeking opportunities to reflect this connection in the built environment.
- f. Continue to support the Osoyoos Arts Council, Osoyoos and District Museum and Archives, and other community-based arts and culture organizations.
- g. Consider undertaking a Cultural Master Plan process and incorporating a cultural section into the next update to the Parks and Trails Master Plan.

.3 Promote the health and wellbeing of Osoyoos residents.

- a. Work with Interior Health Authority and providers of alternate healthcare services (e.g. naturopathic medicine, counselling, massage therapy) to ensure that the health services available to residents adequately meet the needs of current and future residents.
- b. Support health organizations that wish to open a walk-in clinic at the Osoyoos Health Centre.
- c. Continue to work with Interior Health Authority and other levels of government to secure funding and support for community services.
- d. Support public education programs and involvement of diverse stakeholders to reduce the stigmatization of those with mental health and addiction challenges.
- e. Recruit staff from Interior Health Authority to join the Accessibility and Age Friendly Advisory Committee
- f. Form a Senior's Wellness Committee with members from Interior Health Authority, the Community Paramedic and the Better at Home program that will focus on providing outreach services to isolated and vulnerable seniors.
- g. Refer applications proposing multi-family residential and mixed use commercial development to Interior Health Authority for review by the Community Development Team to ensure that health and equity are top considerations.
- h. Progress towards the development of a municipal Heat Alert and Response System with the aim to mitigate the impacts of heat on human health.

.4 Ensure that Osoyoos is a safe place to live, work, and play.

- a. Continue to support the RCMP and work together with them to plan their future service levels according to changing community needs.
- b. Require adequate lighting in public spaces to ensure the safety and security of residents and visitors.
- c. Adhere to Crime Prevention Through Environmental Design (CPTED) principles and other guidelines outlined in the Mixed Use and Commercial, Multi-Family Residential, Intensive Residential, and Industrial Development Permit Area Guidelines that encourage a safe built environment.

Crime Prevention Through Environmental Design (CPTED) means a multi-disciplinary approach to crime prevention through the use of urban and architectural design techniques to reduce victimization, deter offender decisions that precede criminal acts, and build a sense of community among civilians so they can gain territorial control of areas, reduce crime, and minimize the fear of crime.



6.B. HOUSING AND OUR NEIGHBOURHOODS

.1 Community Goal

Policies within the OCP seek to attain the goal of having neighbourhoods that are compact, inclusive, and designed in a manner that provides accessible connections to everyday amenities and services. Ideally, Osoyoos offers a diverse array of affordable and adequate housing options to existing community members and new residents.

.2 Citizen Direction

A range of housing types is necessary to ensure that individuals and families from all demographic groups or stages of life are able to live in Osoyoos and achieve a high quality of life. The long-term vision is for a community in which housing is attainable for both renters and those who are first-time home buyers. This will encourage families and young working professionals to choose Osoyoos as their home. More intensive forms of housing will be necessary to accommodate additional growth in the community while maintaining the compact form of Osoyoos. Ensuring that the population, both existing and new, is able to age-in-place, and therefore not be required to relocate out of Osoyoos due to housing challenges, is a key priority. Having a sufficient supply of adequate and affordable housing is integral to ensuring the health of the local economy.

.3 Policies

- .1 Provide a range of housing options to address the diverse needs of the community.
 - a. Encourage a mix of housing types to provide lower-cost options, such as duplex developments, apartments, townhouses, small homes, and secondary dwelling units.
 - b. Acknowledge the diversity of household sizes in the community. Encourage a maximum of 70% of new multi-family units to include 1- and 2-bedroom units each, respectively.
 - c. Consider opportunities to expedite permitting procedures for development applications proposing the provision of attainable ownership units, rental units, special needs housing, seniors housing, or congregate care facilities.
 - d. Develop a seniors housing inventory that outlines the types of seniors housing currently available and identifies additional housing types that are needed to address the needs of seniors.
 - e. Consider establishing a policy to regulate short-term rentals as an option for tourist accommodations and to ensure that long-term rental housing stock is protected.
 - f. Recognize the interconnection between a solid supply of affordable housing forms and new job creation.
 - g. Encourage agricultural and tourism businesses to provide housing for their staff.

.2 Encourage the development of safe, accessible, and affordable housing units in a variety of forms.

- a. Facilitate solutions for providing affordable rental and owner-occupied housing through the private sector, public private-partnerships, and senior government support.
- b. Consider implementing a housing incentive program which offers municipal financial incentives such as reduced property taxes, DCC's or density bonuses to encourage multi-family development in or around the core area.
- c. Discourage strata conversions of rental multi-family buildings that would impair the supply of affordable housing.
- d. Support the development of market and non-market rental housing.
- e. Update the 2010 Housing Strategy to reflect the findings of the 2020 Housing Needs Report.
- f. Engage the community on housing projects to gain support and educate about the need for a variety of forms of housing in Osoyoos.
- g. Consider implementing a short-term rental permitting process to regulate the use of residential properties for commercial uses.
- h. Promote the development of accessible seniors housing to better support this demographic's ability to age-in-place.

.3 Promote residential infill development that is sensitive to existing neighbourhood design and character.

- a. Amend the Zoning Bylaw to permit carriage homes as a type of secondary dwelling unit. Permit 1 secondary dwelling unit per lot in the AG, R1, R2, R3, R6, R7, and R7A zones.
- b. Encourage small lot development by reducing frontage requirements in the Zoning Bylaw for low density residential development.
- c. Acknowledge that existing traditional neighbourhoods that largely comprise of single-detached housing forms will be subject to intensification as the Town grows, while ensuring that new forms of development are compatible with the existing neighbourhood character.



6.C. CONNECTIVITY

.1 Community Goal



Policies within the OCP seek to attain the goal of a well-connected community with an integrated system of roads, trails, and sidewalks that provide good access to services and amenities via a range of transportation modes, including walking, cycling, transit, and driving.

.2 Citizen Direction

Osoyoos residents appreciate the walkable form of neighbourhoods. The community will place an increased focus on providing active forms of transportation to reduce reliance on the personal vehicle and to ensure that intra- and inter-municipal transportation options are affordable and accessible to all. Improvements to the existing transit system, multi-modal trail network, and cycling, walking, and road infrastructure are all necessary to achieve a more connected Osoyoos. The town's situation at the U.S. Border and the intersection of Highways 97 and 3 requires significant consideration for ensuring that the movement of both goods and people in and through Osoyoos is efficient.

.3 Policies

.1 Promote design that enables the creation of complete streets.

- a. Enhance the pedestrian experience in public spaces through incorporation of design choices such as: places to rest, shade, street lighting, public art, and opportunities for socialization.
- b. Recognize that the portion of Hwy 3 designated as Main St within the Town Centre is a thoroughfare that allows for the movement of goods through, into, and out of Osoyoos, while also prioritizing the pedestrian experience.

6. COMMUNITY GOALS AND POLICIES

- c. Prepare a Sidewalk Plan that identifies new sidewalk routes and where upgrades to existing sidewalk infrastructure are needed.
- d. Integrate trails into highway improvement projects wherever possible (e.g. an adjacent, separated bike lane).
- e. Adhere to Universal Accessible Design principles in the design of sidewalk infrastructure and other street components included within the public realm.

Complete Streets is a transportation policy and design approach that requires streets to be planned, designed, operated and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation.



.2 Create a town that is well-connected.

- a. Encourage infill residential development within existing neighbourhoods to maximize the utilization of existing road infrastructure and to provide better access to community amenities and services.
- b. Encourage the development of multi-modal trails and sidewalk routes that adhere to Universal Accessible Design principles in residential neighbourhoods that connect residents to schools, public facilities, and parks.
- c. Engage the agricultural community when planning for pedestrian and bicycle corridors through and adjacent to agricultural areas.
- d. Ensure the multi-modal network of on- and off-street trails connects with regional destinations such as the Kettle Valley Rail (KVR) Trail, the Nk'MIP Resort, Dewdney Trail, and the Trail of the Okanagans, and other attractions outside of Osoyoos.
- e. Collaborate with Osoyoos Indian Band to implement a wayfinding signage program to identify and provide direction to key community locations such as Town Hall, public restrooms, parks, the museum, art gallery, Osoyoos Lake, etc.

.3 Expand the offering of transportation mode choices.

- a. Establish mode share targets for 2030 and 2040 to prioritize modes of active transport while also reducing greenhouse gas emissions.
- b. Support the development of a community ride share program to meet the needs of those who do not drive.
- c. Explore options to provide end-of-trip facilities for cyclists such as bicycle storage and racks in key destinations.



6. COMMUNITY GOALS AND POLICIES

.4 Allow for the efficient movement of goods and people.

- a. Acknowledge the role of Hwy 3 and 97 in Osoyoos for economically connecting the community with the rest of British Columbia, Canada, and the United States.
- b. Work with the Ministry of Transportation and Infrastructure to derive solutions that reduce traffic congestion and other traffic challenges resulting from the movement of goods in and through the Town.



6.D. COMMUNITY VIBRANCY

.1 Community Goal

Policies within the OCP seek to obtain the goal of a town recognized for its vibrant neighbourhoods and bustling commercial nodes including the Town Centre area. Different neighbourhoods throughout the community offer a variety of housing forms and provide residents with access to parks, recreational, and other civic amenities. There are several commercial nodes, however, the Town Centre area is recognized as a hub for business, retail, and service activities. Citizen Direction

.2 Citizen Direction

Residents enjoy spending time in Osoyoos to conduct their economic activities and engage in social events. Improving the overall aesthetic of the commercial areas of Osoyoos will ensure that it continues to be an active and engaged community for years to come. This will entail revitalizing buildings and making improvements to existing infrastructure that will enhance the ability of residents and visitors to easily navigate throughout the community and enjoy their experience while doing so. Ensuring that neighbourhoods are sufficiently connected both to each other and to everyday services and amenities will be a primary goal of this plan.

Revitalization of the commercial nodes around the community will encourage people to gather in public spaces.

.3 Policies

.1 Enhance the vibrancy of the commercial areas of Osoyoos.

- a. Promote an attractive and dynamic mix of complementary uses, including retail and service businesses, financial institutions, government and professional offices, inviting public spaces, and housing units above commercial floor space that are available to own or rent.
- b. Implement the strategies identified in the *2018 Town Centre Renewal Plan* pertaining to the following:
 - i. Extension of uses outdoors with sidewalk patios (section 4.2)
 - ii. Creation of conversation corners (section 4.3)
 - iii. Development of the 85th Street Plaza and improvement of other streets (section 4.5)
 - iv. Establish a Façade Facelift Program (section 4.6)
 - v. Implementation of a Town Centre Sidewalk Improvement and Tree Planting Plan (section 4.7)
 - vi. Installation of wayfinding signage (section 4.10)
 - vii. Addition of Streets Alive programming (section 4.11)

6. COMMUNITY GOALS AND POLICIES

- viii. Installation of public art and cultural heritage interpretive displays throughout the Town Centre (section 4.11)
- ix. Replacement of existing street lighting (section 4.12)

.2 Establish the Town Centre as a place for people, not a thoroughfare for traffic

- a. Consider treatment of road rights-of-way to be part of the public realm.
- b. Prioritize pedestrian activity as the main mode of transport on Main Street.
- c. Provide public amenities such as washrooms and water fountains to allow visitors to the Town Centre to linger comfortably. Ensure that these amenities are easy to locate, and are designed according to Universal Accessible Design principles.
- d. Ensure sidewalks are accessible and offer access to buildings that adheres to Universal Accessible Design principles.

.3 Encourage a variety of community events to allow for social participation and generate energy amongst residents and visitors alike.

- a. Encourage community festivals and activities to be held throughout the year to maintain vibrancy within the community beyond the summer season
- b. Support local volunteer groups that organize community festivals, events, exhibitions, sporting activities, etc.
- c. Strive to host cross-cultural, inclusive events that welcome individuals from all ethnic backgrounds, genders, and ages.
- d. Support the Osoyoos and District Arts Council in its efforts to increase and broaden opportunities for participation in cultural activities.



6.E. ECONOMIC PROSPERITY AND BUSINESS RESILIENCE

.1 Community Goal

Osoyoos has a prosperous local economy that promotes opportunities for the establishment of year-round industries and businesses while also supporting and acknowledging the integral contributions of the tourism and agricultural sectors to the community's economic health. Policies in the OCP are designed to encourage Osoyoos's local economy to meet the needs of current residents and attract new businesses to the community.

.2 Citizen Direction

Ideally, Osoyoos's economy should grow and develop in a manner that is sustainable for current and future generations. The health of the natural, cultural, and social environments should not be compromised to achieve economic prosperity. The top priorities for economic development in Osoyoos are to:

- Provide a range of housing options for the community.
- Ensure the daily needs of residents are met through the provision of basic goods and services.
- Attract year-round industries that positively contribute to the existing agricultural and tourism sectors.
- Support existing businesses through cultivating a culture of entrepreneurship and innovation.

Achieving community economic health requires a collaborative effort and the benefits of this should therefore be shared amongst the community.

.3 Policies

.1 Provide essential community infrastructure, amenities, and services.

- a. Ensure that all new commercial and industrial development contributes to the necessary upgrading of municipal infrastructure.
- b. Continue to upgrade communications infrastructure to ensure that access to a broadband network is provided for all businesses, institutions, and households.
- c. Support housing initiatives that facilitate worker relocation and retention.

.2 Support and develop the agricultural sector as a major contributor to the community's economic and social health.

- a. Continue to establish and further develop the viticulture industry in Osoyoos and acknowledge its contributions to the agricultural sector as a whole.
- b. Encourage value-added agricultural activities.
- c. Encourage partnerships among the agricultural community, senior governments, and private enterprises to stimulate opportunities for the agricultural sector.
- d. Promote the integration of farming with other ancillary activities such as agri-tourism and local agricultural product processing.
- e. Provide continued support for the farmer's market and other farm markets including indoor seasonal markets, buy-local campaigns, and farm-gate sales.
- f. Support and encourage research programs in conjunction with the University of British Columbia – Okanagan and Okanagan College related to economic and business growth in the South Okanagan's agricultural industry.
- g. Support the development of a farm worker housing strategy.
- h. Support existing and new opportunities for agri-food businesses in appropriate locations and encourage food processing as an emerging economic industry in collaboration with the local agricultural community.

DID YOU KNOW?

Viticulture is the practice of growing and harvesting grapes for wine-making purposes. Osoyoos's dry and warm climate makes it an ideal place for establishing a vineyard and/or winery.

Agri-tourism is the integration of agricultural activities with commercial undertakings to attract visitors. Offerings typically provide social, cultural, and educational benefits to the visitor. Examples of agri-tourism practices may include but are not limited to: farming, heritage exhibits, land or facility tours, petting zoos, and festivals



.3 Support and develop the tourism industry as a major contributor to the community's economic health.

- a. Capitalize on Osoyoos's natural and cultural features to generate tourism experiences for residents and visitors alike.
- b. Encourage the Visitors Centre, Destination Osoyoos, the South Okanagan Chamber of Commerce, and other tourism organizations to make use of the brand "Choose Osoyoos" in tourism campaigns
- c. Continue to encourage opportunities for expanding the attractiveness of Osoyoos beyond the summer months to make the Town an all-season destination.
- d. Support the development of year-round festivals and events that will further build Osoyoos's reputation as a tourist destination for a range of visitors.

6. COMMUNITY GOALS AND POLICIES

- e. Consider establishing a policy to regulate short-term rentals as an option for tourist accommodations and to ensure long-term rental housing stock is protected.
- f. Continue to enhance the waterfront experience for residents and visitors alike.
- g. Encourage access improvements to Baldy Mountain Ski Resort to expand opportunities for year-round tourism.

.4 Generate opportunities for attracting new businesses and retaining existing ones.

- a. Support a balanced local economy by encouraging a mix of retail, commercial, service and industrial uses.
- b. Aim to attract new businesses in the technological sector that will positively contribute to the Town's year-round economy.
- c. Encourage a range of retail and service uses (e.g. grocery and clothing stores, child care facilities, hair dressers, social service offices, contracting, etc.).
- d. Capitalize on Osoyoos's unique cultural and natural heritage to generate opportunities for the wellness industry, which may include businesses such as spas, retreats, and the processing, manufacturing, and sale of natural, local products.
- e. Promote Osoyoos as a key destination for trade and goods exports due to its key geographic location directly adjacent to the US-Canada border crossing into Washington State.
- f. Work with the South Okanagan Chamber of Commerce, Destination Osoyoos, Osoyoos Indian Band, and Electoral Area A to develop an Economic Development Plan that outlines a strategy for business attraction and retention.
- g. Explore funding opportunities to assist in business attraction initiatives.
- h. Partner with local businesses and the South Okanagan Chamber of Commerce to promote an ongoing *Shop Local* campaign.
- i. Encourage the provision of ancillary uses and services at the Town Airport in accordance with the intent and objectives of the Airport Land Use Designation outlined in section 7.E.
- j. Support the infill and redevelopment of underutilized properties with a Commercial or Industrial Land Use Designation as outlined on the Land Use Map 2.
- k. Consider developing and implementing a Business Incentive Program that may include opportunities for property tax exemptions, façade improvement grants, and waiving of servicing infrastructure fees.



6. COMMUNITY GOALS AND POLICIES

- I. Encourage post-secondary institutions to locate satellite campuses in Osoyoos as a means of drawing younger demographics to the community. Promote integration of such institutions with the local tourism and agricultural industries to generate new employment opportunities.

6.F. OUR CONNECTION TO THE VALLEY

.1 Community Goal

Community members and Town Council recognize that the abundance of individuals, stakeholders, businesses, and local governments throughout the South Okanagan influence and impact the overall health of Osoyoos. As such, the Town will aim to work closely with all groups to implement decisions and change that are reflective of the entire community.

.2 Citizen Direction

Osoyoos's wellbeing is directly tied to that of the South Okanagan as a whole, and therefore significant consideration to the needs and goals of all regional partners and citizens is required. Community initiatives that influence, and are influenced by, what is happening in Osoyoos's neighbouring jurisdictions of Electoral Area A and Osoyoos Indian Band, such as those pertaining to housing, tourism, and economic development, must be addressed as joint ventures.

Challenges that are larger in scale such as climate change and environmental resource management must be addressed at a regional level. It is important to acknowledge that South Okanagan local governments are all intertwined; what happens at a local level impacts the region and vice versa. Inter-jurisdictional collaboration on such initiatives must incorporate opportunities for public participation in the decision-making process to empower residents and stakeholders alike to take action. This spirit of collaboration will promote a sustainable Osoyoos, and a more sustainable region as well.

.3 Policies

.1 Build a strong relationship with Osoyoos Indian Band.

- a. Promote a Town–OIB protocol for regularly exchanging information on matters of mutual interest, including land use and infrastructure planning.
- b. Seek opportunities for the use of Syilx place names in the Town.
- c. Pursue opportunities for relationship-building between Town and Osoyoos Indian Band political and administrative officials.
- d. Together with Osoyoos Indian Band, identify opportunities for integration of the Syilx culture and heritage into public spaces and civic properties.
- e. Demonstrate cultural recognition for the Syilx peoples at civic events and functions.
- f. Explore opportunities to pursue meaningful reconciliation acts through application of *Truth and Reconciliation of Canada: Calls to Action*.



.2 Continue to collaborate with South Okanagan local governments and the Regional District.

- a. Establish shared regional goals, strategies, and frameworks for communication and cooperation with the Regional District of Okanagan-Similkameen and its member municipalities and electoral areas in the South Okanagan.
- b. Acknowledge that some of the Town's goals require a regional approach in order to be achieved, such as those pertaining to climate change, waste management, natural resource and hazard management (e.g. health of watersheds, flooding), and economic prosperity.
- c. Work together with Electoral Area A and Osoyoos Indian Band to mitigate negative impacts associated with land uses neighbouring the Town and vice versa.

.3 Encourage civic participation and collaboration amongst citizens and stakeholders.

- a. Partner with the Okanagan Boys and Girls Club and School District No. 53 to establish a program that encourages youth participation in Town decision-making processes and projects, such as the establishment of a Council Youth Committee.
- b. Provide opportunities for citizen engagement and input on critical community topics via a range of platforms that are interactive and accessible to a range of demographic and socioeconomic groups.
- c. Practice proactive and transparent communication methods to facilitate meaningful civic participation and build trust amongst the community in local government.
- d. Increase opportunities for liaising with community groups.
- e. Collaborate with community stakeholders to generate a strong, shared community voice that advances local priority projects together.

6.G. GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE

.1 Community Goal

The OCP includes policies which seek to attain the goal of a resilient community that is pragmatic in their actions to adapt to a changing climate and mitigate the potential negative impacts that may occur as a result of it. Osoyoos will lead by example for small communities by positively contributing to the Province’s goal of reducing greenhouse gas emission levels by 80% from that of 2007 levels by the year 2050. In addition, Osoyoos will target reducing corporate greenhouse gas emission levels by 10% from 2020 levels of approximately 75,000 units of fuel (gasoline, bio-diesel, natural gas, propane) consumption by 2040.

.2 Citizen Direction

The Town’s geographic situation is one of the top things that many love about living in Osoyoos, particularly the climate. It is important for the community to consider future generations and the impacts of climate change on the overall quality of life for our residents. Reducing greenhouse gas emissions is just one component of fostering a sustainable community. The top priorities for addressing climate change in Osoyoos are to:

- Strengthen the climate resilience of the Town, its people, and businesses
- Explore opportunities for renewable energy systems
- Reduce the level of waste that is generated across the community
- Encourage the enforcement of policies that promote multi-modal transportation systems and enhance community connectivity

Addressing climate change is a collective effort that requires buy-in from the entire community. The policies identified in this section are a good first step to assist in creating a behavioural shift that will achieve the aforementioned goal.

.3 Policies

.1 Explore opportunities to conserve energy throughout the community.

- a. Implement energy-saving measures in the development and renovation of Town facilities.
- b. Undertake a Community Energy and Emissions Inventory to identify and monitor emissions from transportation, buildings, and solid waste, to better understand Osoyoos’s community carbon footprint.
- c. Continue support for the electric vehicle charging network.

DID YOU KNOW?

A carbon footprint is the total amount of greenhouse gases that are generated by our actions as individuals and collectively.

- d. Encourage the design and construction of energy efficient new buildings, and retrofits of existing buildings and infrastructure.
- e. Encourage site designs that maximize drought tolerant tree planting and green space retention with an emphasis on open space and street trees to reduce building energy demand.
- f. Explore and support initiatives to produce renewable energy, such as photovoltaic/solar, heat exchange, geothermal, and district energy systems.
- g. Encourage energy efficient, residential infill development and densification within currently serviced areas.
- h. Explore incentives to encourage development at the highest levels of the BC Energy Step Code.
- i. Collaborate with Osoyoos Indian Band, Electoral Area A, and the Regional District to capitalize on federal funding programs that support alternative and renewable energy projects.

DID YOU KNOW?

Retrofitting is the practice of installing new technology or features to an older building to improve its overall energy efficiency and therefore reduce its carbon footprint.

The BC Energy Step Code is a tool included in the provincial Building Code that municipalities may implement and require adherence to for new construction, additions, renovations, etc. in order to ensure that new development is achieving a certain level of energy efficiency.



.2 Reduce Osoyoos's carbon footprint.

- a. Continue to update the annual Climate Action Revenue Incentive Program Report and implement its recommendations.
- b. Achieve carbon neutrality in Town of Osoyoos corporate operations.
- c. Encourage reduced dependency on automobiles by creating complete and compact neighbourhoods within walking distances of services.
- d. Create and implement a Solid Waste Management Plan to reduce the amount of solid waste requiring disposal.
- e. Retain and increase the Town's existing urban tree canopy coverage to reduce the warming effects of urban land surfaces, also known as urban heat island effect.

.3 Ensure Osoyoos residents have adequate access to an abundance of healthy food.

- a. Permit community gardens as an accessory use in residential, commercial, institutional, industrial, and park zones in the Zoning Bylaw.
- b. Collaborate with Osoyoos Indian Band, Interior Health, School District 53, and local agricultural community organizations to enhance capacity for food sustainability.

6. COMMUNITY GOALS AND POLICIES

- c. Facilitate opportunities for urban agricultural practices on vacant and under-utilized lots throughout the Town.
- d. Incorporate edible landscaping into public lands, where appropriate.

7. LAND USE DESIGNATION POLICIES



7.A. AGRICULTURE

.1 Context

This chapter contains Town policies in support of sustainable agriculture, including preserving lands for agriculture and promoting farming on lands in the Agriculture land use designation, as shown on Map 2.

There is a total of 288 hectares of Agricultural Land Reserve (ALR) land in Osoyoos, with 91 hectares designated for Agricultural use as shown on Maps 2 and 3. This comprises 12% of the Town's total land area. Most of Osoyoos's ALR lands are in active agricultural production to some degree or another, with the major exception of the Osoyoos Golf and Country Club that is a non-farm use allowed by the Agricultural Land Commission (ALC).

DID YOU KNOW?

The Agricultural Land Reserve (ALR) is a provincial zone in which agriculture is recognized as the priority use. Farming is encouraged and non-agricultural uses are restricted. The ALR protects approximately 4.6 million hectares of agricultural land across British Columbia.

The ALC exercises provincial stewardship over the Reserve to both protect agricultural lands from outright losses to urbanization and from no less damaging attrition due to incremental subdividing and intruding non-farm uses. All ALR lands are subject to provisions of the *Agricultural Land Commission Act (ALCA)*, the *Agricultural Land Reserve Use Regulation*, and ALC policies. Other ALR lands in Osoyoos that are not designated as Agriculture are largely designated as Parks and Recreation and Industrial (particularly the airport), with some other uses such as Tourist Commercial, as shown on Map 2.

The Town's Growth Management approach outlined in section 5 will contribute significantly to protecting the integrity of our agricultural land base, as new development is only encouraged in areas with access to existing servicing infrastructure. In some instances, ALR exclusion applications may be considered by the Town for ALC approval for parcels that are agriculturally inactive and are connected to existing servicing infrastructure. As per the *Agricultural Land Commission Act*, land may be excluded from the ALR on terms the commission considers advisable and only if the owner of the land consents to the exclusion. The Town's growth containment area approach will dampen speculative expectations that adjacent ALR lands will inevitably be released for development. Policies in this section of the OCP will help facilitate "edge planning" in order to minimize urban-rural conflicts through implementation of the ALC's *Guide to Edge Planning: Promoting Compatibility Along Agricultural-Urban Edges*.

Notes:

General policies related to the agricultural community's contribution to the local economy are outlined in section 6.E. Economic Prosperity and Business Resilience.

Check out the ALC's Guide to Edge Planning



.2 Policies

.1 Agricultural Lands Preservation

- a) Support the ALC's mandate to maintain the farming integrity of lands designated as ALR.
- b) Discourage further land exclusions from the ALR except:
 - a. in instances where transportation connections are required and;
 - b. for ALR parcels less than 0.8 hectares in size being used for non-farm purposes that were issued title prior to December 21, 1972.
- c) Support the exclusion of the Southeast Meadowlark area from the Agricultural Land Reserve in order to meet the Town's residential growth demands. Ensure that future development in this area will include a 30 m buffer between agricultural and non-agricultural lands, development is built at a minimum density of 30 units per hectare, and 15% of all new housing units provided are deemed affordable, as per the CMHC's definition of "affordability".

Affordability means forms of housing that do not require a household to spend more than 30% of its pre-tax income on such shelter, according to the Canada Mortgage and Housing Corporation (CMHC).



- d) Seek ALC recognition for hitherto unused lands east of the Town that have been irrigated and brought into agricultural production over the last decade.
- e) Consider the use of setbacks and buffering between non-agricultural development and the ALR boundary on non-ALR land as per the *Guide to Edge Planning*.
- f) Discourage subdivision of land in the ALR except for home site severances or boundary adjustments between existing parcels.
- g) Discourage any potential disturbances to clean water supply currently available on agricultural land.
- h) Protect agricultural lands adjacent to fully serviced urban areas, with the exception of ALR lands designated as Future Development.
- i) Seek ALC support for municipal road rights-of-way through ALR lands that improve connections to roads maintained by the Ministry of Transportation and Infrastructure.

.2 Farming Industry Promotion

- a) Ensure the Town's Zoning Bylaw is consistent with mandatory ALR requirements regarding allowable land uses.
- b) Encourage farming activities on unactive agricultural lands with the Agriculture designation.
- c) Promote increased productivity and yields from existing agricultural lands.
- d) Promote niche opportunities to encourage increased agricultural production on ALR lands.
- e) Encourage value-added activities that can improve agricultural viability.

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- f) Pursue intensive agricultural uses on vacant or underutilized ALR parcels by promoting the integration of farming with other ancillary activities such as agri-tourism and local agricultural product processing.
- g) Balance farming activities with environmental management best practices.
- h) Encourage farms to explore opportunities to incorporate renewable energy into their practices and processes.
- i) Support the development of a farm worker housing strategy.

7.B. RESIDENTIAL

.1 Context

The Town has a number of existing residential neighbourhoods surrounding Downtown, to the south near swiws (Haynes Point) Provincial Park, adjacent to the Industrial Park, Dividend Ridge, and east Osoyoos. Many neighbourhoods are largely low-density in nature with single-detached homes. There are pockets of multi-family residential units throughout the community; for example Cottonwood Drive in east Osoyoos and areas close to the Downtown.

As the community continues to grow and demands for more affordable and diverse housing options increase, single-detached development will become increasingly difficult to accommodate, especially due to the geographic and boundary constraints of the Town. That being said, more intensive forms of residential development are required in Osoyoos. This may entail infill and intensification of existing residential neighbourhoods as well as higher density forms of housing on lands that are currently vacant or have redevelopment potential.

It is the intent of this Residential Land Use section to provide direction on how and where residential growth and development shall occur within the Town. The Residential Land Use category includes the following designations, as shown on Map 2:

- Low- to Medium-Density Residential
- Medium- to High-Density Residential

Notes:

General policies related to residential neighbourhoods and the provision of housing are outlined in section 6.B. Housing and Our Neighbourhoods.

Development Permits are applicable to certain lands with a Residential designation in accordance with Map 2. This includes the Multi-Family Development Permit Area and the Intensive Residential Development Permit Area, the guidelines for which are included in Section 8 of this plan.

.2 Policies

.1 General Policies

- a) Encourage the provision of amenities through density bonusing for residential development consisting of additional floor area, additional units per hectare, or other measures of density. Amenities may include but are not limited to:
 - i. Land for parks and/or public trails and walkways, including any required construction;
 - ii. Park and trail improvements;
 - iii. Provisions for on-site affordable housing or contribution to a reserve fund held by the Town for supporting affordable housing;
 - iv. Provision of on-site child care facilities;

7. LAND USE POLICIES

- v. Provision of lands for a community garden;
 - vi. Enhancement of cultural and recreational assets, including the provision of public art
 - vii. Construction of active transportation infrastructure, such as sidewalks and bike lanes; or
 - viii. Underground parking in place of on-grade parking, where possible.
 - ix. Encourage these amenities to incorporate Universal Accessible Design principles where applicable.
- b) Require all multi-family development to conform to the Multi-Family Residential Development Permit Area Guidelines.
 - c) Require the Southeast Meadowlark Plan Area referenced in Schedule 1 to conform to the Intensive Residential Development Permit Area Guidelines.
 - d) Accommodate neighbourhood commercial development in all residential areas as and where appropriate.
 - e) Ensure usable green space and amenity areas are provided in all newly developed residential areas.
 - f) Consider the use of setbacks and buffering between new residential development and agricultural areas as per the ALC's *Guide to Edge Planning*.
 - g) Encourage the development of pedestrian-friendly and active transportation infrastructure (sidewalks, bike lanes) as new residential development occurs.
 - h) Encourage new residential development to consider age-friendly principles in the design and construction of units.
 - i) Discourage residential developments requiring downzoning, or developments that do not take advantage of allowable residential densities.
 - j) In ecologically sensitive hillside areas, promote housing "clusters" separated by conservation areas.
 - k) Identify opportunities in the Zoning Bylaw for reducing parking requirements for residential units located within close proximity to key amenities in order to encourage alternate modes of transport.

.2 Low-to Medium-Density Residential Designation Policies

- a) Permitted housing types may include single detached homes, small homes, secondary dwelling units, townhouses, triplexes, and four-plexes.
- b) Permit densities of no more than 35 units per hectare in Low- to Medium-Density Residential areas.
- c) Require new subdivisions to be developed with access points suitable for evacuation and movement of emergency response equipment.
- d) Encourage secondary dwelling units as a form of infill development throughout existing low-density residential neighbourhoods.
- e) Consider subdivision as a form of infill housing in existing low-density neighbourhoods to accommodate smaller lots where possible and suitable.

7. LAND USE POLICIES

- f) When reviewing proposal for residential infill development, consider the following to determine if the proposed development is compatible with the existing neighbourhood form and character:
 - i. The height, size, and massing of buildings;
 - ii. Proposed landscaping;
 - iii. On- and off-site traffic circulation impacts, including parking; and
 - iv. Technical aspects of the building including its setback on the lot, privacy design features (e.g. window placement), and materials.
- g) Discourage residential developments requiring redesignation from Low- to Medium-Density Residential to Medium- to High-Density Residential on Map 2 where the potential negative impacts to the existing neighbourhood context may outweigh any positive benefits to the community.
- h) Promote a mix of lot sizes for low- to medium-density residential housing in the R1, R2, R3, R4, R5, RSS, and R6 zones.
- i) Ensure new duplex and -plex developments are integrated into existing single-family residential neighbourhoods in a manner that is compatible with the existing neighbourhood character.
- j) Permit one secondary dwelling unit per lot in the R1, R2, and R3, zones subject to compliance with the Zoning Bylaw.
- k) -Plex developments with 3 or 4 units may be permitted on double-fronting lots in this designation subject to a rezoning to ensure that this type of development is appropriate for the existing neighbourhood context.

Double fronting lots means a lot which abuts a street and a lane or two streets, both of which are parallel, or nearly parallel, to the lot.



.3 Medium- to High-Density Residential Designation Policies

- a) Permitted housing types in the Medium- to High-Density Residential designation may include -plex developments, stacked townhouses, and low-rise and mid-rise apartment buildings (no greater than 4 storeys).
- b) Permit densities of no more than 75 units per hectare in Medium- to High-Density Residential areas.
- c) Encourage housing above ground-level commercial floor space in the CR zone.
- d) Prioritize new residential development with densities on the higher end of the range mentioned in section 7.B.2.3b) in and around Downtown.
- e) Encourage lot consolidations to facilitate comprehensive development planning.

7.C. COMMERCIAL

.1 Context

Osoyoos is a thriving community with a prosperous local economy that serves residents and visitors. The downtown commercial area is well defined and has a strong identity as a traditional downtown area and it acts as the historical core of the community. The downtown has a wide variety of retail and service businesses, financial institutions, government and professional offices, and arts and cultural activities. The recently prepared 2018 Town Centre Renewal Plan aims to build on the existing foundation to renew and energize the downtown.

Another strong characteristic is Osoyoos's tourist commercial areas with uses such as hotels, motels, RV parks and restaurants. These areas have built up over many years on the Town's long standing attractiveness as a summer tourist destination taking advantage of the great summer climate, warm lake, and beautiful scenery. Accommodation and food services are some of the Town's top employers. The summer season is the busiest, however, Osoyoos is diversifying and broadening its appeal to become a four-season destination.

Highway 97 and Highway 3 provide vital transportation links to the broader market and much of the Town's commercial activities are close to these two corridors. These include a range of shopping centres and smaller strip malls, service commercial uses such as gas stations, fast food, auto repair, RV sales, and building supply. The community also has a few smaller convenience stores to serve local neighbourhoods.

It is the intent of this Commercial land use section to provide direction to commercial growth and development in the Town. The Commercial section includes the following designations as shown on Map 2 Land Use Designations:

- Downtown Commercial.
- General Commercial.
- Tourist Commercial.

The General Policies section applies to all commercial types of designations, and the specific policies apply to each separate land use designation as set out in their respective sections.

Notes:

Other policies related to Commercial development are outlined in section 6C Connectivity, 6D Community Vibrancy, 6E Economic Prosperity and Business Resilience.

The Mixed Use and Commercial Development Permit Area is applicable to lands designated as Downtown, General or Tourist Commercial. The guidelines for the Mixed Use and Commercial Development Permit Area are included in Section 8 of this plan.

.2 Policies

.1 General Policies

- a) Expand and strengthen Osoyoos as a regional commercial service centre and major year round resort attraction.
- b) Promote commercial business retention and expansion to better serve residents and visitors.
- c) Encourage a high standard of design that creates a strong positive impression of Osoyoos for all commercial uses.
- d) Require all commercial development to conform to the Mixed Use and Commercial Development Permit Area Guidelines.
- e) Promote mobile and stationary street vendors such as food trucks in any Commercial designation provided that they can provide adequate off street parking on the parcel where they are located.

.2 Downtown Commercial Designation Policies

- a) Promote an attractive and dynamic mix of complementary Downtown uses, including retail and service businesses, financial institutions, government and professional offices, housing above and below commercial floor space, arts and cultural activities, and inviting public spaces.
- b) Recognize the downtown commercial area as the area designated as Downtown Commercial on Map 2 - Land Use Designations.
- c) Create a thriving Town Centre by implementing the direction established in the Osoyoos Town Centre Renewal Plan, which sets out the following strategies:
 - i. Strengthen Town Centre businesses
 - ii. Extend uses outdoors with sidewalk patios
 - iii. Create conversation corners
 - iv. Tame the traffic and improve accessibility for a safer place
 - v. Develop 85th Street plaza and improve other streets
 - vi. Create a facade facelift program
 - vii. Green the streets
 - viii. Create a network of greenways
 - ix. Add compact housing around the edges
 - x. Welcome with signage, wayfinding, and centre definition
 - xi. Bring culture and art to enliven streets and spaces
 - xii. Replace street lighting and add electric vehicle charging stations
 - xiii. Create policy districts and update development regulations
 - xiv. Cultivate effective leadership and partnering



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- d) Protect and enhance the existing character areas of the Town Centre such as the unique specialty and locally-owned retail, food and beverage spaces, while expanding complementary retail, support services, arts and entertainment.
- e) Encourage quality development and protect the important features, character, uses, and buildings in the Town Centre to create a unique and outstanding place. Build on both the historic and contemporary areas of the Town Centre – respecting and improving both.
- f) Maintain compact OCP boundaries for the Downtown to sustain its social vitality and pedestrian accessibility.
- g) Encourage residential uses above and below commercial uses.
- h) Allow stand alone medium- to high-density residential uses as per the following conditions:
 - i. The parcel does not front onto Main Street;
 - ii. The parcel is greater than 1000 m² – lot consolidation is encouraged to create lots of at least this size or larger;
 - iii. Access to parking is provided via the back lane in order to preserve a pedestrian friendly environment fronting on the street; and
 - iv. A comprehensive plan has been prepared for development of the site.
- i) Preserve Main Street's intimate-scaled form and character, including a front building line on sidewalks, with courtyards encouraged where appropriate, as a means of improving mental and physical health.
- j) To preserve the pedestrian friendly environment and support effective use of the limited land resources in the downtown, drive-throughs are not permitted.
- k) Encourage Downtown professional businesses not needing a “storefront” to occupy upstairs premises or locate behind Main Street.
- l) Support creation of a Business Improvement Association (BIA) to help coordinate business initiatives in the Town Centre area.

.3 General Commercial Designation Policies

- a) Promote the following commercial uses:
 - i. shopping centre commercial uses (i.e. shopping centre, strip mall)
 - ii. service commercial uses (e.g. automobile and other highway orientated uses)
 - iii. neighbourhood commercial uses (e.g. local convenience store)
- b) Direct General Commercial uses to the areas designated as General Commercial on Map 2 – Land Use designations.
- c) Encourage access management through shared access points, rear access roads, and other access management approaches for uses located along Highway 97 and Highway 3.
- d) Consider proposals for “big box” shopping centres subject to the following guidelines:
 - i. A maximum floorspace of 10,000 sq. ft. for each store building, or combination of buildings intended for the same or closely related business purposes;

7. LAND USE POLICIES

- ii. Convenient vehicular accessibility for Town residents and surrounding areas;
 - iii. Location near the Town's central urban area and available infrastructure services;
 - iv. Building design, site layout and landscaping that respects our community character, presents an attractive, interesting and substantial appearance, promotes energy conservation "green values," and facilitates pedestrian access;
 - v. Submission of an impact assessment for Council consideration that measures potential impacts of a proposed box store and any accompanying strip mall on existing Town businesses, local infrastructure, residential neighbourhoods, and the natural environment;
 - vi. The impact assessment is prepared at cost to the applicant, and the selected consultant, terms of reference and final report are all to the Town's satisfaction; and
 - vii. An impact assessment will be provided to the Town for any large commercial development outside our municipal boundaries requiring a Town servicing agreement.
- e) Support small neighbourhood commercial centres designed to support the local convenience shopping needs and restaurants in locations that serve specific residential neighbourhoods.



.4 Tourist Commercial Designation Policies

- a) Promote the following tourist commercial uses:
 - i. tourist accommodation, food and beverage services, recreational commercial and rental (e.g. hotels, motels, restaurants, theme parks, pubs)
 - ii. commercial residential (resort apartments/townhouses/individual homes)
 - iii. tourist recreation vehicle and campground parks and associated convenience stores (e.g. RV and trailer parks, campsites)
 - iv. commercial marina
 - v. affordable housing units for those working in the tourism industry
- b) Direct tourist commercial uses to areas designated as Tourist Commercial on the Map 2 – Land Use Designations.

7. LAND USE POLICIES

- c) Promote a range of tourist accommodation choices including hotels, motels, resort multiple family dwellings, lock off suites, resort residential dwellings, resort secondary dwellings, RV and trailer parks, campsites, and other forms of tourist accommodation.
- d) Allow a wide variety of ownership and rental structures for tourist accommodation facilities within the Tourist Commercial designation, including rental pool, short term rentals, timeshare, fractional ownership, individual unit ownership, corporate ownership, bare land strata, building strata.
- e) Allow combinations of dwellings for permanent residents and tourists within the same comprehensively planned development.
- f) Ensure a high standard of design and development for new RV, park model, mobile home, and campsite developments for the travelling public.
- g) Encourage uses that diversify tourism commercial activities beyond the traditionally very strong summer activities to create four-season commercial attractions for residents and tourists.
- h) Require Lakefront developments to enhance public Lake access and provide for parklands and/or public walkways
- i) Allow Commercial Marinas in the Tourist Commercial designation, and not in any other designation.

7.D. INDUSTRIAL

.1 Context

Industrial uses perform a vital function for Osoyoos's economy. These areas provide products, services and employment for the community and the broader region. Industrial uses are located in the Northwest area of Osoyoos known as the Buena Vista Industrial Park. Some industrial uses are located on the Airport lands along Highway 3. A new industrial subdivision is proposed above the existing area, off Strawberry Creek Road.

Citizen direction regarding Industrial uses relate to attracting year-round industries that positively contribute to the community. Examples included food processing to complement agriculture, as well as aviation, tech start-ups, cannabis manufacturing, sales, and renewable energy. Residents noted that the community should support existing businesses through cultivating a culture of entrepreneurship and innovation. They also note that the health of the natural environment should not be compromised to achieve economic prosperity.

It is the intent of this Industrial land use section to provide direction to industrial growth and development in Osoyoos. The Industrial Designation policies apply to areas designated as Industrial on Map 2. The general policies apply broadly to industrial activities in Osoyoos but are not necessarily specific to only the Industrial designation on the map. Policies respecting aggregate mining and processes are also included in this section.

Notes:

Policies pertaining to the linkage between industrial development and the local economy are outlined in section 6.E. Economic Prosperity and Business Resilience.

Policies pertaining to the Town Airport are discussed in section 7.E. Airport.

The Industrial Development Permit Area is applicable to all lands designated as Industrial on Map 2. The guidelines for the Industrial Development Permit Area are included in Section 8 of this plan.



.2 Policies

.1 General Policies

- a) Expand and diversify Osoyoos' industrial base to provide sustainable and quality jobs.
- b) Provide sufficient industrial lands for growth.
- c) Position the Town to take advantage of any unique economic opportunities or grant funding that may be available in the future by being project ready.
- d) Promote Industrial activity that is clean, sensitive to the environment, compatible with our quality of life, and generates employment for local residents.
- e) Encourage higher technology industries that can locate within the Industrial designation but may also be quite appropriate in the Downtown or General Commercial designation as well.
- f) Attract year-round industries that positively contribute to the existing agricultural and tourism sectors.
- g) Locate new industries in suitable areas that avoid conflicts with other uses.

.2 Industrial Designation Policies

- a) Direct industrial growth to areas designated on Map 2 - Land Use Designations for Industrial use.
- b) Promote infill and intensification of the Buena Vista Industrial Park.
- c) Permit an accessory residence for the proprietor's convenience and for added security within any general industrial building or consider a small separate residential dwelling on a case-by-case basis or as specified in the zoning bylaw.
- d) Consider environmental sustainability, visual appeal, functionality, and integration with the larger community for development or redevelopment of Industrial lands.
- e) Encourage the development of Industrial lands for uses that draw on the local agricultural activities, with a focus on value-added industry that processes raw agricultural products into other food items.
- f) Attract industries that build on Osoyoos as a key destination for trade and goods exports due to its key geographic location directly adjacent to the US-Canada border crossing into Washington State.
- g) Support the use of Industrial lands for indoor recreation facilities that will aide in generating year-round activities.
- h) Require an impact assessment at-cost to the applicant for any proposed heavy industry rezoning or development permit, to protect public safety and environmental quality.
- i) Encourage a high standard of design that creates a strong positive impression of Osoyoos for industrial uses as they are somewhat visible from areas with high traffic, and Osoyoos expects a high design standard from its industrial uses.
- j) Require all Industrial development to conform to the Industrial Development Permit Area Guidelines.

7. LAND USE POLICIES

.3 Aggregate and Mining Resources Policies

- a) Recognize existing sand and gravel deposits as set out in Map 11 Aggregate Resources. Note however, that the one property identified as containing sand and gravel deposits is located within an environmentally sensitive area as shown on Map 10, and therefore the Town does not support gravel extraction from this site.
- b) Continue to rely on sand and gravel extraction enterprises located in the Regional District of Okanagan-Similkameen and other nearby communities for sand and gravel resources.
- c) Consider processing of aggregate resources as a Heavy Industrial for zoning purposes, including requirements for an impact assessment.
- d) Consider using depleted aggregate resource sites for other uses or require rehabilitation to natural conditions.

7.E. AIRPORT

.1 Context

The Town of Osoyoos airport lands are located on Highway 3 directly across from the 115th St Industrial Park. The airport has an asphalt runway that is largely used for hobby purposes and events. There are currently no facilities, services, or buildings on the lands. The airport is used as a staging area by the BC Wildfire Service during the wildfire season.

It is the intent of this Airport Land Use section to encourage development of the Osoyoos Airport with uses that are appropriate for the site and surrounding areas, while still maintaining the use of the area by appropriate user groups. The Airport Land Use category includes the Airport designation, as shown on Map 2, which ensures that the Osoyoos Airport lands will be used for airport purposes and honours the Town's commitment to the Province to maintain these lands as such.

Notes:

Policies pertaining to economic development are outlined in section 6.E. Economic Prosperity.

Policies pertaining to industrial land uses are outlined in section 7.D. Industrial.

The Industrial Development Permit Area is applicable to lands with the Airport designation in accordance with Map 2. The guidelines for the Industrial Development Permit Area are included in Section 8 of this plan.

.2 Policies

.1 General Policies for the Airport Lands

- a) Develop an airport management strategy to improve management of the airport.
- b) Support development of the airport lands as a primary community economic development and tourism driver.
- c) Use the airport as an economic tool to retain, expand and attract businesses and services.
- d) Establish the airport as a civic, recreational, and business hub.
- e) Promote the Osoyoos Airport as a local and regional asset.
- f) Encourage the establishment of courier services at the airport.
- g) Maintain use of the airport for wildfire staging.
- h) Explore the feasibility of opening an aviation school at the airport.
- i) Encourage the creation of multi-purpose gathering space at the airport for user groups and the general public.

7. LAND USE POLICIES

.2 Airport Designation Policies

- a) Promote a variety of commercial and service uses associated with the aviation industry in the Airport designation.
- b) Consider revising the definition of “airport” in the Zoning Bylaw to be more comprehensive in terms of uses associated with airports (e.g. hangars, multi-purpose space, fuelling stations, aircraft maintenance and repair, parking).
- c) Consider revising the Zoning Bylaw to permit community multi-purpose gathering space and an aviation school in the CA zone.
- d) Proposals for industrial uses on airport lands will not be supported.
- e) Explore funding opportunities to develop a taxiway adjacent to the existing runway.

7.F. INSTITUTIONAL

.1 Context

Osoyoos has a number of institutional uses that serve the community to enhance overall well-being. These uses will continue to play an increasingly important role as the community continues to grow and demand for public facilities increases as a result.

The Town must consider the unique needs of different demographic groups for community services, particularly if the existing senior population grows as projected, potentially straining the existing healthcare facilities and services. Furthermore, it is important to acknowledge that some public facilities have reached the end of their building lifespan and require replacement, including Town Hall which has no additional capacity to accommodate growing demands for Town services.

It is the intent of this Institutional Land Use section to provide direction regarding institutional growth and development in Osoyoos. The policies outlined in this section generally apply to areas designated as Institutional on Map 2. Land Use Designations. Map 4 Public and Recreation Facilities shows facilities and lands that are owned by the Town or Province. These lands and facilities may have an Institutional designation, but not all, as shown on Map 2. . The General Policies discussed in this section apply broadly to institutional uses and activities in Osoyoos, whereas the Institutional Designation policies apply to only those lands with the Institutional Land Use Designation.

Notes:

Several policies relating to Institutional uses in Osoyoos are outlined in sections 6.A. Our Local Identity and Quality of Life and 6.D. Community Vibrancy.

Policies pertaining to parks and recreation are outlined section 7.H. Parks and Recreation.

Policies pertaining to the Town's Airport are outlined in section 7.E. Airport.

.2 Policies

.1 General Policies

- a) Plan for our changing public facility needs, starting with a Facility Needs Assessment and considering such issues as:
 - i. Retaining a new Town Office in the Downtown versus relocating elsewhere.
 - ii. Needs for an aquatic centre, together with facility options, financial feasibility considerations and partnership opportunities.
 - iii. Identify potential community partnerships or opportunities to increase venue and mixed-use spaces for accommodating community events.
 - iv. Encourage additional multi-purpose usage of Sonora Community Centre.
- b) Investigate opportunities to expand Sonora Centre parking, including possible use of the School Board garage site to the east and a cross-use parking agreement with Osoyoos Elementary to the west.

7. LAND USE POLICIES

- c) Promote shared-use agreements between the Town and School District #53 for reciprocal access to recreational facilities and playing fields to facilitate recreational use by the entire community.
- d) Work with School District #53 to identify opportunities for increasing community use of schools, and when new schools are constructed, collaborate on the design of spaces that will support community uses.
- e) Continue to support the RCMP and work together with them to plan their future service levels according to changing community needs.
- f) Work together with the Town of Oliver and the Osoyoos Indian Band to determine the feasibility of a regional aquatic centre.
- g) Support the Museum Society in its efforts to promote the value of our heritage traditions, sites and artifacts in Osoyoos and surrounding areas, and to examine options for a new museum facility - including regional partnership opportunities.
- h) Encourage the retention of built, cultural, and natural heritage features. Consider adoption of a Town Heritage Register to protect these features.
- i) Celebrate Osoyoos's rich heritage and that of the Sylix peoples through completion of wayfinding signage and public art projects in collaboration with Osoyoos Indian Band and the Osoyoos Arts Council. Work closely with these stakeholders to identify suitable locations for public art installations.
- j) Acknowledge and respect the heritage and culture of the Okanagan Sylix Peoples, and work together with the Osoyoos Indian Band to ensure that this culture is appropriately integrated into the community and the built environment
- k) Support the Osoyoos and District Arts Council in its efforts to increase and broaden opportunities for participation in cultural activities.
- l) Identify any buildings and sites with heritage significance for consideration during community planning and tourism promotion.
- m) Encourage the design and construction of energy efficient new buildings, and retrofits of existing buildings and infrastructure.
- n) Develop working partnerships among government, business, social agencies, non-profit groups, colleges, and other post-secondary institutions to address the lifelong learning needs of Osoyoos residents.
- o) Continue to upgrade communications infrastructure to ensure that access to a broadband network is provided for all businesses, institutions, and households.
- p) Support Congregate Care facilities and other health care facilities which provide health care services, based on changing individual needs.
- q) Work with Interior Health Authority and providers of alternate healthcare services (e.g. naturopathic medicine, counselling, massage therapy) to ensure that the health services available to residents adequately meet the needs of current and future residents.
- r) Support health organizations that wish to open a walk-in clinic at the Osoyoos Health Centre.
- s) Continue to work with Interior Health Authority and other levels of government to secure funding and support for primary and urgent care centres in Osoyoos.

7. LAND USE POLICIES

.2 Institutional Designation Policies

- a) Promote a variety of public, non-profit, or utility uses, including: schools, churches, public health facilities, community care facilities, fire halls, libraries, post offices, government buildings, and utility services such as water, sanitary sewer, hydro, etc.
- b) Direct institutional uses to areas designated as Institutional on Map 2.
- c) Ensure a high standard of design for all institutional development through encouraging developers to closely follow the DPA-3: Mixed Use and Commercial Development Permit Area Guidelines outlined in section 8.D.
- d) Encourage new development to be compatible with the surrounding neighbourhood.

7.G. ENVIRONMENT

.1 Context

Osoyoos is located in a biodiversity haven in the South Okanagan Valley which is situated on Osoyoos Lake. The community is geographically constrained by the surrounding hillsides of Anarchist Mountain to the east, and the west benchlands and Kruger Mountain to the west. These geographic features are home to a number of valuable ecosystems for aquatic and terrestrial wildlife alike, such as Sagebrush and Antelope Brush Steppe, grasslands, and lake shorelines.

It is the intent of this Environment Land Use section to provide direction on the protection of the natural environment, as well as the conservation and preservation of environmental conservation lands and how these lands may be enjoyed by the public. The Environmental Land Use category includes the Environmental Conservation designation, as shown on Map 2. Environmentally Sensitive Areas are also denoted on Map 10.

Notes:

Policies pertaining to climate change management and resilience are outlined in section 6.G. Greenhouse Gas Emissions and Climate Change.

Policies pertaining to parkland acquisition are outlined in section 7.H.2.2 Parks and Recreation.

Development Permits are applicable to certain lands with the Environmental Conservation designation and lands with environmentally sensitive features, riparian areas, and/or foreshore areas. This includes the Environmentally-Sensitive Development Permit Area, Riparian Development Permit Area, and Foreshore and Lake Development Permit Area, the guidelines for which are included in Section 8 of this plan.

.2 Policies

.1 General Policies for Protection of the Natural Environment

- a) Promote and protect wildlife corridors and ecosystem interconnectivity.
- b) Support the Osoyoos Desert Society (ODS) in its efforts to protect and restore the Antelope Brush ecosystem of the South Okanagan.
- c) Cooperate on inter-jurisdictional initiatives to service urbanizing areas around Osoyoos Lake with community sewer.
- d) Support the Osoyoos Lake Water Quality Society (OWQS) in its efforts to promote public awareness of lake pollution, conservation, and management issues.
- e) Continue to enforce the anti-idling bylaw for vehicles
- f) Encourage BC Transit to provide Osoyoos with fuel efficient transit vehicles in an effort to improve air quality.
- g) Promote effective regional water sustainability policies through the *South Okanagan Regional Growth Strategy*(RGS).

7. LAND USE POLICIES

- h) Support the efforts of the Okanagan Basin Water Board (OBWB) to take an integrated approach with local governments and regional districts for preserving water quality and conserving water use.
- i) Require installation of water meters for all new residential, commercial, industrial, and institutional buildings, as per section 7.K.
- j) Consider options for retroactive installation of water meters in all existing buildings without meters, as per section 7.K.
- k) Coordinate with other partners to finding an expeditious, effective and equitable solution for conserving water use among agricultural producers at the regional level.
- l) Ensure public access to shorelines is sensitive to existing riparian habitats.

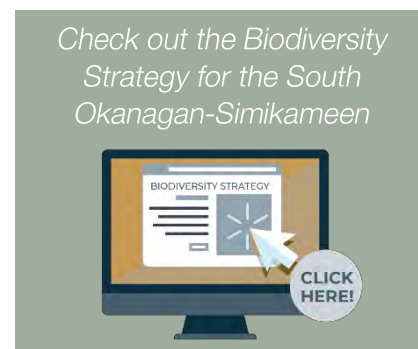
A riparian area is the interface between land and a natural watercourse, such as a creek, stream, river, lake, or wetland. These areas are home to a variety of plant and animal species



- m) Consider undertaking a natural asset planning study to better manage natural assets for the provision of services such as stormwater management, water filtration, flood and erosion protection, and recreation.
- n) Consider the impacts of the agricultural industry on water supply through encouraging water conservation measures.
- o) Collaborate with the Regional District, Osoyoos Indian Band, and South Okanagan local governments to identify, protect, and monitor environmental resources such as air, land, and water quality.
- p) Continue to implement the recommendations outlined in the *Urban Forestry Plan* to protect and enhance the Town's urban forest.
- q) Promote and encourage implementation of the biodiversity conservation strategies outlined in *Keeping Nature in Our Future: A Biodiversity Strategy for the South Okanagan-Similkameen* (2012).
- r) Involve local residents and community groups in environmental conservation land stewardship activities.

.2 Development Policies and Considerations for the Natural Environment

- a) Reduce risks from development to sensitive ecosystems and rare and endangered species.
- b) Consider protecting natural areas that are left undeveloped by use of conservation zoning, park dedications, land trusts, covenants, development agreements, or other methods.
- c) Take appropriate measures to protect the public and development from potential rock fall, slope failure, and wildfire hazards, as encouraged in Section 7.H.



7. LAND USE POLICIES

- d) Promote storm water management best practices for all new developments and for converting existing developments
- e) Require water reduction strategies for new developments, including xeriscaping.
- f) Consider public health implications pertaining to noise and air quality disturbances when evaluating applications for commercial and industrial development.
- g) Encourage the use of building and site design features that reduce light pollution.
- h) Review any proposals for new development on the Osoyoos West Bench against the *Biophysical Information Summary for the Osoyoos West Bench (2018)* prepared by the South Okanagan Similkameen Conservation Program and the Province of British Columbia to ensure that sufficient protection will be provided for significant features and critical habitats.

Ensure that development does not negatively impact the quality of surface and ground water sources.

The construction or erection of any building, structure, or material that may create an obstruction to the flow of a watercourse, ditch, drain or sewer is prohibited.

Consider the cumulative impacts of site development over time to reduce negative impacts on hydrology, surface and groundwater quality, and wildlife habitats.

DID YOU KNOW?

The Osoyoos West Bench is home to a number of endangered or threatened species, including the Western Rattlesnake, Tiger Salamander, and Lewis's Woodpecker.



.3 Environmental Conservation Designation Policies

- a) Establish a passive parks system that maintains the environmental integrity of conservation lands.
- b) Allow for passive recreation opportunities, such as hiking and wildlife viewing.
- c) Encourage the preservation of natural open space areas on steep slopes, areas that are undevelopable, areas with significant environmental features, and critical habitats.
- d) Work with conservation partners to acquire and designate land for environmental conservation purposes whenever feasible.
- e) Work with conservation partners to ensure that the expansion of any existing trails mitigates impacts to ecological values.
- f) Establish new non-motorized recreational trails for hiking with linkages to Parks and Recreation lands where possible. Identify opportunities for new trails in the next update to the Parks and Trails Master Plan.
- g) Identify areas for restoration and implement restoration plans where feasible.
- h) Prioritize the protection of wildlife habitats.

7. LAND USE POLICIES

- i) Prepare management plans for lands with the Environmental Conservation designation that provide guidance for their protection, use, restoration, enhancement, and management.
- j) Educate the public on the ecosystem values of conservation lands through the installation of interpretive signage.
- k) Support the establishment of conservation covenants to protect environmentally-sensitive areas.

7.H. PARKS AND RECREATION

.1 Context

Osoyoos has a total of 14 parks, two schools that provide park and recreational amenities, 9 designated trails, and 6 recreational and cultural facilities, as shown on Maps 4 and 5. As the community continues to grow, the need for quality parkland and recreational amenities will also increase. The geographic constraints of the Town pose a challenge in that the opportunities for new parkland acquisition are limited. The development and expansion of existing parkland and recreation facilities and the creative provision of amenity space therefore must be considered to ensure that the community's recreation needs are adequately addressed.

It is the intent of this Parks and Recreation Land Use section to provide direction on the goals highlighted in the 2017 Parks and Trails Master Plan and those that have emerged since that planning process was completed. This section outlines policies on the Town's parkland acquisition process, priority areas for active parkland acquisition, and considerations for parkland and trail development. The Parks and Recreation Land Use category includes the Parks and Recreation designation, as shown on Map 2.

Notes:

Policies pertaining to multi-modal trails, active transportation, and community connectivity are outlined in sections 6.C Connectivity and 7.J Infrastructure.

Policies pertaining to passive parkland are outlined in section 7.G. Environment.

Development Permits are applicable to certain lands with the Parks and Recreation designation. This includes the Environmentally-Sensitive Development Permit Area, Riparian Development Permit Area, and Foreshore and Lake Development Permit Area, the guidelines for which are included in Section 8 of this plan.

See the 2017 Parks and Trails Master Plan and any subsequent parks planning documents for greater detail on the comprehensive strategy for the development of parks and trails in Osoyoos.

.2 Policies

.1 General Policies for Parks and Recreation

- a) Continue to implement the actions and recommendations outlined in the 2017 Parks and Trails Master Plan.
- b) Establish an active parks system in the Town that includes:
 - i. Town Parks that serve as a leisure destination and provide recreational opportunities for residents and visitors.
 - ii. Community Parks that serve the recreational needs of multiple neighbourhoods.

7. LAND USE POLICIES

- iii. Neighbourhood Parks that provide recreational opportunities for the surrounding neighbourhood.
 - iv. Public Plazas/Pocket Parks that provide leisure and recreational opportunities in urban environments. These spaces often have public art displays and provide spaces for vendors and performers.
 - v. Special Purpose Parks that are designed for a specific purpose (e.g. skateboard park)
 - vi. Waterfront and Linear Parks that provide access to lake frontage.
- c) Improve public access to parks by ensuring that every resident has access to a park located within 400 m of their residence.
 - d) Establish Park Development Cost Charges to fund parkland improvements that reflect the community's recreational needs.
 - e) Explore the development of additional trails, off-leash dog parks, sports fields and courts, and playgrounds.
 - f) Use Crime Prevention Through Environmental Design (CPTED) principles when designing parks and linkages between parks, schools, and community facilities.
 - g) Involve local residents and community groups in park stewardship activities.
 - h) Continue to promote the recreational offerings of Osoyoos Lake while also recognizing its ecological values.

Crime Prevention Through Environmental Design (CPTED) means a multi-disciplinary approach to crime prevention through the use of urban and architectural design techniques to reduce victimization, deter offender decisions that precede criminal acts, and build a sense of community among civilians so they can gain territorial control of areas, reduce crime, and minimize the fear of crime.



.2 Policies for Parkland Acquisition

- a) Prioritize the acquisition and dedication of parkland in areas designated as Medium-to High-Density Residential, as shown on Map 2 and on the east side of Osoyoos Lake.
- b) Prioritize park dedication along the waterfront.

.3 Policies for Recreation Facilities

- a) Prioritize investment in upgrades to existing recreation facilities.
- b) Conduct an analysis of existing facilities to determine the level of long-term maintenance required and create a repair/retrofit plan.
- c) Collaborate with School District No. 53 to allow for community recreational use of school sites and facilities.
- d) Collaborate with community organizations and the private sector to provide a variety of equipment and programming to meet the diverse needs and abilities of residents.

7. LAND USE POLICIES

- e) Work together with the Town of Oliver and the Osoyoos Indian Band to determine the feasibility of a regional aquatic centre.
- f) Provide equitable access to recreation facilities for all community members.

.4 Active Parkland Designation Policies

- a) Permit community gardens as an accessory use on park and recreation lands as deemed appropriate.
- b) Allow for a range of active park uses, including: playgrounds, sports fields and courts, dog parks, beaches, road-end beach accesses, and multi-modal trails. and recreational and cultural facilities.
- c) Establish linkages to Environmental Conservation lands where possible.
- d) Continue to promote the development of existing waterfront parks.
- e) Continue to upgrade and maintain existing parks to meet the needs of residents and visitors alike and based on the recommendations of the Parks and Trails Master Plan.
- f) Develop and enhance shorelines for recreation purposes while maintaining environmental integrity.
- g) Protect public rights-of-way and trails throughout the Town from any encroachments.
- h) Protect Future Neighbourhood Pocket Parks that provide access to the lake and encourage their development to provide additional recreational amenities.

.5 Recreation Designation Policies

- a) Allow for a range of recreational and cultural facilities, such as arenas, ice sheets, golf courses, horseback riding centres, and exhibition grounds, amongst others.
- b) Encourage the development of trails that connect Recreation lands to key amenities, Active Parkland, and Environmental Conservation lands where possible.
- c) Continue to upgrade and maintain existing recreation areas.

7.I. HAZARD AREAS – FLOODING, STEEP SLOPES, WILDFIRE

.1 Context

Some areas of Osoyoos are subject to hazards including flooding, steep slopes and wildfire.

Flooding hazards are associated primarily with Osoyoos Lake which has an established flood elevation. This flood elevation needs to be considered in future land uses and construction. Osoyoos will continue to apply regulations for flood proofing buildings around Osoyoos Lake and other watercourses. Flood Hazard areas are set out on Map 13.

Steep slopes in parts of Osoyoos present potential hazards such as erosion, rockfall, and land slip. Future growth in the West Benchlands and the Kruger Mountain Extension Area will need to be properly planned to take account of the unique challenges of developing hillside areas. Steep slopes are set out on Map 12.

The slopes surrounding Osoyoos contain forested, shrubby and grassy areas and other vegetation that could fuel wildfires, particularly during the dry, hot summers of the South Okanagan. Understanding the level of wildfire risk can assist in future land use and construction planning. Wildfire hazard risk levels are set out on Map 14.

The intent of this hazard areas section is to provide direction to land uses and development to avoid or mitigate flooding, steep slopes, or wildfire hazards. The information available for the areas of the Town 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.

Notes:

Some policies that aim to protect or avoid sloped or hazardous lands area set out in Section 5.A.. Growth Management. -

Development permits are applicable to certain lands subject to hazards. The Hillside Development Permit Area sets out guidelines for development on hillsides in section 8 of this plan. Osoyoos uses Hillside Development Permits to ensure all new hillside development is sensitive to the topographical constraints of the land.

The Foreshore and Lake Development Permit Area as well as the Riparian Development Permit Area in section 8 of this plan may also apply to some areas that are within the floodplain area.

.2 Policies

1. General

- a) Prevent injury and loss of life and prevent or minimize property damage because of natural hazards.
- b) Ensure development does not occur in areas subject to known hazardous conditions, unless the hazard has been sufficiently addressed and mitigated.
- c) Recognize that important habitat may also be found in natural areas that are considered hazardous, and that disruption of these areas should be minimized.
- d) Minimize wildfire hazards to people and property in existing and proposed new development.
- e) Minimize exposure to future flood damage by avoiding or minimizing development within floodplain areas.

2. Floodplain Management Policies

- a) Address Floodplain management in the zoning bylaw or in a separate Floodplain management bylaw.
- b) Set the flood plain level for Osoyoos Lake at 280.7m Geological Survey of Canada (G.S.C.),
- c) Recognize areas within the floodplain of Osoyoos lake below at 280.7m Geological Survey of Canada (G.S.C.), shown approximately as Flood Hazard Areas on Map 13.
- d) Set the flood plain level for all other watercourses as 1.5 metres above their high water mark.
- e) Establish the floodplain setback area as land within 7.5 metres of the natural boundary of Osoyoos Lake, a swamp or pond.
- f) Discourage future development of land susceptible to flooding and encourage those lands to be used for parks, open space, habitat conservation, recreation or agricultural uses.
- g) Require 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 or Floodplain Management Bylaw. with any relaxation subject to the recommendations of a report prepared by a qualified Professional Engineer or Geoscientist, where applicable, as enabled in the Local Government Act.
- h) Recognize that some existing development is located below the 280.7m GSC floodplain elevation for Osoyoos Lake, and aim to address flood elevation requirements at the time of redevelopment.

3. Steep Slopes and Hillside Development Policies

- a) Discourage development on slopes with grades in excess of 30% as shown on steep slopes map 12 to avoid geotechnical hazards.

7. LAND USE POLICIES

- b) continue to require Hillside Development Permits for development on lands with slopes steeper than 15% to ensure all new hillside development addresses potential steep slopes hazards and is developed in a manner that is sensitive to the topographical constraints of the land and the visual impacts of development.
- c) For development on hillsides with slopes greater than 15%, assessment of hydrogeological and geotechnical conditions should be conducted by suitably qualified professionals at the earliest development stages to promote the consideration and integration of appropriate engineering solutions into development design; assessments should be consistent with the scale of the proposed development

4. Wildfire Policies

- a) Continue efforts to protect the public and property from wildfire risks in urban wildfire interface areas.
- b) In reviewing a rezoning application within areas shown on Map 14 Fire Hazard Rating with a rating of High risk, the Town may require a fire hazard risk assessment by a qualified professional with recommendations concerning but not limited to the following:
 - i. incorporating fuel breaks adjacent to, or on, residential subdivisions;
 - ii. establishing zones around proposed building sites which are clear of debris and highly combustible materials;
 - iii. utilizing fireproofing techniques and fireproof materials in building design;
 - iv. designing roads that provide evacuation routes and facilitate movement of firefighting equipment;
 - v. ensuring all roads are named and signed;
 - vi. ensuring availability of water supply facilities adequate for fire suppression;
 - vii. ensuring the provision of access to local water sources, lakes and watercourses as part of access requirements; and
 - viii. implementing setbacks, interface fire protection standards, building material standards, and vegetation pursuant to Provincial FireSmart guidelines.
- c) Using the FireSmart guide as a principal guidance document, strive to foster wildfire awareness and resiliency through public education materials, programs and events.
- d) Strongly encourage that new developments with moderate or higher fire hazard ratings to incorporate best practice interface forest fire mitigation techniques for buildings and landscaping.
- e) Review and update wildfire protection approaches as often as necessary based on changing community circumstances, climate change driven ecosystem conditions, and mitigation techniques.
- f) Encourage 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.

7. LAND USE POLICIES

- g) Support pursuing provincial funding and resources to undertake wildfire risk reduction in the community/forest interface areas.

7.J. TRANSPORTATION

.1 Context

Transportation plays a significant role in the development and livability of communities. The availability of mobility choices, and the connection to surrounding land uses are important aspects in supporting safe, livable, and vibrant streets and communities.

Osoyoos is located at an important crossroads between Provincial Highway 97 and Provincial Highway 3, which are major north-south and east-west routes through the Province. Both routes are classified in the Provincial Highway system as a 'primary highway,' meaning they are intended to provide an uncongested, high-speed route with limited delays wherever they pass through urban areas. Highway 3 also serves as "Main Street" for the Town Centre and is the only transportation link to the east side of Osoyoos Lake. The multitude of demands on the Highway 3 corridor present unique challenges for traffic planning in Osoyoos.

Since ongoing growth and development will continue to add pressures to the road network, support for alternative modes of transportation will assist in managing those pressures.

The Town's goal is to provide a safe, balanced and integrated transportation system in Osoyoos, giving consideration to all modes of transportation including pedestrian, bicycle, public transit, goods movement, private vehicle and other travel modes. The Town intends to invest in and encourage active transportation to increase the number of trips taken by human-powered forms of transportation in Osoyoos, while ensuring that active transportation modes are accessible to all.

Transit is important to the development of sustainable, healthy and vibrant communities. It supports those who do not use other transportation options. Transit will be required to play a stronger role as Osoyoos grows. Transit service in Osoyoos is provided through BC Transit and bus service is linked to neighbouring South Okanagan communities with weekday service to Penticton.

Notes:

Policies pertaining to general community connectivity are outlined in section 6.C. Connectivity.

The Town's Road and Active Transportation Networks are shown on Maps 8 and 9, respectively.

.2 Policies

.1 Road Network

- a) Maintain a close planning relationship with the Ministry of Transportation and Infrastructure regarding the Highway 3 and Highway 97 corridors to enable local development to be approved that is consistent with the Ministry's corridor objectives.
- b) Recognize that the portion of Highway 3 designated as Main Street within the Town Centre is a thoroughfare that allows for the movement of goods while also prioritizing the pedestrian experience.

7. LAND USE POLICIES

- c) The Town's Road Network Map, including existing and proposed major network roads, local road linkages, and major highway intersections are shown on Map 8.
- d) Work cooperatively with all levels of government to ensure that Osoyoos's road system supports the regional transportation system and that road and active transportation connections to adjacent communities are developed in collaboration with adjacent jurisdictions.
- e) Undertake the development of a Master Transportation Plan to develop a long-range vision and actionable plan for all aspects of transportation in Osoyoos. The plan should include but is not limited to the following components:
 - i. A review of road standards and cross-sections and include development standards for roadways that are consistent with the Active Transportation objectives by ensuring future road standards consider the incorporation of safe, accessible, and convenient connections for pedestrians, and cyclists when designing and planning roads.
 - ii. The consideration of traffic roundabouts and circles as an alternative to signalization and stop signs.
 - iii. Review, revise and replace the Road Network Map.
 - iv. A transportation improvement program that considers population and traffic growth as well as anticipated changes how people will move around the community including alternative modes of transportation.
 - v. A Sidewalk Plan that identifies and prioritises new sidewalk routes and upgrades to existing sidewalks are needed.
 - vi. Consideration of distinctive road design, boulevard treatment and beautification features in the road network at special locations in the community, such as entrances to neighbourhoods, park areas, tourist sites, and gateway locations.
 - vii. Consider prioritizing the realignment of 45th Street to improve traffic flow from Lakeshore Drive and achieve economic development goals such as improving access to Mount Baldy, wineries, and the Town Centre.
 - viii. Asset management considerations to support informed decisions related to risk, cost and level of service with the intent of protecting infrastructure and building financial capacity to renew, operate and maintain the Town's road network.
- f) Upon completion of a Master Transportation Plan, review and revise the Development Cost Charge program to reflect revised road cross-sections and roads projects required to improve the municipal street network to accommodate anticipated travel demands as a result of growth.
- g) Upon completion of the Mater Transportation Plan, revise the Subdivision and Development Servicing Bylaw to reflect revised road standards.
- h) Encourage infill residential development within urban and developed areas as a means to maximize utilization of existing road networks.
- i) Support zero-emission and electric vehicle use by identifying opportunities to install public charging stations.

7. LAND USE POLICIES

- j) Consider revisions to the Zoning Bylaw to require electric vehicle charging stations in new developments. Consider the impact of autonomous vehicles on parking requirements during this review.

.2 Active Transportation

- a) The Town's Active Transportation Network including existing and proposed major routes is set out on Map 9.
- b) Develop appropriately sized and linked trails and active transportation routes in accordance with the Parks & Trails Master Plan (2017) and upon completion, the Master Transportation Plan and Parks/Green Space Strategic Planning Process. The Town's parks and trails are shown on Map 5.
- c) Support the development of active transportation infrastructure that is accessible for users of all ages and abilities.
- d) Encourage walking and cycling by building a high-quality, safe network of trails, sidewalks, active transportation routes, shared streets, and parks.
- e) Improve pedestrian and cycling infrastructure, including sidewalks, bike lanes and trails, to support active transportation options throughout the community.
- f) Integrate active transportation routes into highway improvement projects wherever possible (e.g. an adjacent, separated bike lane).
- g) Encourage and support the establishment of linkages for alternative modes of transportation between the neighbourhoods and destinations within the community as well as between the Town of Osoyoos and our regional neighbours and amenities such as Kettle Valley Rail (KVR) Trail, the Nk'MIP Resort, Dewdney Trail, and the Trail of the Okanagans.
- h) Include adequate signage (e.g., "share the road") to promote bike safety along major roads and highways, working with the Ministry of Transportation & Infrastructure when appropriate.
- i) Consider installation of lighting on trails and sidewalks to promote public safety, where practical and feasible.
- j) Engage the agricultural community when planning for pedestrian and bicycle corridors through and adjacent to agricultural areas to improve trail connections to wineries and orchards to encourage tourism and mitigate potential conflicts between trail users and agricultural operations.
- k) Monitor and consider expanding the area of application of reduced parking requirements for multi-family dwellings in the Town Centre that were previously implemented to reduce construction costs and encourage active transportation.
- l) Amend Zoning Bylaw to incorporate provisions for bicycle parking including end-of-trip facilities such as bicycle storage, bicycle racks and other facilities at transit facilities and major commercial, institutional, and multi-unit residential developments.
- m) Update Subdivision and Development Servicing Bylaw to incorporate active transportation standards.

7. LAND USE POLICIES

- n) Incorporate provisions for active transportation connections and improvements in the preparation of Neighbourhood Plans, comprehensive land use planning activities and development application reviews.
- o) Ensure new developments contribute appropriately to the construction of new sidewalks, trails, and bike lanes as part of frontage and off-site servicing requirements.

.3 Transit

- a) Encourage and support the development of convenient, accessible, and reliable transit service for the residents of Osoyoos and work with BC Transit and other agencies to promote increased transit ridership.
- b) Work with the South Okanagan Transit to monitor the demand for additional transit service, and to plan for improvements and changes to transit service in Osoyoos.
- c) Promote regular and more frequent bus system links to neighbouring South Okanagan communities.
- d) Work with School District No. 53 to ensure that expansions to the local transit system consider student needs.
- e) Work with Osoyoos Indian Band to advocate to BC Transit for better transit service connectivity between the Town and reserve lands.
- f) Work with BC Transit to implement the actions outlined in the 25 Year Network Vision included in BC Transit's 2015 Transit Future Plan for the South Okanagan-Similkameen, including:
 - i. Increase service between Osoyoos and Penticton to four round trips per day, Monday to Friday within the next 1-2 years.
 - ii. Introduce Saturday service between Osoyoos and Penticton to include three round trips within the next 5-10 years.
 - iii. Increase the frequency of daytime service for local route 41 on weekdays within the next 5 years.
 - iv. Introduce Friday evening and weekend service for local route 41 within the next 5-10 years.
 - v. Conduct a feasibility study to assess unmet trips within Osoyoos that could be met by introduction of handyDART service in the community within the next 5 years.
- g) Implement improvements to the community's bus stop areas in terms of comfort, amenities, design and user information and design and/or improve streets along transit routes so they are transit friendly.

7.K. INFRASTRUCTURE

.1 Context

This chapter contains Town policies for infrastructure services and solid waste disposal. The Town provides a full range of infrastructure services, including water supply, sanitary sewers, and storm water drainage. The Town's goal is to obtain efficient and sustainable land development patterns that optimize existing infrastructure investments.

To be sustainable, infrastructure should be efficient and durable, while creating minimal impacts on the environment. Costly sprawl can be avoided by encouraging infill development in areas with existing infrastructure. Greater resiliency can be achieved by using natural assets to supplement existing infrastructure. For example, effective storm water drainage management will reduce impacts on our Wastewater Treatment Plant and reduce negative impacts to our lakes, stream corridors and natural drainage systems.

Infrastructure planning and construction is tied to the OCP to ensure efficient investments are made and that costs associated with servicing new development are fully borne by those who directly benefit. It is intended that new developments pay their share of the costs of infrastructure capacity improvements as a result of their development through mechanisms such as Development Cost Charges and other development finance tools available to local government.

Much of the Town's infrastructure will require renewal and replacement over the next 20 years. Major investment will likely be required to maintain existing levels of service, meet regulatory requirements for public health and support the growth of the community. Incorporating sound asset management practices will maximize community benefit in balance with sound financial cost management.

Notes:

Policies pertaining to environmental considerations for infrastructure development are outlined in section 7.G.

The Town's existing water and sewer servicing infrastructure systems are shown on Maps 6 and 7, respectively, with the exception of Town water, sewer, and agricultural servicing infrastructure that extends outside of the Town boundary in some areas.

.2 Policies

.1 General

- a) Ensure engineering best practices and encourage sustainable infrastructure systems in new construction projects to improve infrastructure cost-effectiveness by designing to meet future needs, optimizing the use of natural systems, designing for resilience to climate change and considering lifecycle costing (construction, maintenance and replacement).

7. LAND USE POLICIES

- b) Consider aligning water and sanitary sewer utility rates for water and sanitary sewer services to reflect lifecycle costing.
- c) Require that new developments provide their fair share of capital costs attributed to servicing their developments by using a range of tools including Development Cost Charges as enabled by the *Local Government Act* and *Community Charter* based on the principle that “growth pays for growth”.
- d) Create master plans for each of the Town’s infrastructure service areas. Include implementation items in the plans that outline required service maintenance and upgrades for the next 20 years.
- e) Ensure infrastructure plans include asset management provisions including the development of debt and reserve policies to increase infrastructure renewal funding toward high priority assets.
- f) Pursue funding opportunities offered by senior levels of government to fund priority infrastructure projects.
- g) Consider extending the term of the Town’s current 5-year capital planning process to a 10-year Capital Plan with annual updates.
- h) Update all Town of Osoyoos infrastructure related bylaws to provide consistency with this OCP and the development of new infrastructure master plans including but not limited to: Subdivision and Development Servicing Bylaw, Sewer Rates & Regulation Bylaw and the Water Rates & Regulation Bylaw.
- i) Update the Town Development Cost Charges (DCC) Bylaw by incorporating additional best practices and adding infrastructure projects required to service growth in revised infrastructure master plans.
- j) Encourage the use of latecomer agreements and other development financing tools to fairly apportion infrastructure costs between new developments and future ‘benefiting properties.’
- k) Continue in partnership with the Okanagan Basin Water Board (OBWB) and regional partners to encourage valley wide cooperation and coordination regarding the conservation of water and protection of all water sources.

.2 Water System

- a) Ensure a safe, reliable, and sustainable water supply in balance with future growth needs, including confirming aquifer capacity and reducing per capita water demands.
- b) Apply demand management strategies for water supply to defer some otherwise needed infrastructure investments and promote long-term water sustainability.
- c) During the development of a Water Master Plan, consider the benefits and challenges associated with implementing a universal water metering program for all existing as well as future Residential, Commercial, Institutional, and Industrial uses.
- d) When upgrading or extending water systems in rural areas, consider twinning separate domestic and irrigation water systems to improve drinking water potability and save on water treatment costs.
- e) Prepare Aquifer Protection Plans to minimize risks of contaminated water supply.

7. LAND USE POLICIES

- f) Encourage water conservation through a variety of means, including public education, seasonal water restrictions, and supporting innovative solutions.
- g) Improve water quality within the Town's water distribution system.

.3 Sanitary Sewer System

- a) Prepare a comprehensive Sewer Master Plan to ensure a sustainable sanitary sewer system and effective implementation strategy to facilitate future growth and regulatory requirements necessitating treatment plant upgrades.
- b) Continue to recycle wastewater for irrigation purposes by expanding treatment facility and disposal area capacities to keep up with servicing demands.
- c) Carefully assess any future applications for extending sanitary sewer service extensions beyond municipal boundaries to the Regional District, the Osoyoos Indian Band (OIB), to confirm that the Town's desired growth is not compromised.
- d) Ensure that the provision of services beyond Town boundaries requires full-cost recovery including operations, maintenance, and replacement costs.

.4 Storm Drainage Management

- a) Promote Storm Water Management best practices for all new developments.
- b) Prepare a Storm Drainage Management Plan that provides a strategy to achieve on-site storm water management reduced storm water runoff, peak flows, localized flooding, and waterway degradation.
- c) Storm drainage pollution shall be reduced by introducing measures to cleanse, reduce and delay storm water runoff.
- d) The use of source control measures such as cisterns, rain gardens and dry wells, designed to reduce and delay peak stormwater flows and improve runoff water quality, shall be encouraged.
- e) Stormwater management should avoid the flooding of downstream development or farmland by considering runoff potential and risks from upland development.
- f) Integrate storm drainage management practices within other Town bylaws and practices.
- g) As a condition of development approval, require the preparation of integrated storm drainage management plans. Such plans should address drainage and flood management plus anticipated impacts on the aquatic environment, including reductions in base flows, adverse impacts on water quality, and containing the increased frequency and magnitude of peak flows. Require implementation of mitigation measures to address impacts on the aquatic environment due to rainwater runoff.
- h) Assess options for reducing stormwater discharge to Osoyoos Lake from all existing outfalls, including implementing storage and infiltration strategies to the greatest extent practical.
- i) Assess treatment options for all existing stormwater outfalls into Osoyoos Lake, focusing on those draining areas greater than 5 ha which are not used for single-family housing.

.5 Solid Waste Disposal

- a) Continue initiatives to reduce the quantities of solid waste being directed to the landfill, including by:
 - i. public education and advertising
 - ii. curbside collection of recyclable materials
 - iii. encouraging home composting
 - iv. implementing composting at the landfill site
 - v. limits on solid waste quantities picked up at curbside.
- b) Continue to operate and maintain the landfill site in accordance with the Solid Waste Management Plan of the Regional District of Okanagan Similkameen (RDOS).
- c) As the landfill is expected to reach capacity within the next 20 years, it is recommended that opportunities for repurposing the landfill site, including use as a transfer station are assessed.
- d) Continue to participate in regional and provincial initiatives in efforts to achieve targets for waste reduction, reuse, recycling, and recovery.
- e) Work with provincial and regional agencies in developing and maintaining programs, strategies, policies, regulations, and enforcement procedures related to waste reduction, as well as the disposal and management of hazardous materials.
- f) Work with provincial and regional agencies to help raise public awareness of the environmental and health impacts associated with discharging toxic substances into air, land, and water.
- g) Develop municipal communication materials to inform residents and businesses about municipal regulations and recommended Best Management Practices regarding hazardous materials storage, disposal, and spills.

7.L. FUTURE DEVELOPMENT

.1 Context

Osoyoos has limited capacity to accommodate greenfield development due to the geographic constraints, the ALR, and minimal undeveloped parcels that are located within the Town boundary. As such, the Town has designated lands that were vacant at the time of writing this plan as Future Development with the intention of redesignating and developing these parcels for residential purposes in the future.

It is the intent of this Future Development Land Use section to provide direction on considerations for the development of parcels with this designation in the future. These parcels are shown as Future Development on Map 2.

Notes:

Policies pertaining to the Town's approach to growth management are outlined in section 5.A.

Policies discussing residential development are detailed in section 7.B.

These lands may become subject to Development Permit Area guidelines at the time of redesignation.

.2 Policies

.1 General Policies for Future Development

- a) Ensure that new development provides clear and substantial benefits to the community.
- b) Encourage the development of Future Development parcels for residential purposes, in the form of medium- to high-density residential development that is sensitive to the existing character of adjacent parcels and uses.

.2 Future Development Designation Policies

- a) Redesignate Future Development parcels accordingly at the time of rezoning.
- b) Evaluate any on- and off-site transportation requirements triggered by the proposed development, including road and active transportation infrastructure in accordance with section 7.J
- c) Evaluate any on- and off-site servicing infrastructure requirements triggered by the proposed development, including stormwater management, in accordance with section 7. K.
- d) Identify any portion of the lands that may remain undeveloped or retained for agricultural use.
- e) Partner with the Agricultural Land Commission to exclude parcels in the Agricultural Land Reserve as a means of increasing the Town's housing supply.

7.M. COMPREHENSIVE DEVELOPMENT

.1 Context

The comprehensive development land use designation applies to specific properties that have received land use approvals based on a site-specific comprehensive development zone. Comprehensive development areas continue to be considered through their respective comprehensive development schemes and comprehensive development (CD) zoning. A CD zone is a detailed zone developed for a specific development to respond to site specific requirements such as design details and mixed-use comprehensive development plans.

.2 Policies

.1 General Policies

- a) Comprehensive development should respect the form, character and sense of community in surrounding areas.
- b) Consider applications for comprehensive development only where community infrastructure may be extended in a sequential and cost-effective manner.
- c) Prior to commencement of a Comprehensive Development Area Plan, a terms of reference is required to guide the planning process. The terms of reference will outline the general and specific requirements common to Comprehensive Development Area Plans.
- d) Encourage a high-quality design that is consistent with or exceeding Development Permit Guidelines where applicable.
- e) Support comprehensive development as a key element of smart growth principles advocating for higher density development within pre-defined areas rather than growing in a continuing outward expansion of the Town.
- f) Comprehensive development should incorporate transit-oriented and active transportation design elements.
- g) Encourage comprehensive development that creates an appropriate transition from less intense to more intense land uses.
- h) To align comprehensive development opportunities with the Town of Osoyoos land use strategy; and to protect visually prominent, hillside, and environmentally sensitive areas.
- i) Where appropriate, endeavor to protect natural areas for its conservation values through park dedication or restrictive covenants.
- j) Density transfer and bonusing concepts may be explored where it is in Town's interest to achieve community goals through such things as the protection of environmentally sensitive areas and the provision of community amenities.
- k) Encourage green building strategies for all new Comprehensive Development to reduce the use and waste of water and energy resources as well as to reduce greenhouse gas (GHG) emissions.

8. DEVELOPMENT PERMIT AREA GUIDELINES



8. DEVELOPMENT PERMIT AREAS

Overview

Development Permit Areas:			
DPA-1 Multi-Family Residential	Map 14	DPA-5 Foreshore and Lake	Map 18
DPA-2 Intensive Residential	Map 15	DPA-6 Environmentally Sensitive	Map 19
DPA-3 Mixed Use and Commercial	Map 16	DPA-7 Riparian	Map 19
DPA-4 Industrial	Map 17	DPA-8 Hillside	Map 20

The *Local Government Act* provides municipalities with the authority to designate areas of land as a Development Permit Area (DPA) for one or more of the following purposes:

- a) protection of the natural environment, its ecosystems and its biological diversity;
- b) protection of development from hazardous conditions;
- c) protection of farming;
- d) revitalization of an area in which a commercial use is permitted;
- e) establishment of objectives for the form and character of intensive residential development;
- f) establishment of objectives for the form and character of commercial, industrial or multifamily residential development;
- g) in relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region;
- h) establishment of objectives to promote energy conservation;
- i) establishment of objectives to promote water conservation; and,
- j) establishment of objectives to promote the reduction of greenhouse gas (GHG) emissions.

This plan designates eight Development Permit Areas to help manage the form and character of the Town and protect sensitive and hazardous areas from development. They are as follows:

- DPA-1 Multi Family Residential
- DPA-2 Intensive Residential
- DPA-3 Mixed Use and Commercial
- DPA-4 Industrial
- DPA-5 Foreshore and Lake
- DPA-6 Environmentally Sensitive
- DPA-8 Hillside

Application of These Guidelines

All development within the Development Permit Areas specified in this plan shall be evaluated to ensure compliance with the relevant guidelines unless the subject property is exempt from requiring a permit. Exemptions are outlined for each Development Permit Area in its relevant section.

Where land is located in more than one Development Permit Area, all of the applicable Development Permit Area requirements must be met, but may be combined into one application and one permit, at the Town's discretion.

Applicable polices and regulations contained within Town of Osoyoos bylaws may be varied or supplemented to achieve development in a manner that best suits the guidelines of a particular designation, or that is not otherwise inconsistent with such guidelines.

Incomplete buildings and excavations are to be avoided and therefore conditions (including the provision of security) may be included in a Development Permit for interim landscaping, screening and other appropriate measures. These measures include, but are not limited to: safety, continuity with surrounding development and maintenance or enhancement of the pedestrian experience.

8.A. DPA-1: Multi-Family Residential Development Permit Area (MRDPA)

.1 Purpose

The purpose of the Multi-Family Residential Development Permit Area is to promote quality architectural and site design for multi-family developments that are compatible with Osoyoos's unique character.

.2 Justification

Multi-family residential development has the potential to shape the overall character of a neighbourhood, as these are typically larger than a standard single-detached dwelling. These developments should be designed in a manner that positively enhances the overall aesthetic of neighbourhoods, while minimizing conflicts with other less-intensive uses.

The *Local Government Act* allows for the establishment of development permit areas relating to guiding the form and character of intensive, multiple-unit residential development.

.3 Application

The Multi-Family Residential DPA is applicable to development occurring in areas designated on Map 15 and any property to be developed for multi-family residential purposes within the Town.

.4 Exemptions

The following types of development are exempt from applying for a Multi-Family Residential Development Permit:

1. Single-detached dwellings;
2. Interior renovations not resulting in any change to the exterior of the building;
3. Exterior renovations that are consistent with the character of the development as previously approved in terms of colour, materials, and form;
4. Minor text or content changes to existing signage;
5. Building additions to a maximum of 100 m²;
6. Emergency circumstances to remove any immediate danger from the site;
7. Installation or repair of overhead canopies or other pedestrian weather protection devices; and
8. The construction, repair or maintenance of municipal works by the Town or its authorized agents or contractors.

.5 Sustainability

All applications for a Multi-Family Residential Development Permit must provide examples of how sustainability initiatives will be incorporated into the proposed development. These initiatives must include two or more of the following:

8. DEVELOPMENT PERMIT AREA GUIDELINES

1. Reduction of on-site stormwater through incorporating tools such as permeable paving surfaces, rain gardens, green roofs, retention ponds, bioswales, and grey water systems.
2. Inclusion of recycling facilities and refuse facilities.
3. Incorporation of energy efficient elements into site and building design such as renewable energy systems, geothermal heating, and electric vehicle charging stations.
4. Utilization of sustainable construction methods and building materials, such as locally sourced and recycled content, the rehabilitation of existing building elements, or restoration of buildings.
5. Amenities and tools that encourage social sustainability such as bike lockers and showers and outdoor shared spaces.

.6 Required Documents and Reports

Applications for a Multi-Family Residential Development Permit must include:

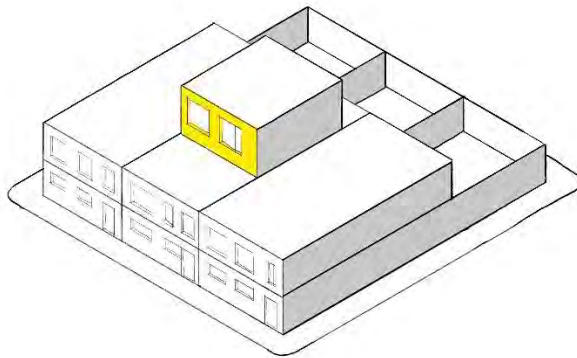
- a) A **Landscape Plan** prepared by a registered Landscape Architect showing existing vegetation that is to remain undisturbed, as well as all proposed landscaping. A full planting list shall be included.
- b) A **Site Plan** showing all existing and proposed development and their setbacks, on-site traffic circulation (vehicular and pedestrian), parking areas and the number of parking stalls, and any easements and rights-of-way.
- c) A **Concept Plan** including colour elevation drawings, a list of proposed building materials and colours, interior floor plans, and any additional context photos.

.7 Guidelines

Development permits issued under the Multi-Family Residential DPA shall be in accordance with the following guidelines:

.1 Buildings and Structures

- a) Building massing should be considerate of uses on adjacent properties.
- b) Buildings on the same site shall have complementary massing and exterior finishes.
- c) Facades shall be stepped back for buildings with three or more storeys situated adjacent to buildings with two or fewer storeys, or in instances when it is desirable to preserve an important view or corner street space.



8. DEVELOPMENT PERMIT AREA GUIDELINES

- d) Where appropriate, taller and narrower buildings shall be considered instead of long buildings to preserve views or green space.
- e) Roof top mechanical equipment (e.g. HVAC units) shall be enclosed and screened from view by incorporating vertical screening that is complementary to the building's design and materials.
- f) The main entrances of townhouse, duplex, and apartment buildings shall be oriented to face the street or an internal road where possible.
- g) Buildings shall be developed close to the front property line to encourage pedestrian-friendly orientation.
- h) The impact of shadows on surrounding uses and buildings should be minimized.
- i) Window placement should be offset between buildings facing each other to maintain privacy.
- j) Door openings and windows should reflect the character of the facade, have bold frames, and be recessed.
- k) Long expanses of blank facades are discouraged.
- l) All buildings should incorporate Contemporary Desert Southwest motifs appropriate to the community context.



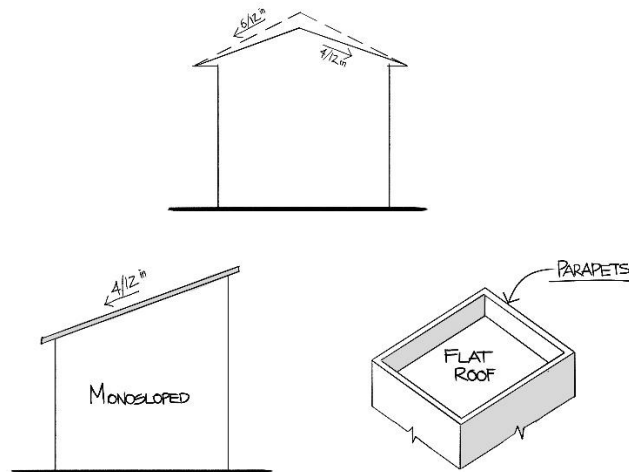
Sources: Google Maps

- m) Building walls, roof shapes and fenestration shall be varied to avoid boxy building forms for all multiple-unit developments.

8. DEVELOPMENT PERMIT AREA GUIDELINES



- n) Large uninterrupted garage fronts shall be avoided for townhouse and duplex housing developments.
- o) Weather protection devices, such as overhead canopies or awnings, should be installed at common entrances of multiple unit developments.
- p) Roof pitches shall be within a 4/12 inch to 6/12 inch slope and should be similar across groups of buildings on one site. Mono-sloped roofs are permitted. Flat roofs may be used but only in conjunction with parapets. Roof materials in the form of clay or cement tiles are encouraged.

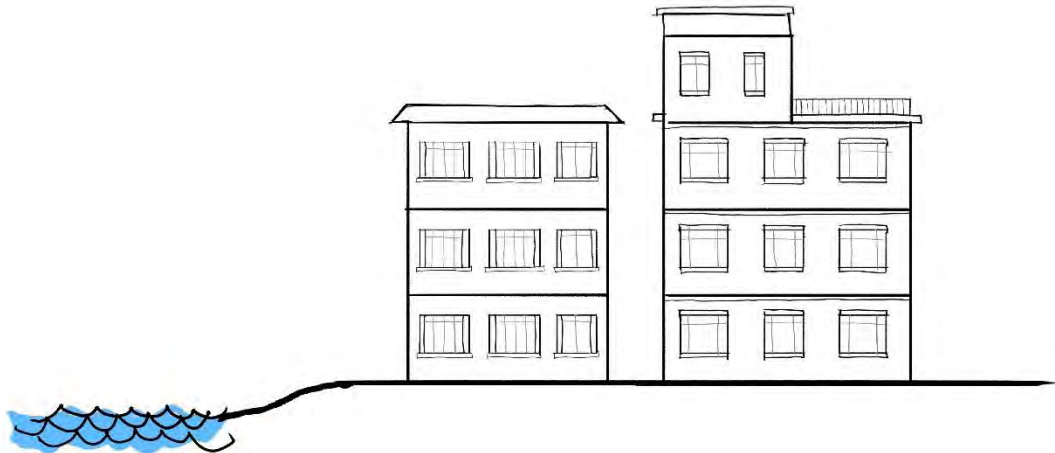


- q) Colour schemes for facades should be kept simple, and the number of colours kept to a minimum. A Santa Fe colour palette shall be utilized, which includes shades of tan, olive green, cream, pale yellow, taupe, grey, and blue-grey. Facade colours shall be harmonious with adjacent buildings. Consideration will be given to complementary accent colours that are not included in this list.
- r) The use of stucco, stone, or brick building materials is encouraged for facades. The use of fibre cement or vinyl siding is strongly discouraged.

.2 Lakefront Site Design

- a) Buildings on lakefront property shall be massed and sited with attention to views of Osoyoos Lake from adjoining streets and nearby buildings.

8. DEVELOPMENT PERMIT AREA GUIDELINES



- b) Buildings on lakefront property shall be sited in a manner that is complementary to any adjacent walkways, parks, and amenity areas to accommodate both public and private uses.



.3 Site Design

- a) Pedestrian access to and within the site shall be universally accessible, convenient and safe.
- b) Vehicle site access and on-site circulation shall be conveniently laid out, with minimum interference for pedestrians and cyclists.
- c) Parking shall be situated to the rear or below buildings, where appropriate, for apartment developments. Parking for townhouse and duplex developments with internal road access may be located in the front or rear of buildings subject to specific site design.
- d) Parking facilities and accesses shall be sited so as to minimize negative impacts on adjacent properties.
- e) Pathways shall facilitate pedestrian access from parking areas to building entrances and adjacent streets.
- f) Exterior lighting shall be designed to avoid glare onto abutting properties and roadways, and should consist of down-cast fixtures to reduce light pollution.

8. DEVELOPMENT PERMIT AREA GUIDELINES

- g) Site design shall apply Crime Prevention Through Environmental Design principles to reduce crime and nuisance opportunities and enhance safety.
- h) Loading facilities shall be designed in the least visually obtrusive manner possible and should be situated so as not to interfere with internal circulation.
- i) Parking for motorized scooters and bicycles should be provided and located in an easily accessible location.
- j) Lot grading must be harmonious with adjoining lots.
- k) Outdoor common amenity areas such as courtyards, community gardens, off-leash dog areas, and playgrounds are encouraged.
- l) Clustering and other creative spatial arrangements to create usable common amenity areas are encouraged, particularly for developments with more than one building on site.
- m) Rooftop patios and gardens are encouraged as a form of outdoor common amenity space.
- n) Developments should maximize usable open space with large contiguous spaces.

.4 Landscaping

- a) A landscape plan prepared by a registered Landscape Architect or related professional shall be submitted as part of the Development Permit application.
- b) Retaining walls should be unobtrusive in appearance; poured concrete and concrete block are discouraged, and if used the inclusion of plantings over their vertical faces is recommended.
- c) Screening in the form of landscaped buffers and/or solid fencing is required along property lines abutting land used for single-detached housing.
- d) Outdoor storage areas, garbage and recycling receptacles, and mechanical equipment should be screened by trees and vegetation and/or enclosed by solid fencing.
- e) Parking areas shall be interspaced with trees and shrubs for visual relief, shade and screening.
- f) Where shared parking areas for row or apartment housing abut other residential uses, visual screening in the form of solid fencing or landscaping shall be provided.
- g) Xeriscaping principles, including the use of drought tolerant native species, shall be implemented to minimize water usage. The installation of water features is discouraged.
- h) Permeable surfacing materials should be used, where possible, to enhance on-site drainage.



8. DEVELOPMENT PERMIT AREA GUIDELINES

- i) Retain existing healthy and mature trees and vegetation where possible.
- j) Use landscaping features to define public spaces from private spaces (e.g. fencing, shrubs).
- k) All areas not covered by buildings, structures, roadways, pathways, or parking, or otherwise not used for multi-family residential purposes, shall be suitably landscaped.
- l) Avoid fencing street frontages where possible.

8.B. DPA-2: Intensive Residential Development Permit Area (IRDPA)

.1 Purpose

The purpose of the Intensive Residential Development Permit Area (IRDPA) is to promote quality low-rise, medium-density residential developments offering diverse housing forms that are compatible with Osoyoos's unique character.

.2 Justification

The IRDPA guidelines contribute to a form-based zoning approach for achieving design excellence in the SE Meadowlark Area, the plan for which is included as Schedule A to this OCP.

The *Local Government Act* allows for the establishment of development permit areas relating to guiding the form and character of intensive residential development.

.3 Application

The Intensive Residential DPA is applicable to development occurring in areas designated on Map 16 and any property to be developed for intensive residential purposes.

.4 Exemptions:

The following types of development are exempt from applying for an Intensive Residential Development Permit:

1. Interior renovations not resulting in any change to the exterior of the building;
2. Exterior renovations that are consistent with the character of the development as previously approved in terms of colour, materials, and form;
3. Minor text or content changes to existing signage;
4. Building additions to a maximum of 100 m²;
5. Emergency circumstances to remove any immediate danger from the site;
6. Installation or repair of overhead canopies or other pedestrian weather protection devices; and
7. The construction, repair or maintenance of municipal works by the Town or its authorized agents or contractors.

.5 Sustainability

All applications for an Intensive Residential Development Permit must provide examples of how sustainability initiatives will be incorporated into the proposed development. These initiatives must include two or more of the following:

1. Reduction of on-site stormwater through incorporating tools such as permeable paving surfaces, rain gardens, green roofs, retention ponds, bioswales, and grey water systems.
2. Inclusion of recycling and refuse facilities

8. DEVELOPMENT PERMIT AREA GUIDELINES

3. Incorporation of energy efficient elements into site and building design such as renewable energy systems, geothermal heating, and electric vehicle charging stations.
4. Utilization of sustainable construction methods and building materials, such as locally sourced and recycled content, the rehabilitation of existing building elements, or restoration of buildings.
5. Amenities and tools that encourage social sustainability such as bike lockers and showers and outdoor shared spaces.

.6 Required Documents and Reports

Applications for an Intensive Residential Development Permit must include:

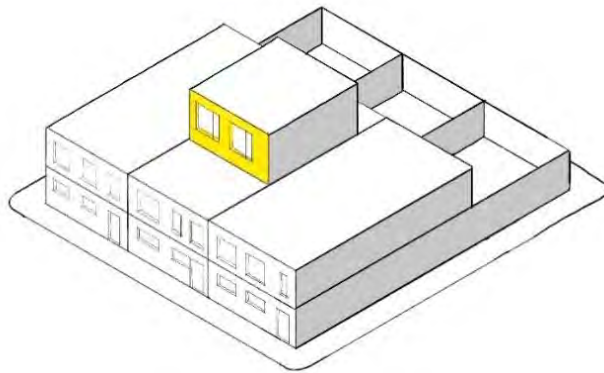
- a) A **Landscape Plan** prepared by a registered Landscape Architect showing existing vegetation that is to remain undisturbed, as well as all proposed landscaping. A full planting list shall be included.
- b) A **Site Plan** showing all existing and proposed development and their setbacks, on-site traffic circulation (vehicular and pedestrian), parking areas and the number of parking stalls, and any easements and rights-of-way.
- c) A **Concept Plan** including colour elevation drawings, a list of proposed building materials and colours, interior floor plans, and any additional context photos.

.7 Guidelines

Development permits issued under the Intensive Residential DPA shall be in accordance with the following guidelines:

.1 Buildings and Structures

- a) Building massing should be considerate of uses on adjacent properties.
- b) Buildings on the same site shall have complementary massing and exterior finishes, including secondary dwellings on the site such as carriage homes. Repetitiously similar front facades shall be avoided.
- c) Facades shall be stepped back for buildings with three or more storeys situated adjacent to buildings with two or fewer storeys, or in instances when it is desirable to preserve an important view or corner street space.



8. DEVELOPMENT PERMIT AREA GUIDELINES

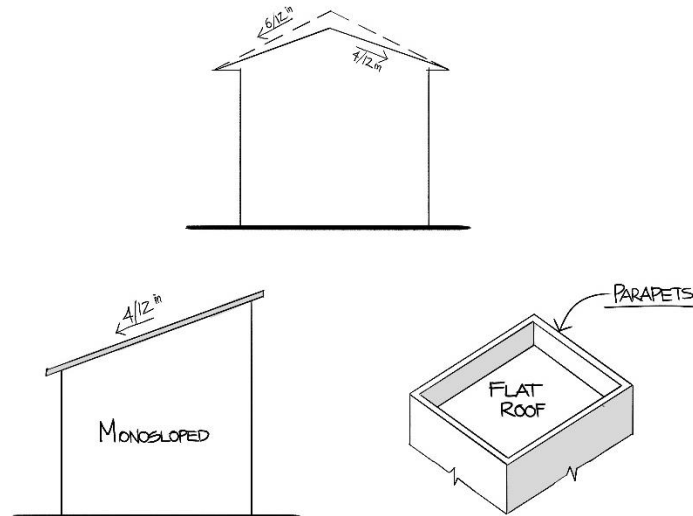
- d) Where appropriate, taller and narrower buildings shall be considered instead of long buildings to preserve views or green space.
- e) Roof top mechanical equipment (e.g. HVAC units) shall be enclosed and screened from view by incorporating vertical screening that is complementary to the building's design and materials.
- f) The main entrances of townhouse, duplex, and apartment buildings shall be oriented to face the street or an internal road where possible. Carriage homes fronting onto a lane shall be oriented to face the lane.
- g) Buildings shall be developed close to the front property line to encourage pedestrian-friendly orientation.
- h) Window placement should be offset between buildings facing each other to maintain privacy in residential units.
- i) Long expanses of blank facades are discouraged.
- j) All buildings should incorporate Contemporary Desert Southwest building motifs appropriate to the community context.



- k) Image sources: Finisterra Apartments and Urban Connection Realty
- l) Building walls, roof shapes and fenestration shall be varied to avoid boxy building forms for all multiple-unit developments.
- m) Large uninterrupted garage fronts shall be avoided for townhouse and duplex housing developments.
- n) Garages for single-detached dwellings that are built to a 0 m setback and separated via the use of a party wall must have a strong dividing architectural element.
- o) Weather protection devices, such as overhead canopies or awnings, should be installed at common entrances of multiple unit developments.
- p) Colour schemes for facades should be kept simple, and the number of colours kept to a minimum. A Santa Fe colour palette shall be utilized, which includes shades of tan, olive green, cream, pale yellow, taupe, grey, and blue-grey. Facade colours shall be harmonious with adjacent buildings. Consideration will be given to complementary accent colours that are not included in this list.
- q) The use of stucco, stone, or brick building materials is encouraged for facades. The use of fibre cement or vinyl siding is strongly discouraged.

8. DEVELOPMENT PERMIT AREA GUIDELINES

- r) Roof pitches shall be within a 4/12 to 6/12 slope and should be similar across groups of buildings on one site. Mono-sloped roofs are permitted. Flat roofs may be used but only in conjunction with parapets.



- s) Porches or protected stoops at front entrance doors of single-detached dwellings, duplexes, and townhouses should be used to create friendly and safe-feeling streetscapes, where possible.
- t) Multiple multi-family buildings on the same site shall have complementary shapes and exterior finishes.

.2 Neighbourhood Planning

- a) Street rights-of-way (ROWs) shall interconnect to facilitate convenient and safe vehicular, pedestrian and bicycle access within individual developments and to the surrounding neighbourhood. Cul-de-sacs are discouraged except when needed to service otherwise inaccessible properties.
- b) Development shall be tailored to site conditions including topography, solar orientation and other natural features, and will maximize opportunities for viewscales.
- c) To create a consistent neighbourhood feel, decorative lighting that meets Town standards shall be installed along streets and footpaths, and in parking areas, parks and green spaces.
- d) Trees shall be planted along street and lane rights-of-way (ROWs).

.3 Site Design

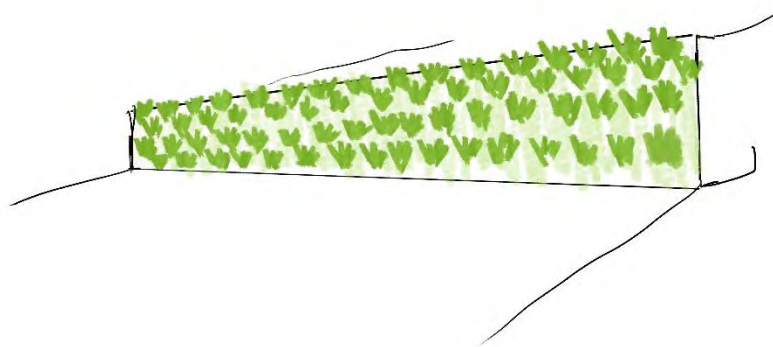
- a) Vehicle parking access should be via rear lanes, where lanes exist. Detached garages should front on to the laneway. Shared parking is encouraged in areas where lanes are not present.
- b) Pedestrian access to and within the site shall be universally accessible, convenient and safe.
- c) Vehicle site access and on-site circulation shall be conveniently laid out, with minimum interference for pedestrians and cyclists.

8. DEVELOPMENT PERMIT AREA GUIDELINES

- d) Parking shall be situated to the rear or below buildings, where appropriate, for apartment developments. Parking for townhouse and duplex developments with internal road access may be located in the front or rear of buildings subject to specific site design.
- e) Parking for motorized scooters and bicycles should be provided and located in an easily accessible location. For apartment buildings, this should be beneath or within the building to conserve amenity space.
- f) Exterior lighting shall be designed to avoid glare onto abutting properties and roadways, and should consist of down-cast fixtures to reduce light pollution.
- g) Site design shall apply Crime Prevention Through Environmental Design principles to reduce crime and nuisance opportunities and enhance safety where appropriate.
- h) Outdoor common amenity areas such as courtyards, community gardens, off-leash dog areas, and playgrounds are encouraged.
- i) Clustering and other creative spatial arrangements to create usable common amenity areas are encouraged, particularly for developments with more than one building on site.
- j) Orient patios, balconies, and decks away from neighbouring yards where possible. Screening should be used to improve privacy where orientation away from neighbouring yards is not possible.
- k) Rooftop patios and gardens are encouraged as a form of outdoor common or private amenity space.

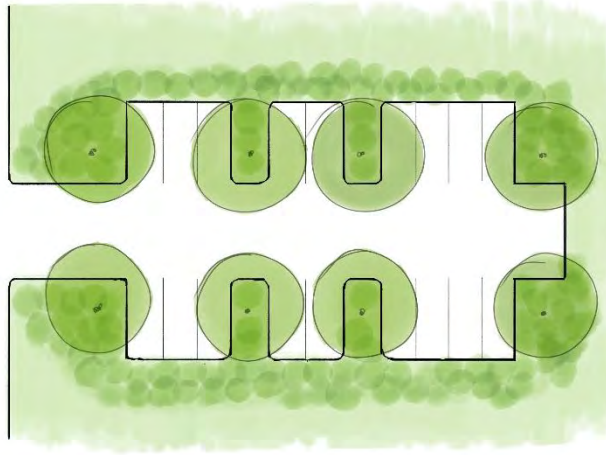
.4 Landscaping

- a) A landscape plan prepared by a registered Landscape Architect or related professional shall be submitted as part of the Development Permit application.
- b) Xeriscaping principles, including the use of drought tolerant native species, shall be implemented to minimize water usage. The installation of water features is discouraged.
- c) Retain existing healthy and mature trees and vegetation where possible.
- d) Retaining walls should be unobtrusive in appearance; poured concrete and concrete block are discouraged, and if used the inclusion of plantings over their vertical faces is recommended.



8. DEVELOPMENT PERMIT AREA GUIDELINES

- e) Permeable surfacing materials should be used, where possible, to enhance on-site drainage.
- f) Screening in the form of landscaped buffers and/or solid fencing is required along side and rear property lines.
- g) Outdoor storage areas, garbage and recycling receptacles, and mechanical equipment for multi-family buildings shall be screened by trees and vegetation and/or enclosed by solid fencing, and located in rear yards where possible.
- h) Shared parking areas shall be interspaced with trees and shrubs for visual relief, shade and screening.



- i) Where shared parking areas for row or apartment housing abut other residential uses, visual screening in the form of solid fencing or landscaping shall be provided.

8.C. DPA-3: Mixed Use and Commercial Development Permit Area (CDPA)

.1 Purpose

The purpose of the Mixed Use and Commercial Development Permit Area is to promote quality architectural and site design for mixed use and commercial developments that reflect and are complementary to the character of Osoyoos.

.2 Justification

Well-designed mixed use and commercial developments are key reflections of Osoyoos. These developments are frequented by residents and tourists alike. Their integration into the community, particularly Downtown where there are many adjacent or surrounding public spaces, is therefore integral to ensuring the preservation of Osoyoos's character.

The *Local Government Act* allows for the establishment of development permit areas relating to guiding the form and character of commercial uses and the revitalization of an area in which commercial use is permitted.

.3 Application

The Mixed Use and Commercial DPA is applicable to development occurring in areas designated on Map 17 and any property to be developed for mixed use or commercial purposes within the Town.

.4 Exemptions

The following types of development are exempt from applying for a Mixed Use and Commercial Development Permit:

1. Interior renovations not resulting in any change to the exterior of the building;
2. Exterior renovations that are consistent with the character of the development as previously approved in terms of colour, materials, and form;
3. Minor text or content changes to existing signage;
4. Building additions to a maximum of 100 m²;
5. Emergency circumstances to remove any immediate danger from the site;
6. Installation or repair of overhead canopies or other pedestrian weather protection devices; and
7. The construction, repair or maintenance of municipal works by the Town or its authorized agents or contractors.

.5 Sustainability

All applications for a Mixed-Use and Commercial Development Permit must provide examples of how sustainability initiatives will be incorporated into the proposed development. These initiatives must include two or more of the following:

8. DEVELOPMENT PERMIT AREA GUIDELINES

1. Reduction of on-site stormwater through incorporating tools such as permeable paving surfaces, rain gardens, green roofs, retention ponds, bioswales, and grey water systems.
2. Inclusion of recycling and refuse facilities.
3. Incorporation of energy efficient elements into site and building design such as renewable energy systems, geothermal heating, and electric vehicle charging stations.
4. Utilization of sustainable construction methods and building materials, such as locally sourced and recycled content, the rehabilitation of existing building elements, or restoration of buildings.
5. Amenities and tools that encourage social sustainability such as bike lockers and showers and outdoor shared spaces.

.6 Required Documents and Reports

Applications for a Mixed Use and Commercial Development Permit must include:

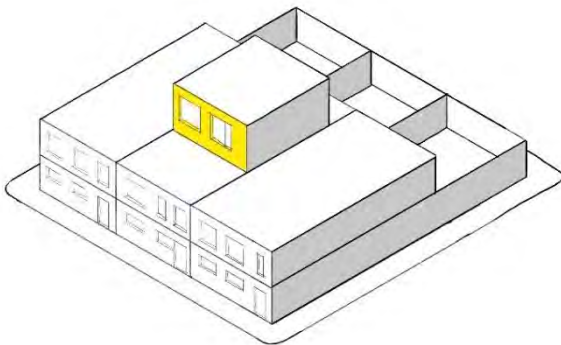
- a) A Landscape Plan prepared by a registered Landscape Architect showing existing vegetation that is to remain undisturbed, as well as all proposed landscaping. A full planting list shall be included.
- b) A Site Plan showing all existing and proposed development and their setbacks, on-site traffic circulation (vehicular and pedestrian), parking areas and the number of parking stalls, and any easements and rights-of-way.
- c) A Concept Plan including colour elevation drawings, a list of proposed building materials and colours, interior floor plans, and any additional context photos.

.7 Guidelines

Development permits issued under the Mixed Use and Commercial DPA shall be in accordance with the following guidelines:

.1 Buildings and Structures

- a) Building massing should be considerate of uses on adjacent properties.
- b) Facades shall be stepped-back for buildings with three or more storeys that are located in the Downtown , sited adjacent to buildings with two or fewer storeys, or when it is desirable to preserve an important view or corner street space.

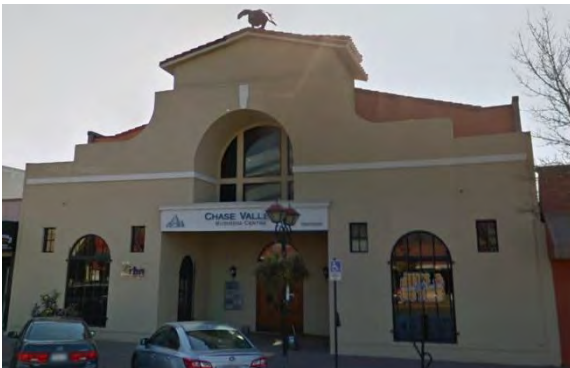


8. DEVELOPMENT PERMIT AREA GUIDELINES

- c) Where appropriate, taller and narrower buildings shall be considered instead of longer buildings to preserve views or green space.
- d) Buildings on the same site shall have complementary massing and exterior finishes.
- e) Roof top mechanical equipment (e.g. HVAC units) shall be enclosed and screened from view by incorporating vertical screening that is complementary to the building's design and materials.
- f) Buildings must be oriented to face the street. Corner buildings should be oriented to face both adjacent streets. Buildings situated on a laneway shall be oriented to face the laneway.
- g) Buildings should be located within close proximity to the front property line to encourage pedestrian-friendly orientation (with the exception of a setback for the provision of patio space).
- h) Door openings and windows should reflect the character of the facade, have bold frames, and be recessed.
- i) Building entrances should be easily identifiable, highlighted through use of material and colour variation, and give the appearance of depth.



- j) Weather protection devices, such as overhead canopies or awnings, should be installed at building entrances.
- k) Long expanses of blank facades are discouraged.
- l) All buildings should incorporate Contemporary Desert Southwest building motifs appropriate to the community context. The exterior finish of the building shall incorporate one or more of the following permitted materials: stucco, brick, masonry, and stone.

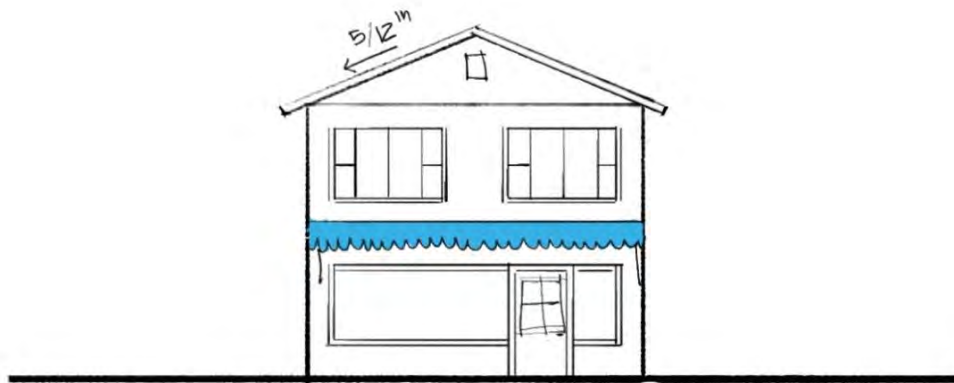


8. DEVELOPMENT PERMIT AREA GUIDELINES

- m) Colour schemes for facades should be kept simple, and the number of colours kept to a minimum. A Santa Fe colour palette shall be utilized, which includes shades of tan, olive green, cream, pale yellow, taupe, grey, and blue-grey. Facade colours shall be harmonious with adjacent buildings. Consideration will be given to complementary accent colours that are not included in this list.
- n) Front facades should have visual interest, variegated fenestration, and architectural detail. All facades which are exposed to public view on corner lots should maintain the same level of visual interest.



- o) Laneway facades should include a similar colour scheme, materials and architectural style as the rest of the building. Consideration should also be given to interior building layouts which would enable future public access and commercial use of laneways.
- p) Ornamental attachments and applications on facades which add to the desert character of Osoyoos, but do not dominate the facade, are encouraged.



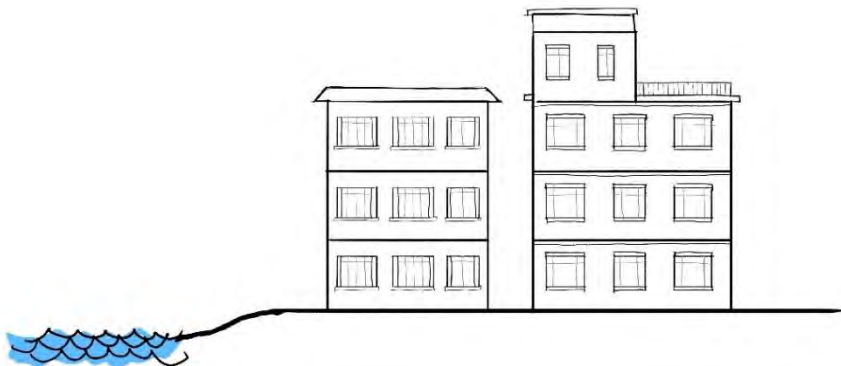
- q) A combination of flat and low -pitched roofing is encouraged. Where large areas of sloped roofs are desired, the roof pitch should be 5/12 inches or less. Sloped roof overhangs should not project far beyond the facade unless unique architectural or functional requirements dictate. Roof materials should consist of concrete, clay, composite tiles, or laminated asphalt shingles. Cap material and valley flashing should be colour-matched to the roofing material and chimney flashing should be colour matched to adjacent vertical surfaces.

8. DEVELOPMENT PERMIT AREA GUIDELINES

- r) Sun angle calculations should be used for the design and placement of structures to maximize shading of walls and outdoor use areas during the summer while permitting sun exposure during the winter. The use of pergolas, trellises and arbours is encouraged along facades which will receive long exposures of sun.
- s) The architectural design of buildings must respect the guidelines outlined in this section, regardless of corporate design standards.

.2 Lakefront Site Design

- a) No commercial development shall discourage or interrupt public access to the foreshore, including by placement of docks, wharves or piers.
- b) Buildings on lakefront property shall be massed and sited with attention to viewscales of Osoyoos Lake from adjoining streets and nearby buildings.



- c) Buildings on lakefront property shall be sited in a manner that is complementary to any adjacent walkways, parks, and amenity areas to accommodate both public and private uses.

.3 Site Design

- a) Pedestrian access to and within the site shall be universally accessible, convenient and safe.
- b) Outdoor common amenity areas such as courtyards, community gardens, off-leash dog areas, and playgrounds are encouraged.
- c) Vehicle site access and on-site circulation shall be conveniently laid out, with minimum interference for pedestrians and cyclists.
- d) Parking shall be situated to the rear, side, or below buildings, where appropriate.
- e) Parking facilities and accesses shall be sited so as to minimize negative impacts on adjacent properties.
- f) Exterior lighting shall be designed to avoid glare onto abutting properties and roadways, and should consist of down-cast fixtures to reduce light pollution.
- g) Large parking lots shall be broken down into smaller groups of parking spaces wherever possible.
- h) Loading facilities shall be designed in the least visually obtrusive manner possible and should be situated so as not to interfere with internal circulation.

8. DEVELOPMENT PERMIT AREA GUIDELINES

- i) Parking for motorized scooters and bicycles should be provided and located in an easily accessible location.
- j) When drive thru facilities are incorporated into a development, these shall be limited to a single lane width and located internally on the site, not between building faces and streets.
- k) On-site amenity areas are encouraged, including rooftop spaces (e.g. patios, gardens).
- l) Site design shall apply Crime Prevention Through Environmental Design principles to reduce crime and nuisance opportunities and enhance safety.

.4 Landscaping

- a) Retaining walls should be unobtrusive in appearance; poured concrete and concrete block are discouraged, and if used the inclusion of plantings over their vertical faces is recommended.
- b) Screening in the form of landscaped buffers and/or solid fencing is required along property lines adjoining residential uses.
- c) Outdoor storage areas, garbage and recycling receptacles, and mechanical equipment should be screened by trees and vegetation and/or enclosed by solid fencing.
- d) Landscaped buffer screening shall be placed along the full length of property lines facing arterial or connector roads (except for access openings).
- e) All areas not covered by buildings, structures, roadways, pathways, or parking, or otherwise not used for mixed use or commercial purposes, shall be suitably landscaped.
- f) Parking areas shall be interspaced with trees and shrubs for visual relief, shade and screening.
- g) Xeriscaping principles, including the use of drought tolerant native species, shall be implemented to minimize water usage. The installation of water features is discouraged.
- h) Permeable surfacing materials should be used, where possible, to enhance on-site drainage.
- i) Retain existing healthy and mature trees and vegetation where possible.

8.D. DPA-4: Industrial Development Permit Area (IDPA)

.1 Purpose

The purpose of the Industrial Development Permit Area is to promote quality architectural and site design for industrial developments that are complementary to the character of Osoyoos.

.2 Justification

Well-designed industrial developments are important for presenting a positive economic image of the Town, especially those that are visible from major highway entryways. These set the standard for attracting quality industries to the Town.

The *Local Government Act* allows for the establishment of development permit areas relating to guiding the form and character of industrial development.

.3 Application

The Industrial DPA is applicable to development occurring in areas designated on Map 18 and any property to be developed for industrial purposes within the Town.

.4 Exemptions

The following types of development are exempt from applying for an Industrial Development Permit:

1. Interior renovations not resulting in any change to the exterior of the building;
2. Exterior renovations that are consistent with the character of the development as previously approved in terms of colour, materials, and form;
3. Minor text or content changes to existing signage;
4. Building additions to a maximum of 100 m²;
5. Emergency circumstances to remove any immediate danger from the site; and
6. The construction, repair or maintenance of municipal works by the Town or its authorized agents or contractors.

.5 Sustainability

All applications for an Industrial Development Permit must provide examples of how sustainability initiatives will be incorporated into the proposed development. These initiatives must include two or more of the following:

1. Retention of stormwater on-site through incorporating tools such as permeable paving surfaces, rain gardens, green roofs, retention ponds, bioswales, and grey water systems.
2. Inclusion of recycling and refuse facilities.
3. Incorporation of energy efficient elements into site and building design such as renewable energy systems, geothermal heating, and electric vehicle charging stations.

8. DEVELOPMENT PERMIT AREA GUIDELINES

4. Utilization of sustainable construction methods and building materials, such as locally sourced and recycled content, the rehabilitation of existing building elements, or restoration of buildings.
5. Amenities and tools that encourage social sustainability such as bike lockers and showers and landscaped outdoor shared spaces.

.6 Required Documents and Reports

Applications for an Industrial Development Permit must include:

- a) A **Landscape Plan** prepared by a registered Landscape Architect showing existing vegetation that is to remain undisturbed, as well as all proposed landscaping. A full planting list shall be included.
- b) A **Site Plan** showing all existing and proposed development and their setbacks, on-site traffic circulation (vehicular and pedestrian), parking areas and the number of parking stalls, and any easements and rights-of-way.
- c) A **Concept Plan** including colour elevation drawings, a list of proposed building materials and colours, interior floor plans, and any additional context photos.

.7 Guidelines

Development permits issued under the Industrial DPA shall be in accordance with the following guidelines:

.1 Buildings and Structures

- a) Building facades with unfinished/untextured concrete, or unfinished metal/ aluminium, shall be avoided.
- b) Buildings on the same site shall have complementary massing and exterior finishes.
- c) Main entrances to publicly-accessible areas of the building should be located adjacent to the street on which a building is facing. Entrances should be easily identifiable, highlighted through use of material and colour variation and give the appearance of depth.
- d) Door openings and windows should reflect the character of the facade, have bold frames and be recessed.

8. DEVELOPMENT PERMIT AREA GUIDELINES

- e) Colour schemes for facades should be kept simple, and the number of colours kept to a minimum. Colours should be reflective of tones found in Osoyoos's natural environment.. Facade colours shall be harmonious with adjacent buildings. Consideration will be given to accent colours that are complementary to natural colour tones.



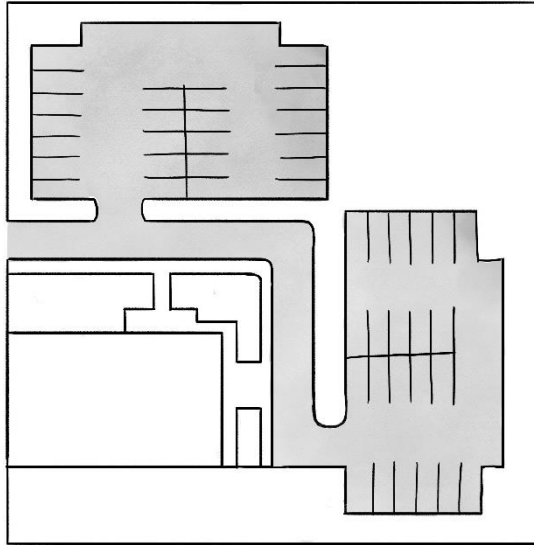
- f) Create architectural interest by varying building materials, colours, roof-lines, and other architectural elements.
 - g) Long expanses of blank facades are discouraged.
- Sources: Metl-Span and Christofferson Commercial Builders, Inc.

.2 Site Design

- a) Pedestrian access to and within the site shall be universally accessible, convenient and safe.
- b) Exterior lighting shall be designed to avoid glare onto abutting properties and roadways, and should consist of down-cast fixtures to reduce light pollution.
- c) Site design shall apply Crime Prevention Through Environmental Design principles to reduce crime and nuisance opportunities and enhance safety wherever possible.
- d) Vehicle access and on-site circulation shall be conveniently laid out, with minimum interference for pedestrians and cyclists.
- e) Parking areas shall be located to the rear, side, or below buildings, where appropriate.

8. DEVELOPMENT PERMIT AREA GUIDELINES

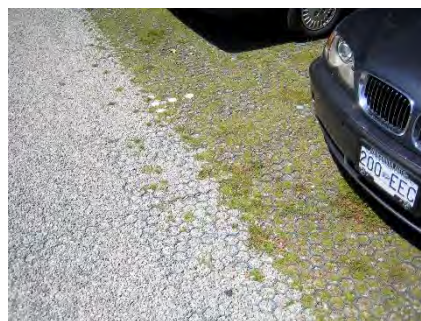
- f) Large parking lots shall be broken down into smaller groups of parking spaces wherever possible



- g) Loading facilities shall be designed in the least visually obtrusive manner possible and should be situated so as not to interfere with internal circulation.

.3 Landscaping

- a) All areas not covered by buildings, structures, roadways, pathways, or parking, or otherwise not used for industrial purposes, shall be suitably landscaped.
- b) Permeable surfacing materials should be used, where possible, to enhance on-site drainage.



- c) On-site amenity areas for employees are encouraged.
- d) Screening in the form of landscaped buffers and/or solid fencing is required along property lines adjoining any residential, commercial or institutional uses.
- e) Landscaped buffer screening shall be placed along the full length of property lines facing arterial or connector roads (except for access openings).
- f) Outdoor storage areas, garbage and recycling receptacles, and mechanical equipment should be screened by trees and vegetation and/or enclosed by solid fencing.

8. DEVELOPMENT PERMIT AREA GUIDELINES

- g) Xeriscaping principles, including the use of drought tolerant, native species, shall be implemented to minimize water usage. The installation of water features is discouraged.
- h) Retain existing healthy and mature trees and vegetation where possible.

8.E. DPA-5: Foreshore and Lake Development Permit Area (FLDPA)

.1 Purpose

The purpose of the Foreshore and Lake Development Permit Area is to protect the Osoyoos Lake foreshore from the harmful effects of private moorage facilities that could diminish species and habitat diversity. This Development Permit Area complements the Osoyoos Foreshore and Lake Zoning Bylaw No. 1294, 2012 and the Riparian Development Permit Area (RDPA) Guidelines.

.2 Justification

A *Foreshore Inventory and Mapping and Biophysical and Habitat Index (FIM)* was prepared for the Town in 2011 that discusses Osoyoos Lake's shoreline fish habitat value. The regulation of private moorage facilities within the foreshore will ensure that ecological systems and values are being maintained through reducing habitat disturbances.

The *Local Government Act* allows for the establishment of development permit areas relating to the protection of the natural environment, its ecosystems and biological diversity.

.3 Application

The Foreshore and Lake DPA is applicable to all development occurring within the foreshore areas designated on Map 19. As defined in the Osoyoos Foreshore and Lake Zoning Bylaw, foreshore development comprises the construction, alteration and replacement of all private moorage facilities, including facilities normally qualifying for *General Permission* as defined from time to time by the Provincial Ministry of Forests, Land and Natural Resources Operations (MFLNRO), or any successor agency. Applications for works requiring *Specific Permission* as defined by the MFLNRO are excluded from the Town's permit area because they continue to be under direct Provincial control.

.4 Exemptions

The following types of development are exempt from applying for a Foreshore and Lake Development Permit:

1. Emergency circumstances to address any immediate danger on the site;
2. Acceptance by the Town of a report prepared by a QEP authorizing the removal of infested, diseased, or hazardous trees in accordance with Best Management Practices for Tree Topping, Limbing and Removal in Riparian Areas (Provincial Guidelines¹) and any other applicable legislation. Environmental monitoring will be required to ensure that tree removal is carried out in accordance with the report recommendations;
3. The restoration or ecological enhancement of the site or a portion thereof, as recommended by a QEP;
4. Boundary adjustments between lots when no new parcels are created;

¹ <http://www.env.gov.bc.ca/wld/documents/bmp/HazardTreeRemovalBMP.pdf>

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5. Boundary adjustments and lot consolidations that do not involve the installation of underground services or the construction of roads;
6. Interior renovations to an existing building;
7. The reconstruction or repair of a permanent structure described in Section 532(1) of the LGA if the structure remains on its existing foundation;
8. The maintenance of an area of existing human disturbance, other than a building or structure, if the area is not extended and the type of disturbance remains unchanged;
9. For property that is within the Agricultural Land Reserve, activities limited to those indicated as normal farm practices as defined in the *Farm Practices Protection (Right to Farm) Act* where the subject area has been previously altered for agricultural purposes;
10. Developments for which the Town has received a copy of an authorization issued under section 35(2)(b) or (c) of the *Fisheries Act*; and
11. The construction, repair or maintenance of municipal works by the Town or its authorized agents or contractors, including the maintenance of parks and trails, so long as consideration has been given for ecosystem functions and their cycles (e.g. bird nesting season).

.5 Sustainability

All applications for a Foreshore and Lake Development Permit must provide examples of how sustainability initiatives will be incorporated into the proposed development. These initiatives must include two or more of the following:

1. Retention of stormwater on-site through incorporating tools such as permeable paving surfaces, rain gardens, green roofs, retention ponds, bioswales, and grey water systems.
2. Inclusion of recycling and refuse facilities.
3. Incorporation of energy efficient elements into site and building design such as renewable energy systems, geothermal heating, and electric vehicle charging stations.
4. Utilization of sustainable construction methods and building materials, such as locally sourced and recycled content, the rehabilitation of existing building elements, or restoration of buildings.
5. Amenities and tools that encourage social sustainability such as bike lockers and showers and landscaped outdoor shared spaces.

.6 Required Documents and Reports:

Applications for a Foreshore and Lake Development Permit Area must include:

- a) An Environmental Monitoring Plan that describes the proposed monitoring program to be used during the development process. This plan shall be prepared and implemented by a QEP. Monitoring must continue for a period of at least one year after development has been deemed complete by the Town, unless otherwise specified by the QEP. A post-development report shall be submitted at the end of the monitoring period to confirm that all potentially negative environmental impacts have been effectively addressed.
- b) A Site Plan showing all existing and proposed development (including roads and trails), site grading, environmental features, buffers, and water courses.

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- c) A Landscape Plan prepared by a registered Landscape Architect showing existing vegetation that is to remain undisturbed, as well as all proposed landscaping. Particular consideration shall be given to erosion control, stream bank protection, and the maintenance of hydrological functions. A full planting list shall be included.

.7 Guidelines:

Development permits issued under the FLDPA must conform with all applicable terms and conditions of the Town's Foreshore and Lake Zoning Bylaw and Riparian Development Permit Area (RDPA) Guidelines, and with the following guidelines:

.1 Moorage Facilities

- a) Minimize impact on the natural state of the Osoyoos Lake foreshore and water whenever possible;
- b) Locate facilities in a manner that minimizes potential impacts on fish spawning and rearing habitat areas;
- c) Minimize disturbance to the lakebed and aquatic vegetation by positioning facilities in water deep enough to avoid grounding and to prevent impacts by prop wash in the case of docks. A minimum 0.8 m water depth where boats may travel is required.
- d) Do not use concrete, pressure-treated wood (i.e. creosote), paint or other chemical treatments that are toxic to fish and other aquatic organisms, and that severely impact aquatic environments;
- e) Only use untreated materials (e.g. cedar, tamarack, hemlock, plastic, etc.) as supports for structures that will be submerged in water, and do not use treated lumber which may contain compounds that can be released into the water and become toxic to the aquatic environment;
- f) Only use materials that are environmentally-friendly for structures that are above water;
- g) Do not use crib foundations or solid core structures made of cement or steel sheeting because they may block the free flow of water and cause erosion and impact habitat;
- h) Limit all cutting, sealing and staining of materials away from the water and only use environmentally-friendly stains. All sealed and stained lumber should be completely dry before being used near water;
- i) Only use plastic barrel floats that are free of chemicals inside and outside of the barrel before they are placed in water; and
- j) Do not use rubber tires as they are known to release compounds that are toxic to fish.

.2 Moorage Buoys

- a) Minimize disturbance to the lakebed and aquatic vegetation through appropriate positioning;
- b) Site buoys in a manner that minimizes potential impacts on fish spawning and rearing habitat areas;
- c) Use helical (versus block) anchors whenever possible; and
- d) Only use materials intended for boat moorage, such as rigid molded plastic, which do not contain chemicals that are toxic to aquatic organisms.

8.F. DPA-6: Environmentally Sensitive Development Permit Area (ESDPA)

.1 Purpose

The purpose of the Environmentally Sensitive Development Permit Area is to protect environmentally sensitive terrestrial areas and wetlands that are not connected to a stream from potentially harmful effects of development and/or site alteration that could diminish species and habitat diversity.



.2 Application

The Environmentally Sensitive DPA is applicable to subdivision and development in areas designated on Map 20, as well as any other environmentally sensitive terrestrial areas and wetlands that may be identified by a Qualified Environmental Professional.

.3 Justification

The Osoyoos area is one of the most ecologically diverse regions in Canada, but is also one of the most threatened. One of the most characteristic ecosystems in the area is the Antelope-Brush Grasslands and associated ecosystems (i.e. cliffs, talus, riparian), which is recognized as one of the most endangered ecosystems in Canada, and is home to many rare and similarly endangered species of birds, small mammals and reptiles. Careful stewardship of our unique ecology not only has intrinsic value for preserving species diversity, but also helps to sustain the Town's cultural identity and attractiveness for tourists. The ESDPA will protect critical habitats and wildlife corridors.

The *Local Government Act* allows for the establishment of development permit areas providing protection for the natural environment, its ecosystems and biological diversity.

.4 Exemptions

The following types of development are exempt from applying for an Environmentally Sensitive Development Permit:

1. Interior renovations to an existing building;
2. External alterations that are entirely within the existing building footprint;

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3. Emergency circumstances to address any immediate danger on the site;
4. The construction, repair or maintenance of municipal works by the Town or its authorized agents or contractors, including the maintenance of parks and trails, so long as consideration has been given for ecosystem functions and their cycles (e.g. bird nesting season);
5. Boundary adjustments between lots when no new parcels are created;
6. Boundary adjustments and lot consolidations that do not involve the installation of underground services or the construction of roads;
7. The removal of trees identified as hazardous and/or invasive by a Certified Arborist, recommending their removal with consideration given for bird nesting season and the potential for nesting habitat;
8. The restoration or ecological enhancement of the site or a portion thereof, as recommended by a Qualified Environmental Professional (QEP);
9. The removal of trees that are deemed to be a wildfire hazard as per provincial FireSmart standards and identified as such by a Certified Arborist, recommending their removal with consideration for bird nesting season and the potential for nesting habitat;
10. Land development without construction where the sole purpose of development is the restoration of an environmental feature or hand removal of invasive species, as identified by a Qualified Environmental Professional, recommending their removal with consideration for bird nesting season and the potential for nesting habitat;
11. For property that is within the Agricultural Land Reserve, activities limited to those indicated as normal farm practices as defined in the *Farm Practices Protection (Right to Farm) Act* where the subject area has been previously altered for agricultural purposes;
12. For land that is used for mining or forestry-related development where a permit has been issued by the Ministry of Energy, Mines and Petroleum Resources and/or the Ministry of Forests, Lands, Natural Resource Operations and Rural Development; and
13. The reconstruction or repair of a permanent structure described in Section 532(1) of the LGA if the structure remains on its existing foundation.

.5 Sustainability

All applications for an Environmentally Sensitive Development Permit must provide examples of how sustainability initiatives will be incorporated into the proposed development. These initiatives must include two or more of the following:

1. Retention of stormwater on-site through incorporating tools such as permeable paving surfaces, rain gardens, green roofs, retention ponds, bioswales, and grey water systems.
2. Inclusion of recycling and refuse facilities.
3. Incorporation of energy efficient elements into site and building design such as renewable energy systems, geothermal heating, and electric vehicle charging stations.
4. Utilization of sustainable construction methods and building materials, such as locally sourced and recycled content, the rehabilitation of existing building elements, or restoration of buildings.
5. Amenities and tools that encourage social sustainability such as bike lockers and showers and landscaped outdoor shared spaces.

.6 Required Documents and Reports:

Applications for an Environmentally Sensitive Development Permit must include:

- a) An **Environmental Assessment Report** prepared by a QEP that includes the following:
 - i. A map delineating where construction work will occur on the site
 - ii. Details of the proposed development
 - iii. Identification and assessment of sensitive ecosystems, habitats, and features on the site in the form of detailed descriptions of each supplemented by a map. This includes an inventory of any provincially and federally listed Species at Risk found or known to be present on the site. Any wetlands identified by the QEP as providing benefit to fish habitat shall be subject to the provisions of the Riparian Development Permit Area Guidelines.
 - iv. Identification of any invasive species on the site and recommended steps for their safe removal.
 - v. Identification of trees with significant environmental value and recommendations for how they can be protected during the construction period and post construction.
 - vi. Recommendations on how to protect environmental features, including a description of where any necessary vegetative buffers and/or fencing shall be installed.
 - vii. Identification of and recommendations on how to protect active bird nests.
 - viii. Recommendations for the maintenance of the hydrological functions of any water features, including wetlands and riparian areas.
 - ix. Assessment of any proposed on-site drainage measures to control erosion and help with slope stability.
 - x. Recommendations for when construction work and rehabilitation of the site should occur.
 - xi. A restoration plan for any proposed site disturbances, including restoration of areas where invasive species have established.
 - xii. If more than two years passes since the time an environmental assessment was completed as required under this section and development has not yet proceeded, the environmental assessment must be reviewed by a QEP and updated accordingly. Any revisions to the proposed development as described in the original application may also prompt a review of the submitted environmental assessment by a QEP.
- b) A Site Plan showing all existing and proposed development (including roads and trails), site grading, environmental features, buffers, and water courses.
- c) A Landscape Plan prepared by a registered Landscape Architect showing existing vegetation that is to remain undisturbed, as well as all proposed landscaping. A full planting list shall be included.
- d) An Environmental Monitoring Plan that describes the proposed monitoring program to be used during the development process. This plan shall be prepared and implemented by a QEP. Monitoring must continue for a period of at least one year after

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development has been deemed complete by the Town, unless otherwise specified by the QEP. A post-development report shall be submitted at the end of the monitoring period to confirm that all potentially negative environmental impacts have been effectively addressed.

.7 Guidelines:

Development permits issued under the Environmentally Sensitive Development Permit Area shall be in accordance with the following guidelines:

.1 General

- a) Timing of development should consider and aim to avoid when possible times of the year when critical wildlife activities occur as recommended by the Province.
- b) Sensitive features and natural areas should be temporarily fenced or protected from damage prior to commencing development activities.
- c) Building and structure design should incorporate the existing terrain as much as possible to minimize impacts to the natural environment.
- d) Development shall occur in a manner that minimizes the total developed area of the site during and after construction.
- e) Measures to eradicate or control any invasive species on the site shall be implemented.

.2 Site Design – Habitat Protection

- a) Any rare or endangered species and their natural habitats identified on the subject lands shall be protected.
- b) Any wildlife corridors shall be protected and interconnected with other nearby corridors wherever possible.
- c) Conserve, remediate, and enhance any valued ecosystem components identified on the site.
- d) Establish adequate buffers between natural areas and development as indicated by the QEP in the Environmental Assessment Report.
- e) Any development, construction, or land alteration that may disturb critical habitat, active nesting sites or breeding areas for wildlife are not recommended unless properly guided by a QEP.
- f) Streets and trails shall be designed in a manner that limits disturbances to adjacent natural areas.

.3 Site Design – Habitat Restoration

- a) Actions to rehabilitate and restore any environmentally sensitive areas to an enhanced ecological state are encouraged on sites that have been subject to negative impacts as a result of past development activities.
- b) Any damage that may occur to sensitive features and natural areas during the development process shall be properly restored to an enhanced ecological state.
- c) Revegetation of exposed soils shall occur after any necessary land alteration is complete in order to prevent erosion and noxious weed infestation.

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- d) Any habitat restoration must be monitored for successful establishment for a period of one year after the development has been deemed complete by the Town, unless otherwise specified by a QEP.

.4 Landscaping

- a) Landscaping in buffer areas should only consist of native species. Trails and landscaping features such as lawns or gardens are not permitted within these buffers.
- b) Permeable paving materials should be used to protect groundwater supply and minimize erosion from surface runoff.
- c) Retention of existing trees is encouraged.

8.G. DPA-7: Riparian Development Permit Area (RDPA)

.1 Purpose

The purpose of the Riparian Development Permit Area is to protect, enhance and restore lake, stream and wetland shorelines in accordance with the *Riparian Areas Protection Regulation* from the effects of residential, commercial, and industrial development and/or the alteration of land.



.2 Justification

The Riparian Development Permit Area ensures that water quality, fish, and fish habitat are protected, flooding is limited, biodiversity is supported, and habitat restoration is encouraged.

The *Local Government Act* allows for the establishment of development permit areas providing protection for the natural environment, its ecosystems and biological diversity.

.3 Application

The Riparian DPA is applicable to subdivision or development occurring within a Riparian Assessment Area for any stream as designated on Map 20 and as per the *Riparian Areas Protection Regulation*.

.4 Exemptions

The following types of development are exempt from applying for a Riparian Development Permit:

1. Acceptance by the Town of a report prepared by a Qualified Environmental Professional (QEP) concluding that there is no stream on the subject lands or adjacent lands that may be affected by the proposed development;
2. Acceptance by the Town of a report prepared by a QEP authorizing the removal of infested, diseased, or hazardous trees in accordance with Best Management Practices for Tree Topping, Limbing and Removal in Riparian Areas (Provincial Guidelines¹) and any other applicable legislation. Environmental monitoring will be required to ensure that tree removal is carried out in accordance with the report recommendations;
3. The restoration or ecological enhancement of the site or a portion thereof, as recommended by a QEP;

¹ <http://www.env.gov.bc.ca/wld/documents/bmp/HazardTreeRemovalBMP.pdf>

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4. Boundary adjustments between lots when no new parcels are created;
5. Boundary adjustments and lot consolidations that do not involve the installation of underground services or the construction of roads;
6. The construction, repair or maintenance of municipal works by the Town or its authorized agents or contractors, including the maintenance of parks and trails, so long as consideration has been given for ecosystem functions and their cycles (e.g. bird nesting season);
7. Interior renovations to an existing building;
8. External alterations that are entirely within the existing building footprint or additions that do not extend into the Riparian Assessment Area;
9. Emergency circumstances to address any immediate danger on the site
10. For property that is within the Agricultural Land Reserve, activities limited to those indicated as normal farm practices as defined in the *Farm Practices Protection (Right to Farm) Act* where the subject area has been previously altered for agricultural purposes;
11. For land that is used for mining or forestry-related development where a permit has been issued by the Ministry of Energy, Mines and Petroleum Resources and/or the Ministry of Forests, Lands, Natural Resource Operations and Rural Development;
12. The reconstruction or repair of a permanent structure described in Section 532(1) of the LGA if the structure remains on its existing foundation;
13. Developments for which the Town has received a copy of an authorization issued under section 35(2)(b) or (c) of the *Fisheries Act*; and
14. The maintenance of an area of existing human disturbance, other than a building or structure, if the area is not extended and the type of disturbance remains unchanged.

.5 Sustainability

All applications for a Riparian Development Permit must provide examples of how sustainability initiatives will be incorporated into the proposed development. These initiatives must include two or more of the following:

1. Retention of stormwater on-site through incorporating tools such as permeable paving surfaces, rain gardens, green roofs, retention ponds, bioswales, and grey water systems.
2. Inclusion of recycling and refuse facilities.
3. Incorporation of energy efficient elements into site and building design such as renewable energy systems, geothermal heating, and electric vehicle charging stations.
4. Utilization of sustainable construction methods and building materials, such as locally sourced and recycled content, the rehabilitation of existing building elements, or restoration of buildings.
5. Amenities and tools that encourage social sustainability such as bike lockers and showers and landscaped outdoor shared spaces.

.6 Required Documents and Reports:

Applications for a Riparian Development Permit Area must include:

- a) A **Riparian Assessment Report** prepared by a QEP that follows the Riparian Areas Protection Regulation Technical Assessment Manual (November 2019). The assessment report must be submitted to the Minister of Environment and Climate Change Strategy for approval prior to submission to the Town. If more than two

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years passes since the time a riparian assessment report was completed and development has not yet proceeded, the riparian assessment report must be reviewed by a QEP and updated accordingly. Any revisions to the proposed development as described in the original application may also prompt a review of the submitted riparian assessment report by a QEP.

- a. The assessment report must include:
 - i. A description of the assessment activities carried out and the results of the assessment;
 - ii. A description of the proposed development including:
 - 1) whether it is residential, commercial, or industrial;
 - 2) if the development is new or a change to an existing development;
 - 3) the location of the development;
 - 4) the code for the watershed in which the development is proposed to occur;
 - 5) the name of the affected stream and the length of the affected portion of the affected stream in the riparian assessment area;
 - 6) design drawings for the proposed development; and
 - 7) A description and map of the proposed development with the Riparian Assessment Area and proposed width of the Streamside Protection and Enhancement Area (SPEA) clearly delineated, and where applicable, any potential hazards posed by the proposed development to natural features, functions or conditions in the SPEA that support the life processes of protected fish;
 - iii. An explanation of how the design of the proposed development will avoid any potential hazard(s) identified, or recommended measures for avoiding the hazard(s);
 - iv. The QEP's opinion on:
 - 1) whether the site of the proposed development is subject to undue hardship, meaning the proposed development meets the riparian protection standard if:
 - a) *the development will not occur in the SPEA, other than in a part of that area that is already an area of human disturbance;*
 - b) *the development will be situated and otherwise designed so as to minimize any encroachment in to the SPEA; and*
 - c) *if applicable, the development will not result in any harmful alteration, disruption or destruction of natural features, functions and conditions in the SPEA that support the life processes of protected fish;*
 - 2) whether the riparian protection standard is met for a proposed development that entails the subdivision of a parcel or strata lot. The riparian protection standard is not met for proposed development that creates:
 - a) *a parcel that has a developable area that is less than the allowable footprint for that parcel; or*

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- b) The upper boundary of a SPEA must be clearly marked during development. Disturbance within this area is only permitted as directed by a QEP.
- c) Where the SPEA has been impacted by previous land use or development activities, restoration or enhancement will be a condition of subdivision approval. Restoration or enhancement will be directed by a QEP and designed to support ecosystem functionality including flood mitigation, shoreline erosion, and water quality.

.2 Landscaping

- a) Landscaping within the SPEA is not permitted, only the restoration of ecological areas and ecosystem functions.
- b) Landscaping for the restoration of ecological areas and ecosystem functions must include native species.

8.H. DPA-8: Hillside Development Permit Area (HDP A)

.1 Purpose

The purpose of the Hillside Development Permit Area is to enhance the visual impact of development on steep slopes, as well as protect development from hazardous conditions; and protect the natural environment, its ecosystems and biological diversity.

.2 Justification

The Hillside Development Permit Area ensures that consideration is given for potential negative impacts to property or public safety that may occur as a result of hillside development. The Western Benchlands and slopes of Kruger Mountain contain some steep areas that could pose serious hazards if not developed properly, such as from rockslides and soil slippage. Compared with flatter areas, hillsides need special assessment and planning approaches. The Hillside Development Permit guidelines and process intends to ensure that this intensive form of residential development on slopes has minimal physical and visual impacts on the community. The development permit guidelines and process also intends to protect development from hazardous conditions; and protect the natural environment, its ecosystems and biological diversity

The Local Government Act allows for Development Permits for the establishment of objectives and guidelines for the form and character of intensive residential development; the protection of development from hazardous conditions; and the protection of the natural environment, its ecosystems and biological diversity.

.3 Application

The Hillside Development Permit Area is applicable to subdivisions creating 3 or more lots, and to multifamily, commercial, industrial or institutional construction in any area with slopes in excess of 15% for a distance of 10 meters or more, or as designated on Map 21.

.4 Exemptions

The following types of development are exempt from applying for a Hillside Development Permit:

1. Interior renovations to an existing building;
2. External alterations that are entirely within the existing building footprint;
3. Building additions with a floor area less than 10 m²;
4. Emergency circumstances to address any immediate danger on the site;
5. The construction, repair or maintenance of municipal works by the Town or its authorized agents or contractors, including the maintenance of parks and trails, so long as consideration has been given for ecosystem functions and their cycles (e.g. bird nesting season);
6. Boundary adjustments between lots when no new parcels are created;
7. Boundary adjustments and lot consolidations that do not involve the installation of underground services or the construction of roads;

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8. The removal of trees identified as hazardous and/or invasive by a Certified Arborist, recommending their removal with consideration given for bird nesting season and the potential for nesting habitat;
9. The restoration or ecological enhancement of the site or a portion thereof, as recommended by a Qualified Environmental Professional (QEP);
10. The removal of trees that are deemed to be a wildfire hazard as per provincial FireSmart standards and identified as such by a Certified Arborist, recommending their removal with consideration for bird nesting season and the potential for nesting habitat;
11. Land development without construction where the sole purpose of development is the restoration of an environmental feature or hand removal of invasive species, as identified by a Qualified Environmental Professional, recommending their removal with consideration for bird nesting season and the potential for nesting habitat;
12. For property that is within the Agricultural Land Reserve, activities limited to those indicated as normal farm practices as defined in the *Farm Practices Protection (Right to Farm) Act* where the subject area has been previously altered for agricultural purposes;
13. For land that is used for mining or forestry-related development where a permit has been issued by the Ministry of Energy, Mines and Petroleum Resources and/or the Ministry of Forests, Lands, Natural Resource Operations and Rural Development;
14. The reconstruction or repair of a permanent structure described in Section 532(1) of the LGA if the structure remains on its existing foundation; and
15. If a covenant has been registered on the property confirming development will not occur on lands with slopes of greater than 15%.

.5 Sustainability

All applications for an Industrial Development Permit must provide examples of how sustainability initiatives will be incorporated into the proposed development. These initiatives must include two or more of the following:

1. Retention of stormwater on-site through incorporating tools such as permeable paving surfaces, rain gardens, green roofs, retention ponds, bioswales, and grey water systems.
2. Inclusion of recycling and refuse facilities.
3. Incorporation of energy efficient elements into site and building design such as renewable energy systems, geothermal heating, and electric vehicle charging stations.
4. Utilization of sustainable construction methods and building materials, such as locally sourced and recycled content, the rehabilitation of existing building elements, or restoration of buildings.
5. Amenities and tools that encourage social sustainability such as bike lockers and showers and landscaped outdoor shared spaces.

.6 Required Documents and Reports

An assessment of proposed development will be provided to the Town and prepared by qualified professionals. The scope of the assessment will include, but may not be limited to:

- a) A topographic survey with 2 to 5 meter contours and spot elevations, showing swales, knolls, ridgelines, bedrock outcrops, cliffs, taluses, and slope transitions, seasonal and permanent watercourses, drainage routes and vegetation, and prominent views;
- b) Preliminary Concept Plan identifying information such as areas to be developed, natural areas to be preserved, existing and proposed development, site grading, topographic contour plans, slopes, water courses, road layout, proposed land uses, and preliminary site servicing.
- c) Analysis and assessment of site geology and geomorphology in respect of proposed development;
- d) Identification of potential hazards from rockslides and landslides, and potential soil erosion losses, and how these will be avoided or mitigated; and Confirmation of how the least disturbance will be made to natural features.
- e) Retaining Walls Plan and Design showing the location and design of retaining walls including plan and profile as well as materials.
- f) An Environmental Assessment Report prepared by a QEP – note that most hillside areas are also located within Environmentally Sensitive Development Permit area, so an Environmental Assessment Report will be required through that Development Permit process.
- g) A Landscape Plan prepared by a Registered Landscape Architect showing existing vegetation that is to remain undisturbed, as well as all proposed landscaping.

.7 Guidelines

Development permits issued under the Hillside Development Permit Area shall be in accordance with the following guidelines:

.1 Site Design

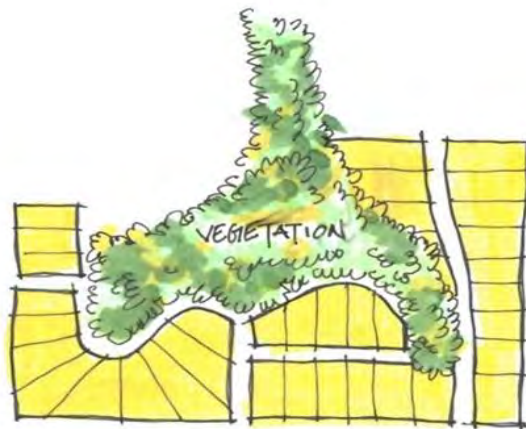
- a) Natural topography should be incorporated wherever possible and major cuts and fills should be avoided to minimize site disturbance and blasting.
- b) Maintain yard areas in a natural slope condition. Large cuts and fills to achieve flat yards will not be permitted.
- c) Contours and gradients should resemble the naturally occurring terrain. Ensure cuts and fills blend in with the natural topography, providing smooth transitions and mimicking the pre-development site contours. This can be accomplished by providing berms, grading the site to reflect original topographic conditions, and providing landscaping that mimics the site topography.
- d) Rock cuts are an acceptable alternative to retaining and they will be permitted where necessary (i.e. for roads) but with consideration for the visual impact of the exposed rock faces.

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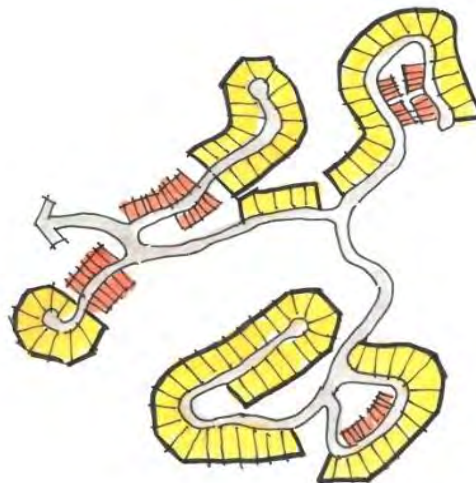
- e) Lot grading should be provided on a consistent, comprehensive basis throughout the whole of the development. Grading should not be undertaken on a parcel by parcel basis. In other words, for a subdivision, all grading and retaining should be completed by the master developer. After grading and retaining is complete by the master developer, builders should not manipulate land at an individual parcel level.
- f) Minimize numbers of road crossings across drainage and natural habitat areas;
- g) Employ best management practices for controlling storm water runoff and erosion;
- h) Retain natural drainage patterns wherever possible.

.2 Lot Configuration and Clustering

- a) Subdivisions should be configured to minimize disruptions to the natural terrain and preserve natural features.

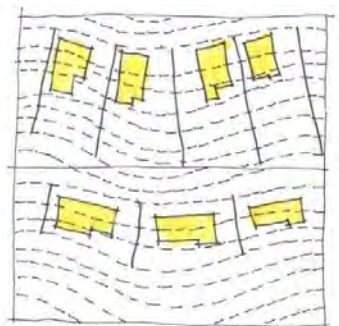


- b) Cluster development as a means of minimizing site disturbance, protecting open space in steeper areas, and protecting the natural environment.



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- c) In general, locate the majority of hillside development in areas with natural slopes of less than 30%, and preserve open space in areas with natural slopes of 30% or more.
- d) Utilize alternative lot configurations (e.g. wide/shallow lots) to reflect unique site conditions.

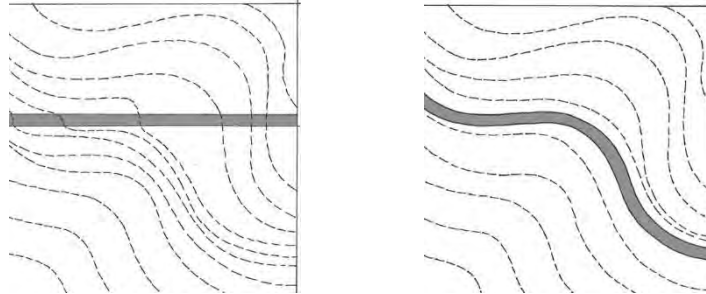


.3 Road Design

- a) Align roads to follow natural site contours, conforming to topographic conditions rather than cutting across contours, and reducing the impact on hillsides.
- b) Ensure connectivity in the road network, rather than long cul-de-sacs and “dead-end” situations, where topographic conditions permit.
- c) Consider alternative approaches to turnarounds (e.g. hammerhead configurations) to reduce the amount of required grading works.
- d) Allow cul-de-sac length to be increased where connectivity in the road network is not possible due to topographic conditions, provided that appropriate emergency access is constructed.
- e) Utilize split roads and/or one-way roads to preserve significant natural features, to reduce the amount of slope disturbance, or to improve accessibility to individual parcels.
- f) Utilize modified road cross sections to reduce the impact of roads in hillside developments.
- g) Utilize reduced pavement widths and right-of-way widths where service levels (such as snow plowing) can be maintained, emergency vehicle access can be maintained, the reduced widths provide demonstrably less slope disturbance, and the reduced widths contribute to the overall neighbourhood character.
- h) Consider reduced roadway cross sections in width if parking is to be located on private lots or if special pullout parking areas are established in strategic positions.

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- i) Allow for meandering sidewalks adjacent to the road as a means of eliminating long, sustained grades, preserving natural features, or reducing grading requirements within the right-of-way. Varied offsets between the road and sidewalk will be considered for these purposes.



As an example, rather than cutting across contours (left), roads can conform to topographic conditions (right)

.4 Retaining Walls

- a) Decrease the use of retaining walls to minimize site disturbance.
- b) Design retaining walls to fit with the landscape and to reduce the visual impact of the wall.
- c) Retaining materials should evoke a sense of permanence and reflect natural qualities in appearance through the use of context-sensitive materials (i.e. stone, masonry, brick, etc.), colours, and textures. Large concrete lock block is not considered to be a context-sensitive retaining material, and if used, it should be masked or screened (e.g. through the use of landscaping).



Example of Large concrete lock block that is not considered to be a context-sensitive retaining material, and if used, it should be masked or screened

- d) Retaining walls should generally be curvilinear and follow the natural contours of the land.
- e) Utilize terracing of retaining walls to break up apparent mass and to provide planting space for landscaping features.

8. DEVELOPMENT PERMIT AREA GUIDELINES

- f) Use systems of smaller, terraced retaining walls where significant retaining is necessary, rather than providing a single, large, massive wall. The height and depth of terraced walls should be consistent with the natural terrain and the general pre-development slope conditions above and below the walls.
- g) Provide landscaping to screen or supplement all retaining features.
- h) Minimize the height of retaining walls. Retaining walls should not exceed 1.5m in height. In site-specific circumstances, wall height may be varied to allow higher walls. Retaining walls over 1.5m in height should either be terraced with landscaped tiers, be screened by landscaping, have a unique surfaced texture/pattern, Use innovative design techniques (e.g. green retaining wall systems) to mitigate visual impacts.
- i) Note that for proposed walls in excess of 1.5m the developer will be required to show that the wall is essential (i.e. to accommodate road geometry).



This drawing provides an example of appropriate uses for retaining walls that are low in profile, use natural materials, and are broken up into sections to reflect the natural terrain.



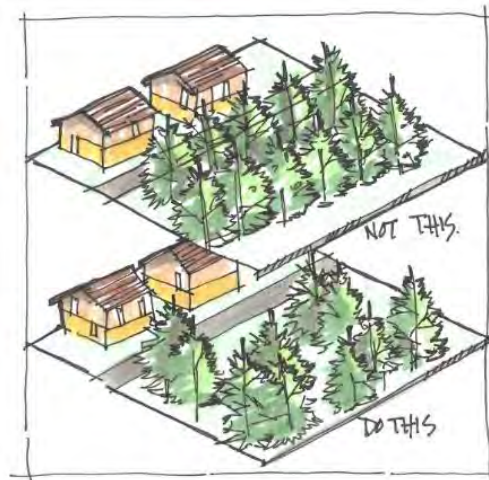
Examples of visual impact of retaining walls subdued by using context-sensitive natural materials in combination with landscaping

.5 Restoration of Vegetation in Disturbed Areas

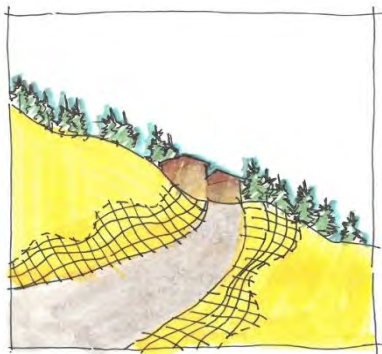
- a) Restore disturbed areas to an enhanced ecological state as soon as possible and prior to occupancy in accordance with a detailed re-vegetation plan that is designed specifically to promote plant health, mitigate erosion, and offset any visual impacts of hillside development.
- b) Use native plant materials to the greatest extent possible.

8. DEVELOPMENT PERMIT AREA GUIDELINES

- c) Utilize hardy low maintenance native plant material for site restoration and residential landscaping as much as possible. Where the use of native plant material is not possible given site or maintenance constraints, select plant material that is similar in appearance, growth habit, colour and texture to native plants that will not out compete native plants
- d) For dry slopes, replant with drought and fire-resistant species.
- e) Plant trees, shrubs and grasses in masses and patterns characteristic of a natural setting and with the intent of encouraging biodiversity
- f) landscape each lot, with particular attention to areas adjacent to street frontages and areas adjacent to retaining features.
- g) Replace vegetation in a manner that replicates the characteristics and performance of the natural setting, including the provision of a sufficient density of trees, sufficient ground cover, and intensity of vegetation. Trees should be planted in organic clusters rather than in lines or formal arrangements.



- h) Manufactured slopes should not appear engineered but should blend with existing slope conditions.



- i) Limit the use of irrigation. Irrigation is supported as a means of re-establishing planting for a maximum of three years and regular irrigation should not be necessary for any plant species proposed on the site, including those on private property.

8. DEVELOPMENT PERMIT AREA GUIDELINES

- j) Employ water-conserving principles and practices in the choice of plant material (“xeriscaping”) and in the irrigation design and watering of residential and public landscapes on hillside sites.
- k) Temporary drip irrigation systems and hand watering are preferred.
- l) Automatic shut-off valves should be provided for all irrigation systems to prevent risk of accidental erosion due to system failures
- m) Use landscaping to minimize the impact to viewscales by screening buildings, landscape cuts and retaining walls.
- n) Re-vegetation should consider viewscales from the hillside.
- o) Do not plant trees that will encroach on the viewscales of others. Take into account the location, height and foliage density at maturity of tree species being planted.

.6 Building Setbacks

- a) Adjust building setbacks to allow greater flexibility locating a building and reduce the visual massing effect.
- b) Any change in setbacks should enable off-street parking and utilizing the road right-of-way behind the curb or sidewalk to accommodate parking is appropriate.
- c) Side facing or setback garages are supported as a means to reduce excessive cut/fill, help to avoid hazardous slopes or sensitive areas, and enhance the neighbourhood.
- d) The front yard setback may be reduced provided this is permitted in the statutory building scheme.
- e) Side yard setbacks may be reduced to meet hillside design objectives, but generally should not be reduced below a 1.2m minimum on each side for single storey and 1.5 m for 2 or more storey buildings.

9. IMPLEMENTATION



9. IMPLEMENTATION

Introduction

The Town of Osoyoos's Official Community Plan defines the vision for our community as we move grow and develop from the time of adoption of this plan in 2021 to 2040. Building on the policy direction outlined in this plan to ensure that the vision is fully implemented, a number of future projects have been identified in this section for Council's consideration. These projects will assist Town Council and staff with ensuring that the community's vision becomes a reality.

Projects

A series of projects are outlined in the table below with recommended completion terms. These projects may be considered by Council and included in future Strategic Plans and budgets.

SHORT-TERM (2021 – 2026)	
PROJECT	DESCRIPTION
Land Use Procedures Bylaw Update	Update to reflect direction provided in the Development Permit Area Guidelines in this OCP.
Wayfinding and Informational Signage Program	Resort Municipality Initiative Strategy identifies this project with the goal of celebrating Osoyoos's rich heritage and that of the Syilx Peoples.
Public Art Program	Partner with the Osoyoos Arts Council to identify funding opportunities to create a program to select, commission, acquire, install, and maintain public art pieces.
Housing Strategy Update	Update the 2010 strategy to reflect the findings of the 2020 Housing Needs Report
Economic Development Plan	Work with the South Okanagan Chamber of Commerce, Destination Osoyoos, Osoyoos Indian Band, and the RDOS to devise a strategy for business attraction and retention.
Short-term Rental Policy	Regulate short-term rentals that provide tourism accommodations.
Zoning Bylaw Update	Update the existing Zoning Bylaw to reflect the direction of this OCP.
Infrastructure Master Plans (Sewer, Water, Roads)	Create new master plans that guide the provision of infrastructure, including extensions and upgrades.

Parks and Trails Master Plan Update	Update the existing parks and trails master plan to include a recreation and culture component, as well as better reflect the direction outlined in this OCP.
Development Cost Charges Bylaw Update	Update the DCC Bylaw to reflect the direction provided in this plan, as well as incorporate the projects identified in the infrastructure master plans, once complete.
Affordable Housing Reserve Fund	Establish a fund to support new affordable housing initiatives

A. Temporary Use Permits

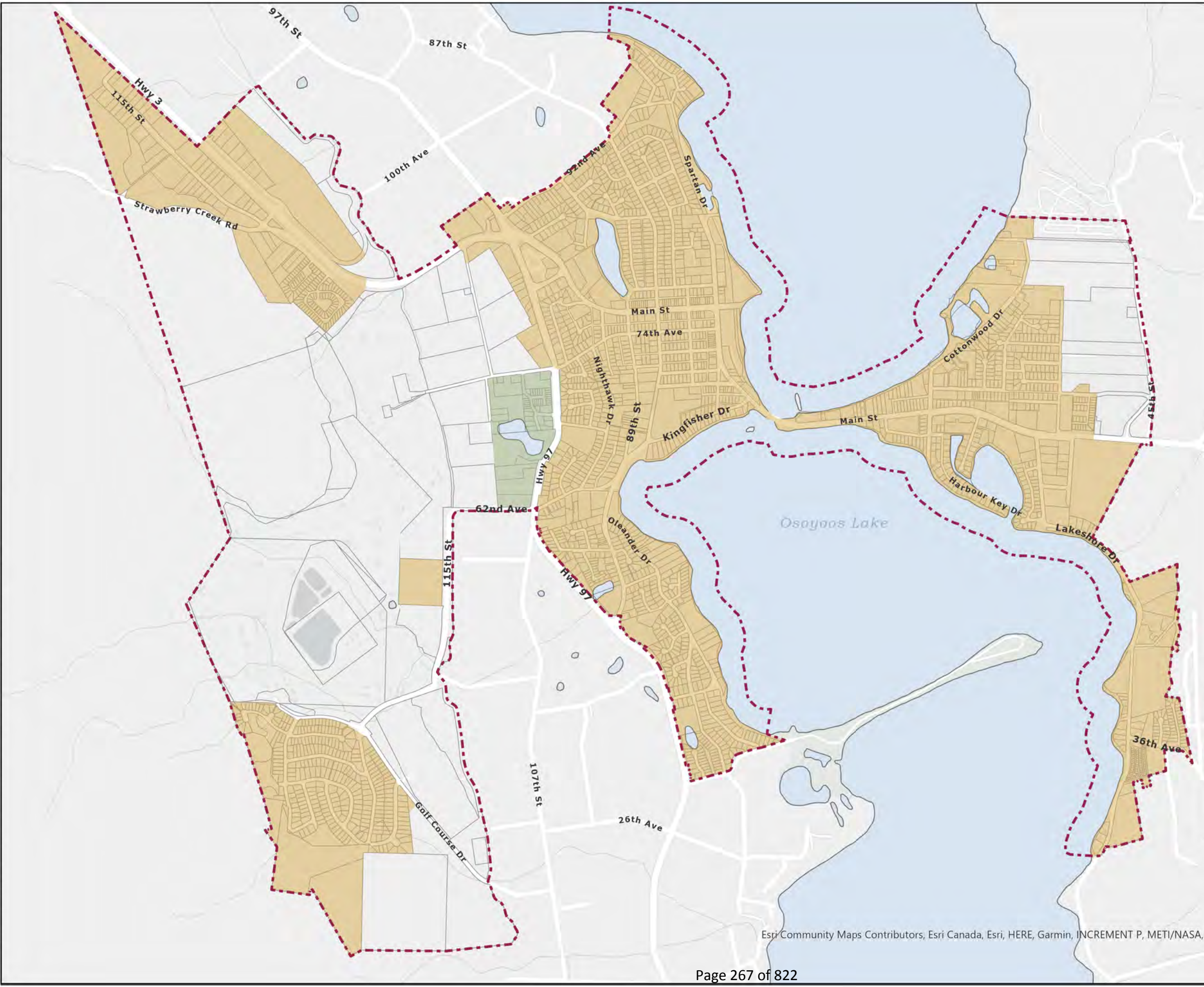
Uses not explicitly permitted in the Town’s Zoning Bylaw may be permitted on a temporary basis throughout the Town of Osoyoos through the issuance of a Temporary Use Permit, as per the *Local Government Act*. These permits are typically issued to accommodate long-standing businesses that may be located on properties that are not in compliance with the Zoning Bylaw or to enable a local business to operate from a site while they search for a suitable location that allows for full compliance.

Temporary Use Permit Policies

- .1 Approval of temporary use permits will be based on consideration of the following:
 - .1 Compatibility of the proposed use with any existing uses on the property and the surrounding area;
 - .2 Compatibility of the proposed use with the property’s Land Use designation and the overall policy direction of the OCP;
 - .3 Potential for impact on any environmentally-sensitive areas nearby on-site;
 - .4 Minimal impact on existing servicing infrastructure
 - .5 Any proposed alterations to the site may be deemed temporary in nature;
 - .6 The proposed use’s ability to generate positive economic activity for the area (if a Commercial or Industrial use is proposed);
 - .7 The proposed use is temporary or seasonal; and
 - .8 No noxious or undesirable sights, odours, sounds, vibrations, radiation, or interferences will be caused.
- .2 The Town may apply any conditions to a temporary use permit, including but not limited to the hours of operation, gross floor area, maximum lot coverage, landscaping, site rehabilitation, screening and fencing, or any other matters deemed appropriate by Council.
- .3 Temporary use permits may be issued for a period of up to three years.
- .4 Temporary use permits may be issued in all areas of the Town.

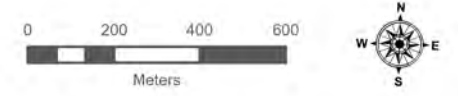
10. MAPS



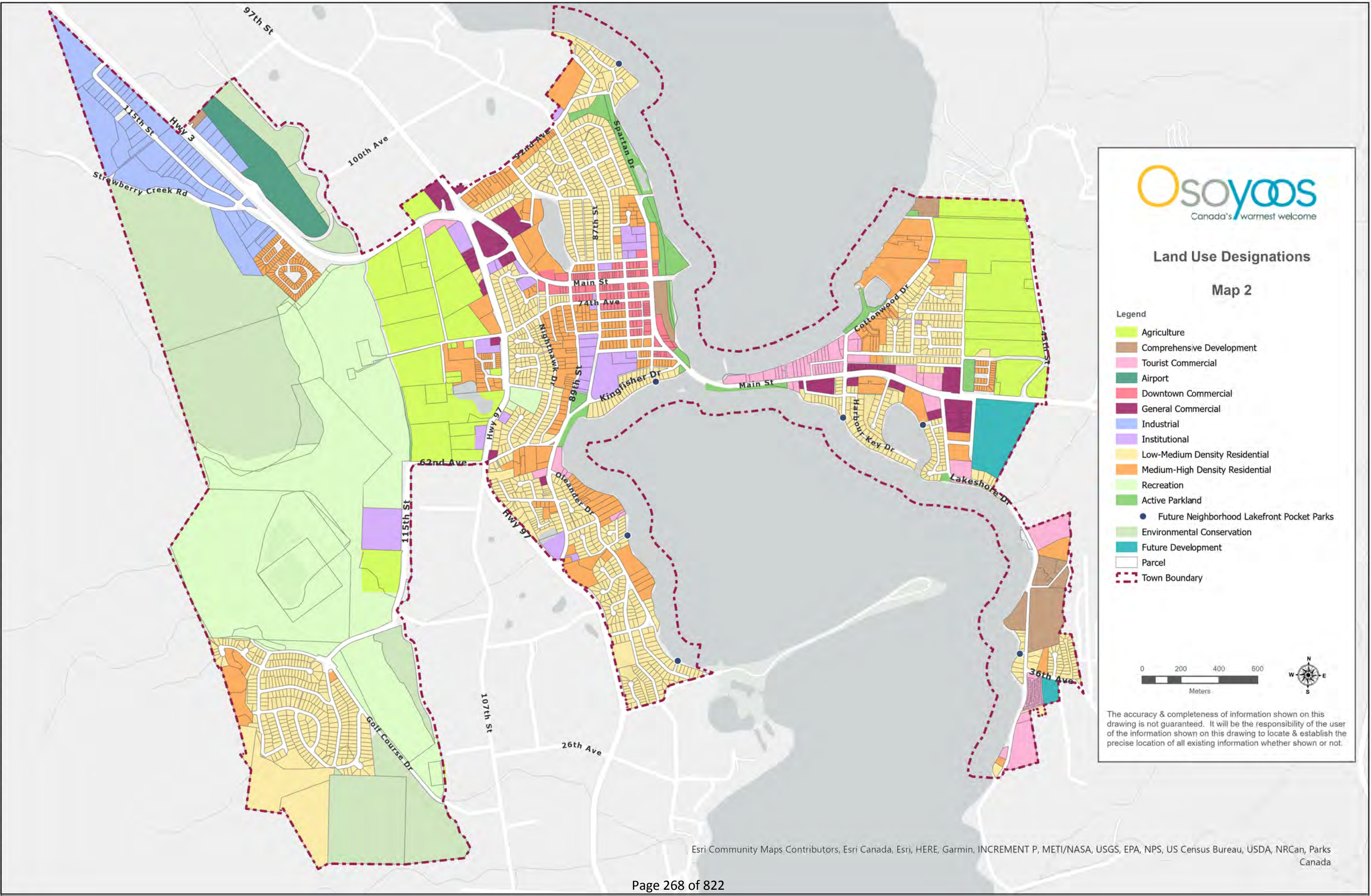


Growth Management Map 1

- Legend
- Growth Containment Area
 - Meadowlark Neighbourhood Plan Area
 - Parcel
 - Town Boundary

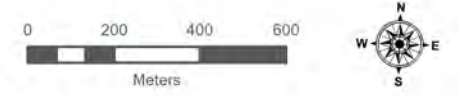


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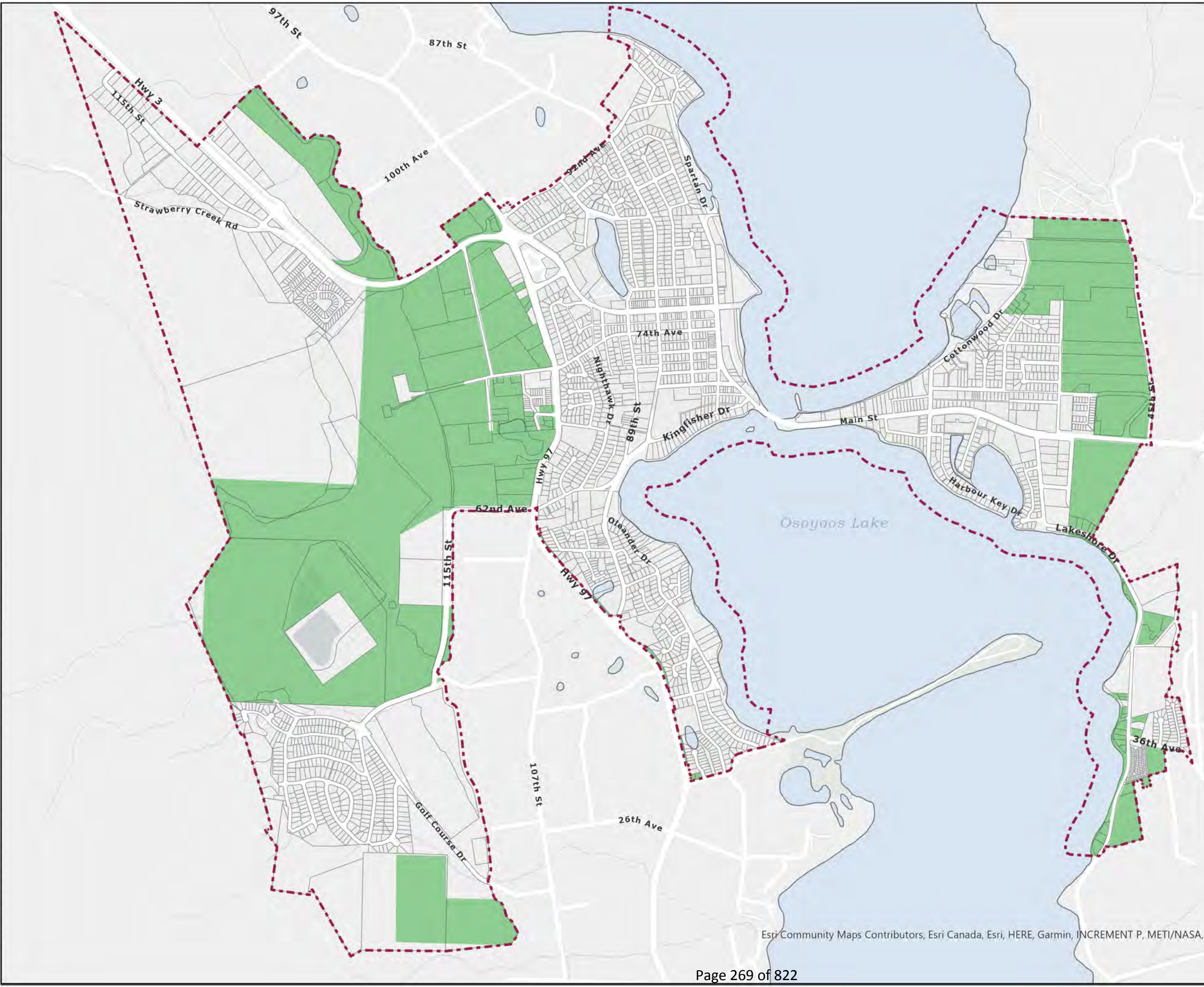


Land Use Designations Map 2

- Legend
- Agriculture
 - Comprehensive Development
 - Tourist Commercial
 - Airport
 - Downtown Commercial
 - General Commercial
 - Industrial
 - Institutional
 - Low-Medium Density Residential
 - Medium-High Density Residential
 - Recreation
 - Active Parkland
 - Future Neighborhood Lakefront Pocket Parks
 - Environmental Conservation
 - Future Development
 - Parcel
 - Town Boundary






The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

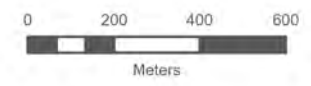


Agricultural Land Reserve

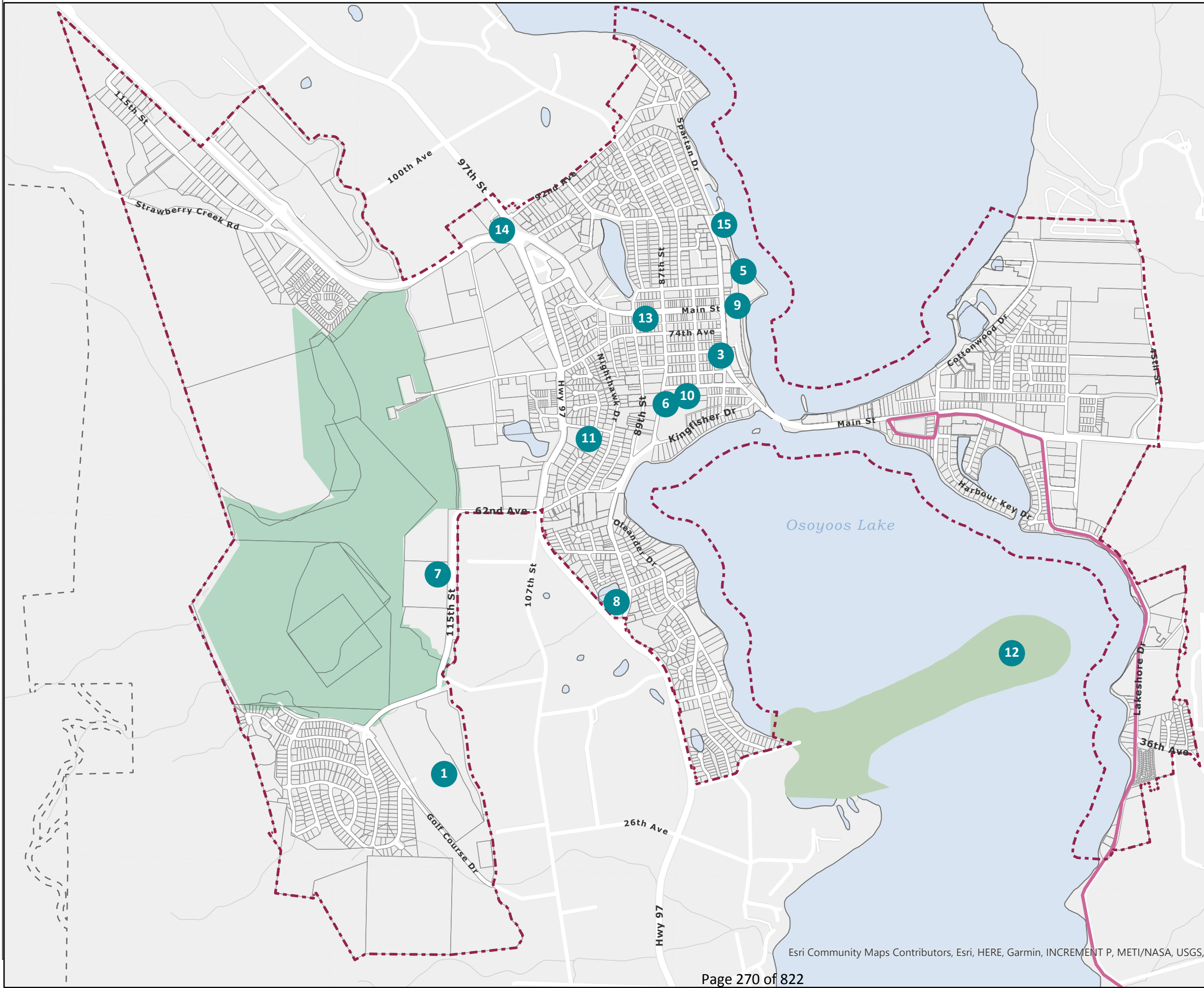
Map 3

Legend

-  Agricultural Land Reserve
-  Parcel
-  Town Boundary



The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

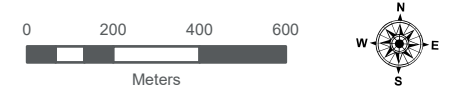


Public and Recreational Facilities

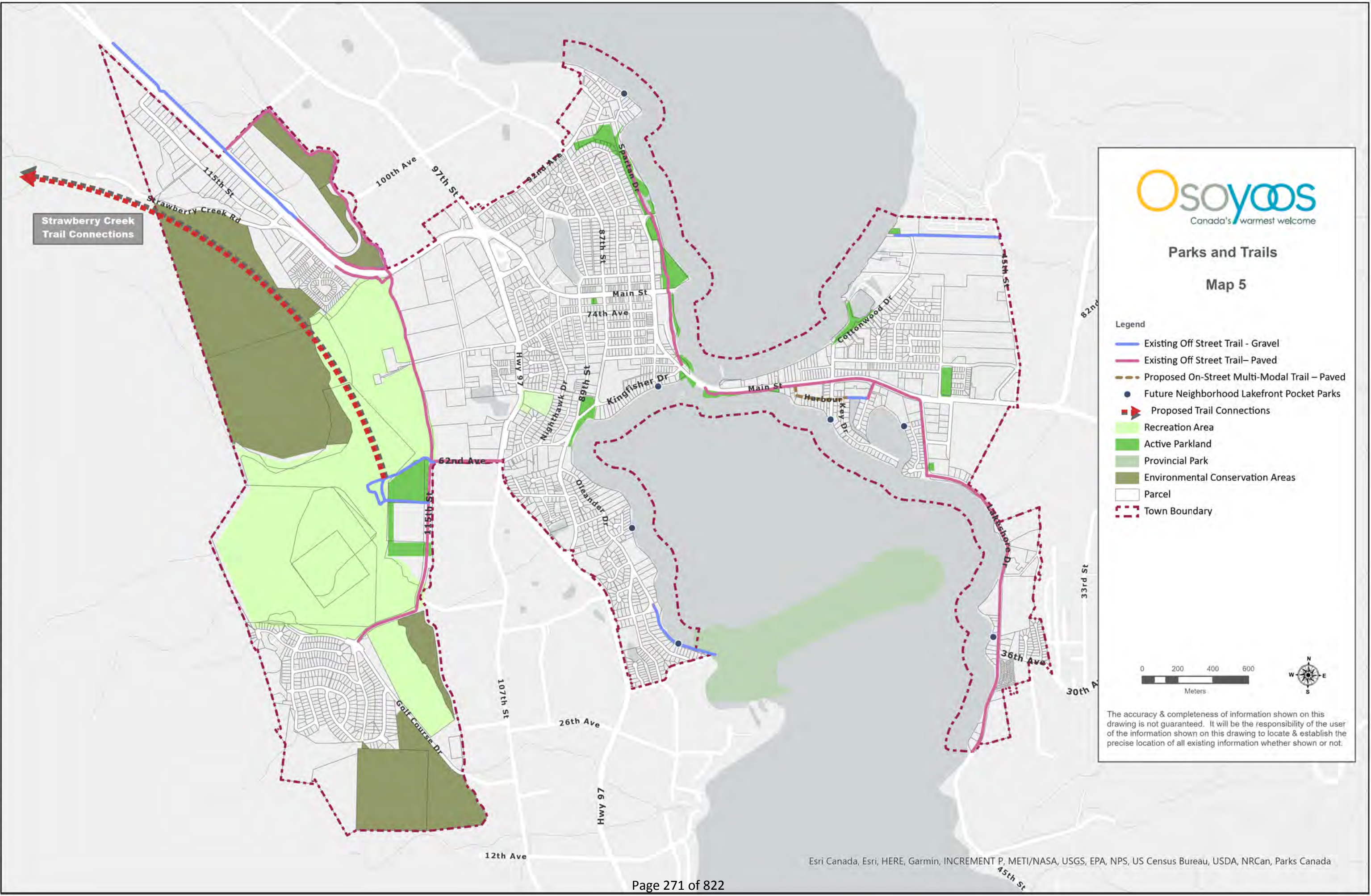
Map 4

Legend

- | | |
|--|---|
| 1 Exhibition Grounds | 11 Sun Bowl Arena |
| 3 Learning Centre | 12 swiws Provincial Park (Haynes Point) |
| 5 Museum | 13 Town Hall, Art Gallery and Fire Hall |
| 6 Osoyoos Elementary School | 14 Visitor Centre |
| 7 Osoyoos Interior Health Centre | 15 Lake Osoyoos Sailing Club |
| 8 Osoyoos Secondary School | Lakeshore Walkway |
| 9 Seniors Centre | Golf Course |
| 10 Sonora Community Centre and Library | Provincial Park |
| | Protected Area |
| | Parcel |
| | Town Boundary |



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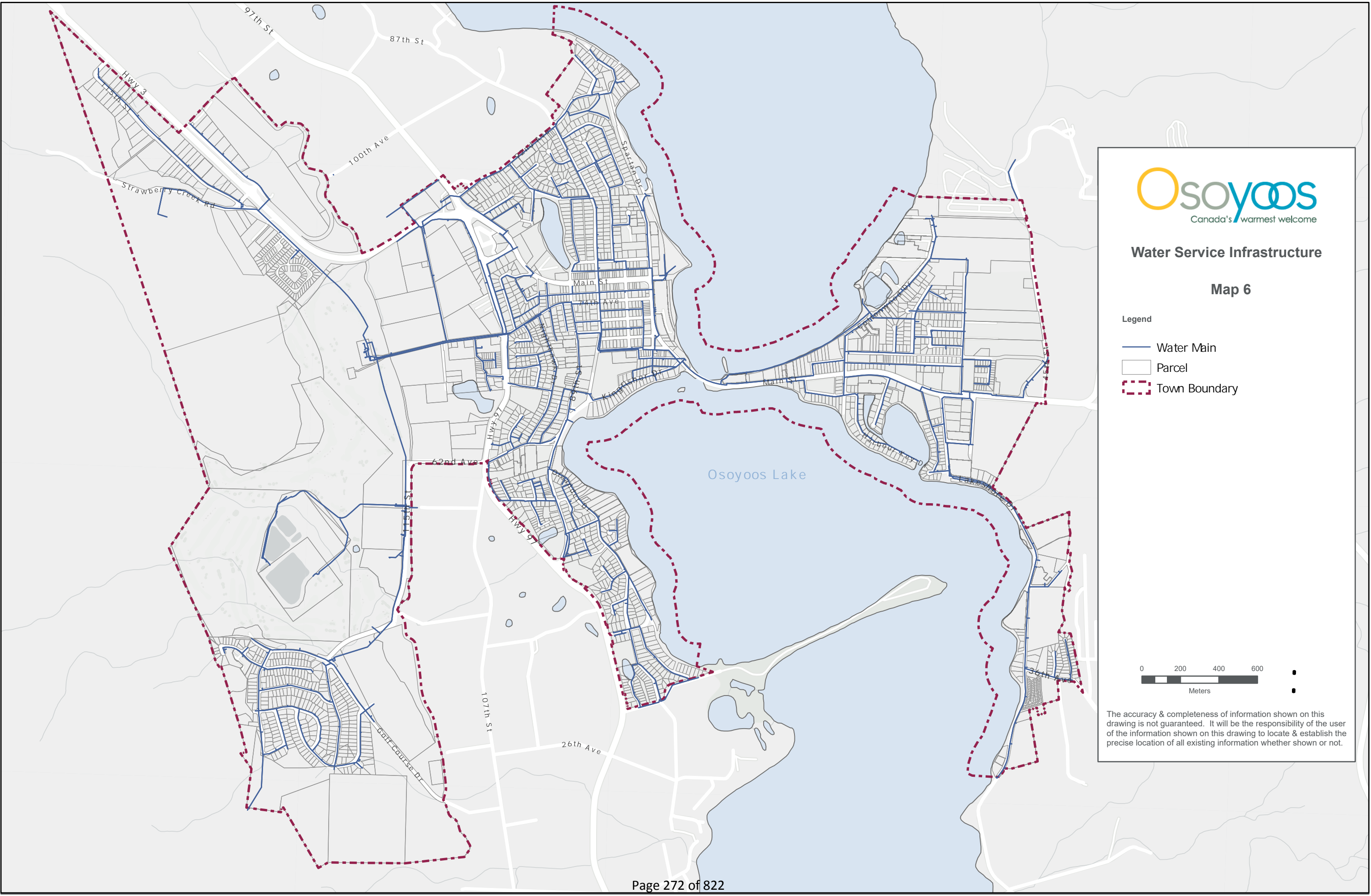


Parks and Trails Map 5

- Legend
- Existing Off Street Trail - Gravel
 - Existing Off Street Trail- Paved
 - Proposed On-Street Multi-Modal Trail – Paved
 - Future Neighborhood Lakefront Pocket Parks
 - Proposed Trail Connections
 - Recreation Area
 - Active Parkland
 - Provincial Park
 - Environmental Conservation Areas
 - Parcel
 - Town Boundary



The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

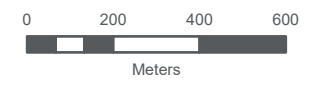


Water Service Infrastructure

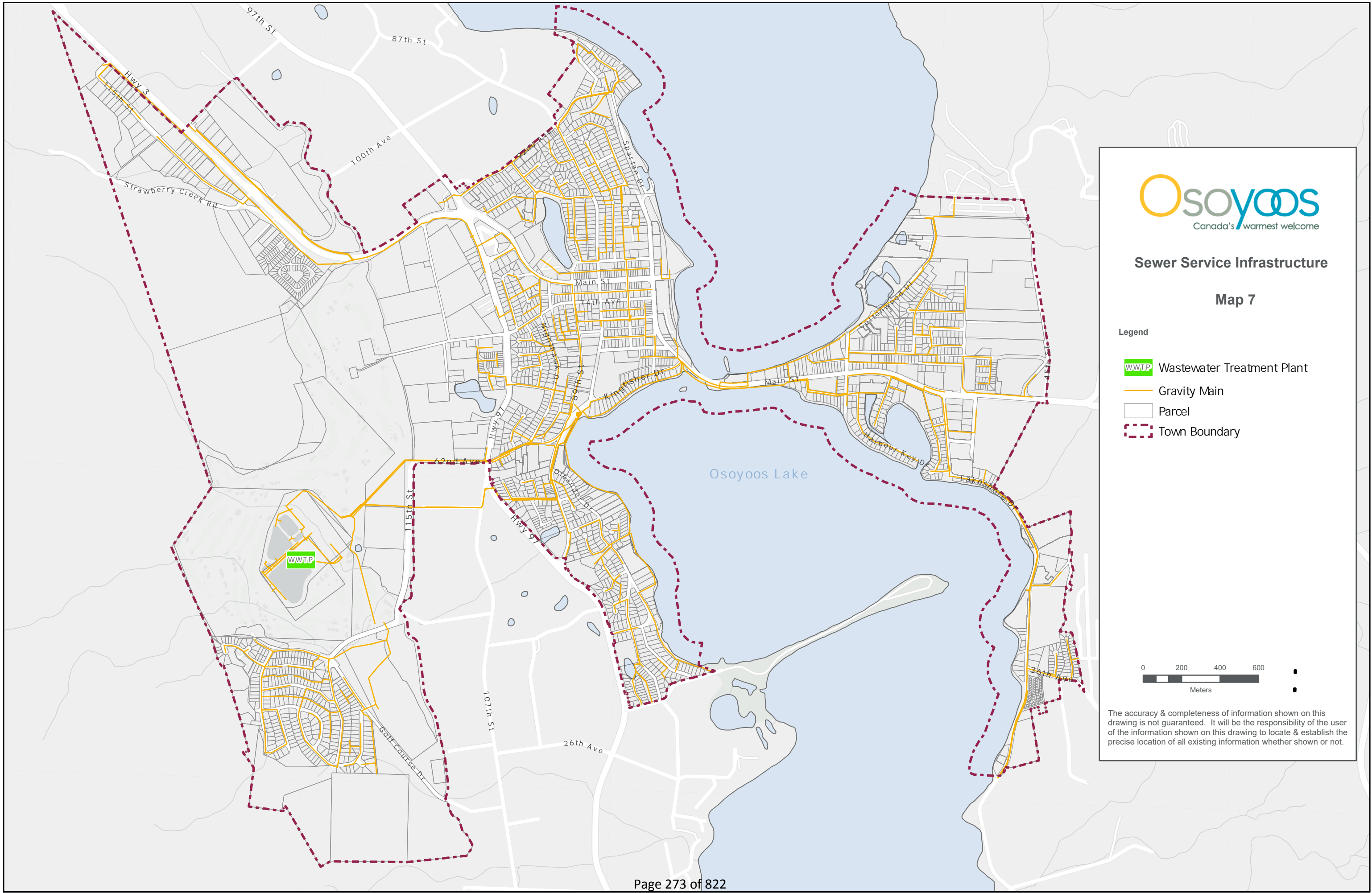
Map 6

Legend

- Water Main
- Parcel
- Town Boundary







The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

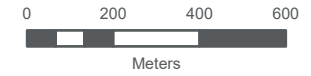


Sewer Service Infrastructure

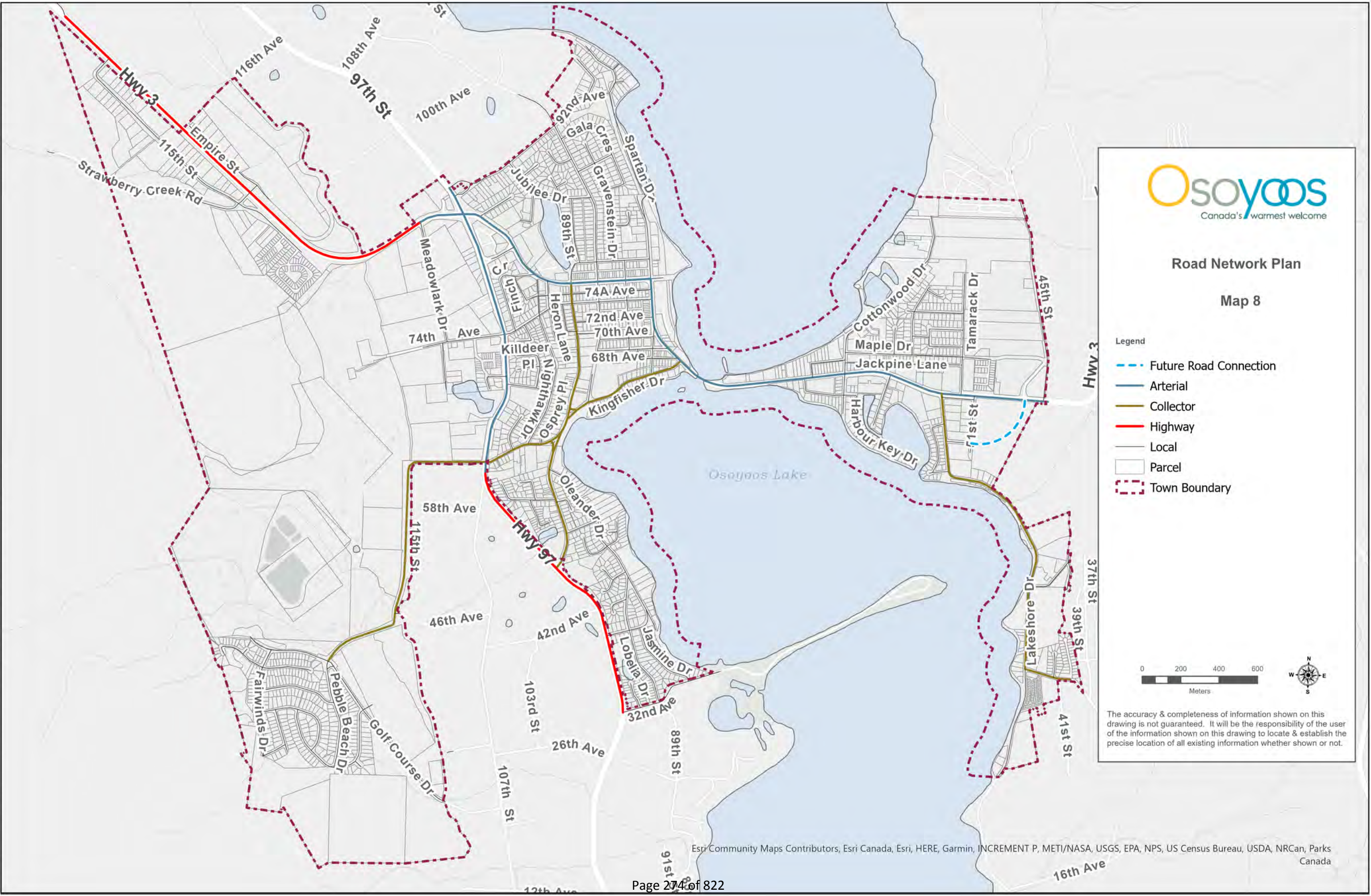
Map 7

Legend

-  Wastewater Treatment Plant
-  Gravity Main
-  Parcel
-  Town Boundary



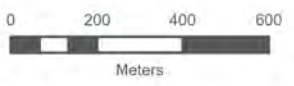
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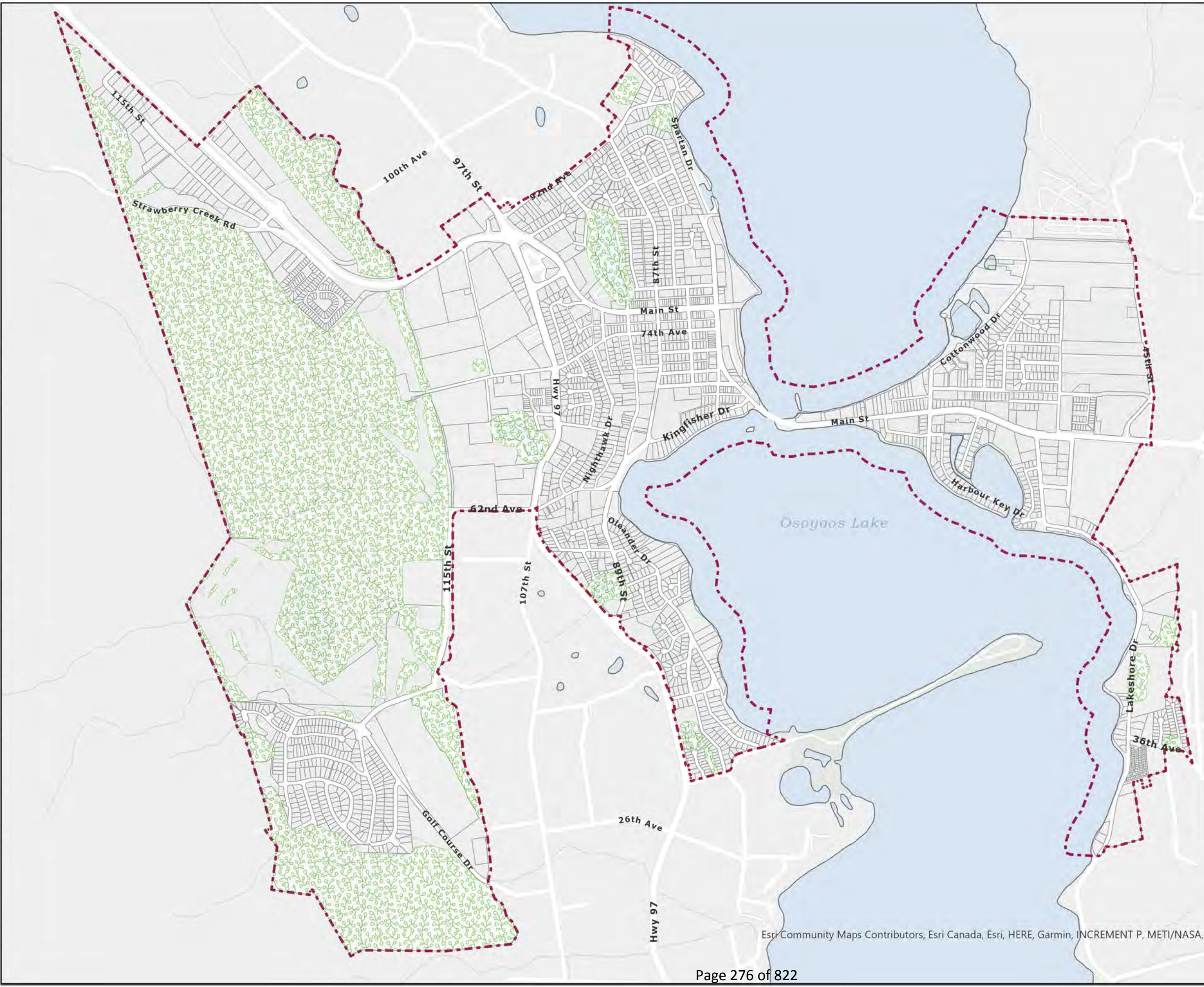
Road Network Plan

Map 8

- Legend
- Future Road Connection
 - Arterial
 - Collector
 - Highway
 - Local
 - Parcel
 - Town Boundary



The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

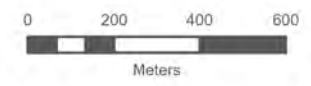


Environmentally Sensitive Areas

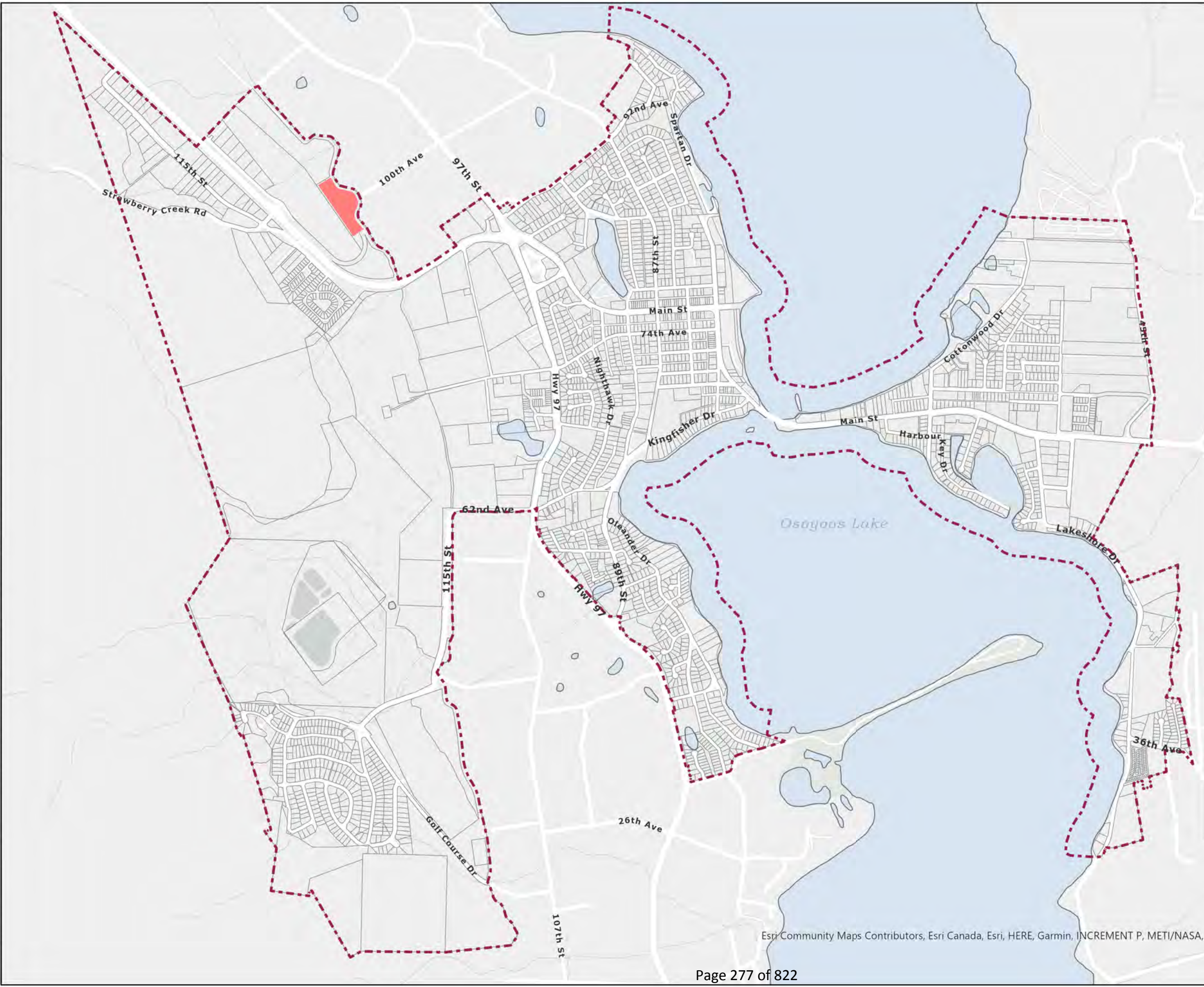
Map 10

Legend

- Environmentally Sensitive Areas
- Parcel
- Town Boundary






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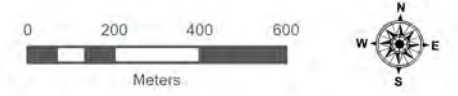


Aggregate Resources

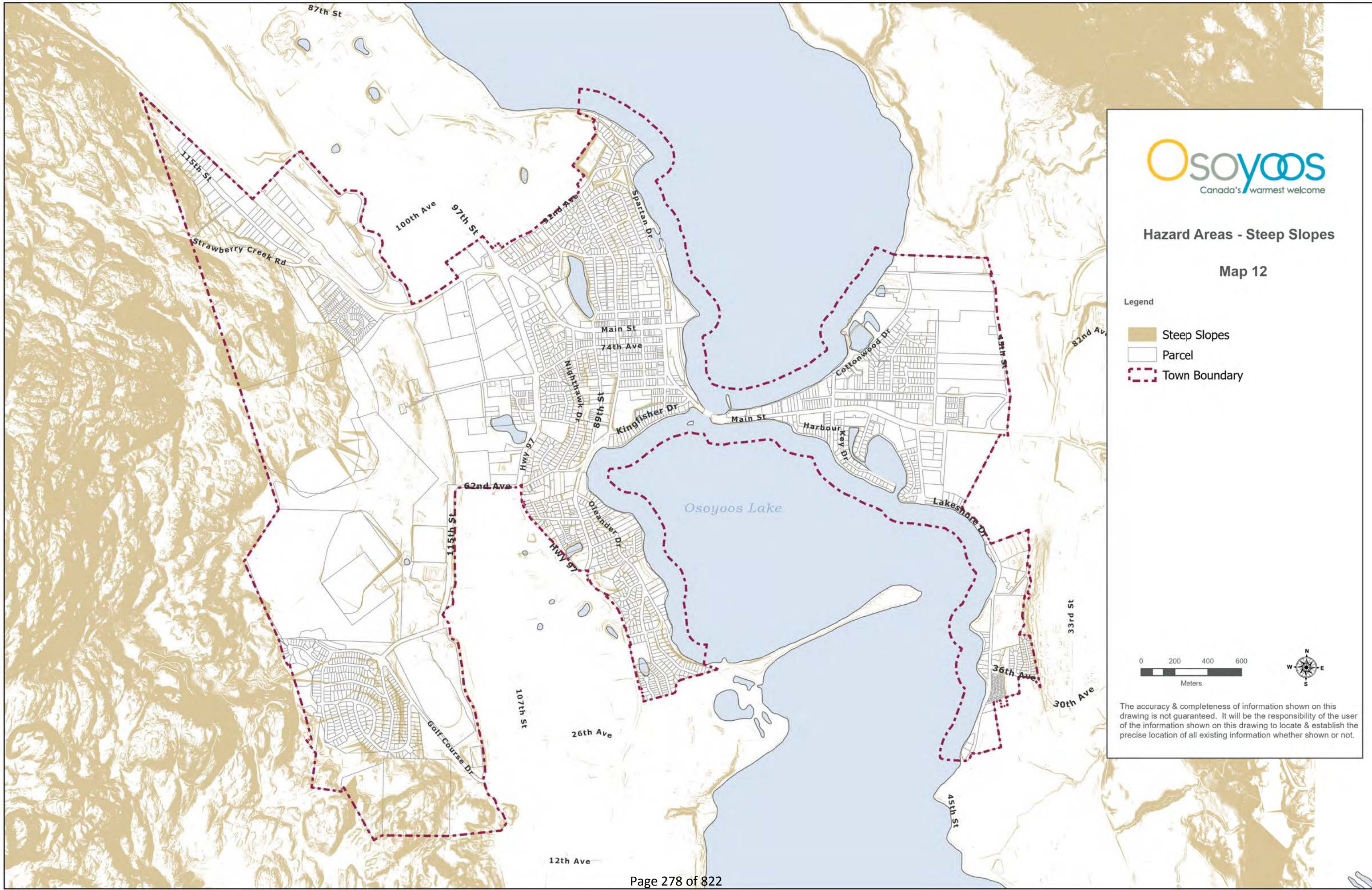
Map 11

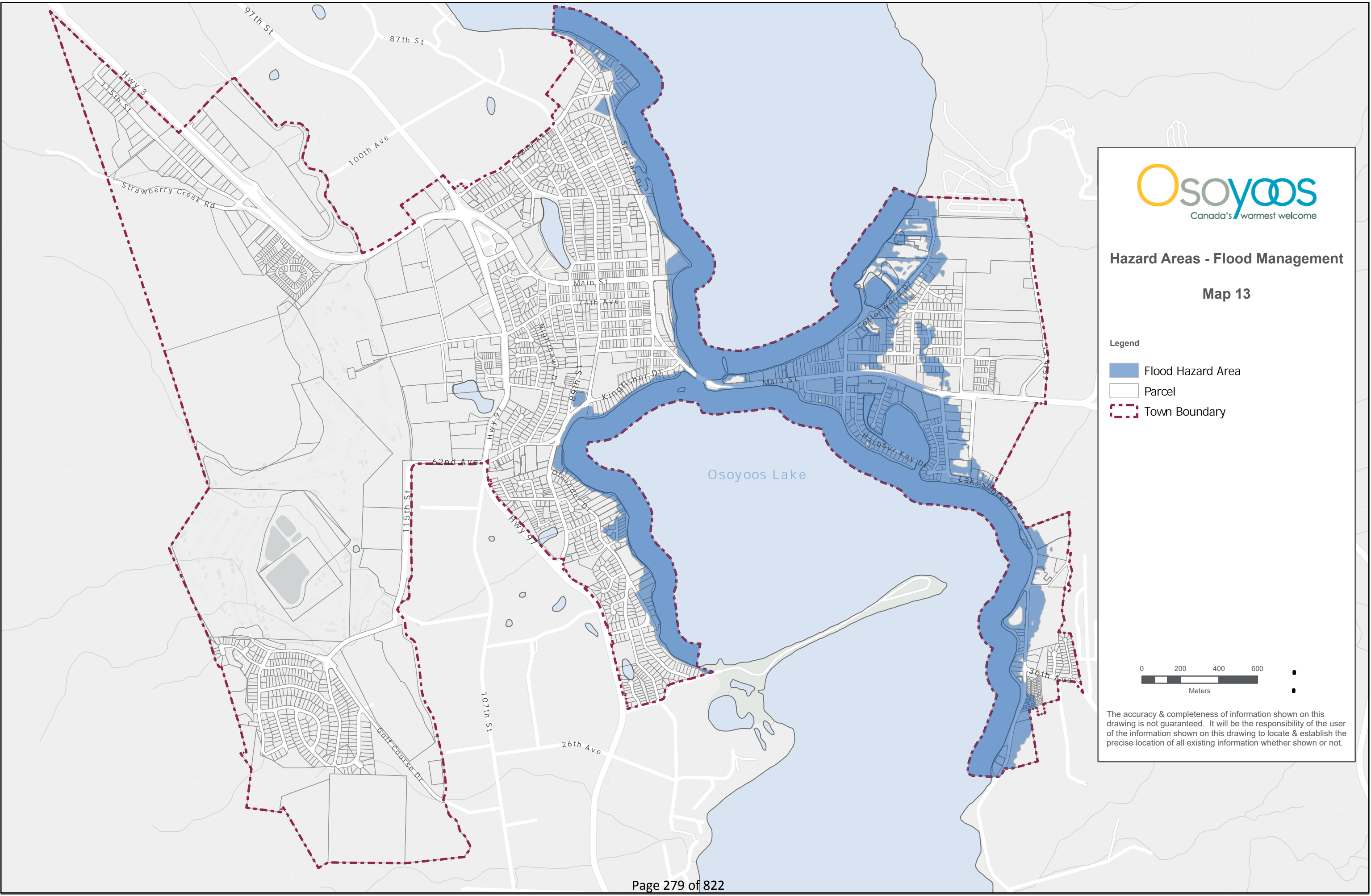
Legend

-  Sand and Gravel Deposits
-  Parcel
-  Town Boundary



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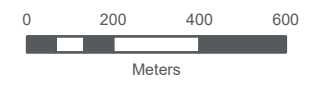


Hazard Areas - Flood Management

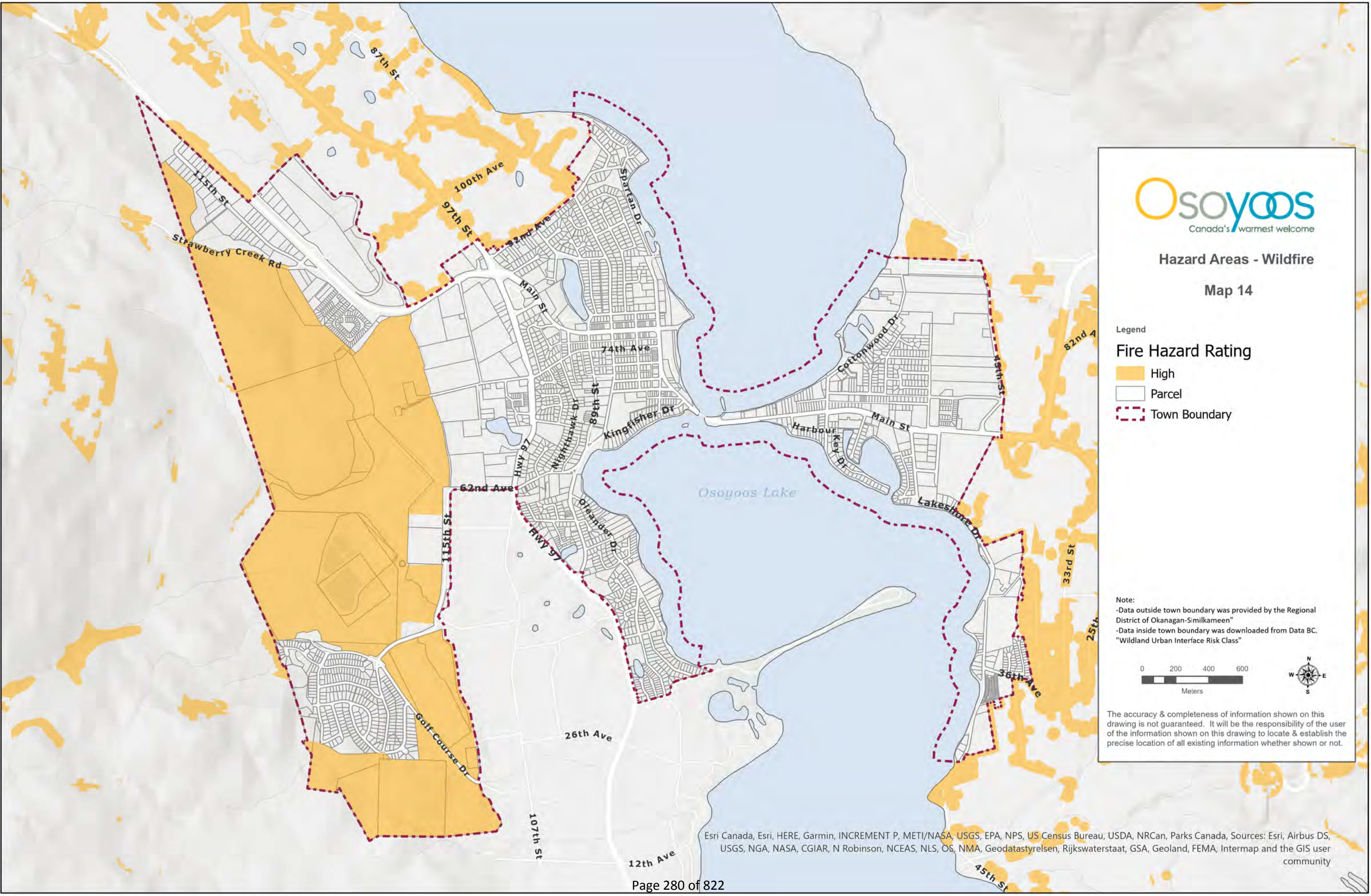
Map 13

Legend

- Flood Hazard Area
- Parcel
- Town Boundary



The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.



Hazard Areas - Wildfire

Map 14

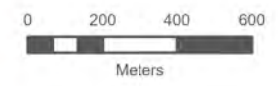
Legend

Fire Hazard Rating

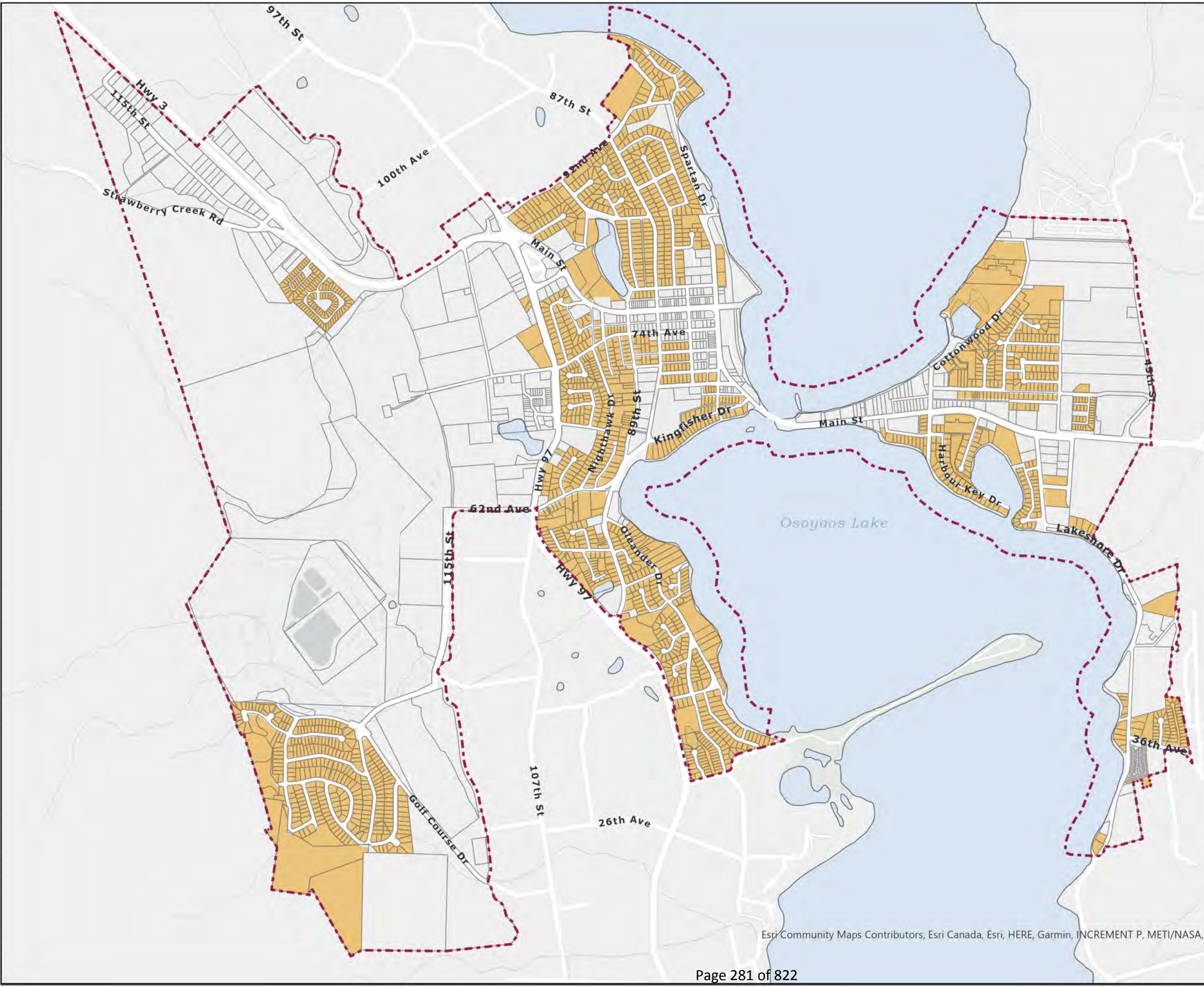
- High (Orange box)
- Parcel (Thin grey line)
- Town Boundary (Dashed red line)

Note:

- Data outside town boundary was provided by the Regional District of Okanagan-Similkameen"
- Data inside town boundary was downloaded from Data BC. "Wildland Urban Interface Risk Class"



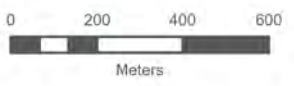
The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.



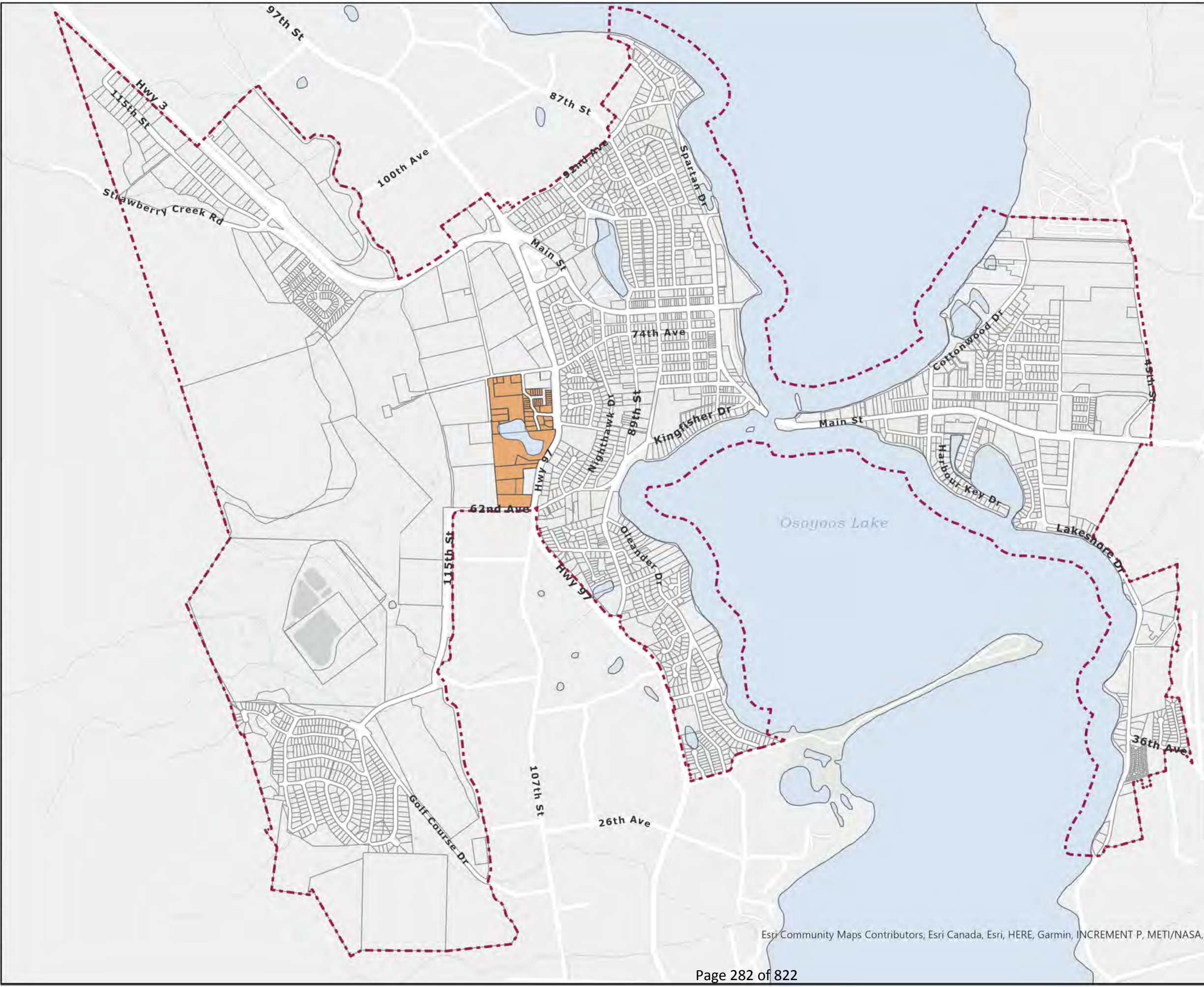
DPA-1: Multi-Family Residential

Map 15

- Legend
- Multi-Family Residential Development Permit Area
 - Parcel
 - Town Boundary



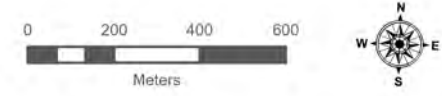
The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.



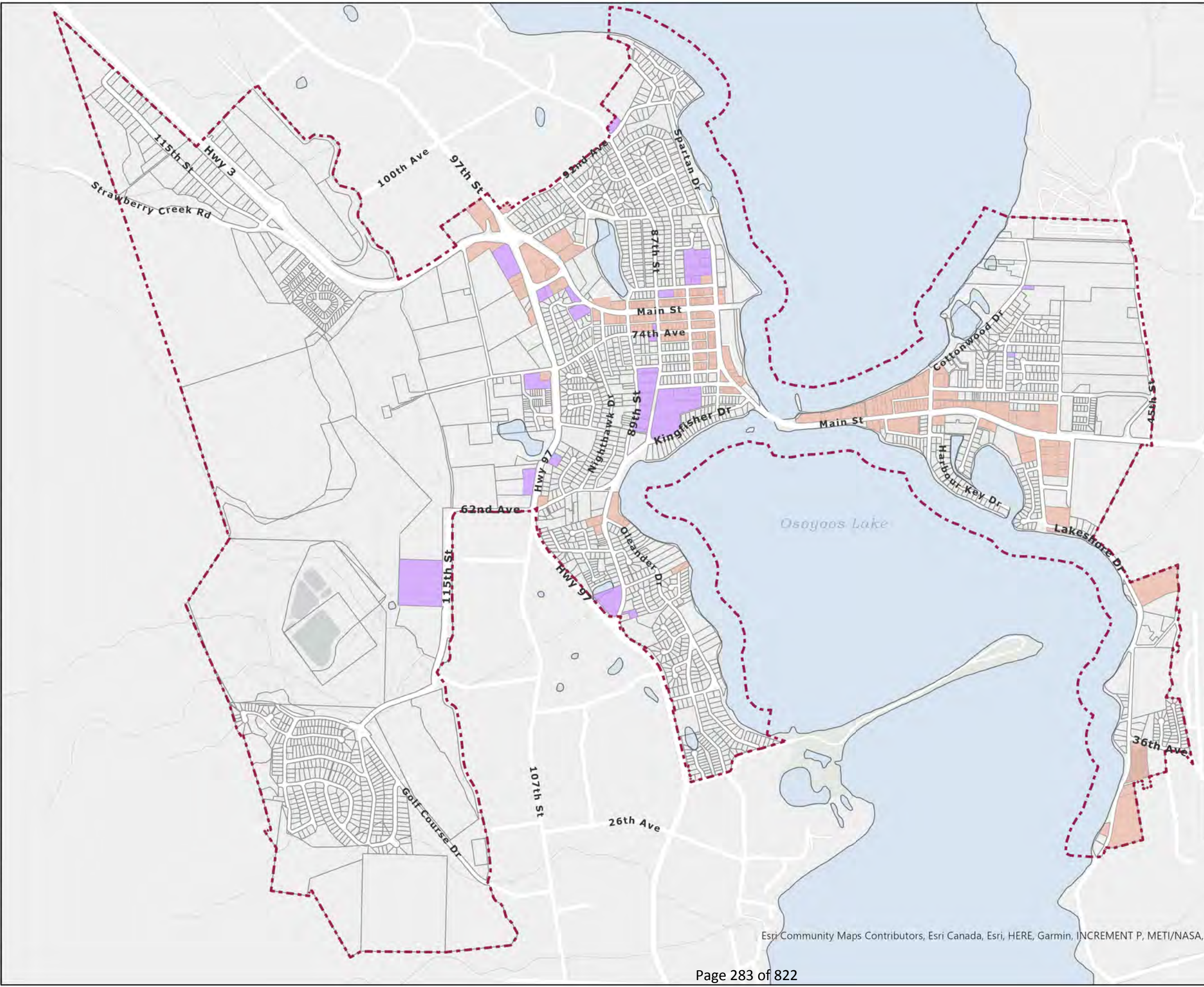
DPA-2: Intensive Residential

Map 16

- Legend
- Intensive Residential Development Permit Area
 - Parcel
 - Town Boundary



The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

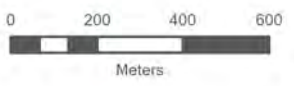


DPA-3: Mixed-Use and Commercial

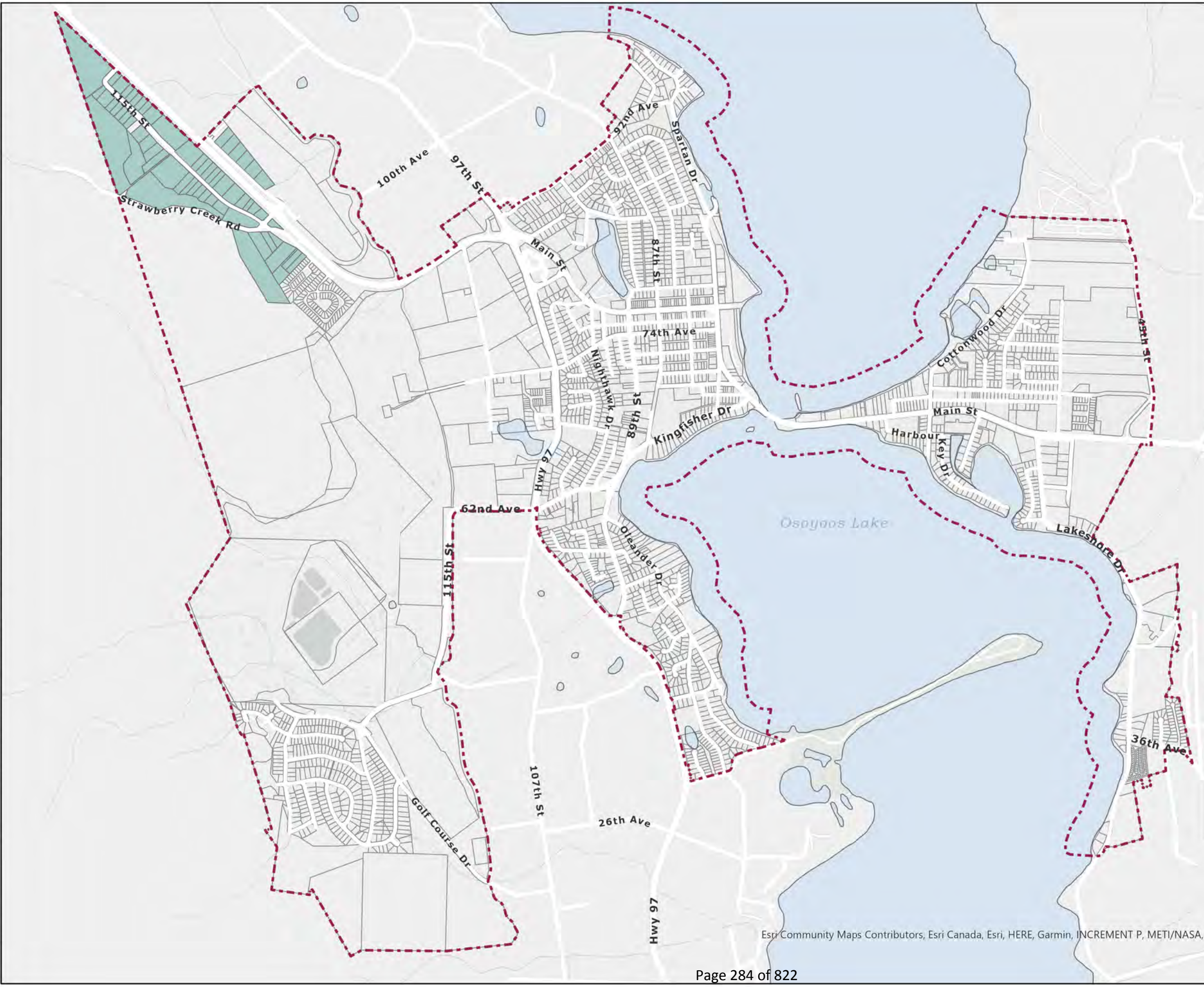
Map 17

Legend

- Institutional
- Mixed-Use and Commercial Development Permit Area
- Parcel
- Town Boundary



The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

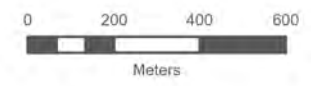


DPA-4: Industrial

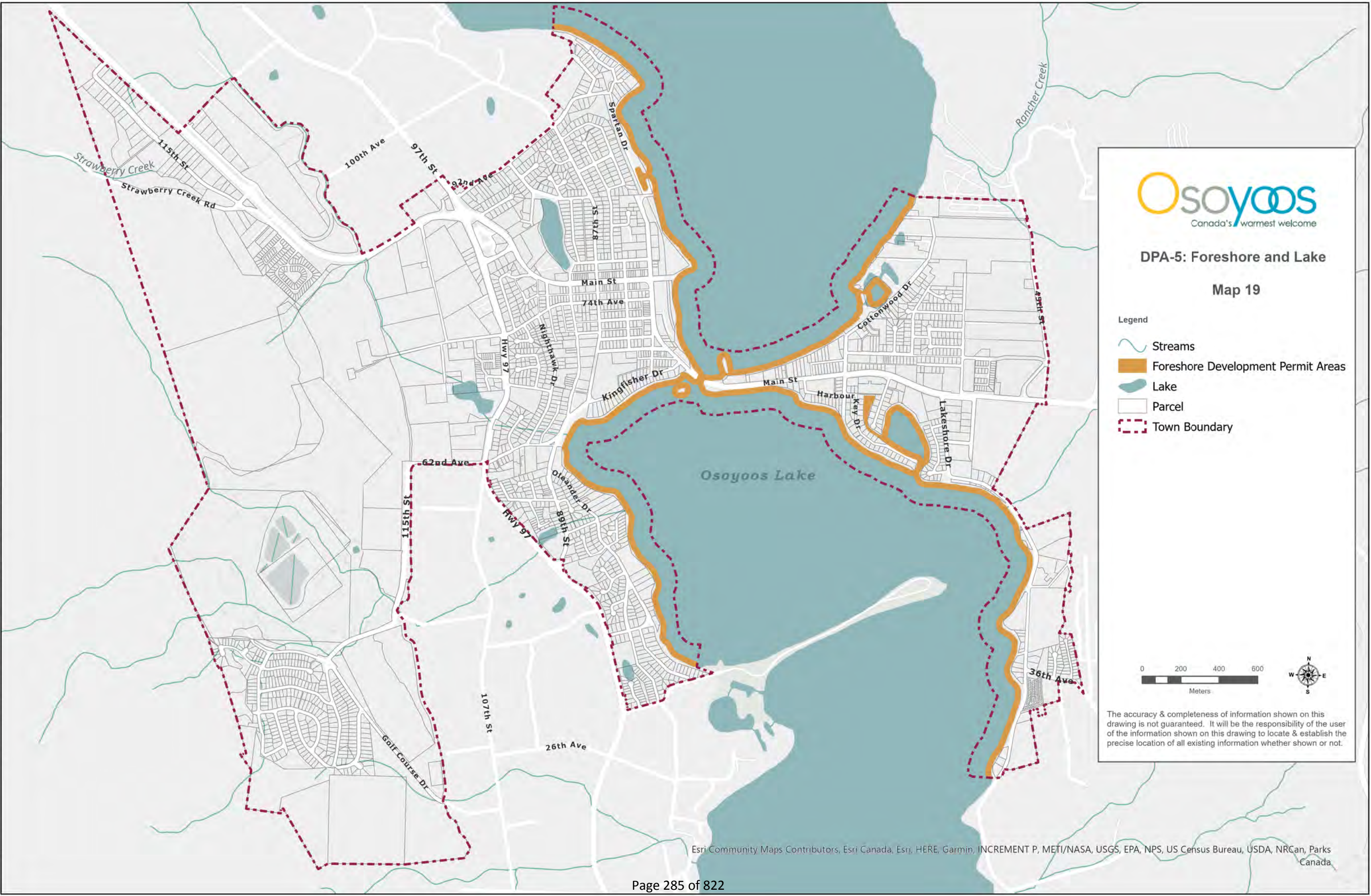
Map 18

Legend

- Industrial Development Permit Area
- Parcel
- Town Boundary

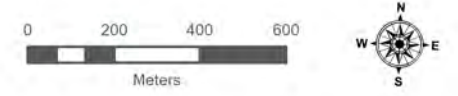


The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

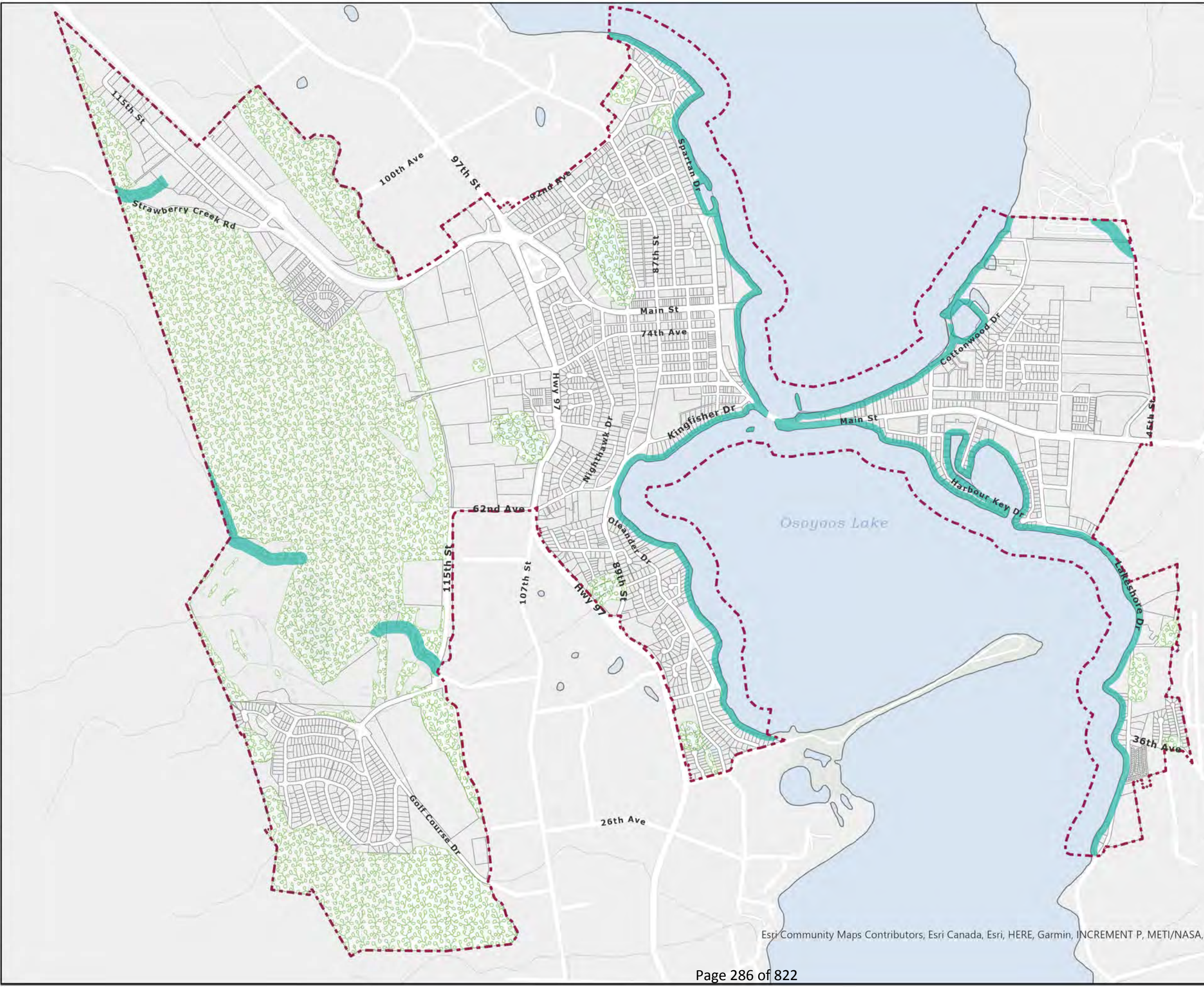


DPA-5: Foreshore and Lake
Map 19

- Legend
- Streams
 - Foreshore Development Permit Areas
 - Lake
 - Parcel
 - Town Boundary



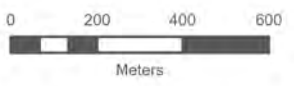
The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.



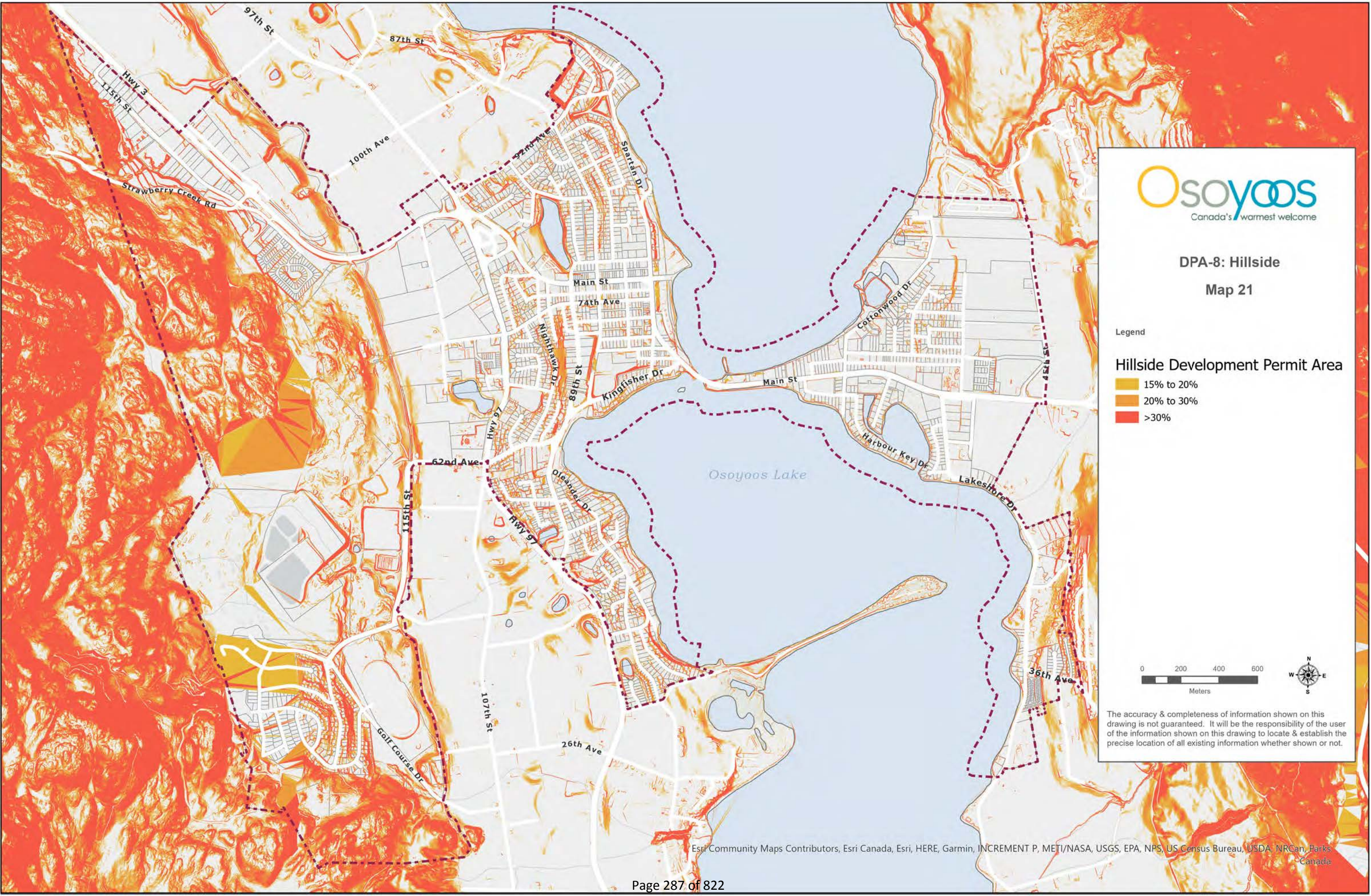
DPA-6 and DPA-7: Environmentally Sensitive and Riparian

Map 20

- Legend
- Riparian Development Permit Area
 - Environmentally Sensitive Development Permit Area
 - Parcel
 - Town Boundary



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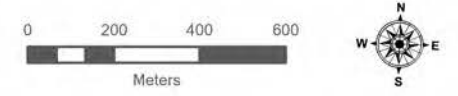


DPA-8: Hillside
Map 21

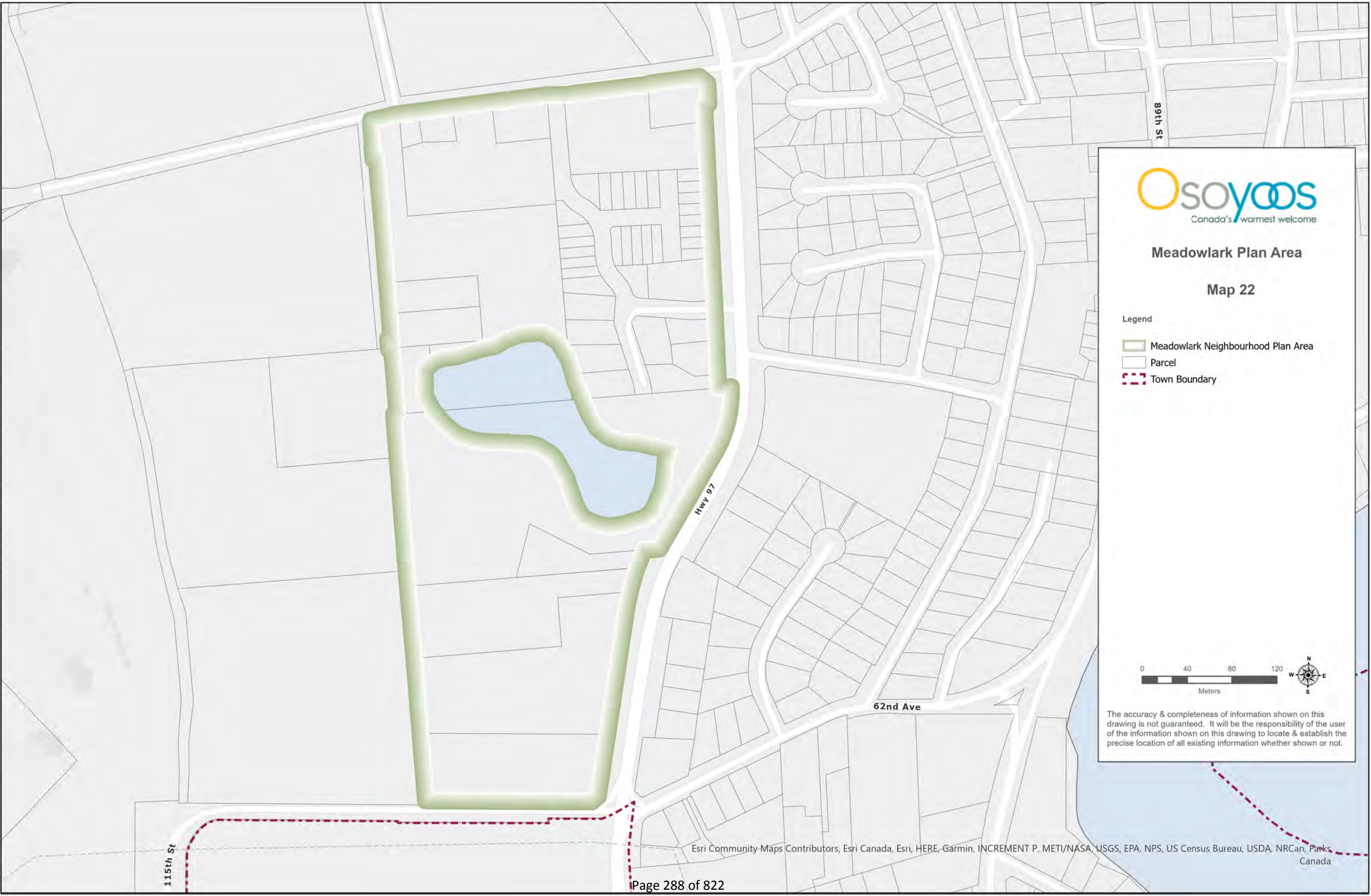
Legend

Hillside Development Permit Area

- 15% to 20%
- 20% to 30%
- >30%



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Meadowlark Plan Area

Map 22

Legend

- Meadowlark Neighbourhood Plan Area
- Parcel
- Town Boundary



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11. APPENDICES



A. DEFINITIONS

Affordability

Means forms of housing that do not require a household to spend more than 30% of its pre-tax income on such shelter, according to the Canada Mortgage and Housing Corporation (CMHC).

Apartment

Means a building containing multiple dwelling units. These buildings may provide rental or privately-owned housing, or a combination of both. The Statistics Canada Census program classifies apartment buildings in three categories:

- Apartments in a building that has five or more storeys
- Apartments in a building that has fewer than five storeys
- Apartment or flat in a duplex

The latter is a residential building that contains two dwelling units that are located one above the other.

Crime Prevention Through Environmental Design (CPTED)

Means a multi-disciplinary approach to crime prevention through the use of urban and architectural design techniques to reduce victimization, deter offender decisions that precede criminal acts, and build a sense of community among civilians so they can gain territorial control of areas, reduce crime, and minimize the fear of crime.

Development

Means new construction and redevelopment, as well as subdivision and land/building alteration.

Development (in Riparian and Environmentally Sensitive Areas)

means

a) the addition, removal or alteration of soil, vegetation or a building or other structure;

b) the addition removal or alteration of works and services required for the subdivision of land; and

c) subdivision.

DEFINITIONS

Double-fronting lots	Means a lot which abuts a street and a lane or two streets, both of which are parallel, or nearly parallel, to the lot.
Multi-family residential	Means residential development comprising of townhouses, duplexes, apartments, plex developments, etc.
-Plex Development	Means a residential development comprising of three or more, up to a total of six, attached dwelling units intended to be occupied by separate households.
Qualified Environmental Professional	<p>means an applied scientist or technologist, acting alone or together with another qualified environmental professional that</p> <p>a) is registered and in good standing in British Columbia with the appropriate professional association under an Act for the individual's profession; and</p> <p>b) when carrying out part of an assessment, is acting</p> <ul style="list-style-type: none">i. within the individual's area of expertise;ii. within the scope of professional practice for the individual's profession; and <p>under the code of ethics of the appropriate professional association and is subject to disciplinary action by the professional association.</p>
Ravine	means a narrow, steep-sided valley that is typically eroded by running water and has a slope greater than 3:1.
Riparian Assessment Area	<p>means</p> <p>a) For a stream, the 30 m strip on each side of the stream, measured from the stream boundary;</p> <p>b) For a ravine that is less than 60 m wide, a strip on each side of the stream that is measured from the stream boundary to a point that is 30 m beyond the top of the ravine bank, and;</p>

DEFINITIONS

c) For a ravine that is 60 m wide or greater, a strip on each side of the stream that is measured from the stream boundary to a point that is 10 m beyond the top of the ravine bank.

Stream

means

a) a watercourse or body of water, whether or not usually containing water, and

b) any of the following that is connected by surface flow to a watercourse or body of water referred to in paragraph a):

- i. a ditch, whether or not usually containing water;
- ii. a spring, whether or not usually containing water; or
- iii. a wetland.

Stream Boundary

means whichever of the following is farther from the centre of the stream:

a) the visible high water mark of a stream where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself; or

b) the boundary of the active floodplain, if any, of the stream.

Streamside Protection and Enhancement Area

means the portion of the riparian assessment area for the stream that

a) includes the land, adjacent to the stream boundary, that

- i. links aquatic to terrestrial ecosystems; and
- ii. is capable of supporting streamside vegetation; and

b) in the case of a simple assessment, extends far enough upland from the stream that development outside the streamside protection and enhancement area will not result in any harmful alteration, disruption or destruction of natural features, functions and conditions in

DEFINITIONS

	the area referred to in paragraph (a) that support the life processes of protected fish.
Top of a Ravine Bank	means the first significant break in a ravine slope where a) the grade beyond the break is less than 3:1 for a minimum distance of 15 m measured perpendicularly from the break; and b) the break does not include a bench within the ravine that could be developed.
Universal Accessible Design	Means the use of design techniques to structure an environment in a manner that can be accessed and used to the greatest extent possible by people of all ages and abilities.
Wetland	means land that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, plant species that are typical of inundated or saturated soil conditions, including swamps, marshes, bogs, fens, estuaries, and similar areas that are not part of the active floodplain of a stream.

12. SCHEDULES



TOWN OF OSOYOOS

SOUTHEAST MEADOWLARK AREA PLAN

**SCHEDULE 'A' OF OSOYOOS
OFFICIAL COMMUNITY PLAN**



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DEFINITIONS

The following definitions are provided for purposes of this Area Plan. Cross-references between definitions are shown by means of *italics*.

Area Plan: this Area Plan for Southeast Meadowlark (SEM), Bylaw No. 1230.07, 2010, as may be amended from time to time.

Core Target Group: moderate-income working households who need housing assistance.

Official Community Plan (OCP): the Town of Osoyoos Official Community Plan 2007, Bylaw No.1230, 2007, as may be amended from time to time.

Medium Density Residential: includes multifamily apartments, row houses and fourplexes, and narrow frontage detached and duplex homes, with a minimum density target of 30 residential units per developable hectare.

Near-Market Affordable Housing: home ownership or rental housing made available by a private developer at a price less than market value as agreed upon with the *Town*, and for use of the *core target group*.

Town: Town of Osoyoos, British Columbia.

SOUTHEAST MEADOWLARK AREA PLAN

SECTION 1. INTRODUCTION

1.1 Status of Plan

This Area Plan for Southeast Meadowlark (SEM) is Schedule 'C' to the Town of Osoyoos Official Community Plan (OCP), and has all the same force and effect as an "official community plan" under the *Local Government Act (LGA)*. The Area Plan provides specific policies for development of a 40-acre block of lands delineated on the following Figure 1. The lands lie between 74th Ave. to the north and 62nd Ave. to the south, and extend from Highway No. 97 westwards to include Meadowlark Drive and a line extrapolated from it southwards.

1.2 Plan Objectives

Objectives of this Plan are to:

1. Manage an orderly transition from the area's current rural fringe character to become an integral part of the Osoyoos urban area.
2. Expand the Town's supply of much needed lands for medium-density housing to serve a mix of family and other household needs.
3. Include a strong affordable housing component for moderate-income working families.
4. Accommodate Town needs for a modern strategically-located fire hall.
5. Service local residents with amenity areas.
6. Develop the area as a showpiece for urban design excellence.
7. Support development with efficient and cost-effective urban infrastructure, including streets, sanitary sewers, and water supply and distribution.

1.3 Plan Implementation

Required measures for implementing the Plan include:

1. Obtain Agricultural Land Commission (ALC) approval for a block exclusion of all lands presently within the Agricultural Land Reserve (ALR).
2. Extend the Town's Urban Growth Boundary (UGB) around the area and designate lands for their future intended uses on the OCP Land Use Map.
3. Review development applications as they are received for rezonings, development permits, subdivisions and other approvals in accordance with this Plan and other applicable bylaws and policies.
4. Enter into housing agreements with developers to provide affordable housing.

1.4 Relationship with General OCP

The subject lands of this Area Plan were pre-identified in Figure 6-1 Growth Areas of the OCP as a potential future growth area “endorsed in principle by the ALC for exclusion from the ALR”. The Agricultural Land Commission’s granting of preliminary approval for releasing this area recognizes that it has already been cut up by scattered development and no longer offers good potentials for agriculture. However, the Commission required that a plan be submitted for their review “which establishes a broad range of suitable land uses (including affordable housing), road patterns and edge planning guidelines for the west, south and north ALR boundaries”.¹

The Area Plan implements other OCP policies. It is Town policy that any conversion of ALR lands for urban use should be targeted towards meeting *community priority land use needs that cannot be accommodated elsewhere* (OCP Policy 6-3), with one of these priorities being “land for ground accessible, affordable and other lower-cost housing in undeveloped areas that can be economically serviced and are close to central facilities” (OCP s.6.4.3). Southeast Meadowlark meets these criteria by virtue of containing undeveloped lands that can accommodate affordable housing mixed in with other medium density housing, and by being located adjacent to urban services and with easy access to the Downtown. Also, the OCP identifies that area planning is needed “to integrate existing and new development together with efficient street and servicing networks and subdivision layouts, and to insure inclusion of lower cost housing” (OCP s.6.7).

1.5 Public Consultation Process

The following consultation process was followed in preparing this Area Plan:

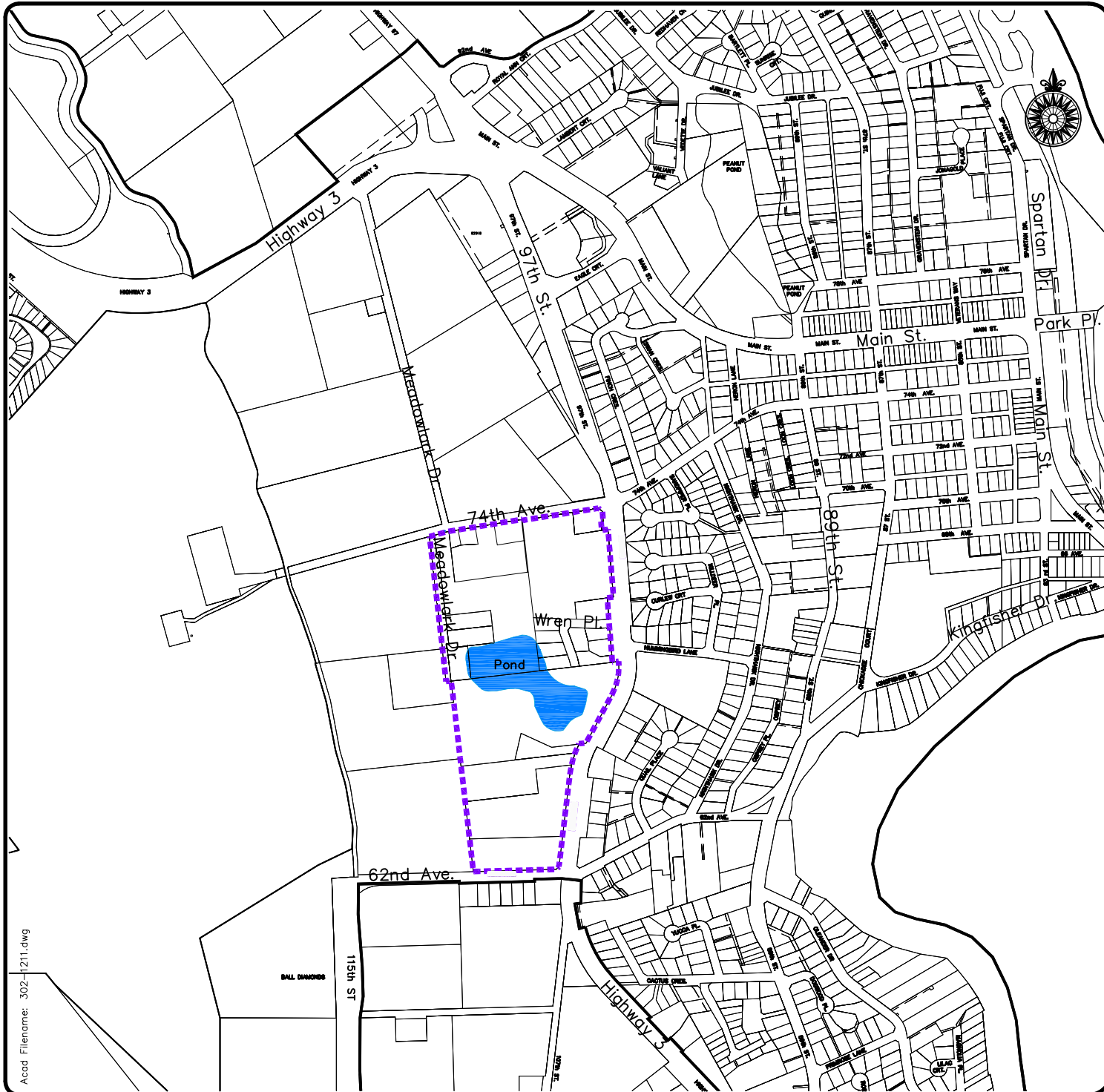
- An Osoyoos Affordable Housing Strategy was completed parallel with the Plan, with input from a community volunteer task force, questionnaire survey and public open house. The Strategy projects affordable housing needs and recommends housing solutions for all of Osoyoos, including but not limited to Southeast Meadowlark.
- Following Council review, a draft of the Plan was referred to the Provincial Agricultural Land Commission (ALC) and the Ministry of Transportation (MOT) for review according to their respective mandates.
- The draft Plan was taken to a public open house February 11, 2010 and then to a public hearing on March 15, 2010
- The final Plan was adopted by Council on April 6, 2010

¹ Correspondence to Mayor John Slater from Erik Karlsen, Chair Provincial Agricultural Land Commission, September 12, 2007. The Commission actually uses the terminology “neighbourhood plan” rather than area plan.

1.6 Policies

Town general policies for the Southeast Meadowlark are to:

- SEM01 Promote and implement development in Southeast Meadowlark in accordance with this Area Plan, the Official Community Plan, and other applicable bylaws and policies.



SOUTHEAST MEADOWLARK AREA PLAN

Date: January 2010

Location Map

Scale: 1:10,000

LEGEND




KETTLE POND	
SOUTHEAST MEADOWLARK BOUNDARY	
TOWN OF OSYOOS BOUNDARY	

Figure 1

SOUTHEAST MEADOWLARK AREA PLAN

SECTION 2. CURRENT AND FUTURE LAND USES

2.1 Overview

The Town of Osoyoos will manage an orderly transition of Southeast Meadowlark from its current rural fringe character to become an integral part of the Osoyoos urban area. Most of the area is currently within the Agricultural Land Reserve (ALR), but the nature of land uses in the area shows that it already transitioning away from agricultural use. A change to urban uses in the area will allow for a much needed expansion of medium-density residential development with a strong affordable housing component (for latter, see next section). A site is also reserved for a modern strategically-located fire hall.

2.2 Baseline OCP Designations and ALR Status

Southeast Meadowlark is approximately 16 ha (40 acres) in size. The following Figure 2 shows property boundaries and OCP land use designations at the time of preparing this Plan. The average property size in the area is 1.47 acres / or 4.16 acres if only larger non-residential properties are counted, which is not suited for commercial farming. Nevertheless, nearly all of the area is within the Agricultural Land Reserve (ALR), though this does not tell the whole story because some smaller lots are not subject to its regulations and one lot is conditionally excluded. The ALR status of individual properties is summarized as follows:

- Only the property designated General Commercial at the corner of 74th Ave and Highway No.97 is outright excluded from the ALR.
- The Baptist Church property (previously Elks Hall) fronting onto Highway No. 97 is designated Institutional and is conditionally approved for exclusion from the ALR subject to satisfying Agricultural Land Commission (ALC) requirements for fencing, buffering and setback requirements along its western edge.
- The 8-lot subdivision on Wren Place is designated as Low Density Residential but is still within the ALR; however the Commission has confirmed that these properties are exempt from regulations of the Agricultural Land Commission (ALC) Act.
- Other smaller lots including the Reflections Guest House at the south end of Meadowlark Drive are also exempt from the ALC Act, subject to it being verified that as of December 21, 1972, the parcels were smaller than 2 acres and had their own separate certificate of title.
- All the remaining 80% of lands in Southeast Meadowlark are designated Agriculture and are completely subject to the ALC Act.

It is the Town's objective to have all the Southeast Meadowlark block completely released from the ALR.

2.3 Baseline Land Uses

Baseline land uses in Southeast Meadowlark at the date of preparing this Plan are shown on the following Figure 3, and their respective acreages are totalled below in Table 2. The information presented shows that the area is already in transition from agricultural use, which supports the Town’s proposed conversion of it for much needed urban uses. Combined urban residential, commercial and institutional uses already make up almost 20% of the area. Lands in active agricultural use only make up 38.8% of the total, and the lack of conversions from orchards to vineyards is noteworthy given recent trends in the South Okanagan. A full 26.8% of lands are currently unused for either agricultural or urban purposes. Also of note, a kettle pond in the middle of the block takes up 11.2% of the area. There are 21 single-family “detached” homes in the area, some of which have relatively high assessment values.

Table 1. Existing Baseline Land Uses (as of July 31, 2009)				
Uses	No. Single-Family (SF) Residences	Area		Breakdown of Area %
		Ha.	Acres	
Low Density Residential	15	2.34	5.79	14.6
General Commercial	-	0.20	0.49	1.3
Institutional	-	0.64	1.58	4.0
Agriculture	4	6.91	15.33	38.8
Currently unused land	2	3.57	10.57	26.8
Kettle pond	-	1.80	4.45	11.2
Internal street right-of-ways (ROW's)	-	0.53	1.32	3.3
TOTAL	21 SF units	15.99 ha	39.53 acres	100.0%

2.4 Future Land Use Patterns

When all lands are released from the ALR, land use designations on the general *OCP Land Use Map* will be amended in conformity with the following Figure 4. Future Land Uses, i.e.

2.4.1 Retention of Current Designations

Currently designated Low Density Residential, General Commercial, and Institutional areas will be retained for those uses.

2.4.2 New Fire Hall Site

An Institutional site will be designated for a new fire hall within the Town-owned “Richter” property on 74 Ave, with a maximum size of 0.6 ha (1.5 acres). This site was selected following recommendations made in a professional fire hall study completed for the Town in 2007 by F.P.I Consulting Services. The current Osoyoos fire hall is outdated, cannot be expanded, and is inconveniently located on a busy section of Main Street. A new fire hall on 74 Ave. will provide good access to both west and east sides of Town, and will also be conveniently located for servicing any new growth to the north. The new site is large enough for building a modern 8-bay facility that can be extended out to 12 bays in the future as needed.

2.4.3 Medium Density Residential Use

All other areas in Southeast Meadowlark will be designated for Medium Density Residential use, i.e. multifamily apartments, row houses and duplexes, as well as narrow-frontage detached and duplex homes, and including a significant portion of affordable units. Medium-density housing is an appropriate use for the area because it will make good use of the land while not overpowering existing residences, and is suitable for families with children. Assuming that all areas become available for development, it is estimated that some 270 new residential units could be accommodated at build out.

2.4.4 Future Street Requirements

Figure 4 also shows the primary street pattern that will be required to service future land uses. Secondary access streets are not shown because their alignments will be determined through the development permitting process. (Further details on street servicing are provided in Part 5 of the Plan).

2.5 Transition of Land Uses

Development of the area will be opened up subject to Council-approved rezoning applications that accord with this Area Plan. The following Table 2 shows future land uses at build-out and how they compare with current uses. As can be seen, medium-density residential developments will become the predominant land use in the area by conversions of current agricultural or unused areas and, to a small degree, of single-family home properties. Building of the new Town fire hall will add to institutional uses (the Baptist Church is expected to stay). As the area densifies with development, an increasing proportion of it will be needed for street right-of-ways. Build out of the area could take between 5 to 10 years depending upon demand.

Table 2. Transition of Land Uses				
Uses	Future Build-out Land Uses			Current Baseline Land Uses (from Table 1)
	Ha.	Acres	Breakdown %	Breakdown %
Medium Density Residential	9.03	22.31	56.5	-
Low Density Residential	1.28	3.16	8.0	14.6
General Commercial	0.20	0.49	1.3	1.3
Institutional	1.07	2.64	6.7	4.0
Agriculture	-	-	-	38.8
Currently unused land	-	-	-	26.8
Kettle pond	1.80	4.45	11.2	11.2
Internal street right-of-ways (ROW's)	2.61	6.45	16.3	3.3
TOTAL	15.99 Ha	39.50 acres	100.0%	100%

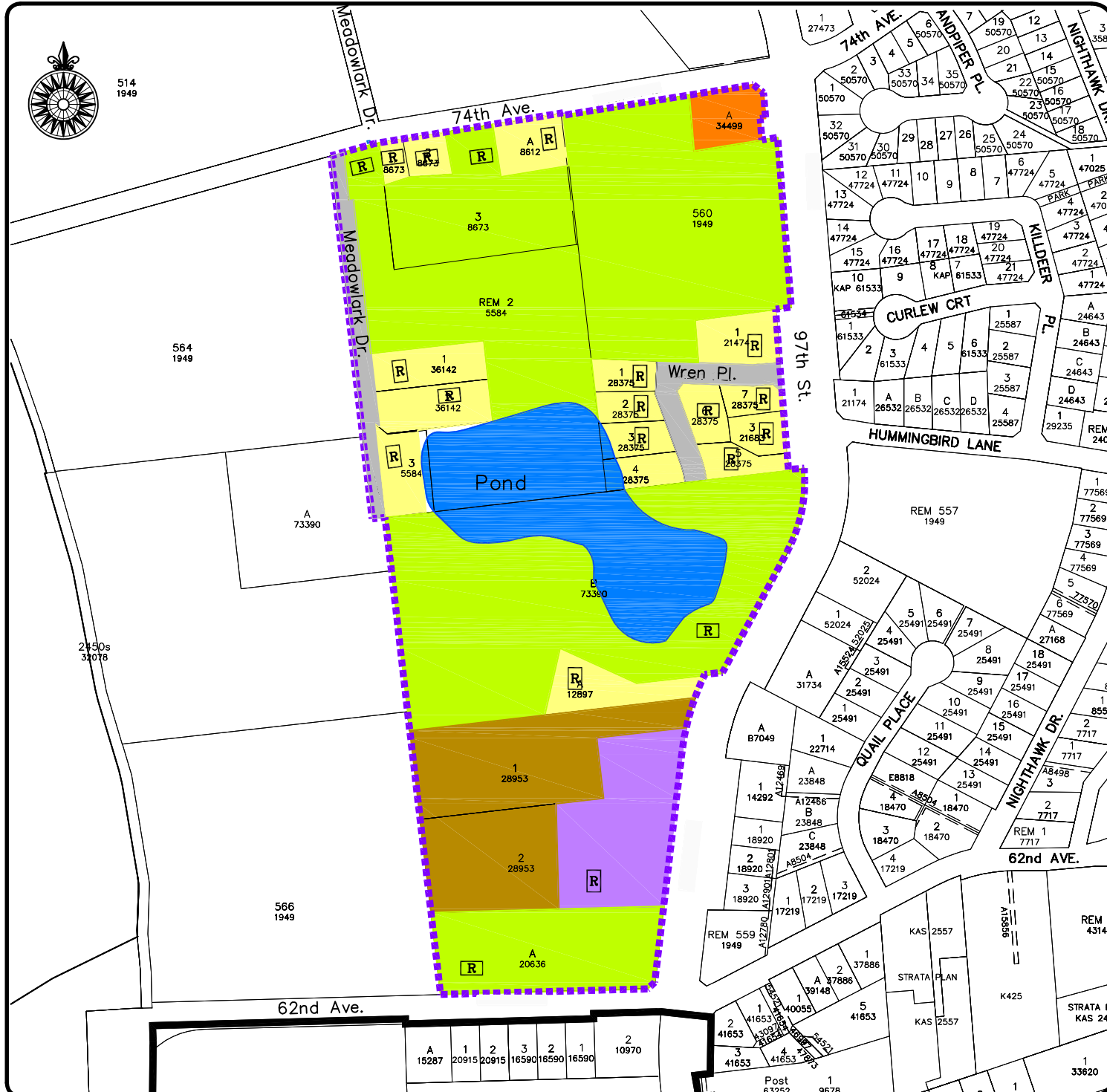
2.6 Policies

Town policies for land uses in Southeast Meadowlark are to:

- SEM02 Apply to the Provincial Agricultural Land Commission for immediate removal of the entire 40-acre block from the Agricultural Land Reserve (ALR).
- SEM03 Retain currently designated Low Density Residential, General Commercial, and Institutional properties for the same use on the OCP Map.
- SEM04 Designate an Institutional site in the Town-owned “Richter property” and reserve for a new Town fire hall.
- SEM05 Designate all other areas on the OCP Map for Medium Density Residential use, i.e. multifamily apartments, row houses and fourplexes, as well as narrow-frontage detached and duplex homes, and including a significant portion of affordable units.
- SEM06 Target residential development at a minimum density of 30 residential units per developable hectare, and require that all single-family lots be of narrow frontage configuration with a maximum lot size of 3,500 ft² and that all duplex lots be commensurately sized.



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SOUTHEAST MEADOWLARK AREA PLAN

Date: January 2010

Baseline Land Uses

Scale: 1:4,000

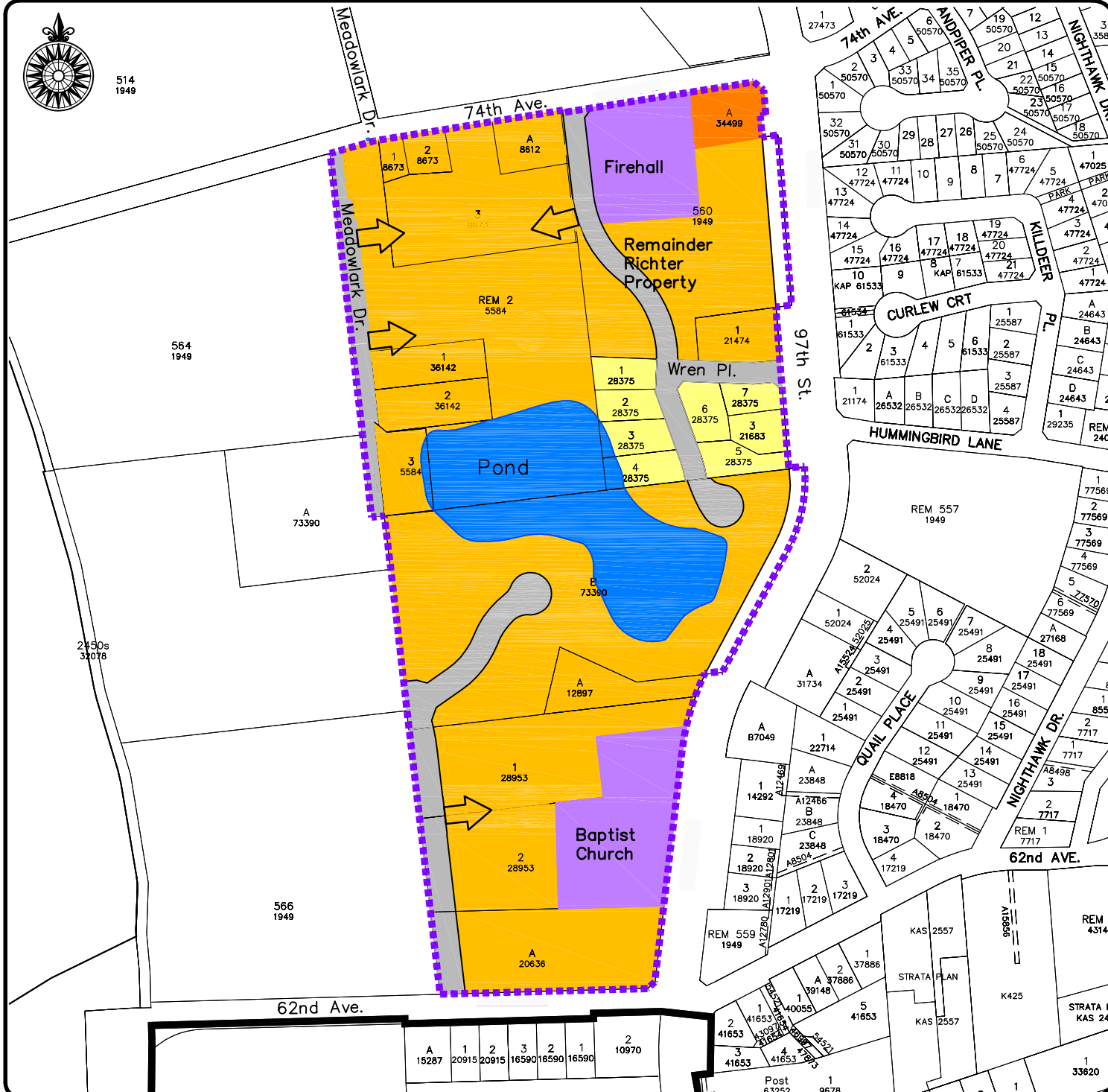
LEGEND

- RESIDENCE R
- LOW DENSITY RESIDENTIAL
- GENERAL COMMERCIAL
- INSTITUTIONAL
- AGRICULTURE
- LARGELY UNUSED
- INTERNAL STREET RIGHT OF WAYS
- KETTLE POND
- SOUTHEAST MEADOWLARK BOUNDARY
- OSOYOOS TOWN BOUNDARY

Figure 3



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SOUTHEAST MEADOWLARK AREA PLAN

Date: January 2010

Future Land Uses

Scale: 1:4,000

LEGEND

- LOW DENSITY RESIDENTIAL LR
- MEDIUM DENSITY RESIDENTIAL MR
- GENERAL COMMERCIAL GC
- INSTITUTIONAL IS
- PRIMARY STREET
- POSSIBLE SECONDARY ACCESS STREET
- KETTLE POND
- SOUTHEAST MEADOWLARK BOUNDARY
- OSOYOOS TOWN BOUNDARY

Figure 4

SOUTHEAST MEADOWLARK AREA PLAN

SECTION 3. AFFORDABLE HOUSING

3.1 Overview

The Town will look to development of Southeast Meadowlark for meeting a substantial portion of its affordable housing needs. The focus will be on providing *near market housing* for *moderate-income working households* who cannot pay full market housing prices at this time, but on the other hand do not need heavily-subsidized social housing support. The provision of housing options for these working households will help create a more diversified and economically and socially sustainable community. Affordable units will be acquired by means of *inclusionary zoning* whereby developers set aside a proportion of their new residential units for affordable use at an agreed cost below market value as a condition of zoning approval. Both market and affordable units will be fully integrated together in medium-density residential developments.

3.2 Why Affordable Housing?

As recognized in the Official Community Plan (OCP), Osoyoos needs to expand its work force in order to grow and diversify the local economy, and to promote a more socially inclusive community (see s.9.5). However, our high housing costs are a serious deterrent to attracting and retaining work force participants, especially younger family or single-person households. Thus, new jobs and affordable housing need to be created in tandem.

As is typical for a successful resort community, Osoyoos has experienced a large influx of second-home buyers and affluent retirees that have helped to inflate house prices. Residential rental rates are correspondingly high and, to make things worse, the limited stock of available rental housing is not being expanded because of the higher returns that can be gained from building for home ownership or tourist accommodation rentals. Thus, an unwanted side effect of Osoyoos' success as a resort community is to raise housing affordability barriers against persons, often younger in age, who may wish to live and work in Osoyoos but do not yet have all the financial means to do so. Unless appropriate action is taken our economy risks being deprived of a large spectrum of permanent wage earners, spanning retail and tourist sector employees, trades and business people, health care and education workers, and other professionals. The creation of affordable housing will assist in making Osoyoos more sustainable, both by enabling work force expansion and offsetting trends to an even more elderly population than we already have.

The Town will fully integrate affordable housing into its physical and social fabric to avoid the "ghetto stigma" often associated with stand-alone projects. Southeastern Meadowlark is particularly attractive for locating affordable housing because it contains some reasonably-sized parcels that can be developed for a mix of market and affordable housing. Also, the area is well placed close to existing urban services and central amenities.

3.3 Core Target Group for Affordable Housing

The core target group for affordable housing in Southeast Meadowlark will be *moderate-income working households* who have not yet saved sufficient equity for home purchase or cannot pay expensive market rentals, and thus need assistance until they become completely self-sufficient. The Canadian Mortgage and Housing Corporation (CMHC) has set a *general affordability threshold* for affordable housing whereby low and moderate income households, as they define them, should not pay more than 30% of their gross household income before tax for home ownership or rental. By this measure, it has been estimated in the *Osoyoos Affordability Housing Strategy* that a working family couple earning less than the median income in Osoyoos could not afford to purchase an average priced detached home in Town. Though a small condominium apartment would be more achievable for working couples, this would not be a suitable environment for children. And, any type of market housing would be difficult to attain for lower income, single-parent households.

The following projections are made of *additional* working households who will need affordable housing over the next 10 years, drawn from a scenario in the *Osoyoos Affordability Housing Strategy*.

- Assuming that the South Okanagan is successful in achieving planned growth and economic diversification, there will be a 15% increase over the coming 10 years of working people across all incomes. (For purposes of this analysis, the “South Okanagan encompasses the Towns of Osoyoos and Oliver, and adjoining Electoral Areas ‘A’ and ‘B’.) Under this growth-orientated scenario, 800 new working households would be added in the South Okanagan.
- About half of the additional households would be of “moderate income”, i.e. 400 households, but not all of these will need housing assistance. Drawing from examples in the housing literature and similar communities where in-migrants drive housing demand and put upward pressure on house prices, it is projected that between 15% and 25% of moderate income households would require some form of housing assistance. Over the next 10 years this translates into 60 to 100 households needing housing assistance across the South Okanagan.
- Within the South Okanagan, the Town of Osoyoos is taking a particularly proactive approach to economic development which can be expected to intensify in the future as the Town assumes responsibility for this function. The Town will actively support expanding existing businesses and attracting new businesses into the area. Considering this proactive approach, it is reasonable that Osoyoos will be the preferred home location for 50% of additional working households coming into the South Okanagan.
- Following through on this scenario means that some 30 - 50 new working households would need housing assistance over the next 10 years within the Town of Osoyoos, i.e. an average of about 3-5 households per year (though annual fluctuations can be expected). *The lower figures under this scenario should be seen as an absolute minimum because the calculations do not take into account existing demand for affordable housing among current Osoyoos residents.*

The proposed development of the Southeast Meadowlark lands is an excellent opportunity to provide housing that is affordable for moderate-income working households.

3.4 Near-Market Affordable Housing Program

How will the above projected housing needs be met? It is important to match the particular needs of the core target group described above with an appropriate affordable housing program in Southeast Meadowlark, as well as to clearly differentiate other approaches which may be better applied elsewhere in Town.

The scope of various affordable housing approaches can be conceptualized in a “housing solutions continuum” shown below, which is adapted from a popular CMHC model. The focus of Town efforts in Southeast Meadowlark will be on meeting the needs of our target group of *moderate-income working households*. These households are not so disadvantaged as to be reliant on heavily subsidized social housing but do lack the means to enter the housing market at this time. Thus, the best housing solution for moderate-income working households is NEAR-MARKET affordable housing because it provides the necessary support for them to become self-sustaining without burdening the community with unnecessary subsidizations.

Focus in S.E. Meadowlark



NON-MARKET		NEAR-MARKET		MARKET	
Emergency Shelters & Transitional Housing	Social Housing	Affordable Rental Housing	Affordable Home Ownership	Lower Cost Rental Housing	Lower Cost Home Ownership
Targets disadvantaged low-income or otherwise vulnerable households who need facilities that can only be provided with high continuing levels of government subsidization and administration to meet their needs. 'Emergency shelters' and 'transitional housing' are special-purpose facilities, while 'social housing' takes on more conventional forms - typically rental apartments.		Targets households who need temporary help before they become self-sustaining, by providing housing that can be rented or purchased at less than market prices. Units are built by the private sector with promotion from government incentives, and then are made available to qualified households. Near market housing forms may mirror most market place products but at the low end of the price scale. In Southeast Meadowlark affordable units will be mixed in with market units.		The private sector may target lower cost market housing to less affluent buyers, either for rental or purchase. Government subsidies are not involved.	

While a near-market housing program is the most appropriate approach for Southeast Meadowlark, the other two housing approaches shown on the above continuum may have other applications, i.e.

1. NON-MARKET Housing is usually considered a provincial responsibility and outside of the fiscal means of a small community like ours. Osoyoos can still promote provincially-funded housing projects as needed, but they are best located closer to the Town's central core than Southeast Meadowlark because many of their residents may not own a private vehicle.
2. Lower cost MARKET HOUSING is usually only built by the private sector when demand is down for their more lucrative higher-end products. Even if developers choose to build low end homes in Osoyoos (probably at sub-prime locations), they are unlikely to target working households; more likely they will market them to incoming moderate-income retirees with cash equity from selling their previous home. It is true that some lower cost housing could provide a useful option to the generally expensive housing that has been built of late in Osoyoos. However, it can be expected that developers in Southeast Meadowlark will want to make up some of the profits foregone from including affordable housing in their projects by going higher end with their market units. Therefore, lower cost market housing will only be promoted in Southeast Meadowlark as far as this does not conflict with the provision of near-market housing.

3.5 Partnership Approach

The implementation of a near-market affordable housing program will be advanced through the following partnerships:

- *The Town* will facilitate implementation of an affordable housing program by contributing leadership, coordination, regulation and incentives.
- *Private sector developers* will set aside a proportion of their new residential units for affordable use at an agreed cost below market value.
- *A non-profit society* will assist with targeting affordable housing units to qualified recipients.
- *Outside funding agencies* will be requested to fund consulting support services needed to assist the Town.

The partnership approach recognizes that the task of constructing homes is best left to profit-motivated competitive businesses. On the other hand as explained above, the private sector on its own is unlikely to provide much if any real affordable housing. Thus, to make affordable housing a reality municipal government has to create the necessary conditions for private developers to take on the task of building affordable units. Once the units are built, however, assistance is needed from an independent non-profit society to ensure that they benefit the right people. Lastly, funding will be sought from senior government and private research agencies to retain specialized consulting and legal support services and to relieve the Town of some front-end costs.

3.6 Inclusionary Zoning

3.6.1 How it Works

The Town will facilitate near-market affordable housing in Southeast Meadowlark using the planning tool of “inclusionary zoning”, which is already enabled under policies 9-5 and 9-18 of our general OCP. Every developer will be required as a condition of rezoning to residential use to set aside a specified proportion of near-market affordable houses along with their market units, which they will make available at less than market value. This set-aside of affordable housing as a proportion of total residential units typically ranges across North America from 5% to 25%, with 15% being the median - which is the minimum amount Osoyoos will require. In order to realize the full potential of Southeast Meadowlark for affordable housing no option will be offered for cash-in-lieu payments; lot consolidations will be encouraged where existing lots are too small to support housing developments of their own.

3.6.2 Public Policy Rationale

The public policy rationale for inclusionary zoning is to recapture some of the increased development value accrued to the private sector by a public land use decision in the form of a public benefit, i.e. affordable housing. Currently, lands in Southeast Meadowlark do *not* present any significant development opportunities without substantial government intervention, i.e.

- Most lands are within the ALR and are agriculturally zoned
- Most of the area lies outside the Town’s urban growth boundary (UGB)
- Nearly every property has been developed with a single-family home, which is the most that can be currently developed
- There are few urban services.

Thus a public decision to allow urban growth into the area will benefit property owners and developers by expanding the currently very limited pool of developable lands in Osoyoos and enabling them to accrue a profit where they could not do so otherwise.

3.6.3 Legal Basis

Inclusionary zoning has been used successfully in Vancouver, Burnaby and Langford, is receiving increasing attention in other Provinces, and is very common practice in many parts of the U.S. In British Columbia inclusionary zoning is legally enabled as a form of “amenity zoning” whereby a local government may require public benefits from developers in return for allowing them zoning privileges (another example is “density bonusing”). The Town will draw upon the legislative basis set out in the *Local Government Act*, as follows:

- Local governments can apply amenity zoning under their general zoning powers in Section 903.
- Under Section 904, a zoning bylaw may designate specific units for affordable housing within a zone, subject to property owner consent.
- Section 905 of the Act enables a local government to require as a condition of rezoning that a developer enter into a “housing agreement” prior to issuance of a building permit, which is registered on title. Housing agreements may also apply to home purchasers.

Housing agreements may place conditions on affordable units respecting intended occupants, form of tenure, restrictions on resale or rental rates, and other matters.

3.6.4 Cost-Sharing

The costs of providing affordable housing will be shared by various parties:

- Developers will forgo some of the profits they would make if all their residential units were sold at full price in the market place.
- As shown by empirical evidence developers will seek to offset some of their lost profits by reducing their land purchase costs, resulting in somewhat reduced profits for land owners.
- It widely accepted that additional local government incentives are also needed to attract willing developers to build affordable housing, common examples being to waive or reduce payable Development Cost Charges (DCC's) and building permit fees, and to invest municipal housing reserve funds (also, density bonusing is sometimes offered as an incentive).

3.7 Supply of Affordable Units

As shown in Table 2 above, some 9 ha of lands in Southeastern Meadowlark can be built out for medium-density housing. This could accommodate a total of at least 270 dwellings, of which about 40 units would be available for affordable housing by means of a required 15% set aside.

The first near-market housing development will likely be on the Town's Richter property. After subtracting a required fire hall site and street right-of-ways from the property, it is likely that about 1.4 ha of lands would be available for accommodating at least 40 dwellings, of which at least 6 units could be set aside for perpetual near-market affordable housing. Consideration may also be given to requiring that some of the market housing be reserved as rental units for a set period of time. The Town would request Expressions of Interest (EOI) for developing the lands subject to an affordable housing agreement and a suitable design concept (for latter see section 4). The Richter development will serve as a *pilot project* so that the benefits of "learning from doing" can be transferred to other future projects in the area. As development of the whole area progresses, the Town will also learn from experience what mix of housing types work best.

3.8 Policies

Town affordable housing policies in Southeast Meadowlark are to:

- SEM07 Promote a substantial component of near-market affordable housing in all residential developments to meet the needs of moderate-income working households, and thereby expand our employee base and promote more social diversity.

- SEM08 Advance the provision of affordable housing through partnerships including Town leadership, set asides of near-market units by the private sector, assistance from a non-profit society to target affordable units to qualified recipients, and funding agency support for program implementation.
- SEM09 Integrate together near-market and market housing in all residential developments, including home purchase and rental options for multifamily apartments, row housing and fourplexes, and narrow-frontage detached and duplex homes, according to demand.
- SEM10 Obtain near affordable units by means of “inclusionary zoning”, requiring as a condition of rezoning to residential use that each developer sets aside a minimum of 15% of their total residential units as affordable units, and makes them available at an amount less than market value agreeable to the Town.
- SEM11 Encourage lot consolidations of existing lots that are too small to support housing developments of their own but where the property owner wants to make them available for development.
- SEM12 Promote developers to build affordable housing with sufficient municipal financial incentives, such as reduced or waived DCC’s and building permit fees, and investments from a municipal housing reserve, as determined by Council in each case according to the circumstances.
- SEM13 Recruit a suitable non-profit society to assist with targeting the delivery of affordable units to qualified recipients, including maintaining an eligibility list.
- SEM14 Access senior government and research foundations to fund specialized consulting and legal services needed for implementing affordable housing.
- SEM15 Invite Expressions of Interest (EOI) for developers to build medium-density housing on the Richter property with a required set aside for perpetual near-market housing (and possible additional requirements that some of their market housing be reserved as rental units for a set period of time), all subject to a housing agreement and a suitable design concept.
- SEM16 Use the Richter housing development as pilot project and adapt the Town’s approach to affordable housing as needed by learning from experience.
- SEM17 Pursue opportunities with the South Okanagan Chapter of “Habitat for Communities” and their Okanagan College partner for residential construction students to gain hands-on-training by building affordable homes.

SOUTH-EAST MEADOWLARK AREA PLAN

SECTION 4. URBAN DESIGN

4.1 Overview

The Town of Osoyoos will promote development of Southeast Meadowlark as a showpiece of urban design excellence, with high architectural standards, innovative housing design, public access to the central Kettle Pond, and effective urban/rural edge planning.

4.2 Overall Architectural Concept

It is especially important to maintain a unifying architectural concept across Southeast Meadowlark because it will incorporate a diversity of residential building types built in phases by different developers. The Town will apply its *Façade Guidelines* which blend Mediterranean / Southwest building motifs into a “dry climate” architectural theme to suit our local context. Different developments and housing types will be complementarily scaled, configured, detailed, textured and coloured. Landscaping will follow a consistent theme throughout the area.

4.3 Innovative Housing

Innovative housing design solutions will be explored for market and affordable housing, e.g. zero lot setbacks, block vehicle parking areas for detached and duplex housing, and reverse-access fourplexes. Green buildings will also be promoted as well as area energy systems. New zoning will be added for narrow-lot frontage detached and duplex housing. Opportunities will be reviewed for using panelized home construction techniques in later phases of development.

4.4 “Form and Character” Development Permit Areas (DPA’s)

The Osoyoos OCP currently includes three sets of Development Permit Area (DPA) guidelines for respectively guiding the “form and character” of Multi-Family Residential, Commercial and Industrial developments, pursuant to section 919.1(f) of the *Local Government Act (LGA)*. All three of these DPA’s apply our *Façade Guidelines* as well as additional guidelines tailored to the types of developments in question. It is noted that our Multi-Family Residential DPA guidelines apply to apartments and row housing and also include special guidelines for duplexes, but do not extend to single-family homes. Also, although the guidelines apply to landscaping, and the siting, form, exterior design and finish of buildings and other structures [LGA s.920 (8)], they are limited in these respects to “the general character of the development and not to particulars” [LGA s.920 (9)].

Fortunately, recent amendments to the *Local Government Act (LGA)* now allow all BC municipalities to apply DPA guidelines to detached dwellings and small-lot residential developments². Specifically, municipalities can designate a DPA for “intensive residential development” to encompass any desired residential types, and which can apply to the particulars of development and landscaping design rather than just its general character [LGA s.919 (e)]. For good measure any designated “resort region” like Osoyoos can apply their own detailed design standards to development of all kinds. Advantage will be taken of these opportunities to add a new DPA in our OCP for ‘Intensive Residential Development’, which will assist in implementing an overall architectural context for Southeastern Meadowlark and guiding the exterior design of innovative housing forms.

4.5 Kettle Pond Access

The following Figure 5 shows reserved public shoreline accesses to the Kettle Pond, which will connect to nearby streets and sidewalks. A public park will circle as much of the pond as possible and interconnect the shoreline accesses. Remedial shoreline restoration will be undertaken as necessary and surface run-off water will be directed from future development to replenish water levels. Building heights will grade down towards the pond and select view planes of the pond will also be protected.

4.6 Urban / Rural Edge Planning

As described in Section 8.6 of our OCP it is important to plan for careful interfacing between urban development areas and surrounding agricultural lands:

ALR lands require protection from urban development to promote sustainable agriculture. Agricultural sustainability may be particularly compromised along the urban/rural edge by complaints from the general public about farming nuisances (e.g. noise, spraying, odours, dust), and nuisances experienced by farmers themselves (e.g. theft of crops, equipment damage, liability concerns). Such nuisances, especially in combination, may reduce the attractiveness of farmlands for continued agricultural use and investment and, instead, encourage pressures for conversion to urban use. The potential for urban/rural conflicts can be mitigated through appropriate urban land uses, subdivision layouts, siting of buildings, and buffering design in the farming interface zone.

The following measures will be taken to effectively manage the interfacing between urban development in Southeast Meadowlark and surrounding agricultural lands that will remain in the ALR. First, opening up Southeast Meadowlark for urban development will require extending out the Town’s Urban Growth Boundary (UGB) westwards to take in the whole block. Second, a 150m zone of lands running along the inner edge of the UGB will be subject to the Town’s existing Farming Interface Development Permit Area (FIDPA) guidelines.

² Previously, only Vancouver could apply DPA guidelines to detached homes, and Sidney, Esquimalt and Victoria has special dispensations to regulate small-lot development.

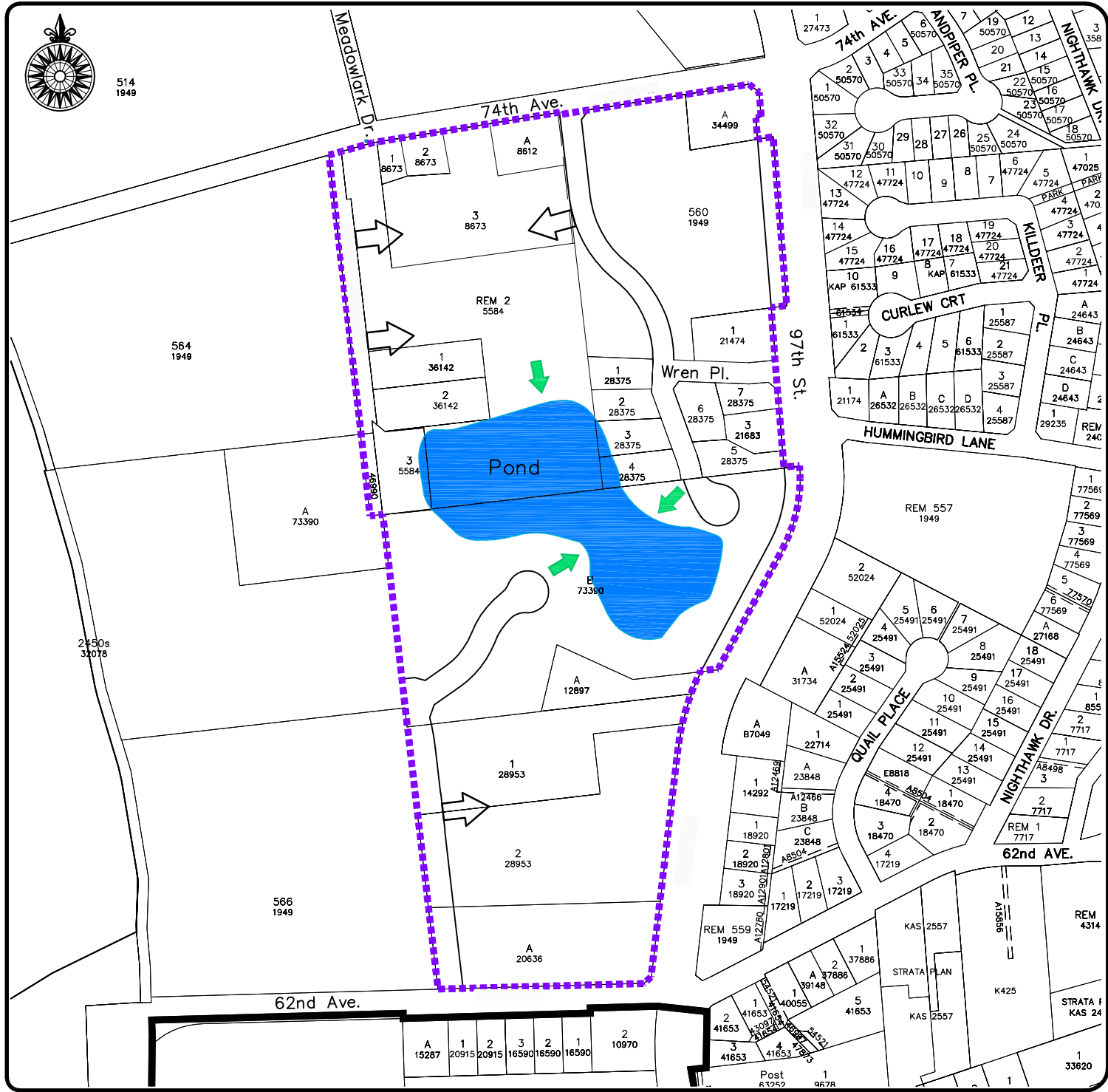
4.7 Policies

Town urban design policies in Southeast Meadowlark are to:

- SEM18 Promote a unifying architectural concept for the area to effectively interrelate different residential building types and development phases, and which incorporates the Town's *Façade Guidelines*.
- SEM19 Promote appropriate innovative housing designs for market and affordable housing.
- SEM20 Promote green buildings as well as area energy systems.
- SEM21 Review use of panelized home construction techniques in later phases of development.
- SEM22 Add new zoning for narrow-lot frontage detached and duplex housing.
- SEM23 Add Intensive Residential Development Permit Area (IRDPA) guidelines into the OCP to encompass all housing in the area.
- SEM24 Reserve public shoreline accesses to the Kettle Pond which will connect with nearby sidewalks and streets, and extend a park around as much of the pond as possible; restore the pond shoreline as necessary and direct run-off water from new development to replenish water levels; grade down building heights towards the pond and protect select view planes.
- SEM25 Apply existing Farming Interface Development Permit (FIDPA) guidelines along the inner side of the Urban Growth Boundary (UGB).



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SOUTHEAST MEADOWLARK AREA PLAN

Date: January 2010

Reserved Public Shoreline Access to Kettle Pond

Scale: 1:4,000

LEGEND

- PRIMARY STREET
- POSSIBLE SECONDARY ACCESS STREET
- SHORELINE ACCESS
- KETTLE POND
- SOUTHEAST MEADOWLARK BOUNDARY
- TOWN OF OSOYOOS BOUNDARY

Figure 5

SOUTH-EAST MEADOWLARK AREA PLAN

SECTION 5. INFRASTRUCTURE

5.1 Overview

The following summary of infrastructure services needed for development of Southeast Meadowlark is abstracted from a specially prepared report by True Consulting. Reference should be made to the original report for a complete review of infrastructure requirements and costs.

5.2 Street Pattern

The future primary street pattern for South Meadowlark is shown on the following Figure 6. The alignment of secondary access streets will be determined through the development permitting process.

The Ministry of Transportation through its South Okanagan Corridor Management Plan seeks to focus access onto Hwy.97 via major street intersections and to restrict direct property accesses. Ideally, the best way of achieving this goal in Southeast Meadowlark would be to extend Meadowlark Drive southwards the whole way through the block to 62 Ave. However, after testing a number of options this was found to be impractical because of constraints imposed by the large kettle pond in the middle of the block and the need to avoid intruding further into the ALR on the western side. The selected solution shown on the Figure is to develop two separate spine roads coming in respectively southwards from 74th Ave and northwards from 62 Ave. It is noted that the Baptist Church presently enjoys direct access onto the Highway but would have to access their property from the rear as a condition of developing or redeveloping any part of their property.

Individual developers would be responsible for road dedications and road building costs. In the case of the Richter property, the Town itself is responsible for road access coming in from 74th Ave. to the south end of the fire hall site; road costs from that point onward will be a private developer responsibility.

5.3 Sanitary Sewer Service

Future sanitary sewer services for Southeast Meadowlark are show on the following Figure 7. The only property in the area currently serviced by the Town's sanitary sewer service is the Baptist Church and its line cannot be extended to other areas because of topographical constraints. The best design objective is to service the whole area through a collection system to a single central lift station, which will both save on both construction and ongoing

maintenance costs. The best location for a central lift station is at the south end of Wren Place, which would be connected by gravity sewers extending from both the north and south ends of the area. A force main could in turn connect the lift station back to the Town's new mid-lift station on 155 St. using a common trench with the south-end gravity sewer; or in the likely scenario of the north end developing first then the force main would have to be routed via Hwy.97. A preliminary cost estimate for the lift station and force main is \$610,000, which is a considerable expenditure but justifiable given the considerable number of medium-density residential units that can be served. The lift station, force main and gravity sewers would all be developer funded, though 'latecomer charges' may apply. The 'Richter' property can be serviced with a connection across Hwy. 97 to Curlew Place to reduce front-end costs.

5.4 Water Supply and Distribution

Future water supply and distribution for South Meadowlark is shown on the following Figure 8. Serving the area with water is relatively straightforward. A 250mm water main would connect south from the existing water line on 74th Ave., the whole way through to 62 Ave. Water service would be most economically provided if development proceeded generally from north to south. The overall cost of the water main is estimated as \$270,000, with the maximum contribution of the Town probably being about 25% of that figure to cover off those segments not fronting onto development properties, i.e. Wren Place and the Baptist Church property. Developers would be responsible for all segments of the water main fronting their properties as well as any connecting laterals. The water main would also supply the domestic water component of the Town's water twinning into Irrigation District System No.9; in reverse fashion irrigation water would be provided from the Irrigation System to all development properties in Southeast Meadowlark in order to conserve on domestic water supply. Thus, each property would have two separate metered services, one domestic service supplied by the Town's municipal system and one irrigation service supplied by Irrigation System No.9.

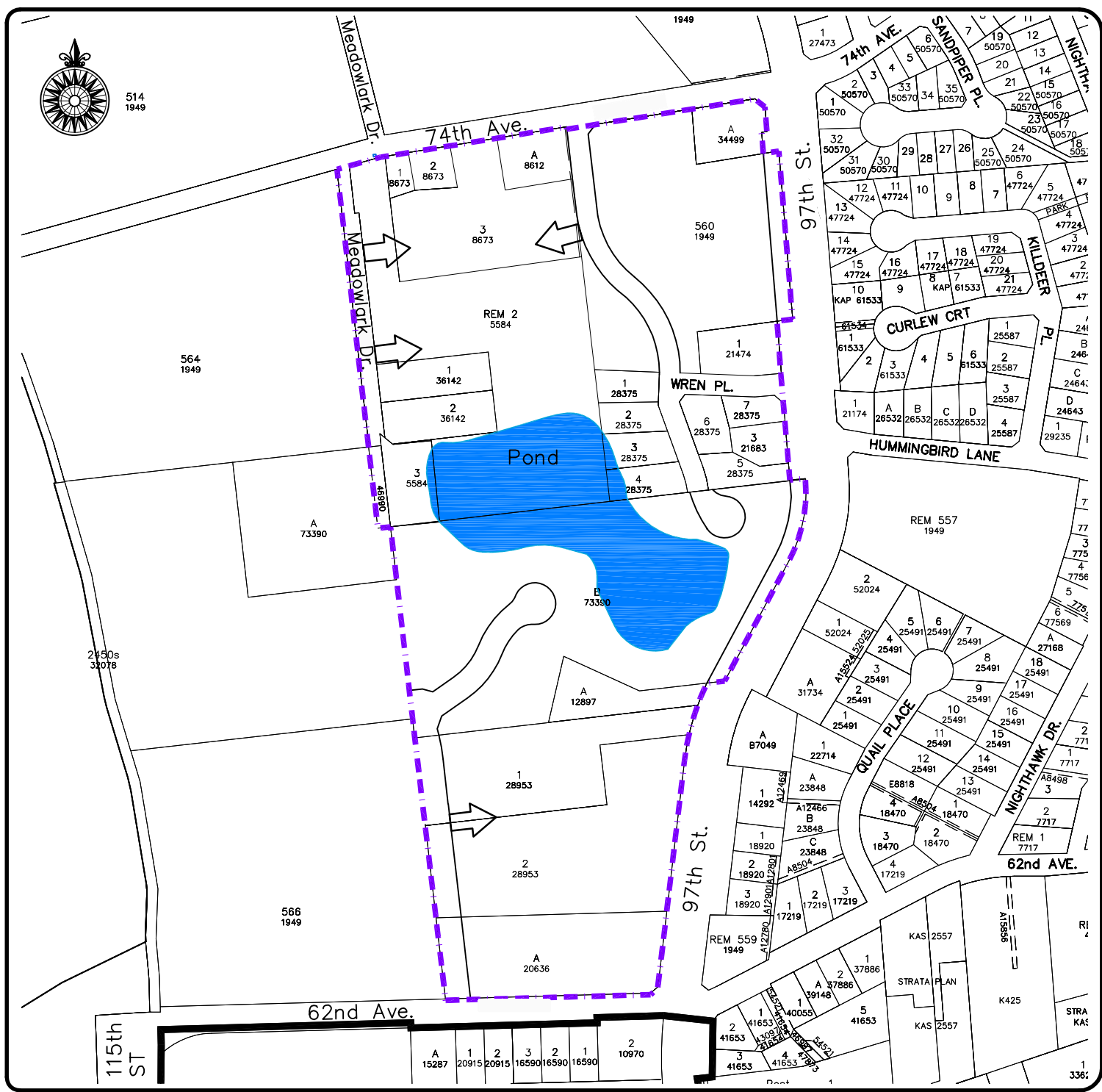
5.5 Policies

Town infrastructure policies in Southeast Meadowlark are to:

- | | |
|-------|--|
| SEM26 | Promote efficient and cost effective servicing of streets, sanitary sewers, and water supply and distribution. |
| SEM27 | Promote a system of secondary road accesses that will promote maximum use of developable lands and pedestrian interconnectivity. |
| SEM28 | Provide servicing on the "user pay" principle for infrastructure directly benefiting individual service users. |



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SOUTHEAST MEADOWLARK AREA PLAN

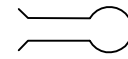
Date: January 2010

Suggested Road Network Plan

Scale: 1:4,000

LEGEND

PRIMARY STREET



POSSIBLE SECONDARY ACCESS STREET



KETTLE POND



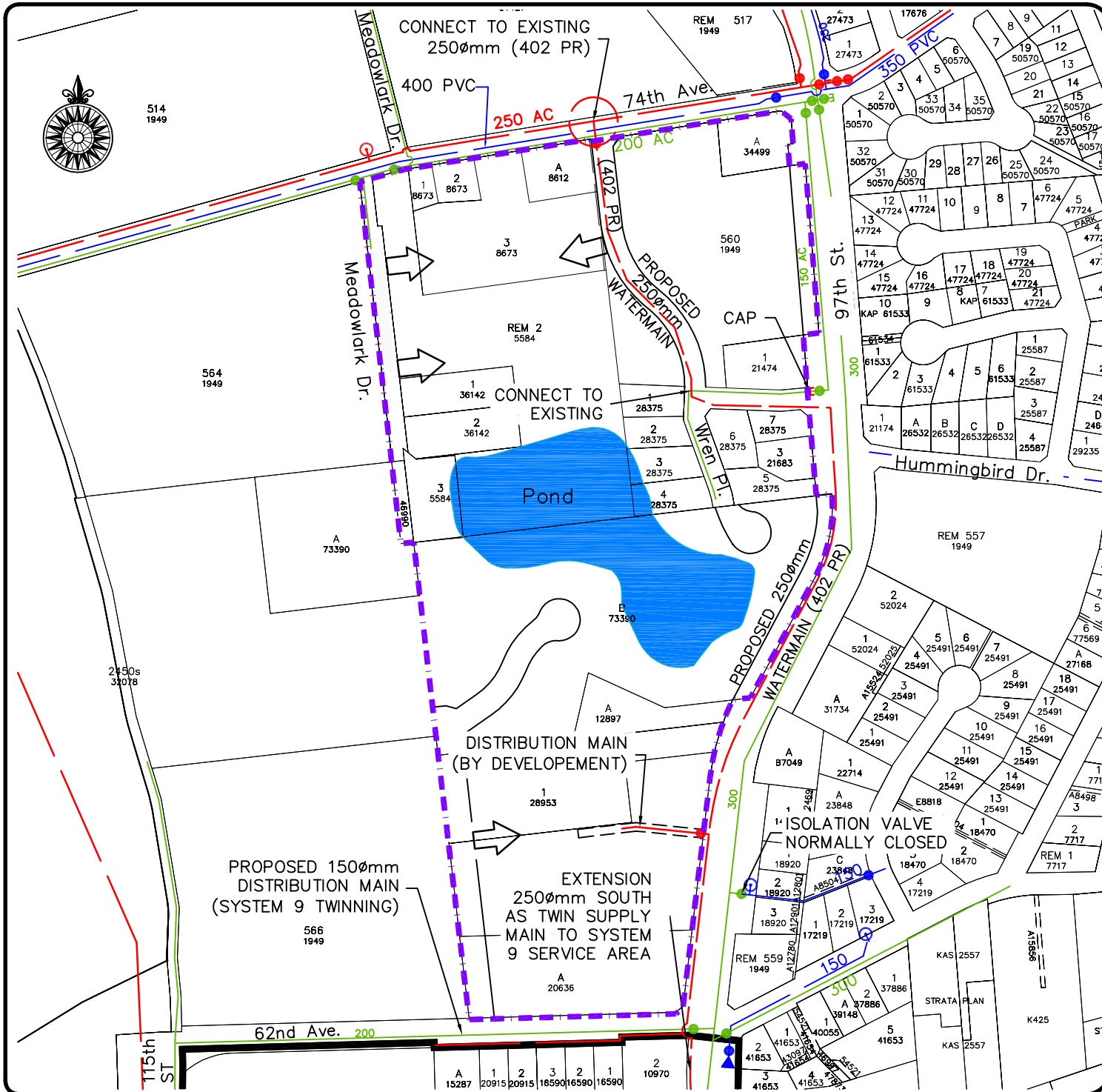
SOUTHEAST MEADOWLARK BOUNDARY



TOWN OF OSOYOOS BOUNDARY



Figure 6



SOUTHEAST MEADOWLARK AREA PLAN

Date: January 2010

Water Servicing Plan

Scale: 1:4,000

LEGEND

- PRIMARY STREET
- POSSIBLE SECONDARY ACCESS STREET
- MUNICIPAL SYSTEM (402 PRESSURE REDUCED)
- MUNICIPAL SYSTEM (340 PRESSURE ZONE)
- IRRIGATION SYSTEM 9
- KETTLE POND
- SOUTHEAST MEADOWLARK BOUNDARY
- TOWN OF OSOYOOS BOUNDARY

Figure 8

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: October 21, 2021
RE: Fees & Charges Bylaw – Planning Fees Amendment (Rezoning, TUP & Subdivision)

Administrative Recommendation:

THAT Bylaw No. 2927.01, 2021, a bylaw to amend the Fees and Charges Bylaw to revise the fees assessed for rezoning, temporary use permit applications and subdivision proposals, be read a first, second and third time and be adopted.

Purpose:

The proposed amendments to the Regional District Fees and Charges Bylaw No. 2927, 2021, will apply new fees to land use bylaw amendment (“rezoning”) applications and the assessment of subdivision applications submitted to the Regional District after January 1, 2022.

Background:

September 23, 2021, the Planning and Development Committee (P&D) considered two separate Reports related to a review of the application fees for amendment bylaw applications as well as the assessment of subdivision referrals and resolved that:

- *the fees for applications seeking an amendment to an Official Community Plan (OCP) Bylaw and/or Zoning Bylaw be increased to \$2,500.00; and*
- *the fees for subdivision referrals received from the Ministry of Transportation and Infrastructure (MoTI) be revised as follows:*
 - *Base Fee: \$1,000.00;*
 - *Service Area Fee: \$500.00/RDOS Service; and*
 - *Boundary Adjustment: \$1,000.00.*

October 7, 2021, the P&D Committee considered an report related to a review of the application fees for temporary use permit applications and resolved that:

the Regional District’s Fees and Charges Bylaw be amended to apply the following fees to Temporary Use Permit (TUP) applications:

- i) Application Fee: \$2,500.00 for “vacation rental” uses and \$1,250.00 for all other uses; and*
- ii) Renewal Fee: \$2,500.00 for “vacation rental” uses and \$1,250.00 for all other uses.*

It is the Regional District’s current practice to repeal and replace its Fees and Charges Bylaw on an annual basis with new fees for the calendar year coming into effect on April 1st. This creates a 3-month gap in which fees and charges may not reflect *proposed* service area budgets.

Analysis:

Due to the significant gap currently between cost and fee to administer these applications, it would be beneficial if the amendment to the Fees and Charges Bylaw were to commence January 1, 2022.

This will allow the Regional District to begin formally advising of the proposed fee changes in 2022, in a timely fashion, to consulting firms, property owners and others who may be contemplating the submission of a rezoning application or subdivision proposal.

Amending the Fees and Charges Bylaw now will also provide surety regarding forecasts currently being incorporated into the 2022 Electoral Area Planning Service budget.

Alternatives:

1. THAT first reading of the Regional District Fees and Charges Amendment Bylaw No. 2927.01, 2021, to revise the fees assessed for amendment bylaw and temporary use permit applications and subdivision proposals, be denied; or

Respectfully submitted:

C. Garrish, Planning Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2927.01, 2021

A Bylaw to amend the Fees and Charges Bylaw No. 2927, 2021

The 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 Fees and Charges Amendment Bylaw No. 2927.01, 2021.”
2. The “Regional District of Okanagan-Similkameen Fees and Charges Amendment Bylaw No. 2927, 2021” is amended by:

- i) replacing Section 1.0 (Official Community Plan (OCP) amendment) under Schedule 3 (Planning and Development Fees) in its entirety with the following:

1.0 – Official Community Plan (OCP) & Zoning Bylaw Amendment(s)

1.1 Application fee

- i) for complete applications submitted prior to January 1, 2022:

- | | |
|------------------------------|------------|
| a) OCP Bylaw: | \$1,000.00 |
| b) Zoning Bylaw: | \$1,000.00 |
| c) Joint OCP & Zoning Bylaw: | \$1,500.00 |

- ii) for applications submitted on or after January 1, 2022: \$2,500.00

- ii) replacing Section 2.0 (Zoning Bylaw or Land Use Contract (LUC) amendment) under Schedule 3 (Planning and Development Fees) in its entirety with the following:

2.0 – *deleted*

- iii) replacing sub-section 3.1 (Temporary Use Permit – Application Fee) under Schedule 3 (Planning and Development Fees) in its entirety with the following:

3.1 Application fee

- i) for complete applications submitted prior to January 1, 2022: \$700.00

- ii) for applications submitted on or after January 1, 2022:
 - a) "Vacation Rental" use: \$2,500.00
 - b) All other uses: \$1,250.00

- iv) replacing sub-section 3.2 (Temporary Use Permit – Renewal Fee) under Schedule 3 (Planning and Development Fees) in its entirety with the following:
 - 3.2 Renewal fee
 - i) for complete applications submitted prior to January 1, 2022: \$350.00
 - ii) for applications submitted on or after January 1, 2022:
 - a) "Vacation Rental" use: \$2,500.00
 - b) All other uses: \$1,250.00

- v) replacing sub-section 6.1 (Referral Review Fee – Fee Simple or Strata Parcels) at Section 6.0 (Subdivisions) under Schedule 3 (Planning and Development Fees) in its entirety with the following:
 - 6.1 Referral Review Fee (fee simple or strata parcels):
 - i) for complete referrals received prior to January 1, 2022: \$400.00
 - a) for each additional parcel to be created add: \$500.00/parcel
 - ii) for referrals received on or after January 1, 2022: \$1,000.00
 - a) if parcel is in an RDOS Water Service Area add: \$500.00
 - b) if parcel is in an RDOS Sewer Service Area add: \$500.00

- vi) replacing sub-section 6.2 (Referral Review Fee – Boundary Adjustment) at Section 6.0 (Subdivisions) under Schedule 3 (Planning and Development Fees) in its entirety with the following:
 - 6.2 Referral Review Fee (boundary adjustment):
 - i) for complete referrals received prior to January 1, 2022: \$600.00
 - a) for each additional parcel to be adjusted in excess of two (2) add: \$100.00/parcel
 - ii) for referrals received on or after January 1, 2022: \$1,000.00

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

ADOPTED this ____ day of _____, 2021.

Board Chair

Corporate Officer

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: October 21, 2021

RE: Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “D” (D2021.016-ZONE)

Administrative Recommendation:

THAT Bylaw No. 2603.21, 2021, a bylaw to amend the Electoral Area “D” Official Community Plan to facilitate a land donation to a conservation organization at 4899 Eastside Road be read a first and second time and proceed to public hearing; and,

THAT Bylaw No. 2455.47, 2021, a bylaw to amend the Electoral Area “D” Zoning Bylaw 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 October 21, 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. 2603.21, 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 November 18, 2021; and,

THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.

Purpose: To facilitate a land donation to a conservation organization. Folio: D-06809.010

Civic: 4899 Eastside Road Legal: Lot 1, Plan KAP35151, Sublot 38, DL 2710, SDYD

OCP: part Resource Area (RA); and Proposed OCP: part Large Holdings (LH); and
part Tourist Commercial (CT) part Conservation Area (CA)

Zone: part Resource Area (RA); and Proposed Zoning: part Large Holdings Two (LH2)
part Tourist Commercial One (CT1) part Conservation Area (CA); and
part Tourist Commercial Site Specific (CT1s)

Proposed Development:

To amend the zoning of the subject property in order to facilitate a subdivision on the property and create a new 17.4 ha remainder lot and consolidate the remaining 29.2 ha with the adjoining Nature Trust lot to the south.

In order to accomplish this, the following land use bylaw amendments are being proposed by the applicant:

- amend the land use designation under Schedule 'B' (OCP Map) of the Electoral Area "D" Official Community Plan (OCP) Bylaw No. 2603, 2013, from part Resource Area (RA), part Tourist Commercial (CT), to part Tourist Commercial (CT); Part Large Holdings (LH); and Part Conservation Area (CA).
- amend the zoning under Schedule '2' (Zoning Map) of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, from part Resource Area (RA); part Tourist Commercial One (CT1), to Part Large Holdings Two (LH2); part conservation Area (CA); and part Site Specific Tourist Commercial One (CT1s).

In support of the rezoning, the applicant has stated that "the current RA zoned area would support two, 20 ha lots. The proposed land use bylaw amendments provide for 29.2 ha of conservation land and a 17 ha rural lot that maintains the very rural, low impact character of this part of Area "D" as well as addressing bylaw non-conformity of a well established tourist accommodation use."

Site Context:

The subject property is approximately 46.59 ha in area and is situated on the east side of Eastside Road approximately 71 m from the municipal boundary with the City of Penticton. It is understood that the parcel is comprised of God's Mountain B&B, two accessory dwellings, a pool, agriculture and vacant resource area land.

The surrounding pattern of development is generally characterised by crown land and conservation land with Skaha Lake to the west.

Background:

The current boundaries of the subject property were created by a Plan of Subdivision deposited with the Land Titles Office in Kamloops on December 24, 1984, while available Regional District records indicate that a building permits for a swimming pool (1990) and an addition to a single family dwelling (1991) 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 part Resource Area (RA) part Tourist Commercial (CT), and is the subject of an Environmentally Sensitive Development Permit (ESDP) and Hillside Development Permit (HDP) Area designations.

Under the Electoral Area "D" Zoning Bylaw No. 2455, 2008, the property is currently zoned part Resource Area (RA) part Tourist Commercial One (CT1) which establishes a minimum parcel size of 20.0 ha (RA) and 1000 m² (CT1) for subdivision

Under Section 8.0 (Floodplain Regulations) of the Zoning Bylaw, the subject property is within the floodplain associated with Skaha Lake.

The property is also within the G.G. Runka Geological Hazard Zone with the north western portion of the property holding a Soil Stability rating for hazards of materials sliding of slumping and hazard of slumps and slide, site specific engineering investigations recommended where high density development is anticipated.

BC Assessment has classified the property as part “Residential” (Class 01), part “Business and Other” (Class 06) and part “Farm” (Class 09).

On August 18, 2021, the Ministry of Transportation and Infrastructure (MoTI) referred a proposed boundary adjustment involving the subject property to the Regional District for compliance with any applicable RDOS land use bylaws.

Referrals:

Pursuant to Section 476 of the *Local Government Act*, the Regional District must consult with the relevant School District when proposing to amend an OCP for an area that includes the whole or any part of that School District. In this instance, School District No. 67 have been made aware of the proposed amendment bylaw.

Pursuant to Section 477 of the *Local Government Act*, after first reading the Regional Board must consider the proposed OCP amendment in conjunction with Regional District's current financial and waste management plans. The proposed OCP amendment has been reviewed by the Public Works Department and Finance Department, and it has been determined that the proposed bylaw is consistent with RDOS's current waste management plan and financial plan.

Public Process:

On October 13, 2021, a Public Information Meeting (PIM) was held via Webex. A verbal update of the number of attendees will be provided will be provided to the Board at its meeting of October 21, 2021.

At its meeting of September 14, 2021, the Electoral Area “D” Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject development application be approved.

Administration recommends that the written notification of affected property owners, the public meetings as well as formal referral to the agencies listed at Attachment No. 1, should be considered appropriate consultation for the purpose of Section 475 of the *Local Government Act*. As such, the consultation process undertaken is seen to be sufficiently early and does not need to further ongoing.

All comments received to date in relation to this application are included as a separate item on the Board Agenda.

Analysis:

The proposed amendments will permit the landowner to convey land to Natures Trust of BC, which is generally consistent with the intent of the Plan to protect environmentally sensitive areas.

Specifically, the OCP speaks to encouraging the protection, preservation, enhancement and management of sensitive ecosystem through the introduction of conservation area designation and encourages conservation organizations, such as Natures Trust, to acquire land for conservation purposes (Section 17.3.2.7(c) and Section 17.4).

Moreover, the OCP also directs that the Regional District encourage the protection, enhancement and management of sensitive ecosystem through the creation of conservation covenants in favour of private conservation organizations (Section 17.3.2.7(d)).

Importantly, the proposal is not proposing to create any additional parcels and providing a site specific CT1 zoning will allow currently non-conforming structures to be brought into compliance with the zoning bylaw.

For the western 16.8 ha, LH2 is seen to be an appropriate alternative to the current RA zoning as it features many similarities in terms of permitted uses with the LH zone being only slightly less permissive. The rural holdings zoning is seen to be generally compatible with the surrounding rural character.

In considering the designation change from RA to LH2, Administration notes that the minimum lot size in the LH2 zone is 8.0 ha which would allow the property owner to subdivide the property further in the future. However, the area is constrained by steep slopes, environmentally sensitive ecosystems, and a lack of sanitary sewer infrastructure which would make future subdivision and development difficult.

Alternative:

Conversely, Administration recognises that it is not generally considered good planning practice to allow “spot zoning” as these are generally divorced from broader strategic land use objectives. In such instances, spot zonings grant privileges to a single parcel which are not granted or extended to other parcels in the vicinity, and which individually may seem harmless, but could incrementally establish a pattern of development that will erode an area’s existing rural character.

In this instance, the introduction of a Large Holdings (LH) designation and zoning would be inconsistent with surrounding land use designations, which are predominantly Resource Area (RA) and would allow for the possible subdivision of the LH zoned area into two new 8.0 ha parcels.

Alternatively, a site specific regulation could be applied in order to maintain the current RA zoning and limit the potential for additional parcels to be created.

Summary:

The property could be subdivided into a maximum of two new parcels under the current RA zoning and the introduction of the LH2 Zone merely preserves this development potential while allowing the owner to donate a substantial part of the property for conservation purposes.

Alternatives:

1. THAT Bylaw No. 2603.21, 2021, Electoral Area “D” Official Community Plan Amendment Bylaw and Bylaw No. 2455.47, 2021, Electoral Area “D” Zoning Amendment Bylaw be read a first and second time and proceed to public hearing;

AND THAT the Board of Directors considers the process, as outlined in the report from the Chief Administrative Officer dated October 21, 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. 2603.21, 2021, in conjunction with its Financial and applicable Waste Management Plans;

AND THAT the holding of the public hearing be delegated to Director Obirek;

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*.

Respectfully submitted:

Fiona Titley

Fiona Titley, Planner I

Endorsed By:

CG

C. Garrish, Planning Manager

Attachments: No. 1 – Agency Referral List

No. 2 – Applicant’s Site Plan

No. 3 – Site Photo

Attachment No. 1 – Agency Referral List

Referrals to be sent to the following agencies as highlighted with a , prior to the Board considering first reading of Amendment Bylaws No. 2455.47, 2021 and 2603.21, 2021.

<input type="checkbox"/>	Agricultural Land Commission (ALC)	<input checked="" type="checkbox"/>	Fortis
<input checked="" type="checkbox"/>	Interior Health Authority (IHA)	<input checked="" type="checkbox"/>	City of Penticton
<input type="checkbox"/>	Ministry of Agriculture	<input type="checkbox"/>	District of Summerland
<input type="checkbox"/>	Ministry of Energy, Mines & Petroleum Resources	<input type="checkbox"/>	Town of Oliver
<input type="checkbox"/>	Ministry of Municipal Affairs & Housing	<input type="checkbox"/>	Town of Osoyoos
<input type="checkbox"/>	Ministry of Forest, Lands, Natural Resource Operations & Rural Development (Ecosystem Section)	<input type="checkbox"/>	Town of Princeton
<input checked="" type="checkbox"/>	Ministry of Forest, Lands, Natural Resource Operations & Rural Development (Archaeology Branch)	<input type="checkbox"/>	Village of Keremeos
<input type="checkbox"/>	Ministry of Jobs, Trade & Technology	<input type="checkbox"/>	Okanagan Nation Alliance (ONA)
<input type="checkbox"/>	Ministry of Transportation and Infrastructure	<input type="checkbox"/>	Penticton Indian Band (PIB)
<input type="checkbox"/>	Integrated Land Management Bureau	<input type="checkbox"/>	Osoyoos Indian Band (OIB)
<input type="checkbox"/>	BC Parks	<input type="checkbox"/>	Upper Similkameen Indian Band (USIB)
<input type="checkbox"/>	School District #53 (Areas A, B, C, D & G)	<input type="checkbox"/>	Lower Similkameen Indian Band (LSIB)
<input type="checkbox"/>	School District #58 (Area H)	<input type="checkbox"/>	Environment Canada
<input checked="" type="checkbox"/>	School District #67 (Areas D, E, F, I)	<input type="checkbox"/>	Fisheries and Oceans Canada
<input type="checkbox"/>	Central Okanagan Regional District	<input type="checkbox"/>	Canadian Wildlife Services
	Kootenay Boundary Regional District	<input type="checkbox"/>	OK Falls Irrigation District
<input type="checkbox"/>	Thompson Nicola Regional District	<input type="checkbox"/>	Kaleden Irrigation District
<input type="checkbox"/>	Fraser Valley Regional District	<input type="checkbox"/>	X Irrigation District / improvement Districts / etc.
<input type="checkbox"/>	XXX Fire Department		

Attachment No. 2 – Applicant’s Site Plan



Attachment No. 3 – Site Photo



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2603.21, 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” Official Community Plan Amendment Bylaw No. 2603.21, 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 on:
 - (i) an approximately 15.7 ha portion of the land described as Lot 1, Plan KAP35151, Sublot 38, District Lot 2710, SDYD, and shown shaded purple on Schedule ‘B’, which forms part of this Bylaw, from part Resource Area (RA) to Large Holdings (LH).
 - (ii) an approximately 1.04 ha portion of the land described as Lot 1, Plan KAP35151, Sublot 38, District Lot 2710, SDYD, and shown shaded green on Schedule ‘B’, which forms part of this Bylaw, Tourist Commercial (CT) to Large Holdings (LH).
 - (iii) an approximately 29.2 ha portion of the land described as Lot 1, Plan KAP35151, Sublot 38, District Lot 2710, SDYD, and shown shaded yellow on Schedule ‘B’, which forms part of this Bylaw, from Resource Area (RA) to Conservation Area (CA).

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

PUBLIC HEARING held on this ____ day of _____, 2021.

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

ADOPTED this this ____ day of _____, 2021.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

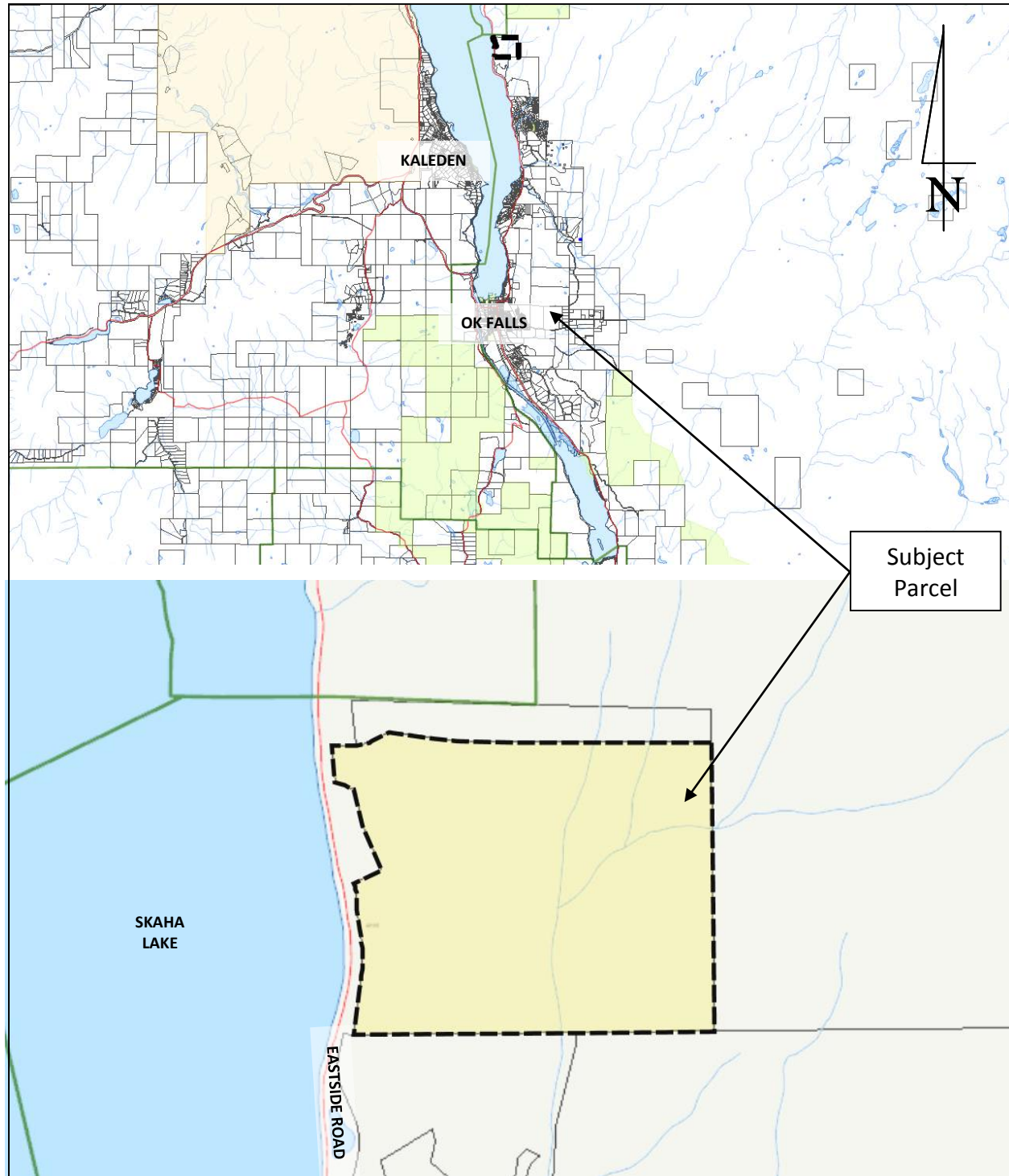
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2603.21, 2021

File No. D2021.016-ZONE

Schedule 'A'



Amendment Bylaw No. 2603.21, 2021
(D2021.016-ZONE)

Page 2 of 3

Regional District of Okanagan-Similkameen

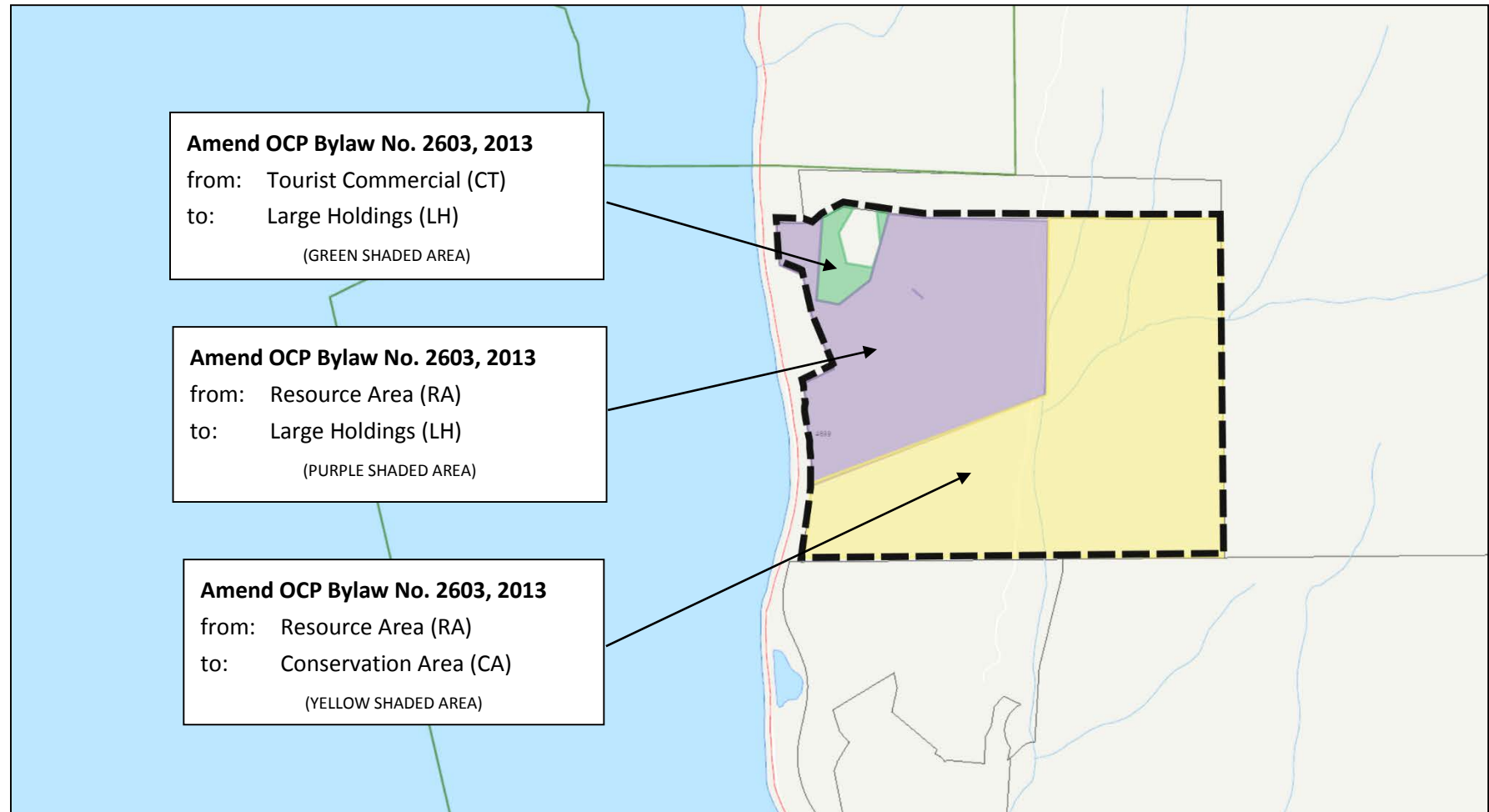
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.47, 2008

File No. D2021.036-ZONE

Schedule 'B'



Amendment Bylaw No. 2603.21, 2021
(D2021.016-ZONE)

Page 3 of 3

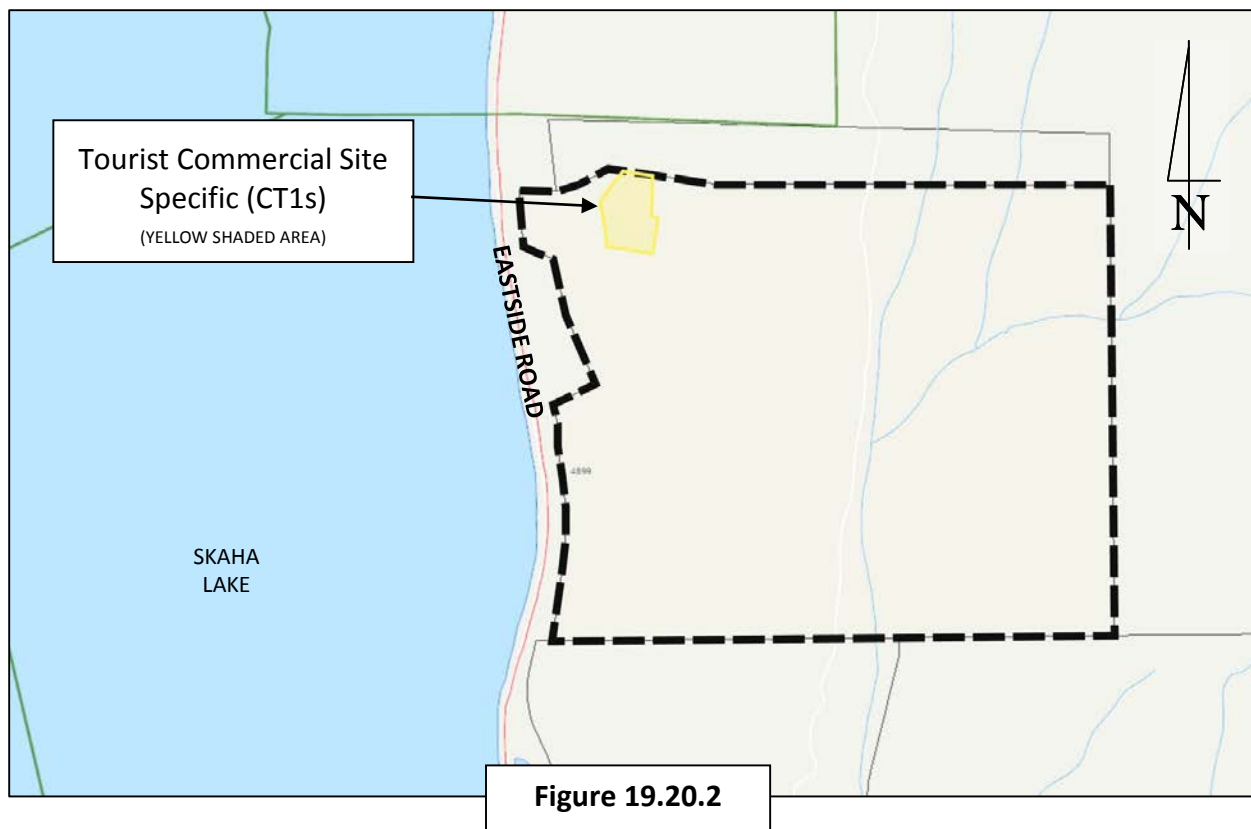
REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2455.47, 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” Zoning Amendment Bylaw No. 2455.47, 2021.”
2. The “Electoral Area “D” Zoning Bylaw No. 2455, 2008” is amended by:
 - i) adding a new sub-section 19.20.2 (Site Specific Tourist Commercial (CT1s) Provisions) under Section 19.20 (Site Specific Designations) to read as follows:
 - .2 in the case of an approximately 0.6 ha area of the land described as Lot 1, Plan KAP35151, Sublot 38, District Lot 2710, SDYD (4899 Eastside Road), and shown shaded yellow on Figure 19.20.2:
 - a) despite Section 15.1.5, the maximum number of accessory dwelling units shall be one (1) 180 m² accessory dwelling unit and one (1) 150 m² accessory dwelling unit.



3. The Official Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation on:
 - i) an approximately 0.6 ha area of the land described as Lot 1, Plan KAP35151, Sublot 38, District Lot 2710, SDYD, and shown shaded orange on Schedule 'B', which forms part of this Bylaw, from Tourist Commercial One (CT1) to Tourist Commercial Site Specific (CT1s) Zone.
 - ii) an approximately 29.2 ha area of the land described as Lot 1, Plan KAP35151, Sublot 38, District Lot 2710, SDYD, and shown shaded yellow on Schedule 'B', which forms part of this Bylaw, from Resource Area (RA) to Conservation Area (CA).
 - iii) an approximately 15.7 ha area of the land described as Lot 1, Plan KAP35151, Sublot 38, District Lot 2710, SDYD, and shown shaded purple on Schedule 'B', which forms part of this Bylaw, from Resource Area (RA) to Large Holdings Two (LH2).
 - iv) iii) an approximately 1.04 ha area of the land described as Lot 1, Plan KAP35151, Sublot 38, District Lot 2710, SDYD, and shown shaded green on Schedule 'B', which forms part of this Bylaw, from Tourist Commercial One (CT1) to Large Holdings Two (LH2).

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

PUBLIC HEARING held on this ____ day of _____, 2021.

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

ADOPTED this ____ day of _____, 2021.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

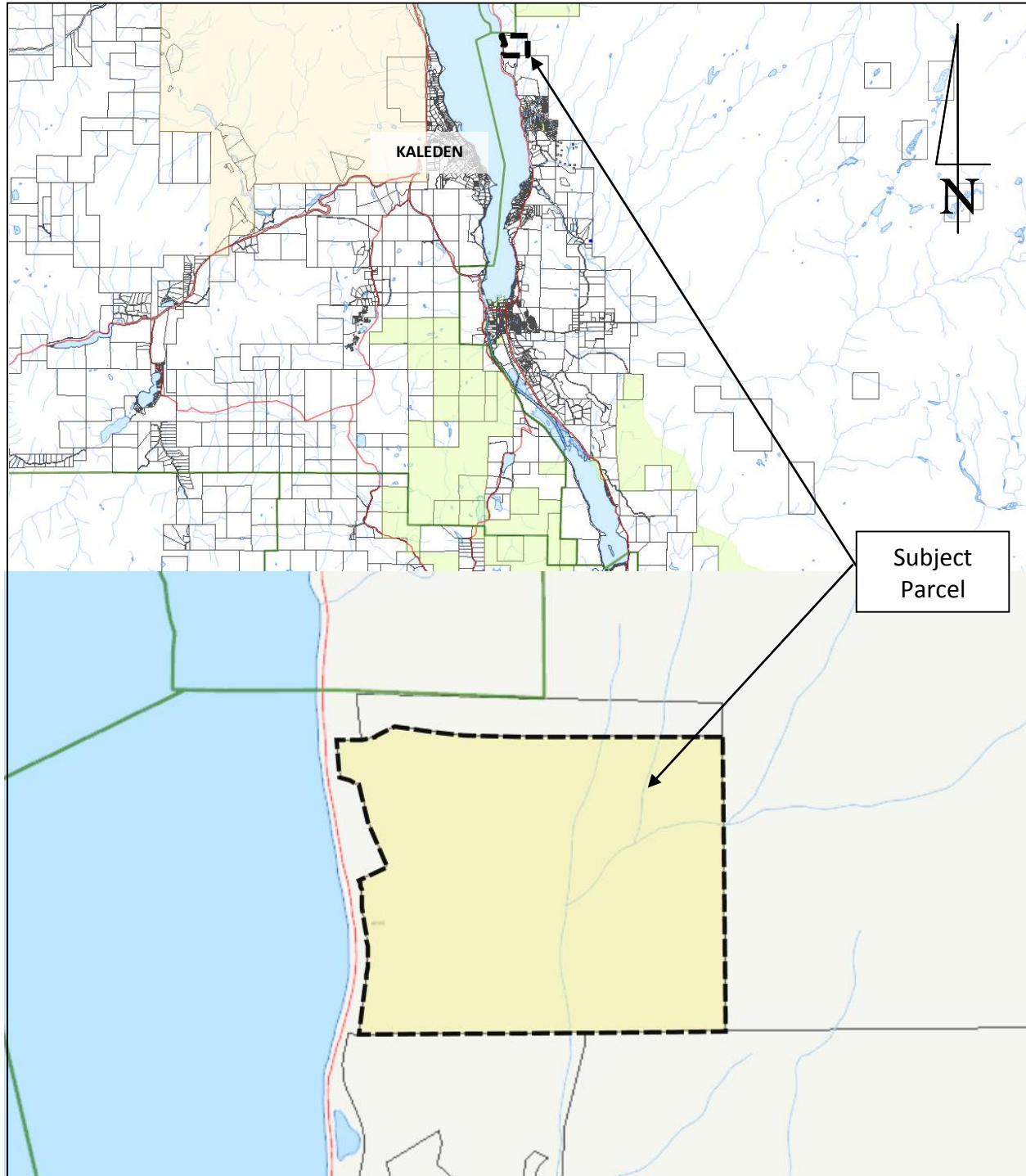
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.47, 2008

File No. D2021.036-ZONE

Schedule 'A'



Regional District of Okanagan-Similkameen

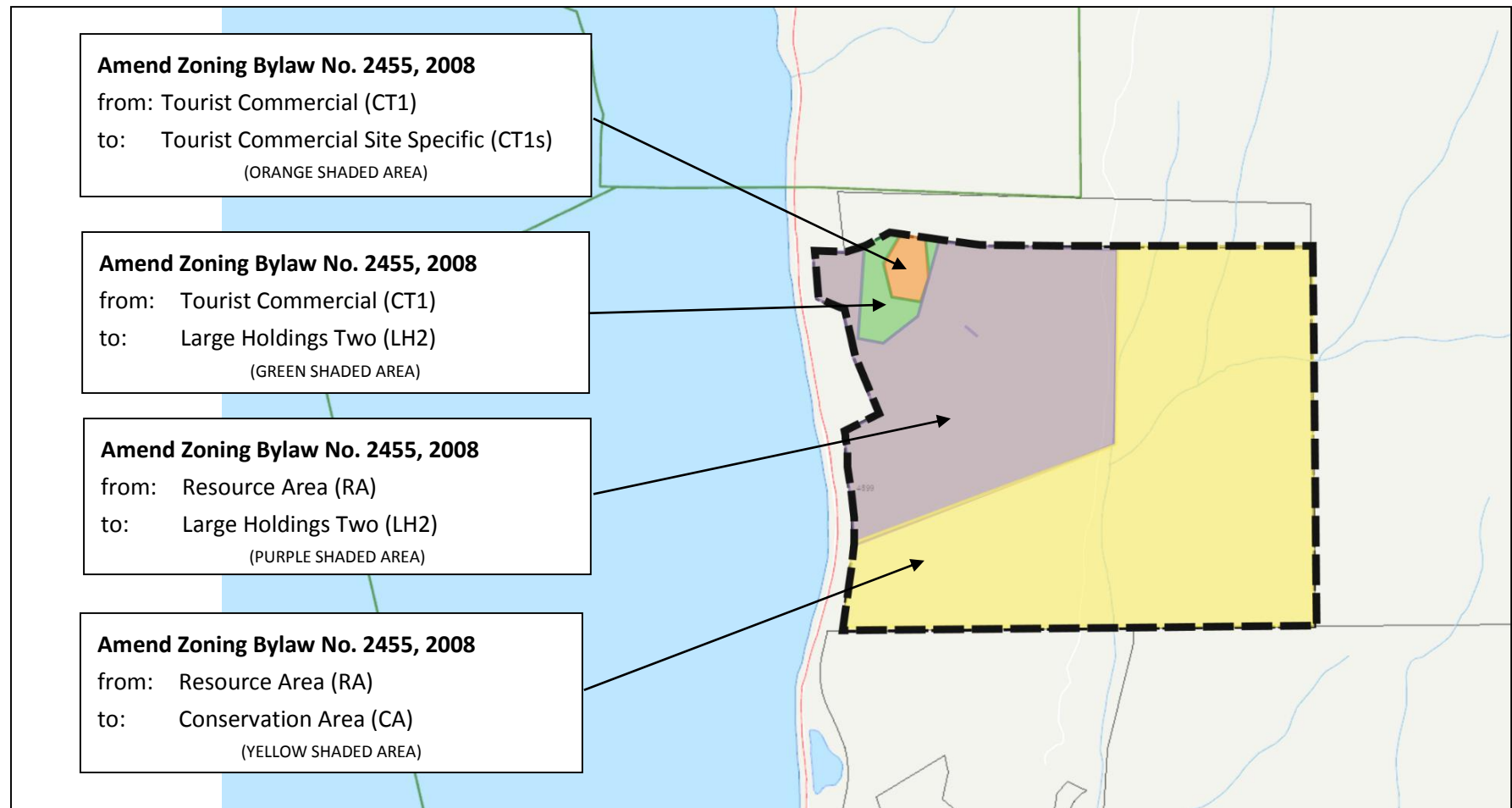
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2455.47, 2008

File No. D2021.036-ZONE

Schedule 'B'



Amendment Bylaw No. 2455.47, 2021
(D2021.036-ZONE)

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ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: October 21, 2021
RE: Zoning Bylaw Amendment – Electoral Area “A” (A2021.006-ZONE)

Administrative Recommendation:

THAT Bylaw No. 2451.31, 2021, a bylaw to amend the Electoral Area “A” Zoning Bylaw to allow for a minimum parcel size of 3.7 ha. at 2257 82nd Avenue, be read a third time.

Purpose: To allow for a minimum parcel size of 3.7 ha. Folio: A-02336.030
Civic: 2257 82nd Avenue Legal: Lot A, Plan KAP92472, DL 223, SDYD, Except Plan EPP9754
Zone: Agriculture One (AG1) Proposed Zone: Agriculture One Site Specific (AG1s)

Proposed Development:

The applicant is proposing to amend the zoning of the property from Agriculture One (AG1) to Site Specific Agriculture One (AG1s) with the site specific regulation stipulating that despite section 10.2.3(a), the minimum parcel size shall be 3.7 ha.

The applicant has stated that “the requested zoning amendment to reduce the minimum lot size will not result in the creation of any new lots or any physical changes to the land ... Lot 2 is primarily being used for agricultural and the requested zoning amendment will simply allow for a lot line adjustment to contain all of the active and capable agricultural land on one lot.”

Site Context:

The subject property is approximately 4.01 ha in area and is situated on the south side of 82nd avenue, west of Highway 3, and approximately 2.2 km east of the Town of Osoyoos boundary. The property currently contains a single family dwelling and farm outbuildings.

The surrounding pattern of development is generally characterised by agricultural use.

Background:

August 30, 2021, an electronic Public Information Meeting (PIM) was held via Webex and was attended by 0 members of the public.

August 9, 2021, the Electoral Area “A” Advisory Planning Commission recommended to the RDOS Board that the subject development application be approved.

September 23, 2021, the Regional District approved first and second reading of the amendment bylaws and scheduled a public hearing ahead of its meeting of October 21, 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 3).

Analysis:

The requested change to the minimum parcel size requirement of the AG1 Zone from 4.0 ha to 3.7 ha is minor in nature and is unlikely to adversely impact on the agricultural viability of the property given the area being removed is comprised of a rocky bench and outcroppings.

The zoning amendment will not change the permitted uses allowed on the property and the applicant is not proposing any new development on the property or a change in use.

The portion of the land most suitable for agriculture is currently being used by the neighbouring property owner and the rezoning will allow the owner and the neighbour to formalize this arrangement by consolidating all viable agricultural land into one parcel through a boundary adjustment.

It is not generally considered good planning practice to allow “spot zoning” in that spot zonings grant privileges to a single parcel which are not granted or extended to other parcels in the vicinity.

Alternatives:

1. THAT first and second readings of Bylaw No. 2451.31, 2021, Electoral Area “A” Zoning Amendment Bylaw be rescinded and the bylaws abandoned.

Respectfully submitted:



Fiona Titley, Planner I

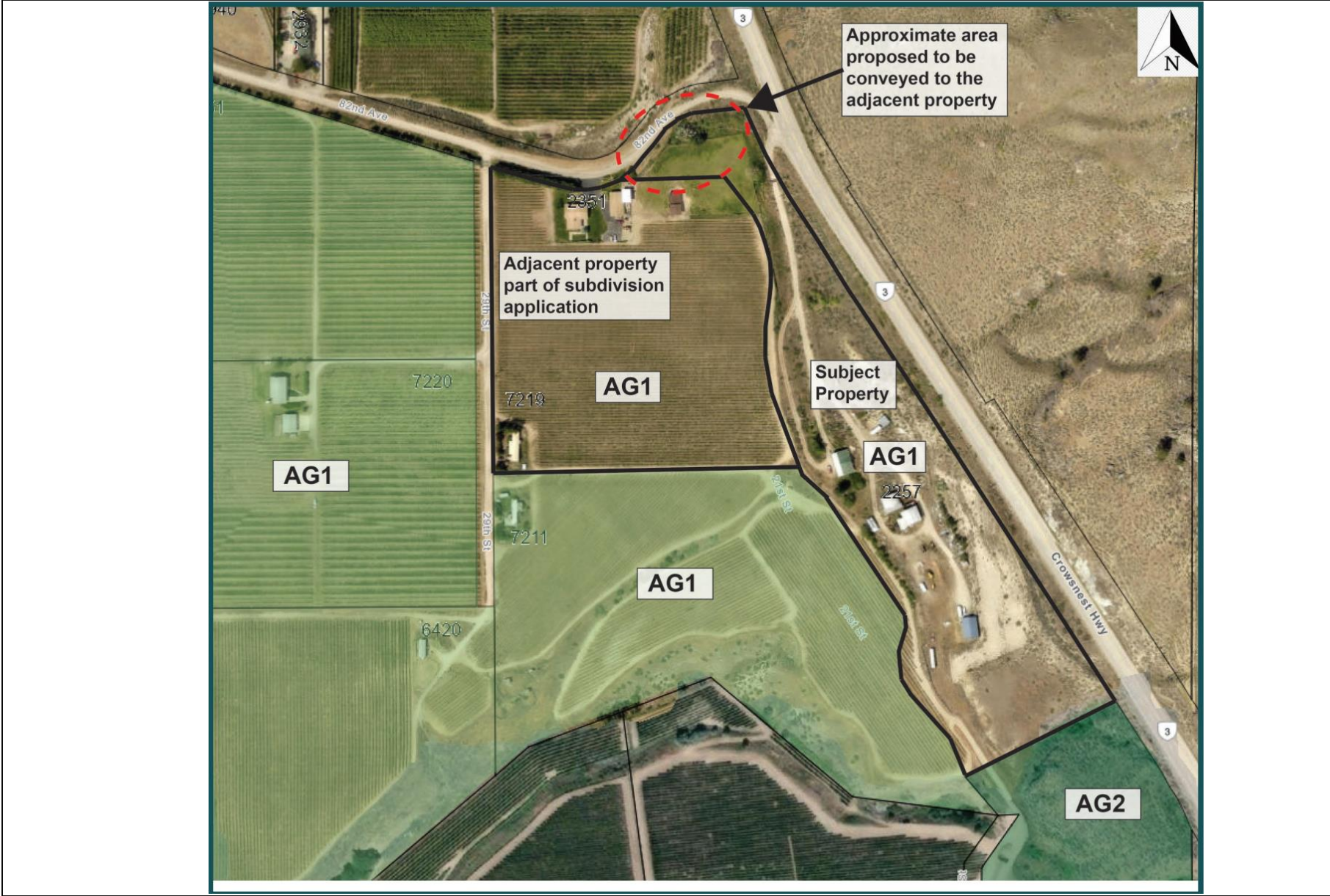
Endorsed By:



C. Garrish, Planning Manager

Attachments: No. 1 – Applicant’s Site Plan
No. 2 – Site Photo (Google Streetview)

Attachment No. 1 – Applicant’s Site Plan



Attachment No. 2 – Site Photo (Google Streetview)



Approximate area proposed
to be conveyed to the
adjacent property

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2451.32, 2021

A Bylaw to amend the Electoral Area “A” Zoning Bylaw No. 2451, 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 “A” Zoning Amendment Bylaw No. 2451.32, 2021.”
2. The “Electoral Area “A” Zoning Bylaw No. 2451,2008” is amended by:
 - i) adding a new sub-section .11 under Section 17.2 (Site Specific Agriculture One) to read as follows:
 - .11 in the case of land described as Lot A, Plan KAP92472, District Lot 223, SDYD (2257 82nd Avenue), and shaded yellow on Figure 17.2.11:
 - i) despite section 10.2.3(a), the minimum parcel size shall be 3.7 ha.
3. The Official Zoning Map, being Schedule ‘2’ of the Electoral Area “A” Zoning Bylaw No. 2451, 20008, is amended by changing the land use designation on the land described as Lot A, Plan KAP92472, District Lot 223, SDYD (2257 82nd Avenue), and shown shaded yellow on Schedule ‘A’, which forms part of this Bylaw, from Agriculture One Zone (AG1) to Agriculture One Site Specific (AG1s).

READ A FIRST AND SECOND TIME this 23rd day of September, 2021.

PUBLIC HEARING held on this 21st day of October, 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 "A" Zoning Amendment Bylaw No. 2451.32, 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 ____ day of _____, 2021.

Board Chair

Corporate Officer



Your File #: A2021.006-
ZONE
Pendergraft
Bylaw 2451.32
eDAS File #: 2021-04507
Date: Aug/20/2021

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

Attention: Lauri Feindell, Planning Secretary

**Re: Proposed Bylaw 2451.32, 2021 for:
Lot A, DL223, SDYD, Plan KAP92472
2257 82nd Avenue, Osoyoos**

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.

Regards,

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

Lauri Feindell

From: Moraes, Ryan <Ryan.Moraes@fortisbc.com>
Sent: August 10, 2021 9:34 AM
To: Planning
Subject: RE: Bylaw referral -Zoning Amendment - 2257 82nd Ave (A2021.006-ZONE)

Good Morning,

Fortis has no concerns with this re-zoning.

Regards,

Ryan Moraes, P.L.Eng, ASCT | Planning & Design Technologist | FortisBC
1975 Springfield Rd | Kelowna, BC V1Y 7V7
☎250-490-2621 7 778-214-0509 | ✉ryan.moraes@fortisbc.com

From: Referrals <Referrals@fortisbc.com>
Sent: Tuesday, August 3, 2021 10:41 AM
To: Moraes, Ryan <Ryan.Moraes@fortisbc.com>
Subject: Bylaw referral -Zoning Amendment - 2257 82nd Ave (A2021.006-ZONE)

Property Referral: 2021-1379

Hi Ryan,

Please review the attached / below and provide your comments directly to planning@rdos.bc.ca by **August 31, 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
Phone604-576-7010 x57010



From: Fiona Titley <ftitley@rdos.bc.ca>
Sent: Friday, July 30, 2021 1:24 PM
To: Referrals <Referrals@fortisbc.com>; 'tosoyoos@osoyoos.ca' <tosoyoos@osoyoos.ca>; 'Sara.Huber@gov.bc.ca' <Sara.Huber@gov.bc.ca>; 'Christina.Forbes@gov.bc.ca' <Christina.Forbes@gov.bc.ca>; 'HBE@interiorhealth.ca' <HBE@interiorhealth.ca>
Subject: [External Email] - Bylaw referral -Zoning Amendment - 2257 82nd Ave (A2021.006-ZONE)



ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: October 21, 2021

RE: OCP and Zoning Bylaw Amendments – Electoral Areas “A”, “C”, “D”, “E”, “F” & “I” (X2021.005-ZONE)

Administrative Recommendation:

THAT Bylaw No. 2892, 2021, a bylaw of the Regional District of Okanagan-Similkameen to amend Residential and Small Holdings Zone in South Okanagan official community plans and zoning bylaws be read a third time.

Purpose:

This amendment bylaw proposes that the South Okanagan Electoral Areas contain consistent zoning regulations with three Residential zones (RS1, RS2, and RS3) and four Small Holdings zones (SH1, SH2, SH3 and SH4) plus one other specific SH5 zone for the West Bench area of Electoral Area “F”.

This is the final phase of the on-going work related to the preparation of a single zoning bylaw for the Okanagan Electoral Areas.

Background:

At its meeting of May 6, 2021, the Planning and Development Committee received information on the engagement strategy proposed for the project, including an online GIS StoryBoard program, letters to property owners if the proposed zoning change also requires an OCP amendment and information releases to the press, social media, and CivicReady.

In summary, a total of 684 letters were sent to owners, a total of 670 views were recorded for the GIS StoryBoard on the project web page between May and June of 2021, 15 phone call enquiries were received and answered, 18 emails were received and answered, and one (1) feedback form was received. A WebEx information meeting was held for the Twin Lakes residents on June 1, 2021 with a total of eight participants. Three in-person meetings were held.

At its meeting of September 23, 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 October 21, 2021.

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. Highways 97 & 3).

All comments received to date in relation to this application are included in the Board Agenda.

Analysis:

The main objective of a single consolidated Zoning Bylaw for the Okanagan valley is to provide convenient and consistent information across the six Okanagan Electoral Areas to the public, developers, land owners and staff.

In support of this objective, work on the consolidated Zoning Bylaw has been completed in stages incorporating amendments for different sections of the existing Bylaws over the past few years. The Residential and Small Holdings sections are the most complex and several criteria were used to determine the best new zone for each property affected.

The replacement zoning being proposed for each property was done in consideration of the property size, the current use, if it is within the Agriculture Land Reserve (ALR), if there is community water and community sewer services, if it is a growth area, the terrain and the general ability to develop the land.

Consolidating and modernizing the six Electoral Area Zoning Bylaws included re-evaluating what the zoning intentions are for a 'Residential' parcel and for a 'Small Holdings' parcel. The three new proposed Residential zones (RS1, RS2, and RS3) are intended for smaller parcels (~ 350 m² to 1000 m²) either urban or suburban in nature. Usually with community water and sewer services. Most of these are located in the OK Falls area; however, they also occur on other properties that are relatively small in nature such as in Kaleden or Naramata.

The four main Small Holdings zones (SH1, SH2, SH3, and SH4) plus the West Bench SH5 zone, are intended for rural residential type of properties. These are quite typically found within much of the Regional District and are approximately ~2000 m² to 2.0 ha in area. These parcels typically do not have community water or sewer services, although some areas may be served with a community water system. Specific neighbourhoods include West Bench, parts of Kaleden, most of the Twin Lakes area, Vintage Views, and some pocket areas in the Osoyoos area.

Historically many smaller sized properties were zoned as Residential, presumably through a new subdivision, regardless of location or servicing options. As a result, numerous parcels scattered throughout the Regional District have a Residential designation but are in fact currently considered as a Small Holdings type of property. This Amendment Bylaw proposes to resolve these discrepancies.

Alternatives:

1. THAT third reading of Regional District of Okanagan-Similkameen Residential and Small Holdings Zone Update Amendment Bylaw No. 2892, 2021, be deferred; or
2. THAT first and second reading of Regional District of Okanagan-Similkameen Residential and Small Holdings Zone Update Amendment Bylaw No. 2892, 2021, be rescinded and the bylaw abandoned.

Respectfully submitted:

C. Garrish, Planning Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2892, 2021

**A Bylaw to amend the Electoral Areas “A”, “C”, “D”, “E”, “F” and “I”
Regional District of Okanagan-Similkameen Official Community Plan Bylaws & 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 “Electoral Area Residential and Small Holdings Zoning Update Amendment Bylaw No. 2892, 2021.”

Electoral Area “A”

2. The Official Community Plan Map, being Schedule ‘B’ of the Electoral Area “A” Official Community Plan Bylaw No. 2905, 2021, is amended by changing the land use designation of:
 - i) the land shown shaded yellow on Schedule ‘A-101’, which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - ii) an approximately 0.5 ha area of the land described as Lot 2, Plan EPP47704, District Lot 2450S 3460S, SDYD, and shown shaded purple on Schedule ‘A-101’, which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - iii) an approximately 250 m² area of land described as Lot 1, Plan KAP58930, District Lot 2450, SDYD, and shown shaded yellow on Schedule ‘A-102’, which forms part of this Bylaw, from Low Density Residential (LR) to Agriculture (AG).
 - iv) the land described as District Lot 4100S, SDYD, and an approximately 1.07 ha area of land described as Lot 639A, Plan KAP1950, District Lot 2450S, SDYD, and shown shaded yellow on Schedule ‘A-103’, which forms part of this Bylaw, from Agriculture (AG) to Low Density Residential (LR).

- v) the land shown shaded green on Schedule 'A-104', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- vi) the land shown shaded green on Schedule 'A-105', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- vii) the land shown shaded green on Schedule 'A-106', which forms part of this Bylaw, from Small Holdings (SH) to Large Holdings (LH).

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

- i) replacing the sub-section titled "Rural Zones" under Section 5.1 (Zoning Districts) in its entirety with the following:

Rural Zones

Resource Area Zone	RA
Agriculture One Zone	AG1
Agriculture Two Zone	AG2
Large Holdings One Zone	LH1

- ii) adding a new sub-section titled "Small Holdings Zones" under Section 5.1 (Zoning Districts) to read as follows:

Small Holdings Zones

Small Holdings One Zone	SH1
Small Holdings Two Zone	SH2
Small Holdings Three Zone	SH3
Small Holdings Four Zone	SH4

- iii) replacing the sub-section titled "Low Density Residential Zones" under Section 5.1 (Zoning Districts) in its entirety with the following:

Low Density Residential Zones

Low Density Residential Two Zone	RS2
Low Density Residential Three Zone	RS3
Low Density Residential Duplex Zone	RD1

- iv) replacing the first column in the sixth row of Table 7.9 (Screening and Landscaping Requirements under Section 7.9 (Screening and Landscaping) in its entirety with the following:

Any use in SH1, SH2, SH3, RS2, RS3, RD1, RM1, C1, CT1, I1, A1, PR and CA zones.

v) replacing Section 10.5 (Small Holdings Two Zone) in its entirety with the following:

10.5 *deleted*

vi) replacing Section 10.6 (Small Holdings Three Zone) in its entirety with the following:

10.6 *deleted*

vii) replacing Section 10.7 (Small Holdings Four Zone) in its entirety with the following:

10.7 *deleted*

viii) adding a new Section 11.0 (Small Holdings) to read as follows and renumbering all subsequent sections:

11.0 SMALL HOLDINGS

11.1 SMALL HOLDINGS ONE ZONE (SH1)

11.1.1 Permitted Uses:

Principal Uses:

a) single detached dwelling;

Secondary Uses:

b) accessory dwelling, subject to Section 7.11;

c) bed and breakfast operation, subject to Section 7.19;

d) home occupation, subject to Section 7.17;

e) secondary suite, subject to Section 7.12; and

f) accessory building and structure, subject to Section 7.13.

11.1.2 Site Specific Small Holdings One (SH1s) Provisions:

a) see Section 17.5

11.1.3 Minimum Parcel Size for Subdivision:

a) 0.25 ha, when connected to a community sewer and water system;

b) 1.0 ha, when serviced by well and approved septic system.

11.1.4 Minimum Parcel Width for Subdivision:

a) Not less than 25% of the parcel depth.

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.1.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres

11.1.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres

11.1.8 Maximum Parcel Coverage:

- a) 35%

11.1.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

11.2 SMALL HOLDINGS TWO ZONE (SH2)

11.2.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;

- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12; and
- g) accessory building and structure, subject to Section 7.13.

11.2.2 Site Specific Small Holdings Two (SH2s) Provisions:

- a) see Section 17.6

11.2.3 Minimum Parcel Size for Subdivision:

- a) 0.5 ha, when connected to a community sewer system and serviced by well; or
- b) 1.0 ha, when serviced by a well and approved septic system

11.2.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.2.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.2.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres

- iii) Interior side parcel line: 15.0 metres
- iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.2.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.2.7 Maximum Height:

- a) No building, accessory building or structure shall exceed a height of 10.0 metres

11.2.8 Maximum Parcel Coverage:

- a) 25%

11.2.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

11.3 SMALL HOLDINGS THREE ZONE (SH3)

11.3.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12; and
- g) accessory building and structure, subject to Section 7.13.

11.3.2 Site Specific Small Holdings Three (SH3s) Provisions:

- a) see Section 17.7

11.3.3 Minimum Parcel Size for Subdivision:

- a) 1.0 ha

11.3.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.3.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.3.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.3.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.3.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;

11.3.8 Maximum Parcel Coverage:

- a) 20%

11.3.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

11.4 SMALL HOLDINGS FOUR ZONE (SH4)

11.4.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home industry, subject to Section 7.18;
- f) home occupation, subject to Section 7.17;
- g) secondary suite, subject to Section 7.12; and
- h) accessory building and structure, subject to Section 7.13.

11.4.2 Site Specific Small Holdings Three (SH4s) Provisions:

- a) see Section 17.8

11.4.3 Minimum Parcel Size for Subdivision:

- a) 2.0 ha

11.4.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.4.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.4.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.4.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.4.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres

11.4.8 Maximum Parcel Coverage:

- a) 15%

11.4.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

- ix) replacing Section 11.0 (Low Density Residential) in its entirety with the following:

11.0 LOW DENSITY RESIDENTIAL

11.1 LOW DENSITY RESIDENTIAL TWO ZONE (RS2)

11.1.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12;
- f) accessory building and structure, subject to Section 7.13.

11.1.2 Site Specific Low Density Residential Two (RS2s) Provisions:

- a) see Section 17.10

11.1.3 Minimum Parcel Size for Subdivision:

- a) 500.0 m², when connected to a community sewer and water system;
or
- b) 1.0 ha, when serviced by well and approved septic system.

11.1.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.1.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres

- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.1.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.1.8 Maximum Parcel Coverage:

- a) 35%

11.1.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

11.2 LOW DENSITY RESIDENTIAL THREE ZONE (RS3)

11.2.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12;
- f) accessory building and structure, subject to Section 7.13.

11.2.2 Site Specific Low Density Residential Three (RS3s) Provisions:

- a) see Section 17.11

11.2.3 Minimum Parcel Size for Subdivision:

- a) 1,000.0 m², when connected to a community sewer and water system; or
- b) 1.0 ha, when serviced by well and approved septic system.

11.2.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.2.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.2.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.2.8 Maximum Parcel Coverage:

- a) 35%

11.2.9 Minimum Building Width:

- a) Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.

11.3 LOW DENSITY RESIDENTIAL DUPLEX ZONE (RD1)

11.3.1 Permitted Uses:

Principal Uses:

- a) duplex dwelling;

- b) single detached dwelling;

Secondary Uses:

- c) home occupation, subject to Section 7.17;
- d) accessory building and structure, subject to Section 7.13.

11.3.2 Site Specific Low Density Residential Duplex (RD1s) Provisions:

- a) see Section 17.9

11.3.3 Minimum Parcel Size for Subdivision:

- a) 225.0 m² for the purpose of subdividing a duplex under the *Strata Property Act*, when connected to a community sewer and water system;
- b) 550.0 m², when connected to a community sewer and water system;
or
- c) 1.0 ha, when serviced by well and approved septic system.

11.3.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) two (2) dwelling units, provided that both dwellings are located in one (1) residential building.

11.3.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory Buildings or Structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.3.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.3.8 Maximum Parcel Coverage:

- a) 45%

11.3.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

- x) replacing Section 17.5 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.5 Site Specific Small Holdings One (SH1s) Provisions:

- .1 Not applicable.

- xi) replacing Section 17.6 (Site Specific Small Holdings Three (SH3s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.6 Site Specific Small Holdings Two (SH2s) Provisions:

- .1 Not applicable.

- xii) replacing Section 17.7 (Site Specific Small Holdings Four (SH4s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.7 Site Specific Small Holdings Three (SH3s) Provisions:

- .1 Not applicable.

- xiii) adding a new Section 17.8 (Site Specific Small Holdings Four (SH4s) Provisions) under Section 17.0 (Site Specific Designations) to read as follows and renumbering all subsequent sections:

17.8 Site Specific Small Holdings Four (SH4s) Provisions:

- .1 Not applicable.

- xiv) replacing Section 17.8 (Site Specific Low Density Residential One (RS1s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

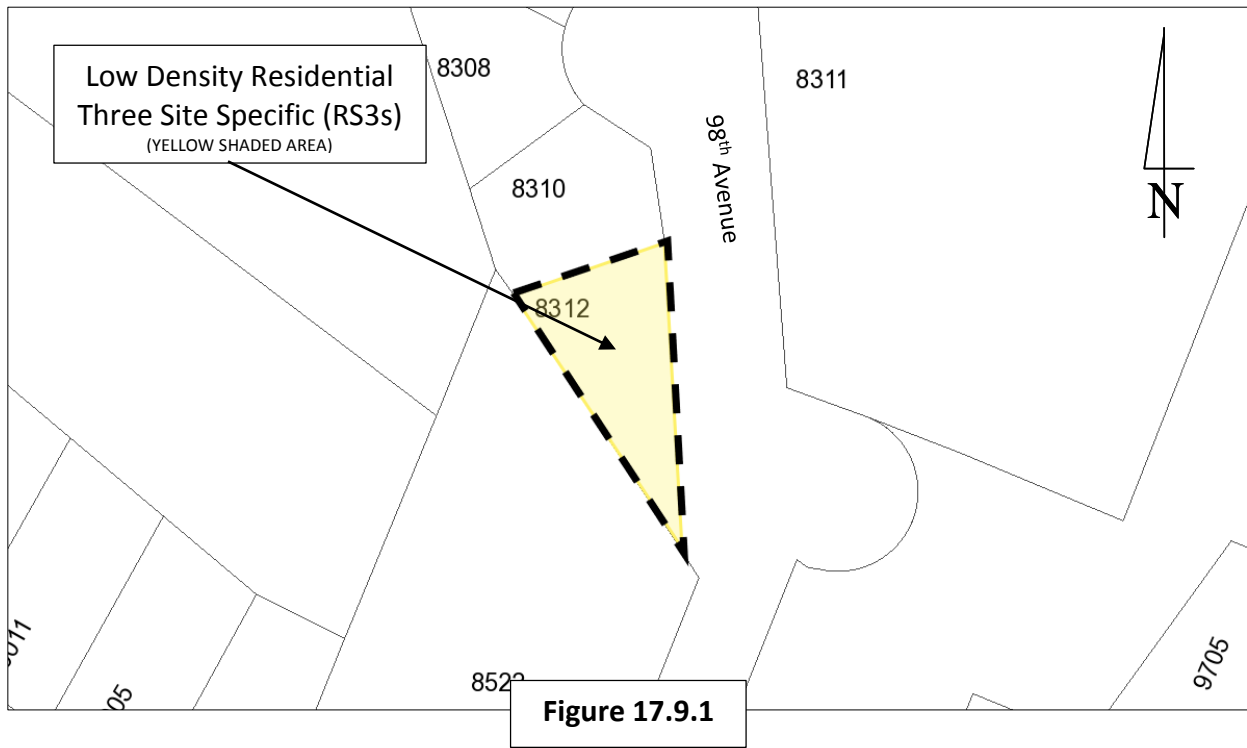
17.8 Site Specific Low Density Residential Two (RS2s) Provisions:

- .1 Not applicable.

- xv) adding a new Section 17.9 (Site Specific Low Density Residential Three (RS3s) Provisions) under Section 17.0 (Site Specific Designations) to read as follows and renumbering all subsequent sections:

17.9 Site Specific Low Density Residential Three (RS3s) Provisions:

- .1 in the case of land described as Lot 6, Plan KAP32220, District Lot 2450S, SDYD (8312 98th Avenue), and shown shaded yellow on Figure 17.9.1:
 - a) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 11.3.1:
 - i) mobile home.



- .2 in the case of the land described as Lot 3, Plan EPP87173, District Lot 2450S, SDYD (10210 81st Street), and shown shaded yellow on Figure 17.9.2:
 - a) despite Section 11.3.6, the minimum setbacks for buildings and structures shall be as follows:
 - i) Rear parcel line (southern parcel line) 2.0 metres
 - ii) Interior side parcel line, except eastern parcel line 1.5 metres
 - iii) All other parcel lines 7.5 metres

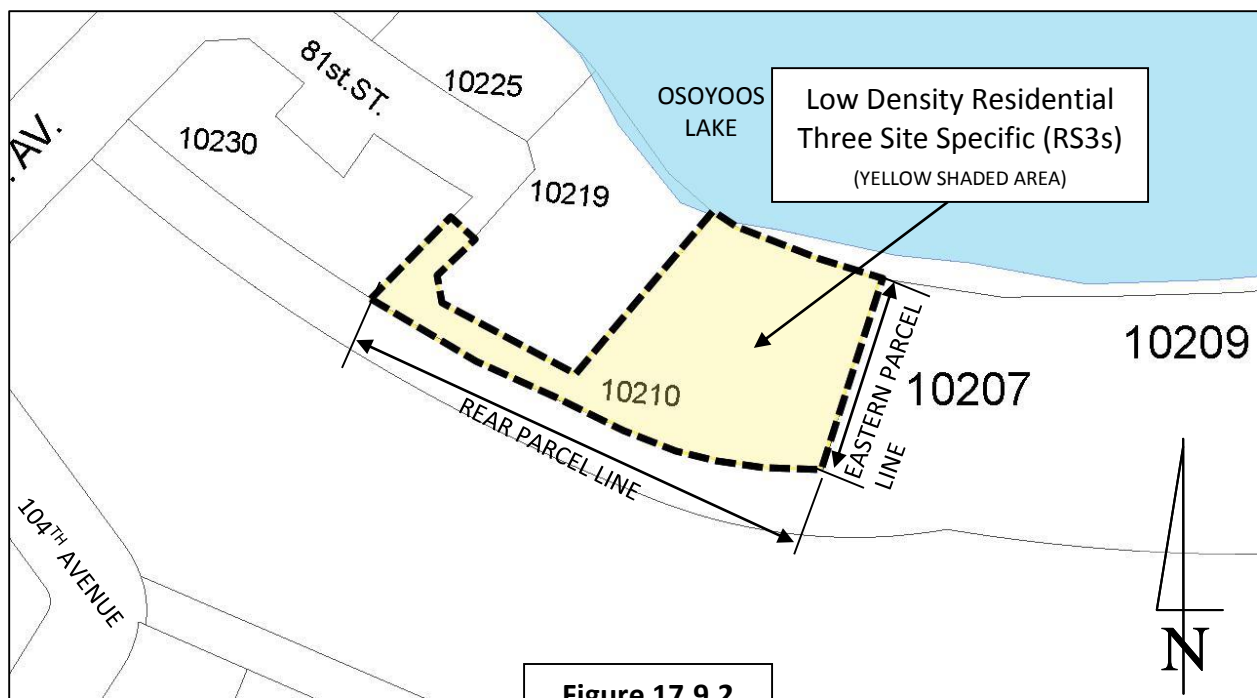


Figure 17.9.2

4. The Zoning Map, being Schedule '2' of the Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation of:
- i) the land shown shaded yellow on Schedule 'A-201', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
 - ii) the land shown shaded yellow on Schedule 'A-202', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two (SH2).
 - iii) the land shown shaded yellow on Schedule 'A-203', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
 - iv) an approximately 400 m² area of land shown shaded green on Schedule 'A-203', which forms part of this Bylaw, from Residential Single Family One (RS1) to Parks and Recreation (PR).
 - v) the land shown shaded yellow on Schedule 'A-204', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
 - vi) the land shown shaded yellow on Schedule 'A-205', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).

- vii) the land shown shaded yellow on Schedule 'A-206', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
- viii) an approximately 185 m² area of land shown shaded green on Schedule 'A-206', which forms part of this Bylaw, from Residential Single Family One (RS1) to Parks and Recreation (PR).
- ix) the land shown shaded yellow on Schedule 'A-207', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- x) an approximately 0.5 ha area of the land described as Lot 2, Plan EPP47704, District Lot 2450S 3460S, SDYD, and shown shaded purple on Schedule 'A-207', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xi) the land shown shaded yellow on Schedule 'A-208', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
- xii) an approximately 350 m² area of land shown shaded green on Schedule 'A-208', which forms part of this Bylaw, from Residential Single Family One (RS1) to Parks and Recreation (PR).
- xiii) an approximately 250 m² area of land shown shaded orange on Schedule 'A-208', which forms part of this Bylaw, from Residential Single Family One (RS1) to Agriculture One (AG1).
- xiv) the land shown shaded purple on Schedule 'A-209', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
- xv) an approximately 330 m² area of land shown shaded green on Schedule 'A-209', which forms part of this Bylaw, from Residential Single Family One (RS1) to Parks and Recreation (PR).
- xvi) the land shown shaded yellow on Schedule 'A-210', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xvii) an approximately 335 m² area of land shown shaded green on Schedule 'A-210', which forms part of this Bylaw, from Residential Single Family One (RS1) to Parks and Recreation (PR).

- xviii) an approximately 975 m² area of land shown shaded red on Schedule 'A-210', which forms part of this Bylaw, from Parks and Recreation (PR) to Residential Single Family Three (RS3).
- xix) the land shown shaded yellow on Schedule 'A-211', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xx) the land shown shaded purple on Schedule 'A-211', which forms part of this Bylaw, from Residential Single Family One Site Specific (RS1s) to Low Density Residential Three Site Specific (RS3s).
- xxi) an approximately 775 m² area of land shown shaded green on Schedule 'A-211', which forms part of this Bylaw, from Residential Single Family One (RS1) to Parks and Recreation (PR).
- xxii) changing the land use designation of the land shown shaded yellow on Schedule 'A-212', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxiii) the land shown shaded yellow on Schedule 'A-213', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two (SH2).
- xxiv) the land shown shaded yellow on Schedule 'A-214', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxv) the land shown shaded purple on Schedule 'A-214', which forms part of this Bylaw, from Residential Single Family One Site Specific (RS1s) to Low Density Residential Three Site Specific (RS3s).
- xxvi) the land shown shaded yellow on Schedule 'A-215', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxvii) the land shown shaded yellow on Schedule 'A-216', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
- xxviii) the land shown shaded yellow on Schedule 'A-217', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).

- xxix) the land shown shaded yellow on Schedule 'A-218', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxx) the land shown shaded green on Schedule 'A-218', which forms part of this Bylaw, from Residential Single Family One (RS1) to Parks and Recreation (PR).
- xxxi) the land shown shaded yellow on Schedule 'A-219', which forms part of this Bylaw, from Residential Single Family One Site Specific (RS1s) to Low Density Residential Three (RS3).
- xxxii) the land shown shaded yellow on Schedule 'A-220', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxxiii) the land shown shaded green on Schedule 'A-220', which forms part of this Bylaw, from Residential Single Family One (RS1) to Parks and Recreation (PR).
- xxxiv) the land shown shaded yellow on Schedule 'A-221', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxxv) the land shown shaded yellow on Schedule 'A-222', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxxvi) the land shown shaded yellow on Schedule 'A-223', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings Two (SH2).
- xxxvii) the land shown shaded yellow on Schedule 'A-224', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxxviii) the land shown shaded yellow on Schedule 'A-225', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxxix) the land shown shaded blue on Schedule 'A-225', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xl) the land shown shaded yellow on Schedule 'A-226', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).

- xli) the land shown shaded purple on Schedule 'A-226', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two (SH2).
- xlii) the land shown shaded yellow on Schedule 'A-227', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xliii) the land shown shaded yellow on Schedule 'A-228', which forms part of this Bylaw, from Small Holdings Two (SH2) to Large Holdings One (LH1).
- xliv) the land shown shaded yellow on Schedule 'A-229', which forms part of this Bylaw, from Small Holdings Three Site Specific (SH3s) to Small Holdings Three (SH3).
- xlv) the land shown shaded yellow on Schedule 'A-230', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two (SH2).

Electoral Area "C"

5. The Official Community Plan Map, being Schedule 'B' of the Electoral Area "C" Official Community Plan Bylaw No. 2452, 2008, is amended by changing the land use designation of:
 - i) the land shown shaded yellow on Schedule 'C-101', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - ii) the land shown shaded green on Schedule 'C-102', which forms part of this Bylaw, from Low Density Residential (LR) to Parks and Recreation (PR).
 - iii) the land shown shaded yellow on Schedule 'C-103', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - iv) the land shown shaded yellow on Schedule 'C-104', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - v) the land shown shaded yellow on Schedule 'C-105', which forms part of this Bylaw, from Small Holdings (SH) to Agriculture (AG).
 - vi) the land shown shaded yellow on Schedule 'C-106', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - vii) the land shown shaded yellow on Schedule 'C-107', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).

- viii) the land shown shaded yellow on Schedule 'C-108', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- ix) the land shown shaded yellow on Schedule 'C-109, which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- x) the land shown shaded yellow on Schedule 'C-110', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- xi) the land shown shaded yellow on Schedule 'C-111', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- xii) the land shown shaded yellow on Schedule 'C-112', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- xiii) the land shown shaded yellow on Schedule 'C-113', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).

6. The Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by:

- i) replacing the sub-section titled "Rural Zones" under Section 5.1 (Zoning Districts) in its entirety with the following:

Rural Zones

Resource Area Zone	RA
Agriculture One Zone	AG1
Agriculture Two Zone	AG2
Large Holdings One Zone	LH1

- ii) adding a new sub-section titled "Small Holdings Zones" under Section 5.1 (Zoning Districts) to read as follows:

Small Holdings Zones

Small Holdings One Zone	SH1
Small Holdings Two Zone	SH2
Small Holdings Three Zone	SH3
Small Holdings Four Zone	SH4

- iii) replacing the sub-section titled "Low Density Residential Zones" under Section 5.1 (Zoning Districts) in its entirety with the following:

Low Density Residential Zones

Low Density Residential One Zone	RS1
----------------------------------	-----

Low Density Residential Two Zone	RS2
Low Density Residential Three Zone	RS3
Low Density Residential Duplex Zone	RD1
Low Density Residential Manufactured Home Park Zone	RSM1

iv) replacing Section 10.5 (Small Holdings Two Zone) in its entirety with the following:

10.5 *deleted*

v) replacing Section 10.6 (Small Holdings Three Zone) in its entirety with the following:

10.6 *deleted*

vi) replacing Section 10.7 (Small Holdings Four Zone) in its entirety with the following:

10.7 *deleted*

vii) replacing Section 10.8 (Small Holdings Five Zone) in its entirety with the following:

10.8 *deleted*

viii) adding a new Section 11.0 (Small Holdings) to read as follows and renumbering all subsequent sections:

11.0 SMALL HOLDINGS

11.1 SMALL HOLDINGS ONE ZONE (SH1)

11.1.1 Permitted Uses:

Principal Uses:

a) single detached dwelling;

Secondary Uses:

b) accessory dwelling, subject to Section 7.11;

c) bed and breakfast operation, subject to Section 7.19;

d) home occupation, subject to Section 7.17;

e) secondary suite, subject to Section 7.12; and

f) accessory building and structure, subject to Section 7.13.

11.1.2 Site Specific Small Holdings One (SH1s) Provisions:

a) see Section 17.5

11.1.3 Minimum Parcel Size for Subdivision:

- a) 0.25 ha, when connected to a community sewer and water system; or
- b) 1.0 ha, when serviced by well and approved septic system.

11.1.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.1.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres

11.1.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres

11.1.8 Maximum Parcel Coverage:

- a) 35%

11.1.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

11.2 SMALL HOLDINGS TWO ZONE (SH2)

11.2.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12; and
- g) accessory building and structure, subject to Section 7.13.

11.2.2 Site Specific Small Holdings Two (SH2s) Provisions:

- a) see Section 17.6

11.2.3 Minimum Parcel Size for Subdivision:

- a) 0.5 ha, when connected to a community sewer system and serviced by well; or
- b) 1.0 ha, when serviced by a well and approved septic system

11.2.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.2.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:

- i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.2.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
- i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.2.6(a) and (b), incinerator or compost facility:
- i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.2.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres

11.2.8 Maximum Parcel Coverage:

- a) 25%

11.2.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

11.3 SMALL HOLDINGS THREE ZONE (SH3)

11.3.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;

- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12; and
- g) accessory building and structure, subject to Section 7.13.

11.3.2 Site Specific Small Holdings Three (SH3s) Provisions:

- a) see Section 17.7

11.3.3 Minimum Parcel Size for Subdivision:

- a) 1.0 ha

11.3.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.3.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.3.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres

- iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.3.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.3.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;

11.3.8 Maximum Parcel Coverage:

- a) 20%

11.3.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

11.4 SMALL HOLDINGS FOUR ZONE (SH4)

11.4.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home industry, subject to Section 7.18;
- f) home occupation, subject to Section 7.17;
- g) secondary suite, subject to Section 7.12; and
- h) accessory building and structure, subject to Section 7.13.

11.4.2 Site Specific Small Holdings Three (SH4s) Provisions:

- a) see Section 17.8

11.4.3 Minimum Parcel Size for Subdivision:

- a) 2.0 ha

11.4.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.4.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.4.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.4.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.4.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres

11.4.8 Maximum Parcel Coverage:

- a) 15%

11.4.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

ix) replacing Section 11.0 (Low Density Residential) in its entirety with the following:

11.0 LOW DENSITY RESIDENTIAL

11.1 LOW DENSITY RESIDENTIAL ONE ZONE (RS1)

11.1.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) bed and breakfast operation, subject to Section 7.19;
- c) home occupation, subject to Section 7.17;
- d) accessory building and structure, subject to Section 7.13.

11.1.2 Site Specific Low Density Residential One (RS1s) Provisions:

- a) see Section 17.9

11.1.3 Minimum Parcel Size for Subdivision:

- a) 350.0 m², when connected to a community sewer and water system;
or
- b) 1.0 ha, when serviced by well and approved septic system.

11.1.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling

11.1.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 6.0 metres
 - ii) Rear parcel line 6.0 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.1.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.1.8 Maximum Parcel Coverage:

- a) 50%

11.1.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

11.2 LOW DENSITY RESIDENTIAL TWO ZONE (RS2)

11.2.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12;
- f) accessory building and structure, subject to Section 7.13.

11.2.2 Site Specific Low Density Residential Two (RS2s) Provisions:

- a) see Section 17.10

11.2.3 Minimum Parcel Size for Subdivision:

- a) 500.0 m², when connected to a community sewer and water system;
or
- b) 1.0 ha, when serviced by well and approved septic system.

11.2.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.2.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.2.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.2.8 Maximum Parcel Coverage:

- a) 35%

11.2.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

11.3 LOW DENSITY RESIDENTIAL THREE ZONE (RS3)

11.3.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12;
- f) accessory building and structure, subject to Section 7.13.

11.3.2 Site Specific Low Density Residential Three (RS3s) Provisions:

- a) see Section 17.11

11.3.3 Minimum Parcel Size for Subdivision:

- a) 1,000.0 m², when connected to a community sewer and water system; or
- b) 1.0 ha, when serviced by well and approved septic system.

11.3.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.3.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres

- iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.3.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.3.8 Maximum Parcel Coverage:

- a) 35%

11.3.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

11.4 LOW DENSITY RESIDENTIAL DUPLEX ZONE (RD1)

11.4.1 Permitted Uses:

Principal Uses:

- a) duplex dwelling;
- b) single detached dwelling;

Secondary Uses:

- c) home occupation, subject to Section 7.17;
- d) accessory building and structure, subject to Section 7.13.

11.4.2 Site Specific Low Density Residential Duplex (RD1s) Provisions:

- a) see Section 17.12

11.4.3 Minimum Parcel Size for Subdivision:

- a) 225.0 m² for the purpose of subdividing a duplex under the *Strata Property Act*, when connected to a community sewer and water system;
- b) 550.0 m², when connected to a community sewer and water system;
or

c) 1.0 ha, when serviced by well and approved septic system.

11.4.4 Minimum Parcel Width for Subdivision:

a) Not less than 25% of the parcel depth

11.4.5 Maximum Number of Dwellings Permitted Per Parcel:

a) two (2) dwelling units, provided that both dwellings are located in one (1) residential building.

11.4.6 Minimum Setbacks:

a) Principal buildings:

- i) Front parcel line 7.5 metres
- ii) Rear parcel line 7.5 metres
- iii) Interior side parcel line 1.5 metres
- iv) Exterior side parcel line 4.5 metres

b) Accessory Buildings or Structures:

- i) Front parcel line 7.5 metres
- ii) Rear parcel line 1.0 metres
- iii) Interior side parcel line 1.0 metres
- iv) Exterior side parcel line 4.5 metres

11.4.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.4.8 Maximum Parcel Coverage:

a) 45%

11.4.9 Minimum Building Width:

a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

11.5 LOW DENSITY RESIDENTIAL MANUFACTURED HOME PARK ZONE (RSM1)

11.5.1 Permitted Uses:

Principal Uses:

- a) manufactured home;
- b) manufactured home park;

Secondary Uses:

- c) single detached dwelling;
- d) home occupation, subject to Section 7.17;
- e) one (1) retail store, convenience, provided that it does not occupy more than 3 percent of the gross area of the manufactured home park, or does not exceed 250.0 m² gross floor area, whichever is less;
- f) accessory building and structure, subject to Sections 7.13 and 7.15.

11.5.2 Site Specific Residential Manufactured Home Park (RSM1s) Provisions:

- a) see Section 17.13

11.5.3 Minimum Parcel Size:

- a) 1.0 ha for manufactured home park; and
- b) 350.0 m² for each manufactured home space.

11.5.4 Minimum Parcel Width:

- a) 35.0 metres for manufactured home park; within which:
 - i) a minimum of 12.0 metres shall be provided for each manufactured home space abutting an internal road; and
 - ii) a minimum of 6.0 metres shall be provided for each manufactured home space abutting a cul-de-sac.

11.5.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) 30 dwellings per hectare

11.5.6 Maximum Number of Dwellings Permitted Per Manufactured Home Space:

- a) one (1) manufactured home per manufactured home space; and

- b) one (1) accessory single detached dwelling permitted per manufactured home park.

11.5.7 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 4.5 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Setbacks within each manufactured home space boundary for buildings and structures (subject to Section 11.5.7(a)):
 - i) Front boundary line 3.0 metres
 - ii) Rear boundary line 1.5 metres
 - iii) Interior boundary line 1.5 metres
 - iv) Exterior boundary line 3.0 metres
- c) Setbacks within each manufactured home space boundary for accessory buildings and structures (subject to Section 11.5.7(a)):
 - i) Front boundary line 4.5 metres
 - ii) Rear boundary line 1.0 metres
 - iii) Interior boundary line 1.0 metres
 - iv) Exterior boundary line 3.0 metres

11.5.8 Amenity Area:

- a) The following amenity and open space area(s) shall be provided for each dwelling unit:
 - i) a contiguous area of not less than 40m²;
 - ii) to be located immediately adjacent to and be accessible from a habitable room (common space) of the dwelling unit;
 - iii) shall not include any required storage area, driveway, off-street parking area or building setback area except the rear setback area; and
 - iv) must be marked on the site plan submitted with the Building Permit application for the development of a dwelling unit on the parcel.

11.5.9 Maximum Height:

- a) No building or structure shall exceed a height of 7.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.5.10 Maximum Manufactured Home Space Coverage:

- a) 45%

11.5.11 General Provisions:

- a) All provisions in the Manufactured Home Park Regulations Bylaw No. 2597, 2012, as amended from time to time that have not been specified in this particular bylaw shall be met.

- x) replacing Section 17.5 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.5 Site Specific Small Holdings One (SH1s) Provisions:

- .1 Not applicable.

- xi) replacing Section 17.6 (Site Specific Small Holdings Three (SH3s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.6 Site Specific Small Holdings Two (SH2s) Provisions:

- .1 in the case of land described as Lot 4, Plan 11959, District Lot 28s, SDYD, and shown shaded yellow on figure 17.6.1:
 - a) the following accessory use shall be permitted on that part of the land located north of Vaseux Creek, and in addition to the permitted uses listed in Section 10.6.1;
 - i) retail store, not to exceed 200.0 m² in gross floor area.

- i) replacing Section 17.7 (Site Specific Small Holdings Four (SH4s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.7 Site Specific Small Holdings Three (SH3s) Provisions:

- .1 Not applicable.

- ii) replacing Section 17.8 (Site Specific Residential Single Family One (RS1s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.8 Site Specific Small Holdings Four (SH4s) Provisions:

- .1 Not applicable.

- iii) replacing Section 17.9 (Site Specific Residential Single Family Two (RS2s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.9 Site Specific Low Density Residential One (RS1s) Provisions:

- .1 in the case of land shown shaded yellow on Figure 17.9.1:
 - i) the following principal use shall be permitted in addition to the permitted uses listed in Section 11.1.1:
 - a) manufactured home.
 - ii) despite Section 11.1.9, there shall be no minimum building width.

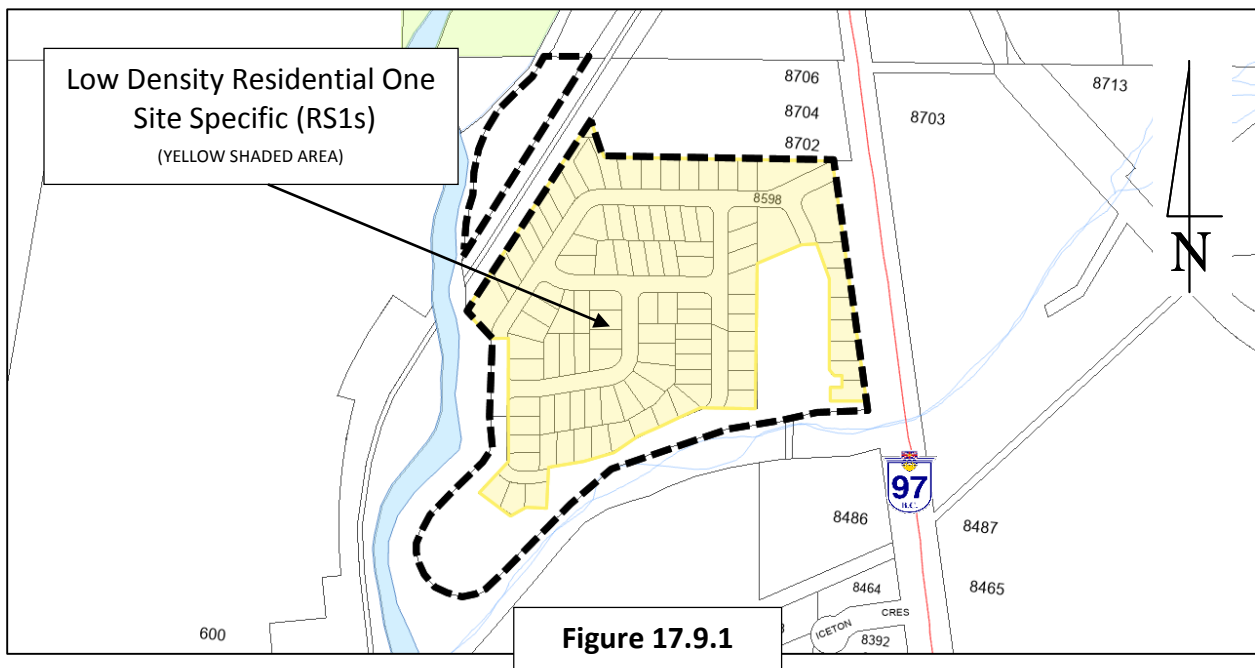


Figure 17.9.1

- iv) replacing Section 17.10 (Site Specific Residential Two Family (Duplex) (RS3s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.10 Site Specific Low Density Residential Two (RS2s) Provisions:

- .1 Not applicable.

- v) replacing Section 17.11 (Site Specific Residential Manufactured Home Park (RSM1s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.11 Site Specific Low Density Residential Three (RS3s) Provisions:

- .1 Not applicable.

- vi) replacing Section 17.12 (Site Specific Residential Manufactured Home Subdivision (RSM2s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.12 Site Specific Low Density Residential Duplex (RD1s) Provisions:

- .1 Not applicable.

- vii) adding a new Section 17.13 (Site Specific Residential Manufactured Home Park (RSM1s) Provisions) under Section 17.0 (Site Specific Designations) to read as follows:

17.13 Site Specific Low Density Residential Manufactured Home Park (RSM1s) Provisions:

- .1 Not applicable.

- viii) replacing Section 17.27 (Site Specific Small Holdings Five (SH5s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.27 *deleted.*

- 7. The Zoning Map, being Schedule '2' of the Electoral Area "C" Zoning Bylaw No. 2453, 2008, is amended by changing the land use designation of:

- i) the land shown shaded yellow on Schedule 'C-201', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
- ii) the land shown shaded yellow on Schedule 'C-202', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- iii) the land shown shaded yellow on Schedule 'C-203', which forms part of this Bylaw, from Small Holdings Three (SH3) to Small Holdings Two (SH2).

- iv) the land shown shaded yellow on Schedule 'C-204', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Three (SH3).
- v) the land shown shaded yellow on Schedule 'C-205', which forms part of this Bylaw, from Small Holdings Four Site Specific (SH4s) to Small Holdings Two Site Specific (SH2s).
- vi) the land shown shaded yellow on Schedule 'C-206', which forms part of this Bylaw, from Residential Manufactured Home Subdivision Site Specific (RSM2s) to Low Density Residential One Site Specific (RS1s).
- vii) the land shown shaded purple on Schedule 'C-206', which forms part of this Bylaw, from Residential Manufactured Home Subdivision Site Specific (RSM2s) to Low Density Residential One (RS1).
- viii) the land shown shaded blue on Schedule 'C-206', which forms part of this Bylaw, from Residential Manufactured Home Subdivision (RSM2) to Low Density Residential One Site Specific (RS1s).
- ix) the land shown shaded green on Schedule 'C-206', which forms part of this Bylaw, from Residential Manufactured Home Subdivision (RSM2) to Parks and Recreation (PR).
- x) the land shown shaded yellow on Schedule 'C-207', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xi) the land shown shaded yellow on Schedule 'C-208', which forms part of this Bylaw, from Residential Single Family One (RS2) to Low Density Residential Two (RS2).
- xii) of an approximately 1.4 ha area of land and as shown shaded yellow on Schedule 'C-209', which forms part of this Bylaw, from Resource Area (RA) to Small Holdings Three (SH3).
- xiii) the land shown shaded yellow on Schedule 'C-210', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
- xiv) the land shown shaded yellow on Schedule 'C-211', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xv) the land shown shaded yellow on Schedule 'C-212', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xvi) the land shown shaded yellow on Schedule 'C-213', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).

- xvii) the land shown shaded yellow on Schedule 'C-214', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xviii) of an approximately 0.51 ha part of the land shown shaded yellow on Schedule 'C-215', which forms part of this Bylaw, from Small Holdings Four (SH4) to Agriculture One (AG1).
- xix) of an approximately 2.67 ha part of the land shown shaded purple on Schedule 'C-215', which forms part of this Bylaw, from Small Holdings Three (SH3) to Agriculture One (AG1).
- xx) of an approximately 3.33 ha part of the land shown shaded orange on Schedule 'C-215', which forms part of this Bylaw, from Small Holdings Two (SH2) to Agriculture One (AG1).
- xxi) the land shown shaded yellow on Schedule 'C-216', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xxii) the land shown shaded yellow on Schedule 'C-217', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxiii) the land shown shaded purple on Schedule 'C-218', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two (SH2).
- xxiv) the land shown shaded yellow on Schedule 'C-218', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two Site Specific (SH2s).
- xxv) the land shown shaded yellow on Schedule 'C-219', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xxvi) the land shown shaded purple on Schedule 'C-219', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two (SH2).
- xxvii) the land shown shaded yellow on Schedule 'C-220', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxviii) the land shown shaded yellow on Schedule 'C-221', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xxix) the land shown shaded yellow on Schedule 'C-222', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Small Holdings One (SH1).

- xxx) the land shown shaded yellow on Schedule 'C-222', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xxxi) the land shown shaded purple on Schedule 'C-223', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
- xxxii) the land shown shaded yellow on Schedule 'C-224', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings One (SH1).
- xxxiii) the land shown shaded yellow on Schedule 'C-225', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xxxiv) the land shown shaded yellow on Schedule 'C-226', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxxv) the land shown shaded yellow on Schedule 'C-227', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xxxvi) the land shown shaded yellow on Schedule 'C-228', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xxxvii) the land shown shaded yellow on Schedule 'C-229', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Small Holdings One (SH1).

Electoral Area "D"

8. The Official Community Plan 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:
 - i) the land described as Lot 8, Plan KAP28957, Sublot 17, District Lot 2710, SDYD, and shown shaded yellow on Schedule 'D-101', which forms part of this Bylaw, from Small Holdings (SH) to Large Holdings (LH).
 - ii) the land shown shaded yellow on Schedule 'D-102', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - iii) of an approximately 1,000 m² area of the land shown shaded yellow on Schedule 'D-103', which forms part of this Bylaw, from Medium Density Residential (MR) to Low Density Residential (LR).
 - iv) the land shown shaded yellow on Schedule 'D-104', which forms part of this Bylaw, from Small Holdings (SH) to Parks, Recreation and Trails (PR).

- v) The land shown shaded yellow on Schedule 'D-105', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- vi) The land shown shaded yellow on Schedule 'D-106', which forms part of this Bylaw, from Small Holdings (SH) to Low Density Residential (LR).

9. The Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by:

- i) replacing the sub-section titled "Rural Zones" under Section 5.1 (Zoning Districts) in its entirety with the following:

Rural Zones

Resource Area Zone	RA
Agriculture One Zone	AG1
Agriculture Three Zone	AG3
Large Holdings One Zone	LH1
Large Holdings Two Zone	LH2

- ii) adding a new sub-section titled "Small Holdings Zones" under Section 5.1 (Zoning Districts) to read as follows:

Small Holdings Zones

Small Holdings One Zone	SH1
Small Holdings Two Zone	SH2
Small Holdings Three Zone	SH3
Small Holdings Four Zone	SH4

- iii) replacing the sub-section titled "Low Density Residential Zones" under Section 5.1 (Zoning Districts) in its entirety with the following:

Low Density Residential Zones

Low Density Residential One Zone	RS1
Low Density Residential Two Zone	RS2
Low Density Residential Three Zone	RS3
Low Density Residential Duplex Zone	RD1
Low Density Residential Manufactured Home Park Zone	RSM1

- iv) replacing Section 10.7 (Small Holdings Two Zone) in its entirety with the following:

10.7 *deleted*

v) replacing Section 10.8 (Small Holdings Three Zone) in its entirety with the following:

10.8 *deleted*

vi) replacing Section 10.9 (Small Holdings Four Zone) in its entirety with the following:

10.9 *deleted*

vii) replacing Section 10.10 (Small Holdings Five Zone) in its entirety with the following:

10.10 *deleted*

viii) adding a new Section 11.0 (Small Holdings) to read as follows and renumbering all subsequent sections:

11.0 SMALL HOLDINGS

11.1 SMALL HOLDINGS ONE ZONE (SH1)

11.1.1 Permitted Uses:

Principal Uses:

a) single detached dwelling;

Secondary Uses:

b) accessory dwelling, subject to Section 7.11;

c) bed and breakfast operation, subject to Section 7.19;

d) home occupation, subject to Section 7.17;

e) secondary suite, subject to Section 7.12; and

f) accessory building and structure, subject to Section 7.13.

11.1.2 Site Specific Small Holdings One (SH1s) Provisions:

a) see Section 19.6

11.1.3 Minimum Parcel Size for Subdivision:

a) 0.25 ha, when connected to a community sewer and water system; or

b) 1.0 ha, when serviced by well and approved septic system.

11.1.4 Minimum Parcel Width for Subdivision:

a) Not less than 25% of the parcel depth.

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.1.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres

11.1.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres

11.1.8 Maximum Parcel Coverage:

- a) 35%

11.1.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

11.2 SMALL HOLDINGS TWO ZONE (SH2)

11.2.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;

- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12; and
- g) accessory building and structure, subject to Section 7.13.

11.2.2 Site Specific Small Holdings Two (SH2s) Provisions:

- a) see Section 19.7

11.2.3 Minimum Parcel Size for Subdivision:

- a) 0.5 ha, when connected to a community sewer system and serviced by well; or
- b) 1.0 ha, when serviced by a well and approved septic system

11.2.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.2.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.2.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres

- iii) Interior side parcel line: 15.0 metres
- iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.2.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.2.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres

11.2.8 Maximum Parcel Coverage:

- a) 25%

11.2.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

11.3 SMALL HOLDINGS THREE ZONE (SH3)

11.3.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12; and
- g) accessory building and structure, subject to Section 7.13.

11.3.2 Site Specific Small Holdings Three (SH3s) Provisions:

- a) see Section 19.8

11.3.3 Minimum Parcel Size for Subdivision:

- a) 1.0 ha

11.3.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.3.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.3.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.3.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.3.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;

11.3.8 Maximum Parcel Coverage:

- a) 20%

11.3.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

11.4 SMALL HOLDINGS FOUR ZONE (SH4)

11.4.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home industry, subject to Section 7.18;
- f) home occupation, subject to Section 7.17;
- g) secondary suite, subject to Section 7.12; and
- h) accessory building and structure, subject to Section 7.13.

11.4.2 Site Specific Small Holdings Three (SH4s) Provisions:

- a) see Section 19.9

11.4.3 Minimum Parcel Size for Subdivision:

- a) 2.0 ha

11.4.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.4.6 Minimum Setbacks:

- a) Buildings and structures:

- i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.4.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.4.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.4.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres

11.4.8 Maximum Parcel Coverage:

- a) 15%

11.4.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

- ix) replacing Section 11.0 (Low Density Residential) in its entirety with the following:

11.0 LOW DENSITY RESIDENTIAL

11.1 LOW DENSITY RESIDENTIAL ONE ZONE (RS1)

11.1.10 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) bed and breakfast operation, subject to Section 7.19;
- c) home occupation, subject to Section 7.17;
- d) accessory buildings and structures, subject to Section 7.13.

11.1.11 Site Specific Low Density Residential One (RS1s) Provisions:

- a) see Section 19.10

11.1.12 Minimum Parcel Size for Subdivision:

- a) 350.0 m², when connected to a community sewer and water system;
or
- b) 1.0 ha, when serviced by well and approved septic system.

11.1.13 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.1.14 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling

11.1.15 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 6.0 metres
 - ii) Rear parcel line 6.0 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.1.16 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.1.17 Maximum Parcel Coverage:

- a) 50%

11.1.18 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

11.2 LOW DENSITY RESIDENTIAL TWO ZONE (RS2)

11.2.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12;
- f) accessory building and structure, subject to Section 7.13.

11.2.2 Site Specific Low Density Residential Two (RS2s) Provisions:

- a) see Section 19.11

11.2.3 Minimum Parcel Size for Subdivision:

- a) 500.0 m², when connected to a community sewer and water system;
or
- b) 1.0 ha, when serviced by well and approved septic system.

11.2.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and

- b) one (1) secondary suite or one (1) accessory dwelling.

11.2.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.2.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.2.8 Maximum Parcel Coverage:

- a) 35%

11.2.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

11.3 LOW DENSITY RESIDENTIAL THREE ZONE (RS3)

11.3.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12;

f) accessory building and structure, subject to Section 7.13.

11.3.2 Site Specific Low Density Residential Three (RS3s) Provisions:

a) see Section 19.12

11.3.3 Minimum Parcel Size for Subdivision:

- a) 1,000.0 m², when connected to a community sewer and water system; or
- b) 1.0 ha, when serviced by well and approved septic system.

11.3.4 Minimum Parcel Width for Subdivision:

a) Not less than 25% of the parcel depth

11.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.3.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.3.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.3.8 Maximum Parcel Coverage:

a) 35%

11.3.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

11.4 LOW DENSITY RESIDENTIAL DUPLEX ZONE (RD1)

11.4.1 Permitted Uses:

Principal Uses:

- a) duplex dwelling;
- b) single detached dwelling;

Secondary Uses:

- c) home occupation, subject to Section 7.17;
- d) accessory buildings and structures, subject to Section 7.13.

11.4.2 Site Specific Low Density Residential Duplex (RD1s) Provisions:

- a) see Section 19.13

11.4.3 Minimum Parcel Size for Subdivision:

- a) 225.0 m² for the purpose of subdividing a duplex under the *Strata Property Act*, when connected to a community sewer and water system;
- b) 550.0 m², when connected to a community sewer and water system;
or
- c) 1.0 ha, when serviced by well and approved septic system.

11.4.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) two (2) dwelling units, provided that both dwellings are located in one (1) residential building.

11.4.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres

- iv) Exterior side parcel line 4.5 metres
- b) Accessory Buildings or Structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.4.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.4.8 Maximum Parcel Coverage:

- a) 45%

11.4.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

11.5 LOW DENSITY RESIDENTIAL MANUFACTURED HOME PARK ZONE (RSM1)

11.5.1 Permitted Uses:

Principal Uses:

- a) manufactured home;
- b) manufactured home park;

Secondary Uses:

- c) single detached dwelling;
- d) home occupation, subject to Section 7.17;
- e) one (1) retail store, convenience, provided that it does not occupy more than 3 percent of the gross area of the manufactured home park, or does not exceed 250.0 m² gross floor area, whichever is less;
- f) accessory building and structure, subject to Sections 7.13 and 7.15.

11.5.2 Site Specific Residential Manufactured Home Park (RSM1s) Provisions:

- a) see Section 19.14

11.5.3 Minimum Parcel Size:

- a) 1.0 ha for manufactured home park; and
- b) 350.0 m² for each manufactured home space.

11.5.4 Minimum Parcel Width:

- a) 35.0 metres for manufactured home park; within which:
 - i) a minimum of 12.0 metres shall be provided for each manufactured home space abutting an internal road; and
 - ii) a minimum of 6.0 metres shall be provided for each manufactured home space abutting a cul-de-sac.

11.5.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) 30 dwellings per hectare

11.5.6 Maximum Number of Dwellings Permitted Per Manufactured Home Space:

- a) one (1) manufactured home per manufactured home space; and
- b) one (1) accessory single detached dwelling permitted per manufactured home park.

11.5.7 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 4.5 metres
 - iii) Interior side parcel line 4.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Setbacks within each manufactured home space boundary for buildings and structures (subject to Section 11.5.7(a)):
 - i) Front boundary line 3.0 metres
 - ii) Rear boundary line 1.5 metres
 - iii) Interior boundary line 1.5 metres
 - iv) Exterior boundary line 3.0 metres
- c) Setbacks within each manufactured home space boundary for accessory buildings and structures (subject to Section 11.5.7(a)):
 - i) Front boundary line 4.5 metres

- ii) Rear boundary line 1.0 metres
- iii) Interior boundary line 1.0 metres
- iv) Exterior boundary line 3.0 metres

11.5.8 Amenity Area:

- a) The following amenity and open space area(s) shall be provided for each dwelling unit:
 - i) a contiguous area of not less than 40.0 m²;
 - ii) to be located immediately adjacent to and be accessible from a habitable room (common space) of the dwelling unit;
 - iii) shall not include any required storage area, driveway, off-street parking area or building setback area except the rear setback area; and
 - iv) must be marked on the site plan submitted with the Building Permit application for the development of a dwelling unit on the parcel.

11.5.9 Maximum Height:

- a) No building or structure shall exceed a height of 7.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.5.10 Maximum Manufactured Home Space Coverage:

- a) 45%

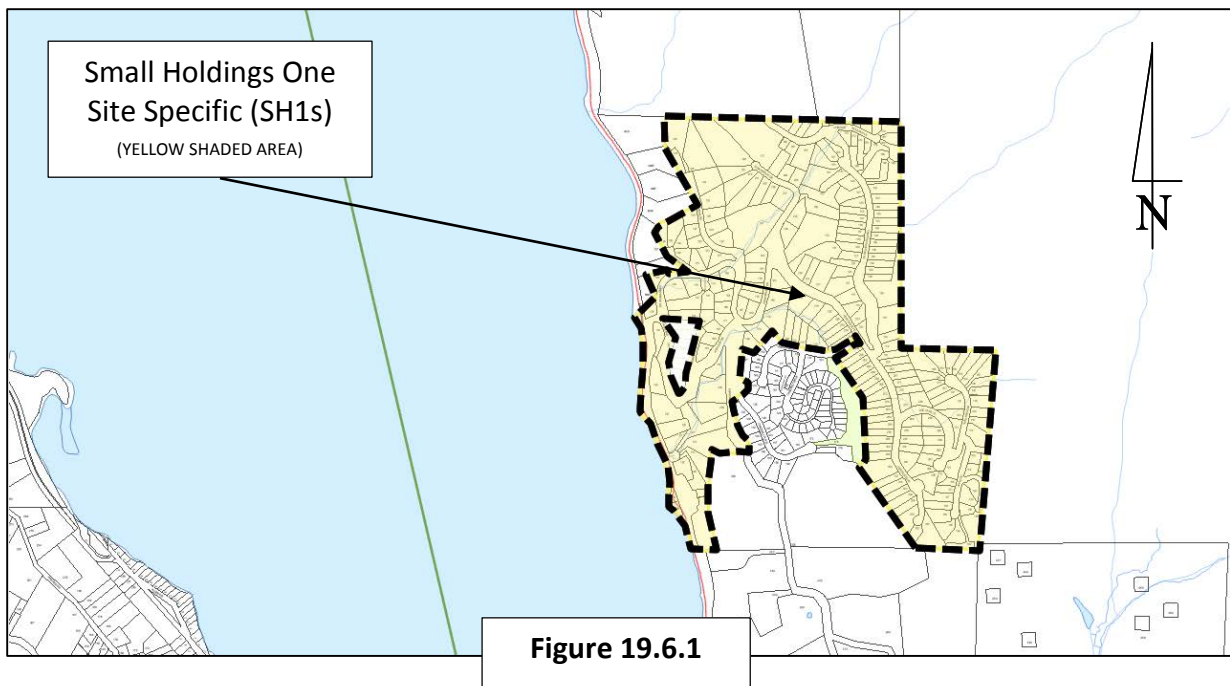
11.5.11 General Provisions:

- a) All provisions in the Manufactured Home Park Regulations Bylaw No. 2597, 2012, as amended from time to time that have not been specified in this particular bylaw shall be met.

- x) replacing Section 19.6 (Site Specific Small Holdings Three (SH3s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.6 Site Specific Small Holdings One (SH1s) Regulations:

- .1 in the case of the land shown shaded yellow on figure 19.6.1:
 - i) despite Section 7.23, the keeping of livestock, small livestock and honeybees is prohibited.



- xi) replacing Section 19.7 (Site Specific Small Holdings Five (SH5s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.7 Site Specific Small Holdings Two (SH2s) Regulations:

- .1 Not applicable.

- xii) replacing Section 19.8 (Site Specific Residential Single Family One (RS1s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.8 Site Specific Small Holdings Three (SH3s) Regulations:

- .1 in the case of the land described as Lot 3, Plan KAP3404, District Lot 195S, SDYD, Except Plan PCL21 and Except Plan A1266 (1419 Green Lake Road), and shown shaded yellow on figure 19.8.1:
 - a) the following accessory use shall be permitted on the land in addition to the permitted uses listed in Section 11.3.1:
 - i) home industry, subject to Section 7.18.
 - b) despite Section 11.3.5, the maximum number of dwellings permitted per parcel shall be:
 - i) one (1) principal dwelling; and
 - ii) one (1) accessory dwelling or mobile home.

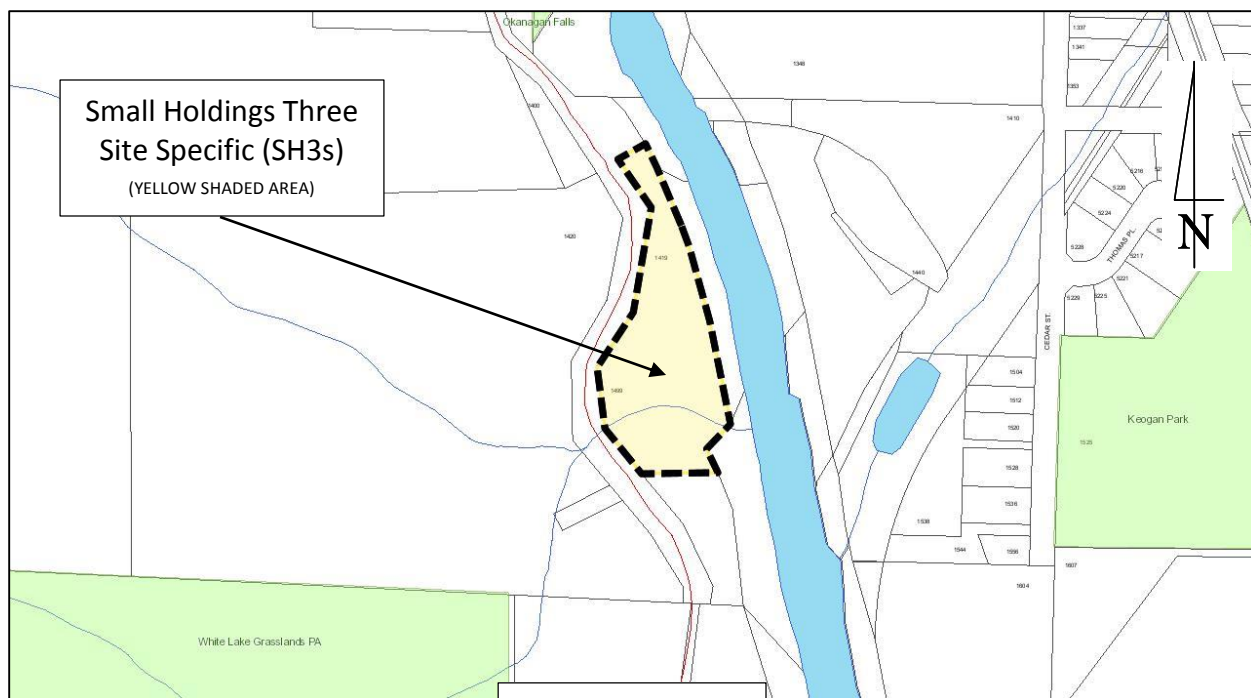
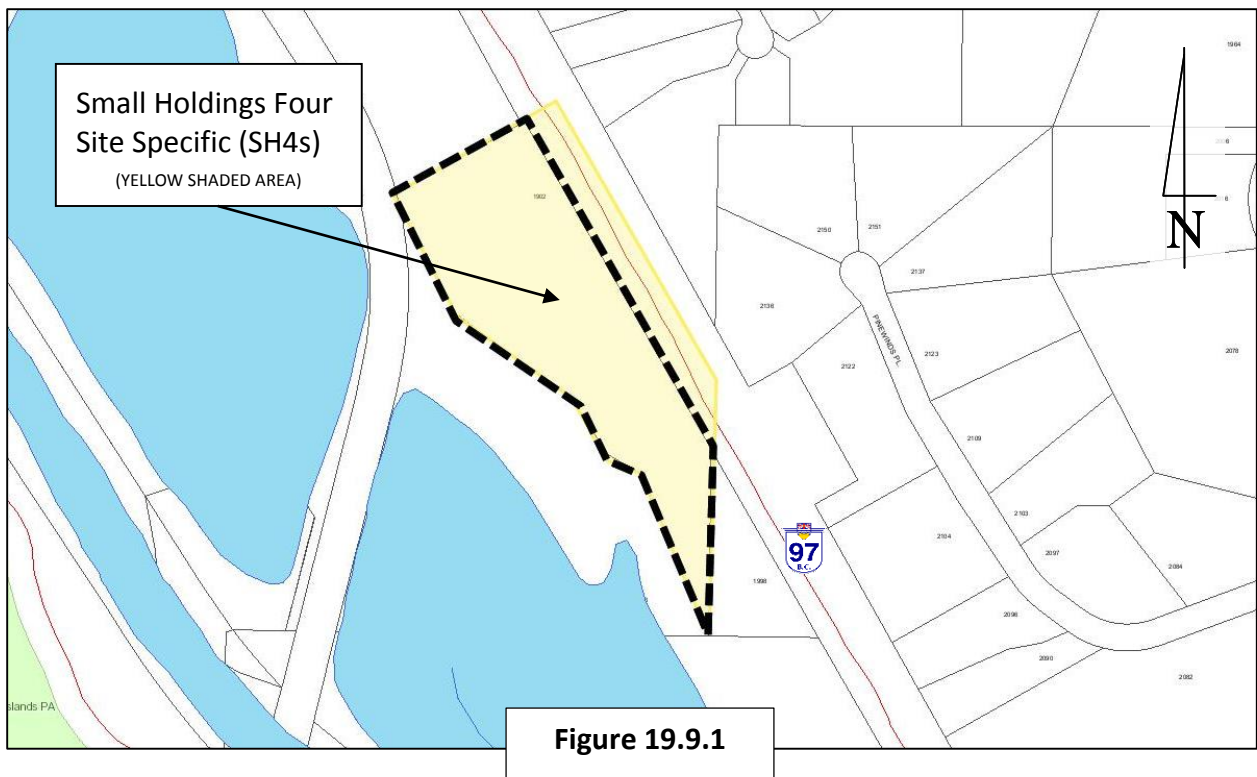


Figure 19.8.1

xiii) replacing Section 19.9 (Site Specific Residential Single Family Two (RS2s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.9 Site Specific Small Holdings Four (SH4s) Regulations:

- .1 in the case of land described as Lot 1, Plan KAP7681, District Lot 10, SDYD, Except Plan H950 (1902 Highway 97), and shown shaded yellow on Figure 19.9.1:
 - a) the following accessory use shall be permitted on the land in addition to the permitted uses listed in Section 11.4.1:
 - i) retail stores, not to exceed 250 m² in gross floor area.



xiv) replacing Section 19.10 (Site Specific Residential Low Density Duplex (RD1s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.10 Site Specific Low Density Residential One (RS1s) Regulations:

.1 Not applicable.

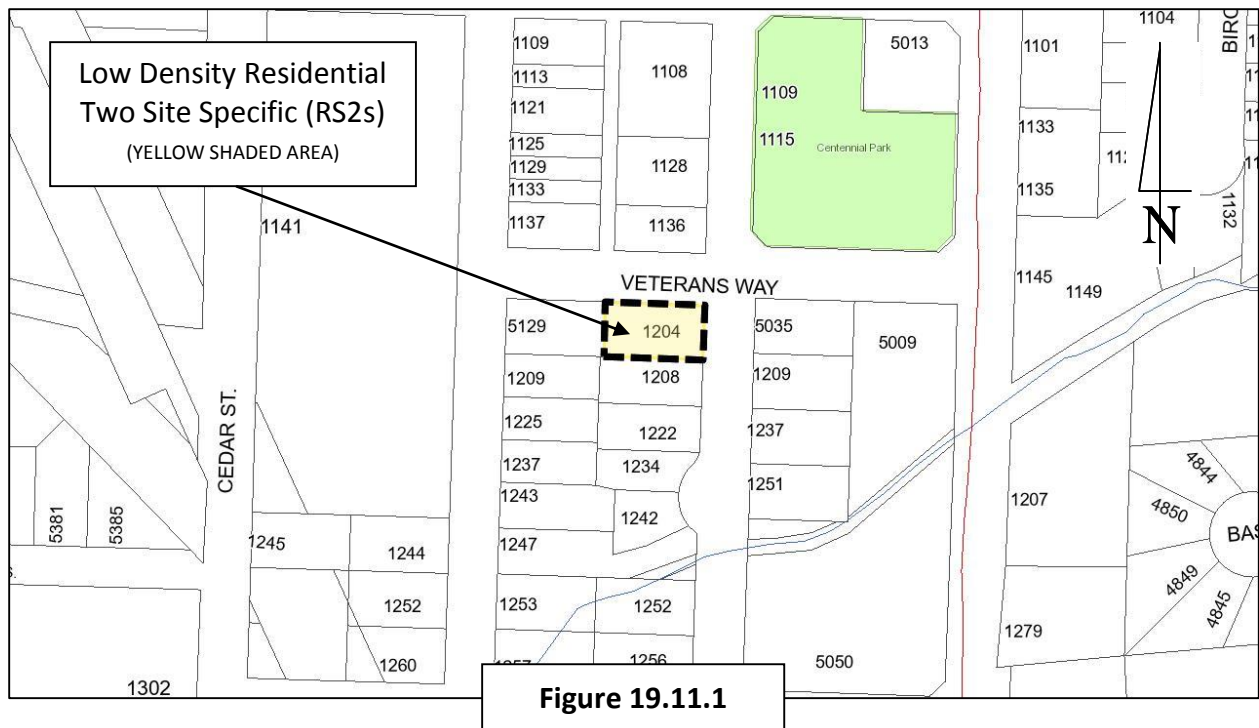
xv) replacing Section 19.11 (Site Specific Residential Low Density Duplex (RD1s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.11 Site Specific Low Density Residential Two (RS2s) Regulations:

.1 in the case of the land described as Lot 14, Plan 1280, Block 5, District Lot 374, SDYD (1204 Willow Street), and shown shaded yellow on Figure 19.11.1:

i) the following accessory use shall be permitted on the land in addition to the permitted uses listed in Section 12.2.1:

a) “veterinary establishment”.



xvi) adding a new Section 19.12 (Site Specific Low Density Residential Three (RS3s) Provisions) under Section 19.0 (Site Specific Designations) to read as follows and renumbering all subsequent sections:

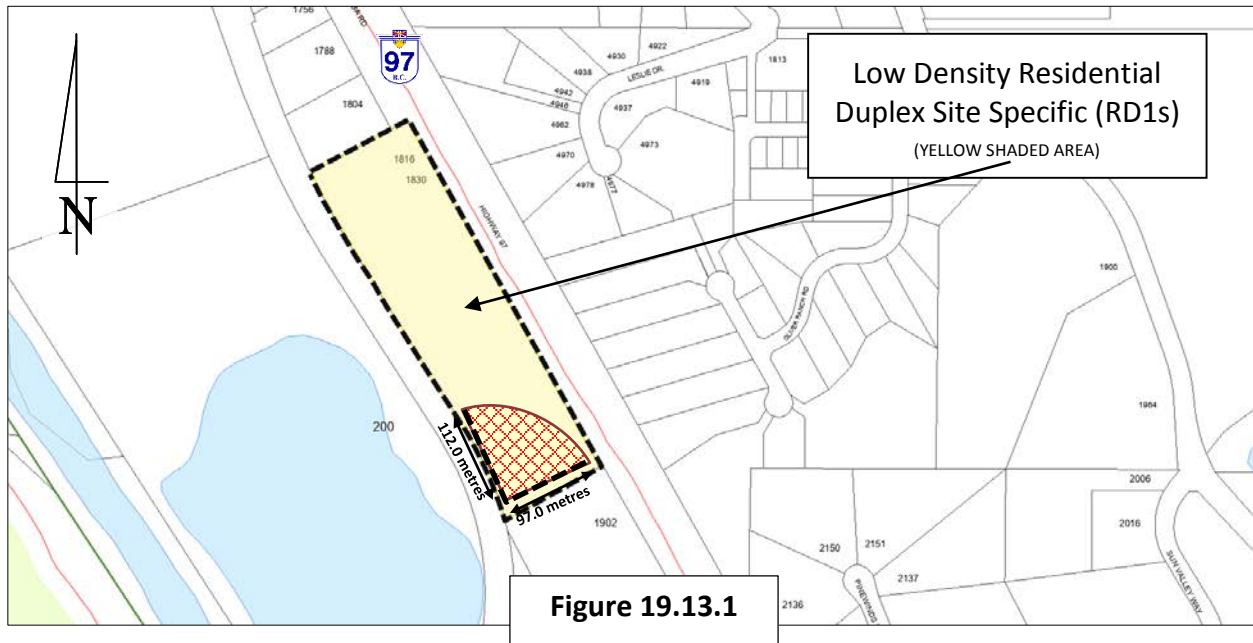
19.12 Site Specific Low Density Residential Three (RS3s) Regulations:

- .1 Not applicable.

xvii) adding a new Section 19.13 (Site Specific Low Density Residential Duplex (RD1s) Provisions) under Section 19.0 (Site Specific Designations) to read as follows and renumbering all subsequent sections:

19.13 Site Specific Low Density Residential Duplex (RD1s) Regulations:

- .1 in the case of lands described as Lot 1, Plan KAP87398, District Lot 10, SDYD, and shown shaded yellow on Figure 19.13.1:
 - i) despite Section 11.4, the development of single detached dwellings and duplex dwellings in the area shown hatched in red on Figure 19.13.1 is prohibited.



xviii) adding a new Section 19.14 (Site Specific Low Density Residential Duplex (RD1s) Provisions) under Section 19.0 (Site Specific Designations) to read as follows and renumbering all subsequent sections:

19.14 Site Specific Low Density Residential Manufactured Home Park (RSM1s) Regulations:

.1 Not applicable.

xix) replacing Section 19.32 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.32 deleted

xx) replacing Section 19.33 (Site Specific Small Holdings Four (SH4s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.33 deleted

10. The Zoning Map, being Schedule '2' of the Electoral Area "D" Zoning Bylaw No. 2455, 2008, is amended by changing the land use designation of:

- i) the land shown shaded yellow on Schedule 'D-201', which forms part of this Bylaw, from Small Holdings Two Site Specific (SH2s) to Small Holdings Four (SH4).
- ii) land shown shaded yellow on Schedule 'D-202', which forms part of this Bylaw, from Low Density Residential Two (RS2) to Small Holdings Three (SH3).

- iii) the land shown shaded purple on Schedule 'D-202', which forms part of this Bylaw, from Low Density Residential Two (RS2) to Small Holdings One (SH1).
- iv) the land shown shaded yellow on Schedule 'D-203', which forms part of this Bylaw, from Low Density Residential Two (RS2) to Small Holdings One (SH1).
- v) the land shown shaded yellow on Schedule 'D-204', which forms part of this Bylaw, from Small Holdings Five Site Specific (SH5s) to Small Holdings One Site Specific (SH1s).
- vi) the land shown shaded yellow on Schedule 'D-205', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings Two (SH2).
- vii) the land shown shaded yellow on Schedule 'D-206', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings Three (SH3).
- viii) the land shown shaded green on Schedule 'D-206', which forms part of this Bylaw, from Small Holdings Five (SH5) to Parks and Recreation (PR).
- ix) the land shown shaded yellow on Schedule 'D-207', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings Two (SH2).
- x) the land shown shaded yellow on Schedule 'D-208', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two (SH2).
- xi) the land shown shaded purple on Schedule 'D-208', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings One (SH1).
- xii) the land shown shaded yellow on Schedule 'D-209', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings Three (SH3).
- xiii) the land shown shaded yellow on Schedule 'D-210', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings Three (SH3).
- xiv) the land shown shaded purple on Schedule 'D-210', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two (SH2).
- xv) the land shown shaded yellow on Schedule 'D-211', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings One (SH1).
- xvi) the land shown shaded yellow on Schedule 'D-212', which forms part of this Bylaw, from Recreational Vehicle Park (C7) to Low Density Residential Duplex Site Specific (RD1s).

- xvii) the land shown shaded yellow on Schedule 'D-213', which forms part of this Bylaw, from Small Holdings Two Site Specific (SH2s) to Small Holdings Four Site Specific (SH4s).
- xviii) land shown shaded yellow on Schedule 'D-214', which forms part of this Bylaw, from Low Density Residential Two (RS2) to Low Density Residential Three (RS3).
- xix) land shown shaded yellow on Schedule 'D-215', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings Two (SH2).
- xx) land shown shaded yellow on Schedule 'D-216', which forms part of this Bylaw, from Residential Manufactured Home Park Site Specific (RSM1s) to Residential Manufactured Home Park (RSM1).
- xxi) the land shown shaded yellow on Schedule 'D-217', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two (SH2).
- xxii) the land shown shaded purple on Schedule 'D-217', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
- xxiii) land shown shaded yellow on Schedule 'D-218', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings Three (SH3).
- xxiv) the land shown shaded yellow on Schedule 'D-219', which forms part of this Bylaw, from Low Density Residential Two (RS2) to Low Density Residential Three (RS3).
- xxv) the land shown shaded yellow on Schedule 'D-220', which forms part of this Bylaw, from Low Density Residential Two (RS2) to Small Holdings One (SH1).
- xxvi) of an approximately 1,000 m² area of the land shown shaded yellow on Schedule 'D-221', which forms part of this Bylaw, from Community Waste Management (I3) to Low Density Residential Duplex (RD1).

Electoral Area "E"

11. The Official Community Plan Map, being Schedule 'B' of the Electoral Area "E" Official Community Plan Bylaw No. 2458, 2008, is amended by changing the land use designation of:
 - i) the land shown shaded yellow on Schedule 'E-101', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - ii) the land shown shaded yellow on Schedule 'E-102', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).

- iii) the land shown shaded yellow on Schedule 'E-103', which forms part of this Bylaw, from Small Holdings (SH) to Low Density Residential (LR).
- iv) the land shown shaded yellow on Schedule 'E-104', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- v) on an approximately 2,900 m² area part of the land described as Lot A, Plan KAP53974, District Lot 206, SDYD, and shown shaded yellow on Schedule 'E-105, which forms part of this Bylaw, from Low Density Residential (LR) to Agriculture (AG).
- vi) an approximately 3,700 m² area part of the land described as Lot 1, Plan KAP70201, District Lot 206 370, and shown shaded yellow on Schedule 'E-106, which forms part of this Bylaw, from Large Holdings (LH) to Small Holding (SH).
- vii) the land shown shaded yellow on Schedule 'E-107', which forms part of this Bylaw, from Large Holdings (LH) to Small Holdings (SH).
- viii) land shown shaded yellow on Schedule 'E-108', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- ix) changing the land use designation of the land shown shaded yellow on Schedule 'E-109', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- x) changing the land use designation of the land shown shaded yellow on Schedule 'E-110', which forms part of this Bylaw, from Small Holdings (SH) to Administrative, Institutional and Cultural (AI).
- xi) changing the land use designation of the land shown shaded yellow on Schedule 'E-111', which forms part of this Bylaw, from Low Density Residential (LR) to Resource Area (RA).
- xii) changing the land use designation of the land shown shaded yellow on Schedule 'E-112', which forms part of this Bylaw, from Low Density Residential (LR) to Resource Area (RA).

12. The Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by:

- i) replacing the sub-section titled "Rural Zones" under Section 5.1 (Zoning Districts) in its entirety with the following:

Rural Zones

Resource Area Zone

RA

Agriculture One Zone	AG1
Large Holdings One Zone	LH1

- ii) adding a new sub-section titled “Small Holdings Zones” under Section 5.1 (Zoning Districts) to read as follows:

Small Holdings Zones

Small Holdings One Zone	SH1
Small Holdings Two Zone	SH2
Small Holdings Three Zone	SH3
Small Holdings Four Zone	SH4

- iii) replacing the sub-section titled “Low Density Residential Zones” under Section 5.1 (Zoning Districts) in its entirety with the following:

Low Density Residential Zones

Low Density Residential One Zone	RS1
Low Density Residential Two Zone	RS2
Low Density Residential Three Zone	RS3
Low Density Residential Duplex Zone	RD1

- iv) replacing the first column in the sixth row of Table 7.9 (Screening and Landscaping Requirements under Section 7.9 (Screening and Landscaping) in its entirety with the following:

Any use in SH1, SH2, SH3, RS1, RS2, RS3, RD1, RM1, C1, CT1, PR and CA zones.

- v) replacing Section 10.5 (Small Holdings Two Zone) in its entirety with the following:

10.5 deleted

- vi) replacing Section 10.6 (Small Holdings Three Zone) in its entirety with the following:

10.6 deleted

- vii) replacing Section 10.7 (Small Holdings Four Zone) in its entirety with the following:

10.7 deleted

- viii) replacing Section 10.8 (Small Holdings Five Zone) in its entirety with the following:

10.8 deleted

- ix) adding a new Section 11.0 (Small Holdings) to read as follows and renumbering all subsequent sections:

11.0 SMALL HOLDINGS

11.1 SMALL HOLDINGS ONE ZONE (SH1)

11.1.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12; and
- f) accessory building and structure, subject to Section 7.13.

11.1.2 Site Specific Small Holdings One (SH1s) Provisions:

- a) see Section 17.4

11.1.3 Minimum Parcel Size for Subdivision:

- a) 0.25 ha, when connected to a community sewer and water system; or
- b) 1.0 ha, when serviced by well and approved septic system.

11.1.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.1.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres

- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres

11.1.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres

11.1.8 Maximum Parcel Coverage:

- a) 35%

11.1.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

11.2 SMALL HOLDINGS TWO ZONE (SH2)

11.2.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12; and
- g) accessory building and structure, subject to Section 7.13.

11.2.2 Site Specific Small Holdings Two (SH2s) Provisions:

- a) see Section 17.5

11.2.3 Minimum Parcel Size for Subdivision:

- a) 0.5 ha, when connected to a community sewer system and serviced by well; or

- b) 1.0 ha, when serviced by a well and approved septic system

11.2.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.2.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.2.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.2.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.2.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres

11.2.8 Maximum Parcel Coverage:

- a) 25%

11.2.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

11.3 SMALL HOLDINGS THREE ZONE (SH3)

11.3.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12; and
- g) accessory building and structure, subject to Section 7.13.

11.3.2 Site Specific Small Holdings Three (SH3s) Provisions:

- a) see Section 17.6

11.3.3 Minimum Parcel Size for Subdivision:

- a) 1.0 ha

11.3.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.3.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.3.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.3.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.3.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;

11.3.8 Maximum Parcel Coverage:

- a) 20%

11.3.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

11.4 SMALL HOLDINGS FOUR ZONE (SH4)

11.4.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home industry, subject to Section 7.18;
- f) home occupation, subject to Section 7.17;
- g) secondary suite, subject to Section 7.12; and
- h) accessory building and structure, subject to Section 7.13.

11.4.2 Site Specific Small Holdings Three (SH4s) Provisions:

- a) see Section 17.7

11.4.3 Minimum Parcel Size for Subdivision:

- a) 2.0 ha

11.4.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.4.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres

- ii) Rear parcel line: 4.5 metres
- iii) Interior side parcel line: 4.5 metres
- iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.4.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.4.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.4.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres

11.4.8 Maximum Parcel Coverage:

- a) 15%

11.4.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

- x) replacing Section 11.0 (Low Density Residential) in its entirety with the following:

11.0 LOW DENSITY RESIDENTIAL

11.1 LOW DENSITY RESIDENTIAL ONE ZONE (RS1)

11.1.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) bed and breakfast operation, subject to Section 7.19;
- c) home occupation, subject to Section 7.17;
- d) accessory buildings and structures, subject to Section 7.13.

11.1.2 Site Specific Low Density Residential One (RS1s) Provisions:

- a) see Section 17.8

11.1.3 Minimum Parcel Size for Subdivision:

- a) 350.0 m², when connected to a community sewer and water system;
or
- c) 1.0 ha, when serviced by well and approved septic system.

11.1.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling

11.1.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 6.0 metres
 - ii) Rear parcel line 6.0 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.1.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;

- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.1.8 Maximum Parcel Coverage:

- a) 50%

11.1.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

11.2 LOW DENSITY RESIDENTIAL TWO ZONE (RS2)

11.2.1 Permitted Uses:

Principal Uses:

- e) single detached dwelling;

Secondary Uses:

- f) accessory dwelling, subject to Section 7.11;
- g) bed and breakfast operation, subject to Section 7.19;
- h) home occupation, subject to Section 7.17;
- i) secondary suite, subject to Section 7.12;
- j) accessory building and structure, subject to Section 7.13.

11.2.2 Site Specific Low Density Residential Two (RS2s) Provisions:

- a) see Section 17.9

11.2.3 Minimum Parcel Size for Subdivision:

- a) 500.0 m², when connected to a community sewer and water system;
or
- b) 1.0 ha, when serviced by well and approved septic system.

11.2.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.2.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.2.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.2.8 Maximum Parcel Coverage:

- a) 35%

11.2.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

11.3 LOW DENSITY RESIDENTIAL THREE ZONE (RS3)

11.3.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12;
- f) accessory building and structure, subject to Section 7.13.

11.1.19 Site Specific Low Density Residential Three (RS3s) Provisions:

- a) see Section 17.10

11.1.20 Minimum Parcel Size for Subdivision:

- a) 1,000.0 m², when connected to a community sewer and water system; or
- b) 1.0 ha, when serviced by well and approved septic system.

11.1.21 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.1.22 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.1.23 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.1.24 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.1.25 Maximum Parcel Coverage:

- a) 35%

11.1.26 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

11.4 LOW DENSITY RESIDENTIAL DUPLEX ZONE (RD1)

11.4.1 Permitted Uses:

Principal Uses:

- a) duplex dwelling;
- b) single detached dwelling;

Secondary Uses:

- c) home occupation, subject to Section 7.17;
- d) accessory building and structure, subject to Section 7.13.

11.4.2 Site Specific Low Density Residential Duplex (RD1s) Provisions:

- a) see Section 17.11

11.4.3 Minimum Parcel Size for Subdivision:

- a) 225.0 m² for the purpose of subdividing a duplex under the *Strata Property Act*, when connected to a community sewer and water system;
- b) 550.0 m², when connected to a community sewer and water system; or
- c) 1.0 ha, when serviced by well and approved septic system.

11.4.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) two (2) dwelling units, provided that both dwellings are located in one (1) residential building.

11.4.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres

- iv) Exterior side parcel line 4.5 metres
- b) Accessory Buildings or Structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.4.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.4.8 Maximum Parcel Coverage:

- a) 45%

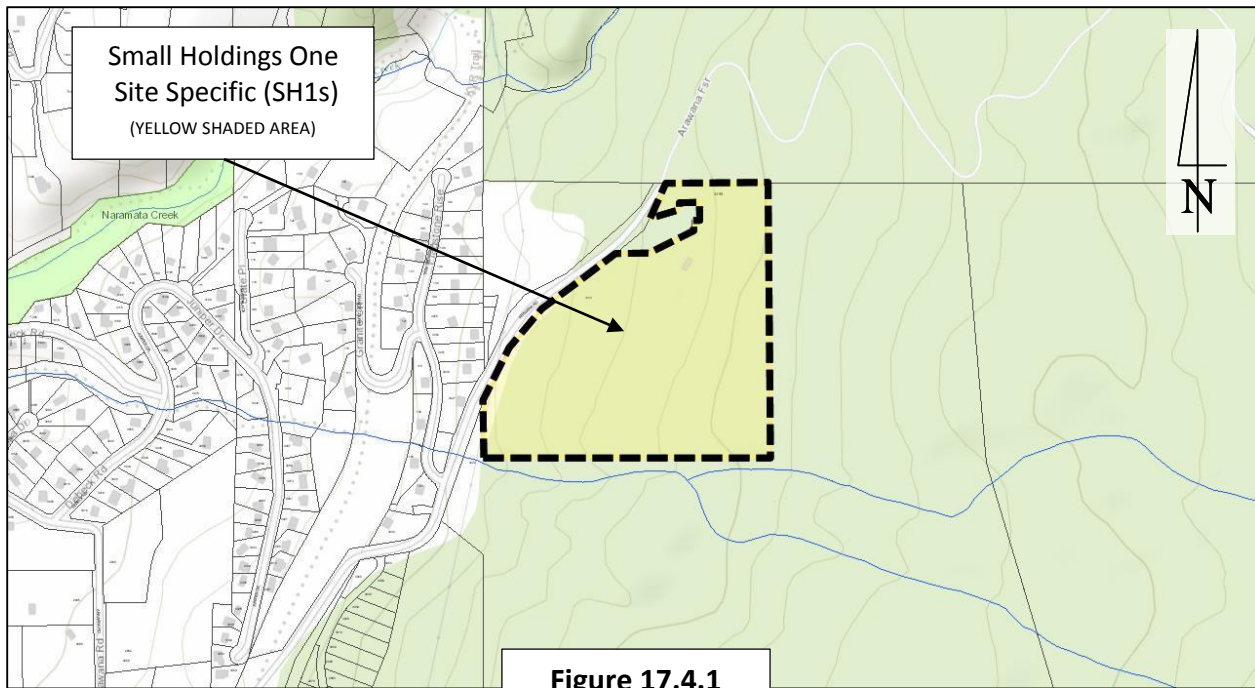
11.4.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

xi) replacing Section 17.4 under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.4 Site Specific Small Holdings One (SH1s) Provisions:

- .1 in the case of the land shown hatched on Figure 17.4.1, the following provisions shall apply:
 - i) The total number of parcels shall not exceed forty-one (41); and
 - ii) despite Section 11.1.3, the minimum parcel size for subdivision shall be 2,020 m², except not more than eight (8) parcels may have a minimum parcel size between 1,500 m² and 2,020 m².



xii) replacing Section 17.5 (Small Holdings Two Site Specific (SH2s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.5 Site Specific Small Holdings Two (SH2s) Provisions:

.1 Not applicable.

xiii) replacing Section 17.6 (Small Holdings Three Site Specific (SH3s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.6 Site Specific Small Holdings Three (SH3s) Provisions:

.1 Not applicable.

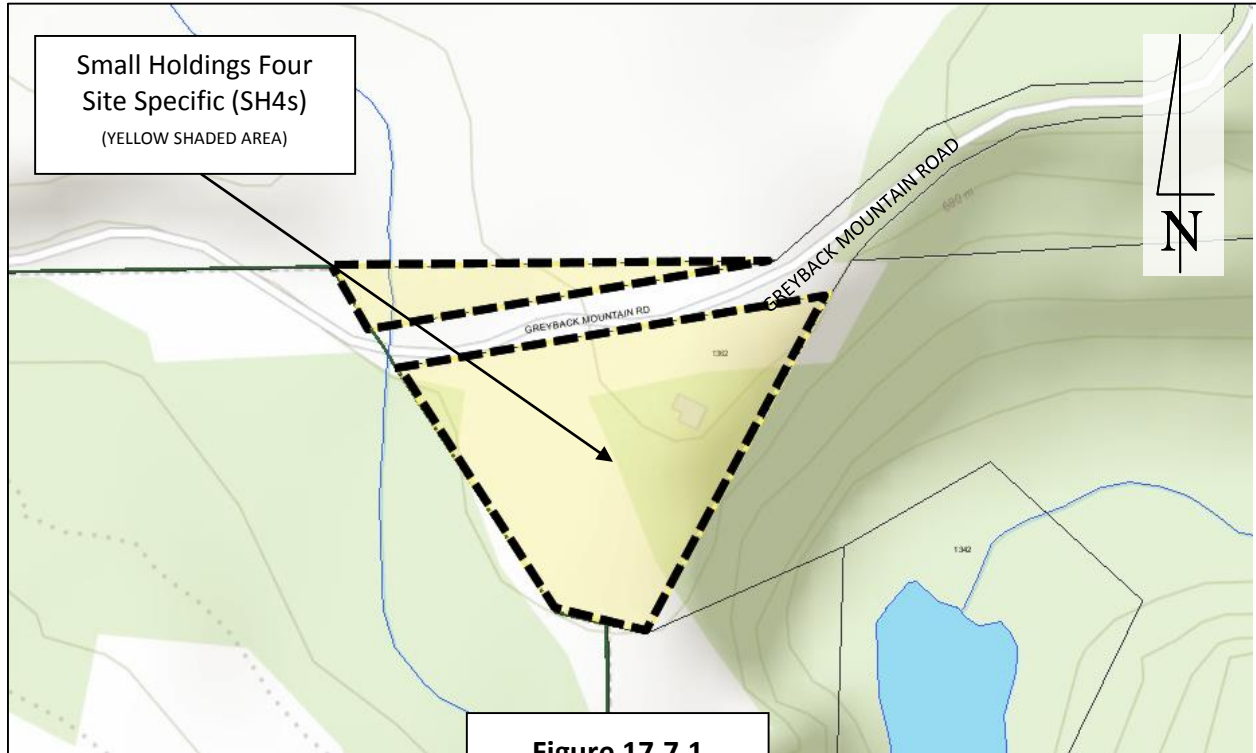
xiv) replacing Section 17.7 (Small Holdings Four Site Specific (SH4s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.7 Site Specific Small Holdings Four (SH4s) Provisions:

.1 in the case of land described as Lot 1, Plan 12443, District Lots 103s and 2711, SDYD (1362 Greyback Mountain Road), and shown shaded yellow on Figure 17.7.1:

- a) a “home industry” use may include a “distillery”, which is defined as meaning the distilling of alcoholic beverages or alcoholic products with alcoholic content exceeding 1% by volume that is licensed under the *Liquor Control and Licensing Act* to produce spirits, and may include tasting, retail sales and outdoor patio areas; and

- b) despite Section 7.18.4, the gross floor area of “home industry”, including tasting, retail sales and outdoor patio areas shall not exceed 270.0 m².



- xv) replacing Section 17.8 (Site Specific Residential Single Family One (RS1s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.8 Site Specific Low Density Residential One (RS1s) Provisions:

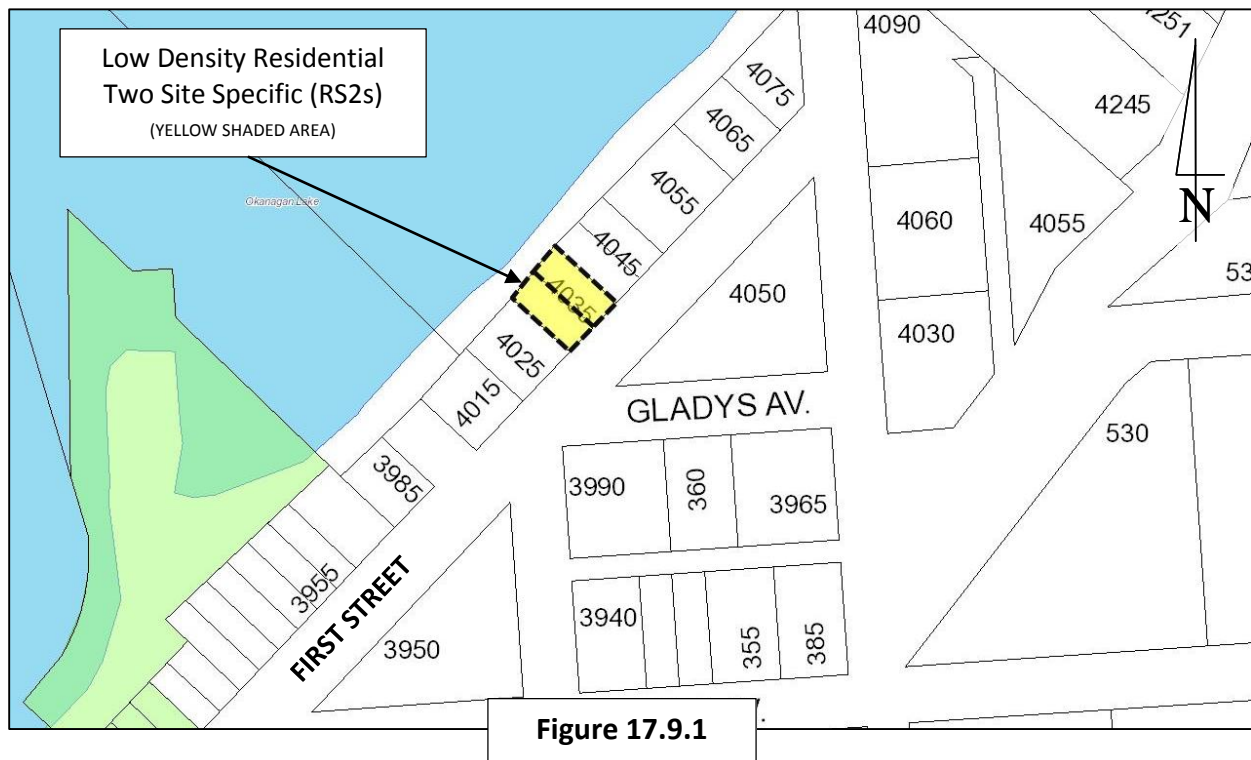
- .1 Not applicable.

- xvi) adding a new Section 17.9 (Site Specific Residential Single Family Two (RS2s) Provisions) under Section 17.0 (Site Specific Designations) to read as follows and renumbering all subsequent sections:

17.9 Site Specific Low Density Residential Two (RS2s) Provisions:

- .1 in the case of land described as Lots 30 & 31, Plan KAP3352, District Lot 210, SDYD (4035 First Street), and shown shaded yellow on Figure 17.9.1:
 - i) the following principal uses shall be permitted on the land in addition to the permitted uses listed in Section 12.2.1:
 - a) “storage building”, which is defined as meaning a structure used or intended to be used for sheltering items such as beach toys, life preservers, kayaks, chairs, benches, lounges and tables.

- ii) the gross floor area of a “storage building” occurring on the land shall not exceed 20 m².
- iii) despite Section 12.2.7, the maximum building height of a “storage building” occurring on the land shall not exceed 3.5 metres.



- .2 in the case of land described as Lots 4-6, Plan KAP1145, District Lot 210, SDYD, (3335 1st Street, Naramata) and shown shaded yellow on Figure 17.9.2:
 - a) despite Section 12.2.6(a)(i), the minimum front parcel line setback for a building or structure shall be 4.0 metres;
 - b) despite Section 12.2.6(a)(iv), the minimum interior side parcel line setback for a building or structure shall be 1.5 metres; and
 - c) despite Section 12.2.8(a), the maximum parcel coverage shall be 37%.

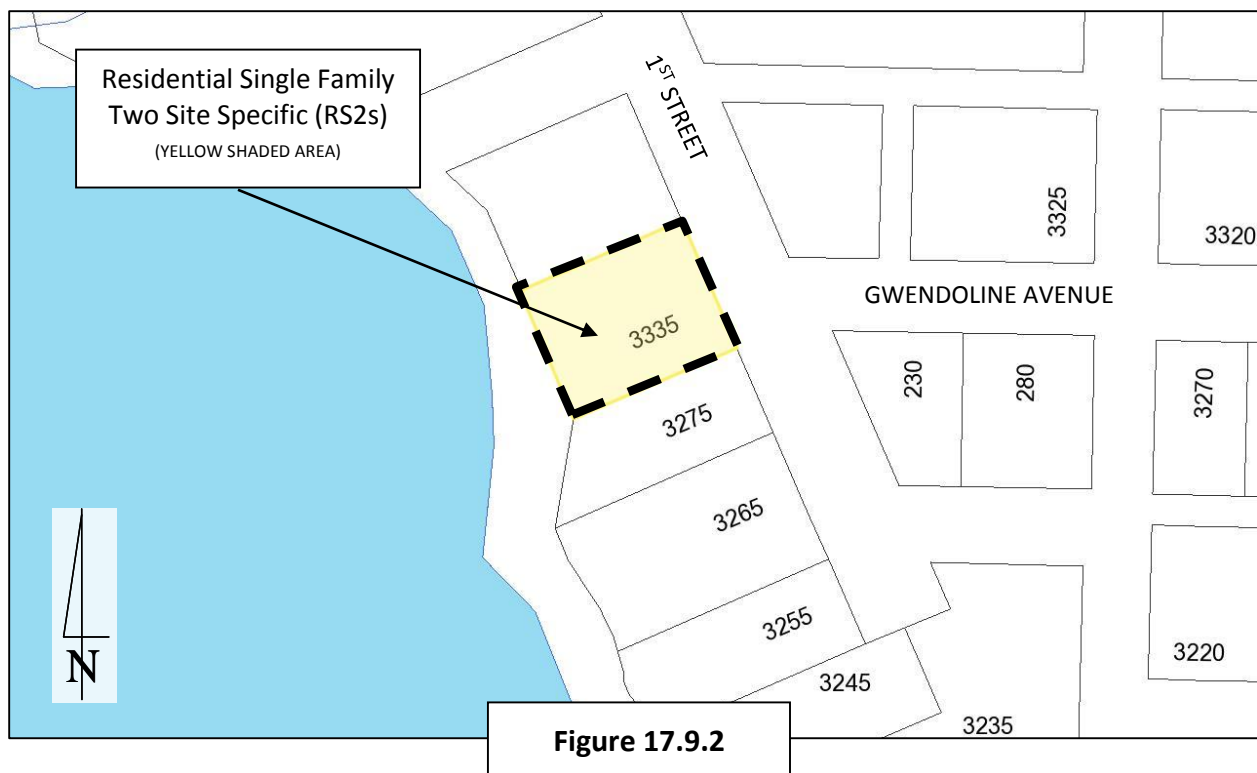


Figure 17.9.2

xvii) adding a new Section 17.10 (Site Specific Residential Single Family Three (RS3s) Provisions) under Section 17.0 (Site Specific Designations) to read as follows and renumbering all subsequent sections:

17.10 Site Specific Low Density Residential Three (RS3s) Provisions:

- .1 in the case of land shown shaded yellow on Figure 17.10.1:
 - a) despite Section 11.1.6(a)(i), the minimum front parcel line setback for a principal building shall be 4.5 metres.
 - b) despite Section 11.1.6(a)(ii), the minimum rear parcel line setback for a principal building shall be 10.5 metres.
 - c) despite Section 11.1.6(b)(i), the minimum front parcel line setback for an accessory building or structure shall be 4.5 metres.
 - d) despite Section 11.1.6(b)(ii), the minimum rear parcel line setback for an accessory building or structure shall be 10.5 metres.

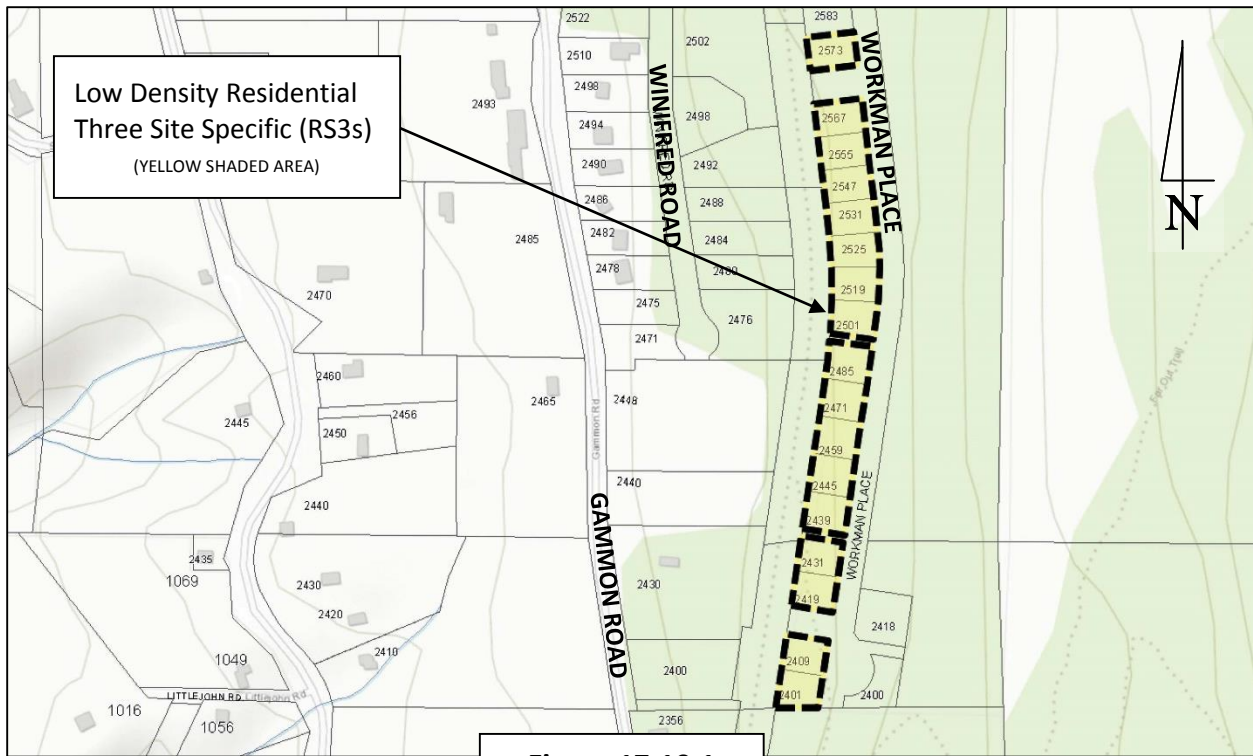


Figure 17.10.1

xviii) replacing Section 17.9 (Site Specific Residential Two Family (Duplex) (RS3s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.9 Site Specific Low Density Residential Duplex (RD1s) Provisions:

.1 Not applicable.

xix) replacing Section 17.17 (Small Holdings Five Site Specific (SH5s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.17 deleted.

13. The Zoning Map, being Schedule '2' of the Electoral Area "E" Zoning Bylaw No. 2459, 2008, is amended by changing the land use designation of:

- i) the land shown shaded yellow on Schedule 'E-201', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- ii) the land shown shaded yellow on Schedule 'E-202', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Three (SH3).
- iii) the land shown shaded yellow on Schedule 'E-203', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings Three (SH3).

- iv) the land shown shaded yellow on Schedule 'E-204', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings Three (SH3).
- v) the land shown shaded purple on Schedule 'E-205', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- vi) the land shown shaded green on Schedule 'E-205', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential One (RS1).
- vii) the land shown shaded red on Schedule 'E-205', which forms part of this Bylaw, from Residential Single Family One (RS1) Small Holdings One (SH1).
- viii) the land shown shaded yellow on Schedule 'E-205', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- ix) the land shown shaded yellow on Schedule 'E-206', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
- x) the land shown shaded purple on Schedule 'E-206', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xi) the land shown shaded yellow on Schedule 'E-207', which forms part of this Bylaw, from Small Holdings Four (SH4) to Low Density Residential Two (RS2).
- xii) the land shown shaded yellow on Schedule 'E-208', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xiii) the land shown shaded purple on Schedule 'E-208', which forms part of this Bylaw, from Residential Single Family One Site Specific (RS1s) to Low Density Residential Three (RS3).
- xiv) the land shown shaded yellow on Schedule 'E-209', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings Three (SH3).
- xv) the land shown shaded yellow on Schedule 'E-210', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xvi) the land shown shaded yellow on Schedule 'E-211', which forms part of this Bylaw, from Residential Single Family One Site Specific (RS1s) to Low Density Residential Three (RS3).
- xvii) the land shown shaded yellow on Schedule 'E-212', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).

- xviii) the land shown shaded yellow on Schedule 'E-213', which forms part of this Bylaw, from Residential Single Family One Site Specific (RS1s) to Low Density Residential Three Site Specific (RS3s).
- xix) the land shown shaded yellow on Schedule 'E-214', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xx) the land shown shaded yellow on Schedule 'E-215, which forms part of this Bylaw, from Small Holdings Five Site Specific (SH5s) to Small Holdings One Site Specific (SH1s).
- xxi) the land shown shaded purple on Schedule 'E-215, which forms part of this Bylaw, from Small Holdings Five Site Specific (SH5s) to Small Holdings One (SH1).
- xxii) the land shown shaded blue on Schedule 'E-215, which forms part of this Bylaw, from Small Holdings Five Site Specific (SH5s) to Administrative and Institutional (AI).
- xxiii) the land shown shaded yellow on Schedule 'E-216', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxiv) the land shown shaded yellow on Schedule 'E-217', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings One (SH1).
- xxv) the land shown shaded yellow on Schedule 'E-218', which forms part of this Bylaw, from Small Holdings Three (SH3) to Small Holdings Two (SH2).
- xxvi) the land shown shaded red on Schedule 'E-218', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two (SH2).
- xxvii) the land shown shaded purple on Schedule 'E-218', which forms part of this Bylaw, from Large Holdings One (LH1) to Small Holdings Two (SH2).
- xxviii) an approximately 2,900 m² area part of the land described as Lot A, Plan KAP53974, District Lot 206, SDYD, and shown shaded yellow on Schedule 'E-219', which forms part of this Bylaw, from Residential Single Family One (RS1) to Agriculture One (AG1).
- xxix) the land shown shaded yellow on Schedule 'E-220', which forms part of this Bylaw, from Large Holdings One (LH1) to Small Holdings Three (SH3).
- xxx) the land shown shaded yellow on Schedule 'E-221', which forms part of this Bylaw, from Small Holdings Two Site Specific (SH2s) to Small Holdings Four Site Specific (SH4s).

- xxxix) the land shown shaded yellow on Schedule 'E-222', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- xxxii) the land shown shaded purple on Schedule 'E-222', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xxxiii) the land shown shaded yellow on Schedule 'E-223', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xxxiv) the land shown shaded yellow on Schedule 'E-224', which forms part of this Bylaw, from Residential Single Family One (RS1) to Resource Area (RA).
- xxxv) the land shown shaded yellow on Schedule 'E-225', which forms part of this Bylaw, from Residential Single Family One (RS1) to Resource Area (RA).
- xxxvi) the land shown shaded yellow on Schedule 'E-226', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings One (SH1).
- xxxvii) the land shown shaded blue on Schedule 'E-226', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings Two (SH2).
- xxxviii) the land shown shaded yellow on Schedule 'E-227', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
- xxxix) the land shown shaded purple on Schedule 'E-227', which forms part of this Bylaw, from Residential Single Family One Site Specific (RS1s) to Low Density Residential Two Site Specific (RS2s).
- xl) the land shown shaded yellow on Schedule 'E-228', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
- xli) the land shown shaded yellow on Schedule 'E-229', which forms part of this Bylaw, from Residential Single Family One Site Specific (RS1s) to Low Density Residential Two Site Specific (RS2s).
- xliv) the land shown shaded yellow on Schedule 'E-230', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings One (SH1).
- xlvi) the land shown shaded yellow on Schedule 'E-231', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).

- xliv) the land shown shaded yellow on Schedule 'E-232', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
- xlv) the land shown shaded yellow on Schedule 'E-233', which forms part of this Bylaw, from Small Holdings Two Site Specific (SH2s) to Small Holdings Four (SH4).

Electoral Area "F"

14. The Official Community Plan Map, being Schedule 'B' of the Electoral Area "F" Official Community Plan Bylaw No. 2790, 2018, is amended by changing the land use designation of:

- i) the land shown shaded yellow on Schedule 'F-101', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- ii) the land shown shaded yellow on Schedule 'F-102', which forms part of this Bylaw, from Resource Area (RA) to Small Holdings (SH).

15. The Electoral Area "F" Zoning Bylaw No. 2461, 2008, is amended by:

- i) adding a reference to "Schedule '3' — North Beach Estates Comprehensive Development Zone Map" at Section 1.2 under Section 1.0 (Title and Application).
- ii) replacing the sub-section titled "Rural Zones" under Section 5.1 (Zoning Districts) in its entirety with the following:

Rural Zones

Resource Area Zone	RA
Agriculture Two Zone	AG2
Agriculture Three Zone	AG3
Large Holdings One Zone	LH1

- iii) adding a new sub-section titled "Small Holdings Zones" under Section 5.1 (Zoning Districts) to read as follows:

Small Holdings Zones

Small Holdings One Zone	SH1
Small Holdings Two Zone	SH2
Small Holdings Three Zone	SH3
Small Holdings Four Zone	SH4
West Bench Small Holdings Zone	SH5

- iv) replacing the sub-section titled “Low Density Residential Zones” under Section 5.1 (Zoning Districts) in its entirety with the following:

Low Density Residential Zones

Low Density Residential One Zone	RS1
Low Density Residential Two Zone	RS2
Low Density Residential Three Zone	RS3
West Bench Low Density Residential Zone	RS5

- v) replacing the first column in the sixth row of Table 7.9 (Screening and Landscaping Requirements under Section 7.9 (Screening and Landscaping) in its entirety with the following:

Any use in SH1, SH2, SH3, RS1, RS2, RS3, RD1, RM1, C1, CT1, PR and CA zones.

- vi) replacing Section 10.5 (Small Holdings Two (SH2) Zone) in its entirety with the following:

10.5 *deleted*

- vii) replacing Section 10.6 (Small Holdings Three (SH3) Zone) in its entirety with the following:

10.6 *deleted*

- viii) replacing Section 10.7 (Small Holdings Four (SH4) Zone) in its entirety with the following:

10.7 *deleted*

- ix) replacing Section 10.8 (Small Holdings Five (SH5) Zone) in its entirety with the following:

10.8 *deleted*

- x) replacing Section 10.9 (West Bench Small Holdings (SH6) Zone) in its entirety with the following:

10.9 *deleted*

- xi) adding a new Section 11.0 (Small Holdings) to read as follows and renumbering all subsequent sections:

11.0 SMALL HOLDINGS

11.1 SMALL HOLDINGS ONE ZONE (SH1)

11.1.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12; and
- f) accessory building and structure, subject to Section 7.13.

11.1.2 Site Specific Small Holdings One (SH1s) Provisions:

- a) see Section 17.5

11.1.3 Minimum Parcel Size for Subdivision:

- a) 0.25 ha, when connected to a community sewer and water system; or
- b) 1.0 ha, when serviced by well and approved septic system.

11.1.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.1.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres

- ii) Rear parcel line: 1.5 metres
- iii) Interior side parcel line: 1.5 metres
- iv) Exterior side parcel line: 4.5 metres

11.1.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres

11.1.8 Maximum Parcel Coverage:

- a) 35%

11.1.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

11.2 SMALL HOLDINGS TWO ZONE (SH2)

11.2.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12; and
- g) accessory building and structure, subject to Section 7.13.

11.2.2 Site Specific Small Holdings Two (SH2s) Provisions:

- a) see Section 17.6

11.2.3 Minimum Parcel Size for Subdivision:

- a) 0.5 ha, when connected to a community sewer system and serviced by well; or
- b) 1.0 ha, when serviced by a well and approved septic system

11.2.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.2.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.2.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.2.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.2.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres

11.2.8 Maximum Parcel Coverage:

- a) 25%

11.2.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

11.3 SMALL HOLDINGS THREE ZONE (SH3)

11.3.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12; and
- g) accessory building and structure, subject to Section 7.13.

11.3.2 Site Specific Small Holdings Three (SH3s) Provisions:

- a) see Section 17.7

11.3.3 Minimum Parcel Size for Subdivision:

- a) 1.0 ha

11.3.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.3.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres

- iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
 - b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
 - c) Despite Section 11.3.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
 - d) Despite Section 11.3.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.3.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;

11.3.8 Maximum Parcel Coverage:

- a) 20%

11.3.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

11.4 SMALL HOLDINGS FOUR ZONE (SH4)

11.4.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home industry, subject to Section 7.18;
- f) home occupation, subject to Section 7.17;
- g) secondary suite, subject to Section 7.12; and
- h) accessory building and structure, subject to Section 7.13.

11.4.2 Site Specific Small Holdings Three (SH4s) Provisions:

- a) see Section 17.8

11.4.3 Minimum Parcel Size for Subdivision:

- a) 2.0 ha

11.4.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.4.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres

- c) Despite Section 11.4.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.4.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.4.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres

11.4.8 Maximum Parcel Coverage:

- a) 15%

11.4.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

11.5 WEST BENCH SMALL HOLDINGS ZONE (SH5)

11.5.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) agriculture, subject to Sections 7.24;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17; and
- e) accessory building and structure, subject to Section 7.13.

11.5.2 Site Specific West Bench Small Holdings (SH5s) Provisions:

- a) see Section 17.9

11.5.3 Minimum Parcel Size for Subdivision:

- a) 0.25 ha, when connected to a community sewer and water system; or
- b) 1.0 ha, when serviced by well and approved septic system.

11.5.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.5.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling

11.5.6 Minimum Setbacks:

- a) Buildings and structures:

- i) Front parcel line: 7.5 metres
- ii) Rear parcel line: 7.5 metres
- iii) Interior side parcel line: 4.5 metres
- iv) Exterior side parcel line: 4.5 metres

- b) Accessory buildings and structures:

- i) Front parcel line: 9.0 metres
- ii) Rear parcel line: 3.0 metres
- iii) Interior side parcel line: 1.5 metres
- iv) Exterior side parcel line: 4.5 metres

- c) Despite Section 11.5.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:

- i) Front parcel line: 15.0 metres
- ii) Rear parcel line: 15.0 metres
- iii) Interior side parcel line: 15.0 metres
- iv) Exterior side parcel line: 15.0 metres

- d) Despite Section 11.5.6(a) and (b), incinerator or compost facility:

- i) Front parcel line: 30.0 metres
- ii) Rear parcel line: 30.0 metres
- iii) Interior side parcel line: 30.0 metres
- iv) Exterior side parcel line: 30.0 metres

11.5.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.5.8 Maximum Parcel Coverage:

- a) 30%

11.5.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

xii) replacing Section 11.0 (Low Density Residential) in its entirety with the following:

11.0 LOW DENSITY RESIDENTIAL

11.1 LOW DENSITY RESIDENTIAL TWO ZONE (RS2)

11.1.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12;
- f) accessory building and structure, subject to Section 7.13.

11.1.2 Site Specific Low Density Residential Two (RS2s) Provisions:

- a) see Section 17.11

11.1.3 Minimum Parcel Size for Subdivision:

- a) 500.0 m², when connected to a community sewer and water system;
or
- b) 1.0 ha, when serviced by well and approved septic system.

11.1.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.1.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.1.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.1.8 Maximum Parcel Coverage:

- a) 35%

11.1.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

11.2 LOW DENSITY RESIDENTIAL THREE ZONE (RS3)

11.2.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;

- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12;
- f) accessory building and structure, subject to Section 7.13.

11.2.2 Site Specific Low Density Residential Three (RS3s) Provisions:

- a) see Section 17.12

11.2.3 Minimum Parcel Size for Subdivision:

- a) 1,000.0 m², when connected to a community sewer and water system; or
- b) 1.0 ha, when serviced by well and approved septic system.

11.2.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.2.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.2.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;

- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.2.8 Maximum Parcel Coverage:

- a) 35%

11.2.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

11.3 WEST BENCH LOW DENSITY RESIDENTIAL ZONE (RS5)

11.3.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) bed and breakfast operation, subject to Section 7.19;
- c) home occupation, subject to Section 7.17;
- d) accessory building and structure, subject to Section 7.13.

11.3.2 Site Specific West Bench Low Density Residential (RS5s) Provisions:

- a) see Section 17.24

11.3.3 Minimum Parcel Size for Subdivision:

- a) 500.0 m², when connected to a community sewer and water system;
or
- b) 1.0 ha, when serviced by well and approved septic system.

11.3.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling.

11.3.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres

- iii) Interior side parcel line 1.5 metres
- iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres

11.3.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.3.8 Maximum Parcel Coverage:

- a) 30%

11.3.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

xiii) replacing Section 17.5 (Small Holdings Two Site Specific (SH2s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

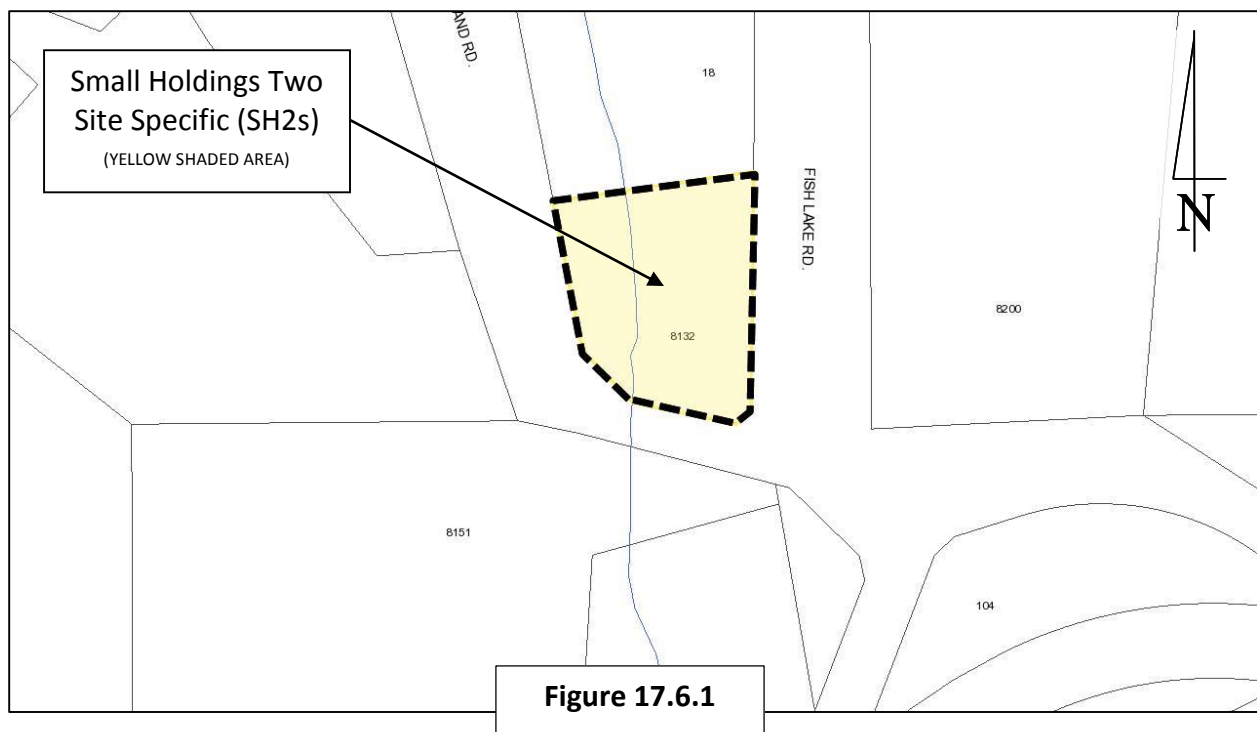
17.5 Site Specific Small Holdings One (SH1s) Provisions:

- .1 Not applicable.

xiv) replacing Section 17.6 (Small Holdings Three Site Specific (SH3s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.6 Site Specific Small Holdings Two (SH2s) Provisions:

- .1 in the case of land described as Lot 3, Plan KAP51211, District Lot 2893, ODYD (8132 Princeton-Summerland Road), and shown shaded yellow on Figure 17.6.1:
 - a) the following accessory uses shall be permitted on the land in addition to the permitted uses listed in Section 11.2.1:
 - i) eating and drinking establishment; and
 - ii) retail store, convenience.



xv) replacing Section 17.7 (Small Holdings Four Site Specific (SH4s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.7 Site Specific Small Holdings Three (SH3s) Provisions:

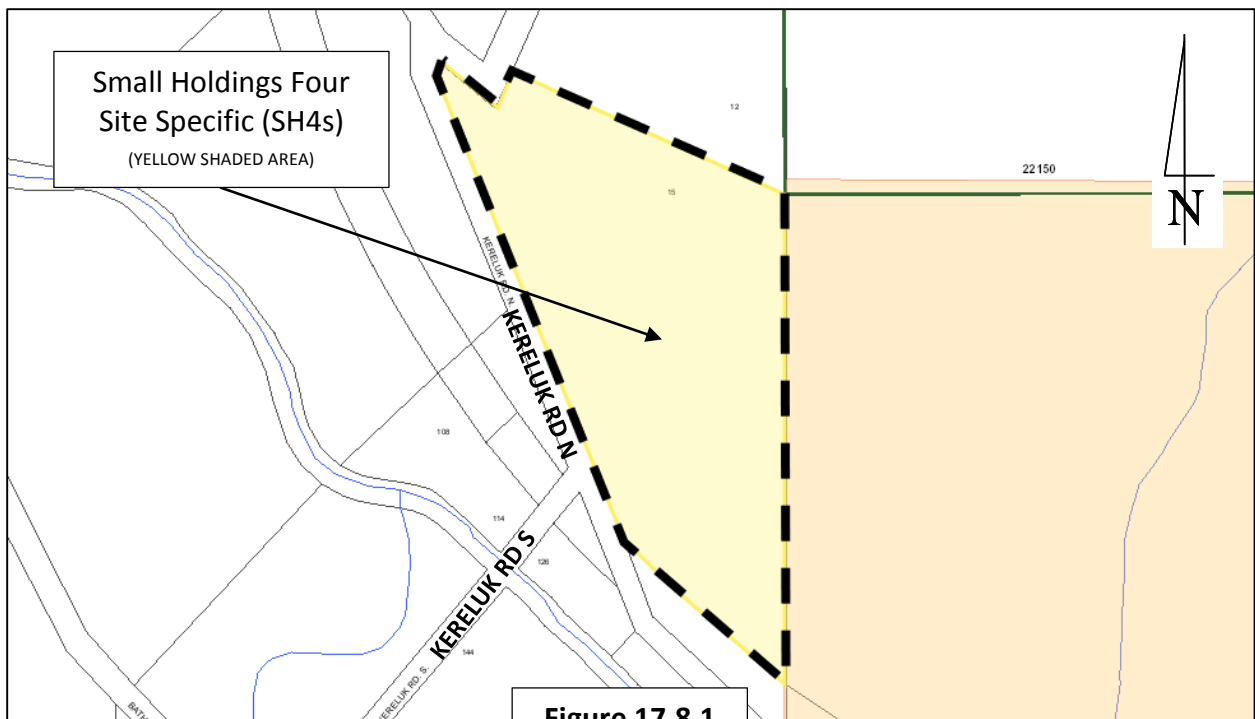
.1 Not applicable.

xvi) replacing Section 17.8 (Small Holdings Five Site Specific (SH5s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

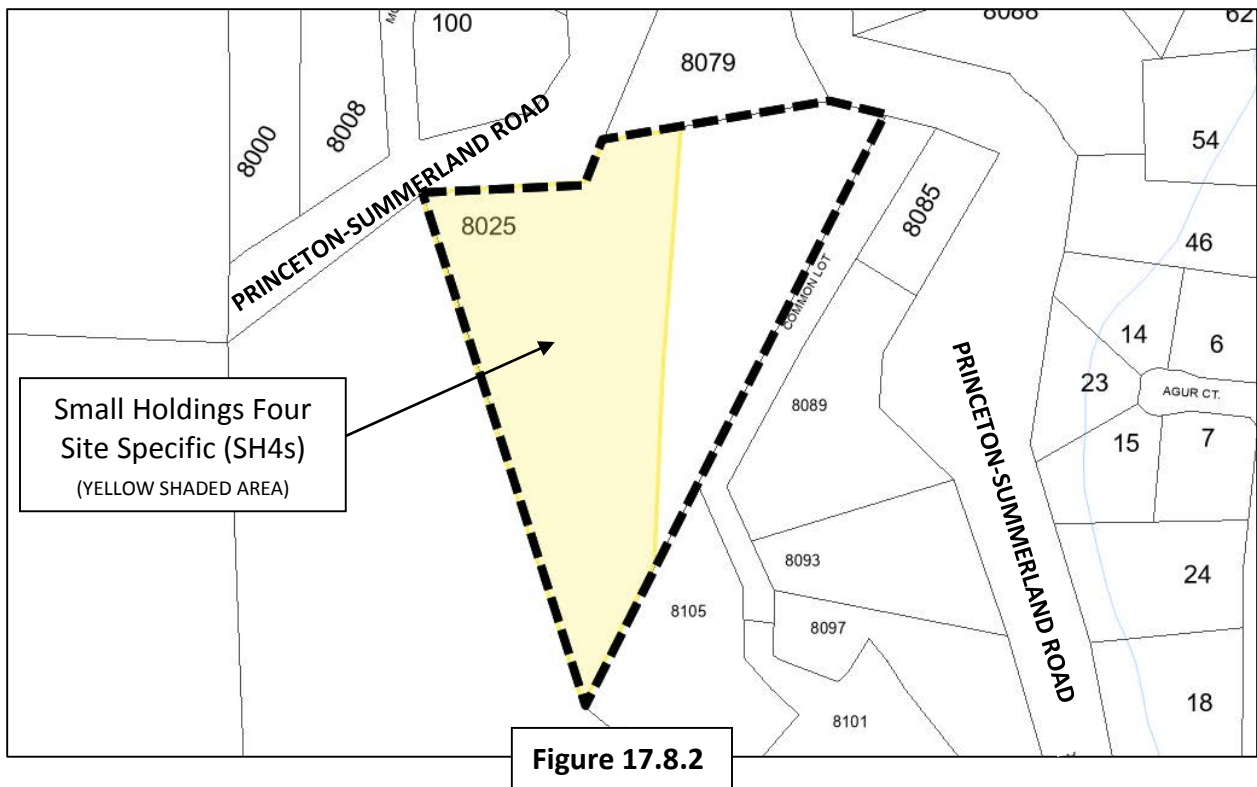
17.8 Site Specific Small Holdings Four (SH4s) Provisions:

.1 in the case of land described as Lot 8, Plan KAP647, District Lot 2888, ODYD, Except Plan A67 (15 Deans Road), and shown shaded yellow on Figure 17.8.1:

a) despite Section 11.4.3, the minimum parcel size for subdivision shall be 1.47 ha.



- .2 in the case of an approximately 3.3 ha part of the land described as Lot 10, Plan 27332, District Lot 2893, ODYD, Except Plan KAP51912 (8025 Princeton-Summerland Road), and shown shaded yellow on Figure 17.8.2:
- a) despite Section 7.18.2, the maximum floor area utilized for a home industry, including the indoor and outdoor storage of materials, commodities or finished products associated with the home industry shall not exceed 300.0 m².



xvii) replacing Section 17.9 (Residential Single Family One Site Specific (RS1s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.9 Site Specific Small Holdings West Bench (SH5s) Provisions:

- .1 in the case of land shown described as Lot 146, Plan KAP8166, District Lot 5076, ODYD, Except Plan 21461 KAP64111, except part north of Lot 1 & E of road all on Plan 21461 (1400 Spartan Drive) and shown in yellow on Figure 17.9.1, the following provisions shall apply:
 - a) the following principal use shall be permitted on the land in addition to the permitted uses listed in Section 10.9.1: 1. “winery”.
 - b) the maximum floor area of a “winery” shall not exceed 55.0 m².

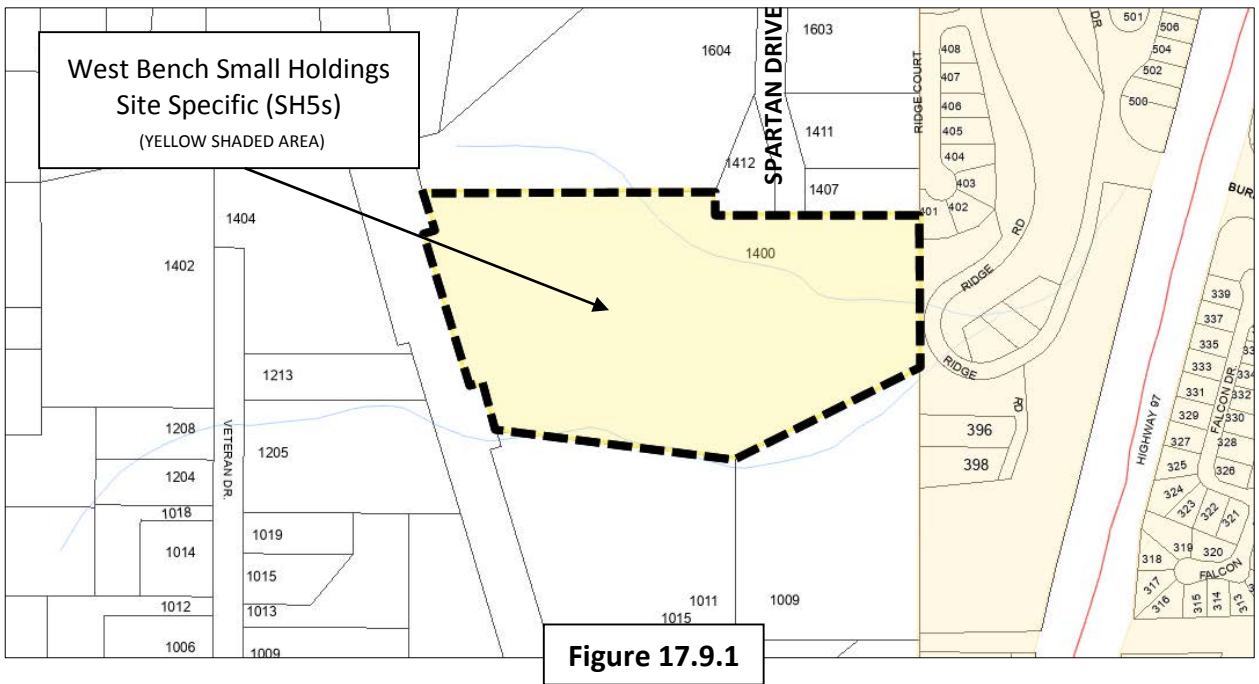


Figure 17.9.1

xviii) replacing Section 17.10 (Residential Single Family Two Site Specific (RS2s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.10 Site Specific Low Density Residential Two (RS2s) Provisions:

.1 Not applicable.

xix) replacing Section 17.11 (Residential Multiple Family Site Specific (RM1s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.11 Site Specific Low Density Residential Three (RS3s) Provisions:

.1 Not applicable.

xx) replacing Section 17.12 under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.12 Site Specific Medium Density Residential One (RM1s) Provisions:

.1 Not applicable.

xxi) replacing Section 17.24 (West Bench Low Density Residential Site Specific (RS6s) Provisions) under Section 17.0 (Site Specific Designations) in its entirety with the following:

17.24 Site Specific West Bench Low Density Residential (RS5s) Provisions:

.1 Not applicable.

xxii) replacing Section 18.1) (Comprehensive Development One (North Beach Estates) Zone) under Section 18.0 (Comprehensive Development) in its entirety with the following:

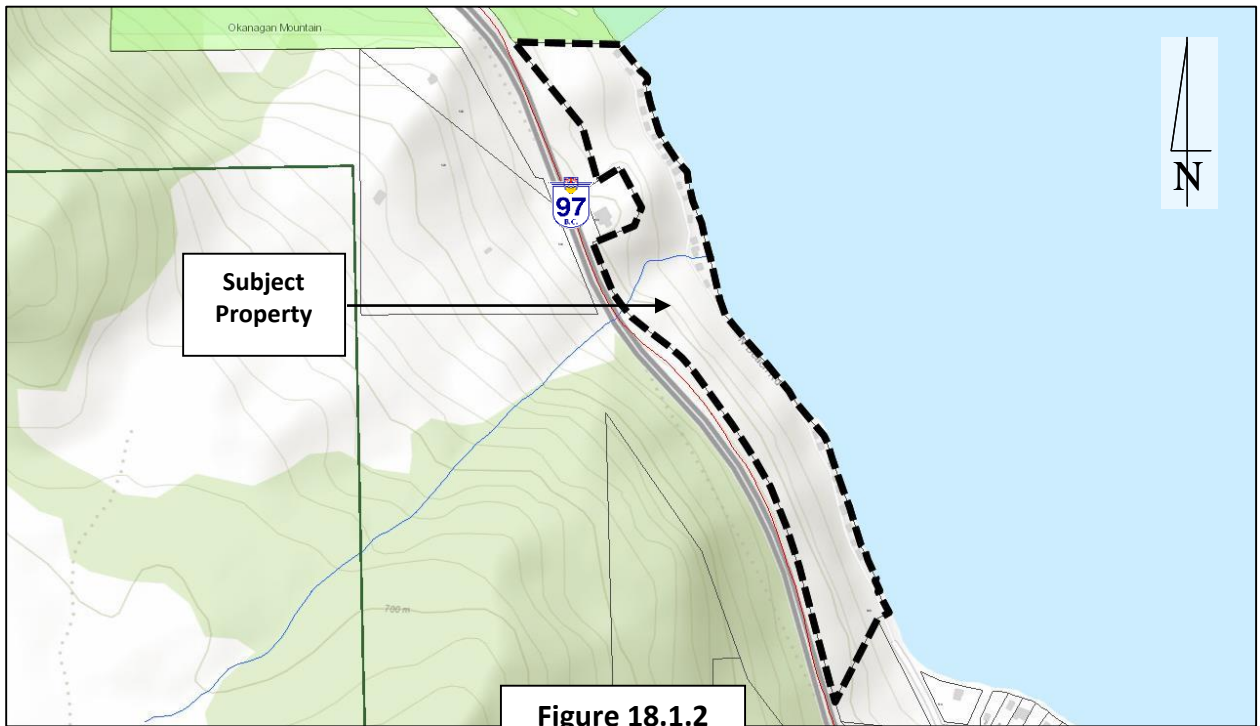
18.1 North Beach Estates Comprehensive Development Zone (CD1)

18.1.1 Purpose:

The purpose of the North Beach Estates Comprehensive Development Zone (CD1) is to create comprehensive, site-specific land use regulations for the parcel — hereinafter referred to as “North Beach Estates” — located at 506 North Beach Road (legally described as District Lot 2694, Osoyoos Division, Yale District, except: Plans 11635 and 13218 and 14500; That Part Which Lies to the West of the Most Westerly Boundary of the Highway as shown on Plan H578; and Plans H578, B3611 and KAP75221) in order to reconcile the historical lawful non-conforming land use pattern on the lands with the regulations of the Zoning Bylaw and the policies of the Official Community Plan Bylaw.

18.1.2 Location:

The property is situated between the east side of Highway 97 and the west side of Okanagan Lake, adjacent to the Okanagan Lake Provincial Park.



18.1.3 North Beach Estates Share Lots:

A plan that identifies the North Beach Estates Share lots, and which is based upon a Plan entitled "Sketch of Parcel and Share Lot Plan on Remainder of D.L. 2694, O.D.Y.D." prepared by AM Surveying and Services Ltd. and dated February 10, 2009, is included at Schedule '3' to this Bylaw, and forms part of this Bylaw.

18.1.4 Background:

In 1964, North Beach Estates Limited (Incorporation # BC0060201) acquired the North Beach Estates Lands and facilitated the residential development of the lands. By virtue of ownership in the corporation, each shareholder was granted exclusive use of a defined portion of the lands and was permitted under the Articles of Association one single family dwelling and one guest cabin.

Situated on a narrow strip of land between the shore of Okanagan Lake to the east and the toe of a steep bluff to the west, these dwellings share a number of unique locational challenges, including, but not limited to, geotechnical, roadway, riparian, and servicing.

In 1972, Regional District Zoning Bylaw No. 68, 1969 became applicable to the lands, rendering the dwellings on the property lawful non-conforming and severely restricting their long-term sustainability. This CD Zone recognizes the historical lawful non-conforming use of the lands and restricts further development of the site beyond the lawful non-conforming density.

18.1.5 Definitions:

In this CD zone:

"accessory building or structure" means a detached building or structure located on the same share lot as the principal building, the use of which building or structure is subordinate, customarily incidental, and exclusively devoted to that of the principal building;

"corporation" means the owner of the parcel;

"common property" means that portion of the parcel identified as "COMMON PROPERTY" on Schedule '3' of this bylaw;

"exterior side share lot line" means the boundary between a share lot and common property other than front, rear and interior side share lot lines;

“front share lot line” means the westernmost boundary of the share lots identified on Schedule ‘3’ of this bylaw;

“grade, finished” means the finished ground level at the perimeter of a building or structure, excluding any localized mounds or depressions such as those for vehicle or pedestrian entrances. Artificial embankments shall not be considered finished grade.

“height” means the vertical distance from the average finished grade to the highest point of the roof of the building or structure;

“Official Community Plan” means Electoral Area “F” Official Community Plan Bylaw;

“parcel” means the land shown outlined in black in Figure 17.1.2 of this Bylaw;

“professional engineer or geoscientist” means a practicing member in good standing of the Association of Professional Engineers and Geoscientists of the Province of British Columbia;

“rear share lot line” means the easternmost boundary of the share lots as identified in Schedule ‘3’ of this bylaw;

“share lots” means the 23 surveyed portions of the parcel reserved for the exclusive use and enjoyment of a shareholder in the corporation, and shown on Schedule ‘3’ of this bylaw;

“share lot coverage” means the combined area covered by all buildings and structures on a share lot, expressed as a percentage of the total share lot area;

“interior side share lot line” means the boundary between two or more share lots other than a front, rear or exterior share lot line;

“zoning bylaw” means Electoral Area “F” Zoning Bylaw, or subsequent enactments;

“Zone” means the North Beach Estates Comprehensive Development Zone (CD1).

18.1.6 Reference to Zoning Bylaw:

Except where explicitly listed in this CD1 zone, all regulations, standards and definitions shall be those stated in the Zoning Bylaw.

18.1.7 Permitted Uses for Share Lots:

Principal Uses:

- a) single detached dwelling or manufactured home;

Accessory Uses:

- b) accessory buildings or structures, subject to Section 7.13, except there is no limit to the number permitted on each share lot;
- c) home occupation, subject to Section 7.17, and where no customers visit the site.

18.1.8 Permitted Uses for Common Property:

Principal Uses:

- a) service facilities and uses in connection with one or more share lots.

18.1.9 Minimum Parcel Sizes:

- a) 12.0 ha

18.1.10 Maximum Parcel Density and Share Lot Density:

- a) 23 share lots per parcel, as shown on Schedule '3' of this bylaw;
- b) one (1) single detached dwelling or manufactured home per share lot.

18.1.11 Minimum Setbacks:

- a) for All Buildings and Structures on a Share Lot:
 - i) Front share lot line: 6.0 metres
 - ii) Rear share lot line: 0.0 metres
 - iii) Interior side share lot line: 1.2 metres
 - iv) Exterior side share lot line: 1.2 metres
- b) for All Buildings and Structures on Common Property:
 - i) Front share lot line: 10.0 metres
 - ii) Rear share lot line: 10.0 metres
 - iii) Interior side share lot line: 10.0 metres
 - iv) Exterior side share lot line: 10.0 metres

18.1.12 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 5.0 metres.

18.1.13 Maximum Share Lot Coverage:

- a) 50%

16. The Zoning Map, being Schedule '2' of the Electoral Area "F" Zoning Bylaw No. 2461, 2008, is amended by changing the land use designation of:
- i) the land described as Lot 1, Plan KAP85707, District Lot 2537, ODYD, and shown shaded yellow on Schedule 'F-201', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Low Density Residential Two (RS2).
 - ii) the land described as Lot 2, Plan KAP21666, District Lot 2537, ODYD, Except Plan KAP49475 (660 Highway 97), and shown shaded yellow on Schedule 'F-202', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Three (SH3).
 - iii) the land described as Lot 1, Plan KAP83875, District Lot 2537, ODYD, and shown shaded yellow on Schedule 'F-203', which forms part of this Bylaw, from Residential Single Family Two Site Specific (RS2s) to Low Density Residential Two (RS2).
 - iv) an approximately 4.5 ha area of land shown shaded yellow on Schedule 'F-204', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
 - v) the land described as Lot 1, Plan KAP36216, District Lot 2694, ODYD, Except Plan KAP75052, and shown shaded yellow on Schedule 'F-205', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
 - vi) the land shown shaded yellow on Schedule 'F-206', which forms part of this Bylaw, from Small Holdings Four (SH2) to Small Holdings Two (SH2).
 - vii) the land shown shaded purple on Schedule 'F-206', which forms part of this Bylaw, from Small Holdings Four (SH4) to Resource Area (RA).
 - viii) the land shown shaded yellow on Schedule 'F-207', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).

- ix) the land shown shaded yellow on Schedule 'F-208', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
 - x) the land shown shaded yellow on Schedule 'F-209', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
 - xi) the land shown shaded purple on Schedule 'F-209', which forms part of this Bylaw, from Small Holdings Four Site Specific (SH4s) to Small Holdings Two Site Specific (SH2s).
 - xii) the land shown shaded orange on Schedule 'F-209', which forms part of this Bylaw, from Resource Area (RA) to Small Holdings Three (SH3).
 - xiii) the land shown shaded yellow on Schedule 'F-210', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
 - xiv) the land shown shaded purple on Schedule 'F-210', which forms part of this Bylaw, from Small Holdings Two Site Specific (SH2s) to Small Holdings Four Site Specific (SH4s).
 - xv) the land shown shaded yellow on Schedule 'F-211', which forms part of this Bylaw, from West Bench Small Holdings Site Specific (SH6s) to West Bench Small Holdings Site Specific (SH5s).
 - xvi) the land shown shaded yellow on Schedule 'F-212', which forms part of this Bylaw, from West Bench Low Density Residential Site Specific (RS6s) to West Bench Low Density Residential (RS5).
 - xvii) the land shown shaded yellow on Schedule shaded purple on Schedule 'F-213', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
 - xviii) the land shown shaded yellow on Schedule shaded purple on Schedule 'F-214', which forms part of this Bylaw, from Small Holdings Two Site Specific (SH2s) to Small Holdings Four Site Specific (SH4s).
 - xix) changing the land use designation of all parcels zoned West Bench Low Density Residential (RS6) to West Bench Low Density Residential (RS5).
 - xx) changing the land use designation of all parcels zoned West Bench Small Holdings (SH6) to West Bench Small Holdings (SH5).
17. adding a new Schedule '3' (North Beach Estates Comprehensive Development Zone Map) as shown on the attached Schedule 'F-3', which forms part of this bylaw.

Electoral Area “I”

18. The Official Community Plan Map, being Schedule ‘B’ of the Electoral Area “I” Official Community Plan Bylaw No. 2683, 2016, is amended by changing the land use designation of:
- i) the land shown shaded yellow on Schedule ‘I-101’, which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - ii) the land shown shaded yellow on Schedule ‘I-102’, which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - iii) the land described as Lot A, Plan KAP55255, District Lot 103S, and shown shaded yellow on Schedule ‘I-103’, which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - iv) the land shown shaded yellow on Schedule ‘I-104’, which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - v) the land shown shaded yellow on Schedule ‘I-105’, which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - vi) the land shown shaded yellow on Schedule ‘I-106’, which forms part of this Bylaw, from Low Density Residential (LR) to Conservation Area (CA).
 - vii) the land shown shaded yellow on Schedule ‘I-107’, which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
 - viii) an approximately 1.1 ha part of the land described as District Lot 4098S, SDYD, Portion EX BLK A, Except Plan KAP53180, and shown shaded yellow on Schedule ‘I-108’, which forms part of this Bylaw, from Small Holdings (SH) to Resource Area (RA).
 - ix) the land shown shaded yellow on Schedule ‘I-109’, which forms part of this Bylaw, from Low Density Residential (LR) to Administrative, Cultural and Institutional (AI).
 - x) the land shown shaded yellow on Schedule ‘I-110’, which forms part of this Bylaw, from Small Holdings (SH) to Parks, Recreation and Trails (PR).
 - xi) the land shown shaded yellow on Schedule ‘I-111’, which forms part of this Bylaw, from Small Holdings (SH) to Parks, Recreation and Trails (PR).
 - xii) the land shown shaded yellow on Schedule ‘I-112’, which forms part of this Bylaw, from Small Holdings (SH) to Parks, Recreation and Trails (PR).

- xiii) the land shown shaded yellow on Schedule 'I-113', which forms part of this Bylaw, from Low Density Residential (LR) to Small Holdings (SH).
- xiv) an approximately 20 ha area of the land described as Lot 1, Plan KAP49966, District Lot 2454S, Section 10, Township 88, SDYD, Except Plan KAP58896, and shown shaded yellow on Schedule 'I-114', which forms part of this Bylaw, from Small Holdings (SH) to Agriculture (AG).
- xv) an approximately 20 ha area of the land described as Lot 1, Plan KAP49966, District Lot 2454S, Section 10, Township 88, SDYD, Except Plan KAP58896, and shown shaded purple on Schedule 'I-114', which forms part of this Bylaw, from Agriculture (AG) to Resource Area (RA).

19. The Electoral Area "I" Zoning Bylaw No. 2457, 2008, is amended by:

- i) replacing the sub-section titled "Rural Zones" under Section 5.1 (Zoning Districts) in its entirety with the following:

Rural Zones

Resource Area Zone	RA
Agriculture One Zone	AG1
Agriculture Three Zone	AG3
Large Holdings One Zone	LH1
Large Holdings Two Zone	LH2

- ii) adding a new sub-section titled "Small Holdings Zones" under Section 5.1 (Zoning Districts) to read as follows:

Small Holdings Zones

Small Holdings One Zone	SH1
Small Holdings Three Zone	SH3
Small Holdings Four Zone	SH4

- iii) replacing the sub-section titled "Low Density Residential Zones" under Section 5.1 (Zoning Districts) in its entirety with the following:

Low Density Residential Zones

Low Density Residential Two Zone	RS2
Low Density Residential Three Zone	RS3
Low Density Residential Apex Alpine Zone	RS4
Low Density Residential Apex Alpine Duplex Zone	RD2

- iv) replacing Section 10.6 (Small Holdings Two Zone) in its entirety with the following:
10.6 *deleted*
- v) replacing Section 10.7 (Small Holdings Three Zone) in its entirety with the following:
10.7 *deleted*
- vi) replacing Section 10.8 (Small Holdings Four Zone) in its entirety with the following:
10.8 *deleted*
- vii) replacing Section 10.9 (Small Holdings Five Zone) in its entirety with the following:
10.9 *deleted*
- viii) adding a new Section 11.0 (Small Holdings) to read as follows and renumbering all subsequent sections:

11.0 SMALL HOLDINGS

11.1 SMALL HOLDINGS ONE ZONE (SH1)

11.1.1 Permitted Uses:

Principal Uses:

- a) single detached dwellings;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12; and
- f) accessory building and structure, subject to Section 7.13.

11.1.2 Site Specific Small Holdings One (SH1s) Regulations:

- a) see Section 19.5

11.1.3 Minimum Parcel Size for Subdivision:

- a) 0.25 ha, when connected to a community sewer and water system; or
- c) 1.0 ha, when serviced by a well and an approved septic system.

11.1.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.1.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 1.5 metres
 - iii) Interior side parcel line: 1.5 metres
 - iv) Exterior side parcel line: 4.5 metres

11.1.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.1.8 Maximum Parcel Coverage:

- a) 35%

11.1.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

11.3 SMALL HOLDINGS THREE ZONE (SH3)

11.3.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11
- c) agriculture, subject to Section 7.24;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home occupation, subject to Section 7.17;
- f) secondary suite, subject to Section 7.12; and
- g) accessory building and structure, subject to Section 7.13.

11.3.2 Site Specific Small Holdings Three (SH3s) Regulations:

- a) see Section 19.7

11.3.3 Minimum Parcel Size for Subdivision:

- a) 1.0 ha

11.3.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.3.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.3.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres

- c) Despite Section 11.3.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.3.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres
 - ii) Rear parcel line: 30.0 metres
 - iii) Interior side parcel line: 30.0 metres
 - iv) Exterior side parcel line: 30.0 metres

11.3.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres

11.3.8 Maximum Parcel Coverage:

- a) 20%

11.3.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

11.4 SMALL HOLDINGS FOUR ZONE (SH4)

11.4.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) agriculture, subject to Section 7.24;
- c) accessory dwelling, subject to Section 7.11;
- d) bed and breakfast operation, subject to Section 7.19;
- e) home industry, subject to Section 7.18;
- f) home occupation, subject to Section 7.17;
- g) secondary suite, subject to Section 7.12; and
- h) accessory building and structure, subject to Section 7.13.

11.4.2 Site Specific Small Holdings Four (SH4s) Regulations:

- a) see Section 19.8

11.4.3 Minimum Parcel Size for Subdivision:

- a) 2.0 ha

11.4.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth.

11.4.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.4.6 Minimum Setbacks:

- a) Buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line: 7.5 metres
 - ii) Rear parcel line: 4.5 metres
 - iii) Interior side parcel line: 4.5 metres
 - iv) Exterior side parcel line: 4.5 metres
- c) Despite Section 11.4.6(a) and (b), livestock shelters, generator sheds, boilers or walls with fans, greenhouses and cannabis production facilities:
 - i) Front parcel line: 15.0 metres
 - ii) Rear parcel line: 15.0 metres
 - iii) Interior side parcel line: 15.0 metres
 - iv) Exterior side parcel line: 15.0 metres
- d) Despite Section 11.4.6(a) and (b), incinerator or compost facility:
 - i) Front parcel line: 30.0 metres

- ii) Rear parcel line: 30.0 metres
- iii) Interior side parcel line: 30.0 metres
- iv) Exterior side parcel line: 30.0 metres

11.4.7 Maximum Height:

- a) No building or structure shall exceed a height of 10.0 metres

11.4.8 Maximum Parcel Coverage:

- a) 15%

11.4.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

- ix) replacing Section 11.1 (Residential Single Family One (RS1)) under 11.0 (Low Density Residential) in its entirety with the following:

11.1 LOW DENSITY RESIDENTIAL TWO ZONE (RS2)

11.1.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12;
- f) accessory building and structure, subject to Section 7.13.

11.1.2 Site Specific Low Density Residential Two (RS2s) Provisions:

- a) see Section 19.9

11.1.3 Minimum Parcel Size for Subdivision:

- a) 500.0 m², when connected to a community sewer and water system;
- b) 1.0 ha, when serviced by a well and an approved septic system; or
- c) 60.0 ha, when a parcel is situated within the “Radio Frequency Interference Area” as shown on Schedule ‘3’ to this bylaw.

11.1.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.1.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.1.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.1.8 Maximum Parcel Coverage:

- a) 35%

11.1.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

- x) replacing Section 11.2 (Residential Single Family One (RS2) Zone) under Section 11.0 (Low Density Residential) in its entirety with the following;

11.2 LOW DENSITY RESIDENTIAL THREE ZONE (RS3)

11.2.1 Permitted Uses:

Principal Uses:

- a) single detached dwelling;

Secondary Uses:

- b) accessory dwelling, subject to Section 7.11;
- c) bed and breakfast operation, subject to Section 7.19;
- d) home occupation, subject to Section 7.17;
- e) secondary suite, subject to Section 7.12;
- f) accessory building and structure, subject to Section 7.13.

11.2.2 Site Specific Low Density Residential Three (RS3s) Provisions:

- a) see Section 19.10

11.2.3 Minimum Parcel Size for Subdivision:

- a) 1,000.0 m², when connected to a community sewer and water system;
- b) 1.0 ha, when serviced by a well and an approved septic system; or
- c) 60.0 ha, when a parcel is situated within the “Radio Frequency Interference Area” as shown on Schedule ‘3’ to this bylaw.

11.2.4 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the parcel depth

11.2.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) principal dwelling; and
- b) one (1) secondary suite or one (1) accessory dwelling.

11.2.6 Minimum Setbacks:

- a) Principal buildings:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 7.5 metres
 - iii) Interior side parcel line 1.5 metres
 - iv) Exterior side parcel line 4.5 metres
- b) Accessory buildings and structures:
 - i) Front parcel line 7.5 metres
 - ii) Rear parcel line 1.0 metres
 - iii) Interior side parcel line 1.0 metres
 - iv) Exterior side parcel line 4.5 metres

11.2.7 Maximum Height:

- a) No building shall exceed a height of 10.0 metres;
- b) No accessory building or structure shall exceed a height of 4.5 metres.

11.2.8 Maximum Parcel Coverage:

- a) 35%

11.2.9 Minimum Building Width:

- a) Dwelling Unit: 5.0 metres, as originally designed and constructed.

- xi) replacing Section 19.5 (Site Specific Small Holdings Two (SH2s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.5 Site Specific Small Holdings One (SH1s) Regulations:

- .1 Not applicable.

- xii) replacing Section 19.6 (Site Specific Small Holdings Three (SH3s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.6 Site Specific Small Holdings Two (SH2s) Provisions:

- .1 Not applicable.

- xiii) replacing Section 19.7 (Site Specific Residential Single Family One (RS1s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.7 Site Specific Small Holdings Three (SH3s) Provisions:

- .1 Not applicable.

- xiv) replacing Section 19.8 (Site Specific Residential Single Family Two (RS2s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.8 Site Specific Small Holdings Four (SH4s) Provisions:

- .1 Not applicable.

- xv) replacing Section 19.9 (Site Specific Residential Apex Alpine (RS4s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

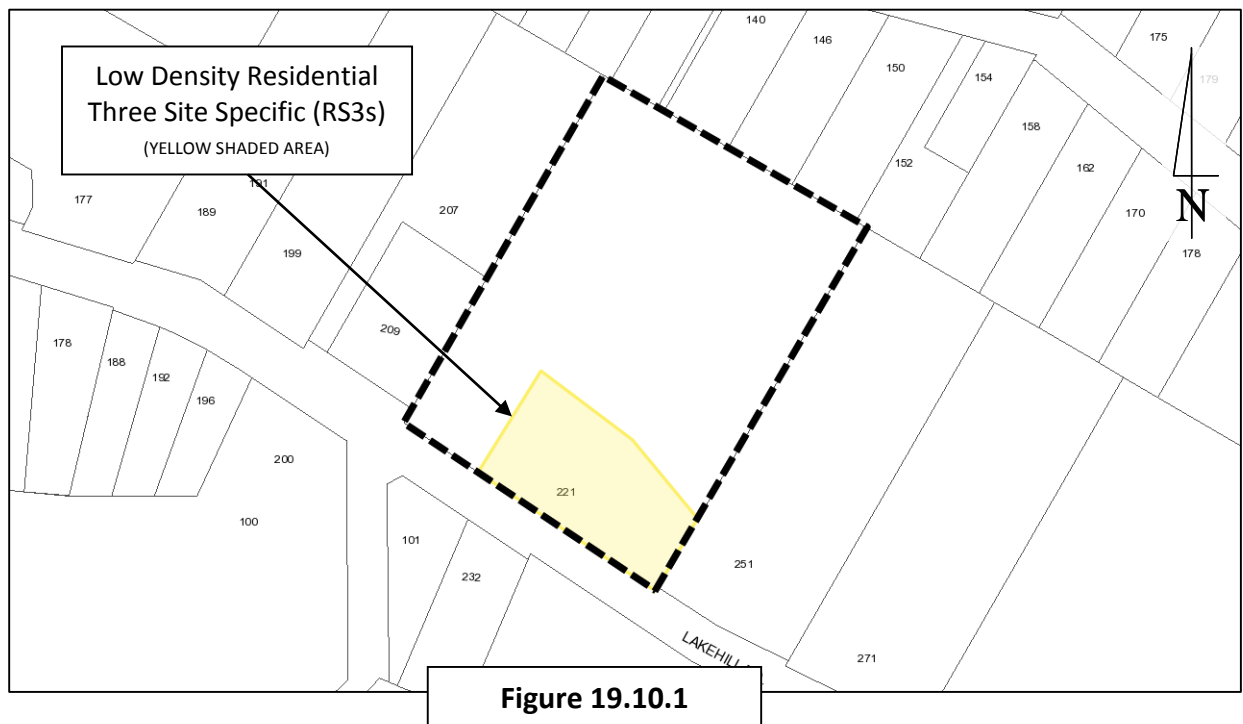
19.9 Site Specific Low Density Residential Two (RS2s) Provisions:

- .1 Not applicable.

xvi) replacing Section 19.10 (Site Specific Residential Manufactured Home Park (RSM1s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.10 Site Specific Low Density Residential Three (RS3s) Provisions:

- .1 in the case of land described as Lot 96, Plan KAP719, District Lot 104S, SDYD (221 Lakehill Road), and shown shaded yellow on Figure 19.10.1;
 - i) the following accessory uses accessory use(s) shall be permitted on the land in addition to the permitted uses listed in Section 11.2.1:
 - a) home industry, subject to Section 7.18.
 - ii) despite Section 7.18.1, a home industry shall be permitted on a parcel less than 2.0 ha in size.



xvii) replacing Section 19.11 (Site Specific Residential Cottage (RCs) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.11 Site Specific Low Density Residential Apex Alpine (RS4s) Provisions:

- .1 Not applicable.

xviii) replacing Section 19.12 (Site Specific Medium Density Residential One (RM1s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.12 Site Specific Low Density Residential Manufactured Home Park (RSM1s) Provisions:

.1 Not applicable.

- xix) replacing Section 19.13 (Site Specific Apex Mountain Village (AMVs) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.13 Site Specific Medium Density Residential One (RM1s) Provisions:

.1 Not applicable.

- xx) adding a new Section 19.15 (Site Specific Apex Mountain Village (AMVs) Provisions) under Section 19.0 (Site Specific Designations) to read as follows and renumbering all subsequent sections:

19.15 Site Specific Apex Mountain Village (AMVs) Provisions:

.1 Not applicable.

- xxi) replacing Section 19.15 (Site Specific General Commercial (C1s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.15 Site Specific General Commercial (C1s) Provisions:

.1 Not applicable.

- xxii) replacing Section 19.27 (Site Specific Small Holdings Four (SH4s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.27 *deleted.*

- xxiii) replacing Section 19.28 (Site Specific Small Holdings Five (SH5s) Provisions) under Section 19.0 (Site Specific Designations) in its entirety with the following:

19.28 *deleted.*

20. The Zoning Map, being Schedule '2' of the Electoral Area "I" Zoning Bylaw No. 2457, 2008, is amended by changing the land use designation of:

- i) the land described as District Lot 3569S, SDYD, and shown shaded yellow on Schedule 'I-201', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Large Holdings One (LH1).
- ii) an approximately 4,320 m² area of the land described as Lot 1, Plan KAP81026, District Lot 3757, SDYD (550 Highway 97) and shown shaded yellow on Schedule 'I-202', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Agriculture One (AG1).

- iii) the land shown shaded yellow on Schedule 'I-203', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Small Holdings One (SH1).
- iv) an approximately 3.85 ha area of the land shown shaded yellow on Schedule 'I-204', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Agriculture One (AG1).
- v) the land shown shaded yellow on Schedule 'I-205', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Small Holdings One (SH1).
- vi) the land shown shaded yellow on Schedule 'I-206', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- vii) the land shown shaded yellow on Schedule 'I-207', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- viii) the land described as Lot A, Plan KAP55255, District Lot 103S, SDYD, and shown shaded yellow on Schedule 'I-208', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
- ix) the land shown shaded yellow on Schedule 'I-209', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Three (RS3).
- x) the land shown shaded yellow on Schedule 'I-210', which forms part of this Bylaw, from Residential Single Family One (RS1) to Small Holdings One (SH1).
- xi) the land shown shaded yellow on Schedule 'I-211', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
- xii) the land shown shaded yellow on Schedule 'I-212', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
- xiii) the land shown shaded yellow on Schedule 'I-213', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Low Density Residential Three (RS3).
- xiv) the land shown shaded yellow on Schedule 'I-214', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Agriculture One (AG1).
- xv) an approximately 0.75 ha area of the land described as Lot 1, Plan KAP65107, District Lot 104S & 105S, SDYD, and shown shaded yellow on Schedule 'I-215', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Conservation Area (CA).

- xvi) an approximately 0.26 ha area of the land described as Lot 1, Plan KAP65107, District Lot 104S & 105S, SDYD, and shown shaded purple on Schedule 'I-215', which forms part of this Bylaw, from Agriculture One (AG1) to Conservation Area (CA).
- xvii) the land shown shaded yellow on Schedule 'I-216', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Small Holdings One (SH1).
- xviii) an approximately 1,200 m² area of the land described as Lot A, Plan KAP2198, District Lot 104S, SDYD, and shown shaded purple on Schedule 'I-216', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Agriculture One (AG1).
- xix) the land shown shaded yellow on Schedule 'I-217', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Low Density Residential (RS3).
- xx) the land described as Lot A, Plan EPP75314, District Lot 104S, SDYD, and shown shaded purple on Schedule 'I-217', which forms part of this Bylaw, from Residential Single Family Two Site Specific (RS2s) to Low Density Residential Site Specific (RS3s).
- xxi) the land shown shaded yellow on Schedule 'I-218', which forms part of this Bylaw, from Residential Single Family One (RS1) to Low Density Residential Two (RS2).
- xxii) an approximately 1.1 ha part of the land described as District Lot 4098S, SDYD, Portion EX BLK A, Except Plan KAP53180, and shown shaded yellow on Schedule 'I-219', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Resource Area (RA).
- xxiii) the land shown shaded yellow on Schedule 'I-220', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Low Density Residential Three (RS3).
- xxiv) the land shown shaded purple on Schedule 'I-220', which forms part of this bylaw, from Residential Single Family Two (RS2) to Administrative and Institutional (AI).
- xxv) the land shown shaded yellow on Schedule 'I-221', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings One (SH1).
- xxvi) the land shown shaded purple on Schedule 'I-221', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Small Holdings One (SH1).

- xxvii) the land shown shaded yellow on Schedule 'I-222', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Small Holdings One (SH1).
- xxviii) the land shown shaded green on Schedule 'I-222', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Parks and Recreation (PR).
- xxix) the land shown shaded yellow on Schedule 'I-223', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Small Holdings One (SH1).
- xxx) the land shown shaded green on Schedule 'I-223', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Parks and Recreation (PR).
- xxxi) the land shown shaded yellow on Schedule 'I-224', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Small Holdings One (SH1).
- xxxii) the land shown shaded green on Schedule 'I-224', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Parks and Recreation (PR).
- xxxiii) the land shown shaded yellow on Schedule 'I-225', which forms part of this Bylaw, from Small Holdings Four (SH4) to Small Holdings One (SH1).
- xxxiv) the land shown shaded purple on Schedule 'I-225', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Small Holdings One (SH1).
- xxxv) the land shown shaded yellow on Schedule 'I-226', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
- xxxvi) the land shown shaded yellow on Schedule 'I-227', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
- xxxvii) the land shown shaded yellow on Schedule 'I-228', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Small Holdings One (SH1).
- xxxviii) an approximately 4.8 ha area of the land described as Lot 1, Plan KAP49966, District Lot 2454S, Section 10, Township 88, SDYD, Except Plan KAP58896, and shown shaded purple on Schedule 'I-229', which forms part of this Bylaw, from Resource Area (RA) to Agriculture Three (AG3).
- xxxix) an approximately 20.5 ha area of the land described as Lot 1, Plan KAP49966, District Lot 2454S, Section 10, Township 88, SDYD, Except Plan KAP58896, and shown shaded yellow on Schedule 'I-229', which forms part of this Bylaw, from Small Holdings Three (SH3) to Resource Area (RA).

- xl) an approximately 18.4 ha area of the land described as Lot 1, Plan KAP49966, District Lot 2454S, Section 10, Township 88, SDYD, Except Plan KAP58896, and shown shaded green on Schedule 'I-229', which forms part of this Bylaw, from Resource Area (RA) to Agriculture Three (AG3).
- xli) the land shaded yellow on Schedule 'I-230', which forms part of this Bylaw, from Small Holdings Two (SH2) to Small Holdings Four (SH4).
- xlii) the land shown shaded yellow on Schedule 'I-231', which forms part of this Bylaw, from Small Holdings Three (SH3) to Parks and Recreation (PR).
- xliii) the land shown shaded yellow on Schedule 'I-232', which forms part of this Bylaw, from Residential Single Family One Site Specific (RS1s) to Low Density Residential Two (RS2).
- xliv) the land shown shaded yellow on Schedule 'I-233', which forms part of this Bylaw, from Small Holdings Five (SH5) to Small Holdings One (SH1).
- xlv) the land shown shaded yellow on Schedule 'I-234', which forms part of this Bylaw, from Residential Single Family Two (RS2) to Low Density Residential Three (RS3).

READ A FIRST AND SECOND TIME this 23rd day of September, 2021.

PUBLIC HEARING held on this 21st day of October, 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 Zoning Amendment Bylaw No. 2892, 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 ____ day of _____, 2021.

Board Chair

Corporate Officer

North Beach Comprehensive Development Zone Map

Schedule '3' – Electoral Area "F"
Zoning Bylaw No. 2461, 2008



This is Schedule '3' (North Beach Estates Comprehensive Development Zone Map) as referenced in the Regional District of Okanagan-Similkameen's Electoral Area "F" Bylaw No. 2461, 2008.

Chair _____

Chief Administrative Officer _____

OKANAGAN LAKE

NORTH BEACH ESTATES PROPERTIES
PLOTTED FROM SURVEY PREPARED BY
R. CHAPMAN BCLS DATED FEBRUARY 19, 1964
ORIGINAL HWM AND TOE OF SLOPE PLOTTED
FROM THE ABOVE PLAN



Regional District of Okanagan-Similkameen

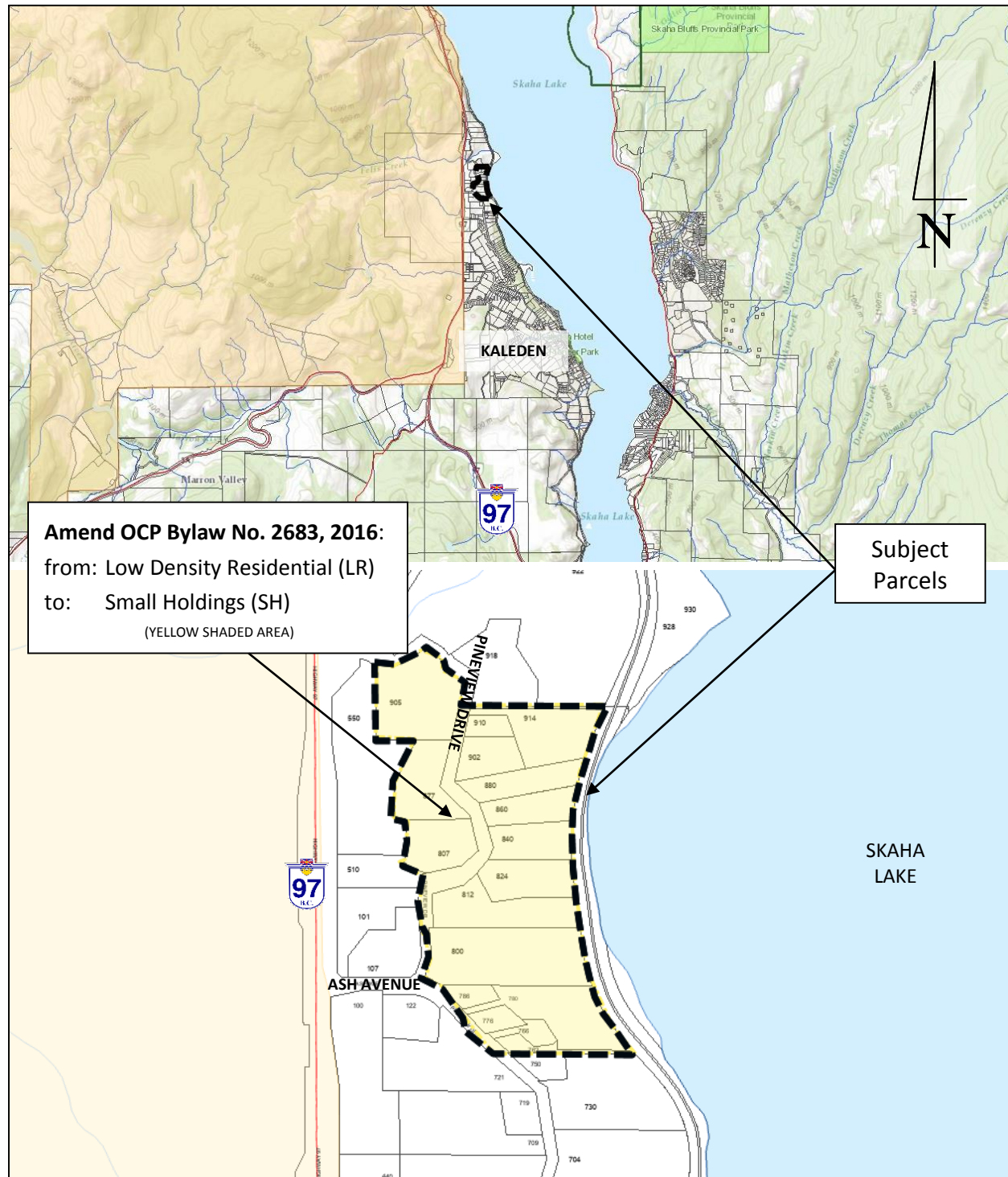
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File No. X2020.005-ZONE

Schedule 'I-101'



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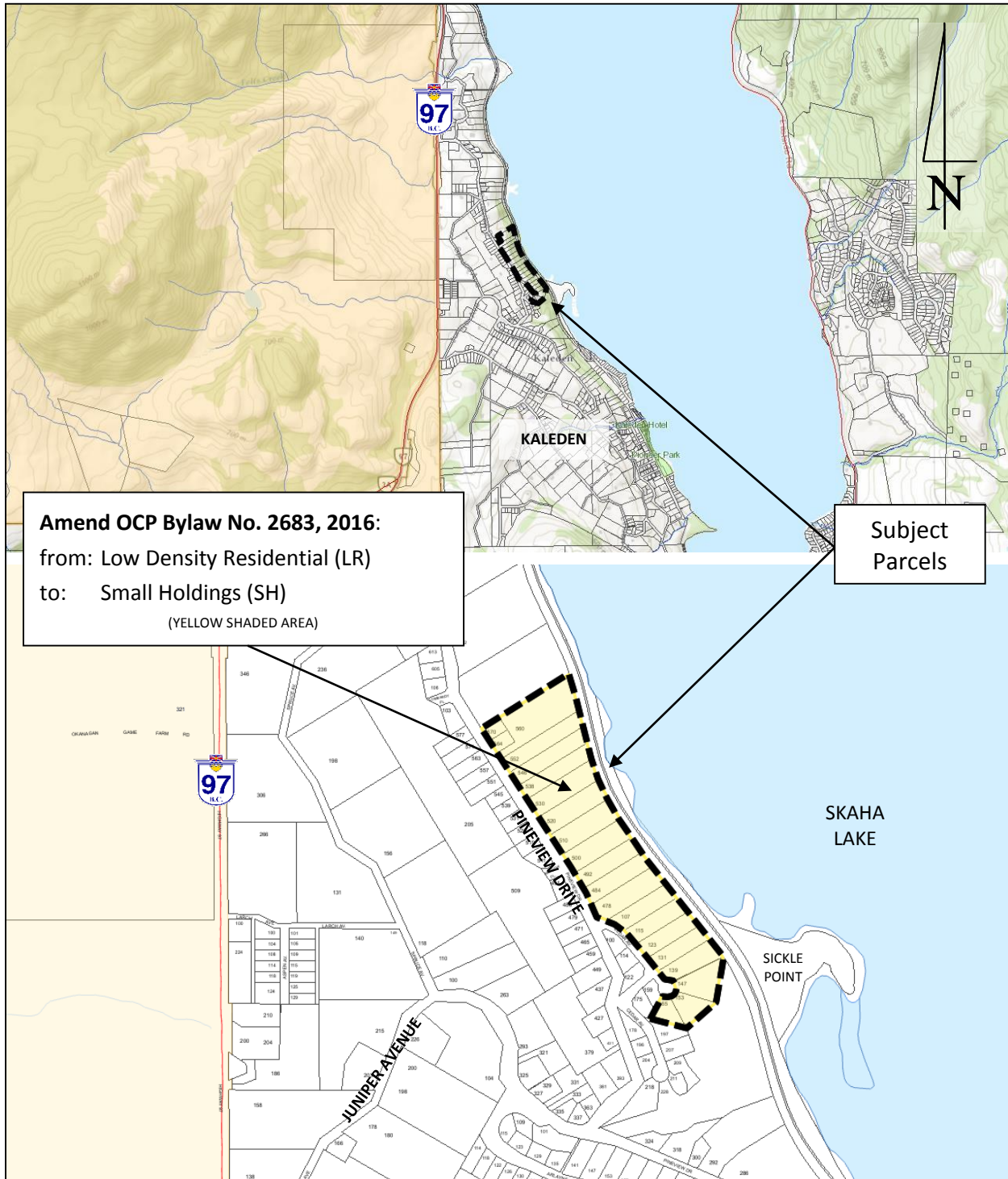
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Schedule 'I-102'



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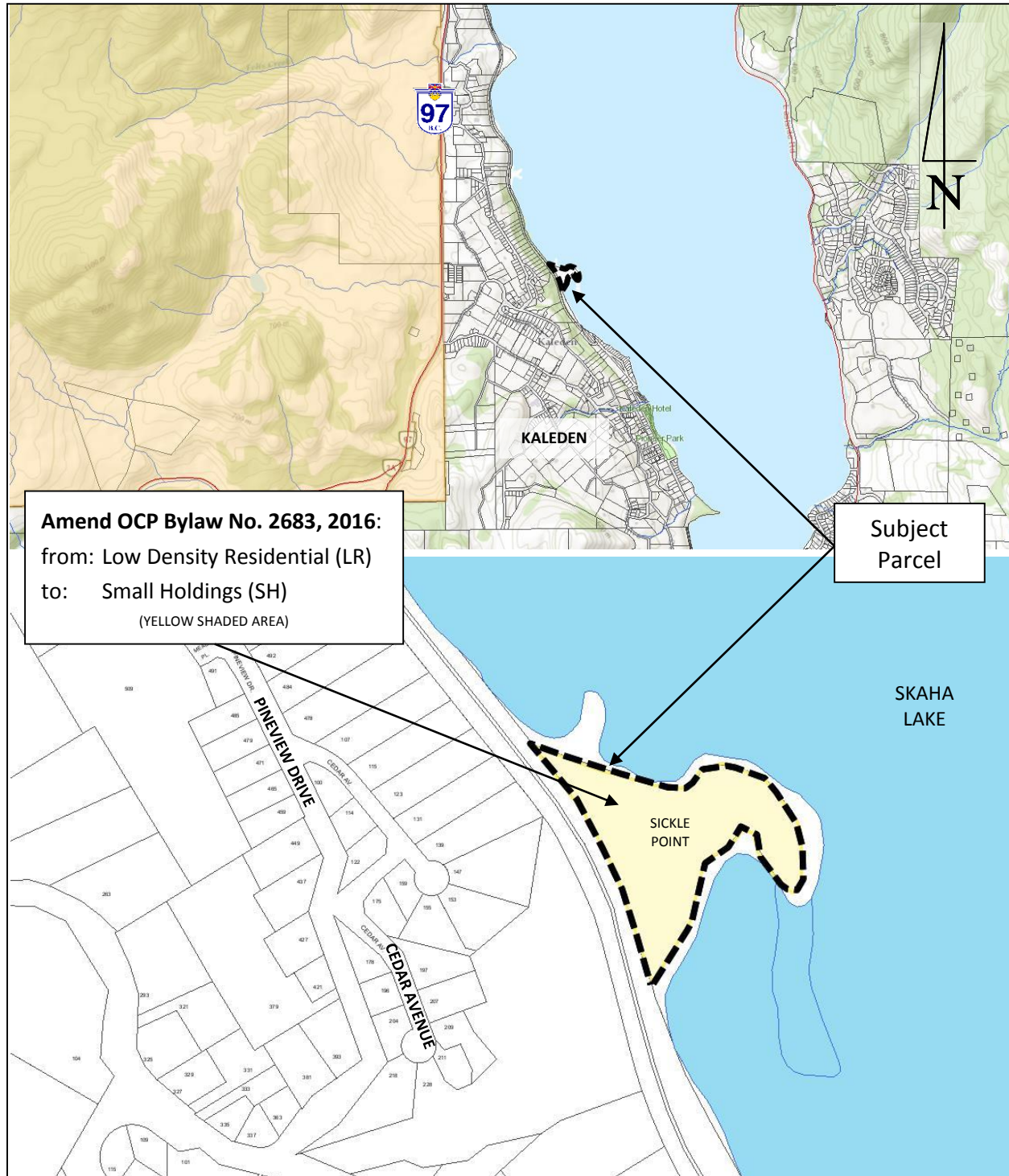
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Schedule 'I-103'



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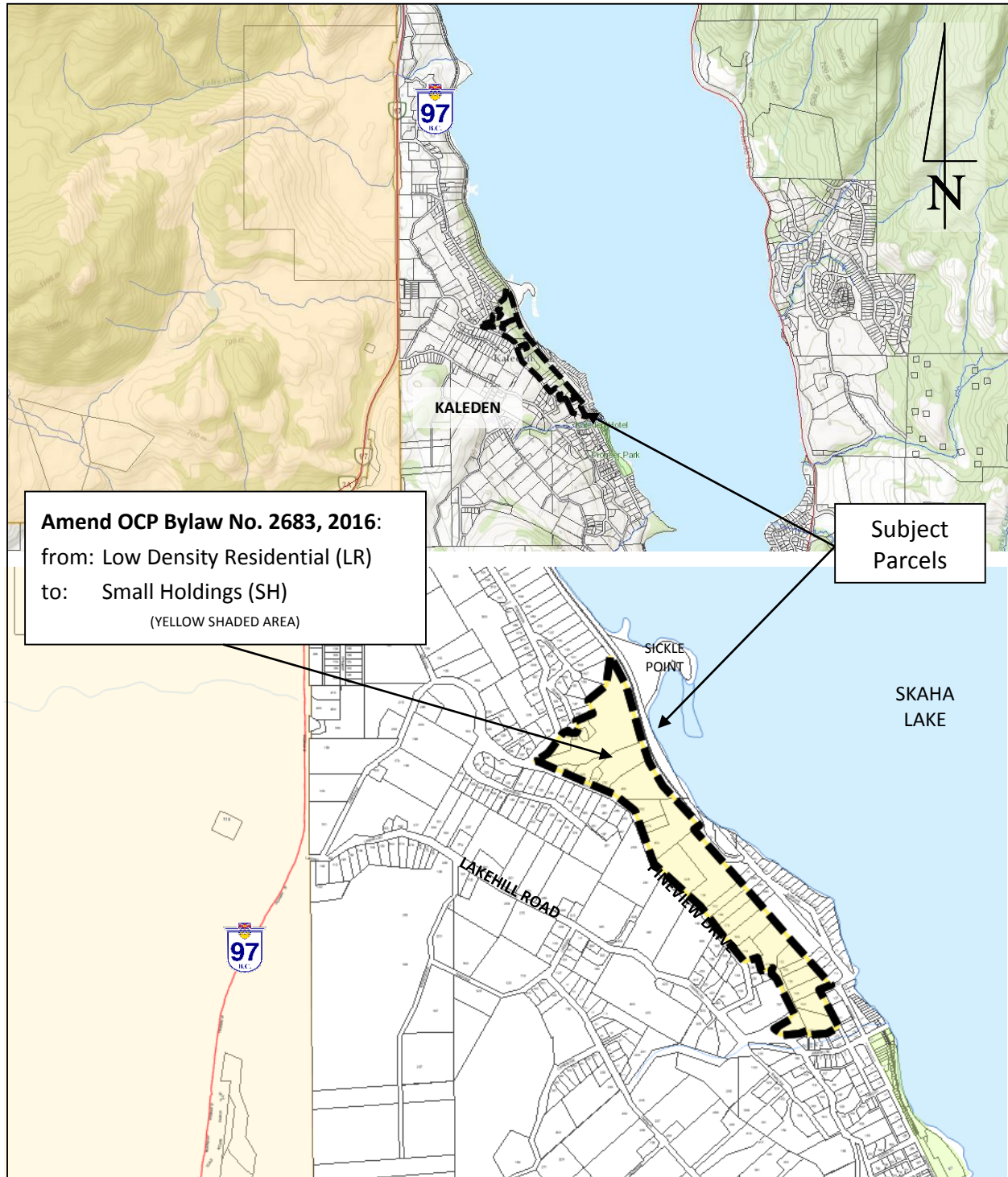
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Schedule 'I-104'



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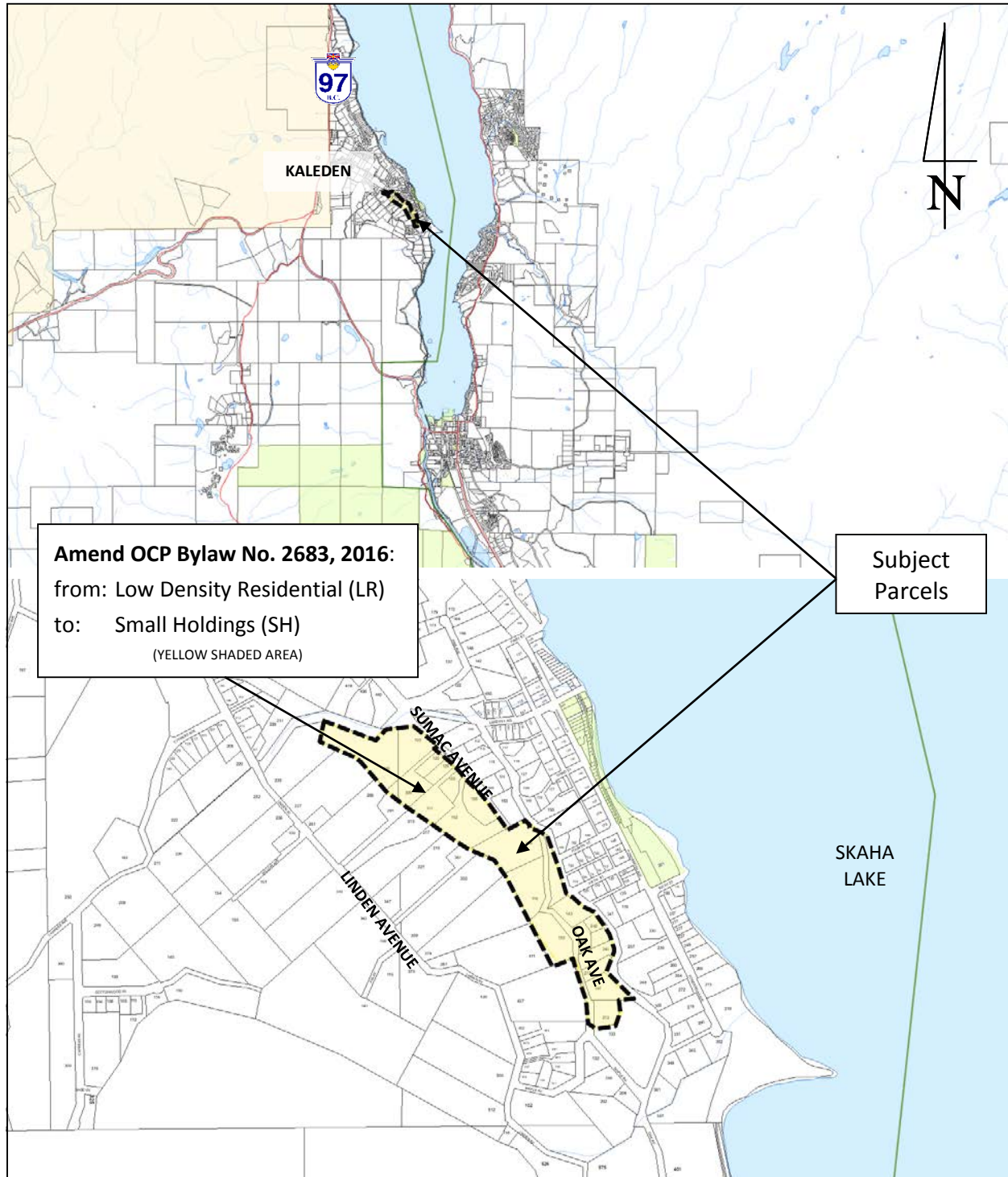
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Schedule 'I-107'



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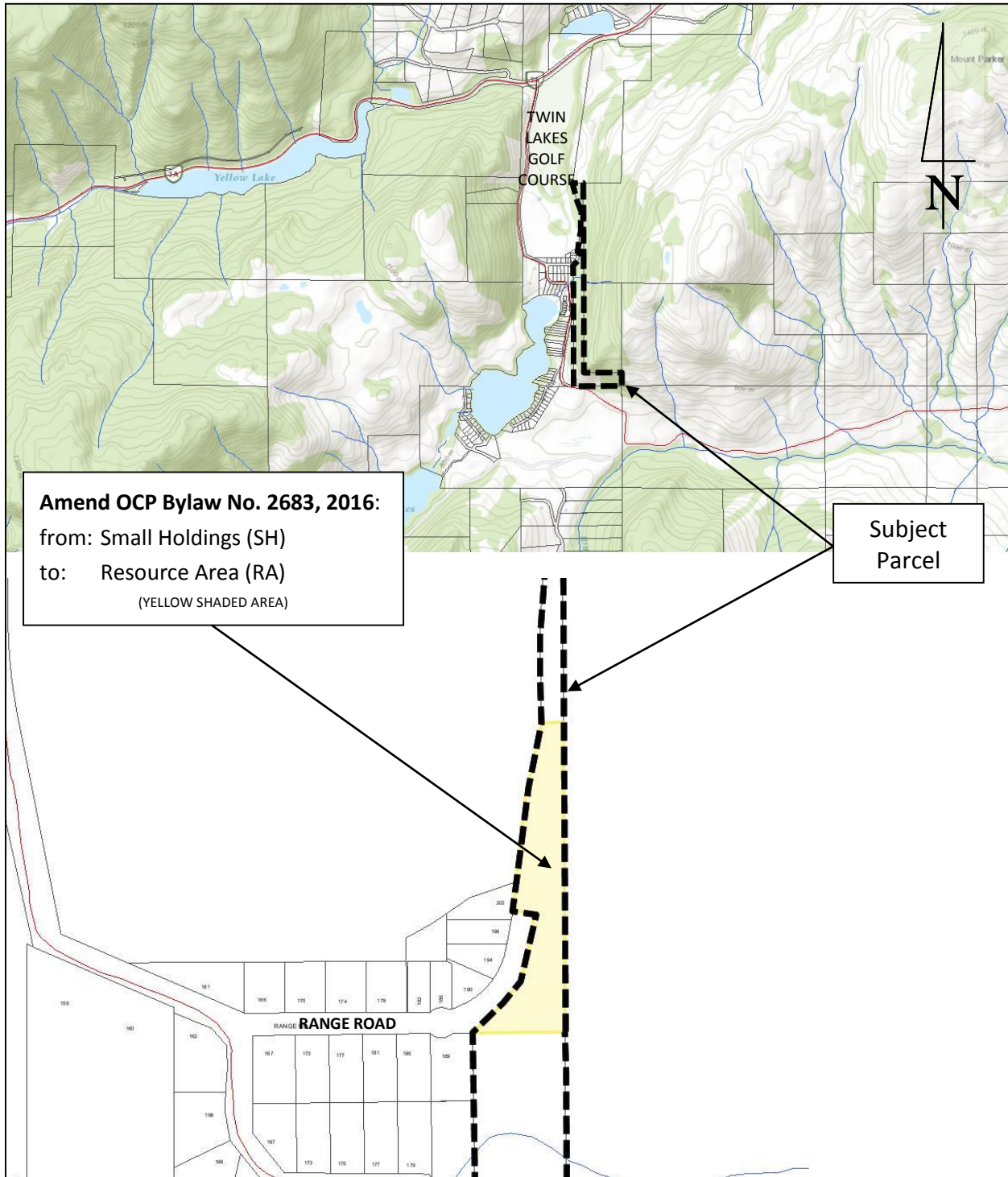
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Schedule 'I-108'



Regional District of Okanagan-Similkameen

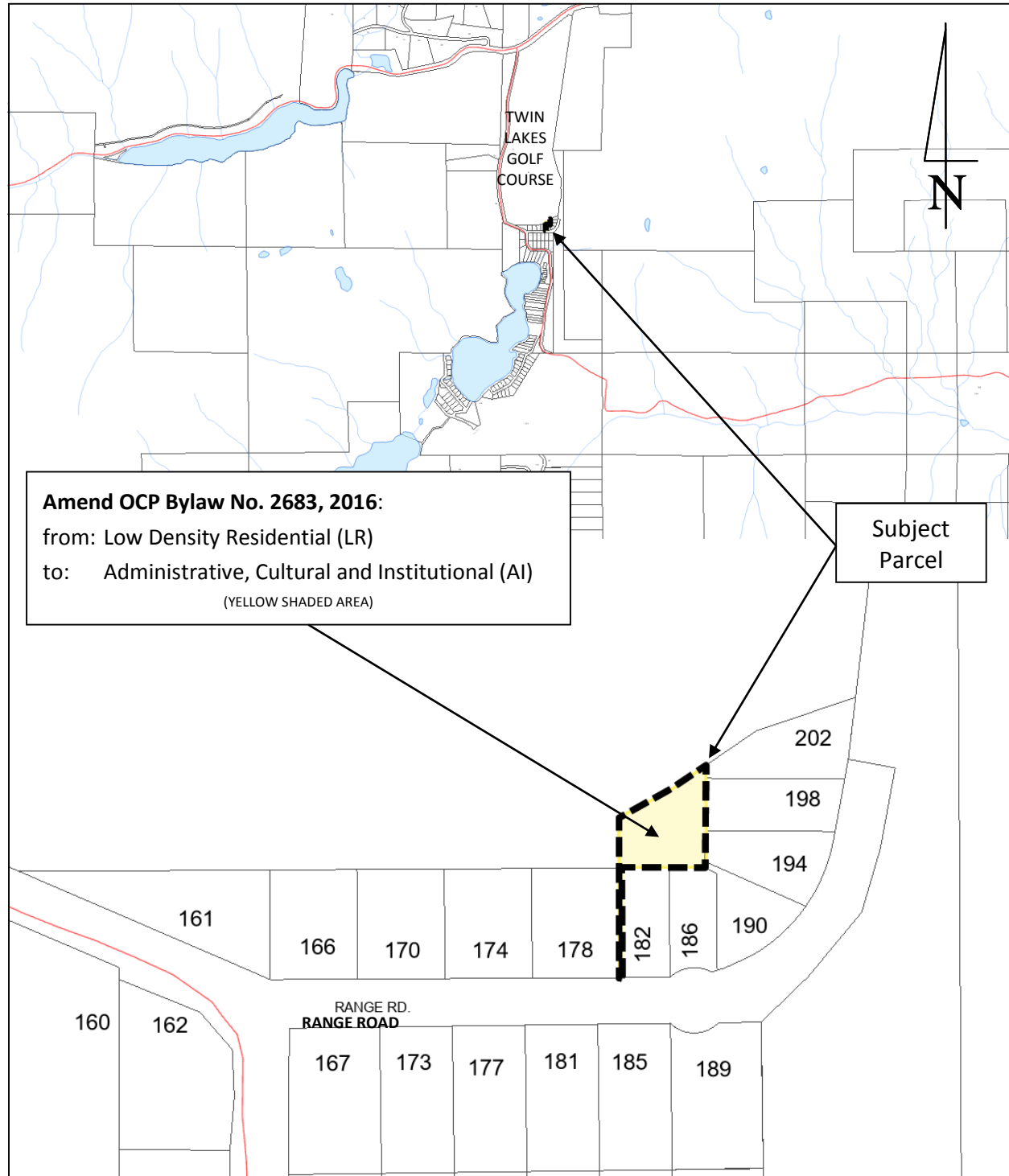
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Schedule 'I-109'



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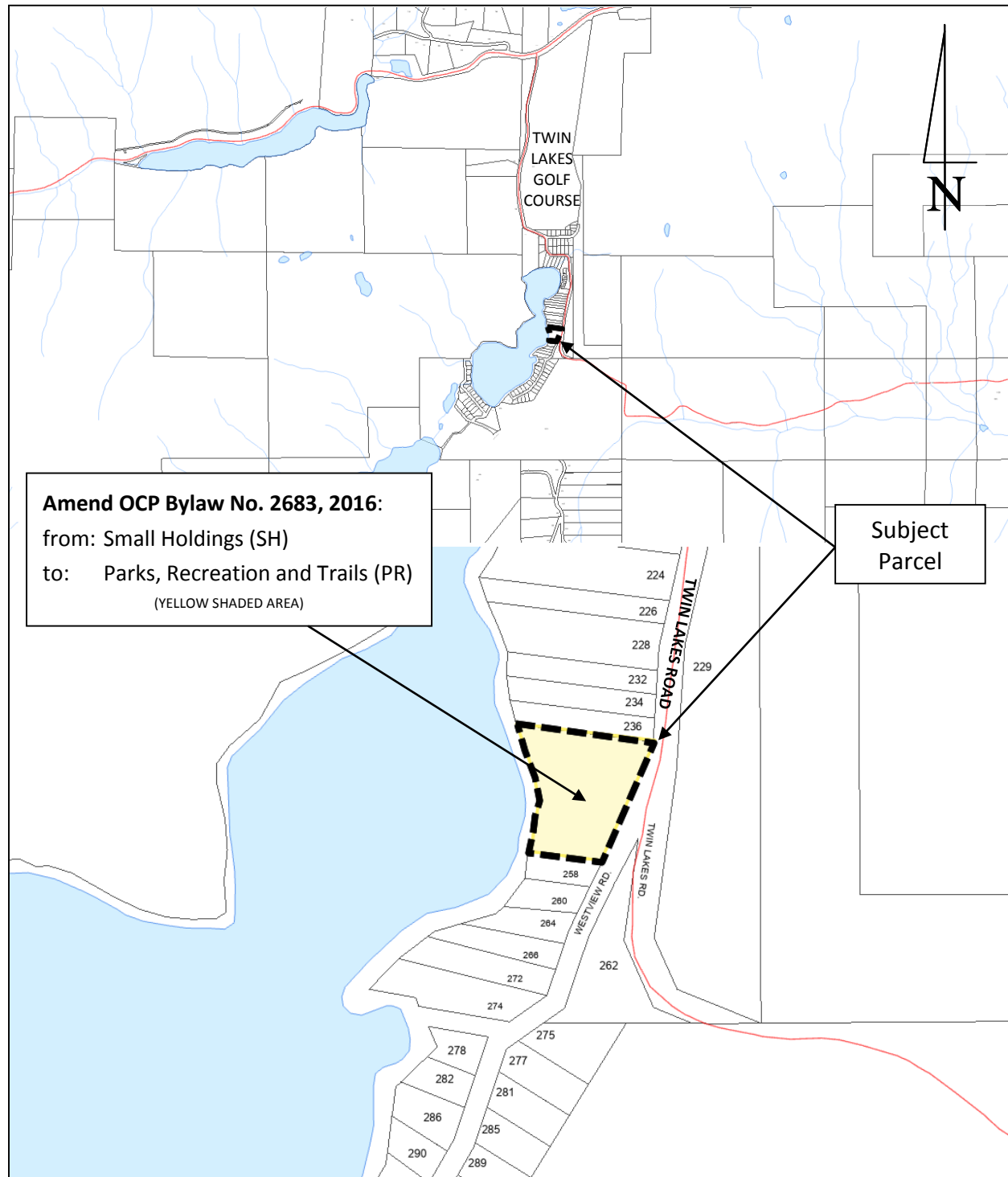
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Schedule 'I-110'



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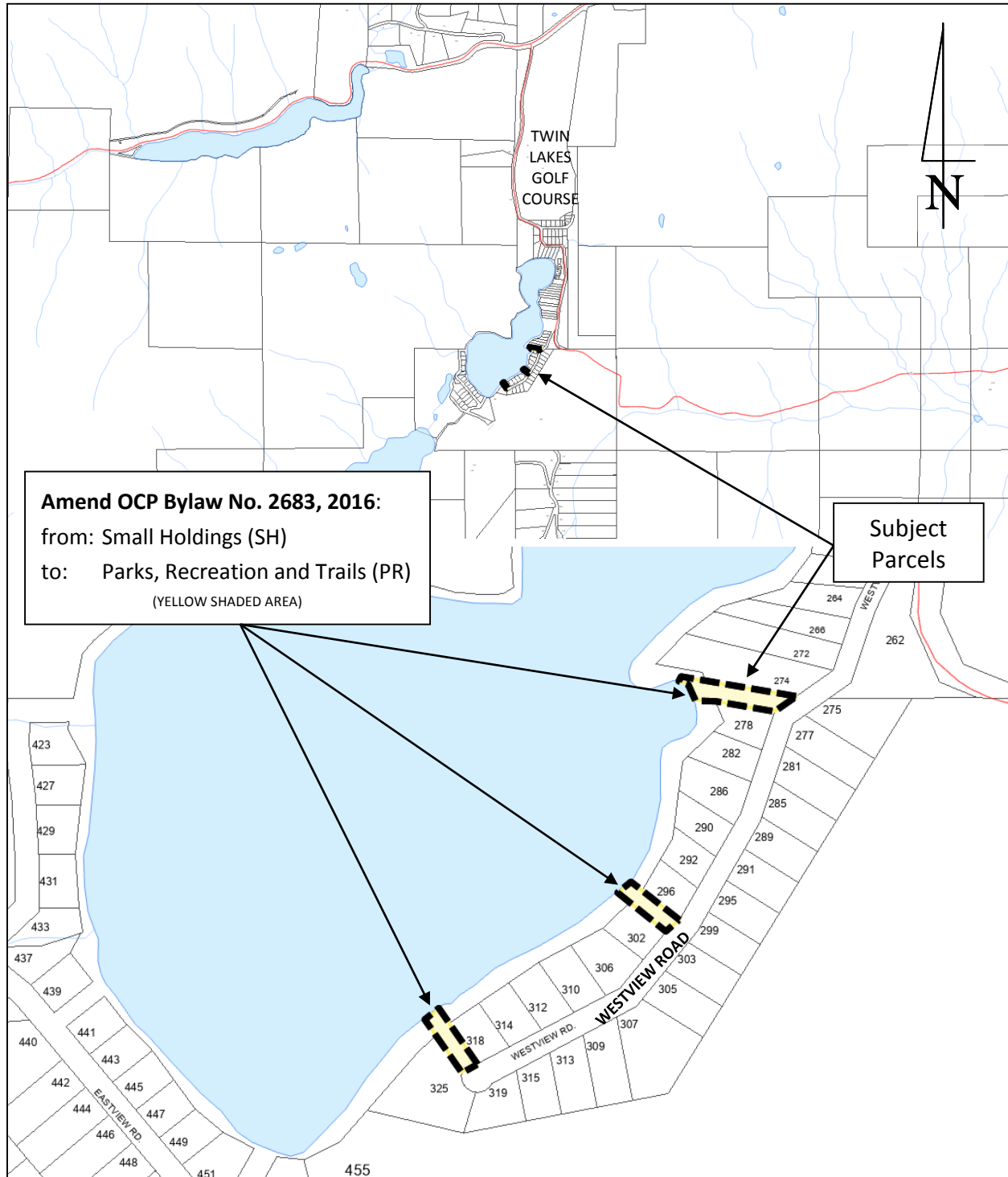
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Schedule 'I-111'



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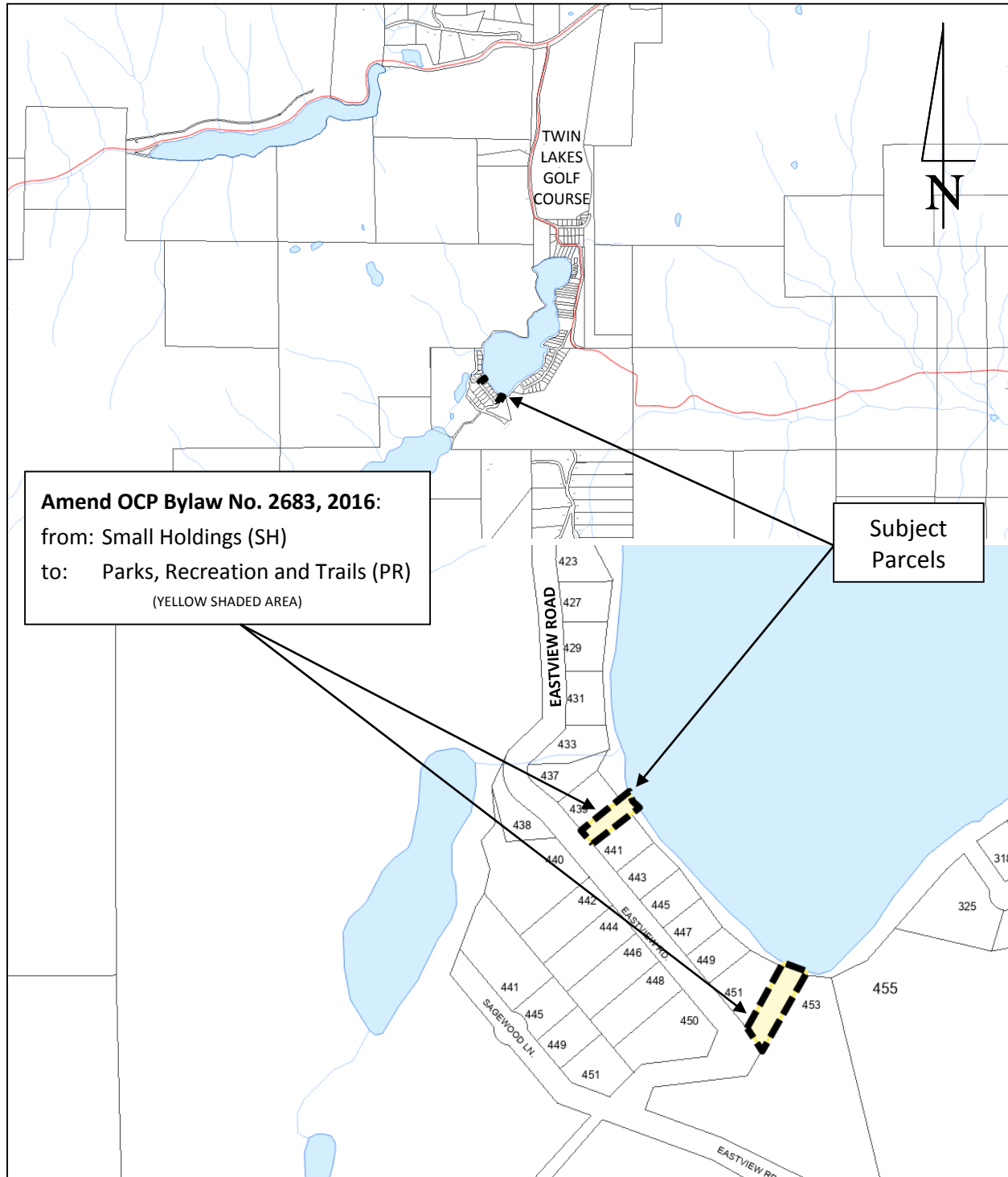
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Schedule 'I-112'



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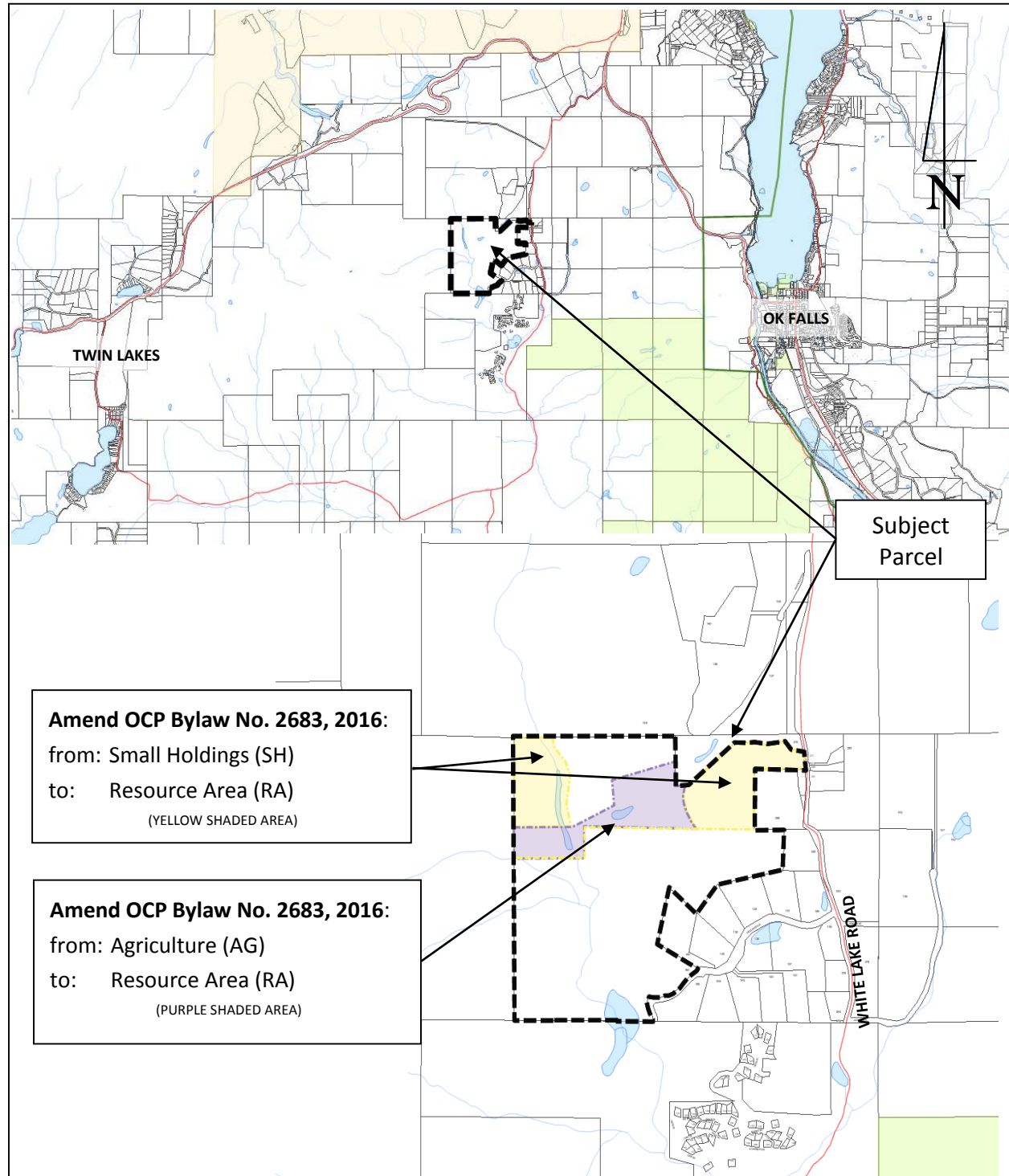
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Schedule 'I-114'



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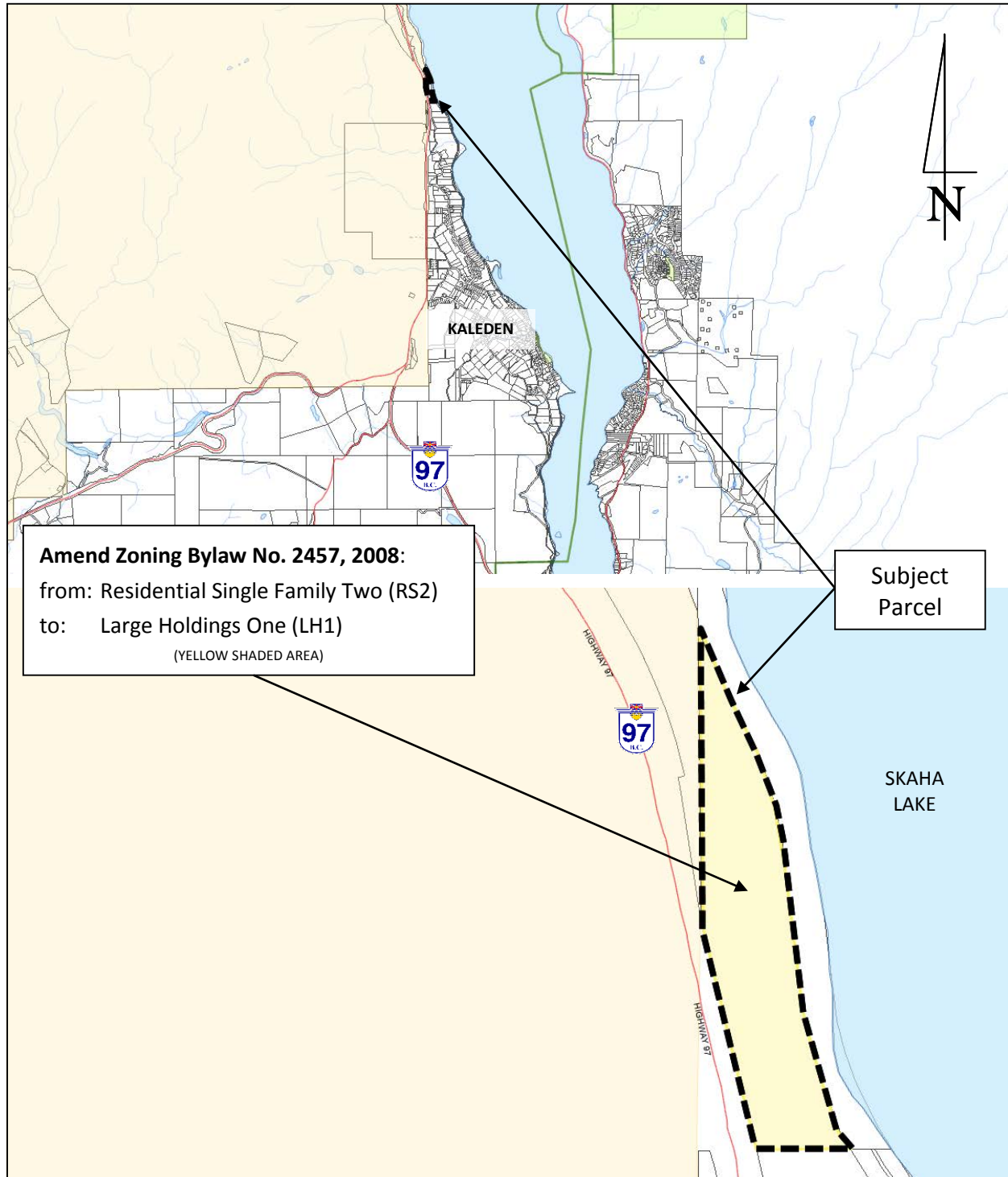
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Schedule 'I-201'



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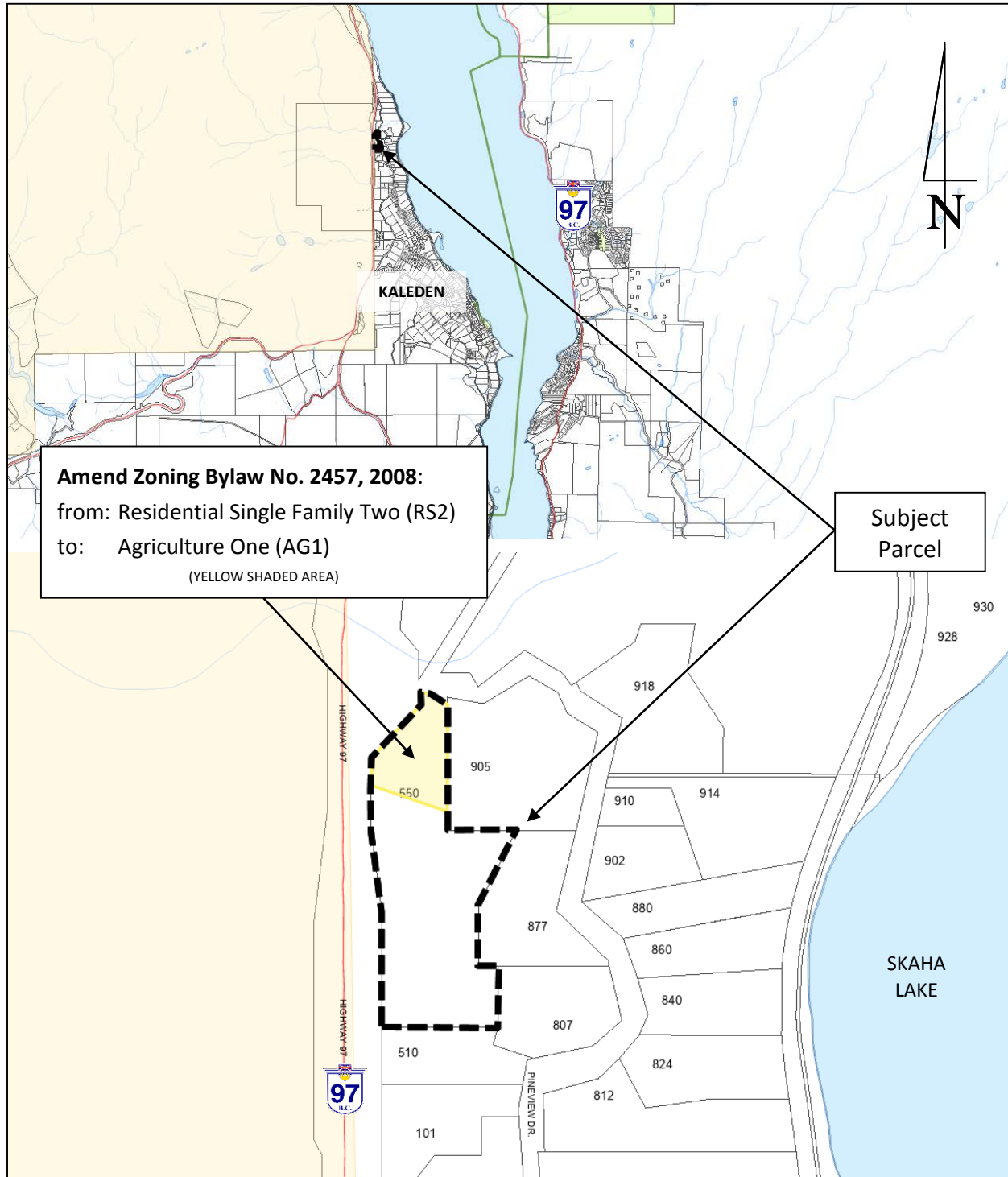
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Amendment Bylaw No. 2892, 2021

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Schedule 'I-202'



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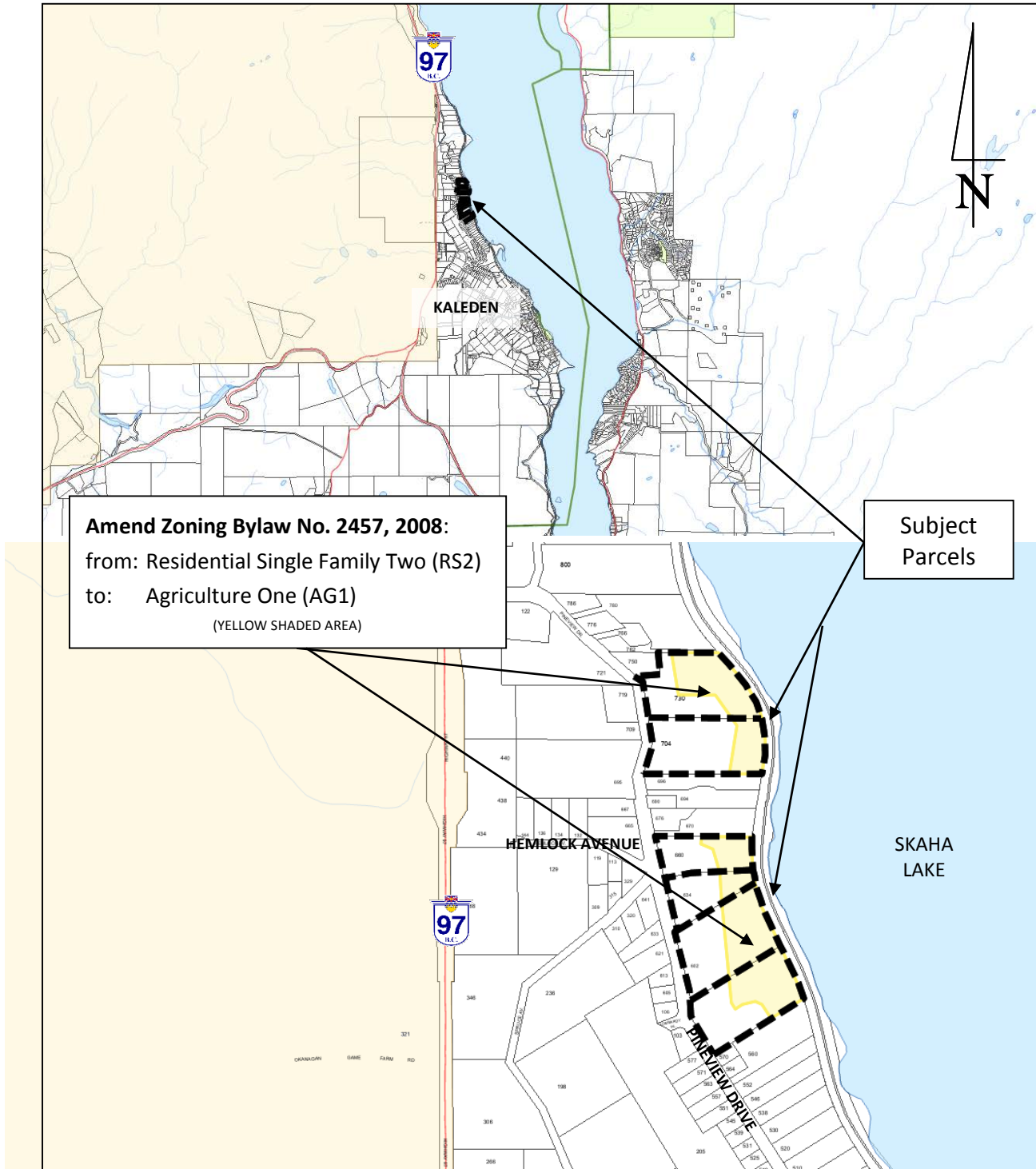
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Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-204'



Regional District of Okanagan-Similkameen

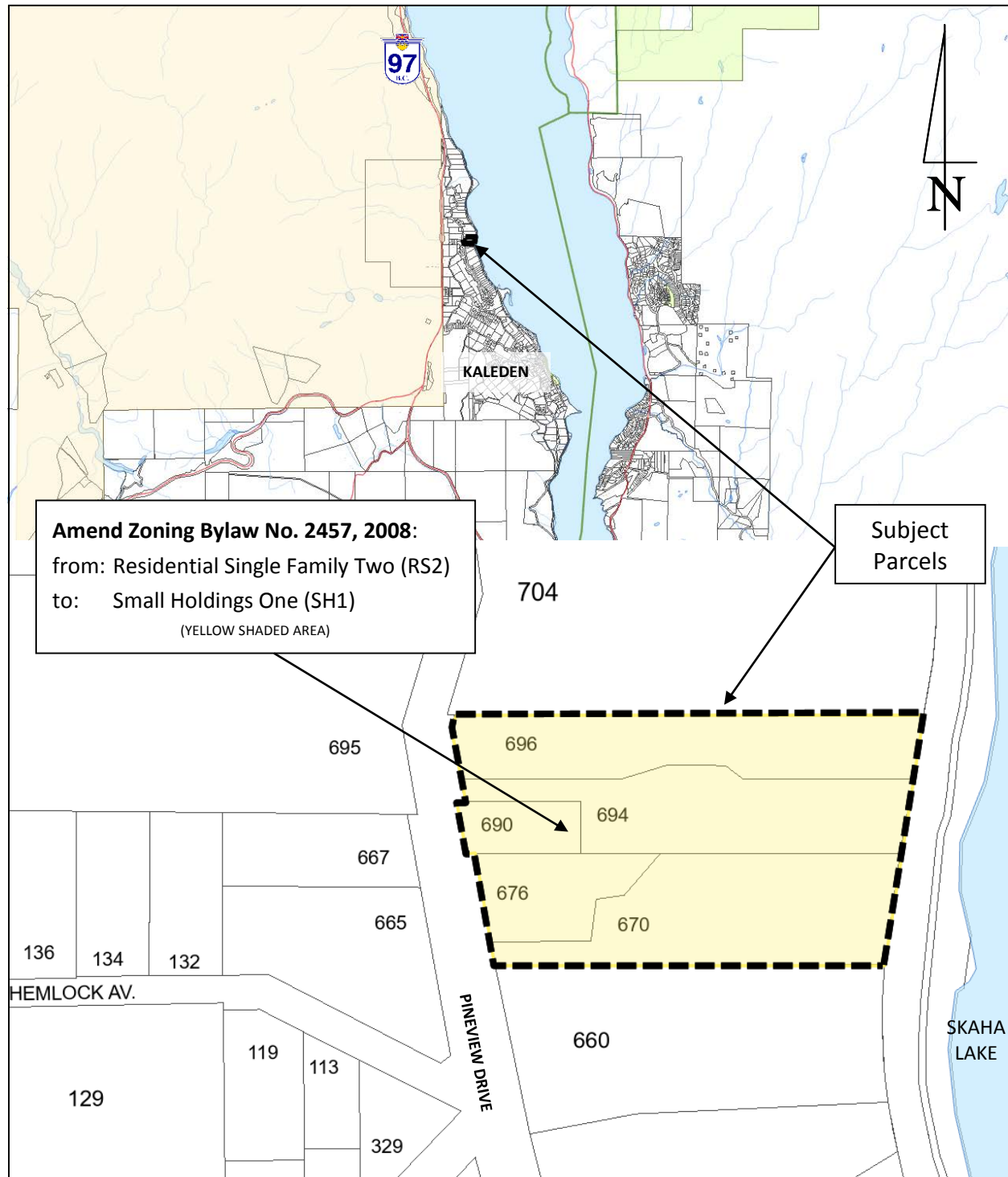
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'I-205'



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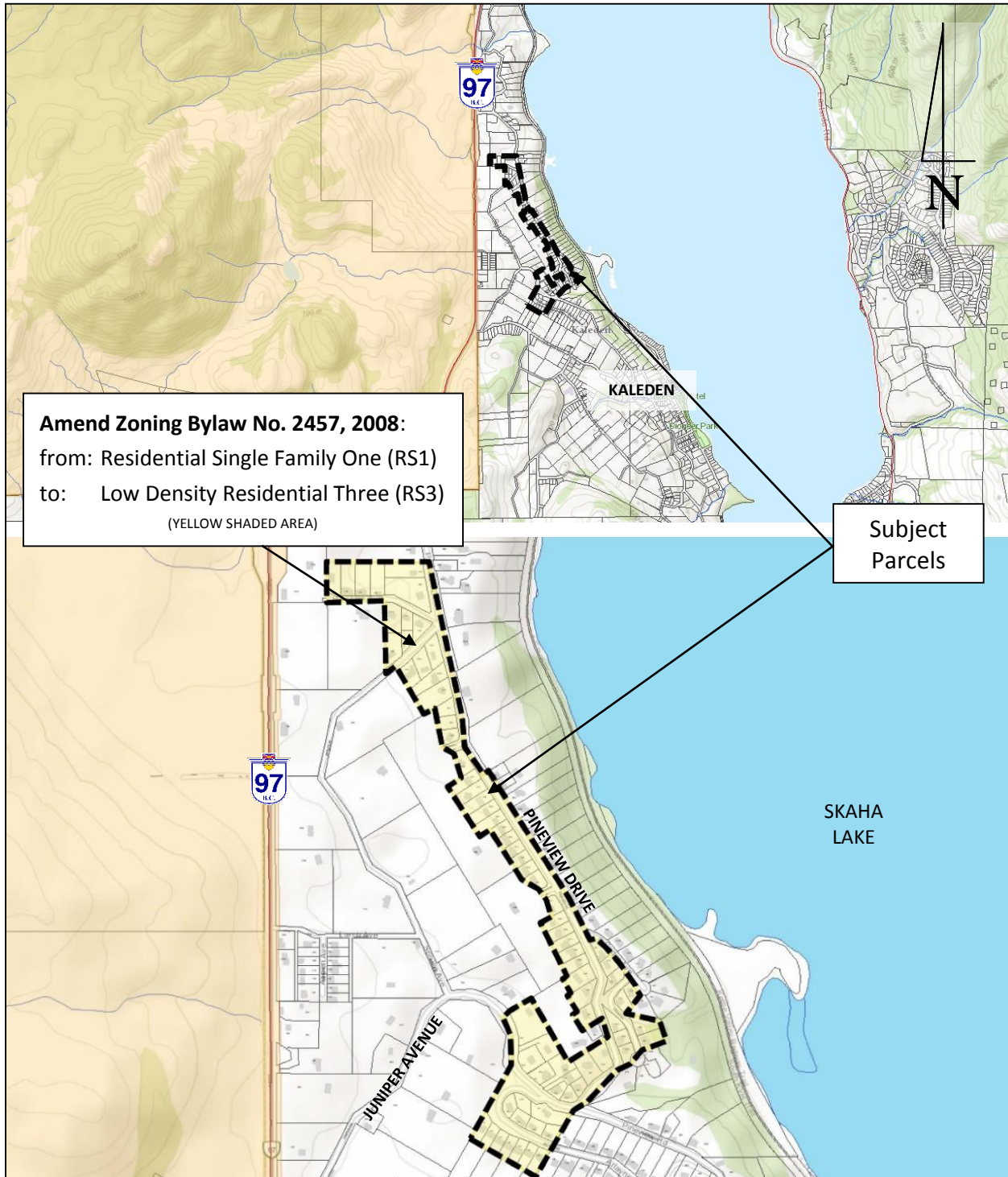
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-206'



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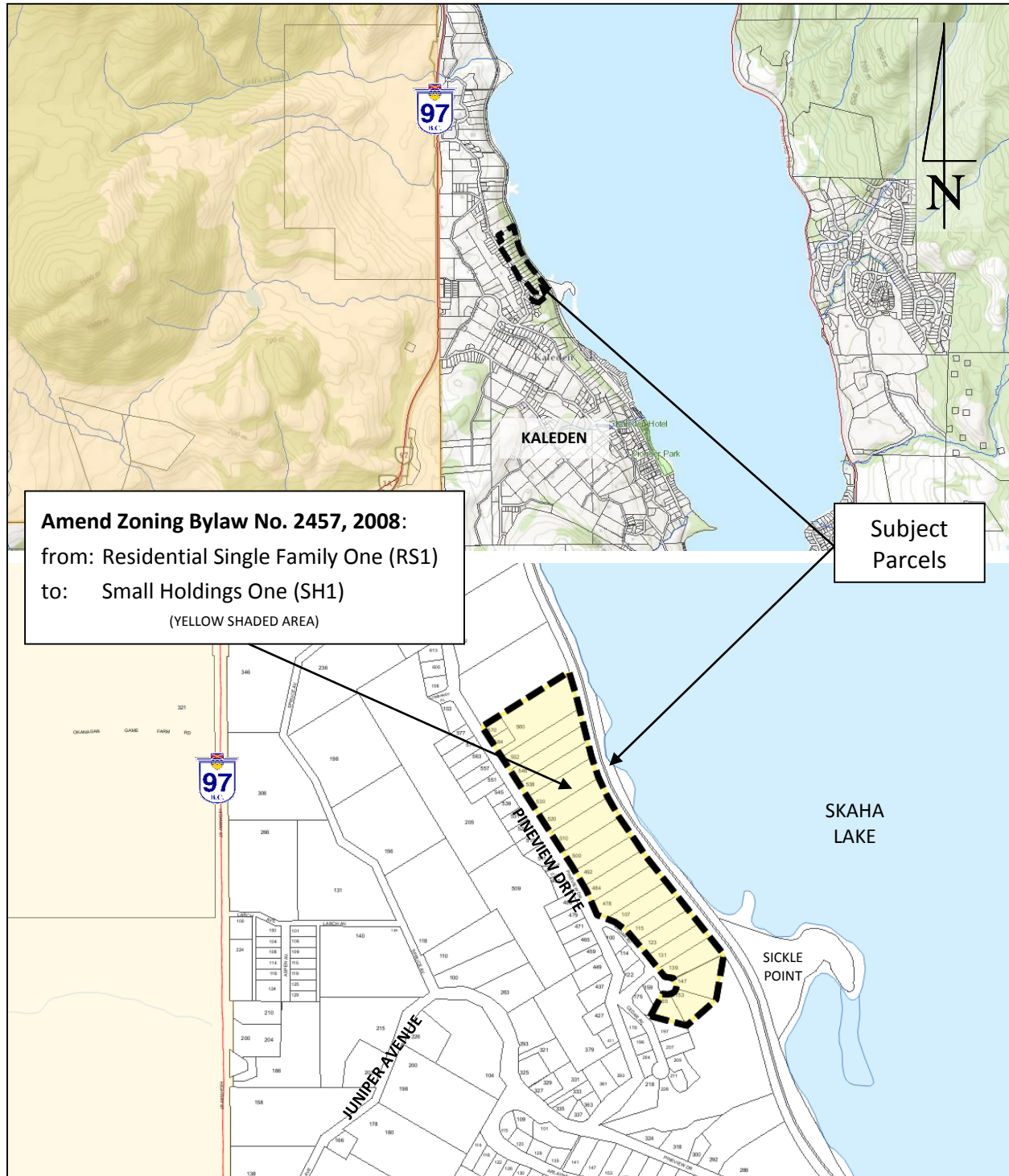
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-207'



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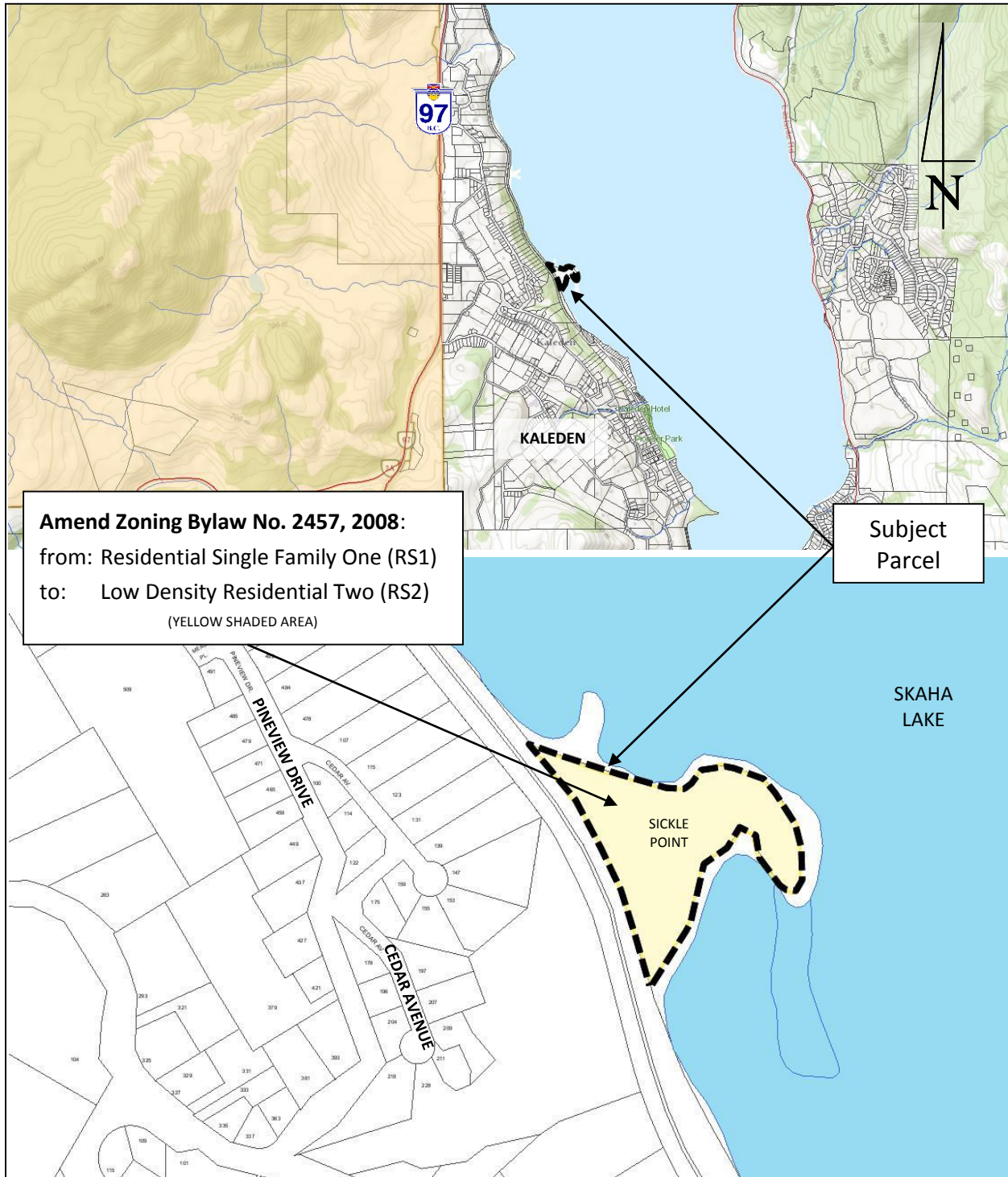
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-208'



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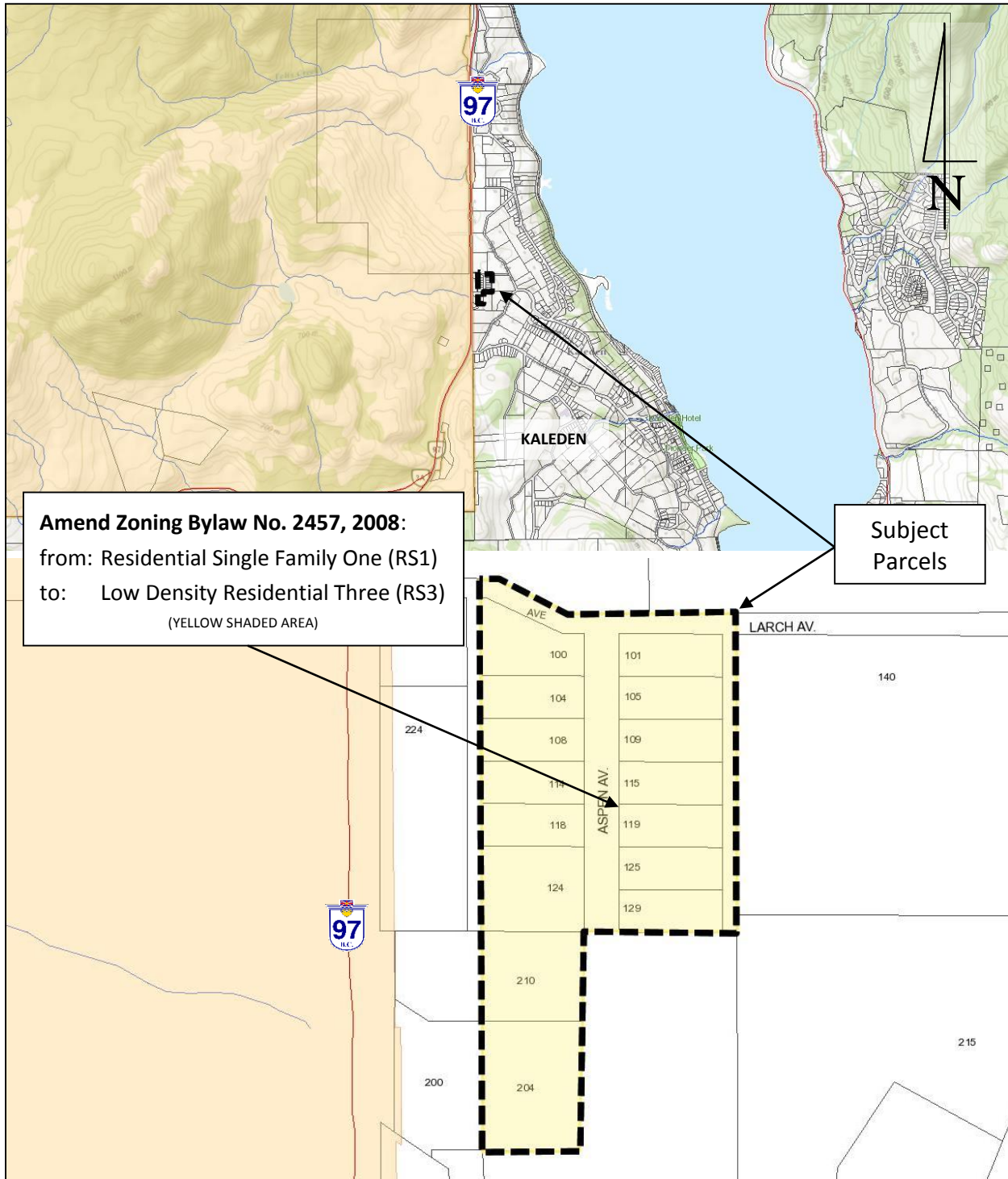
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'I-209'



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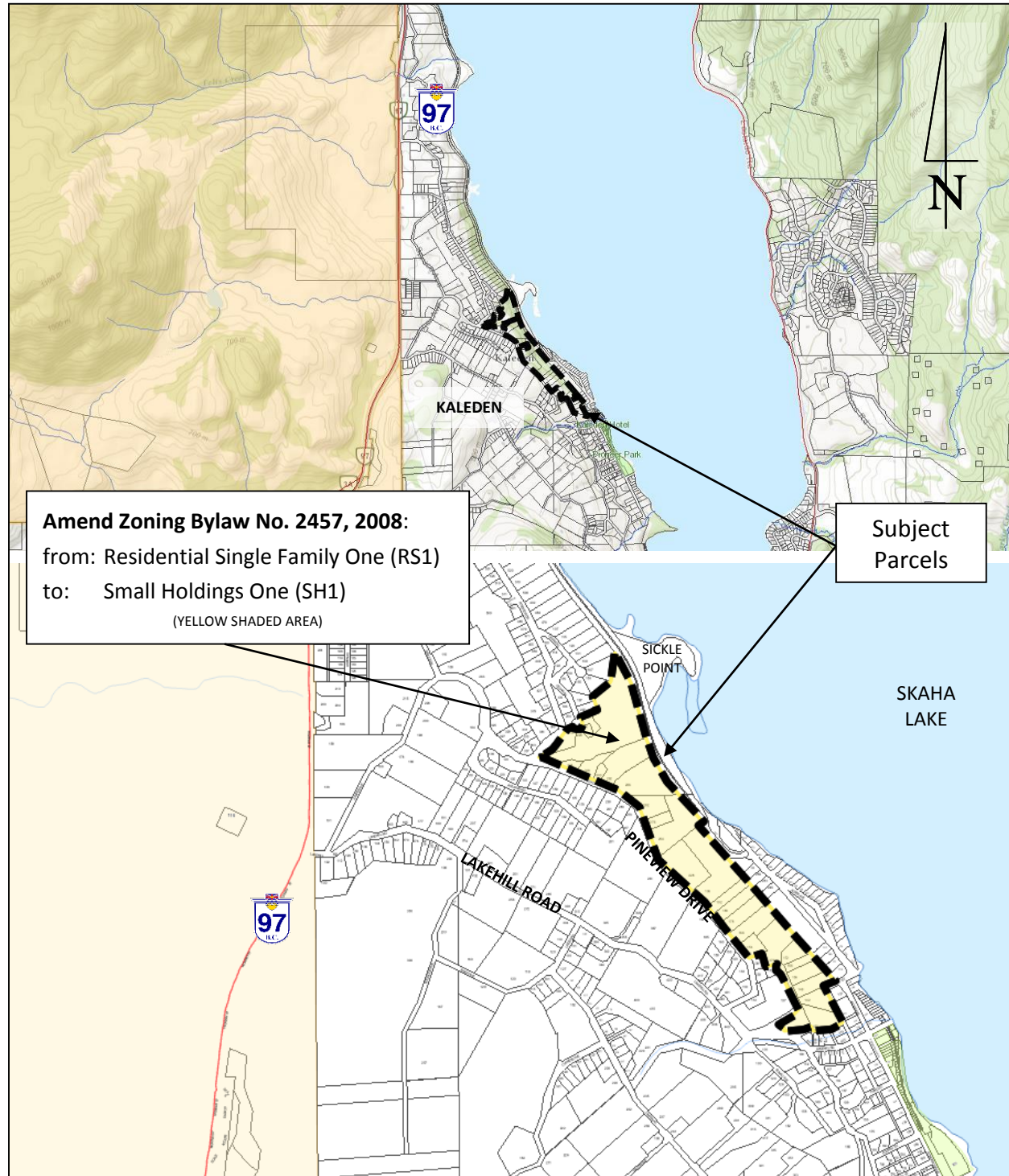
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'I-210'



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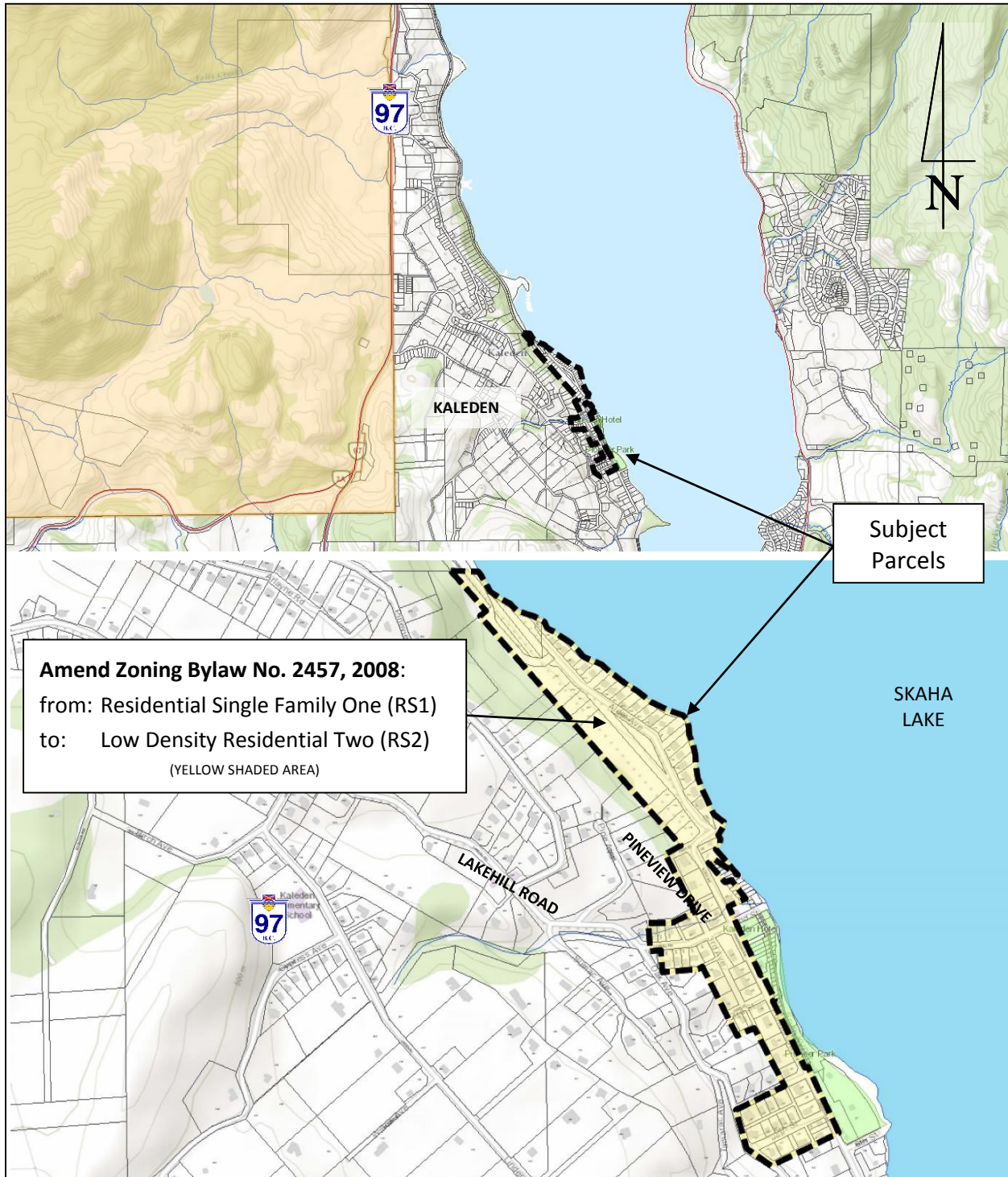
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'I-211'



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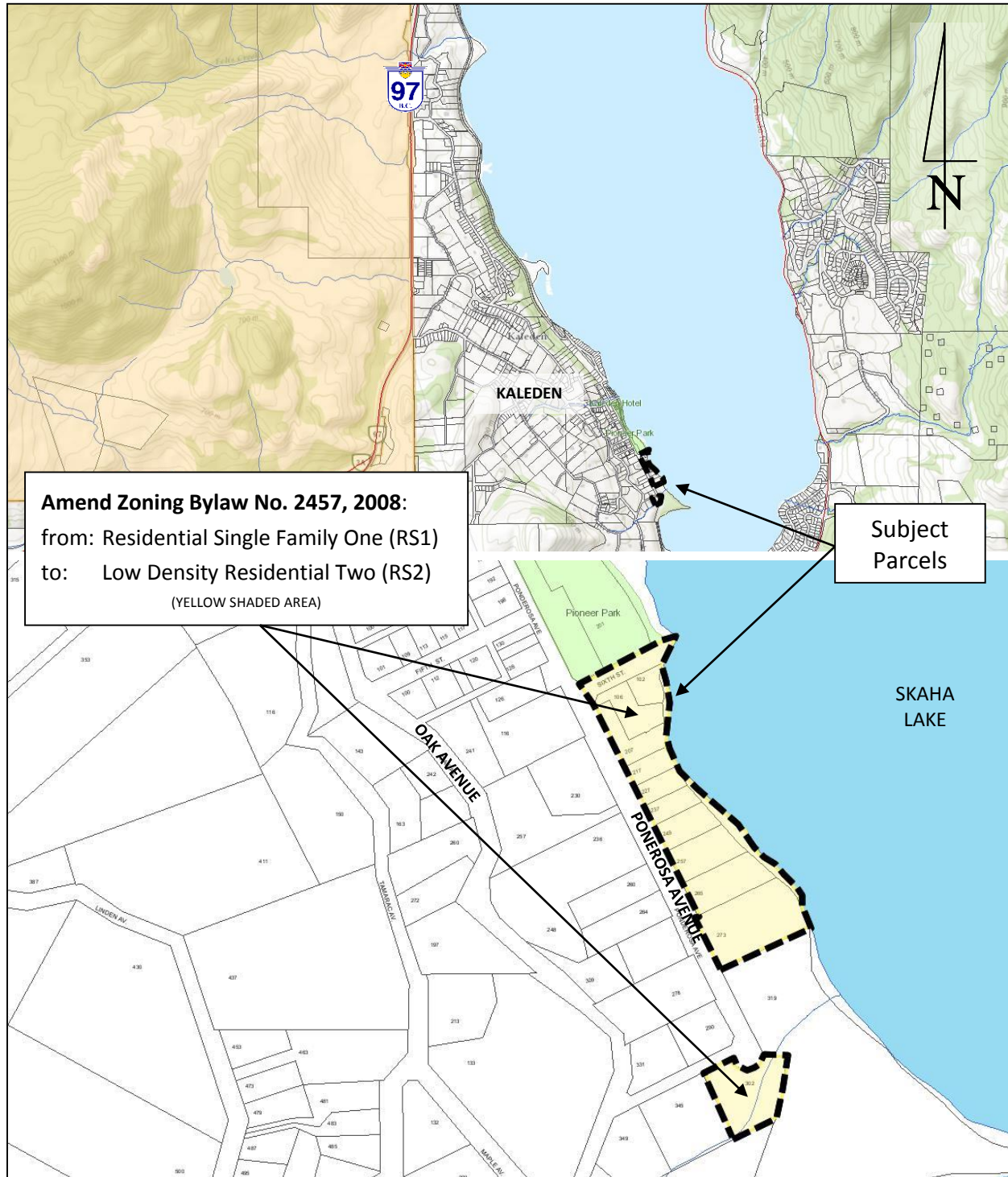
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'I-212'



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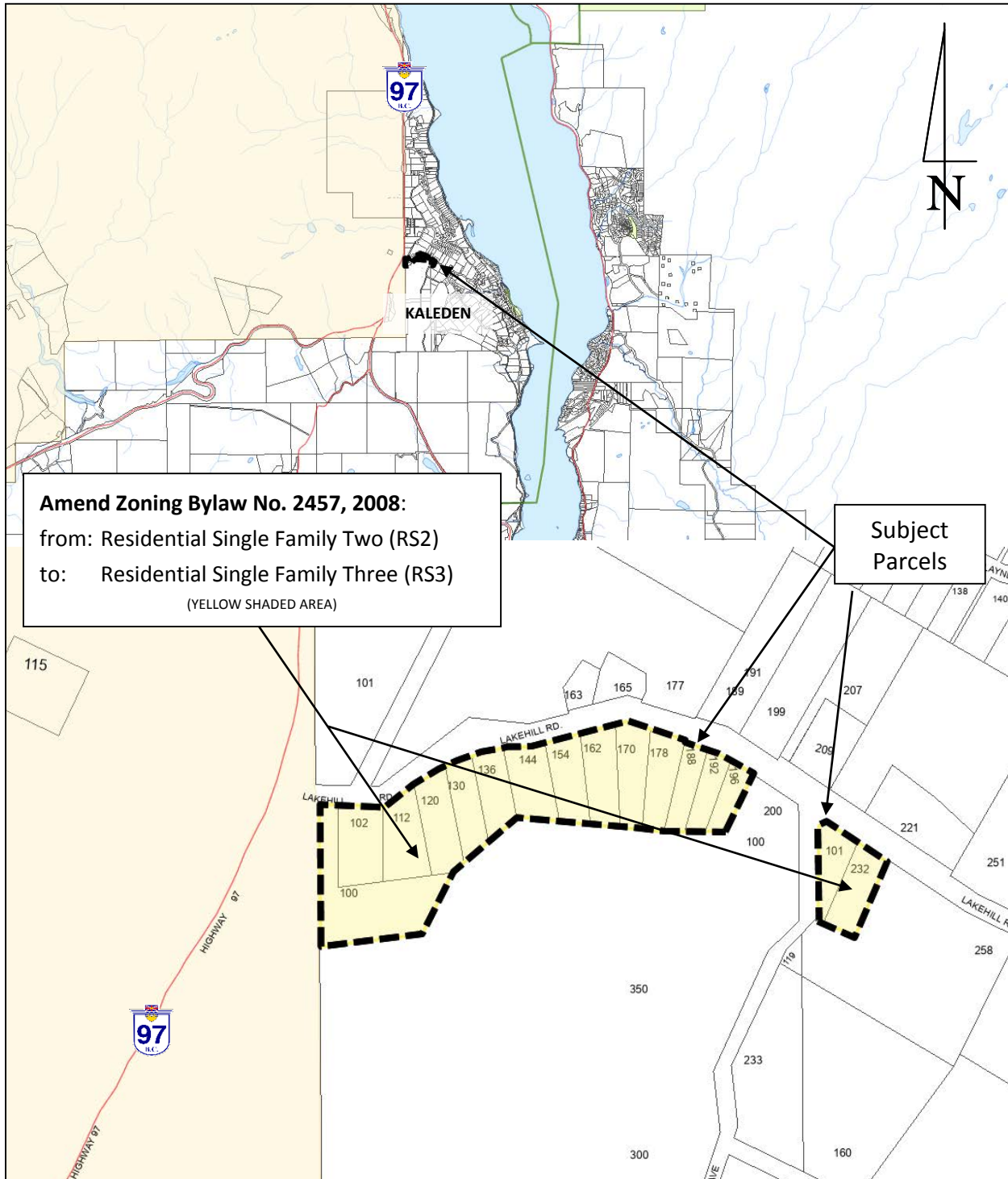
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Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-213'



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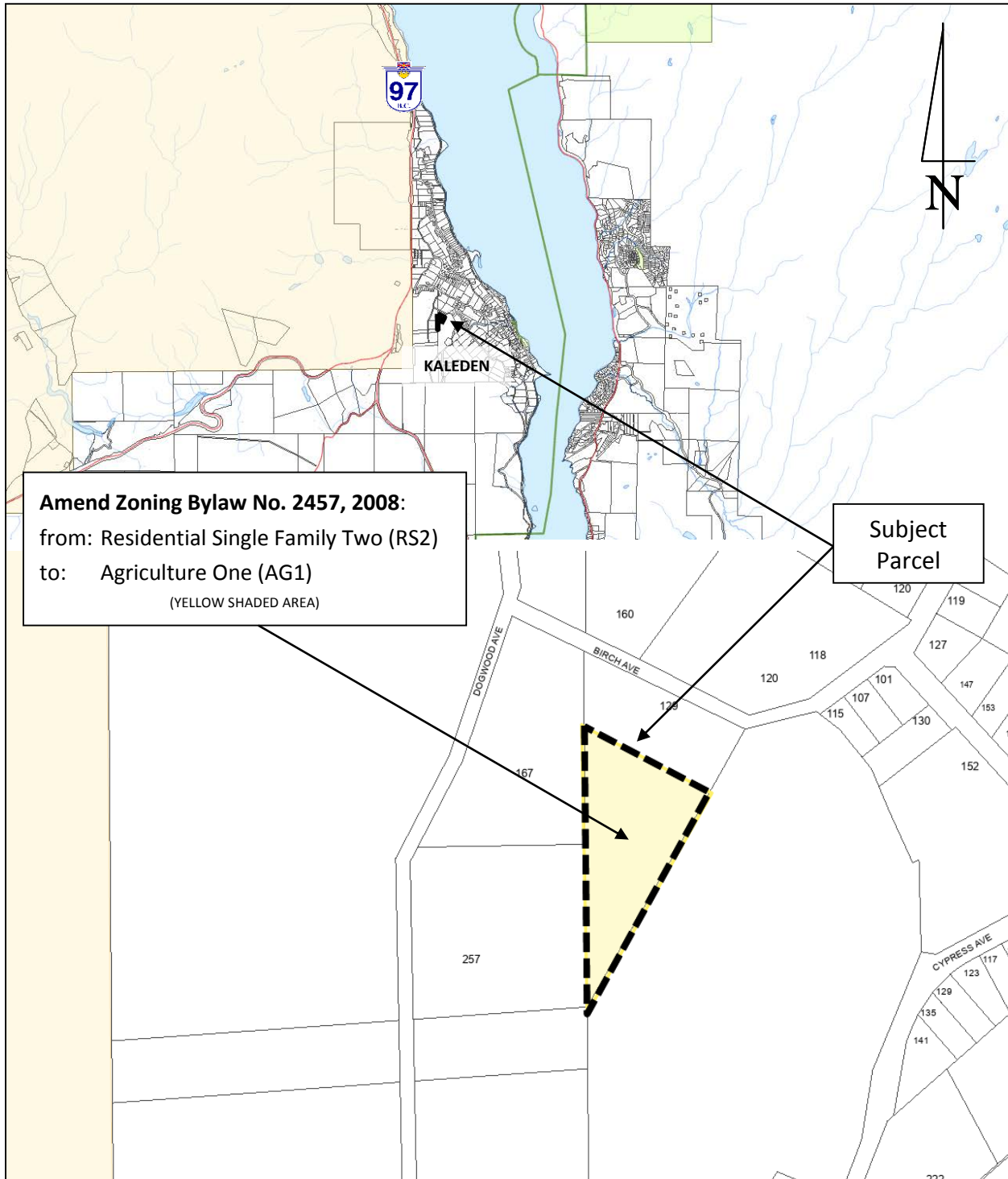
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-214'



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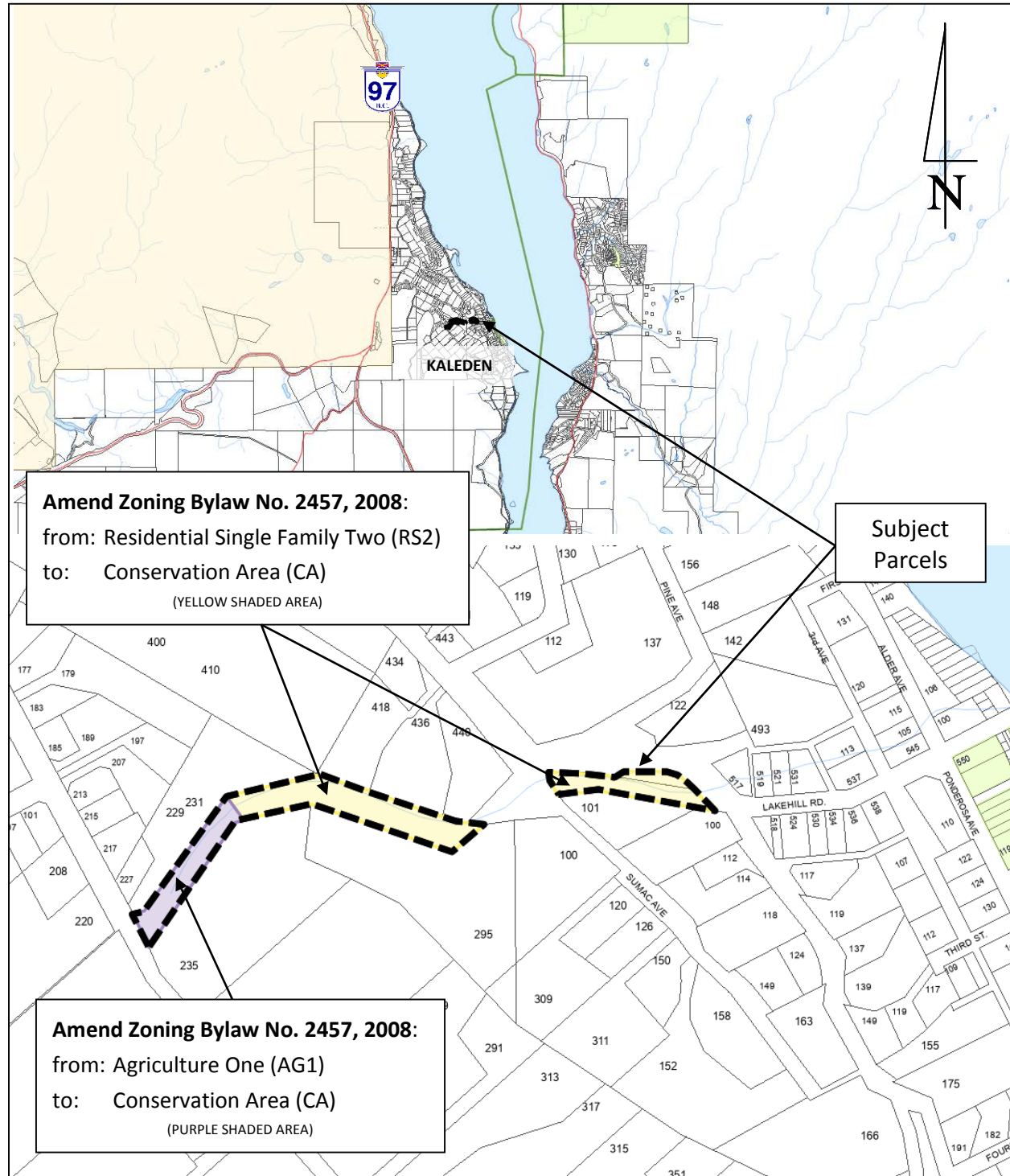
101 Martin St, Penticton, BC, V2A-5J9
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Amendment Bylaw No. 2892, 2021

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Schedule 'I-215'



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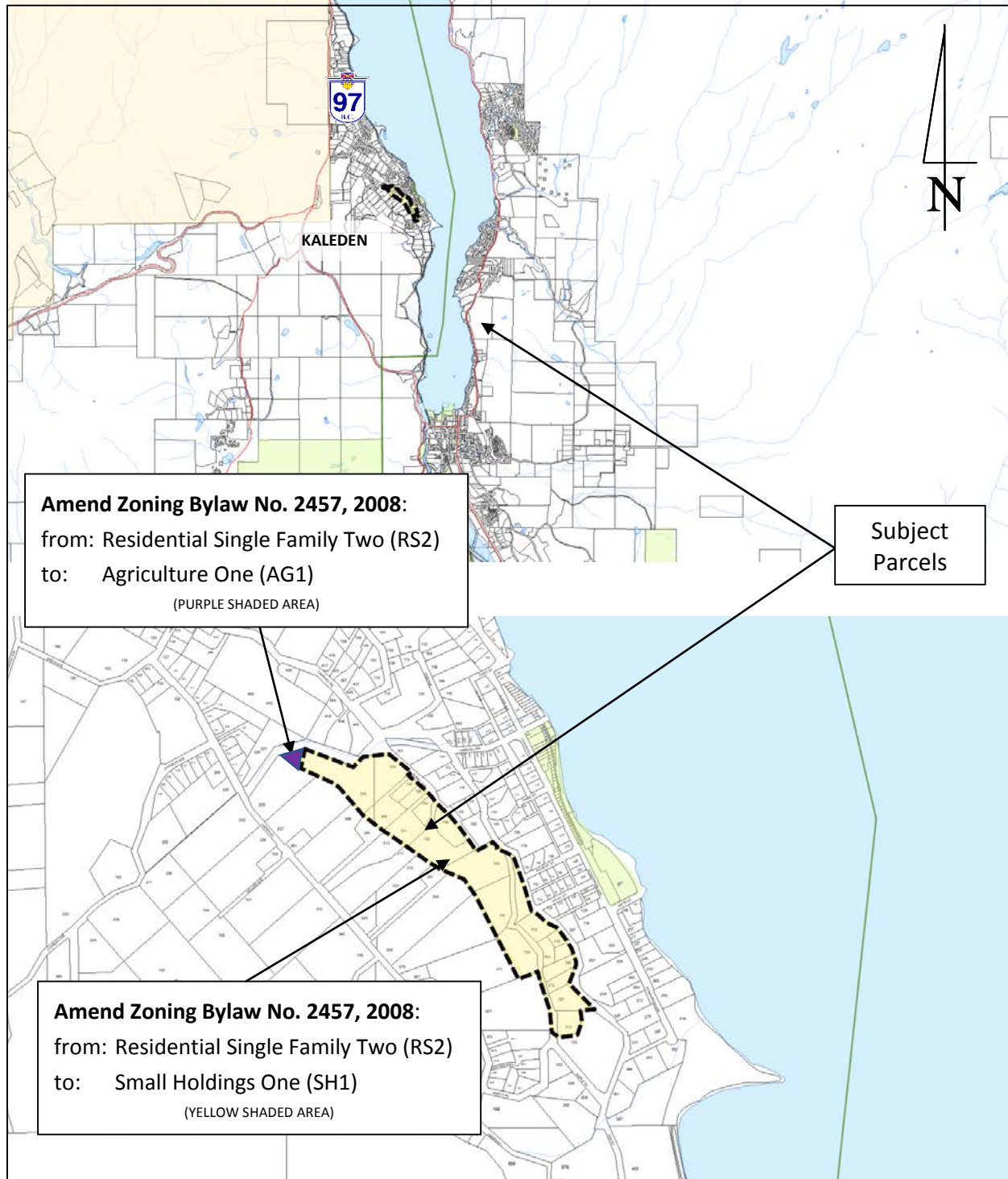
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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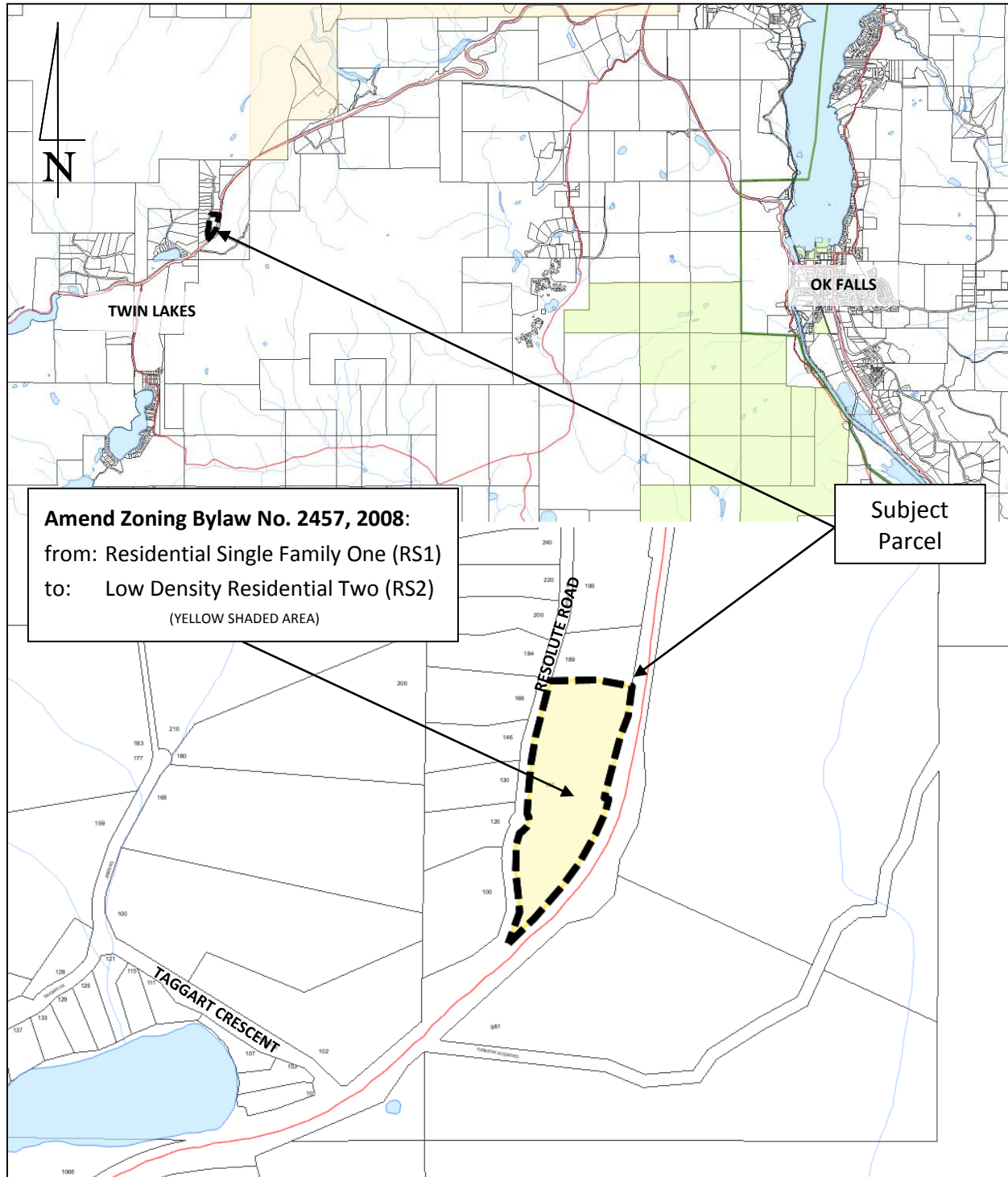
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

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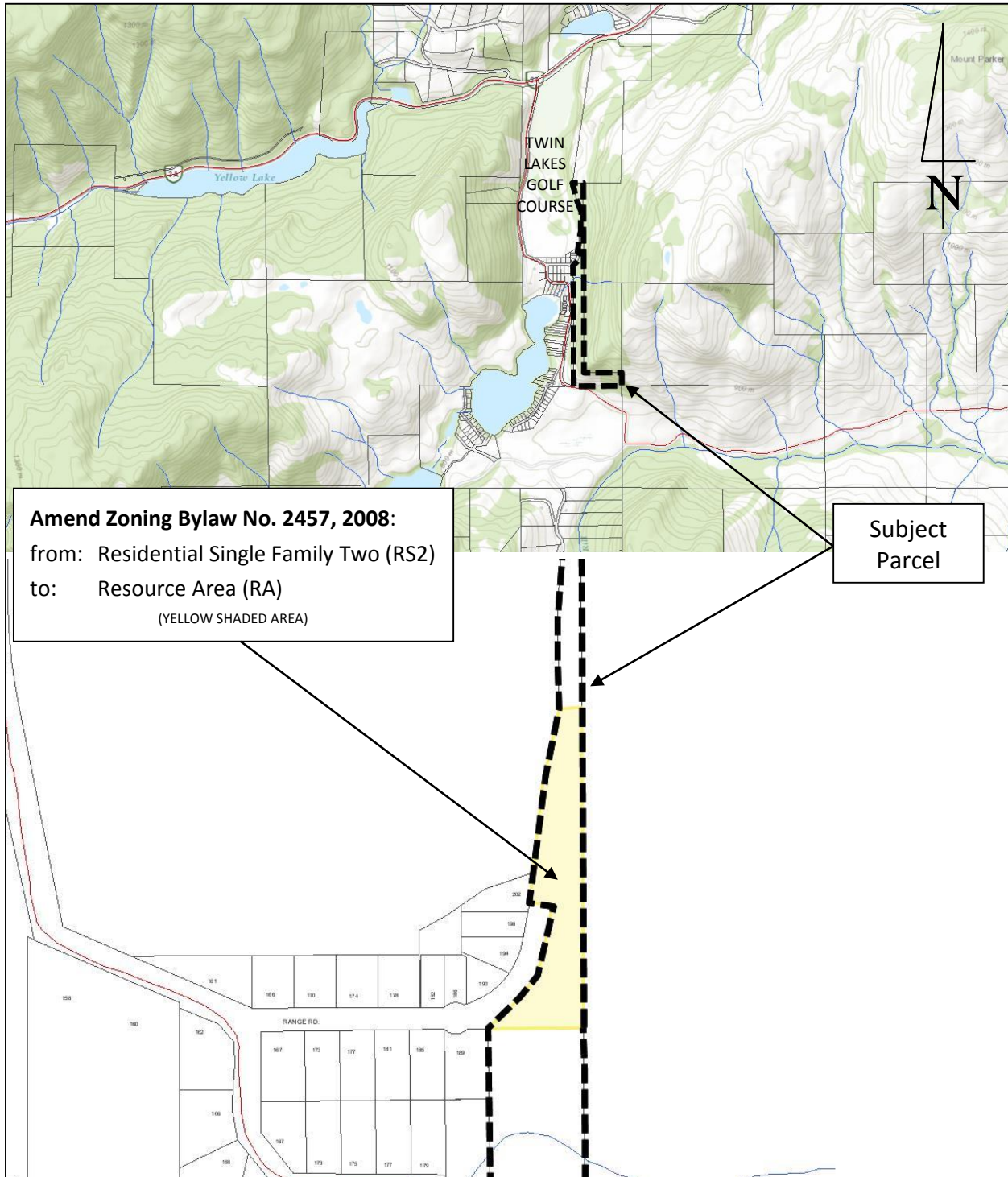
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

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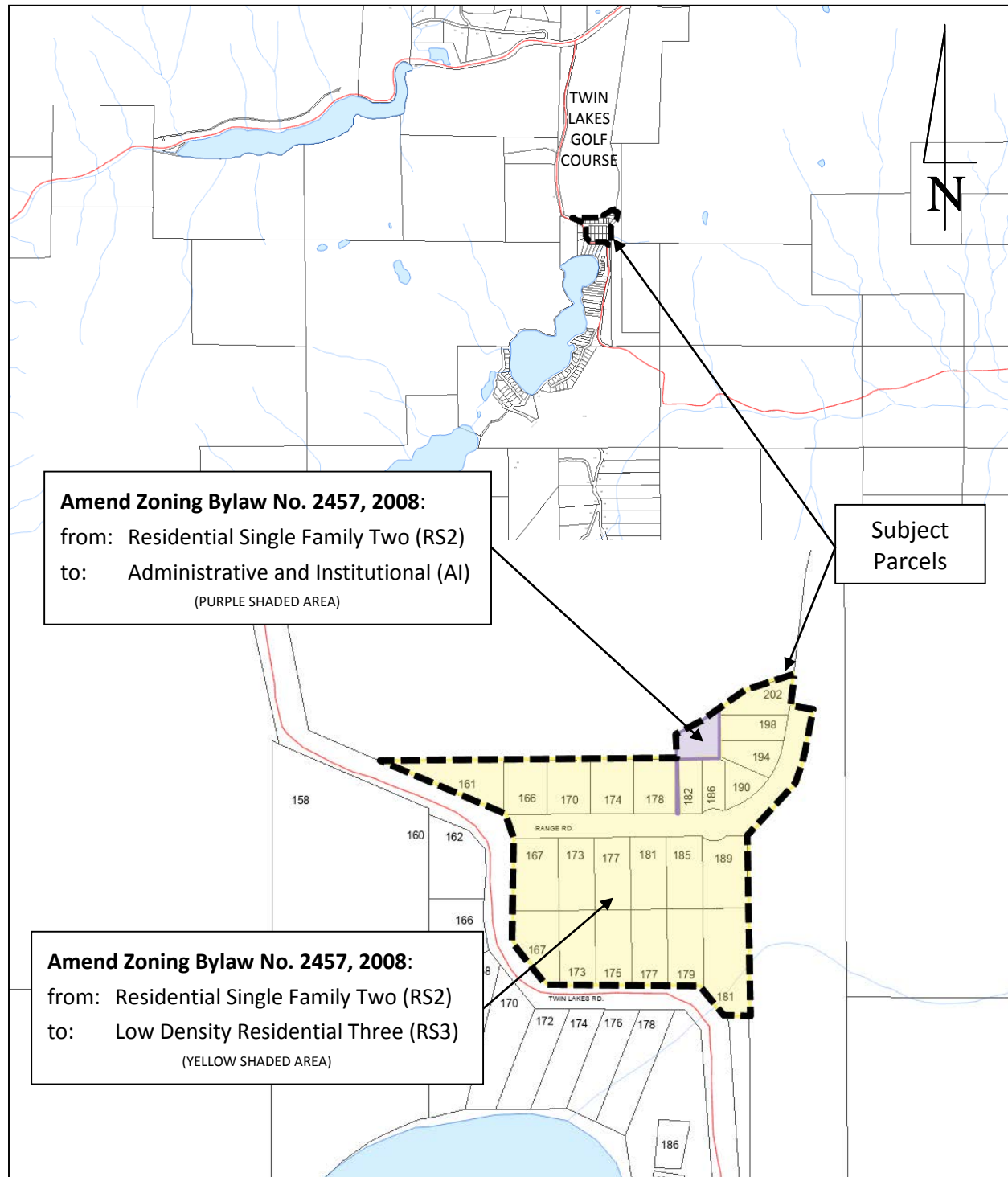
101 Martin St, Penticton, BC, V2A-5J9
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File No. X2020.005-ZONE

Schedule 'I-220'



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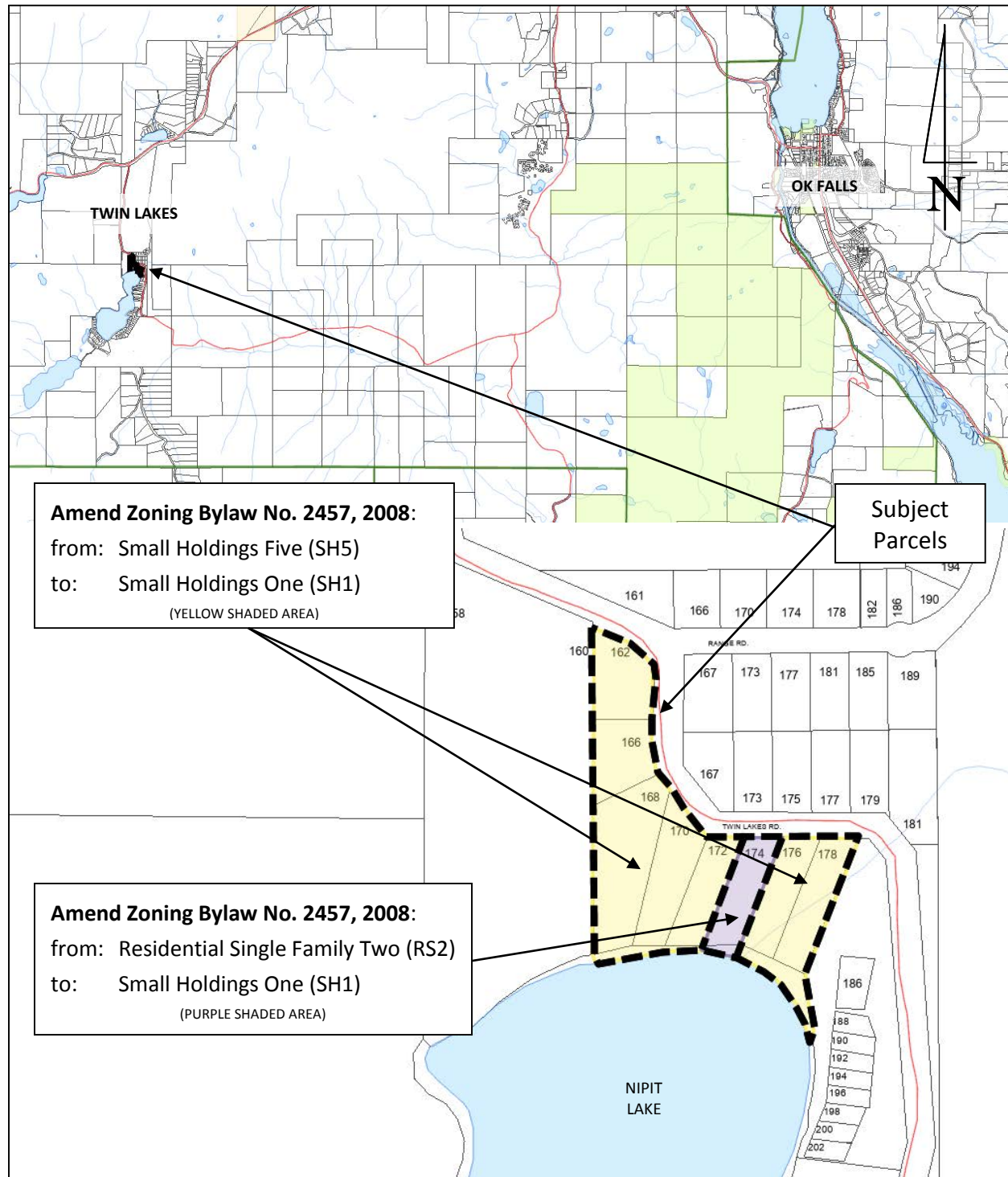
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

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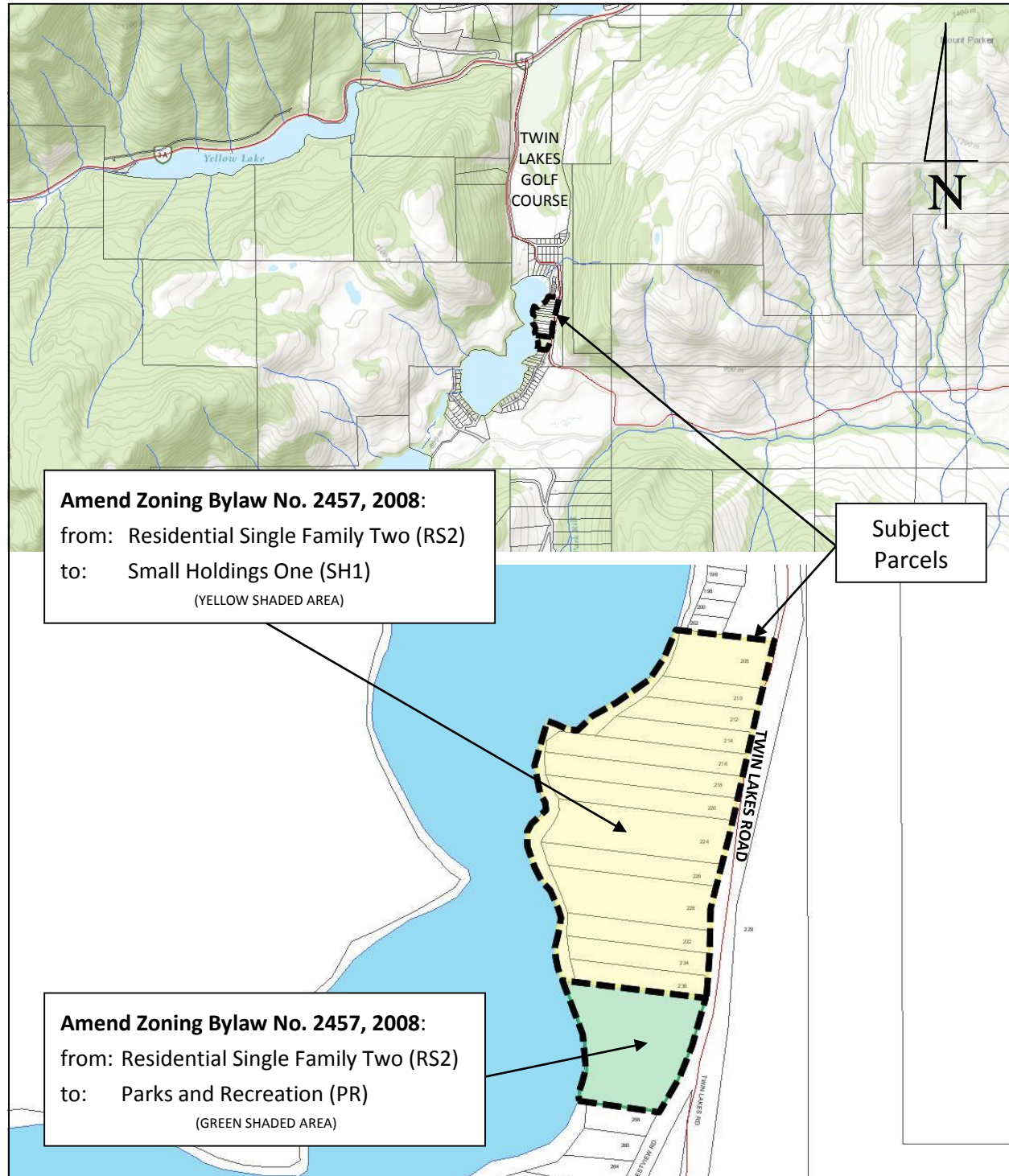
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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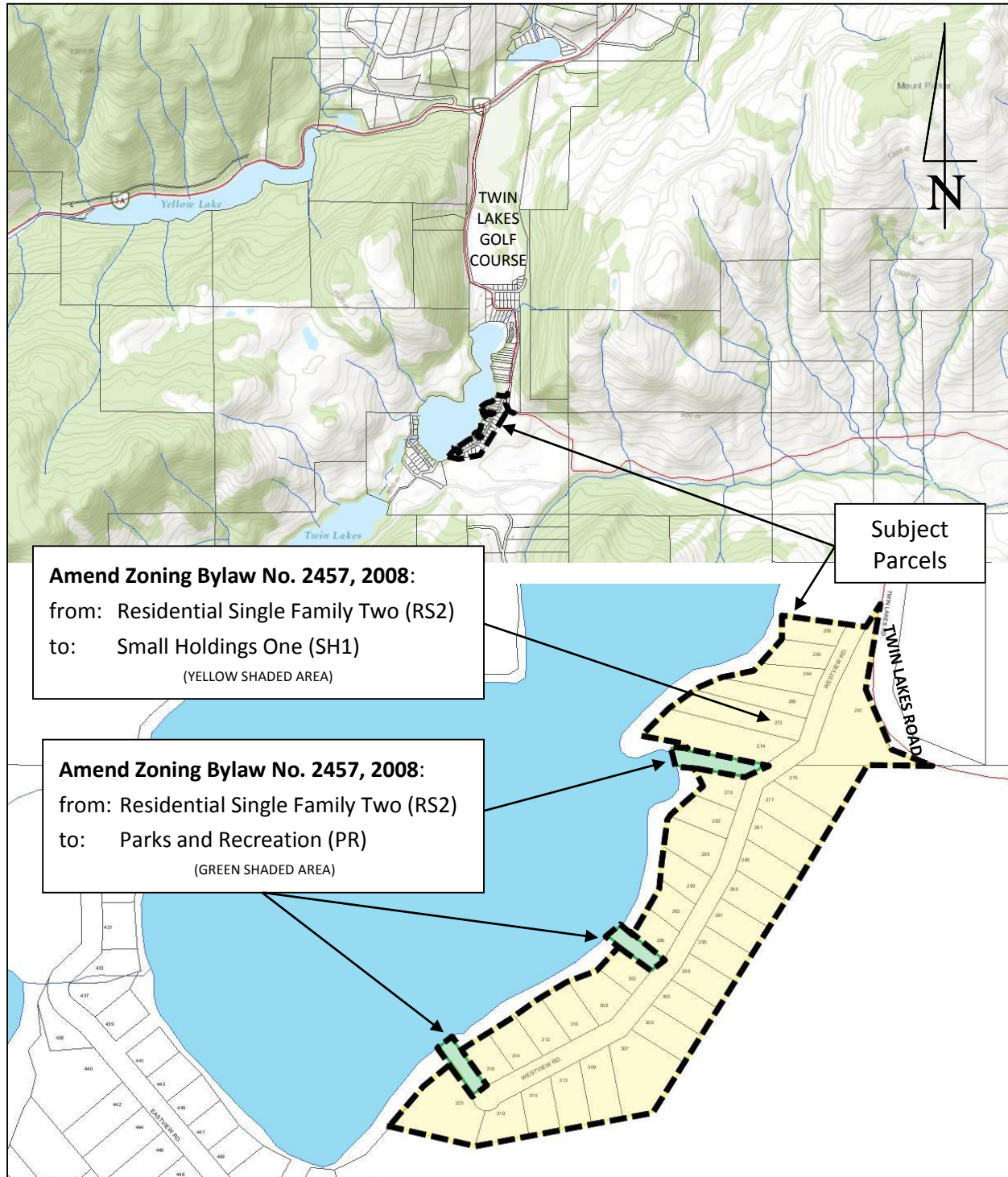
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'I-223'



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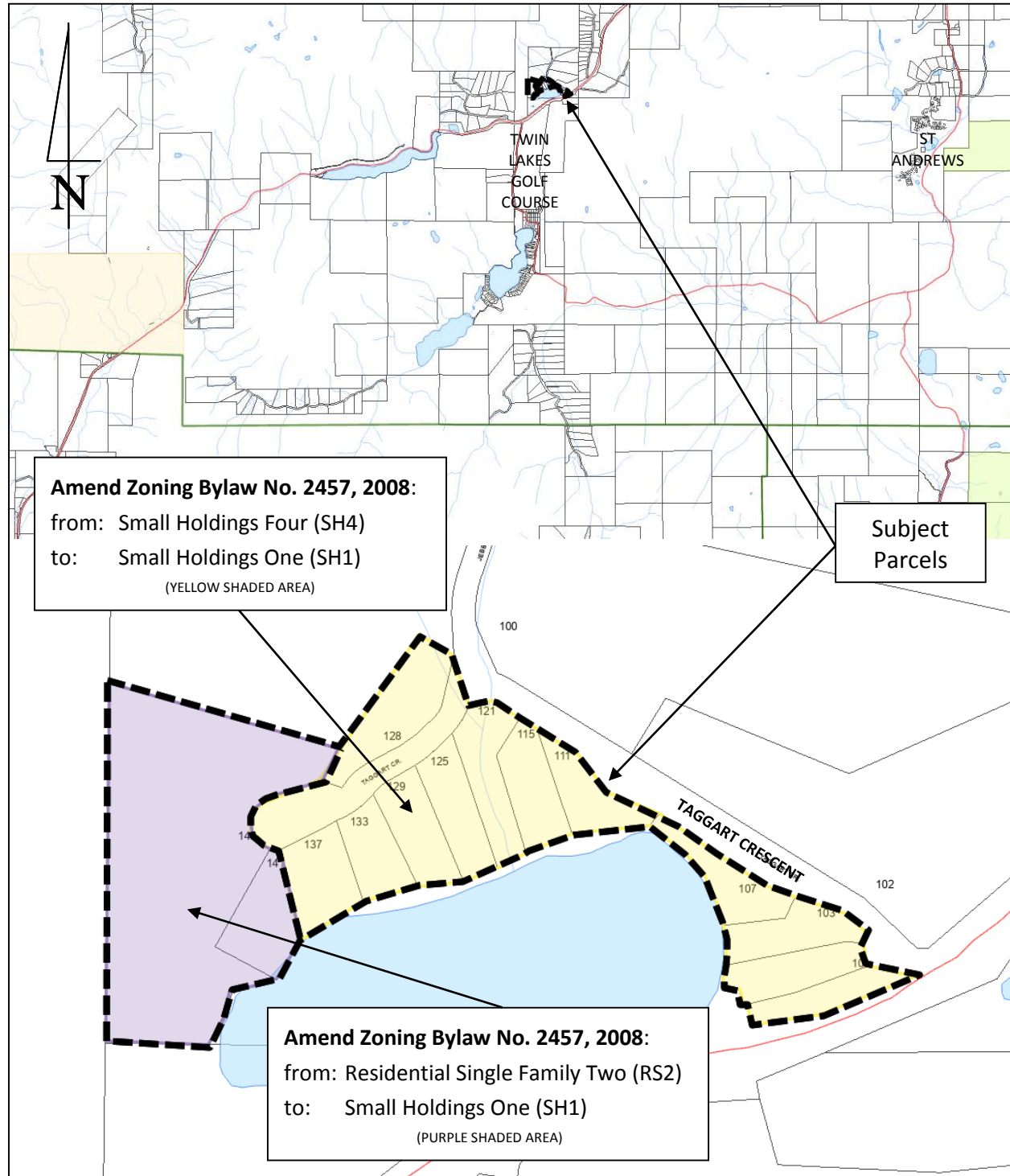
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'I-225'



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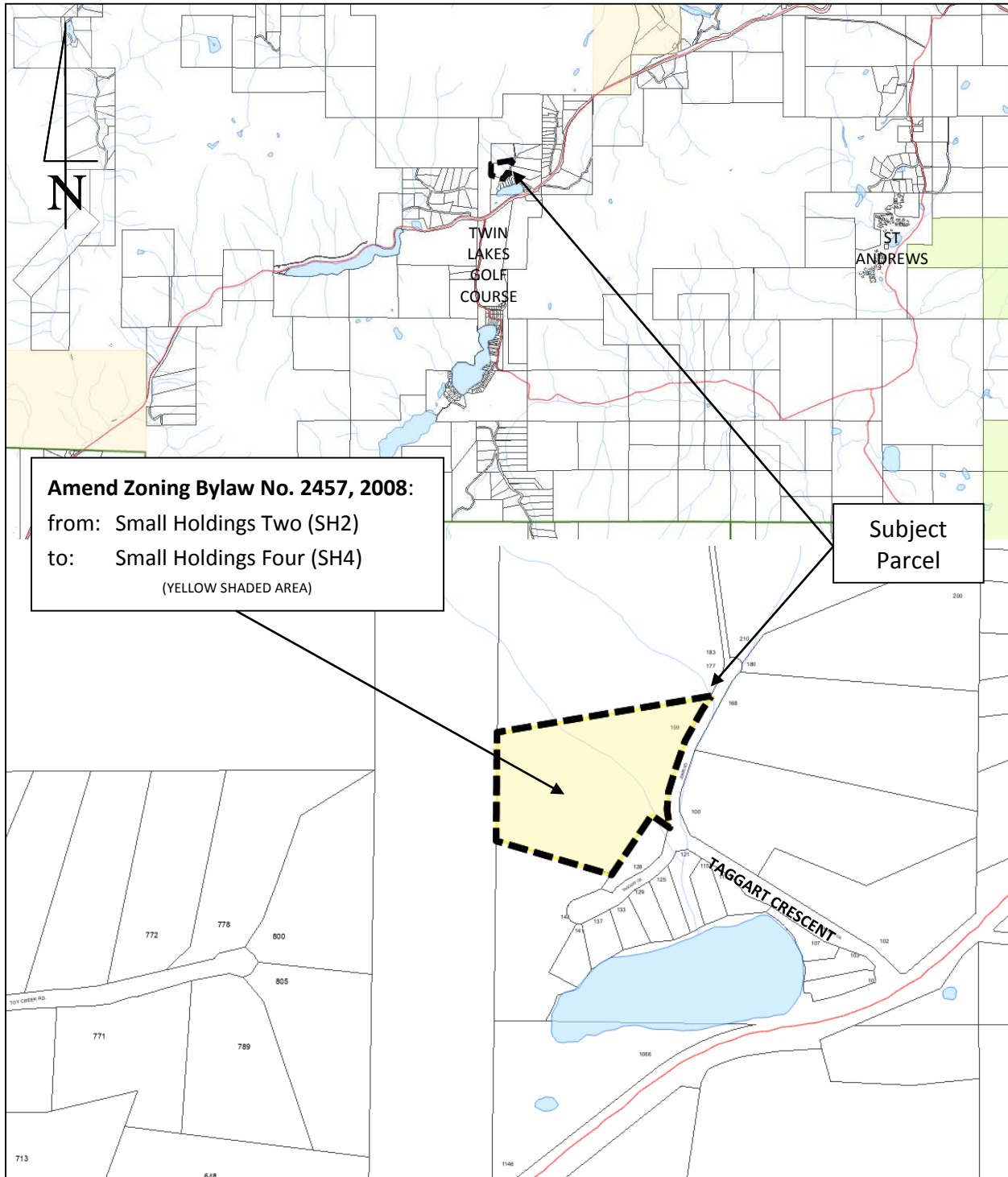
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'I-226'



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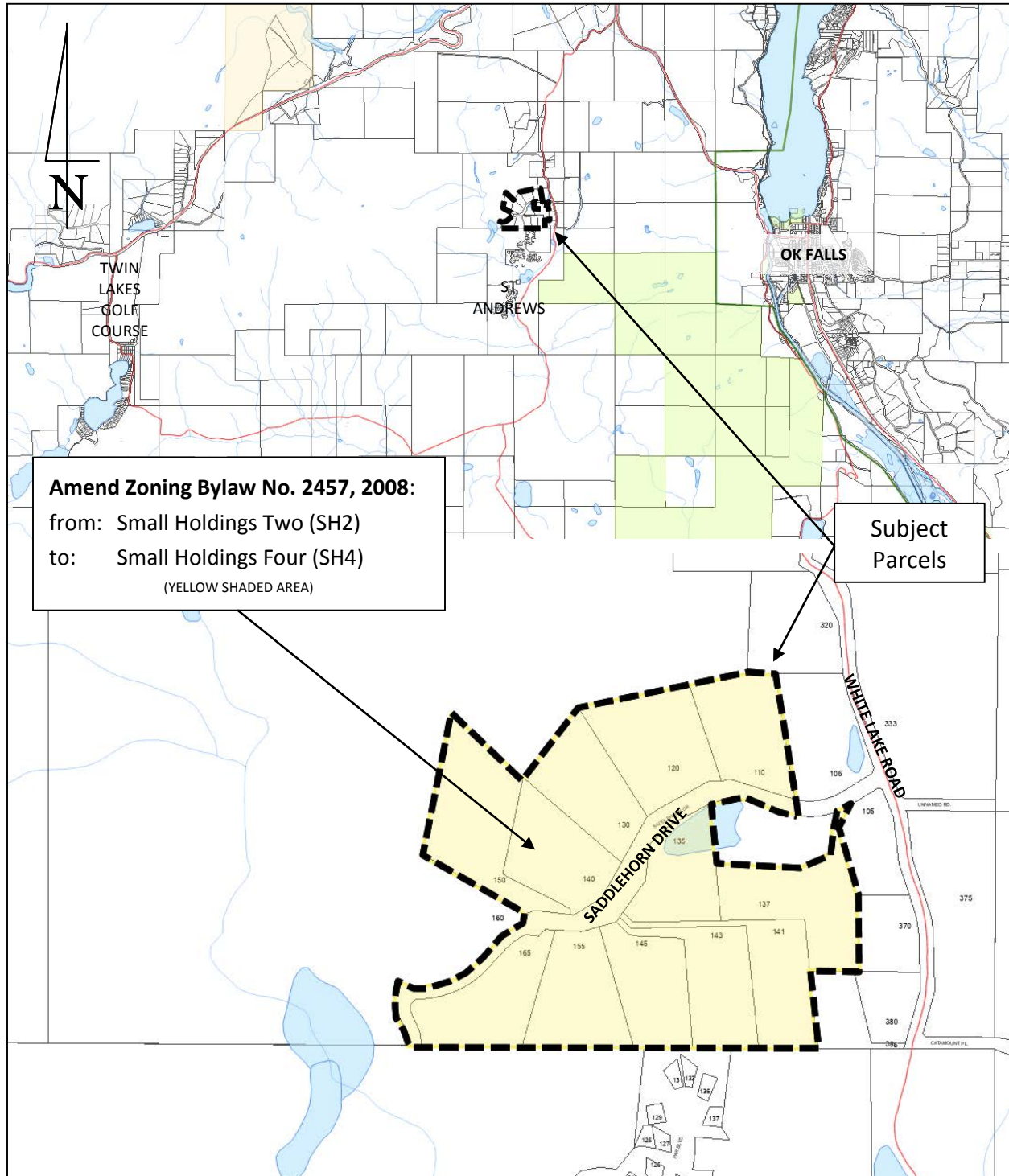
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

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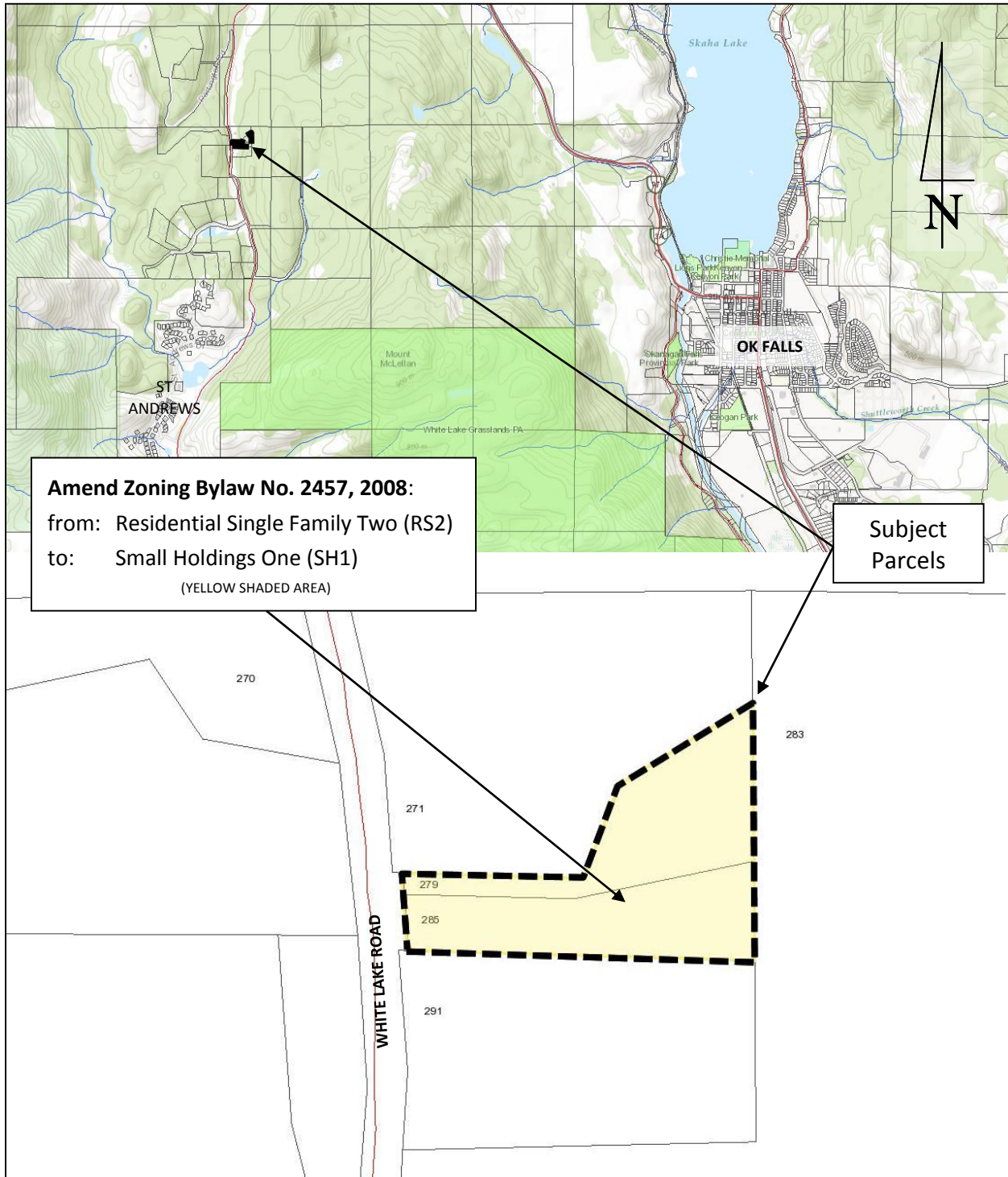
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-228'



Regional District of Okanagan-Similkameen

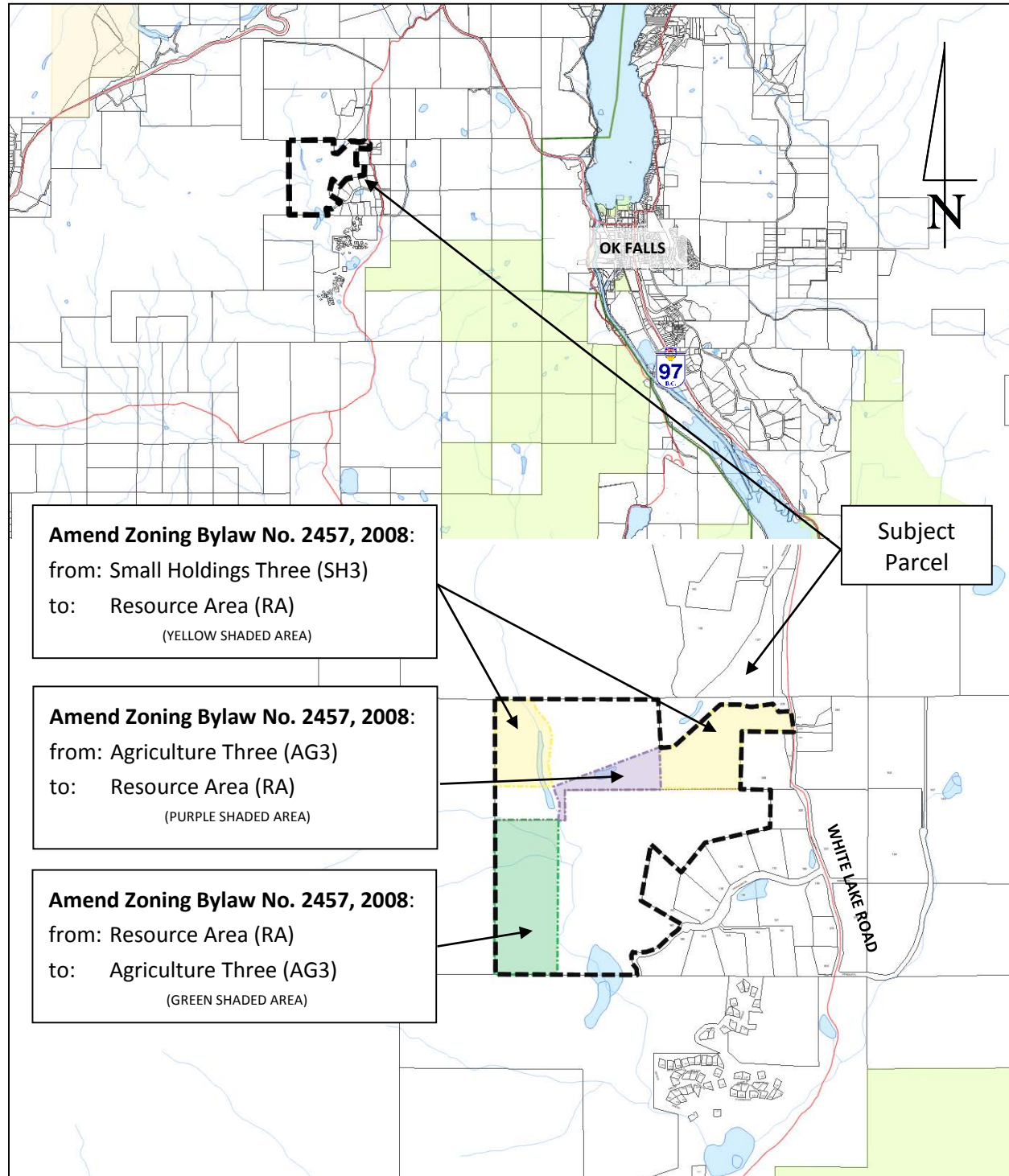
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'I-229'



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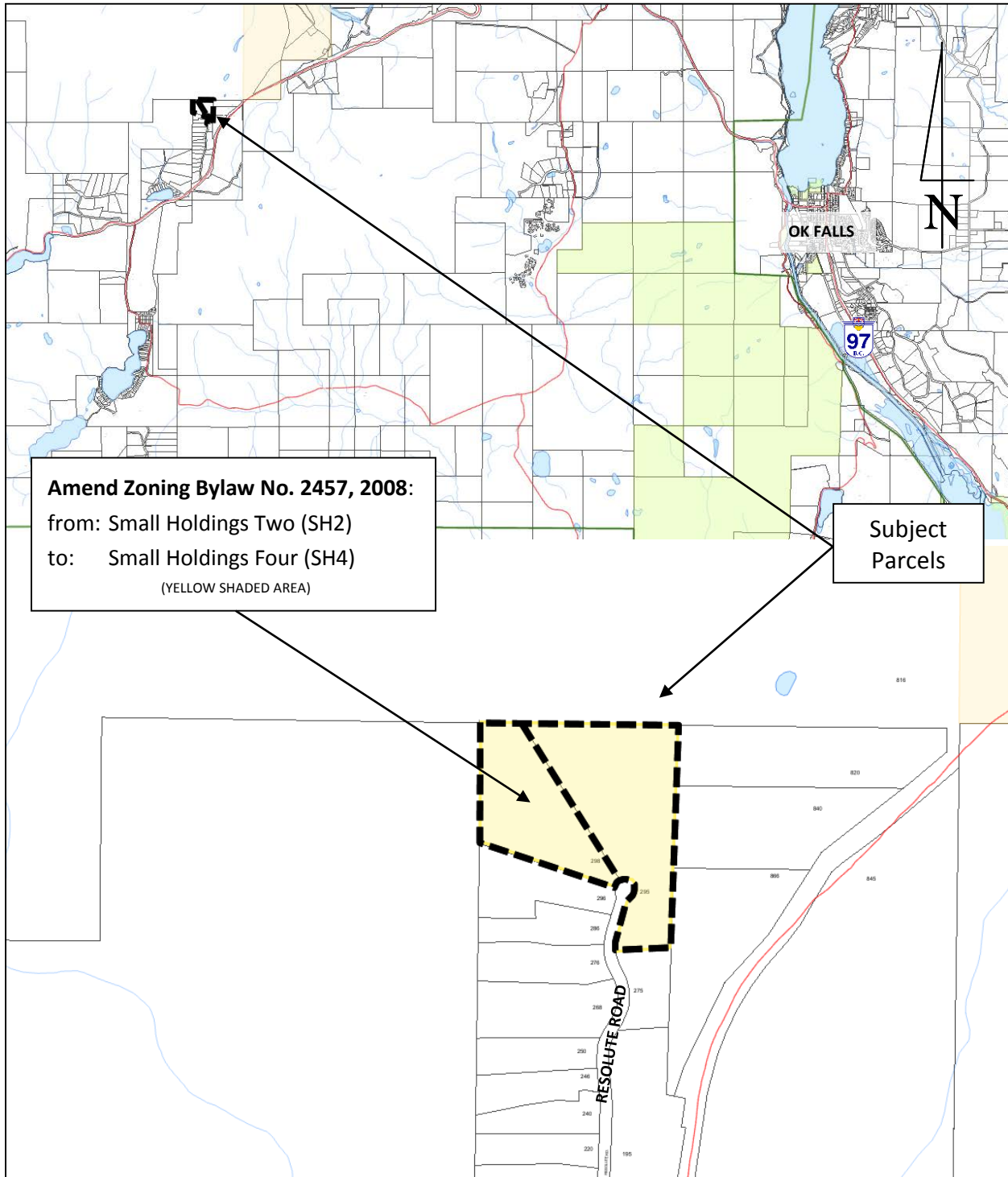
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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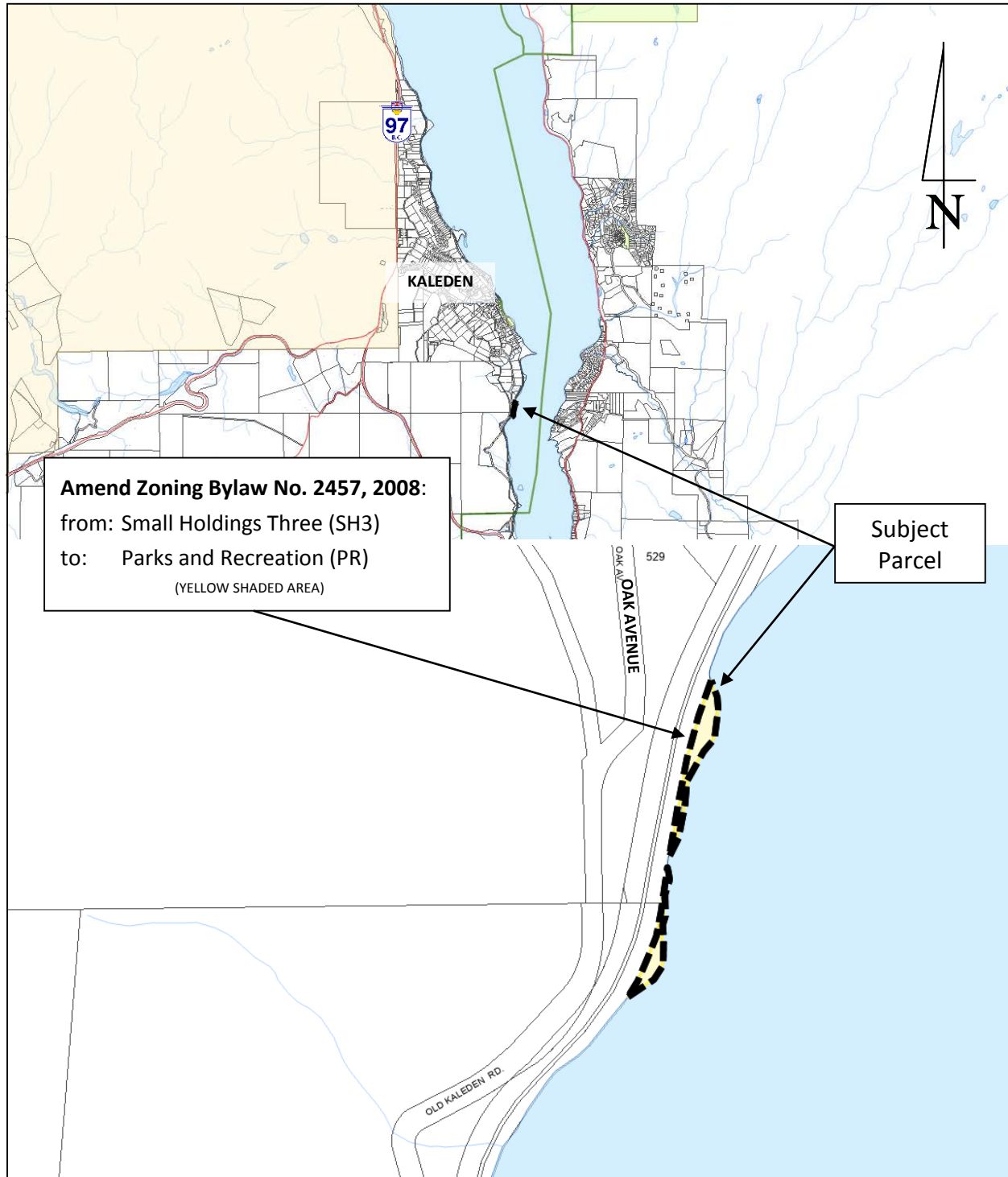
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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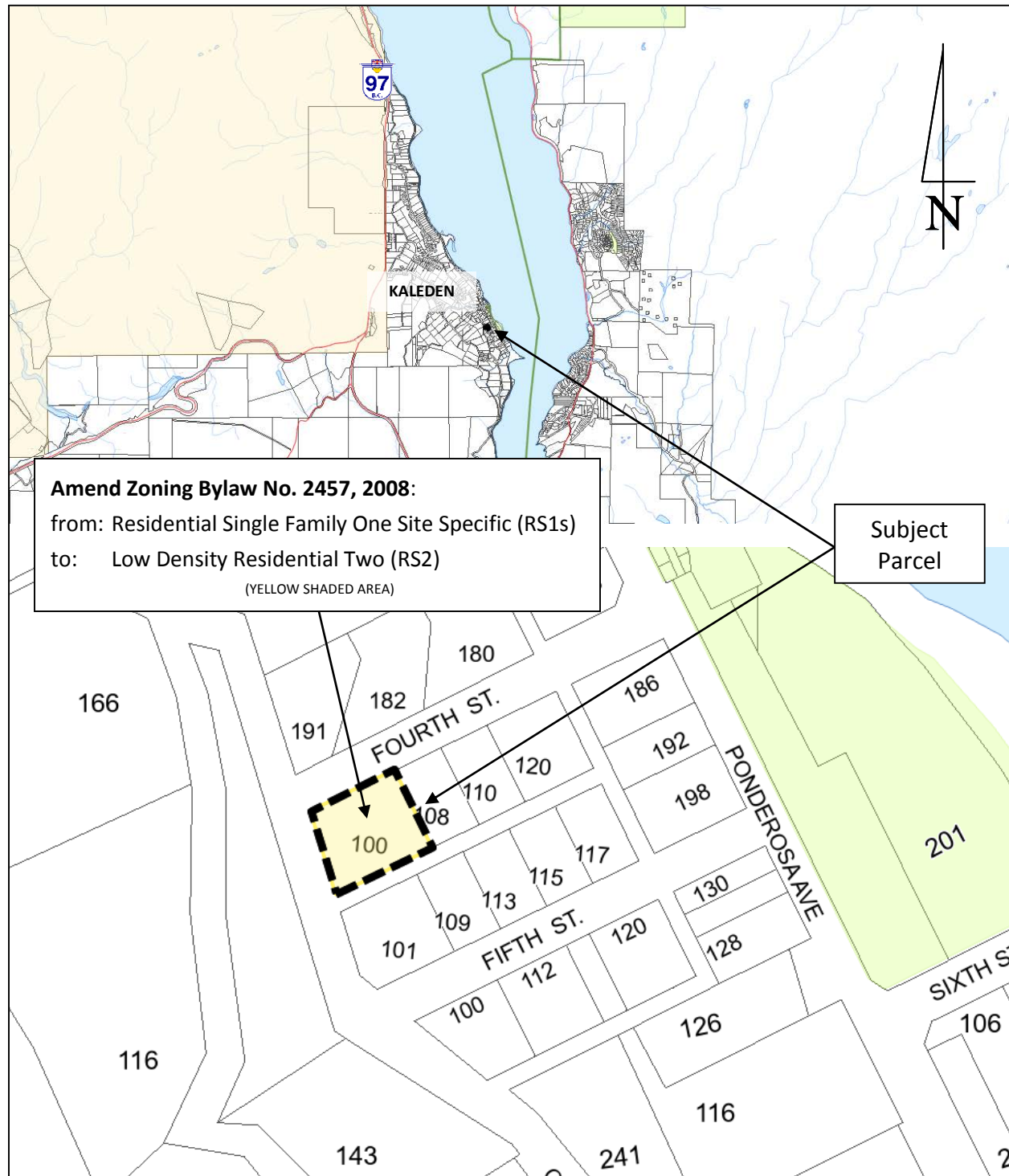
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'I-232'



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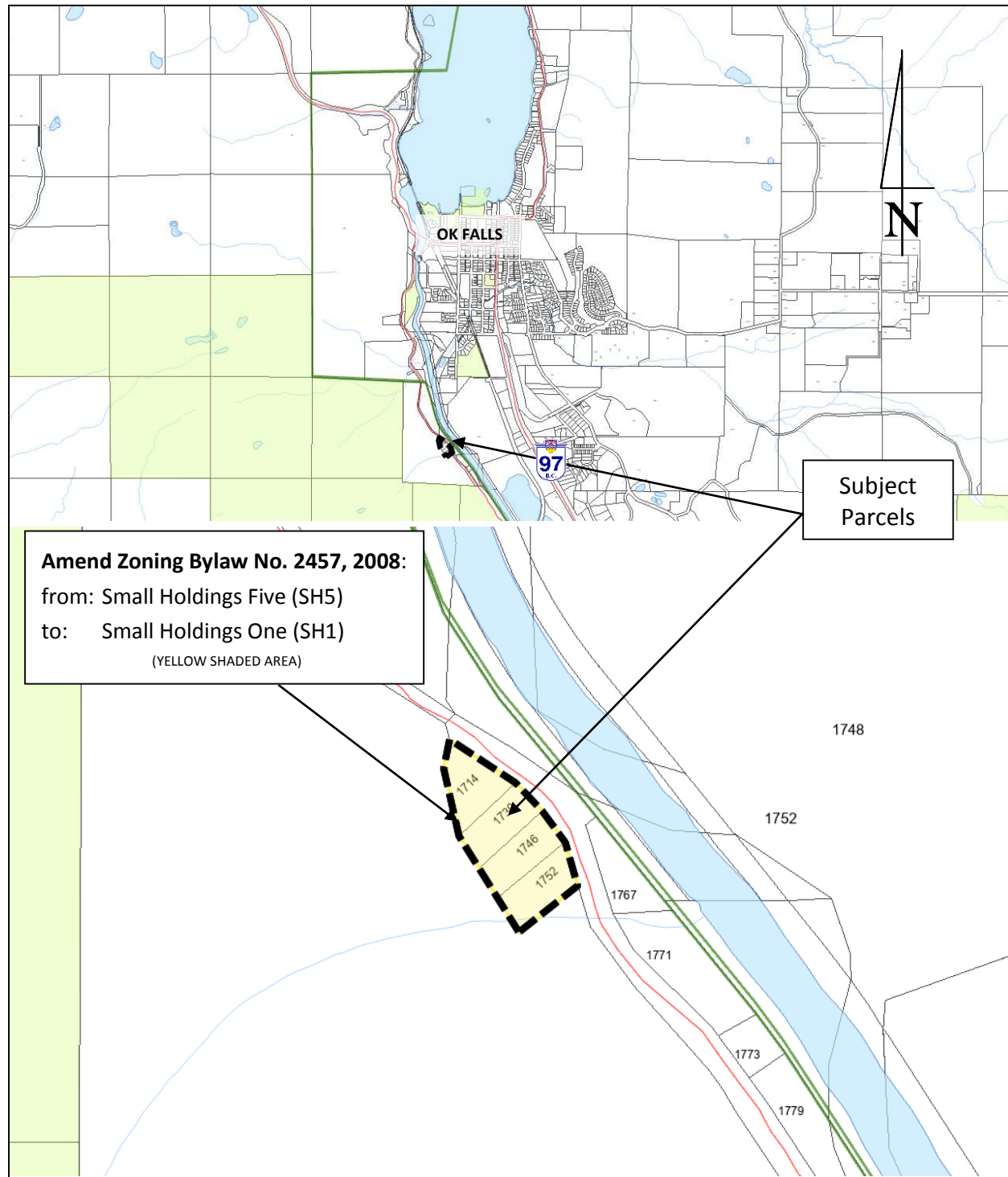
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'I-233'



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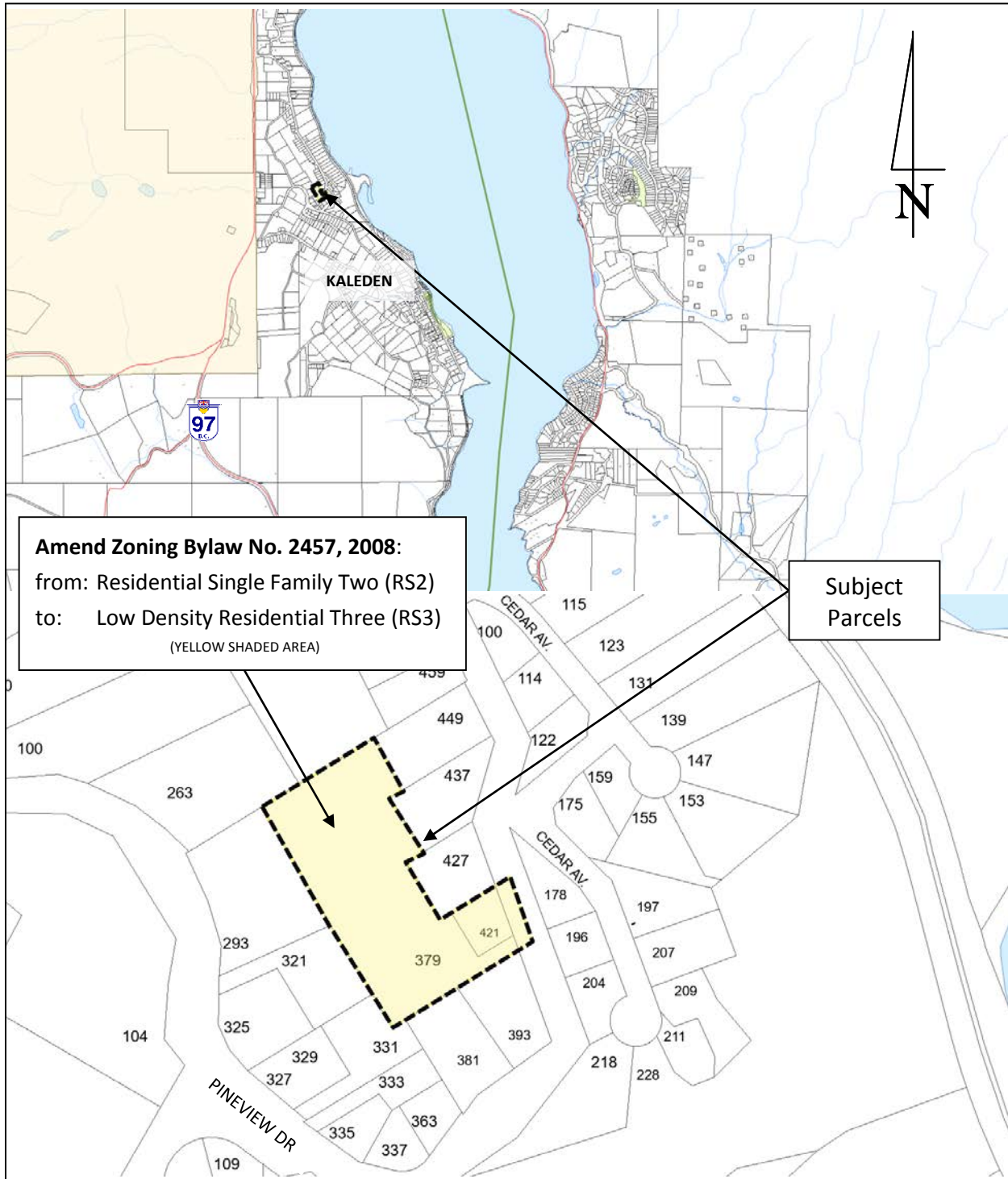
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'I-234'



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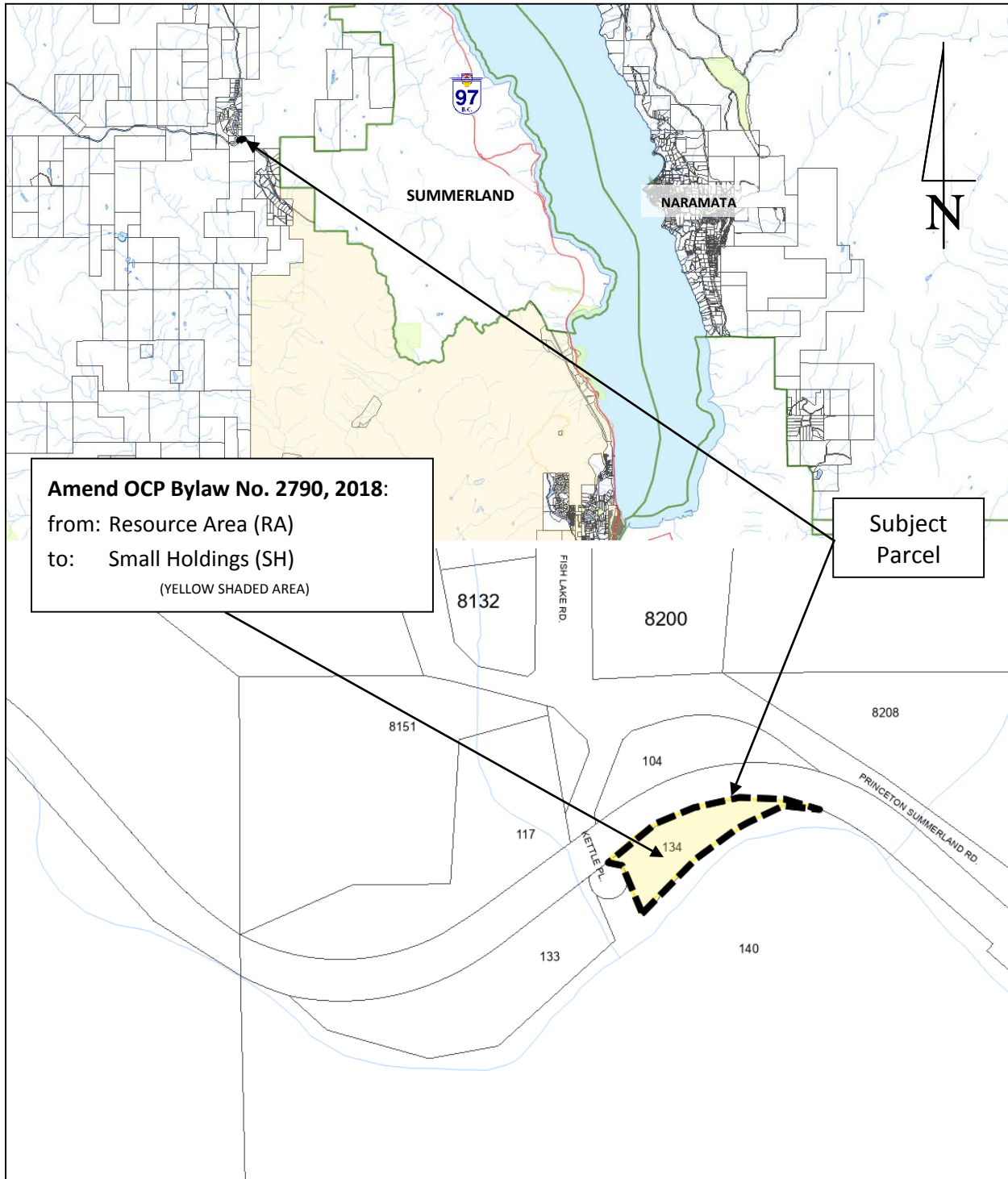
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'F-102'



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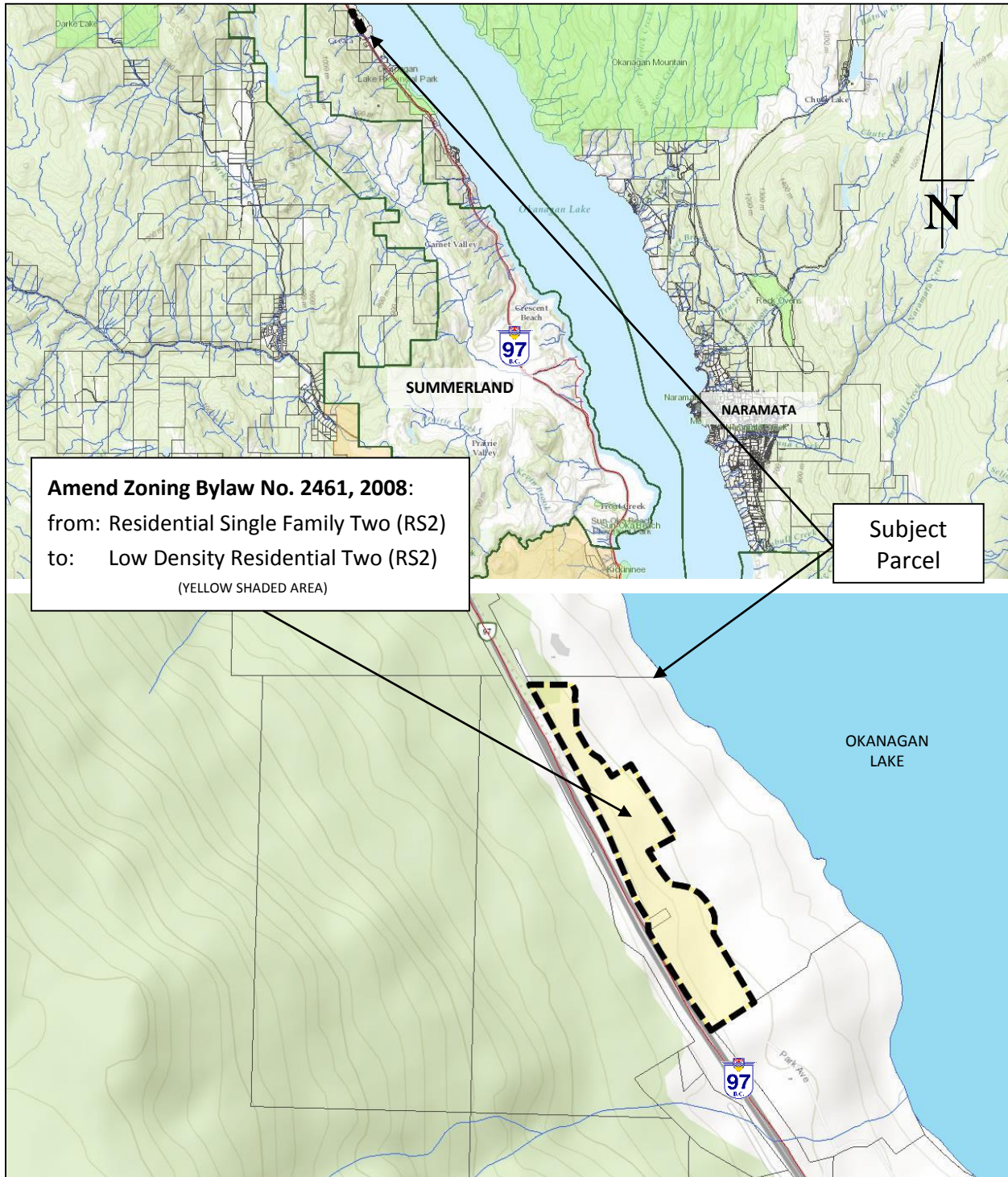
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'F-201'



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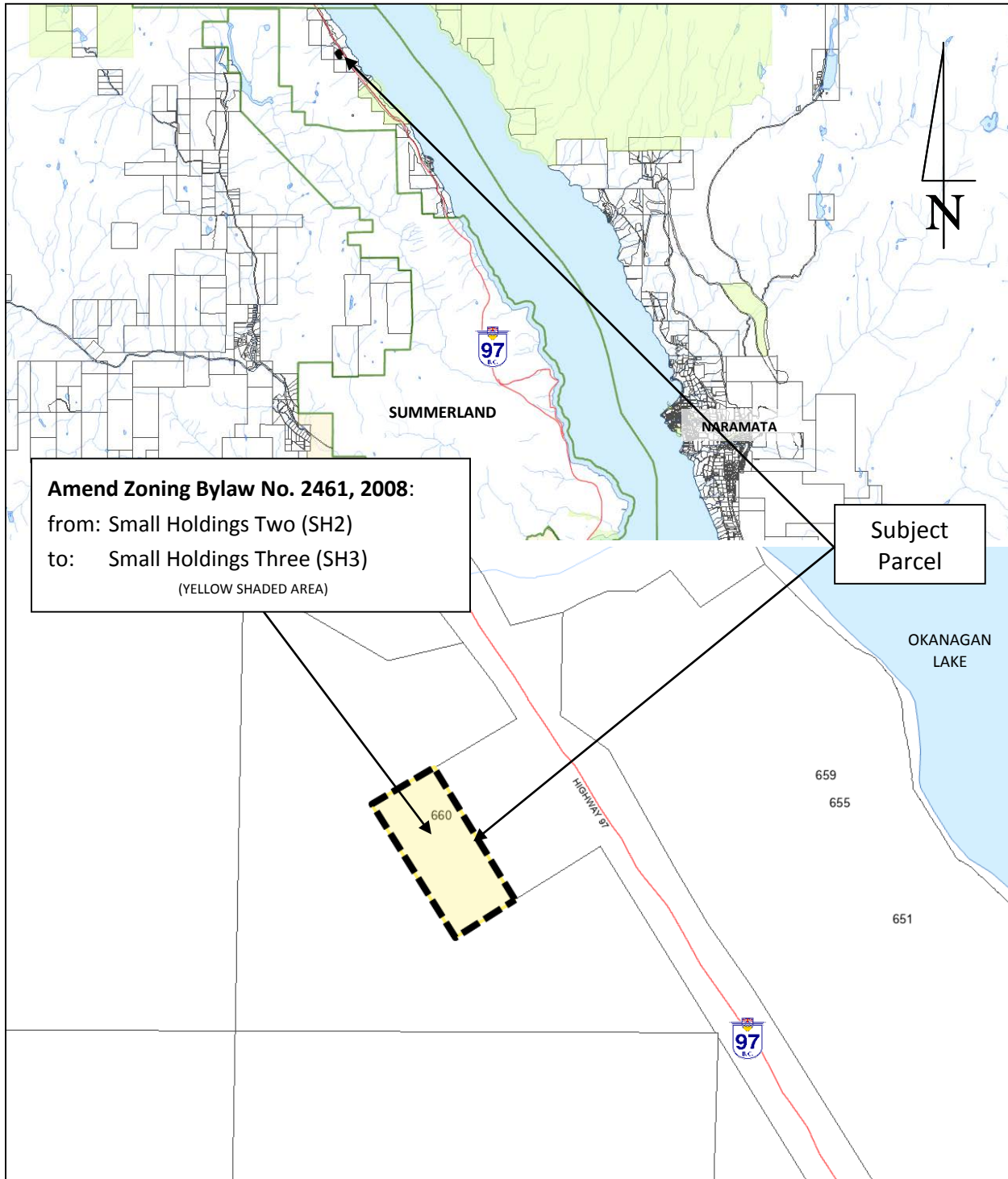
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'F-202'



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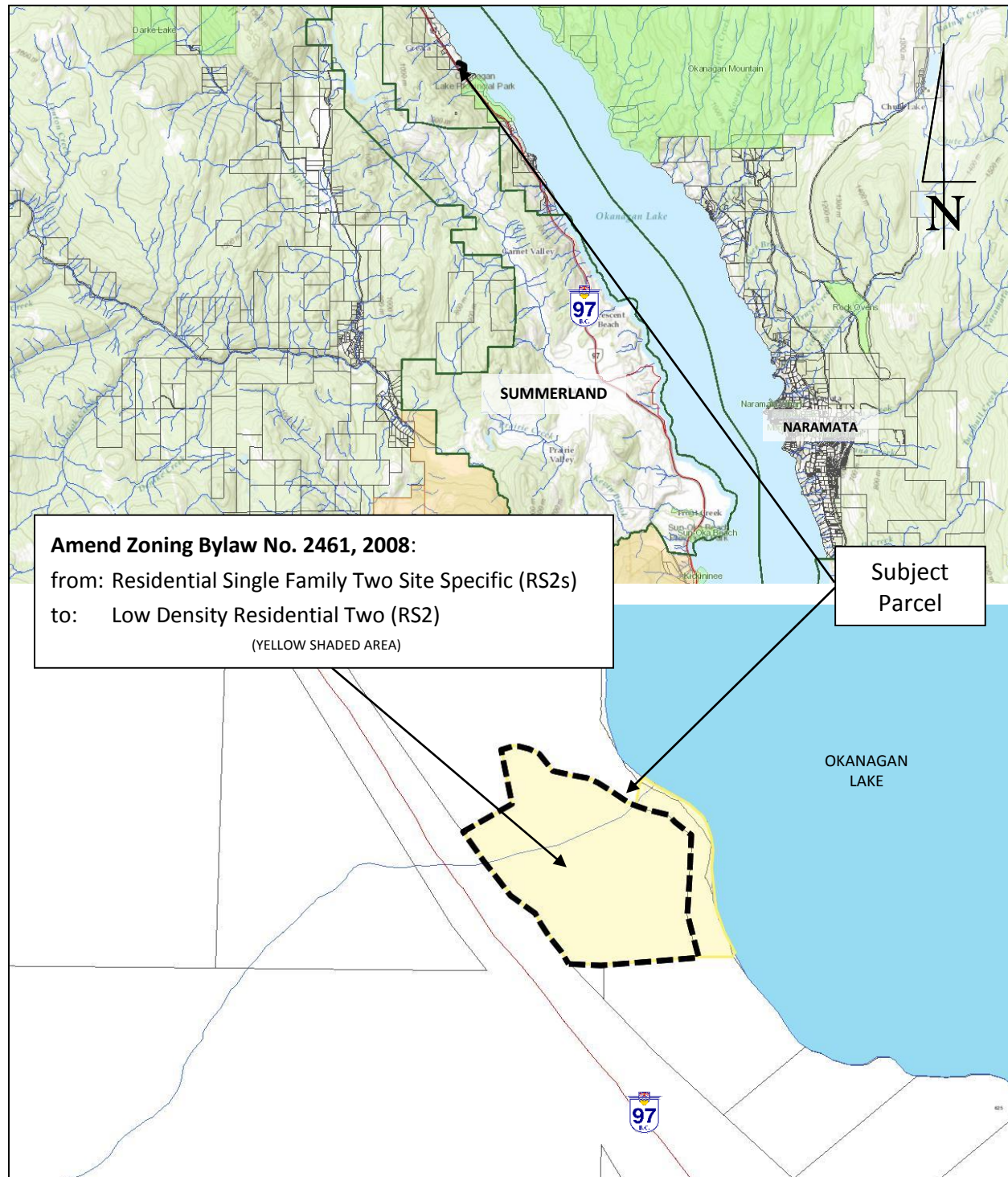
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'F-203'



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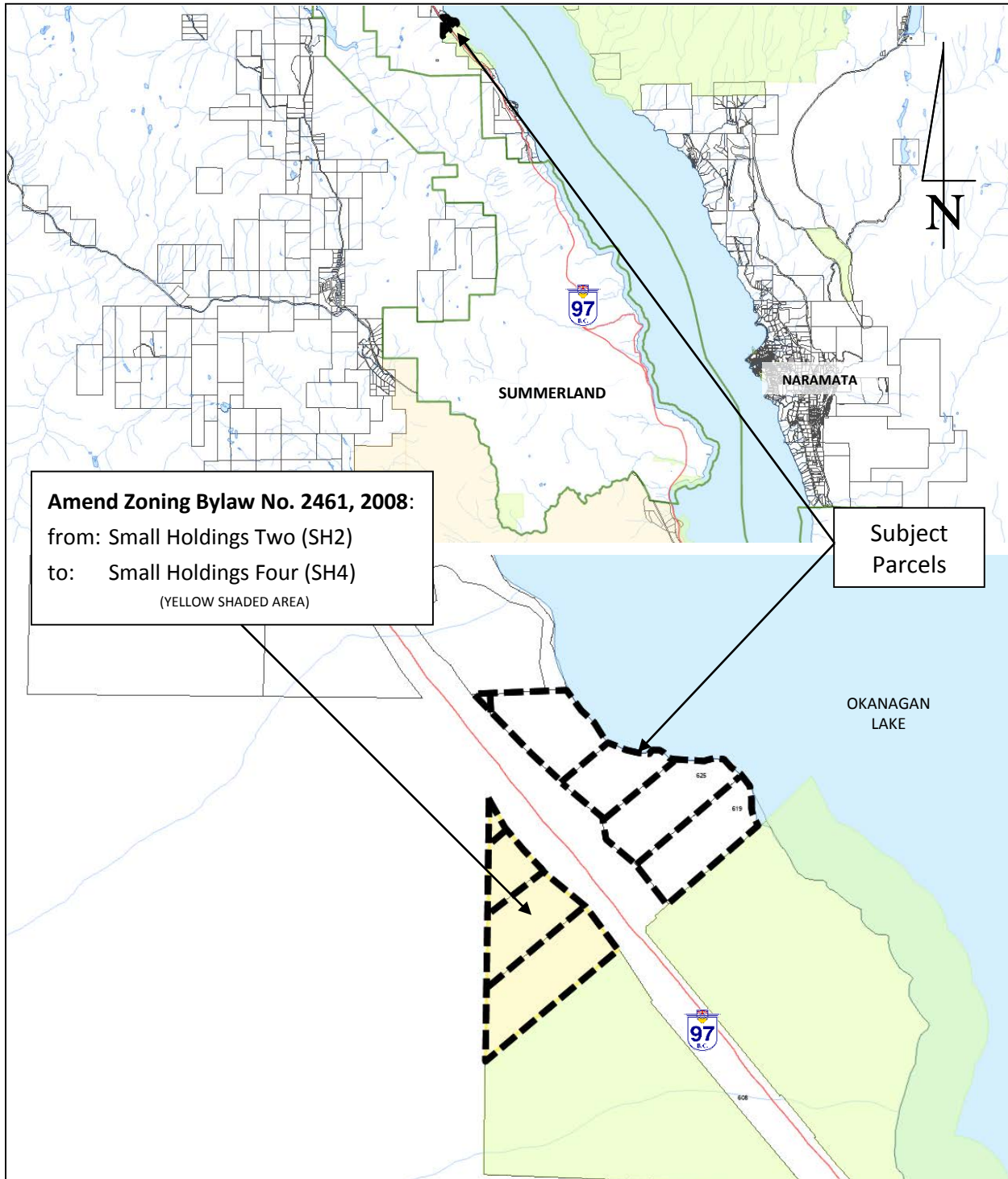
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'F-204'



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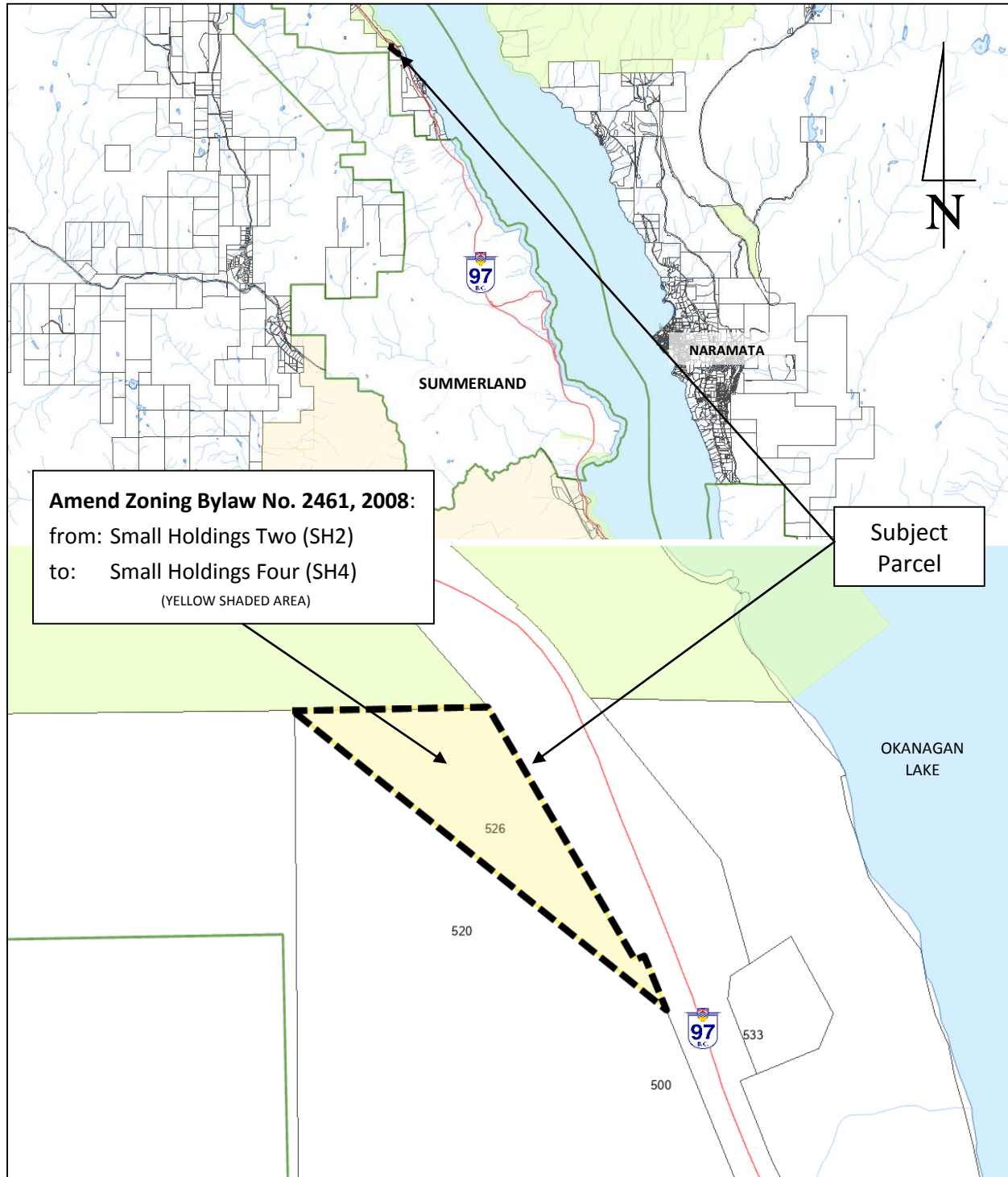
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'F-205'



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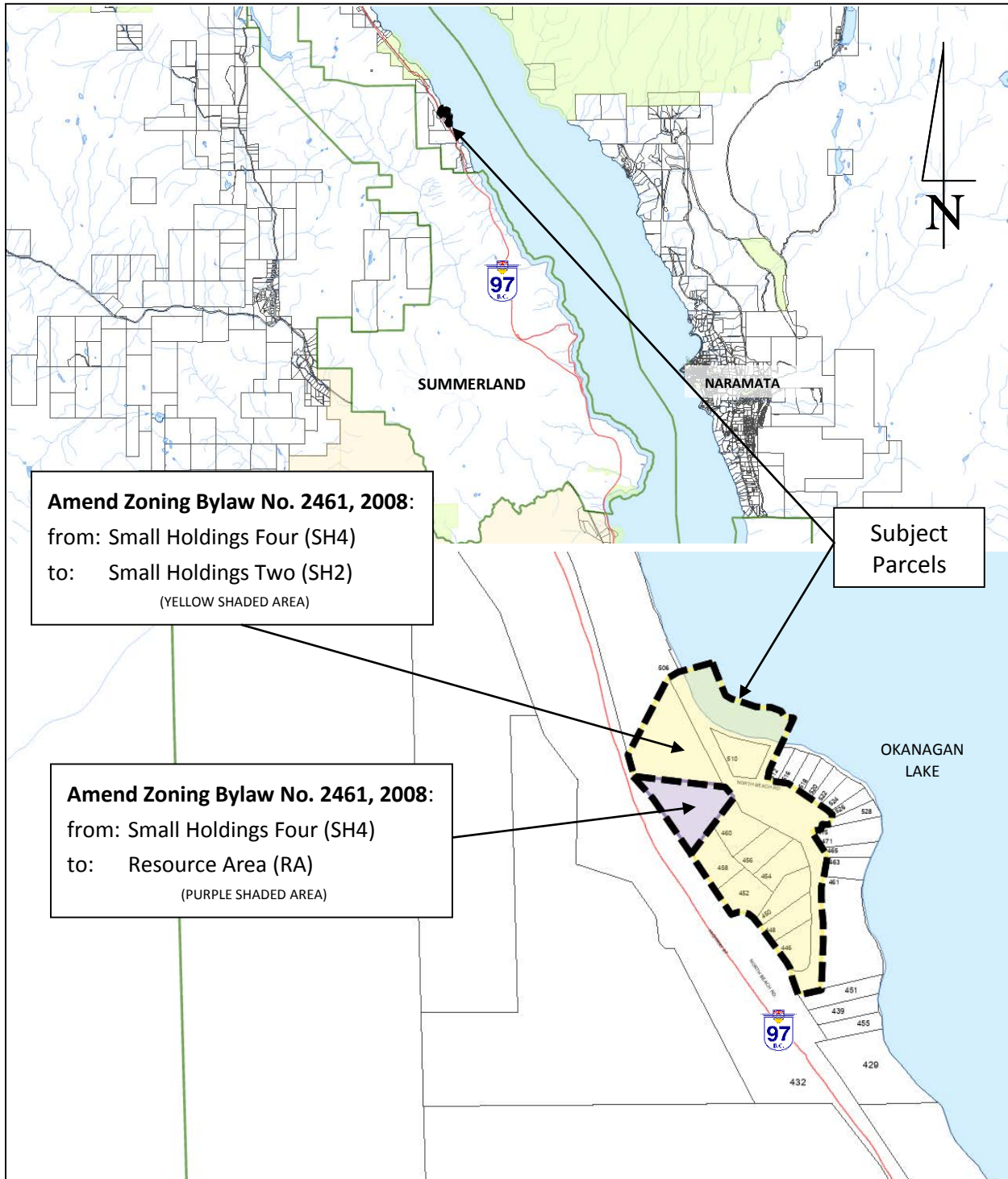
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'F-206'



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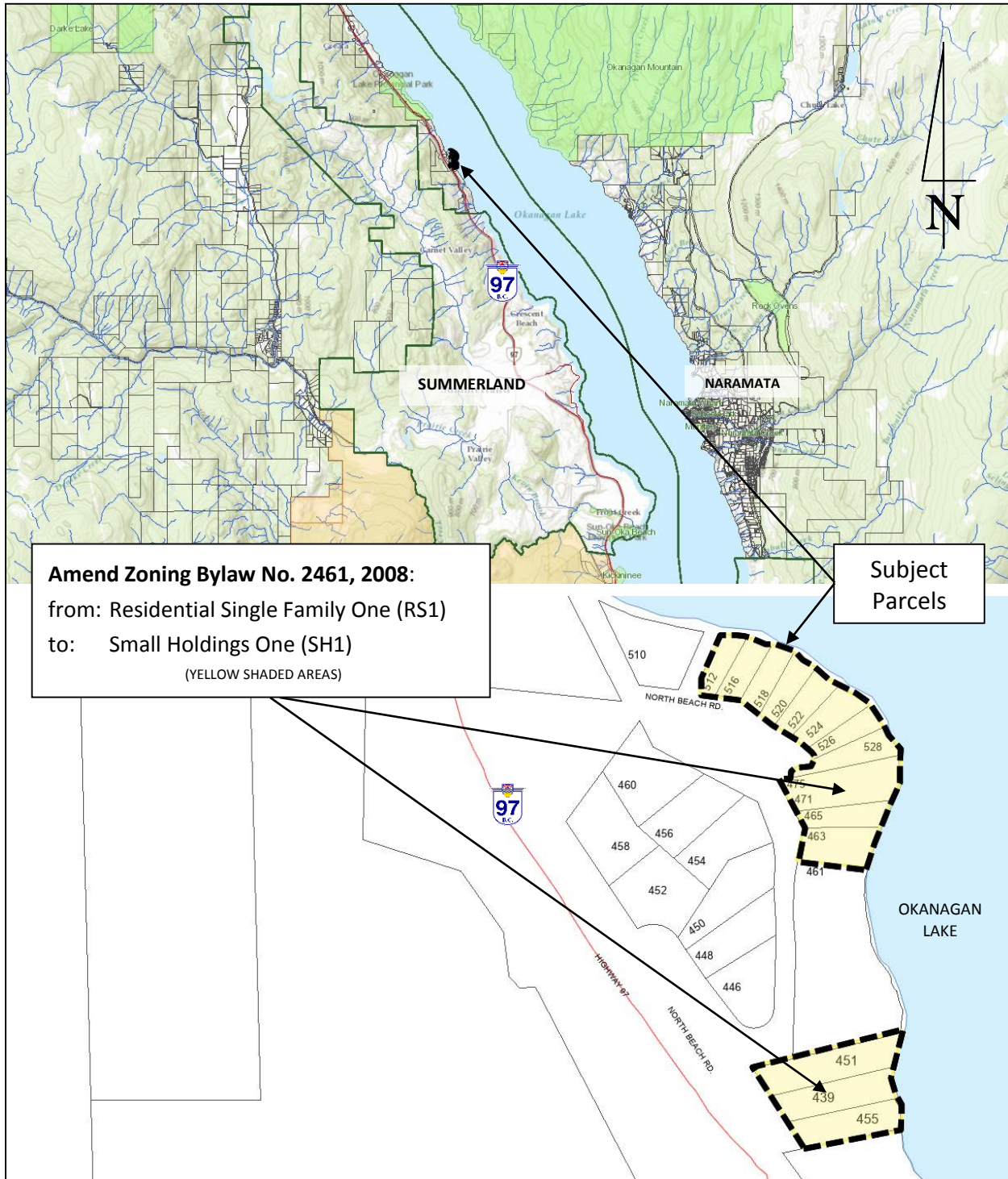
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'F-207'



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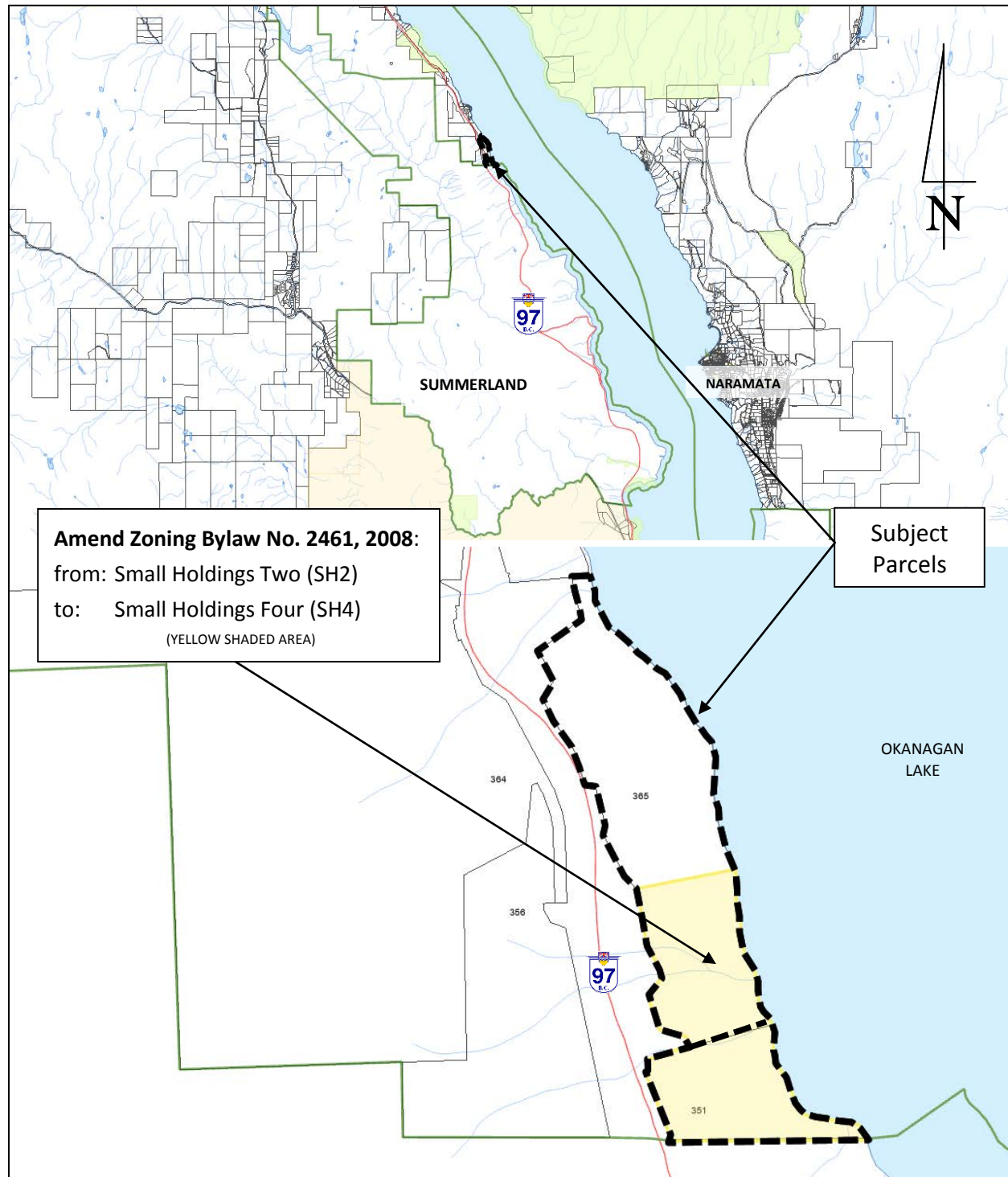
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'F-208'



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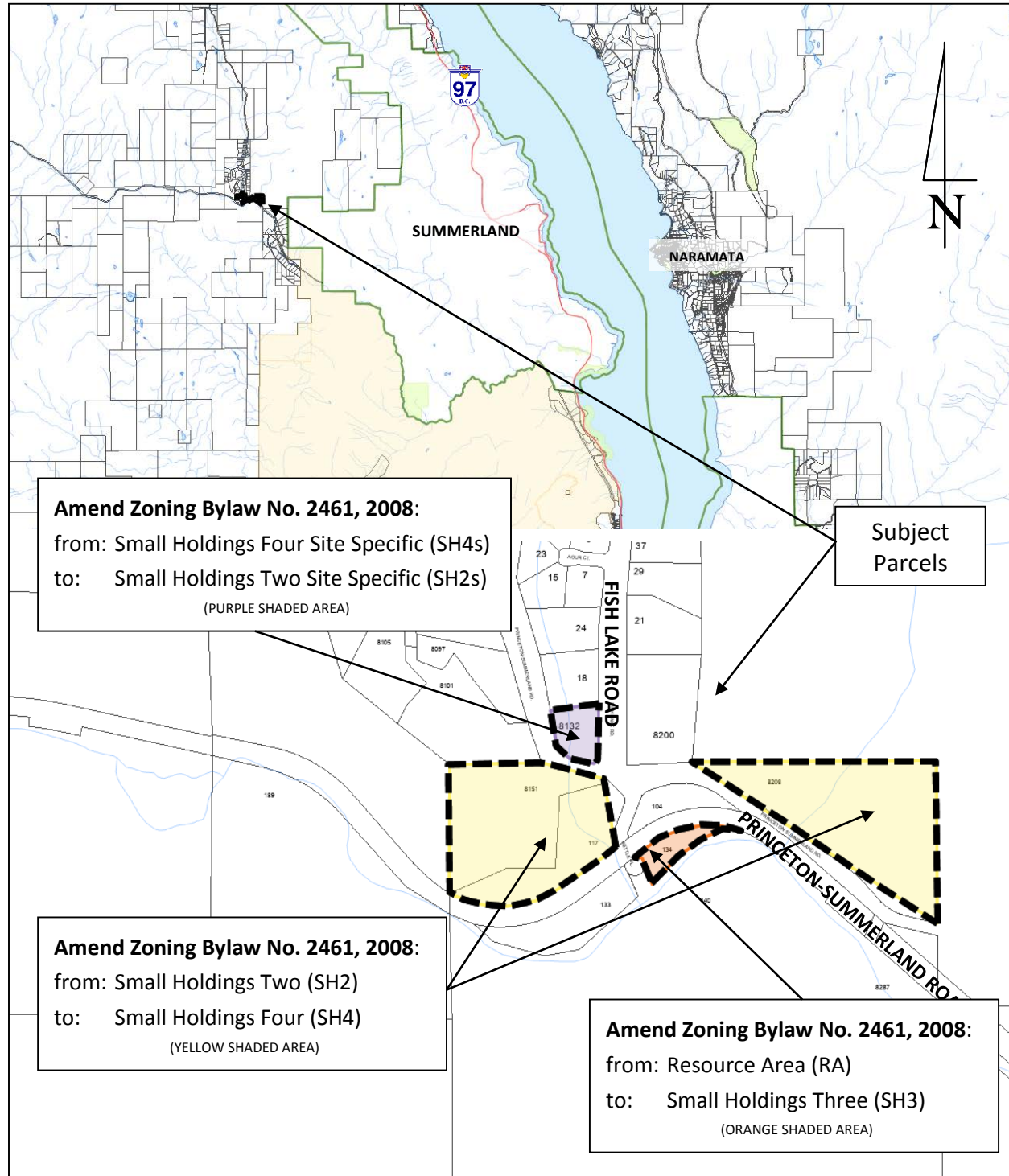
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'F-209'



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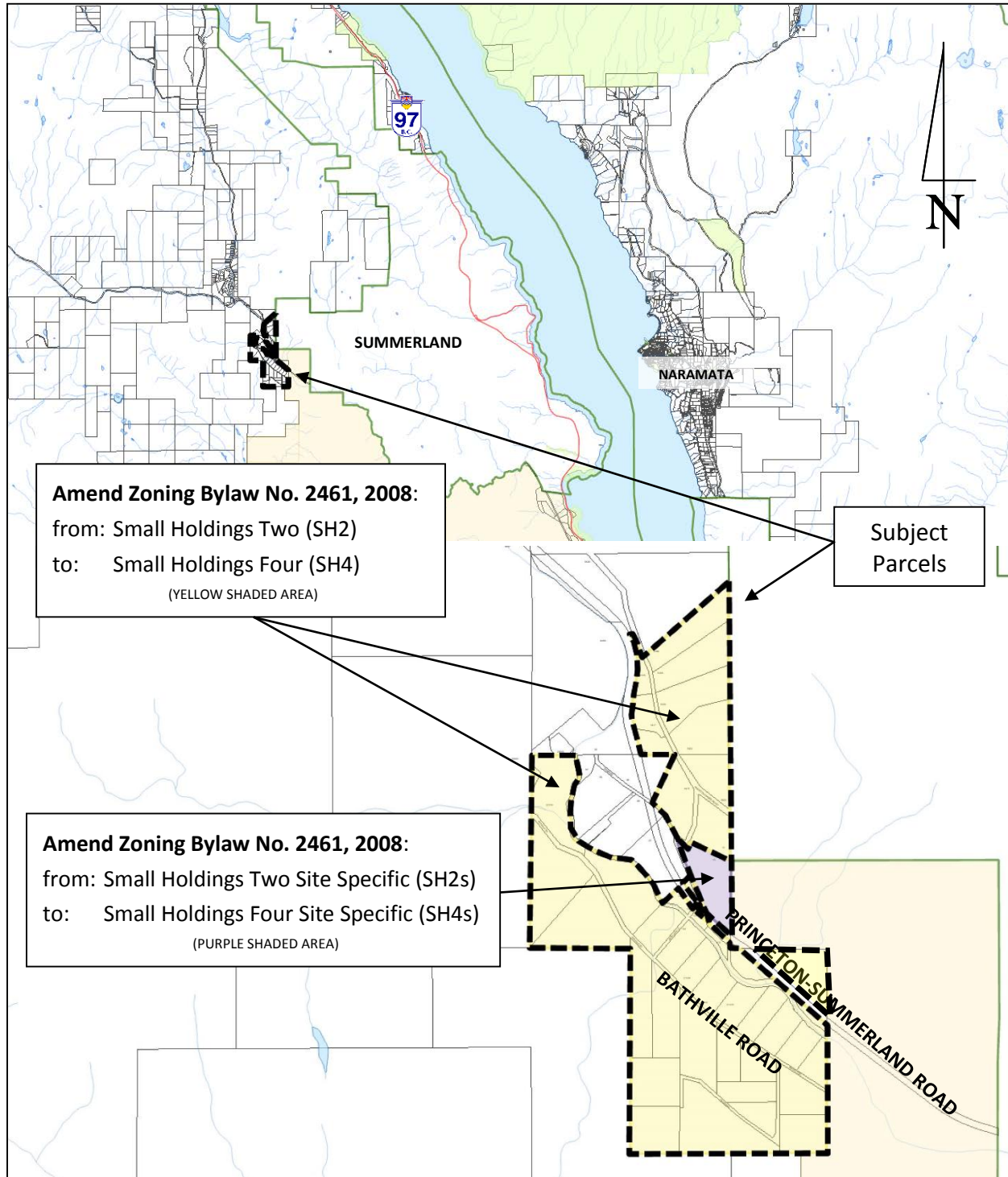
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'F-210'



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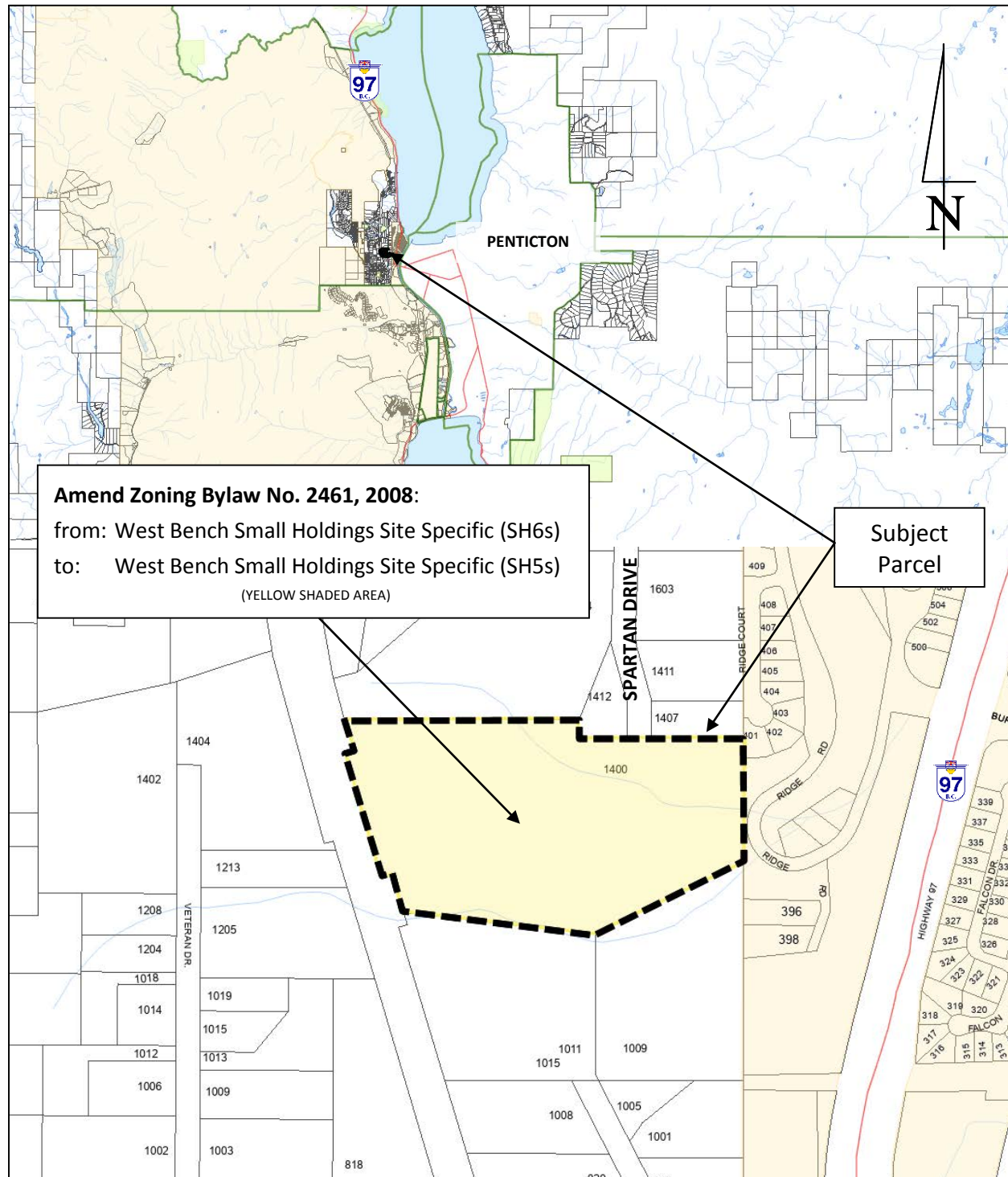
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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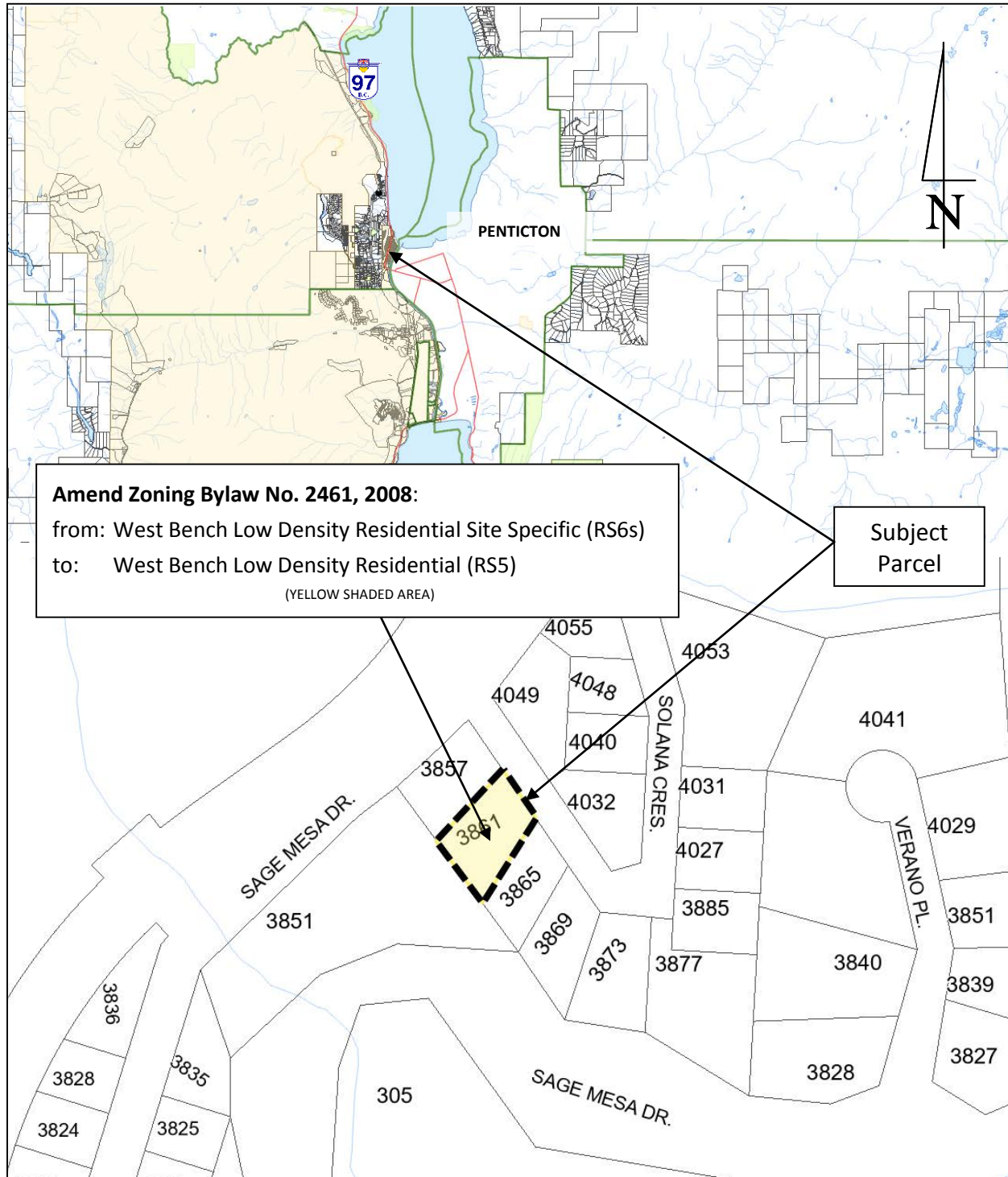
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'F-212'



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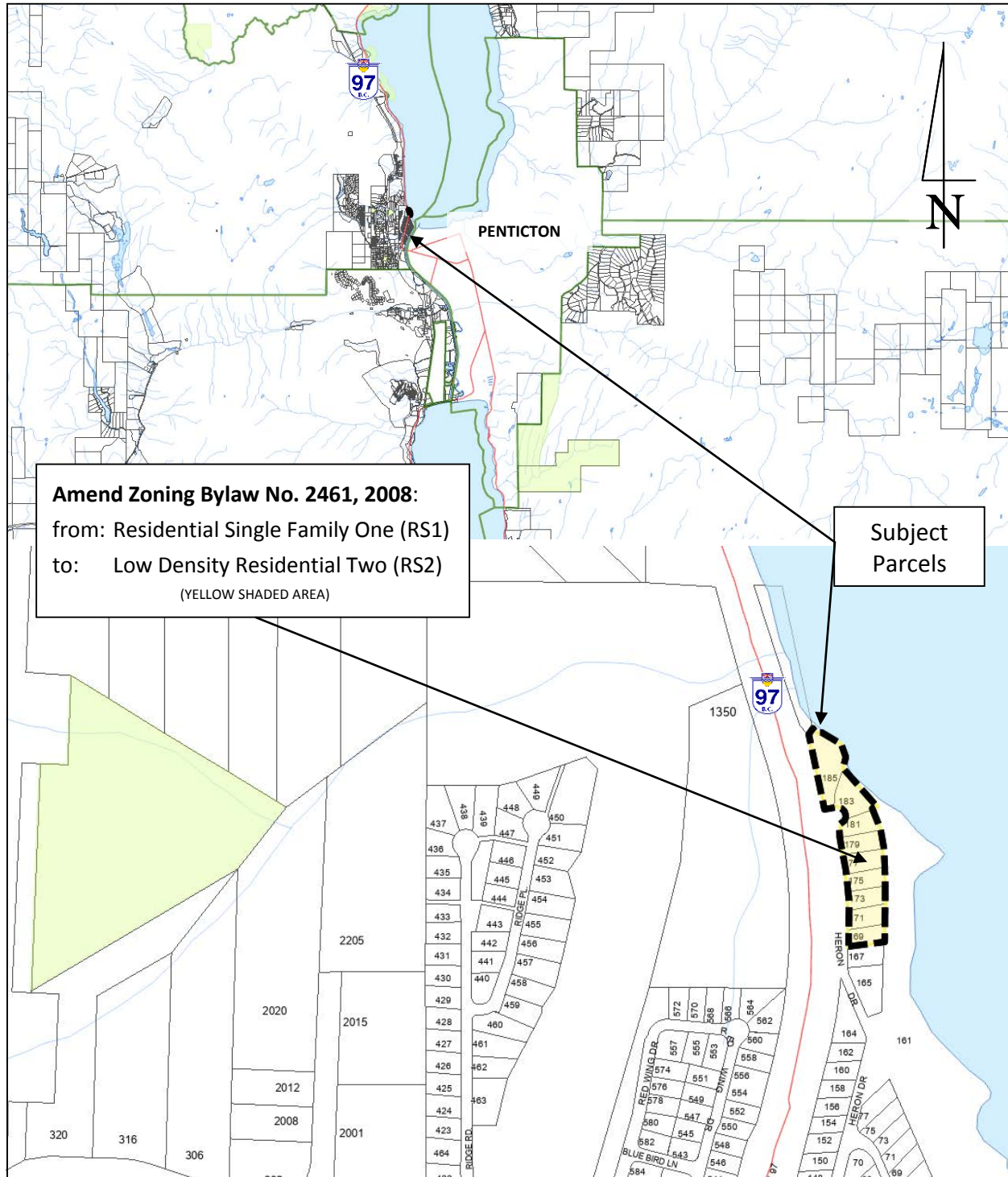
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'F-213'



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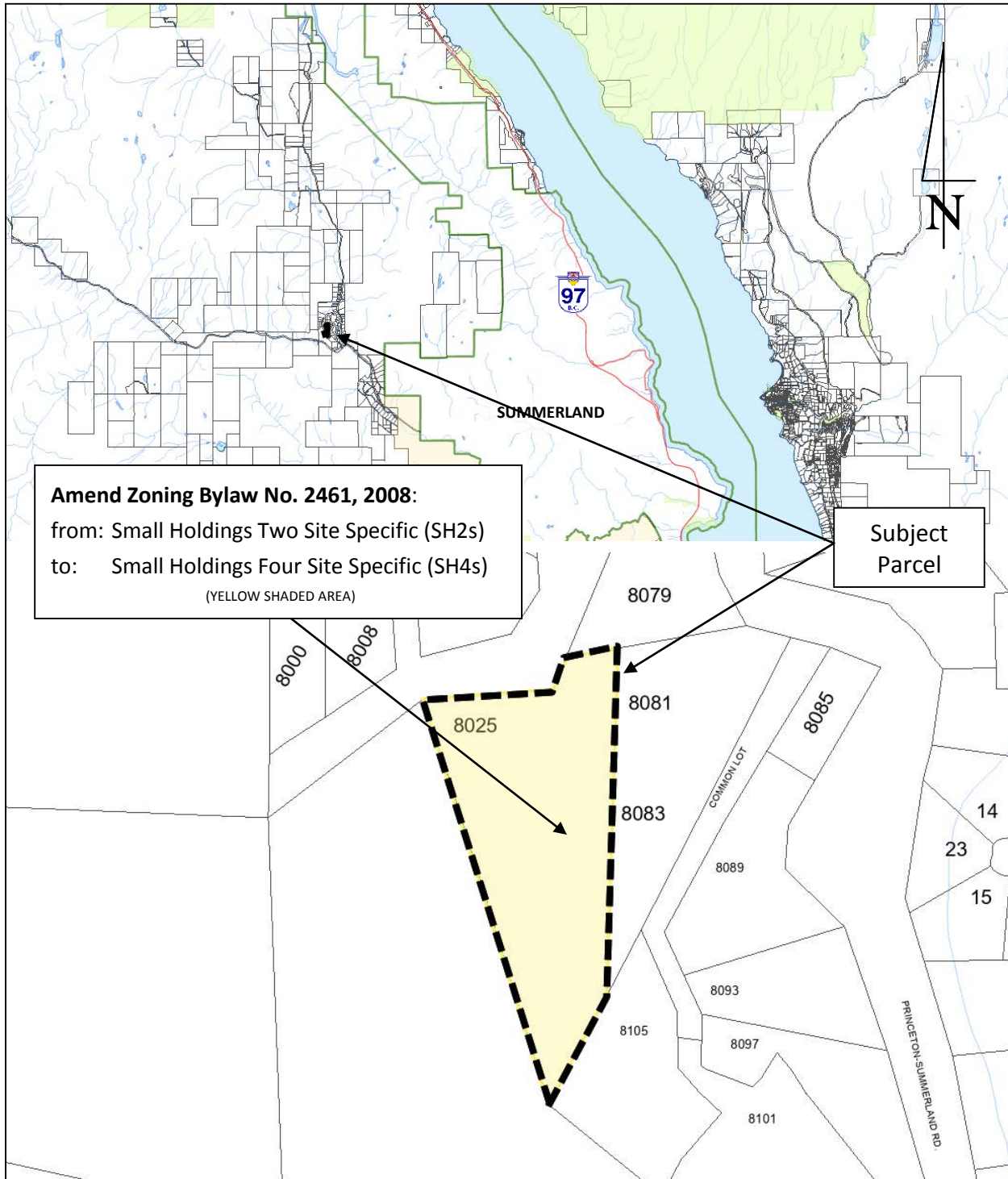
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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101 Martin St, Penticton, BC, V2A-5J9
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Schedule 'F-3'

Electoral Area "F" Zoning Bylaw No. 2461, 2008

Schedule '3'

(North Beach Estates Comprehensive Development Zone Map)

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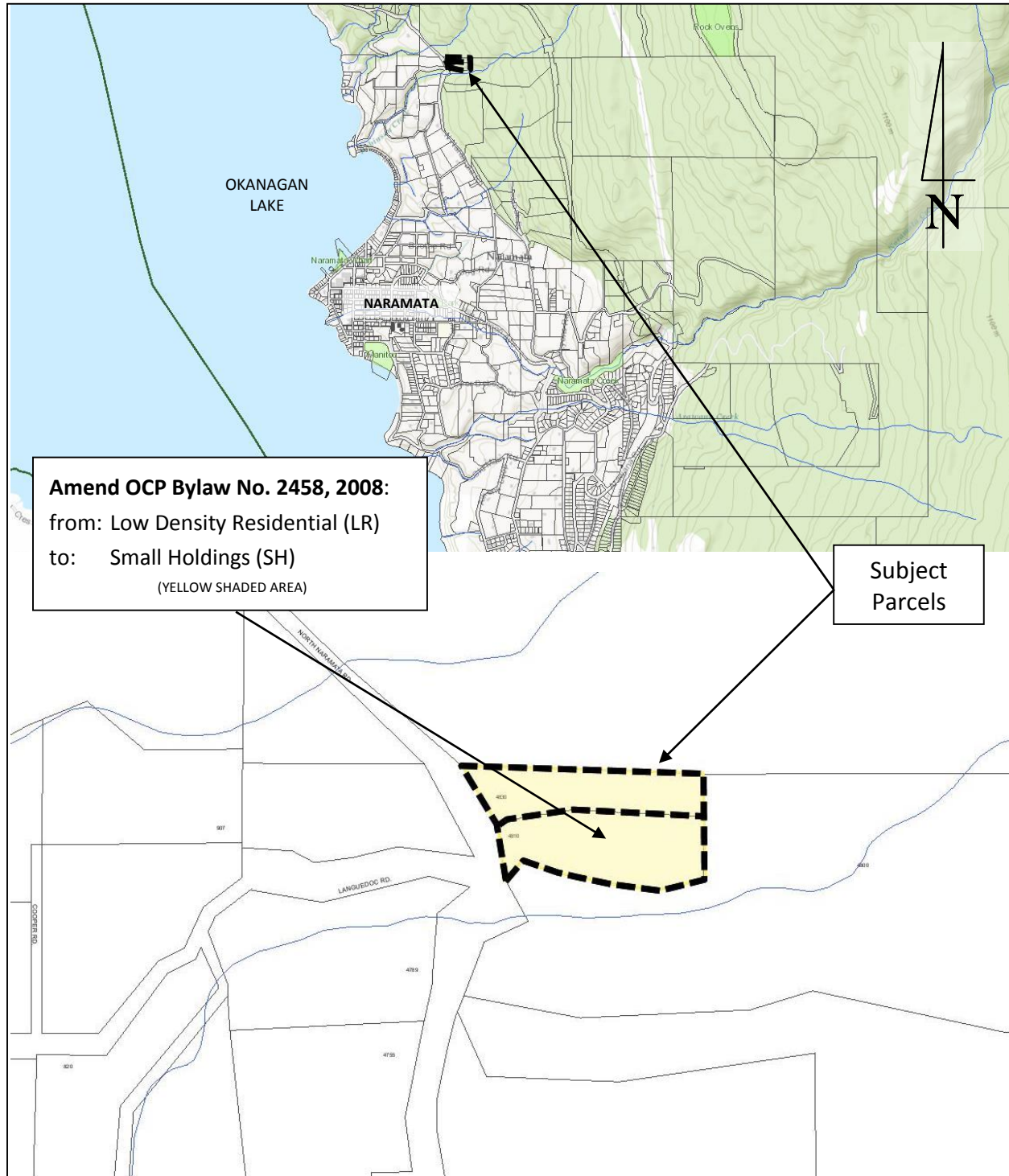
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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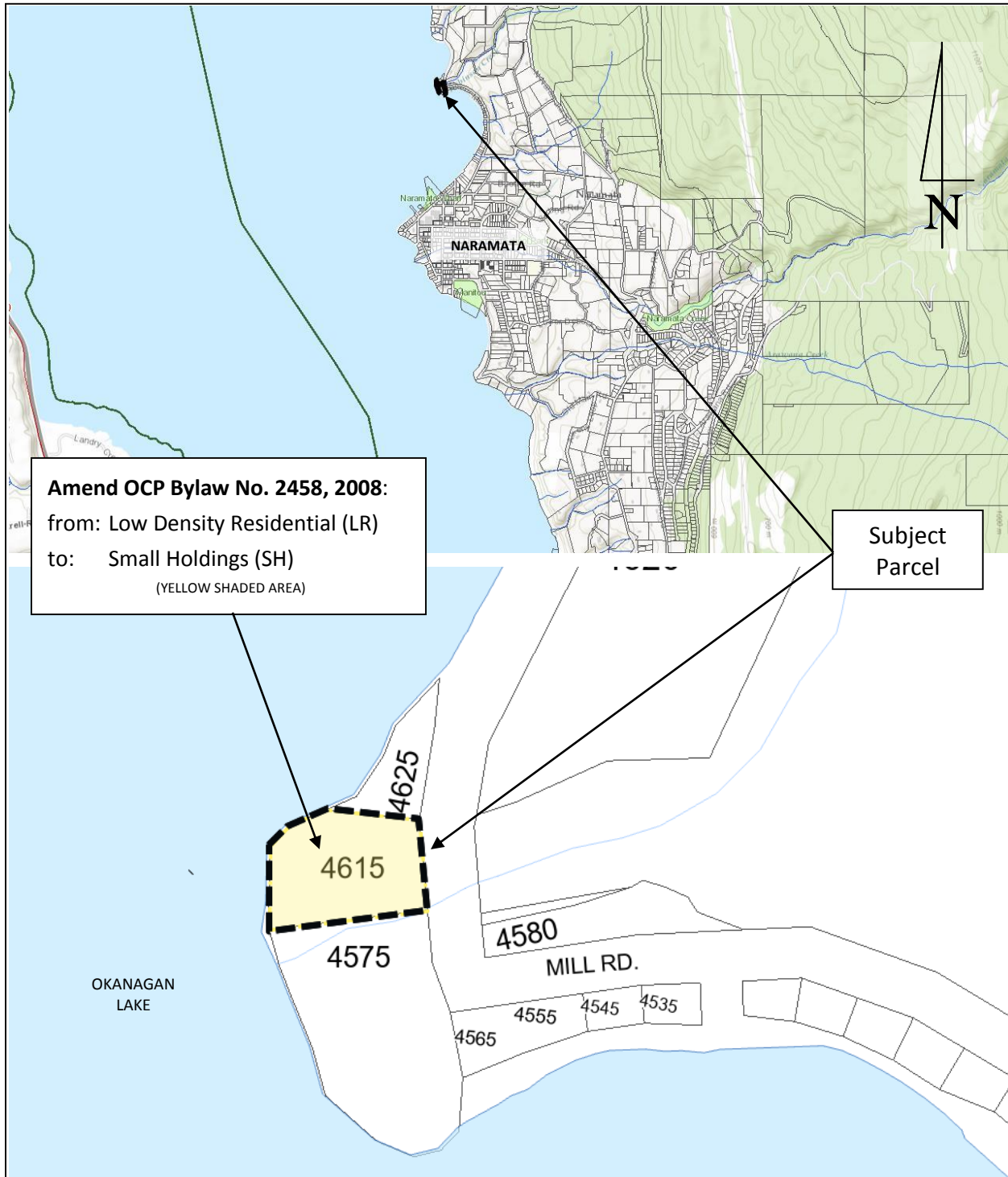
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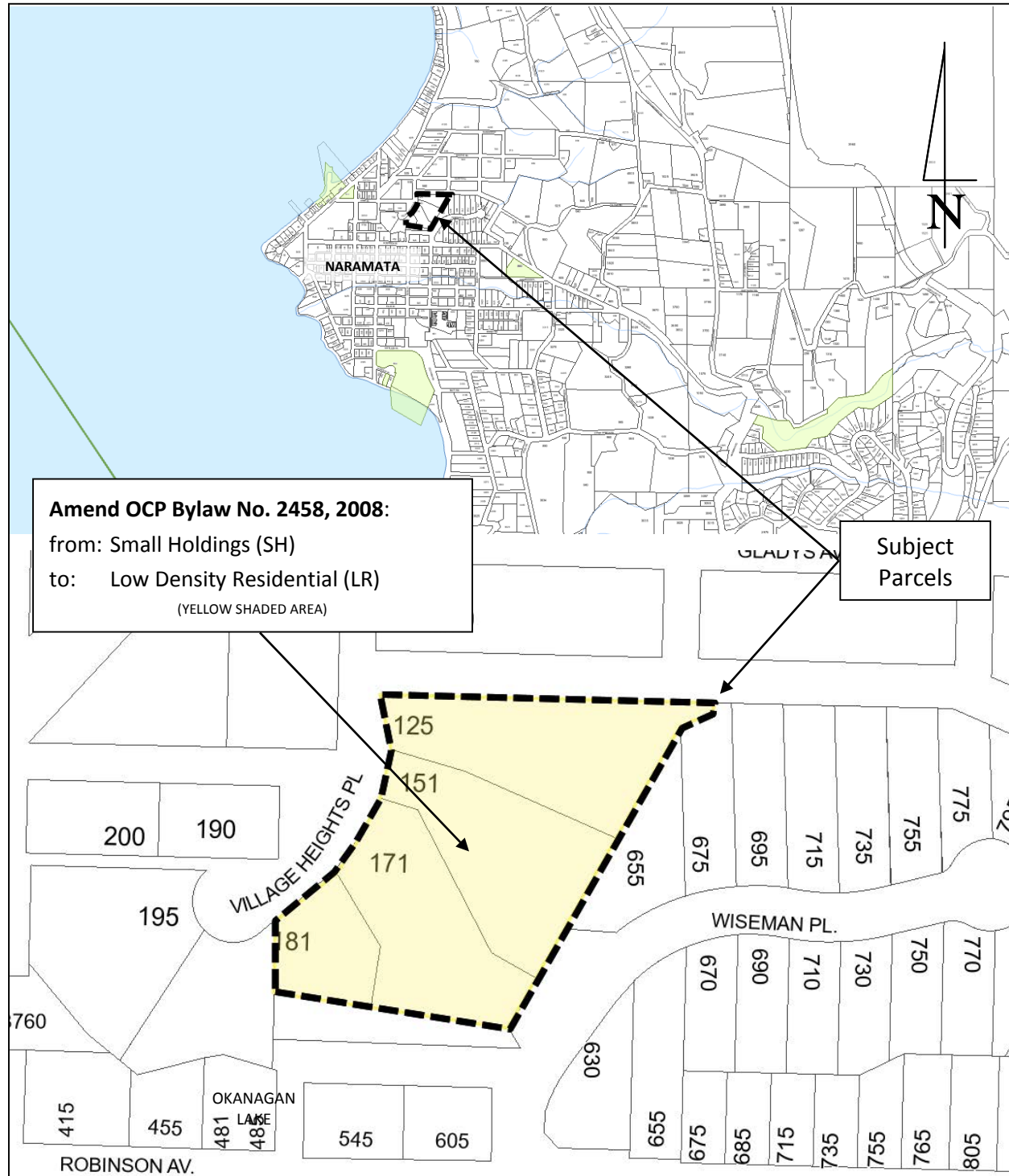
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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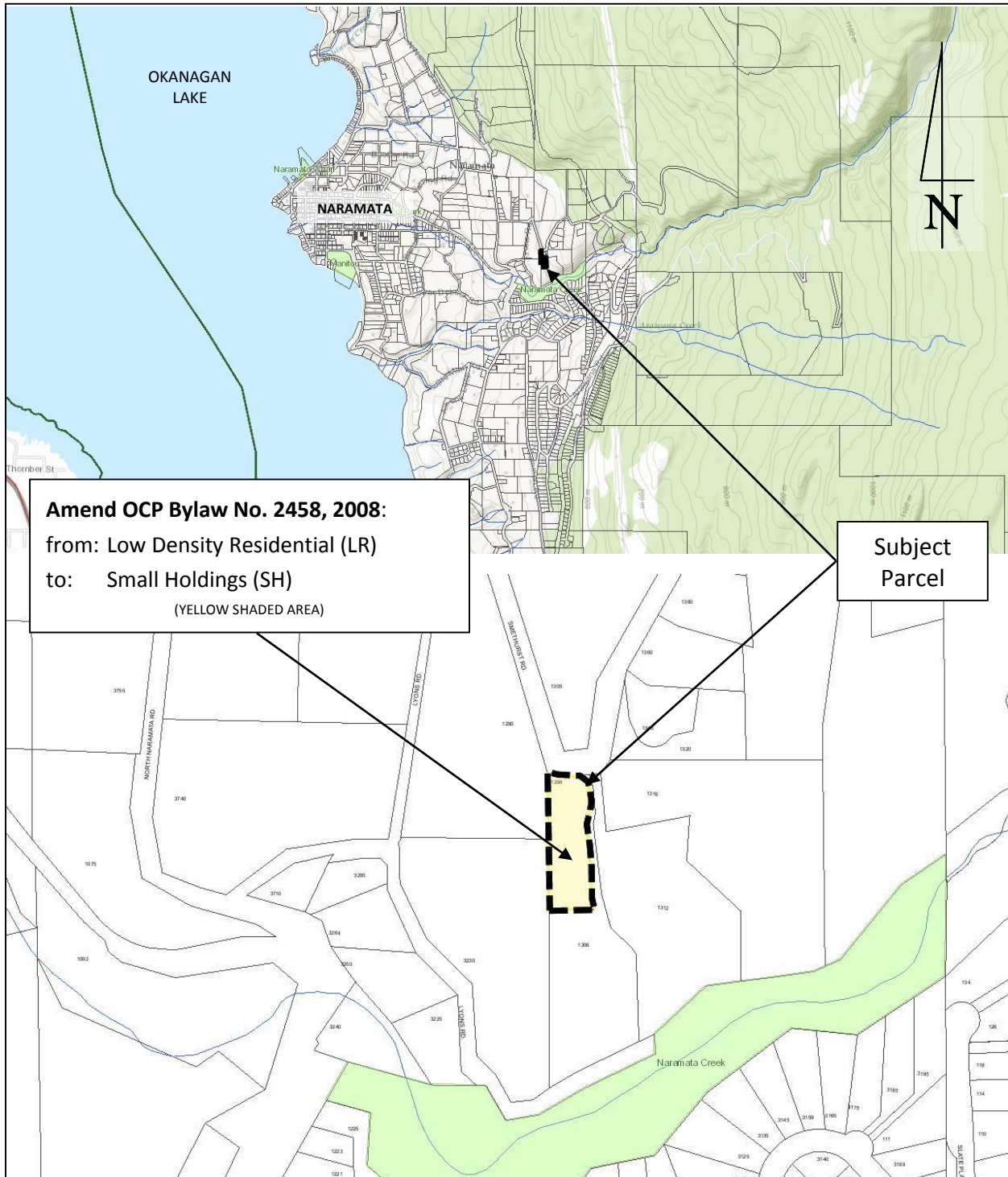
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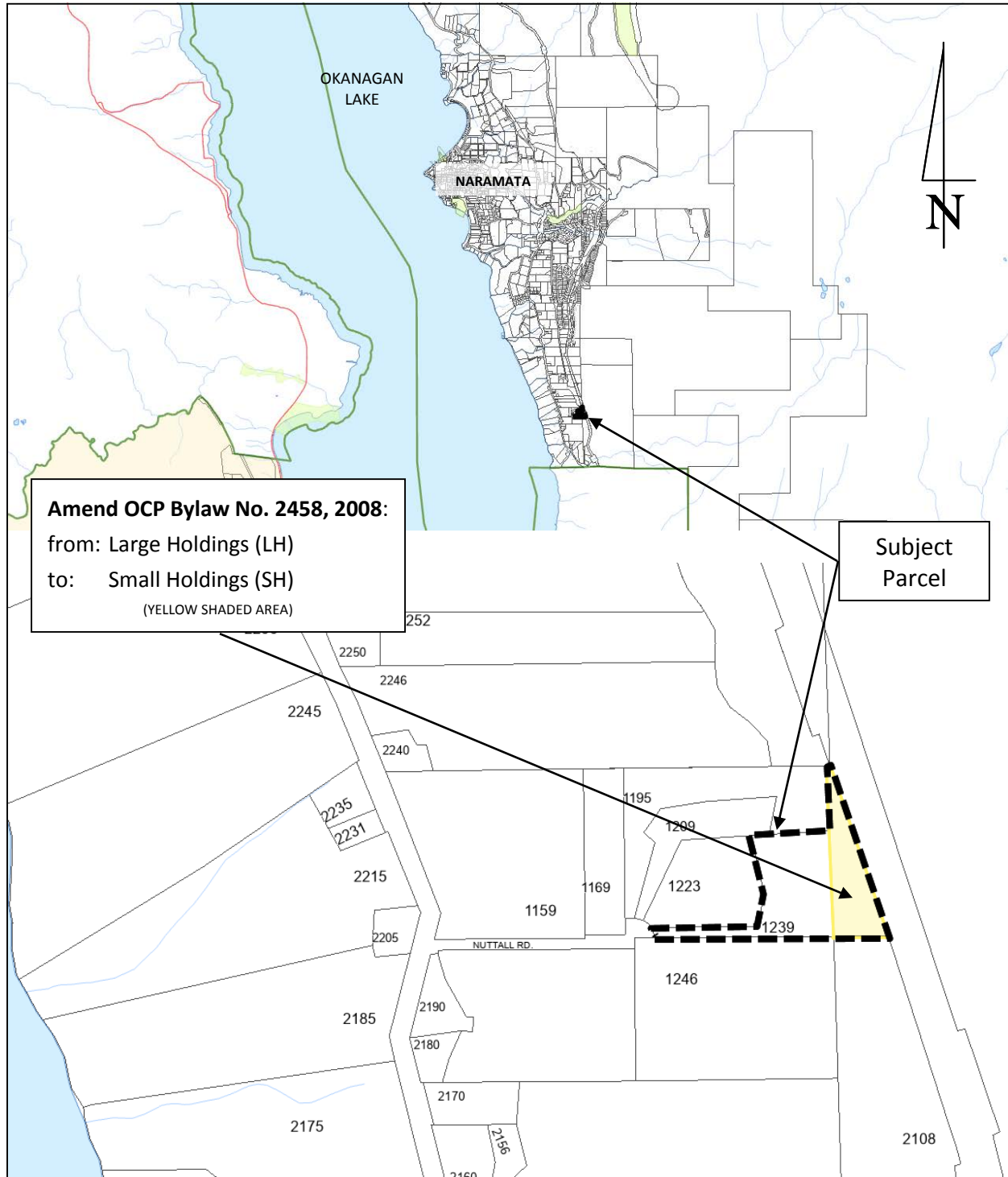
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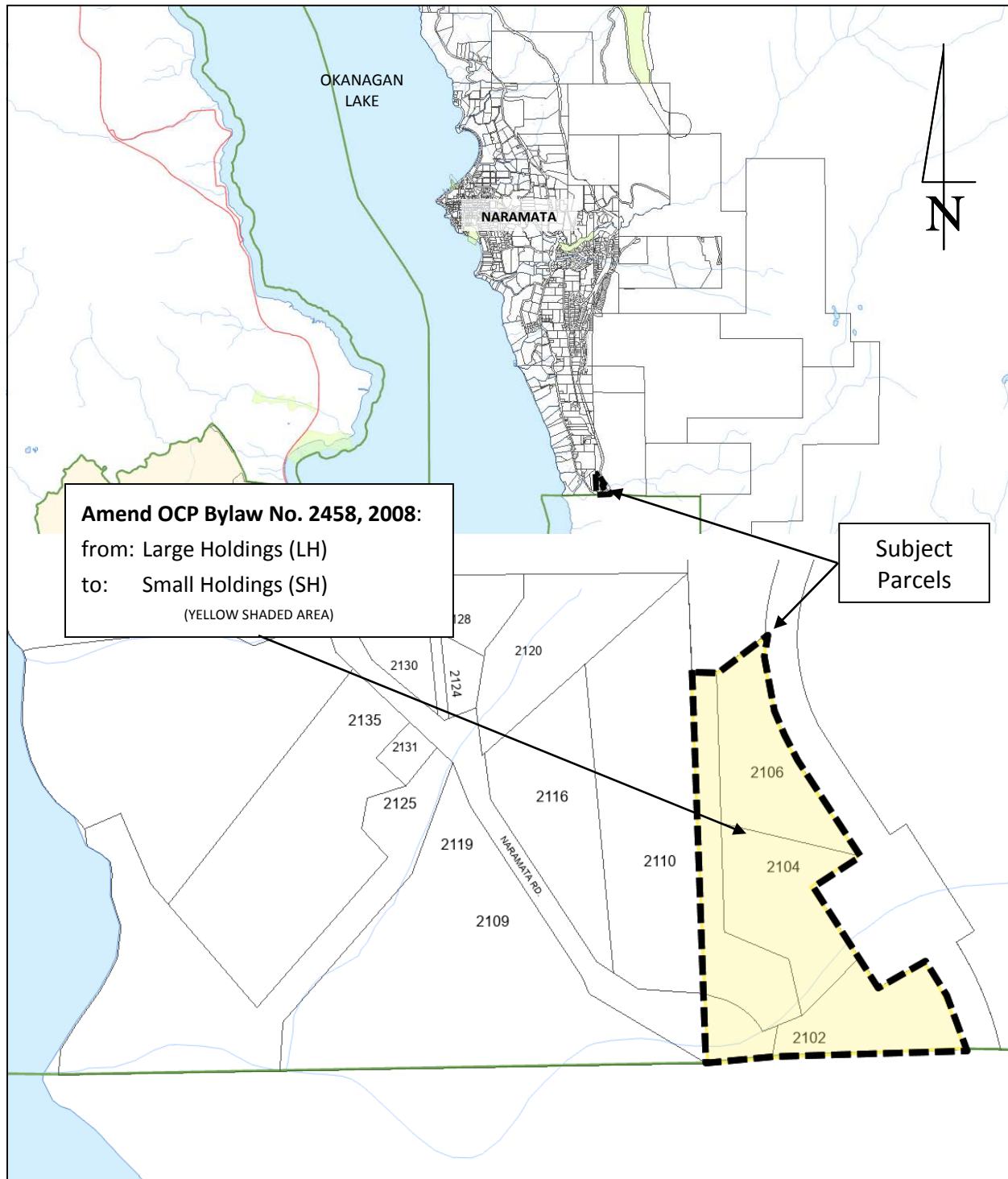
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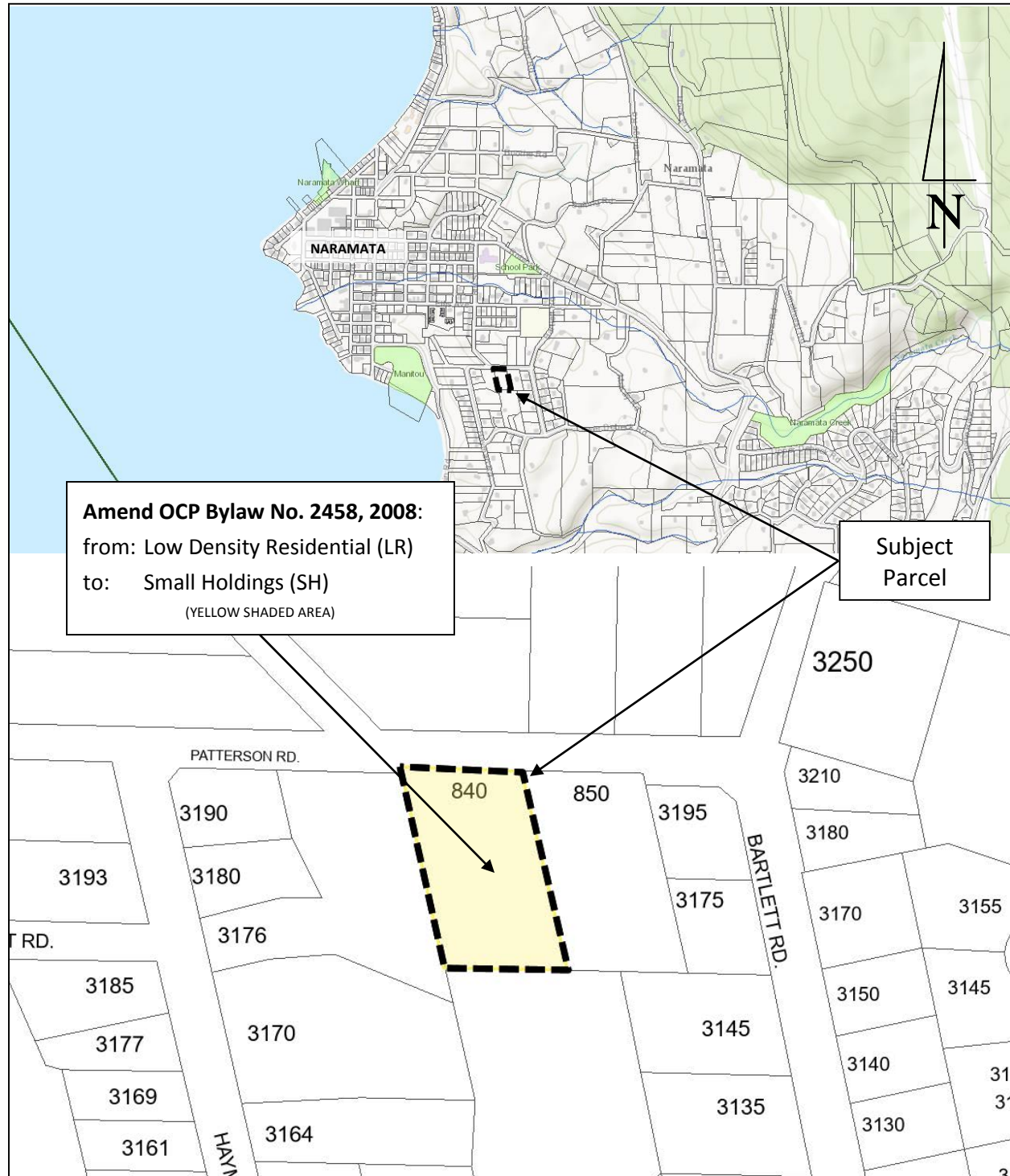
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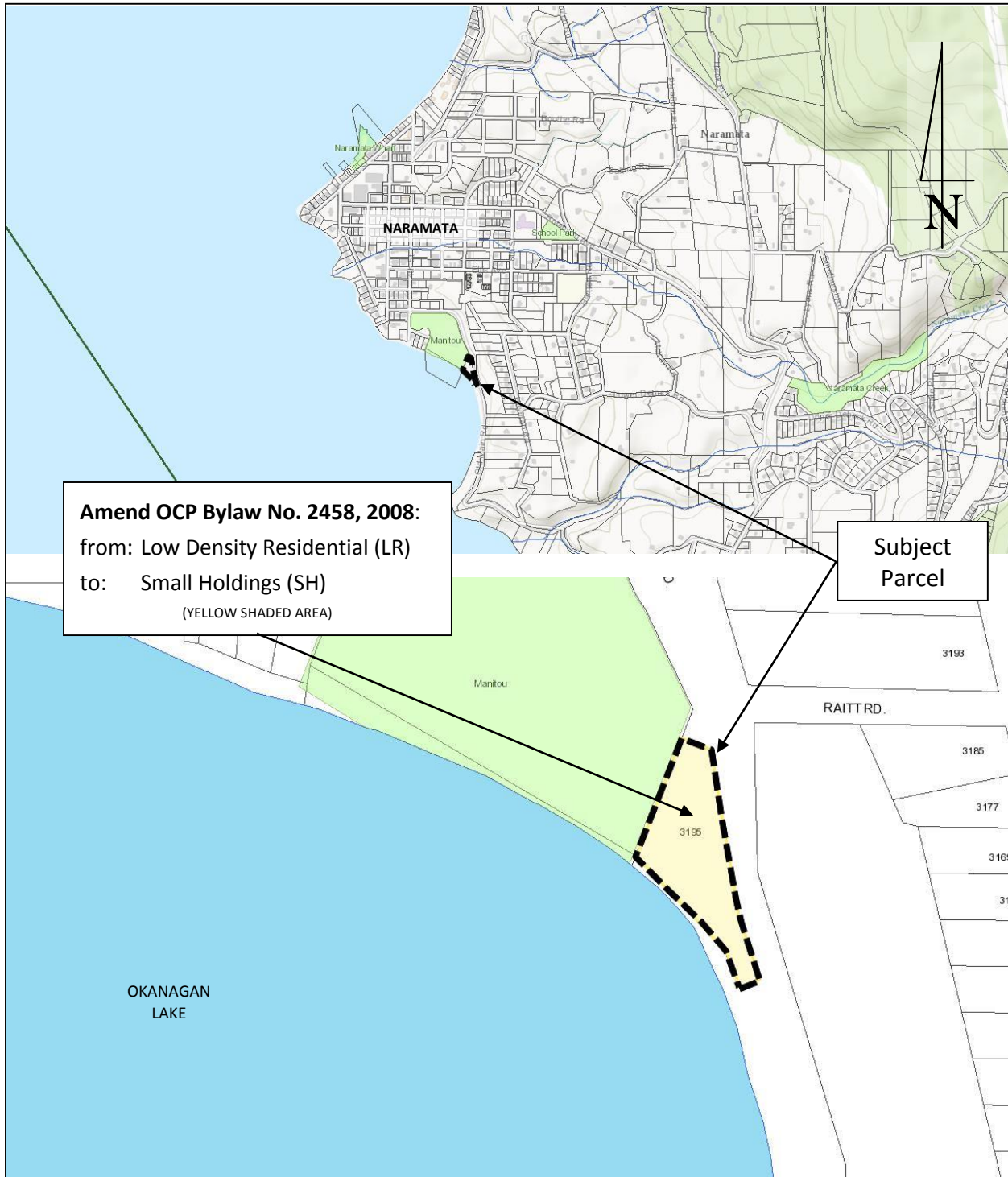
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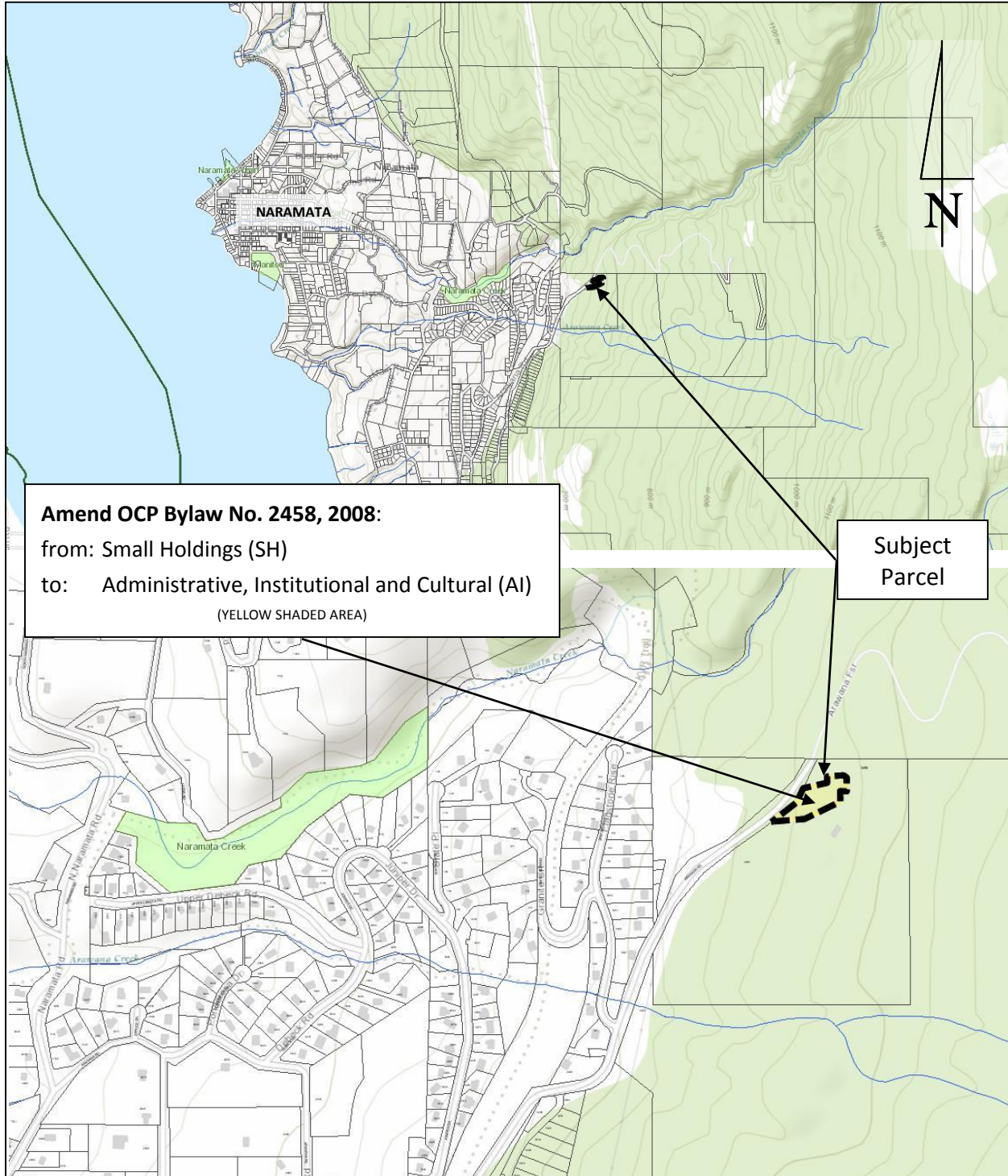
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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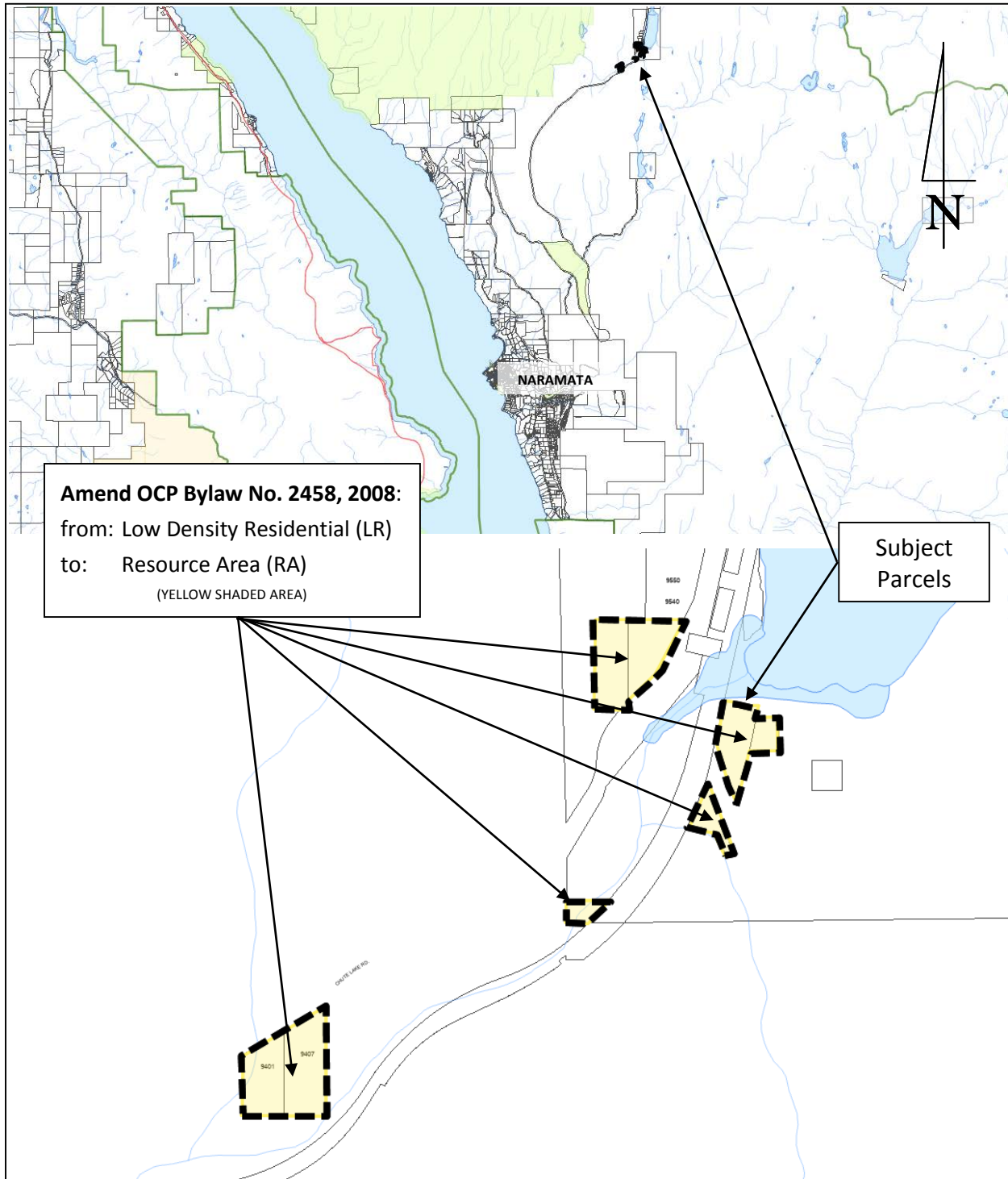
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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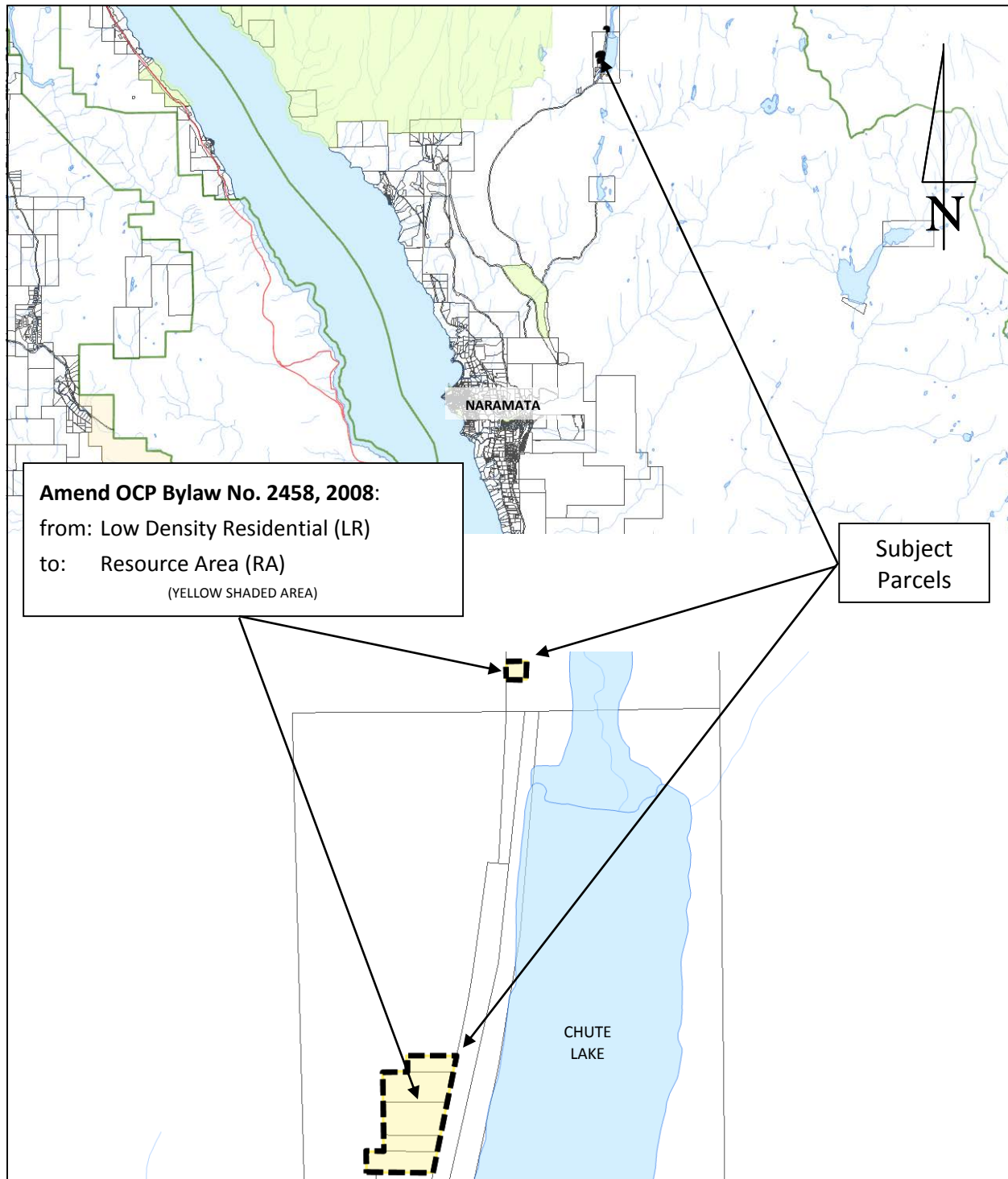
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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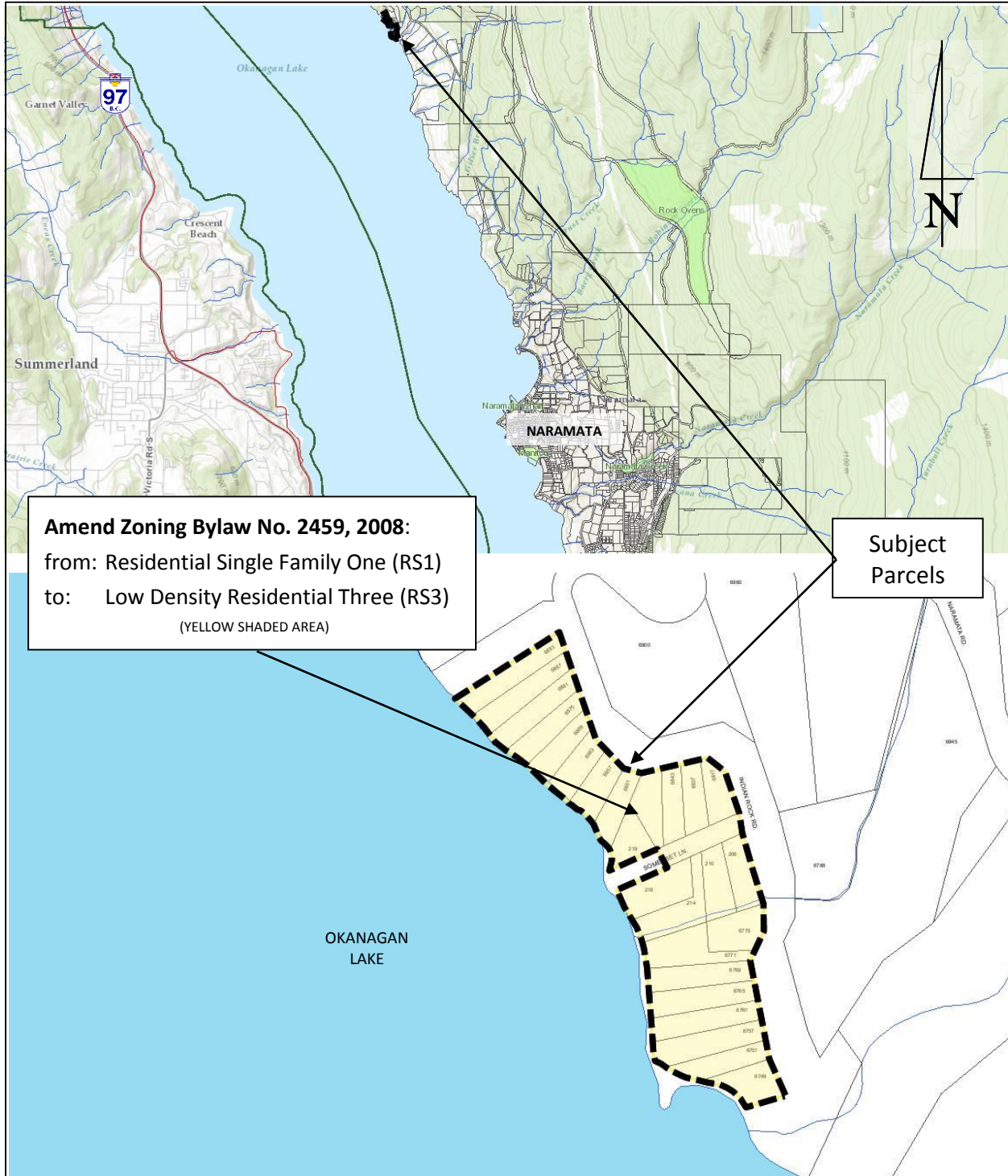
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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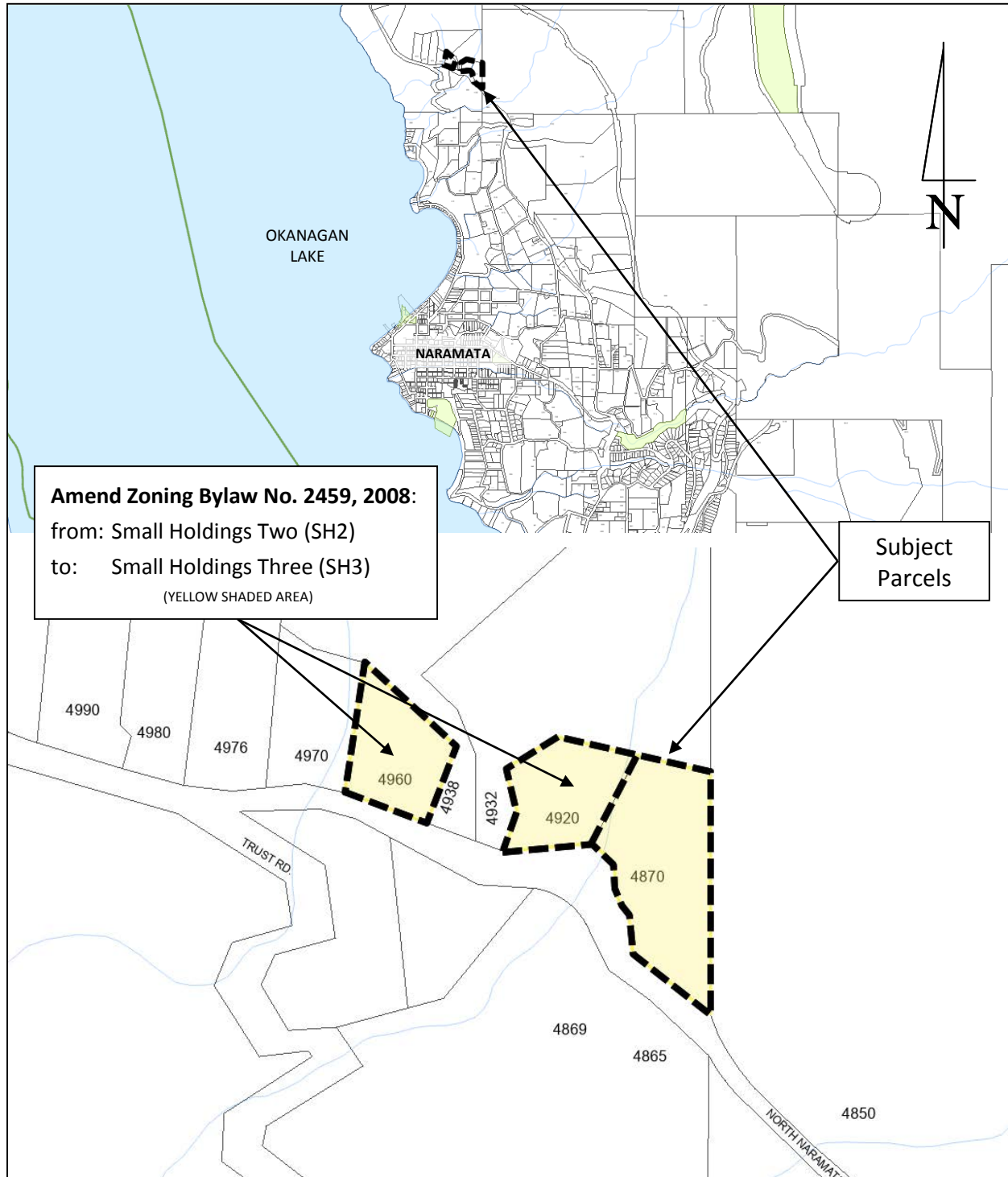
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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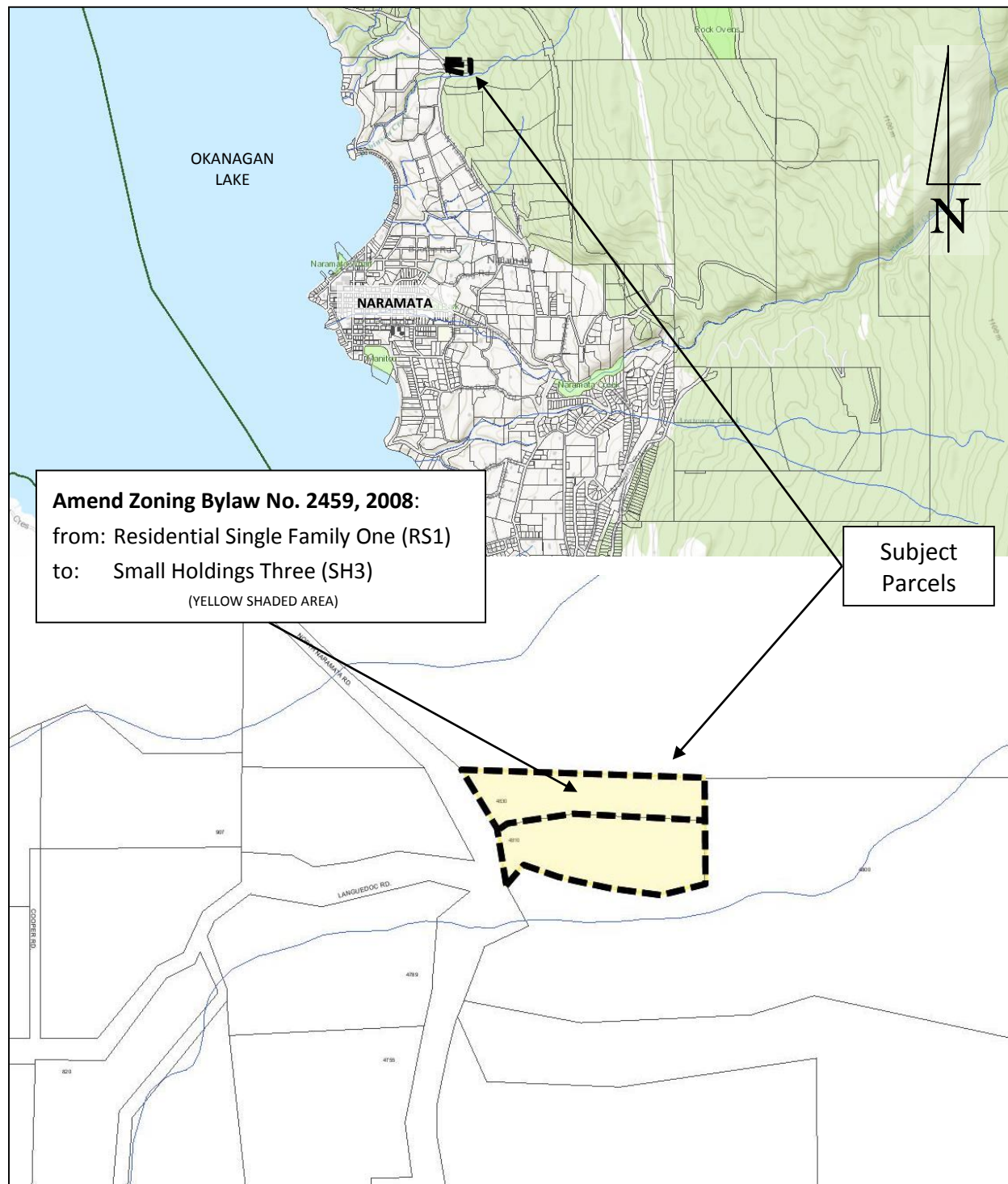
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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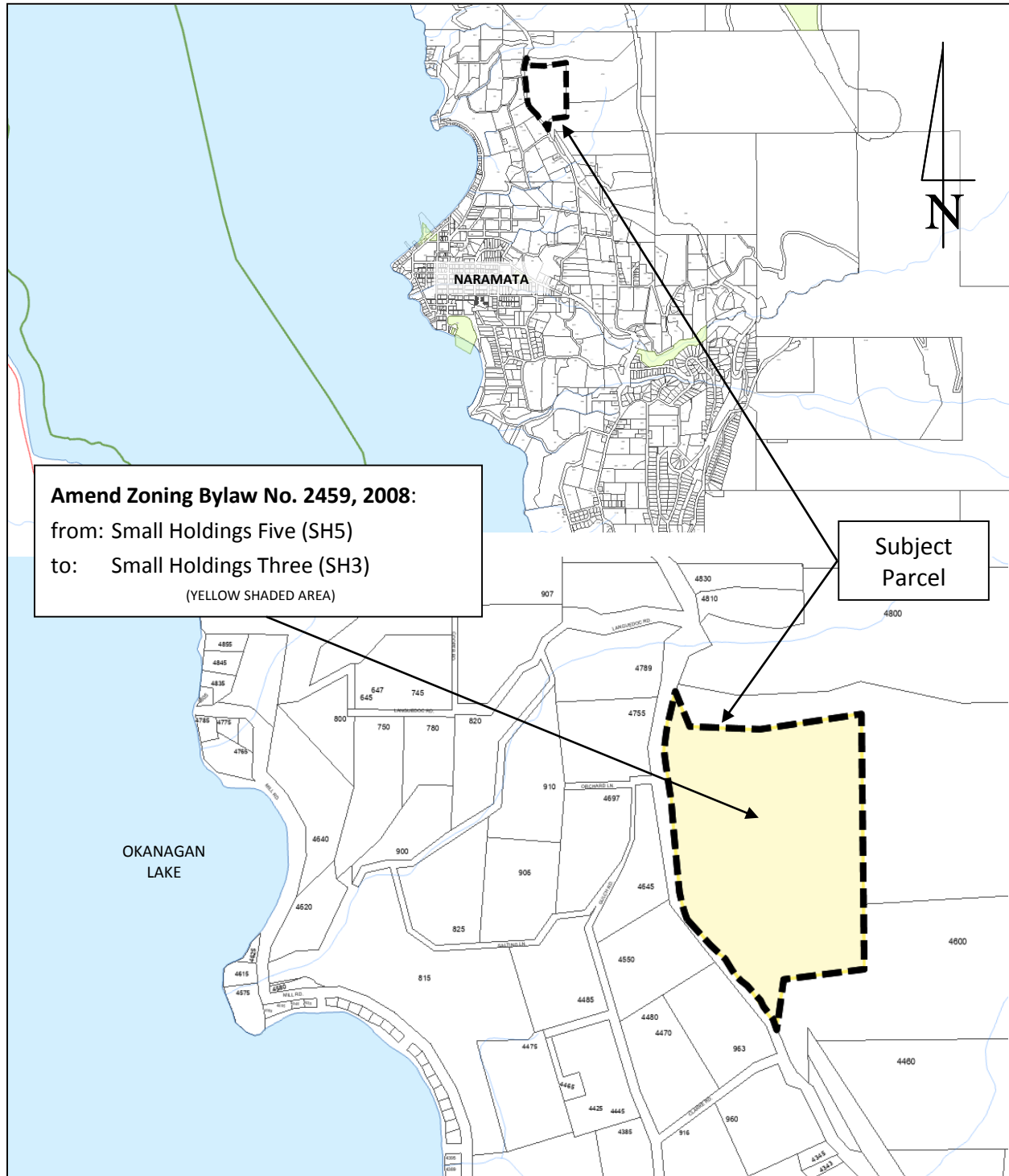
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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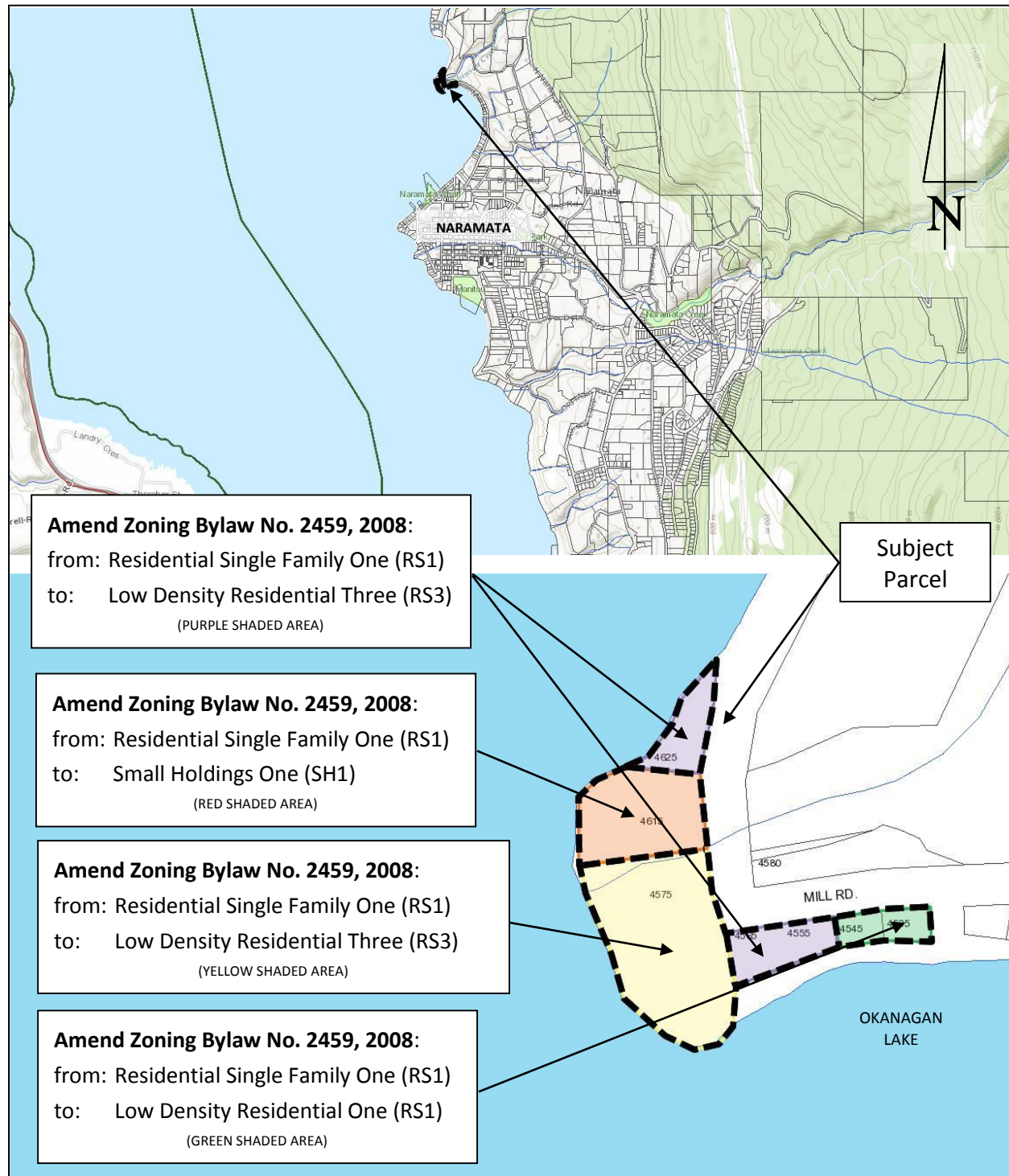
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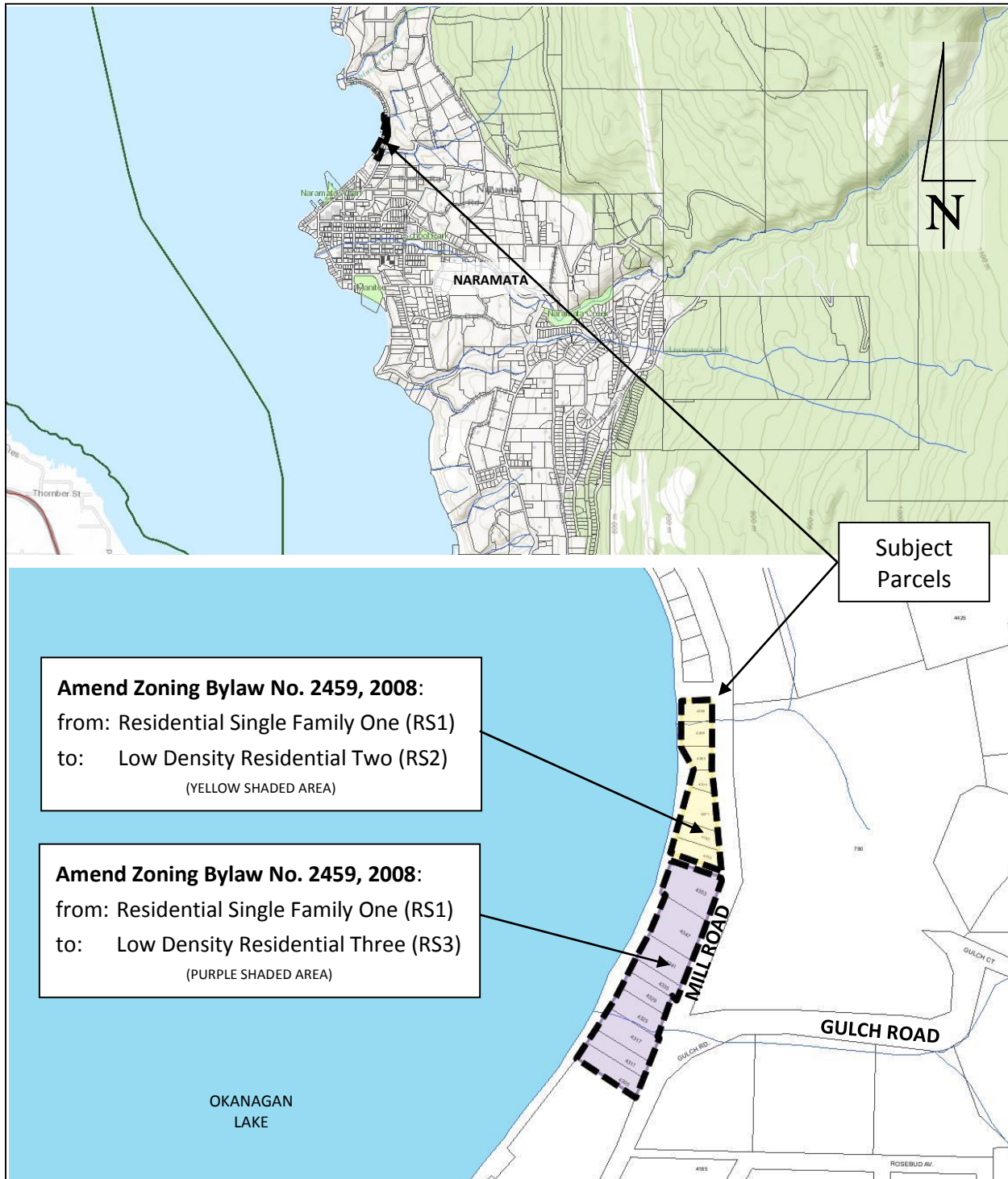
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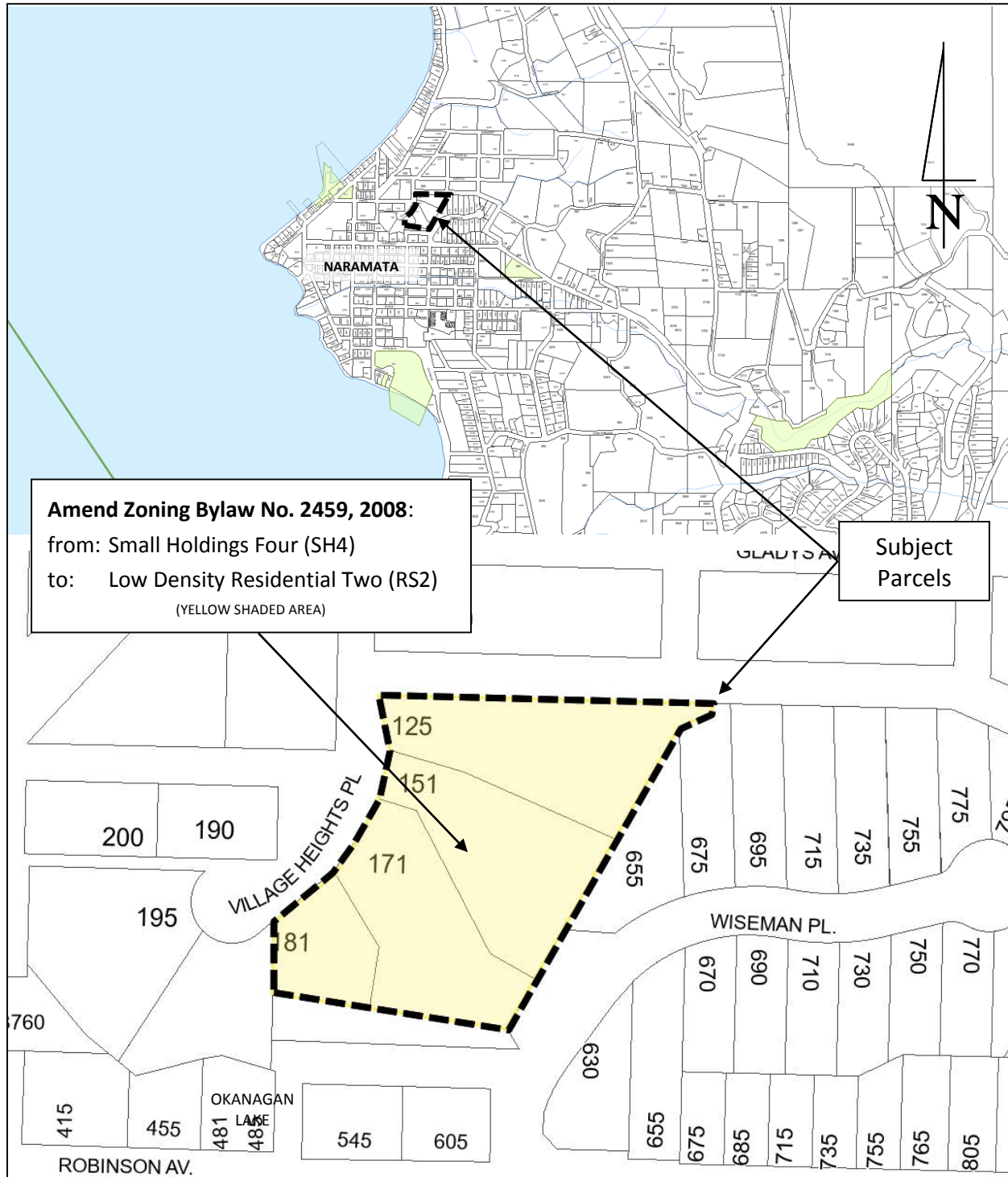
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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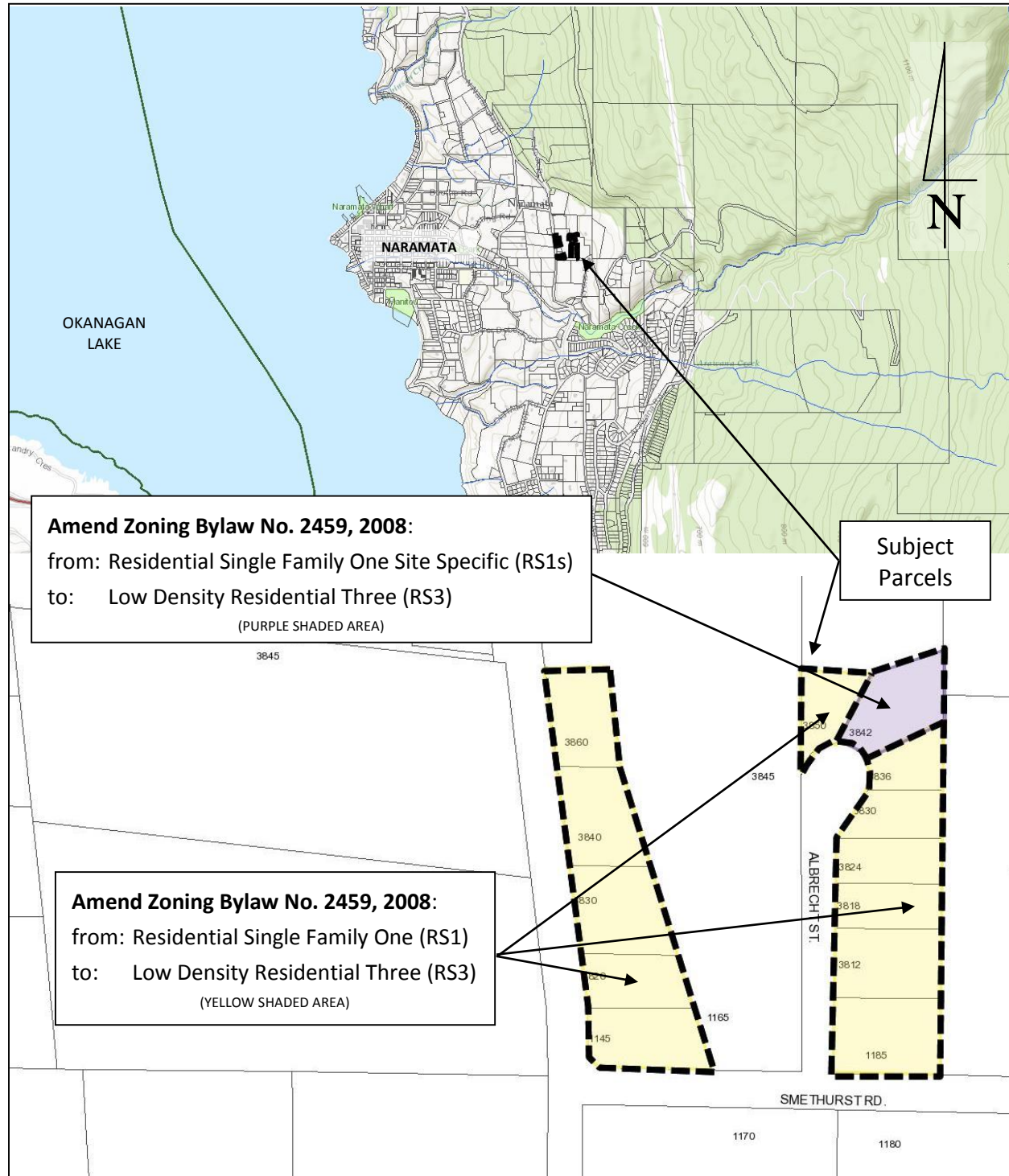
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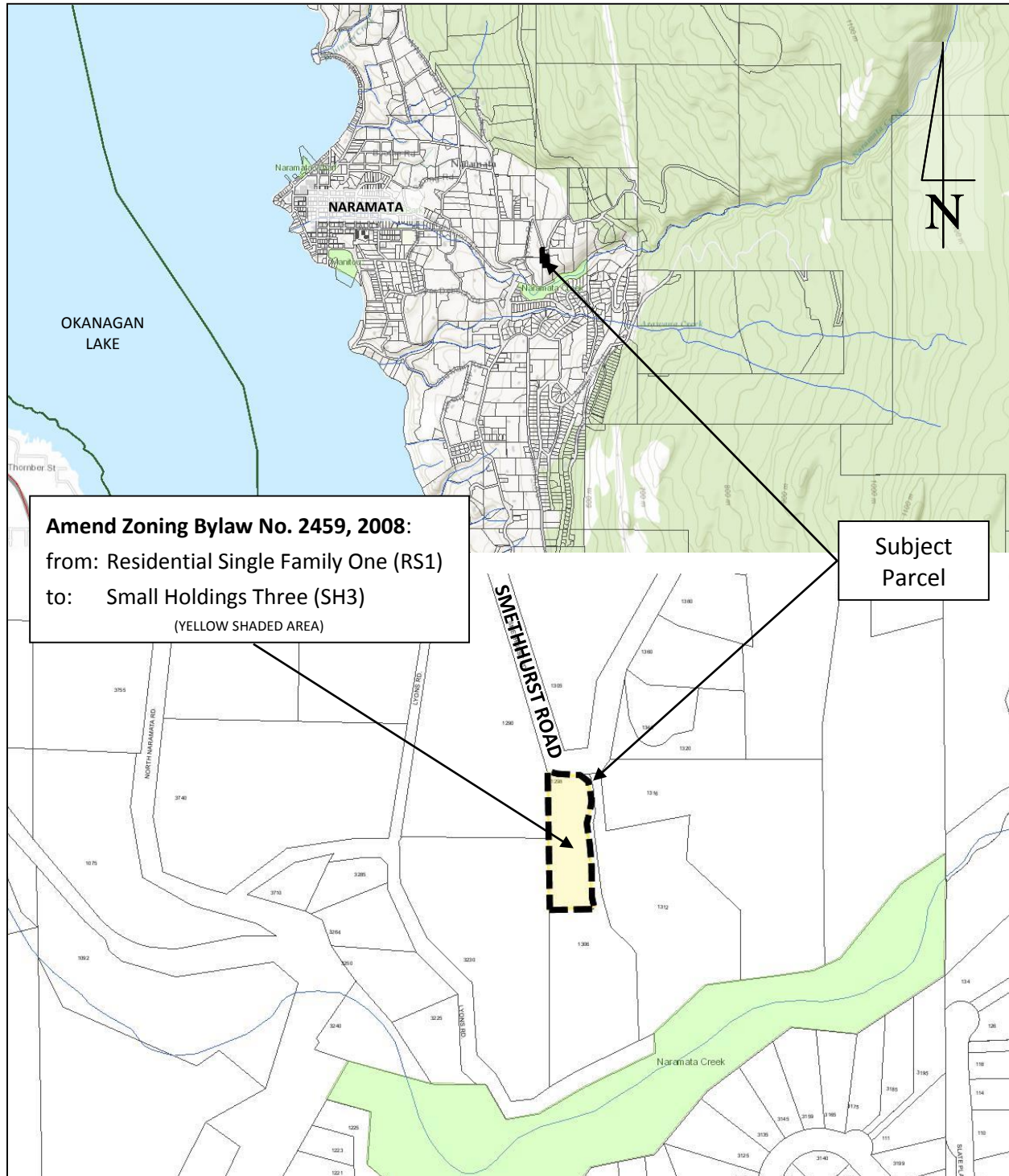
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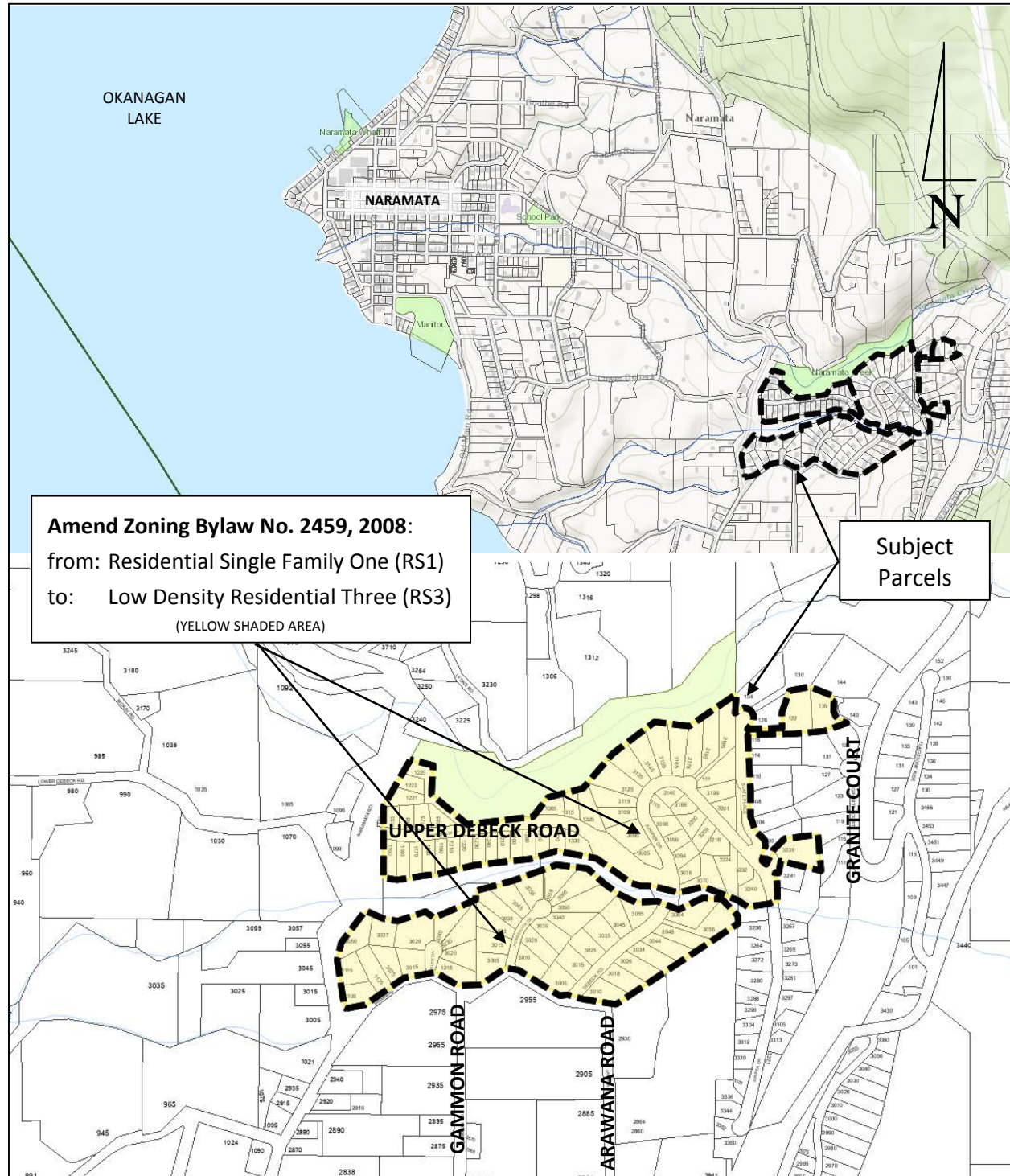
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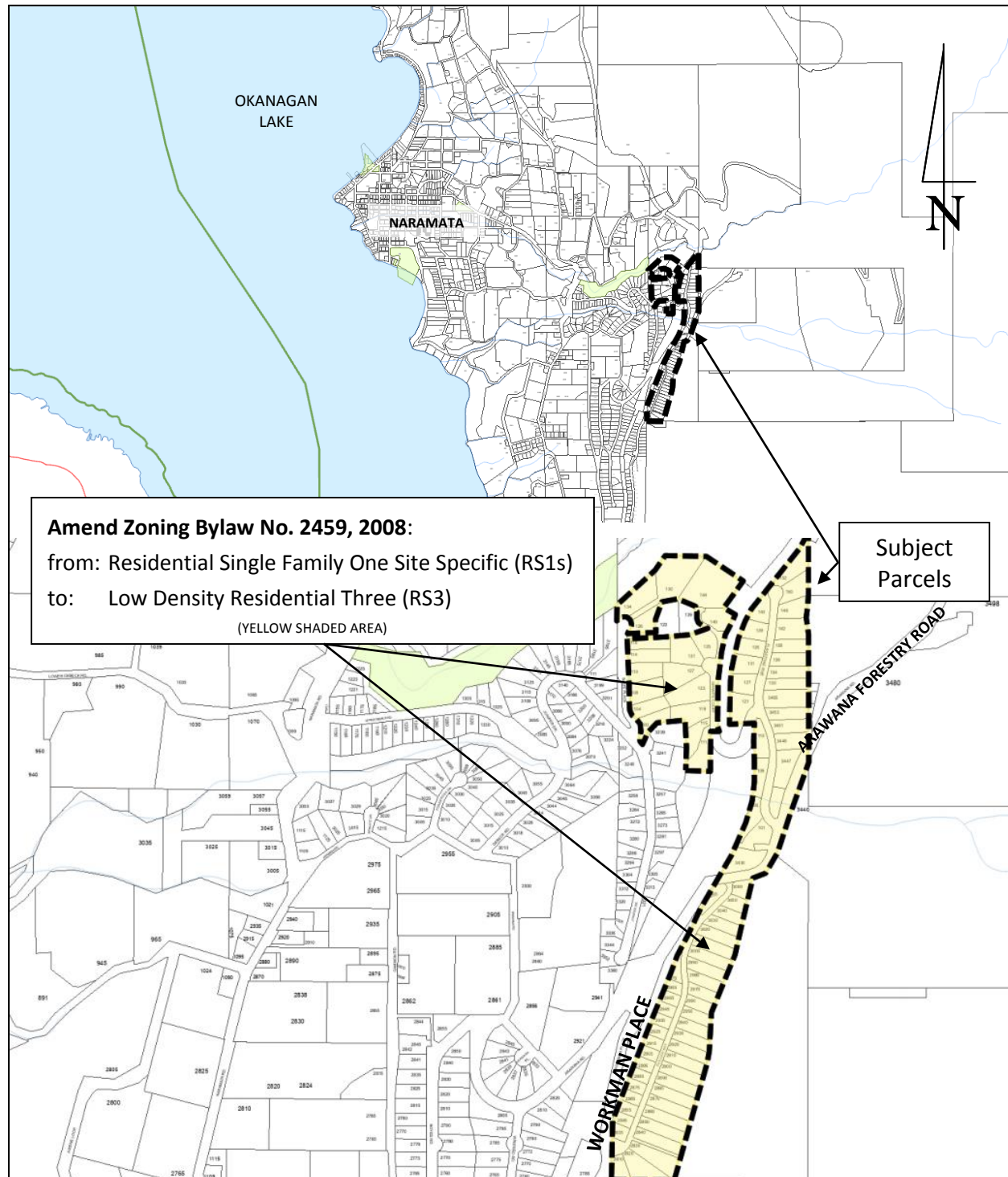
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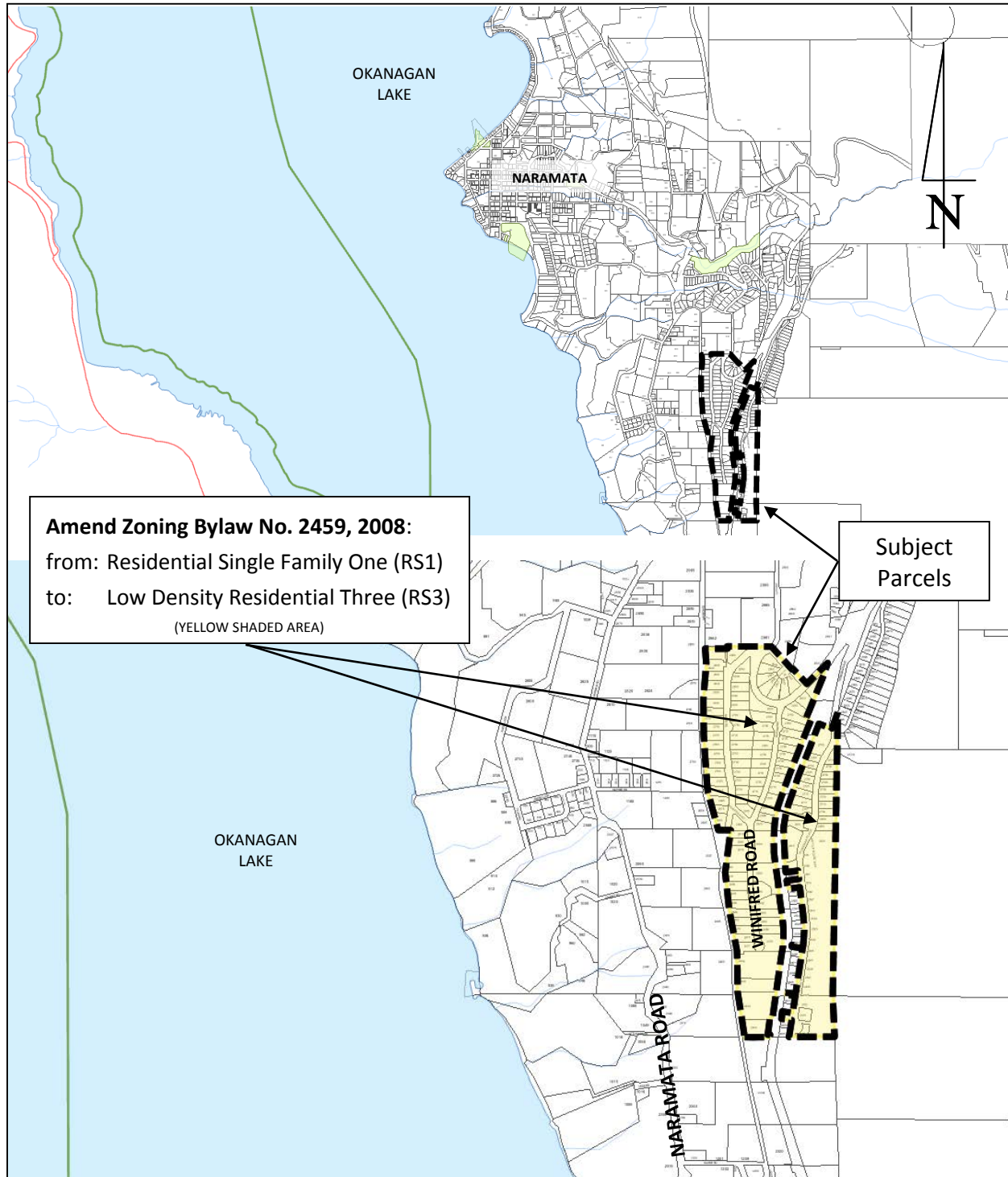
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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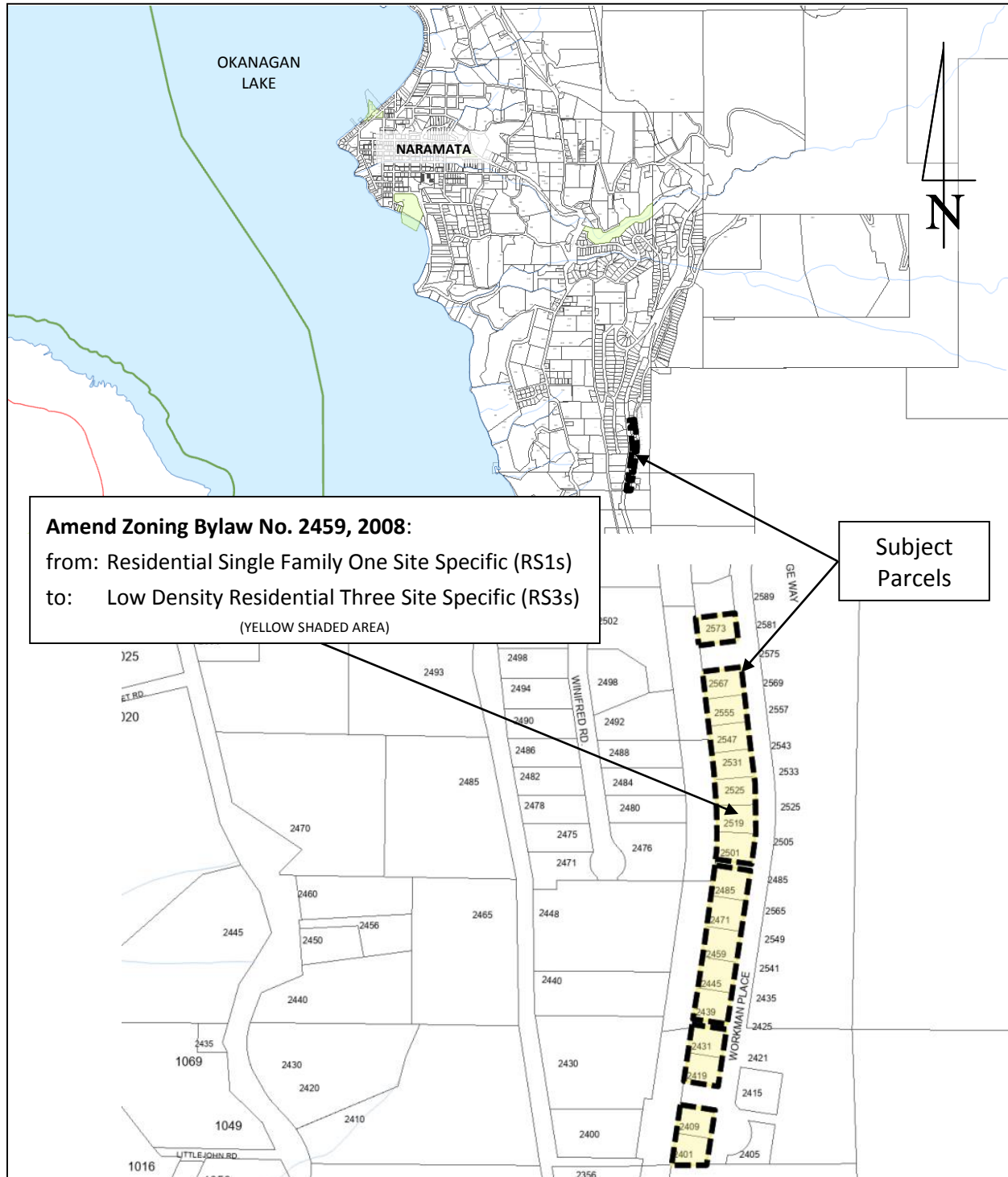
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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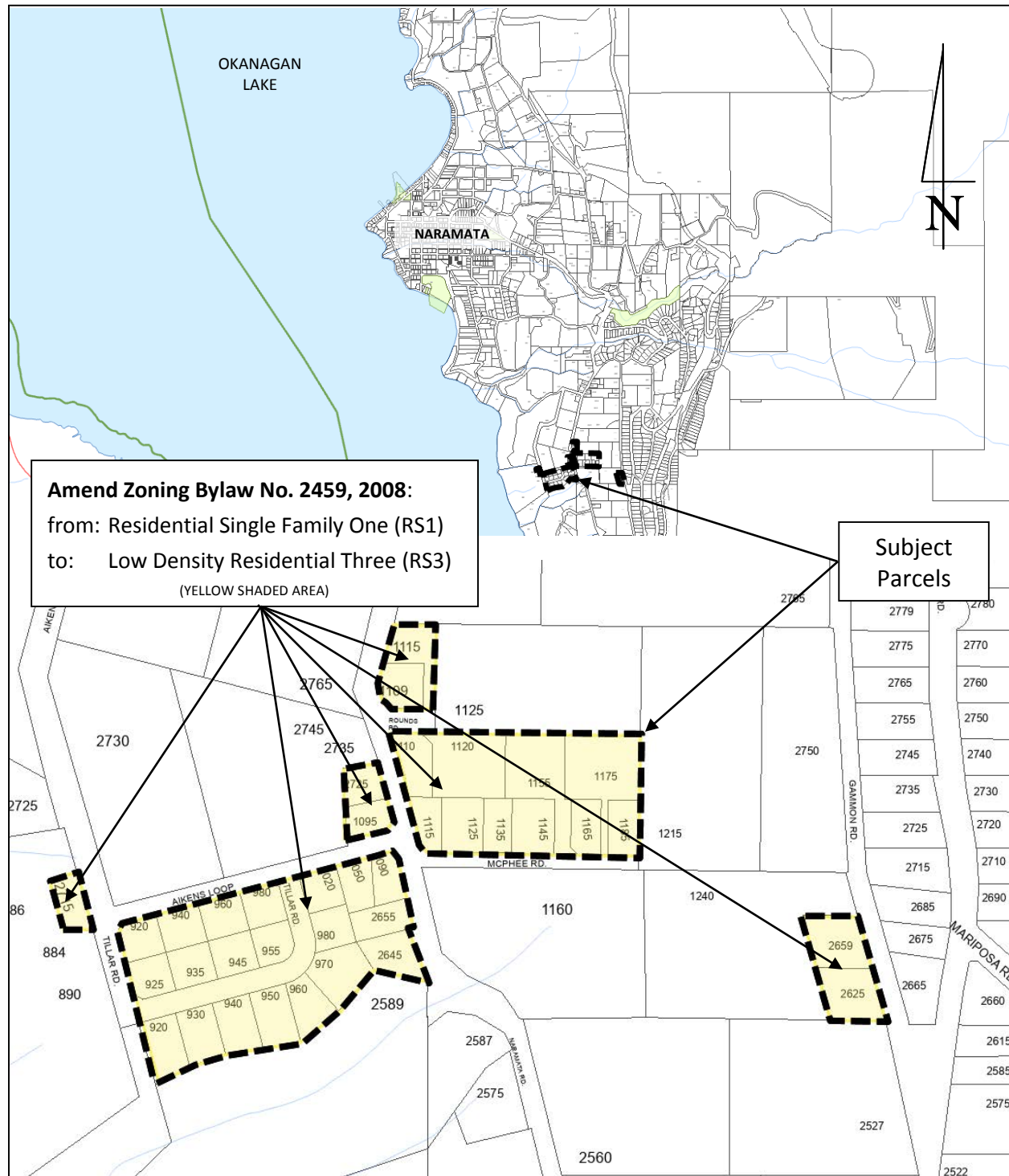
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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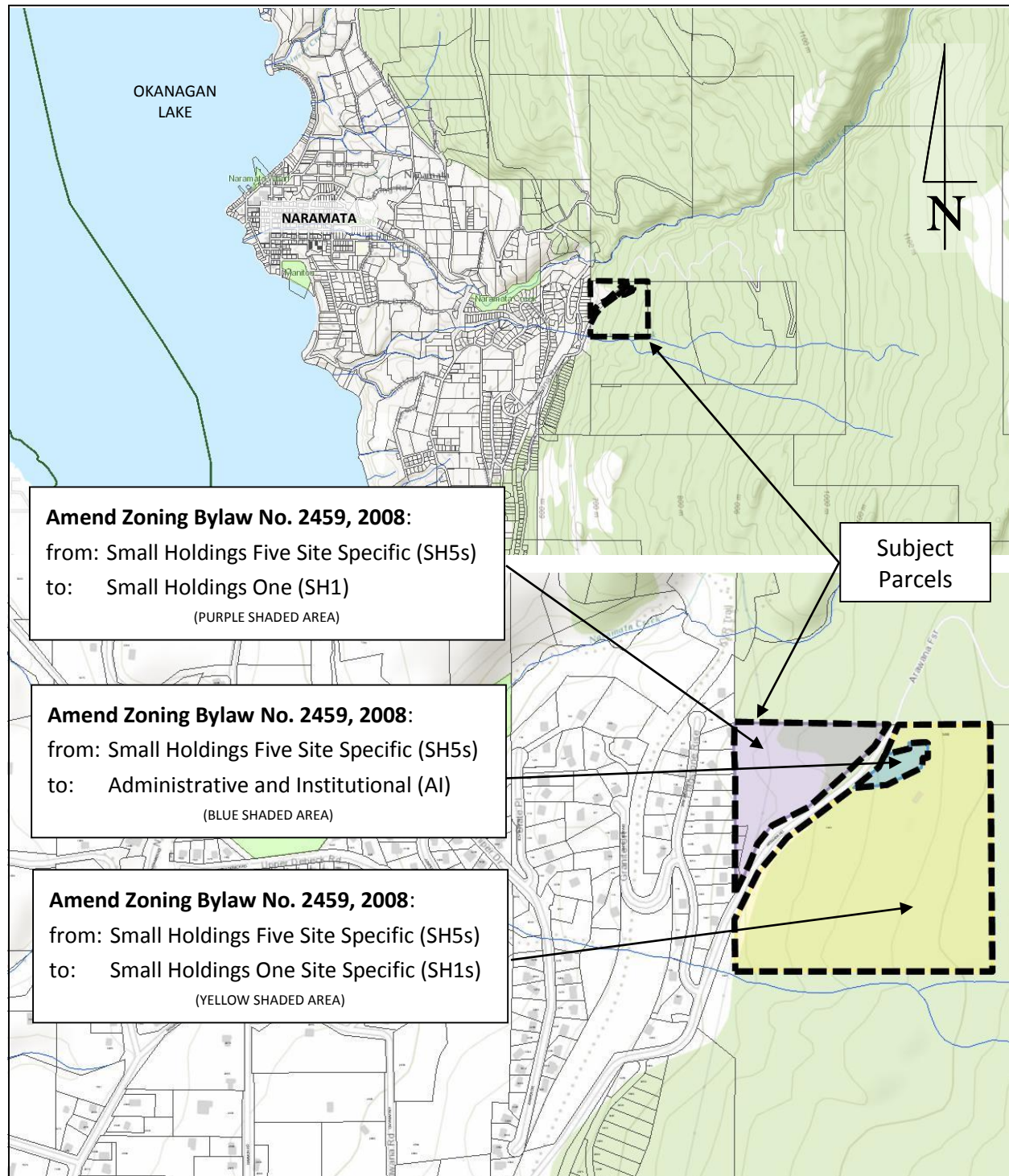
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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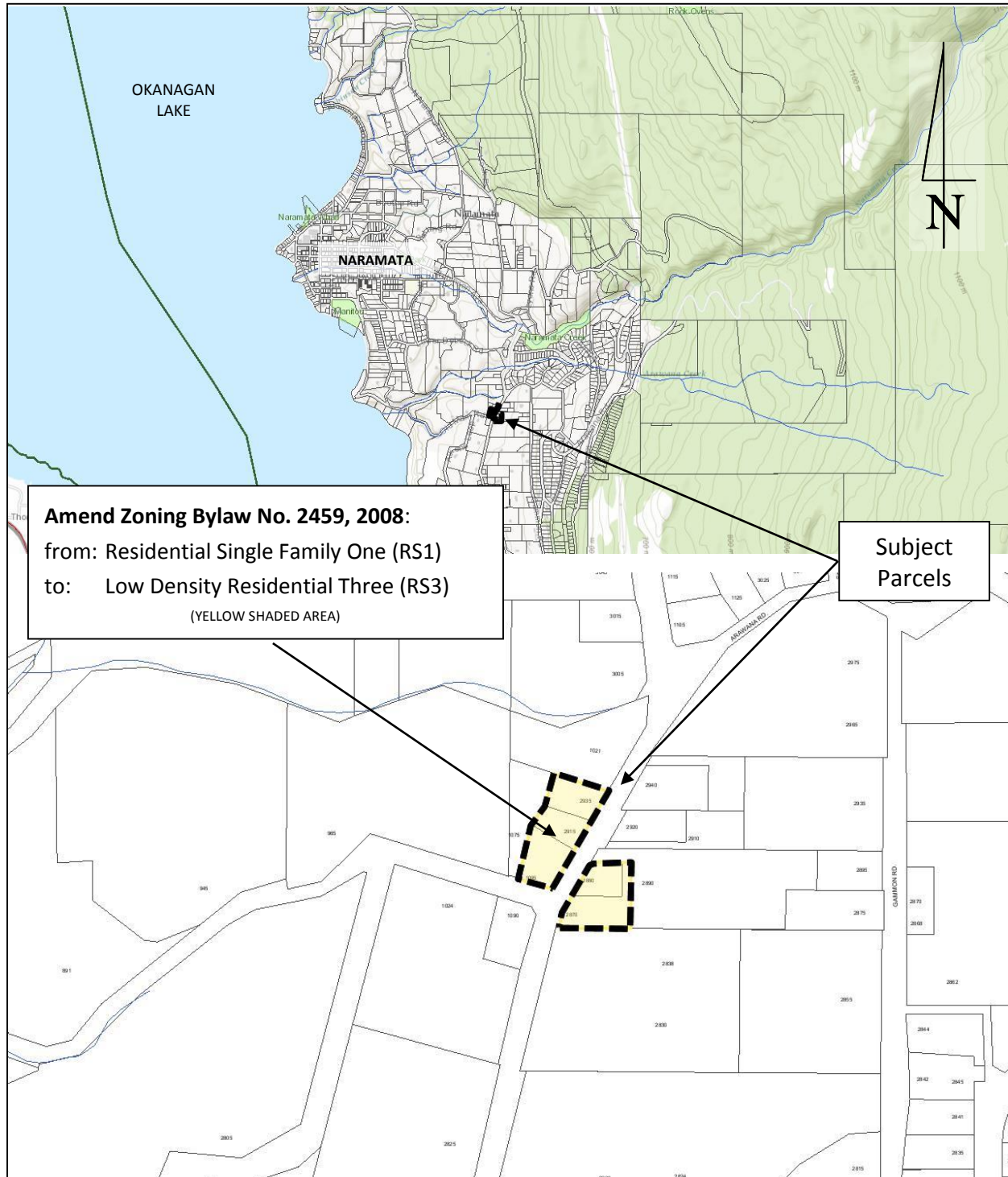
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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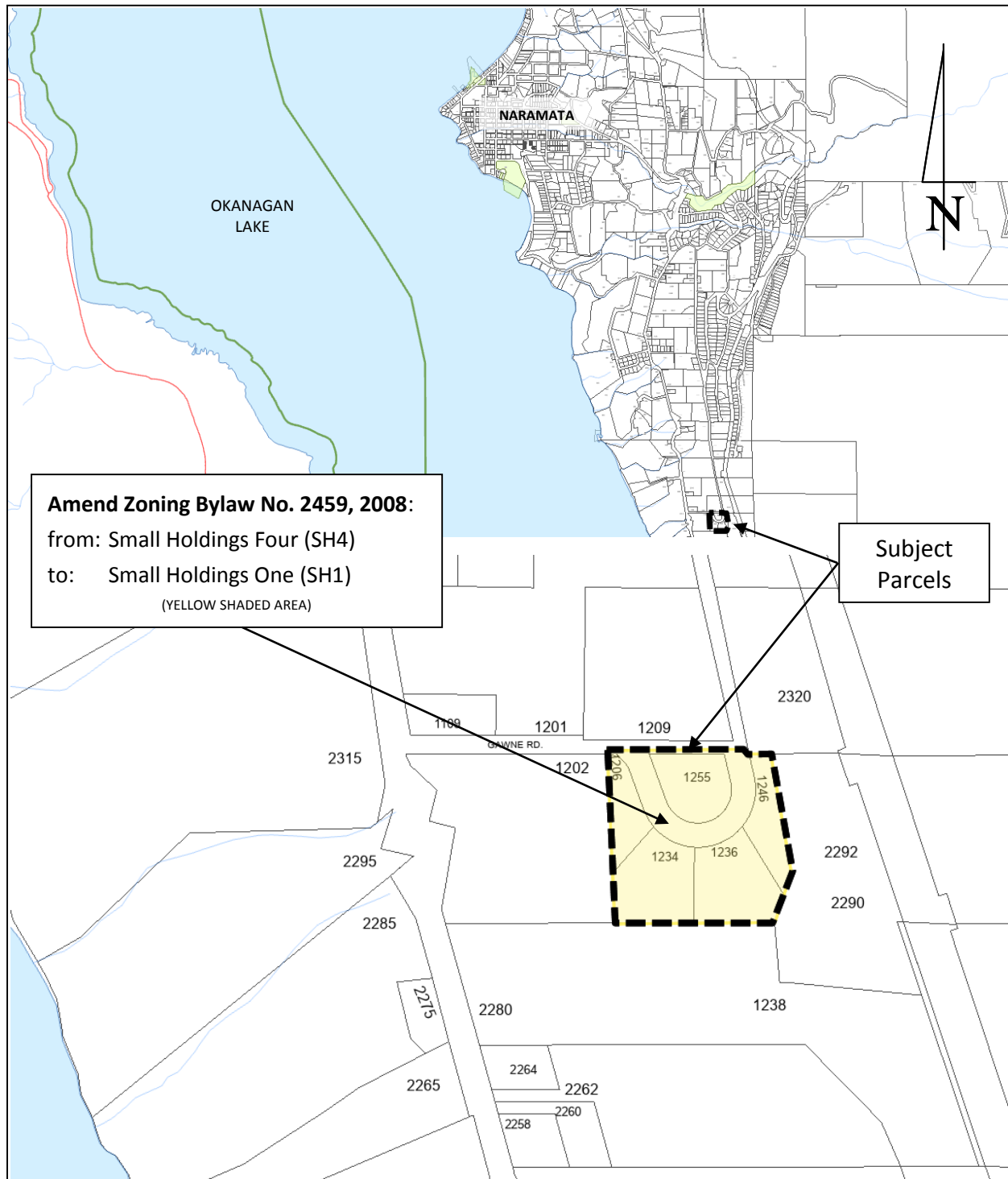
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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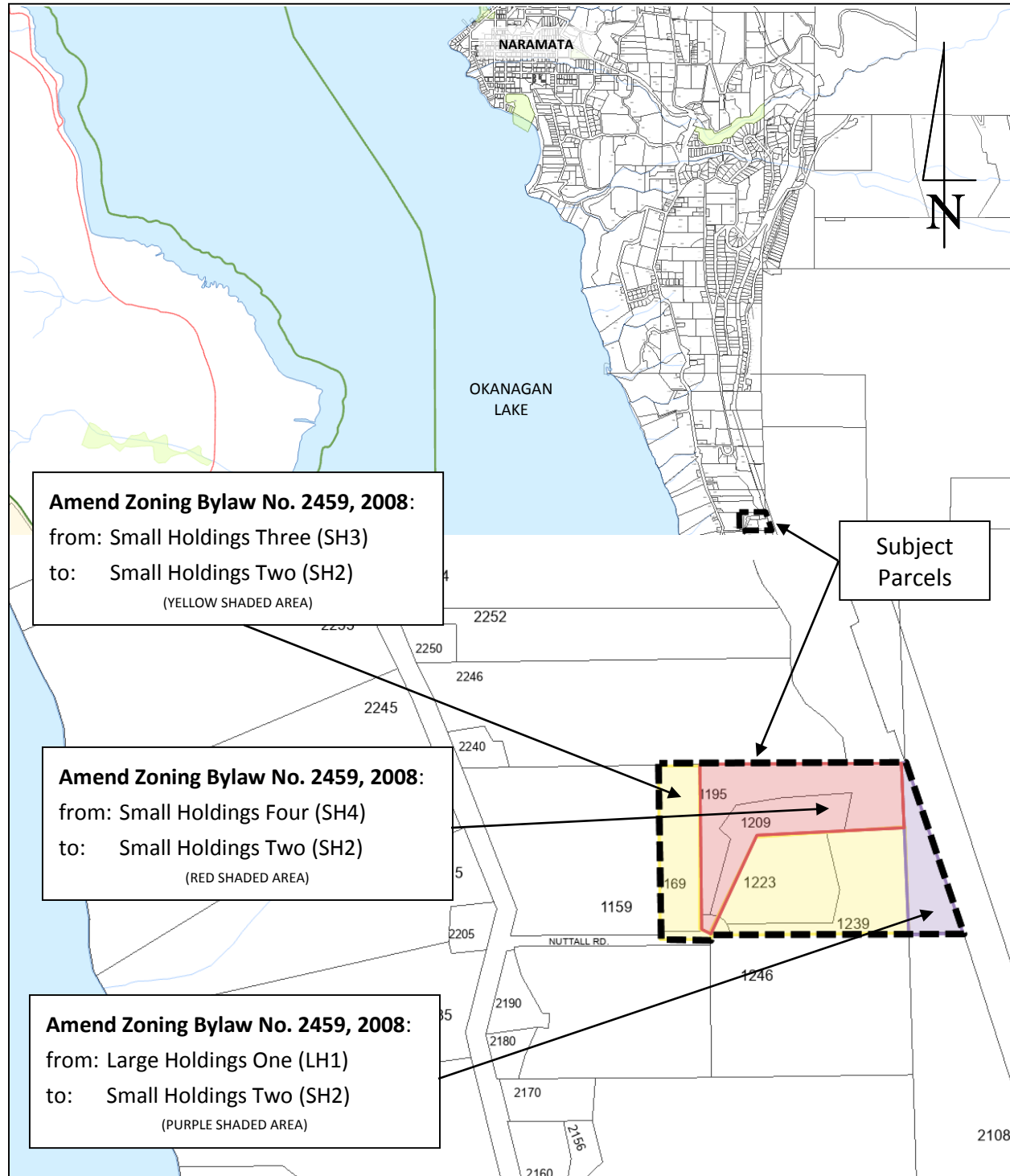
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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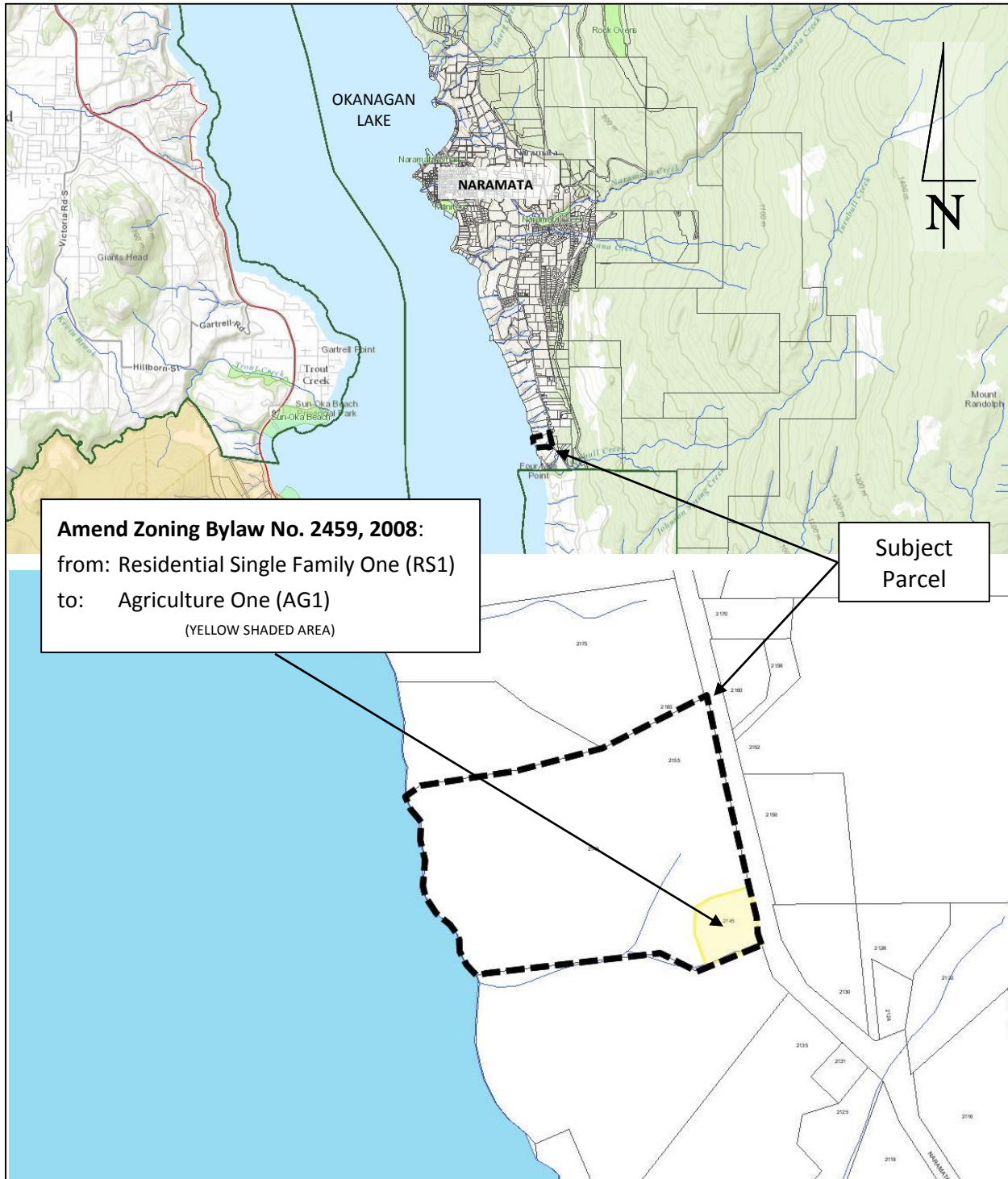
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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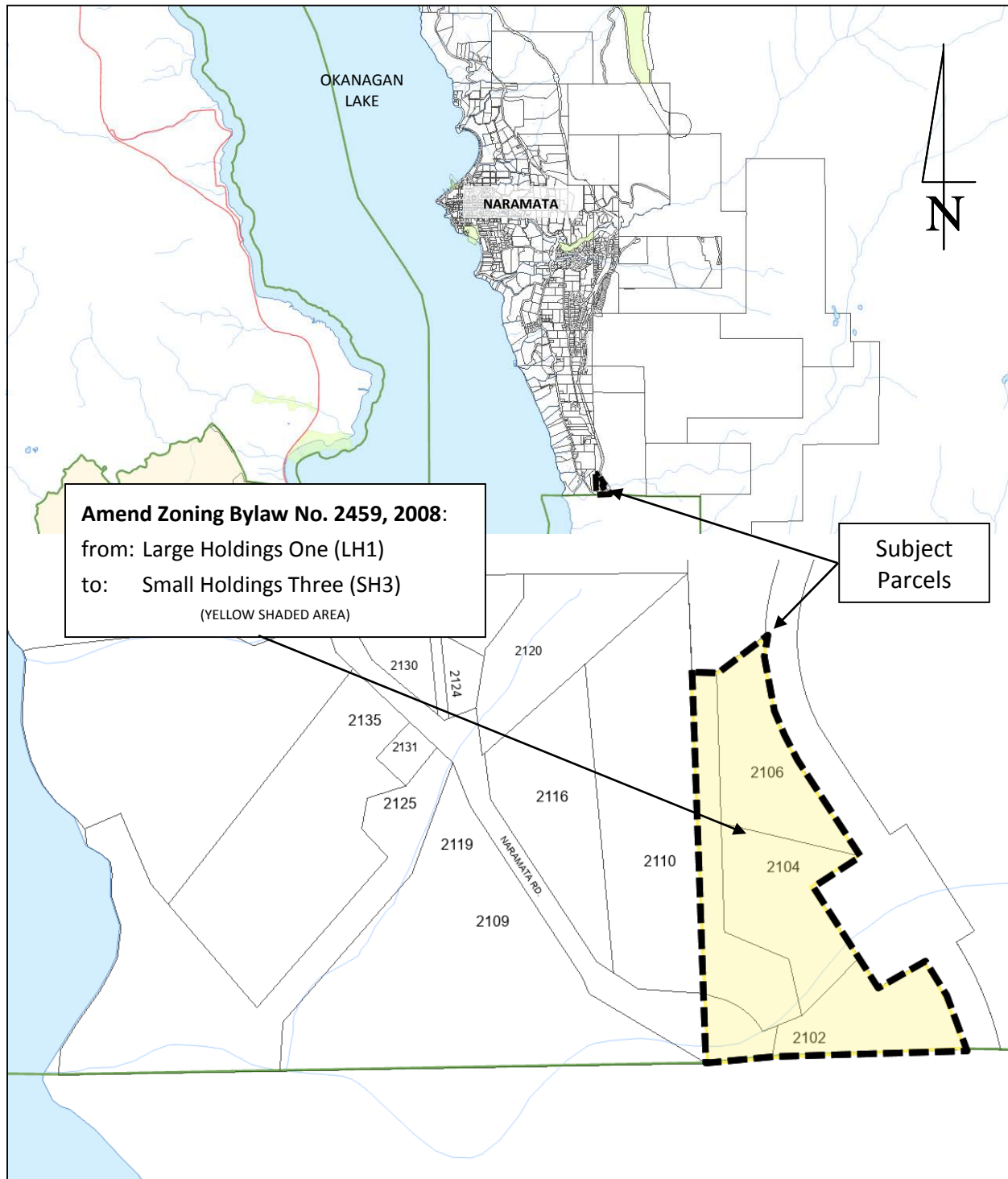
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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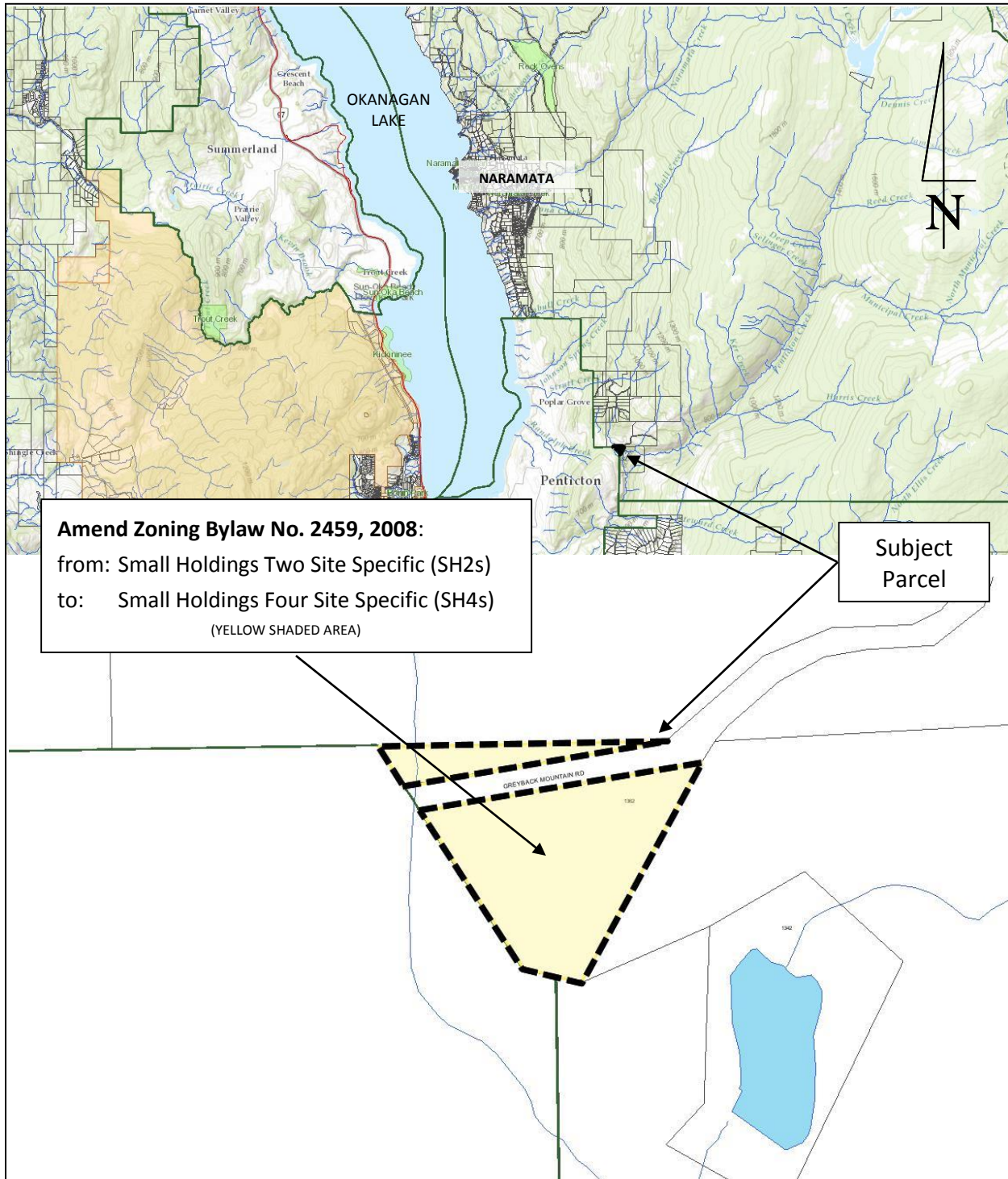
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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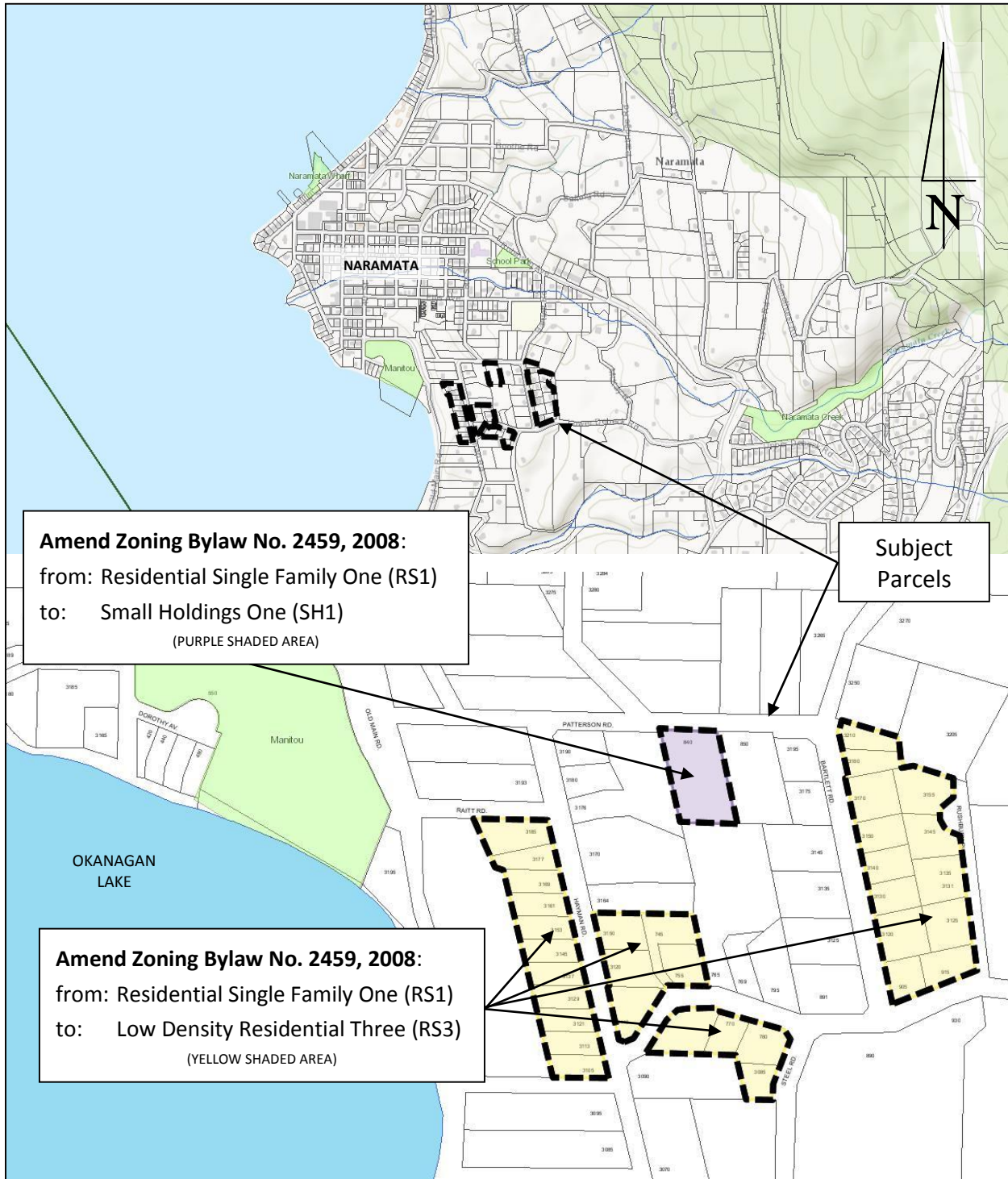
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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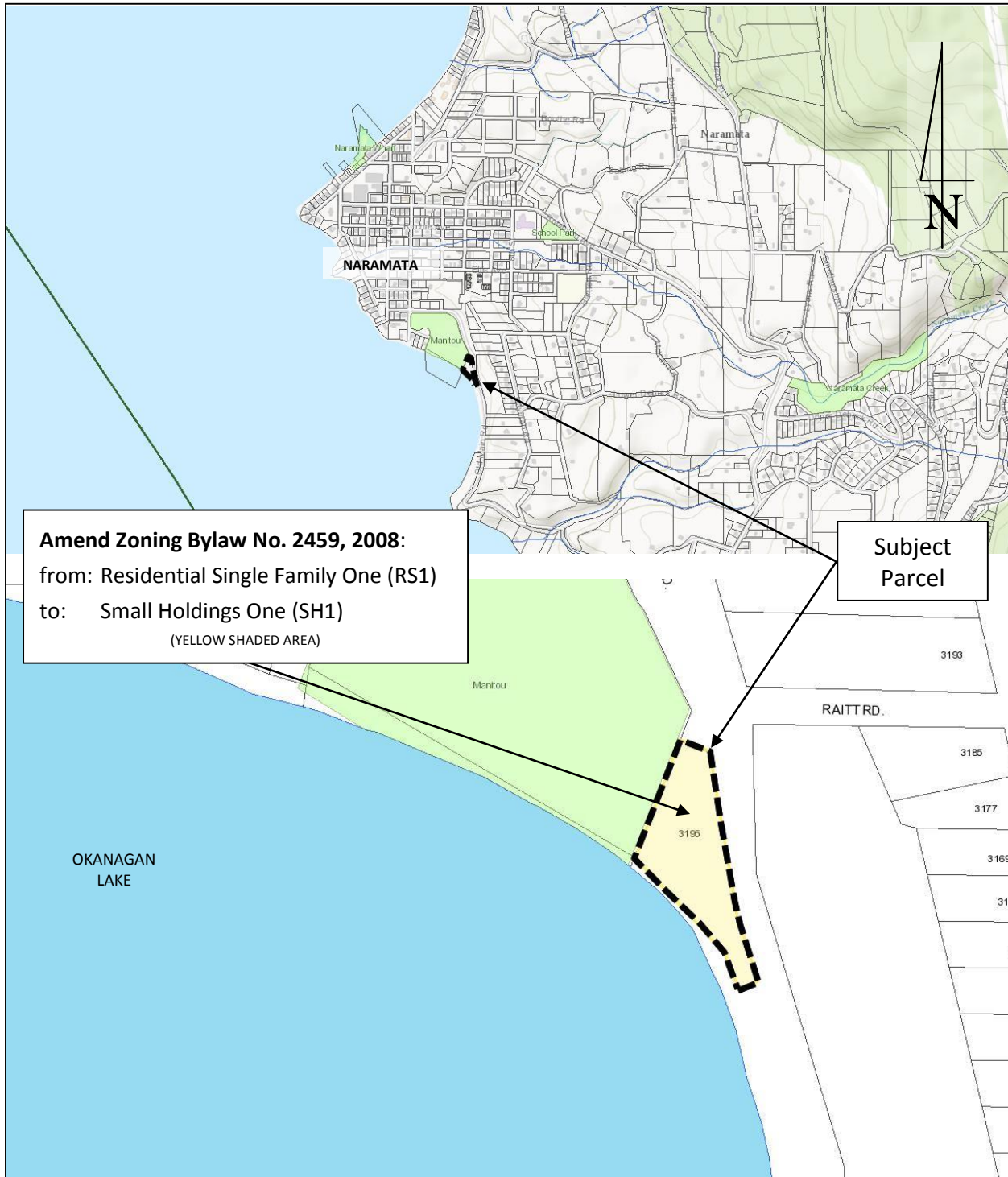
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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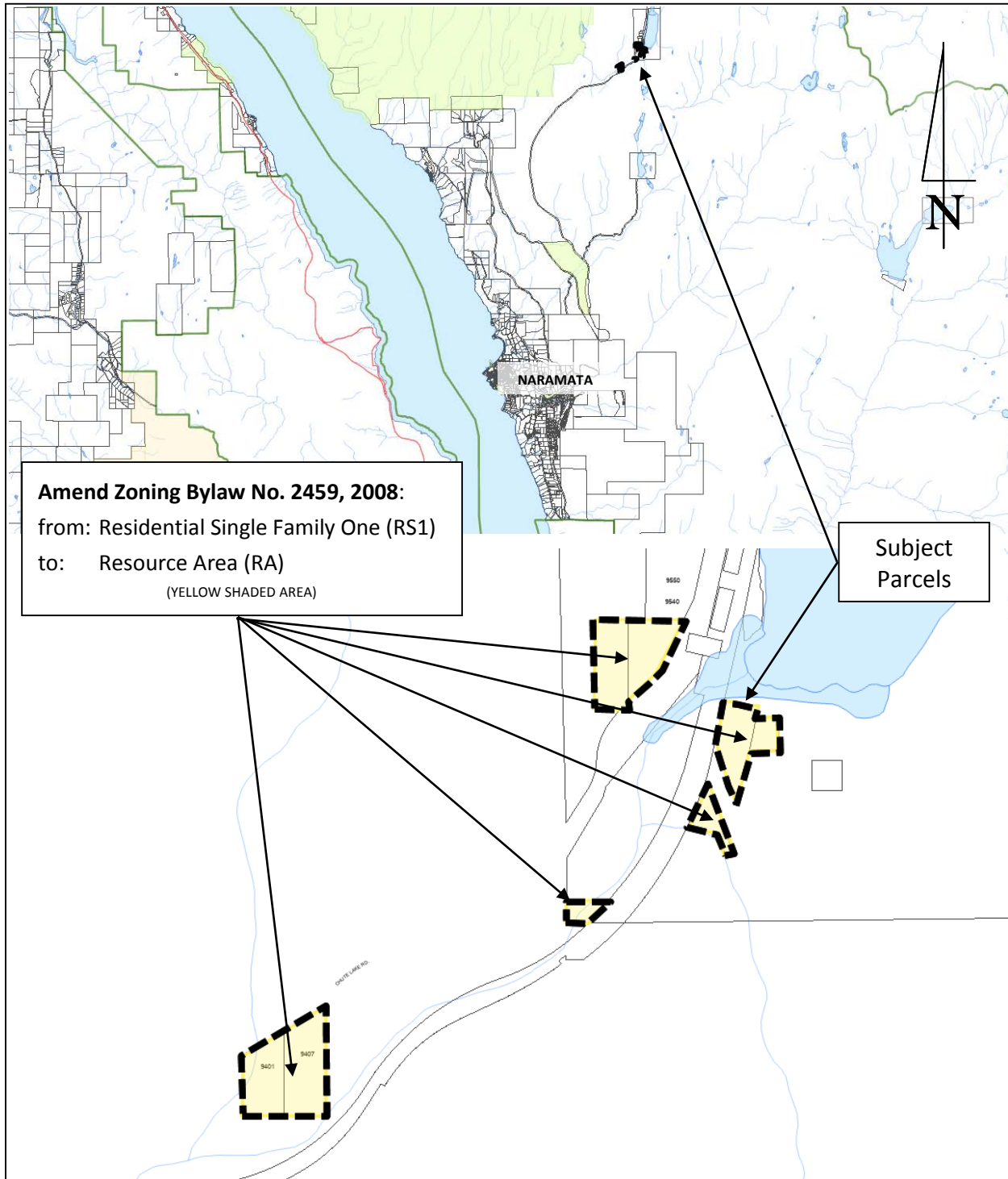
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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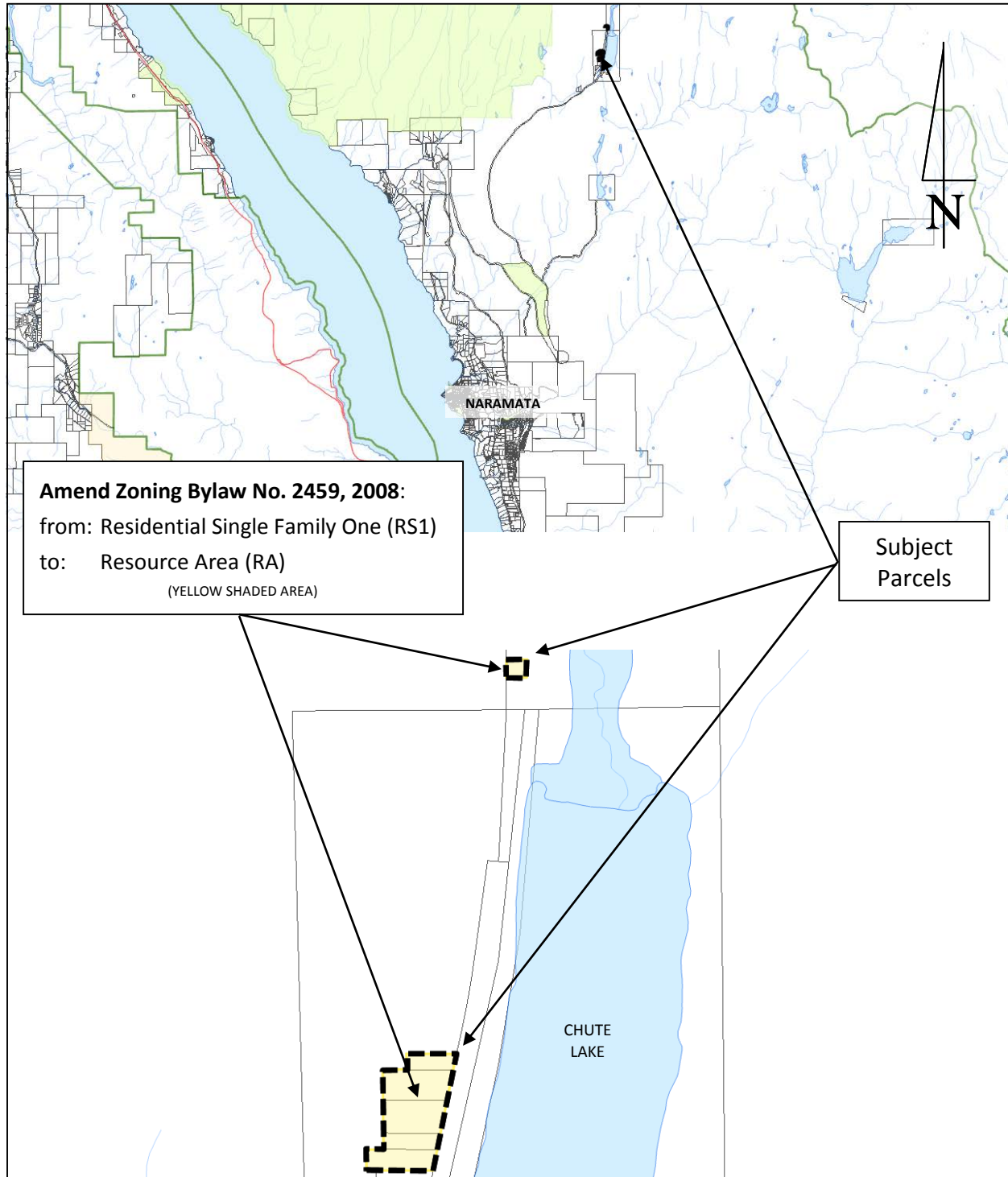
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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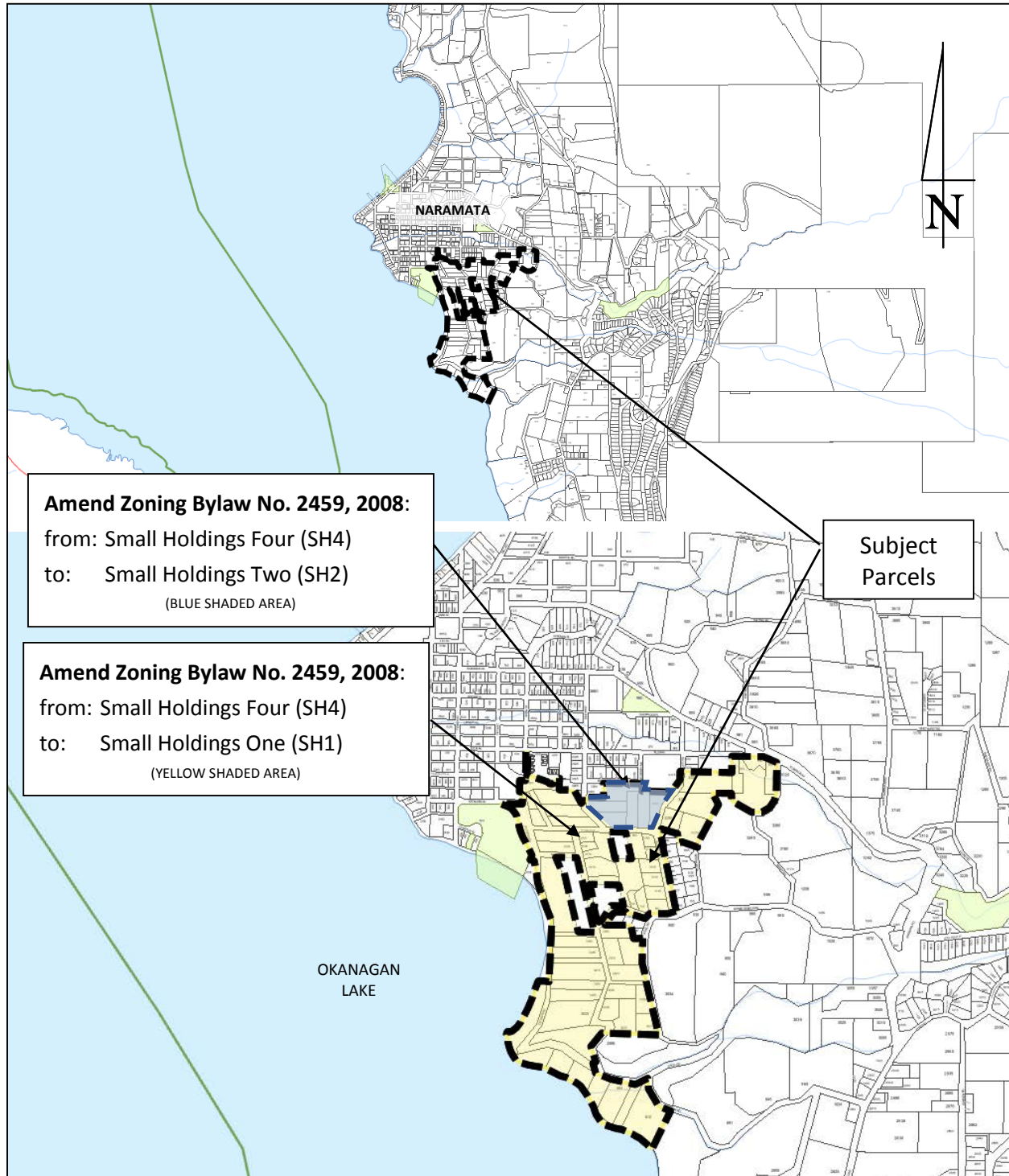
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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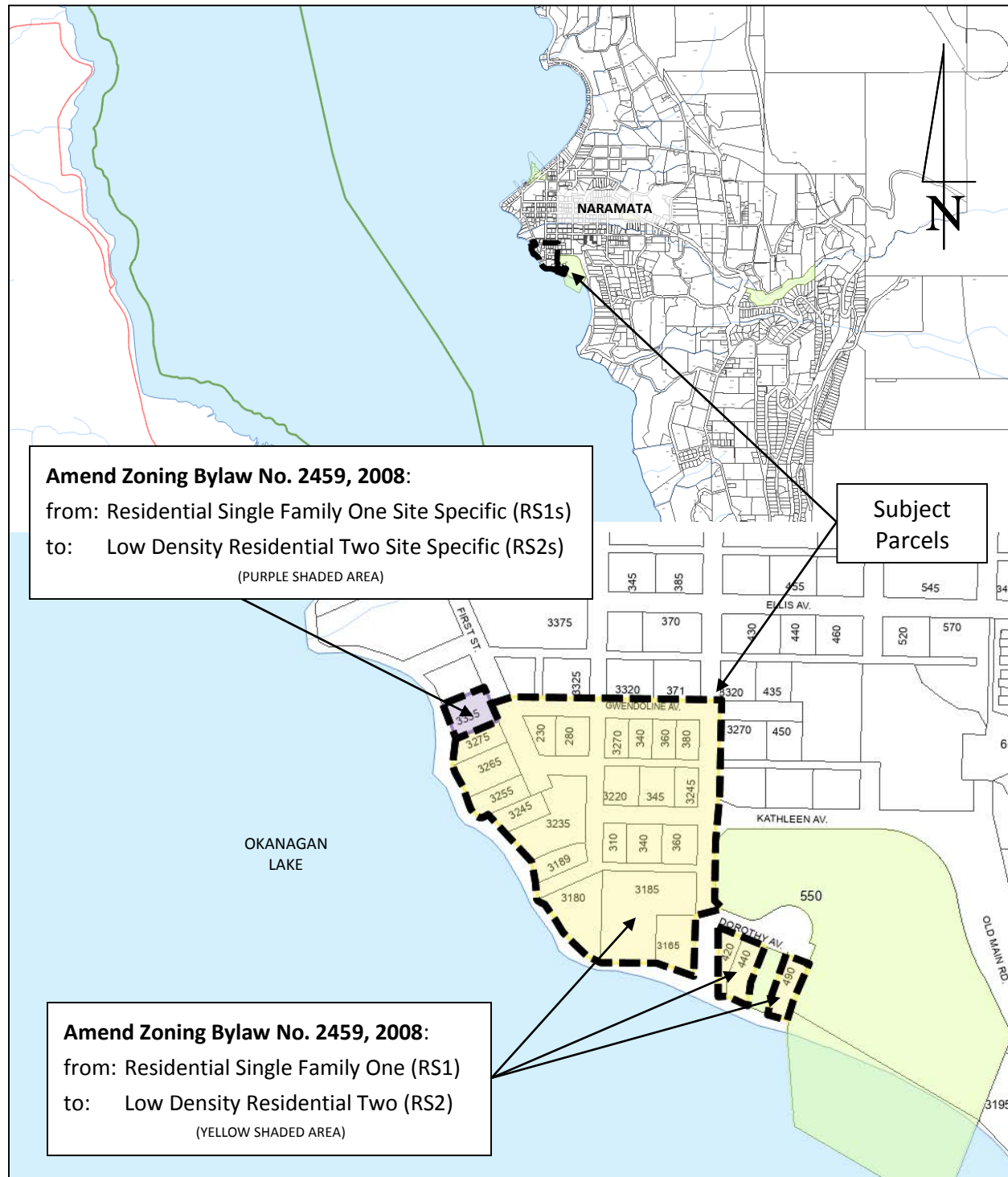
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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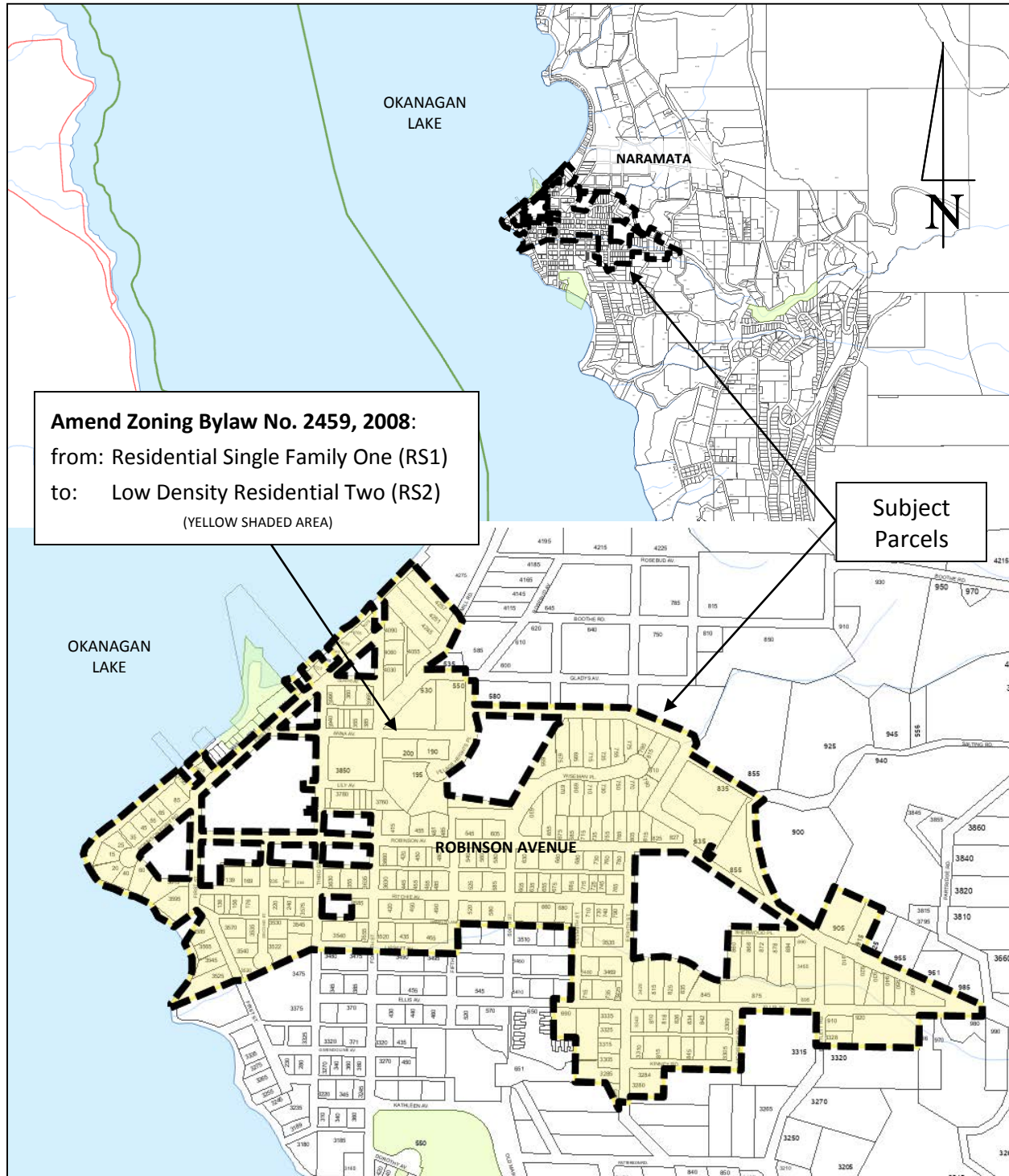
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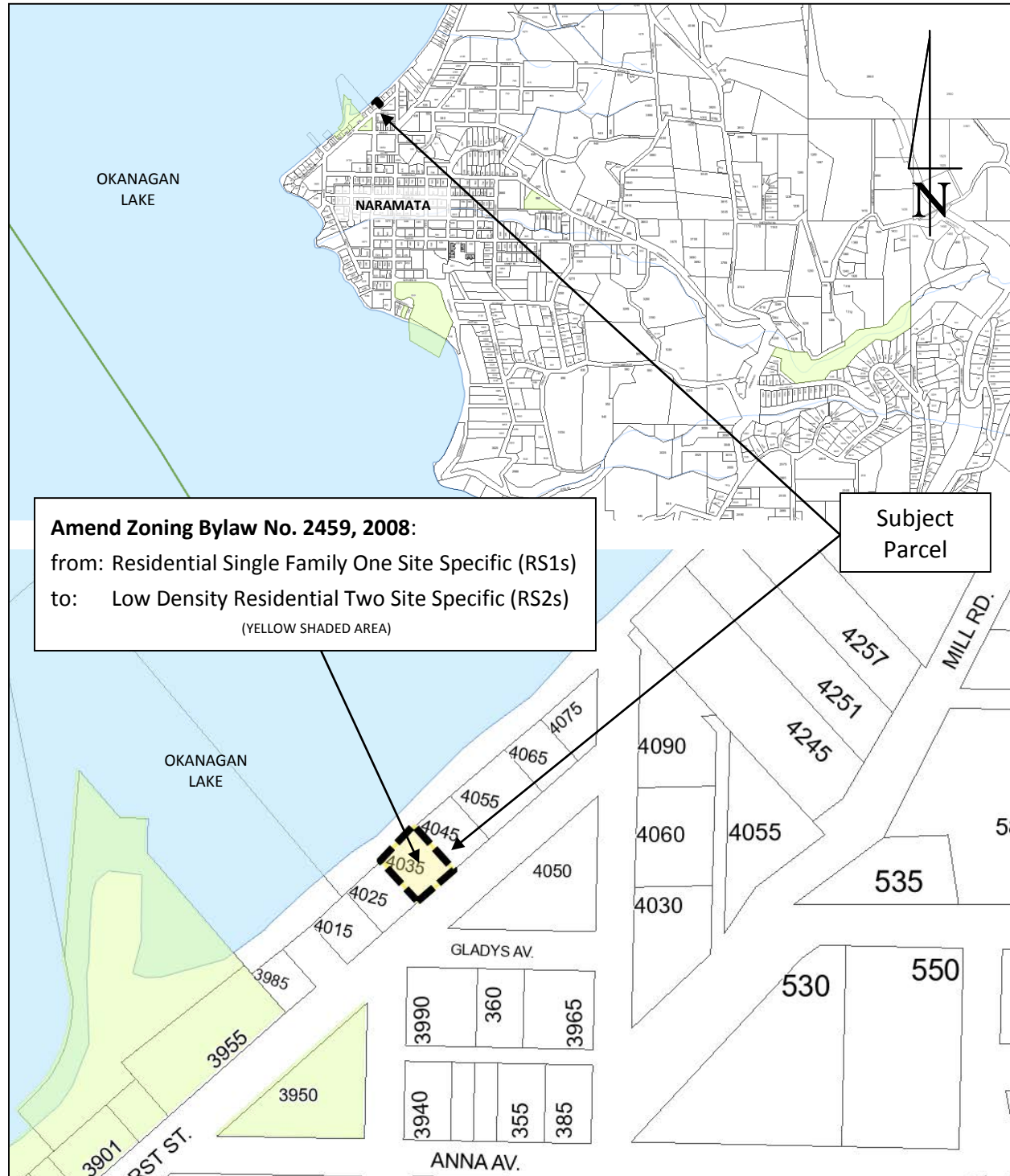
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'E-229'



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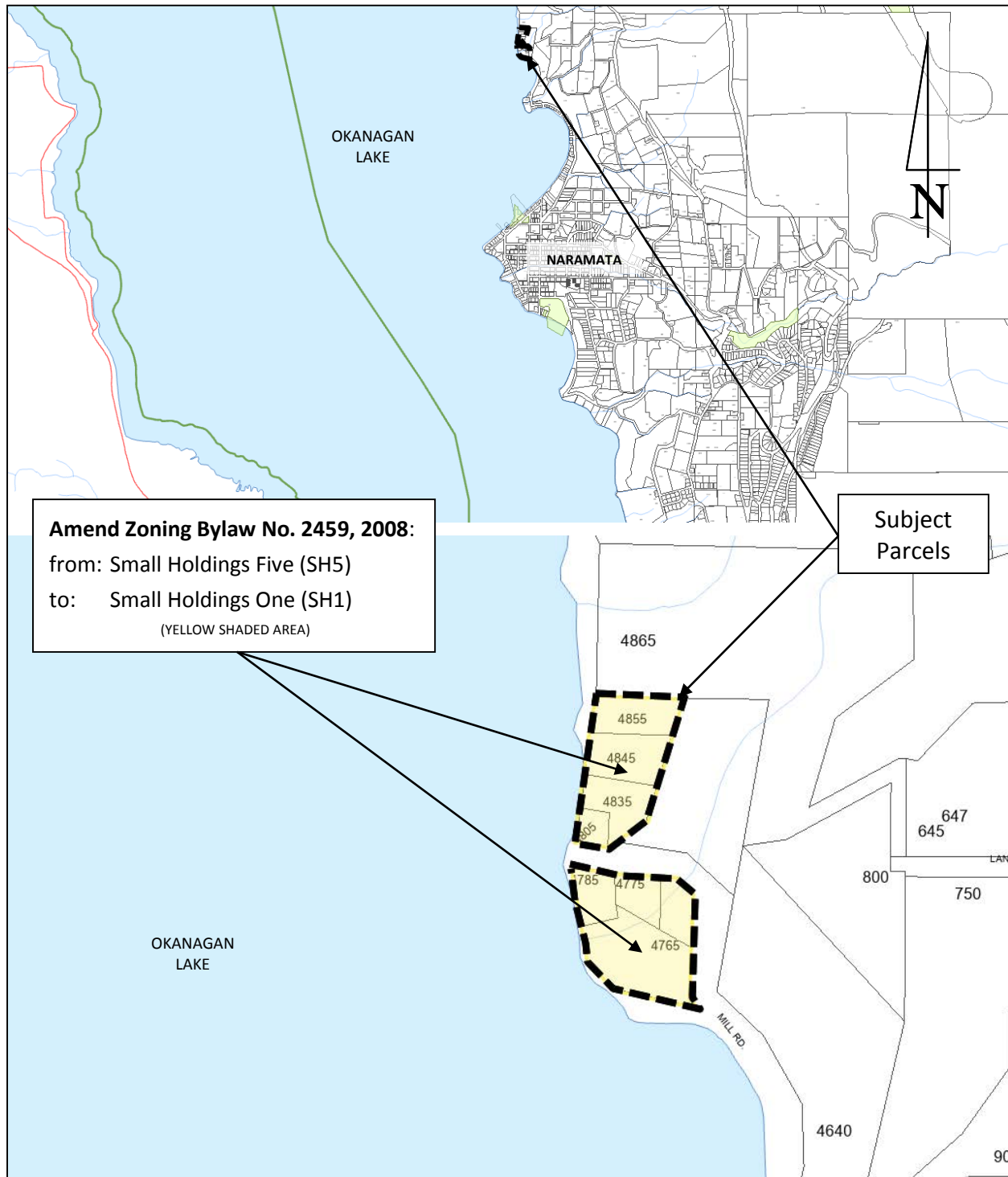
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'E-230'



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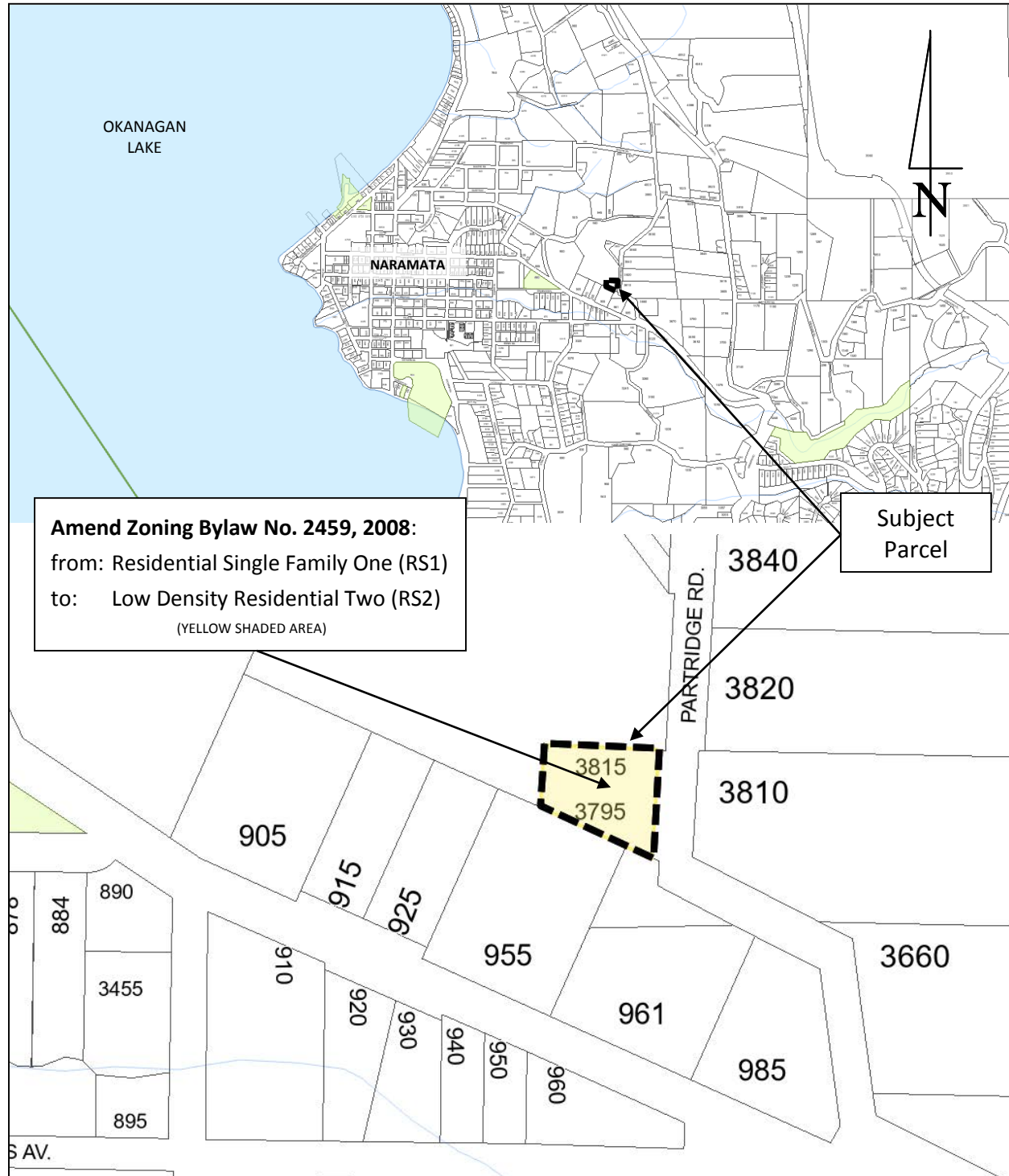
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'E-231'



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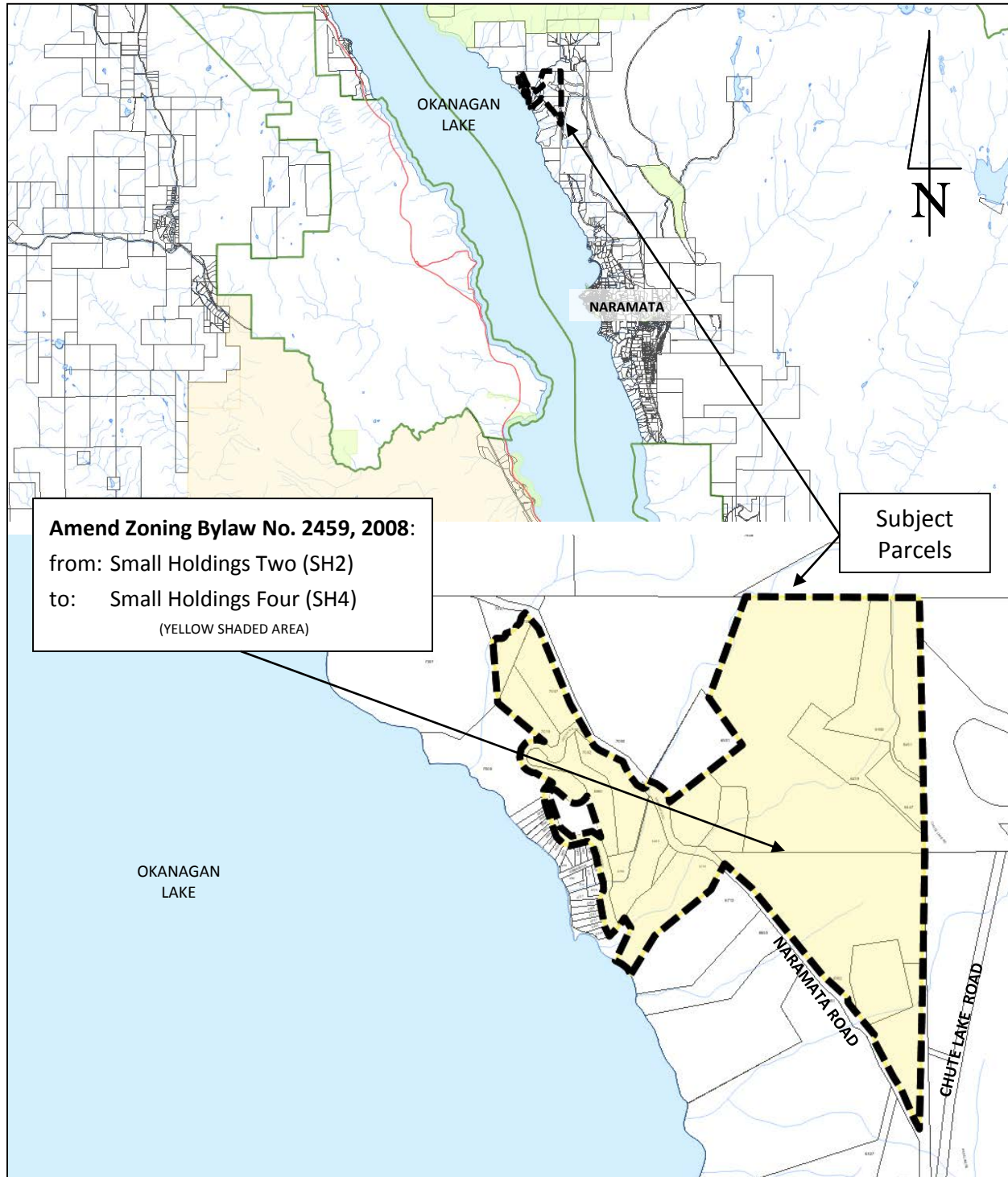
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'E-232'



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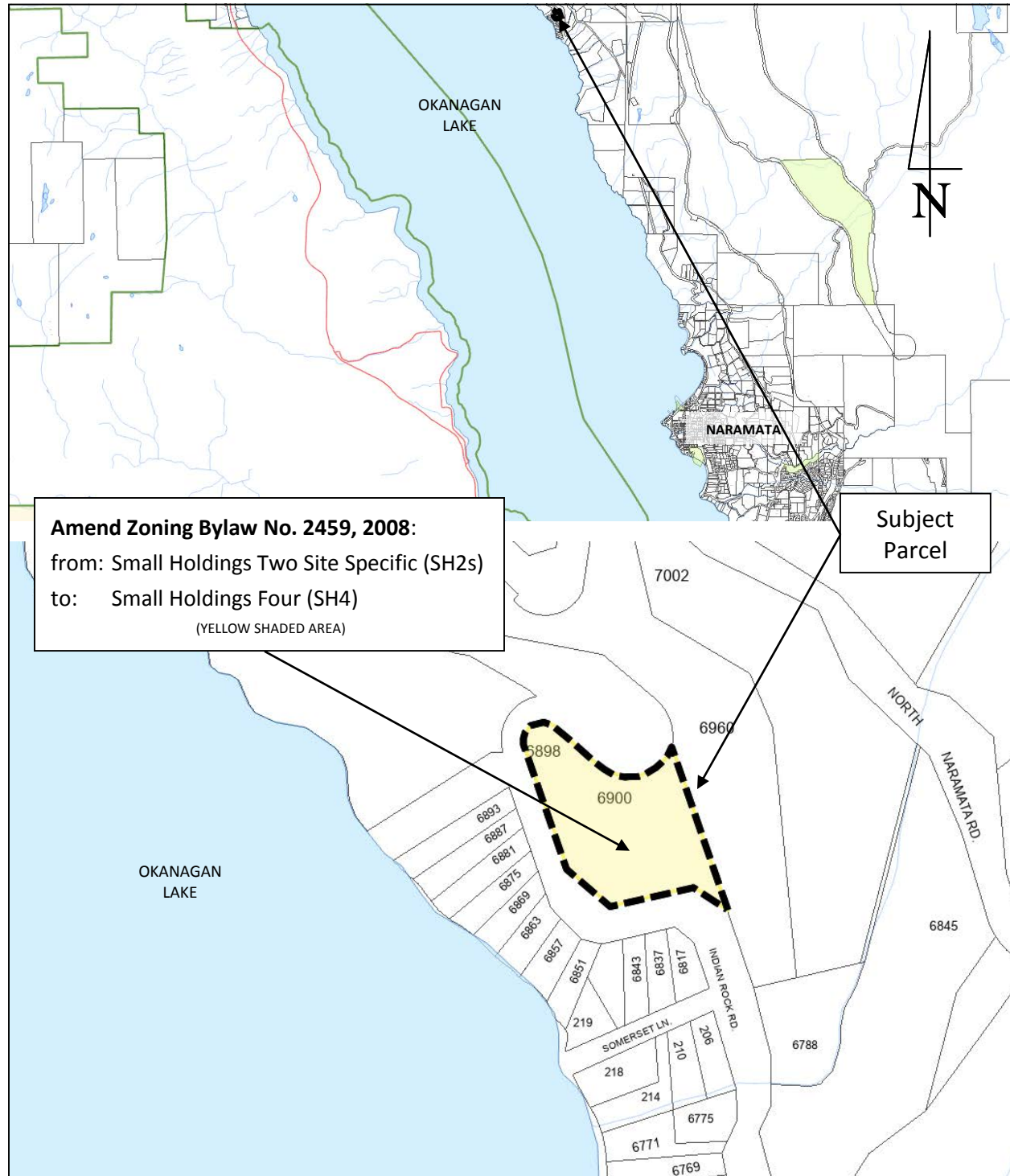
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'E-233'



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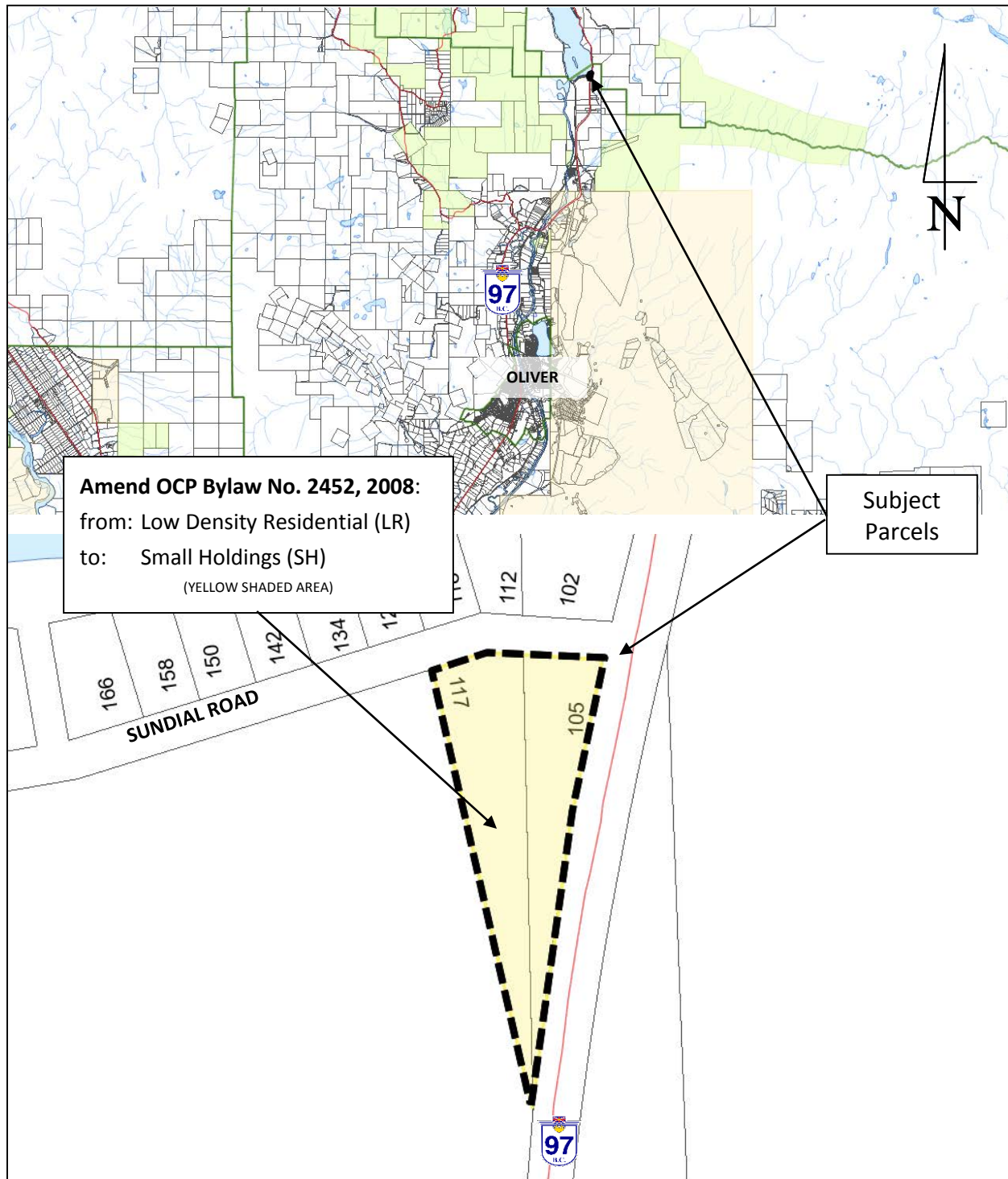
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'C-101'



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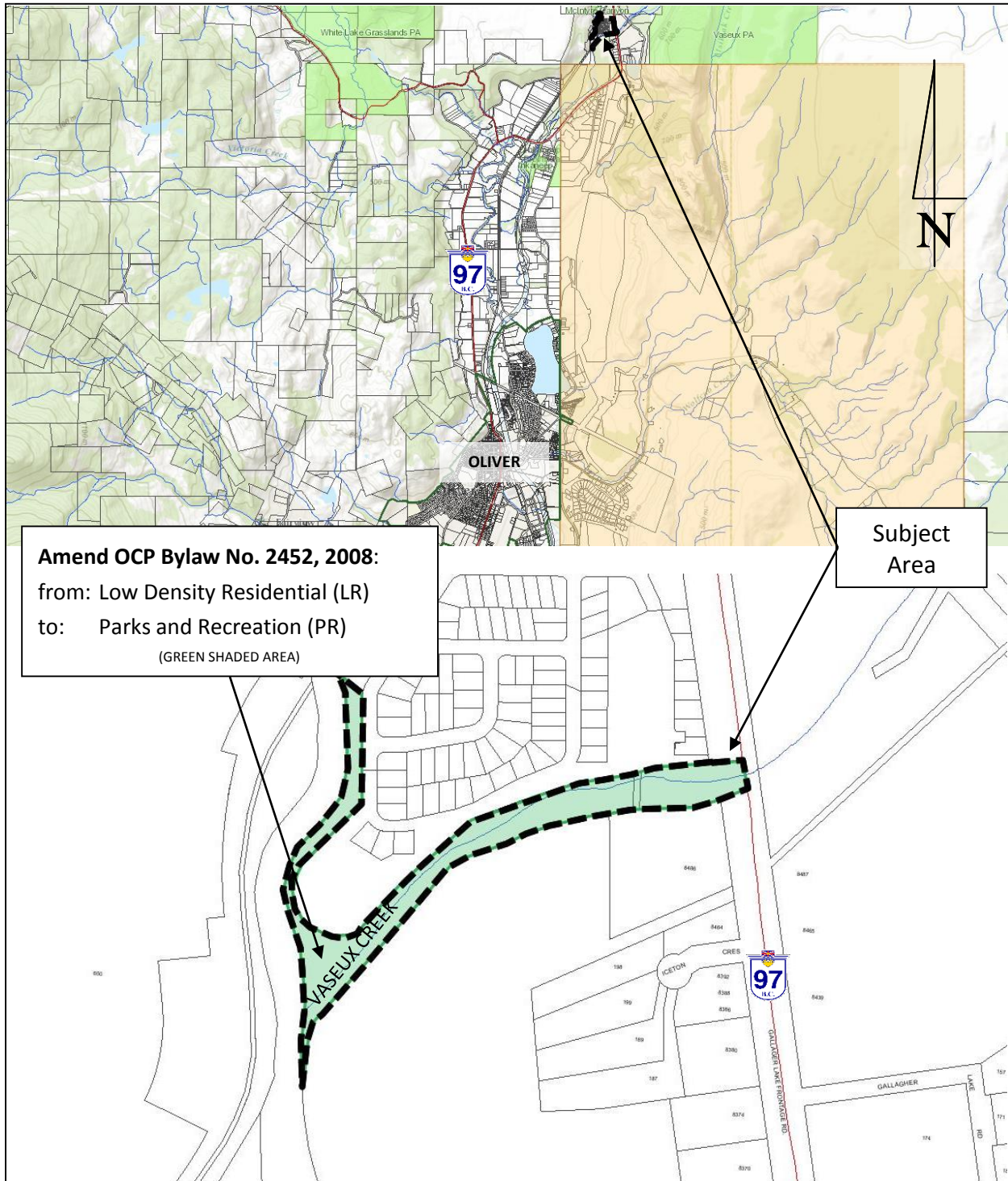
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'C-102'



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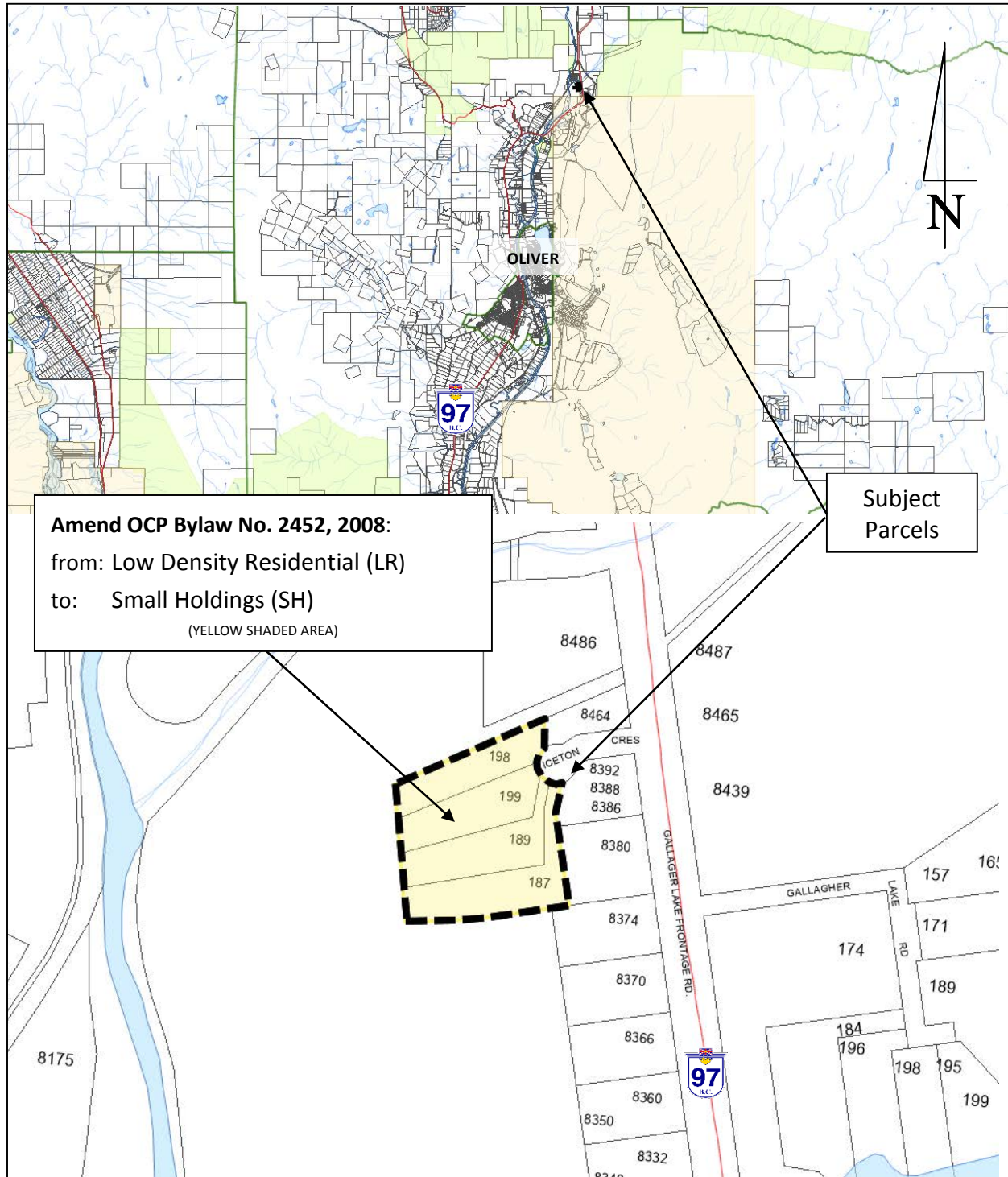
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Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'C-103'



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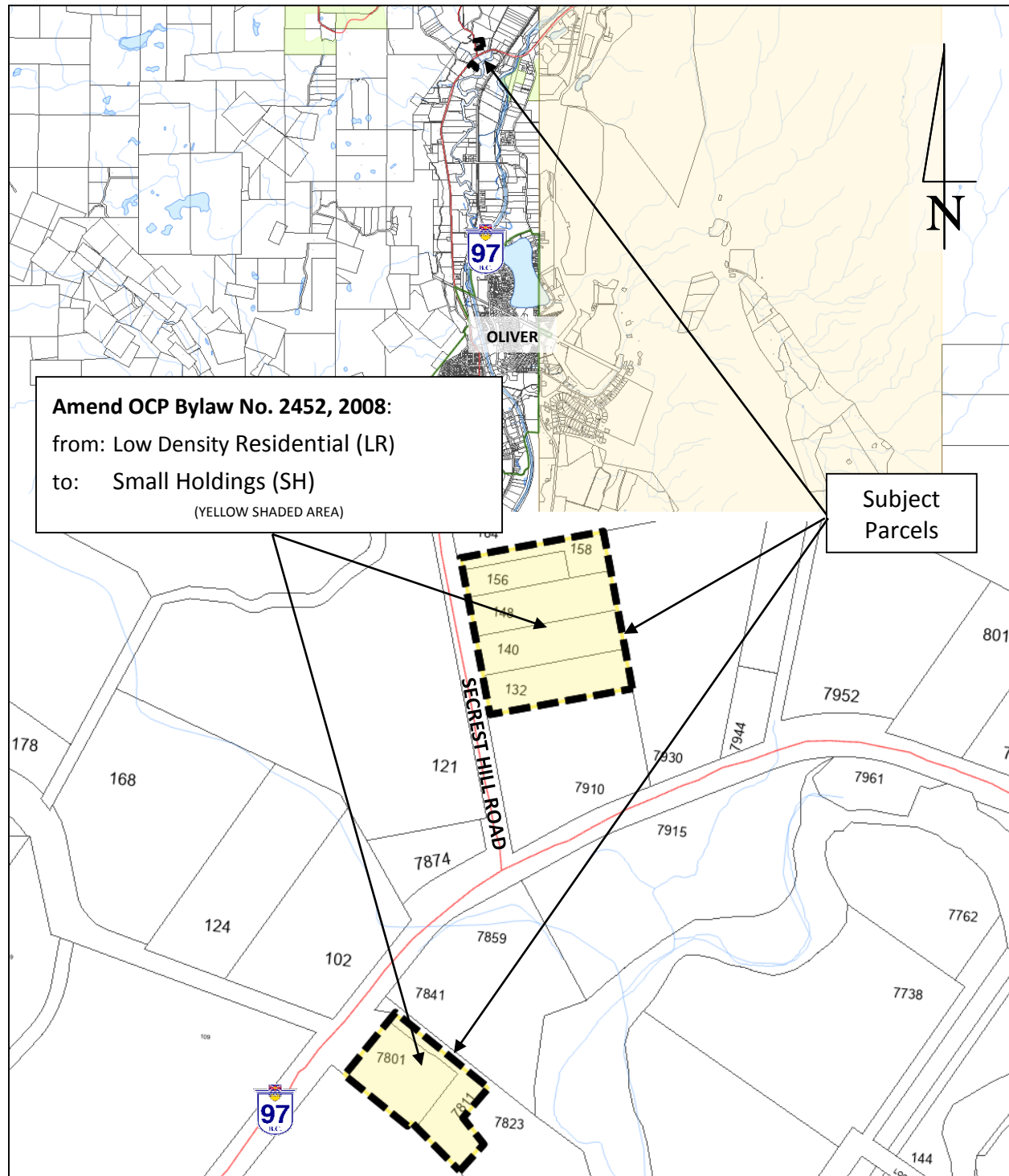
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Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'C-104'



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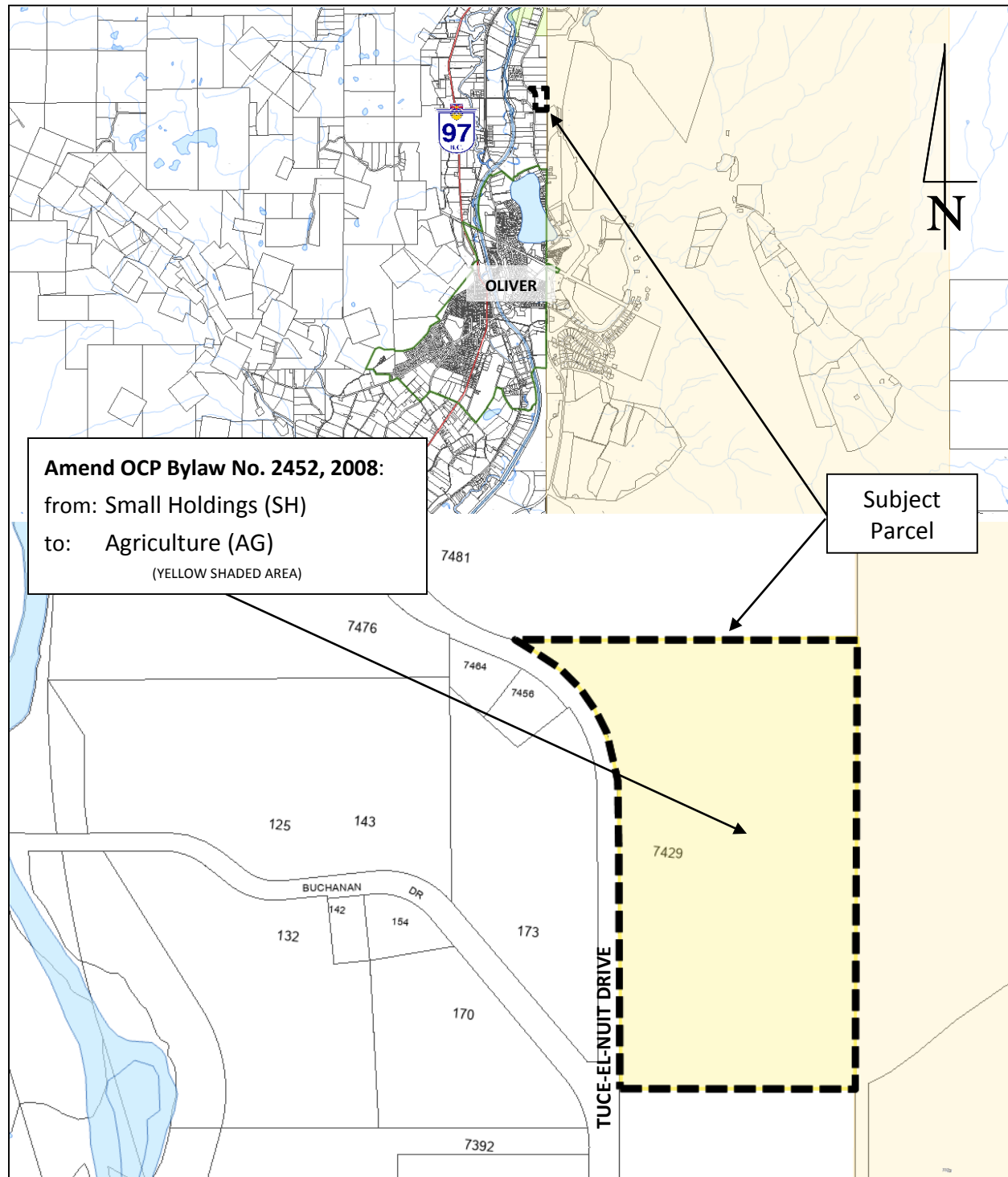
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File No. X2020.005-ZONE

Schedule 'C-105'



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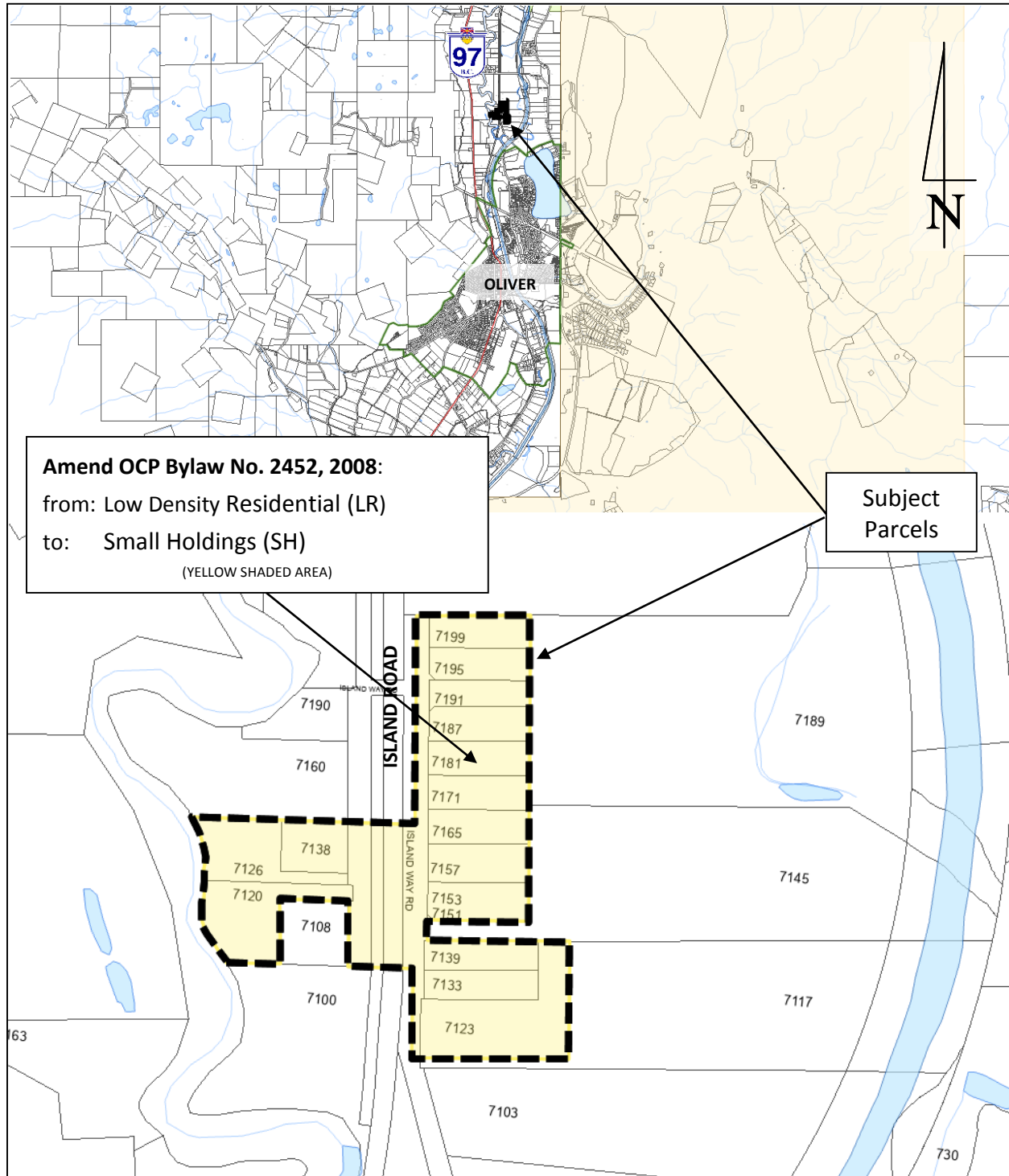
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'C-106'



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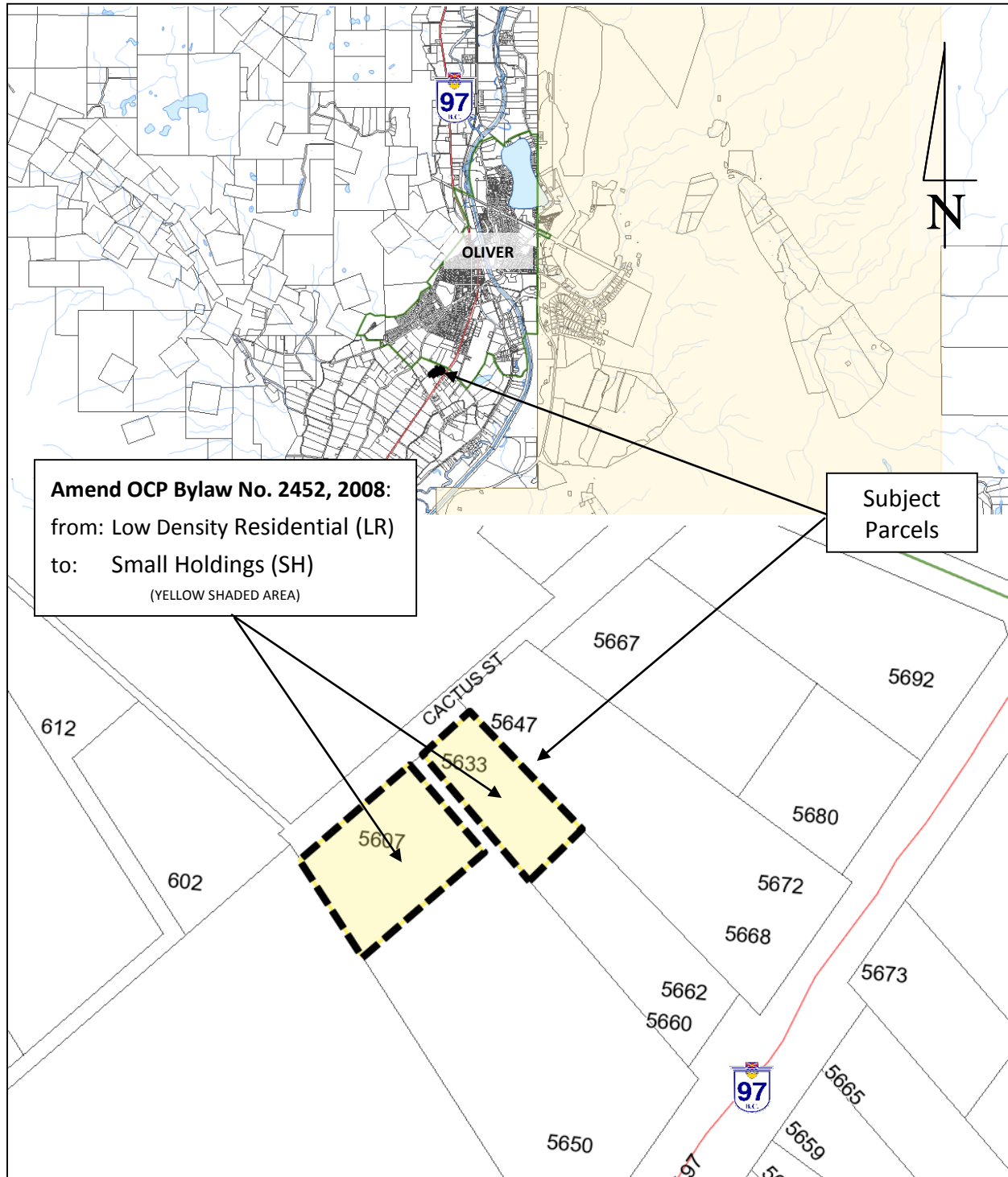
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Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'C-107'



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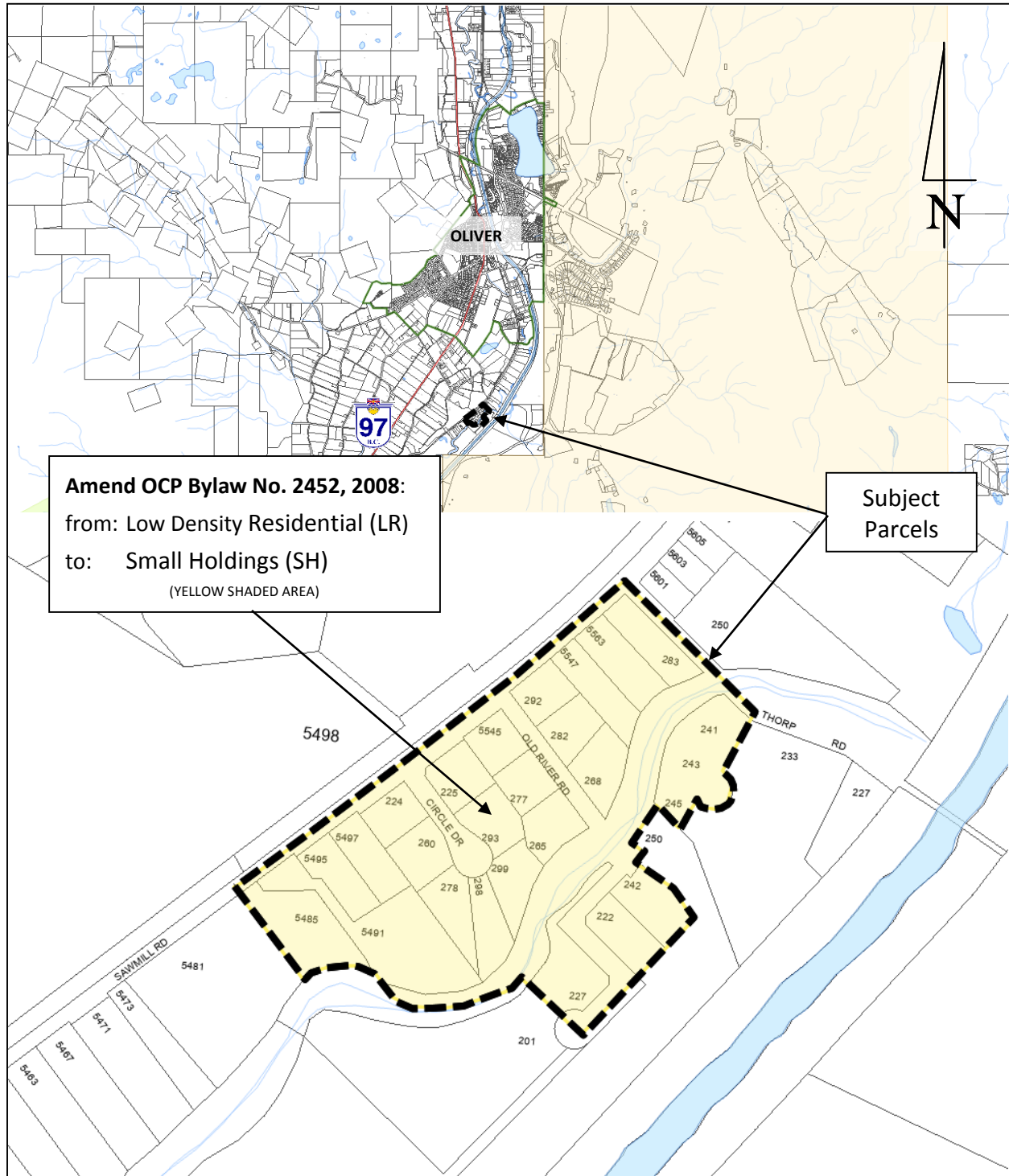
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Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'C-109'



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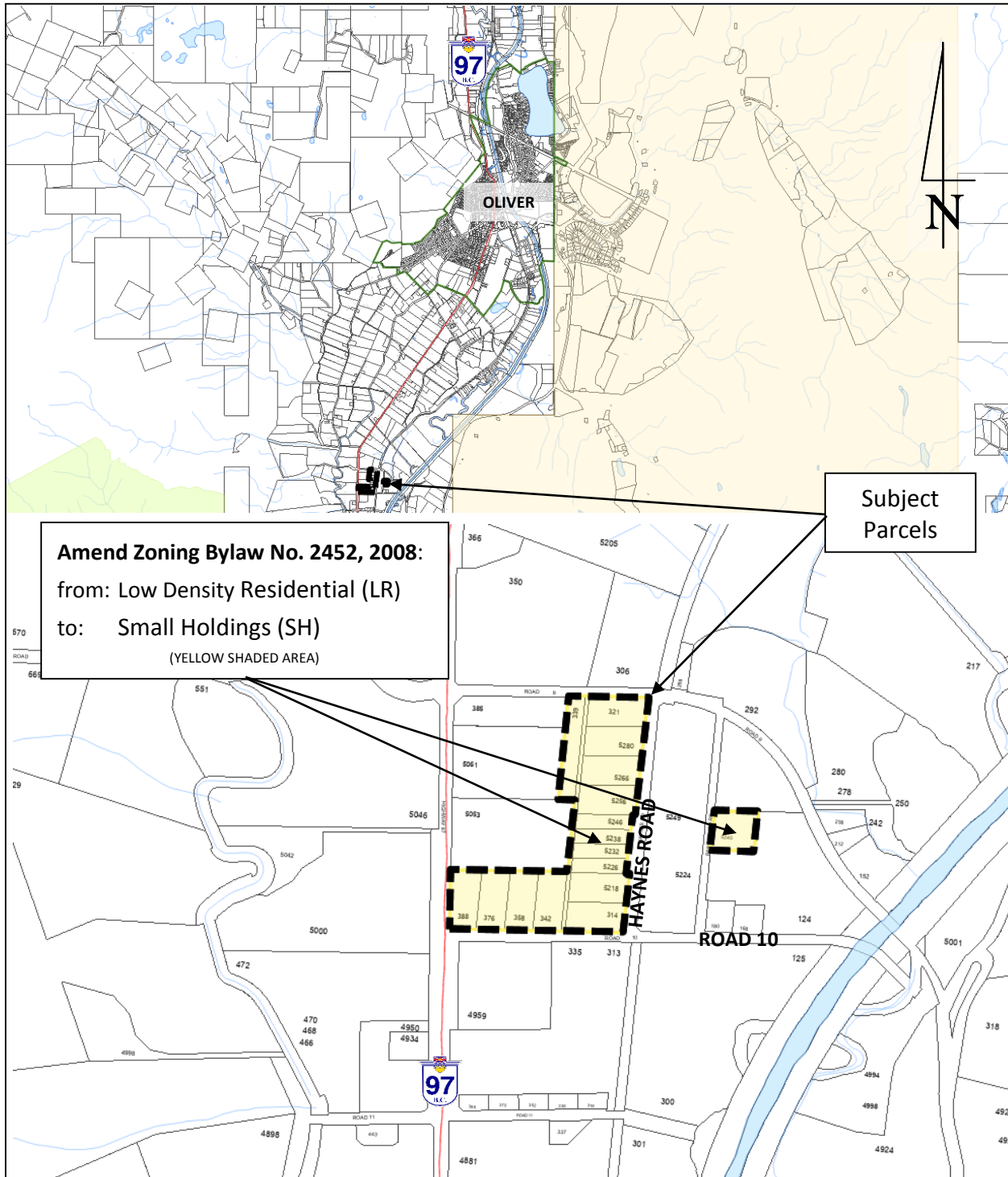
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'C-110'



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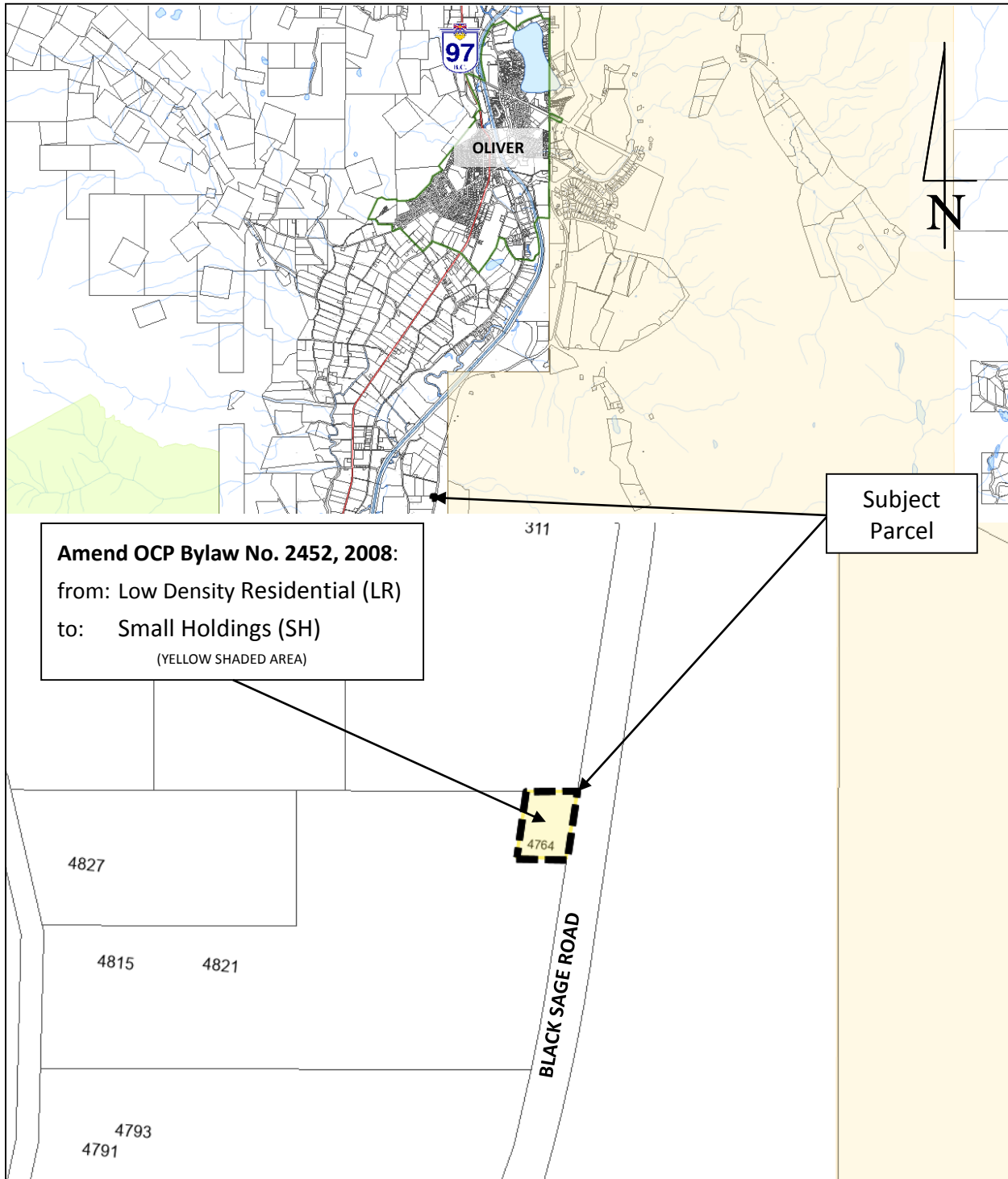
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

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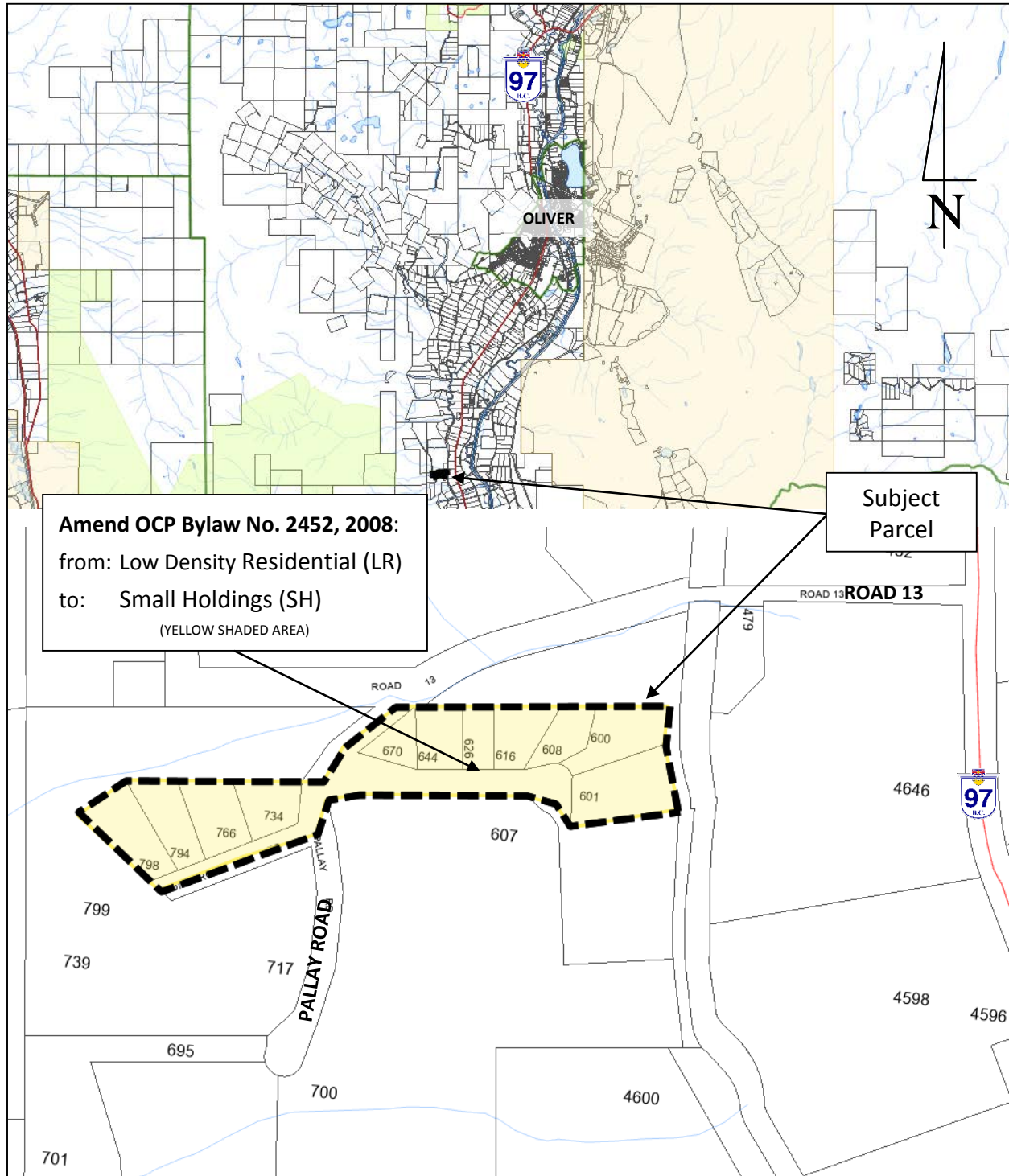
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'C-112'



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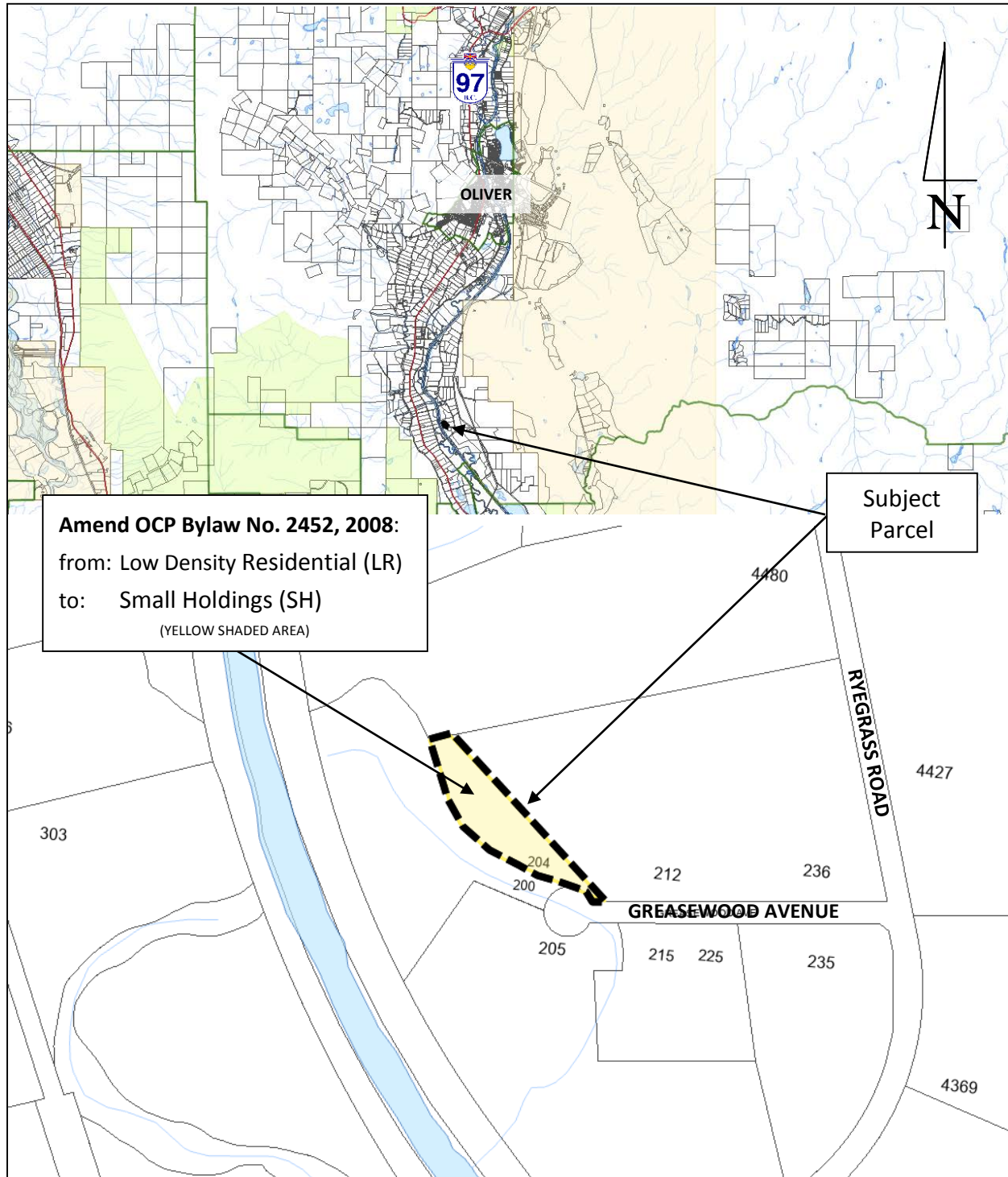
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'C-113'



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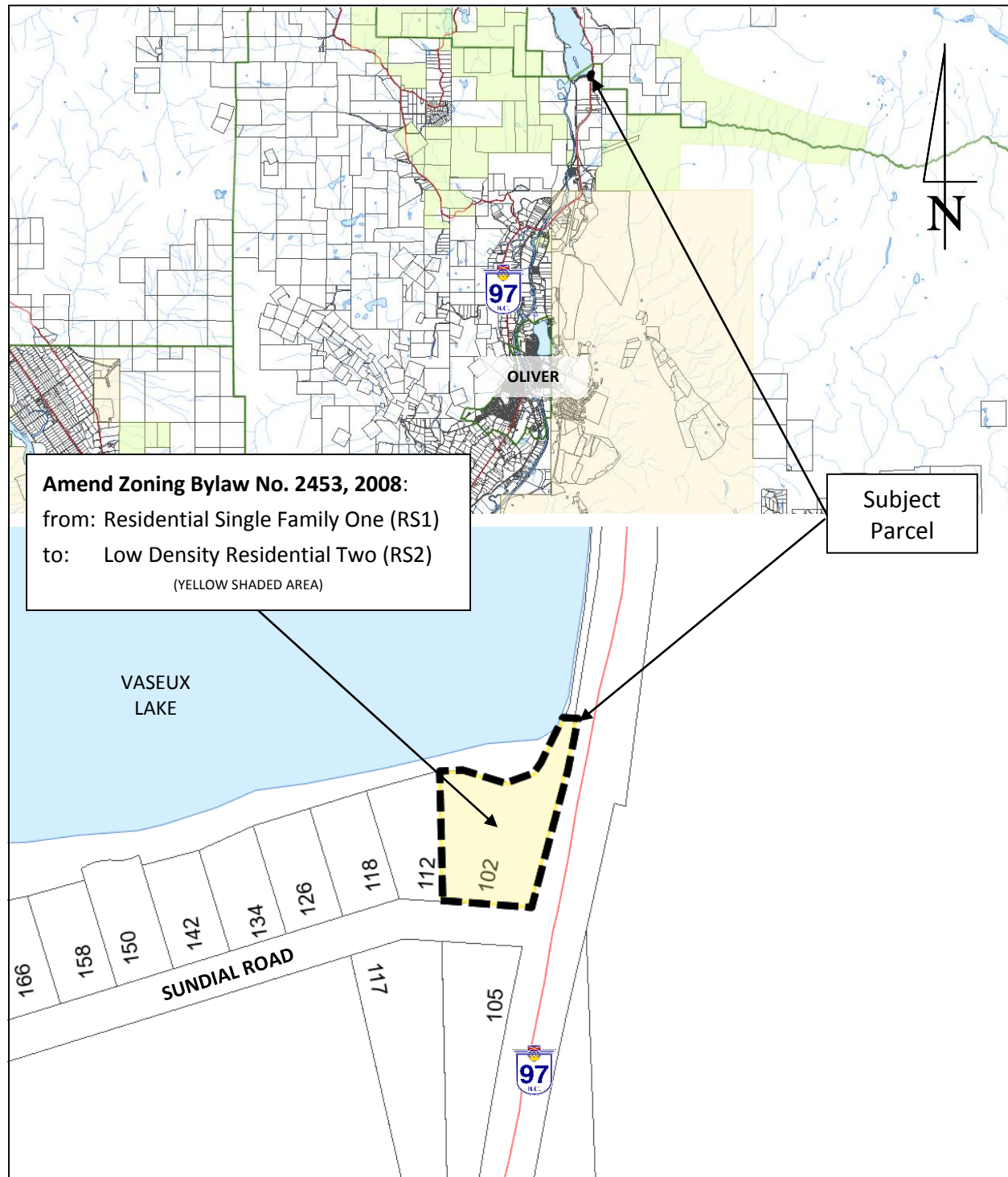
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'C-201'



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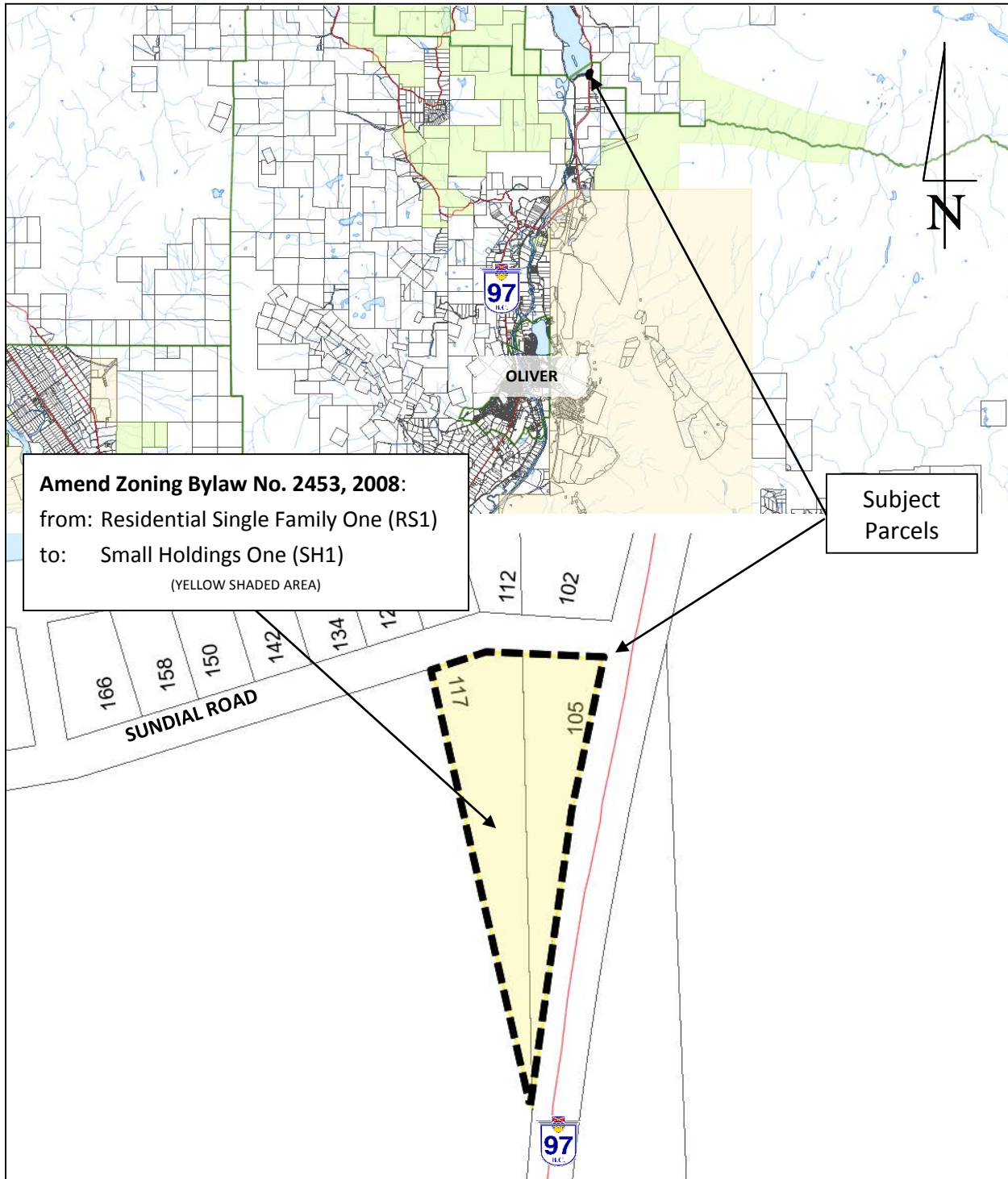
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'C-202'



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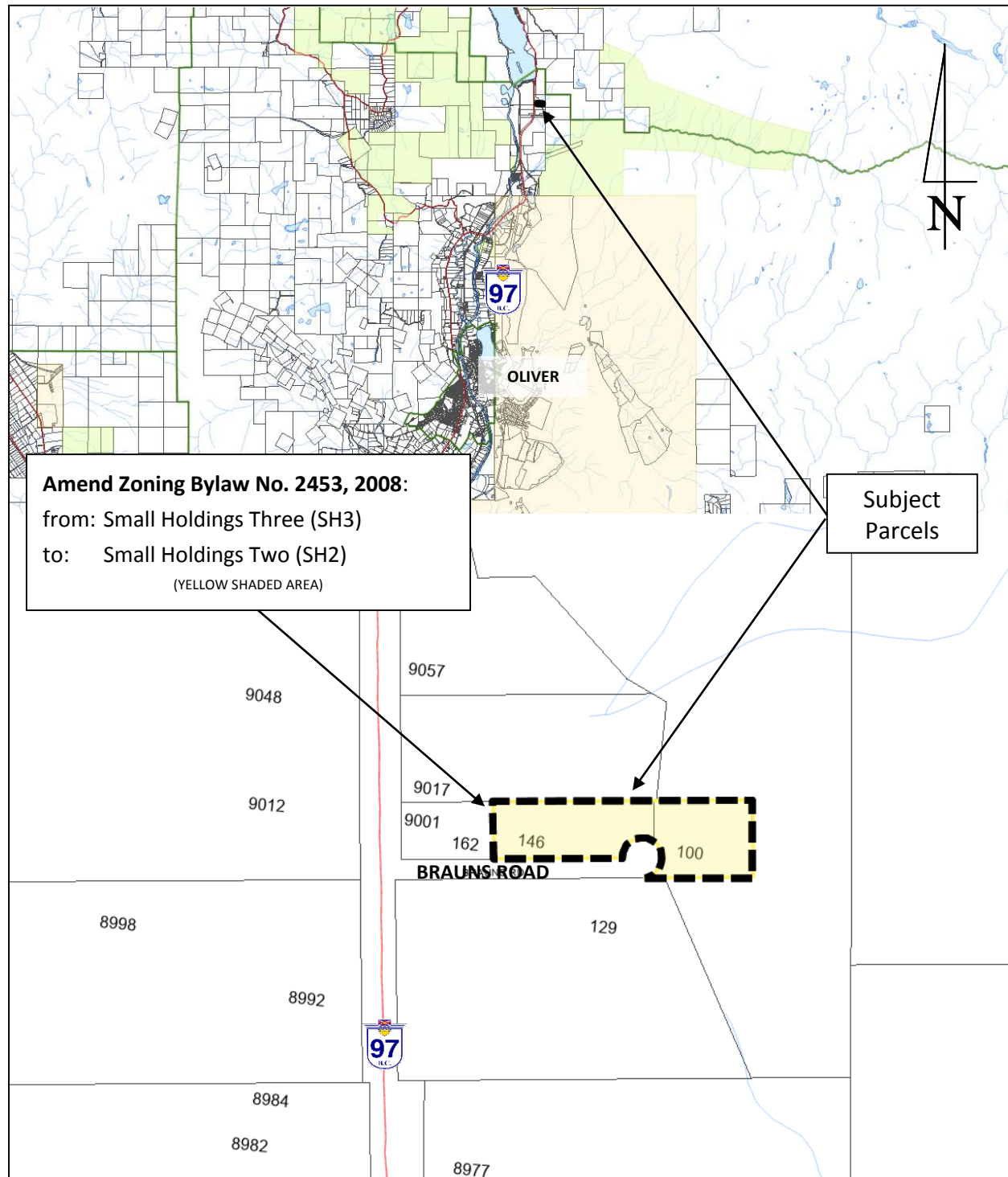
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'C-203'



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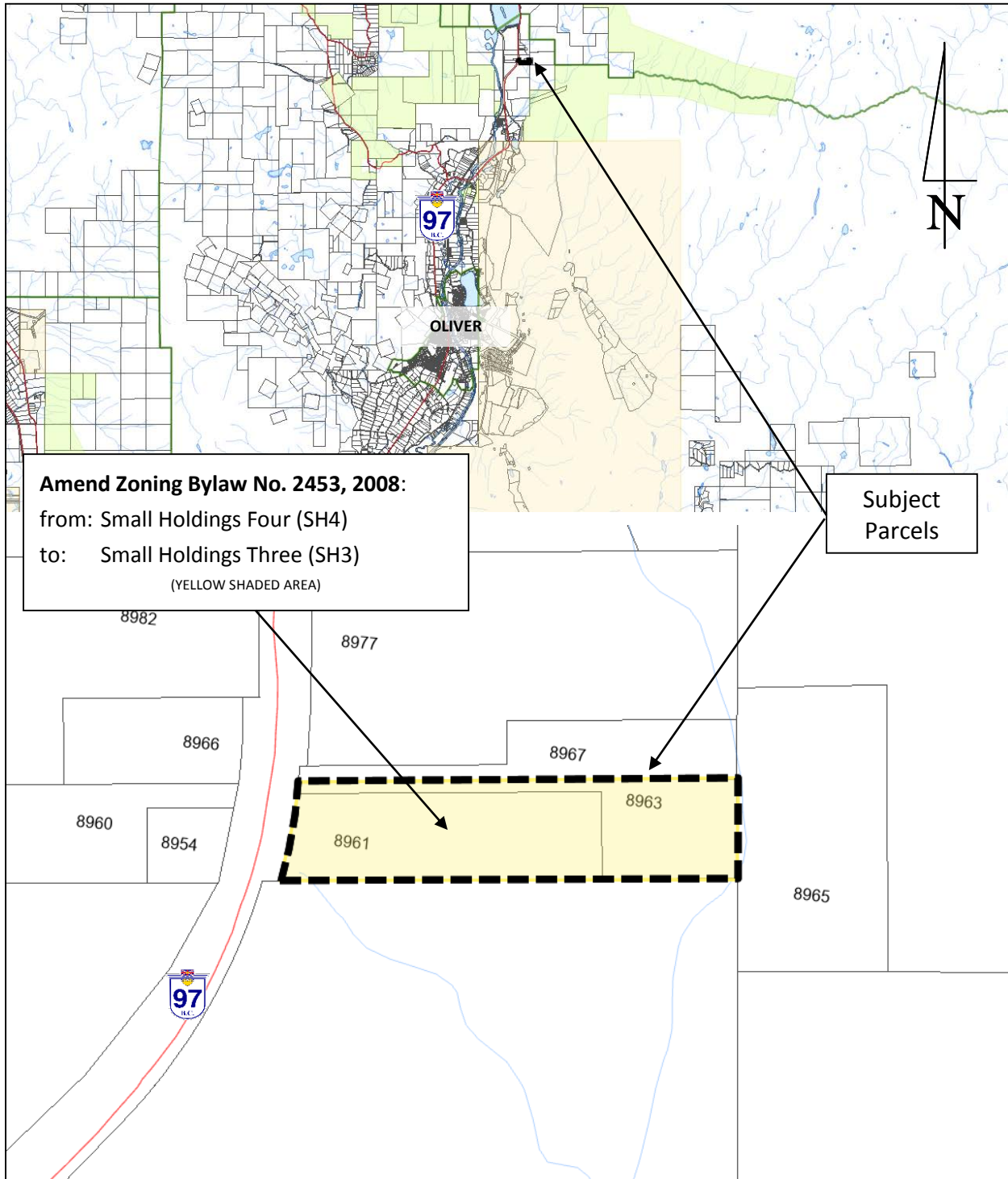
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'C-204'



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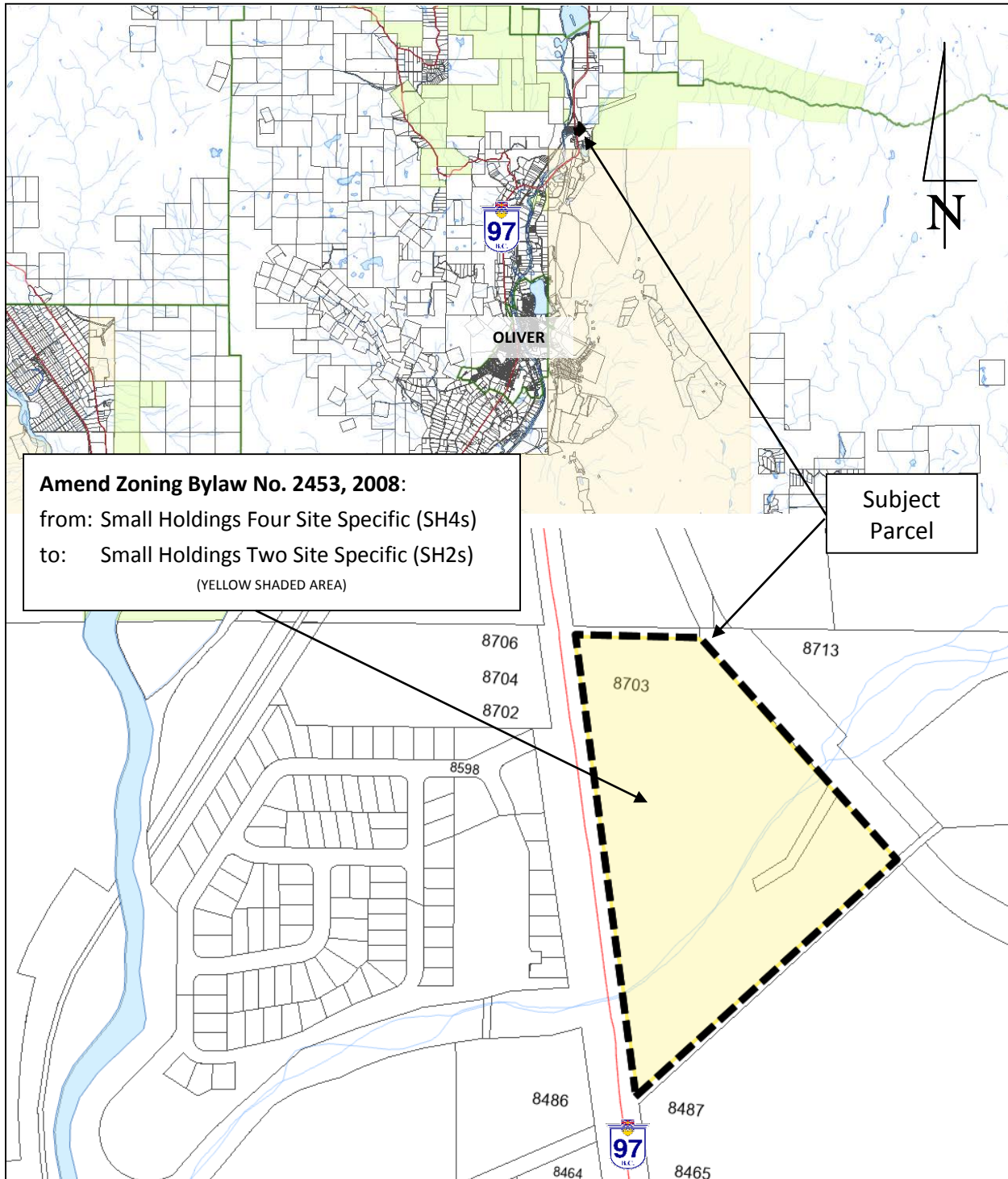
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Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

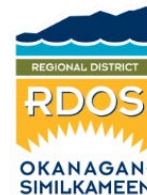
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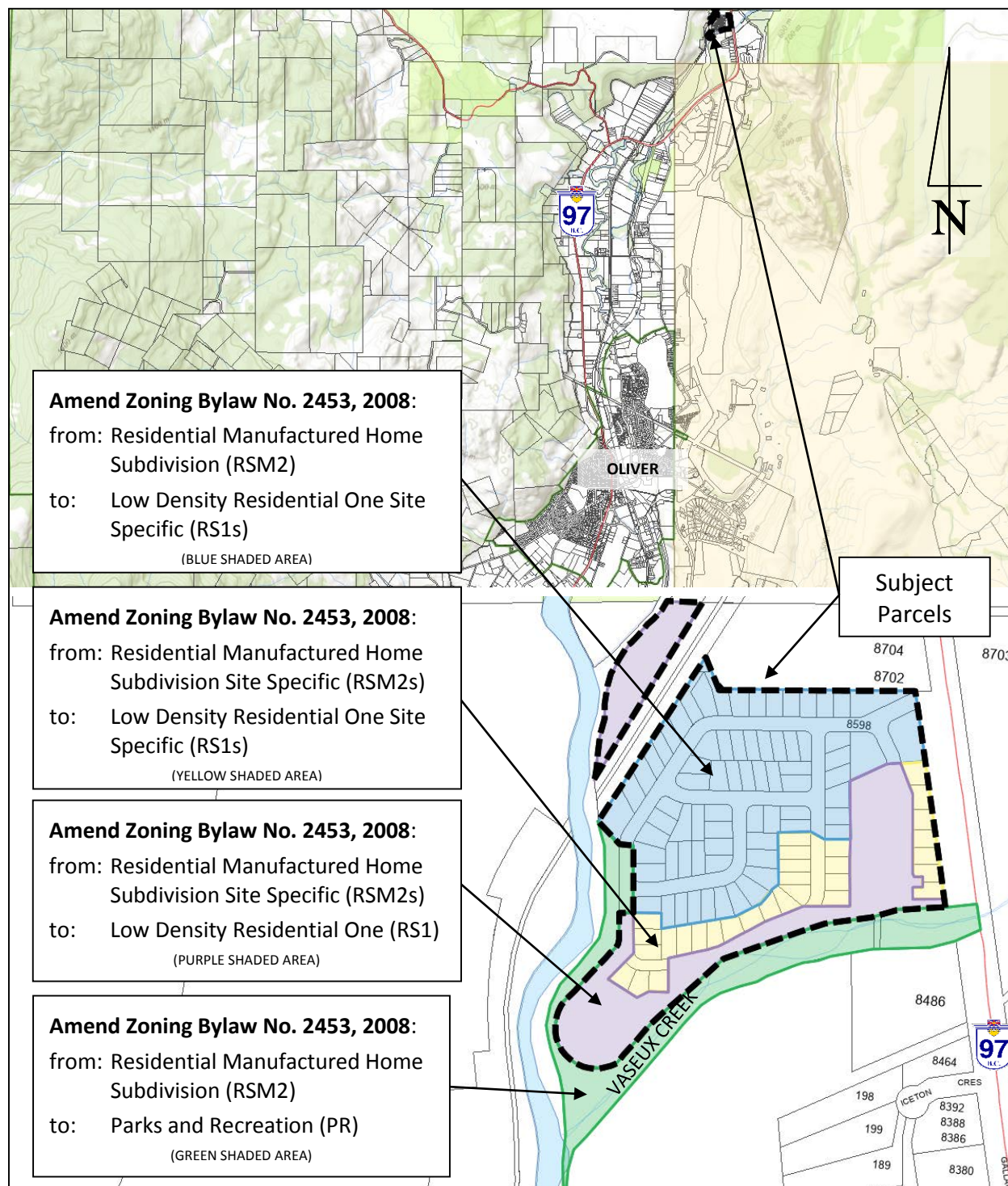
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

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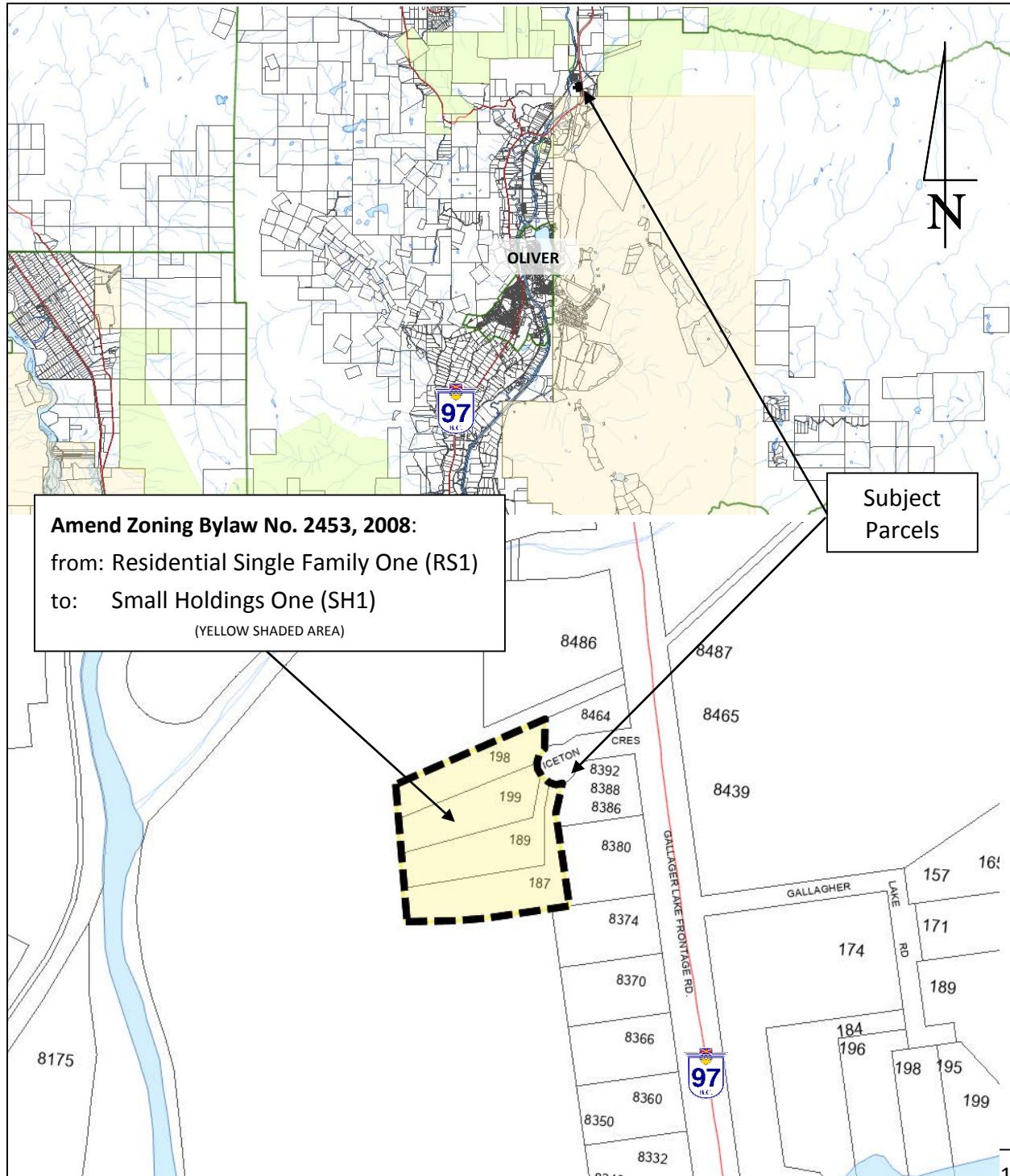
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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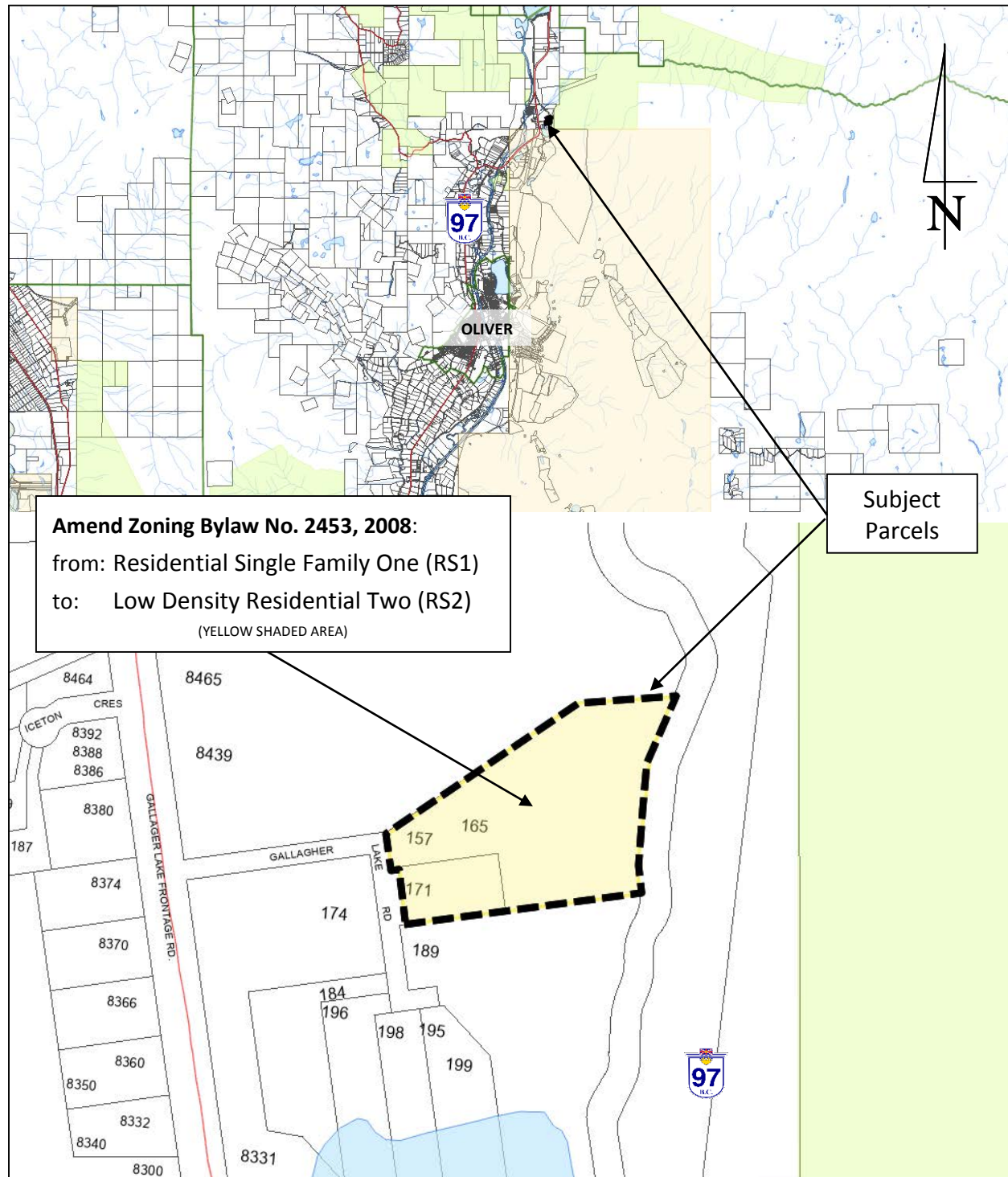
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'C-208'



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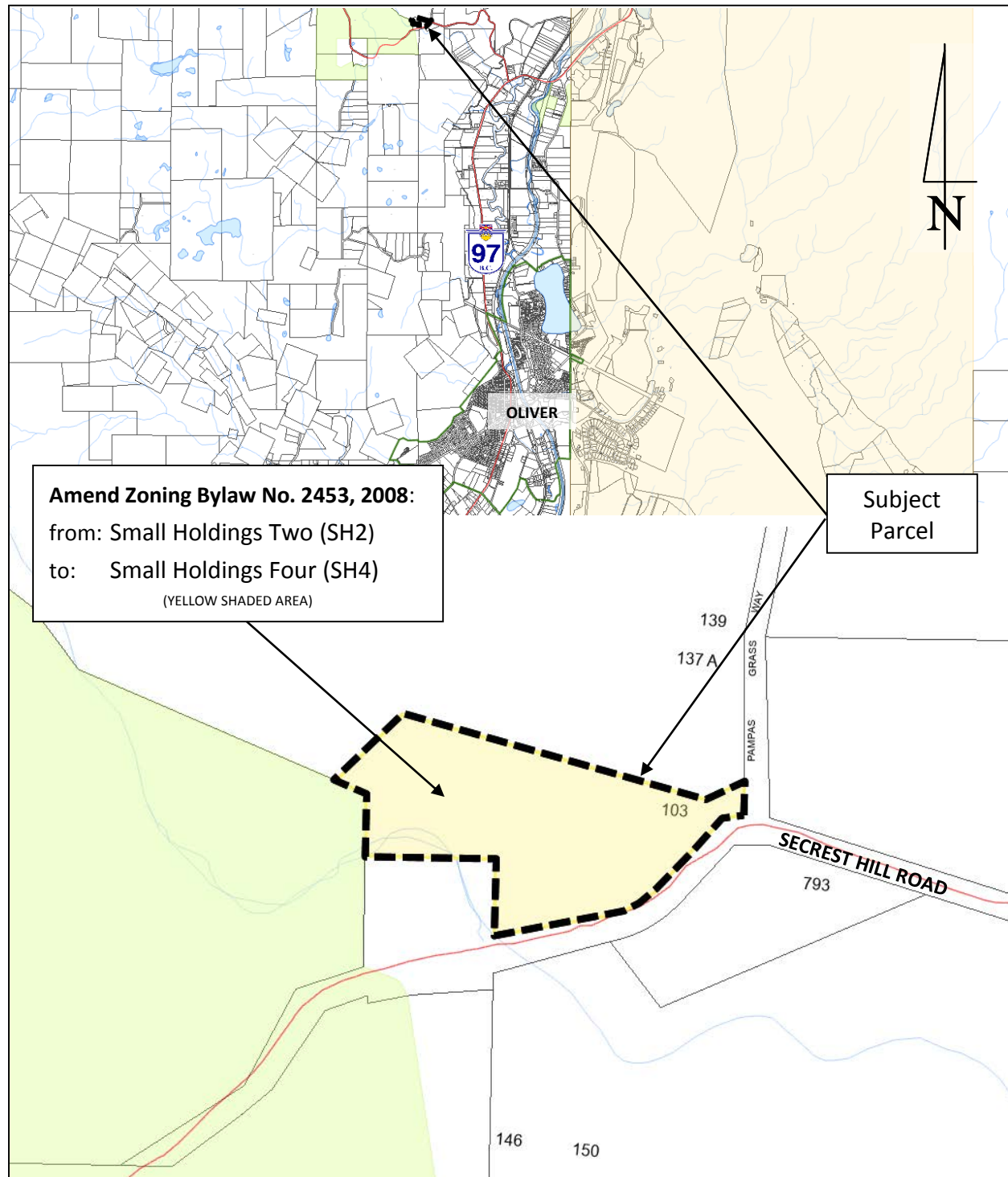
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

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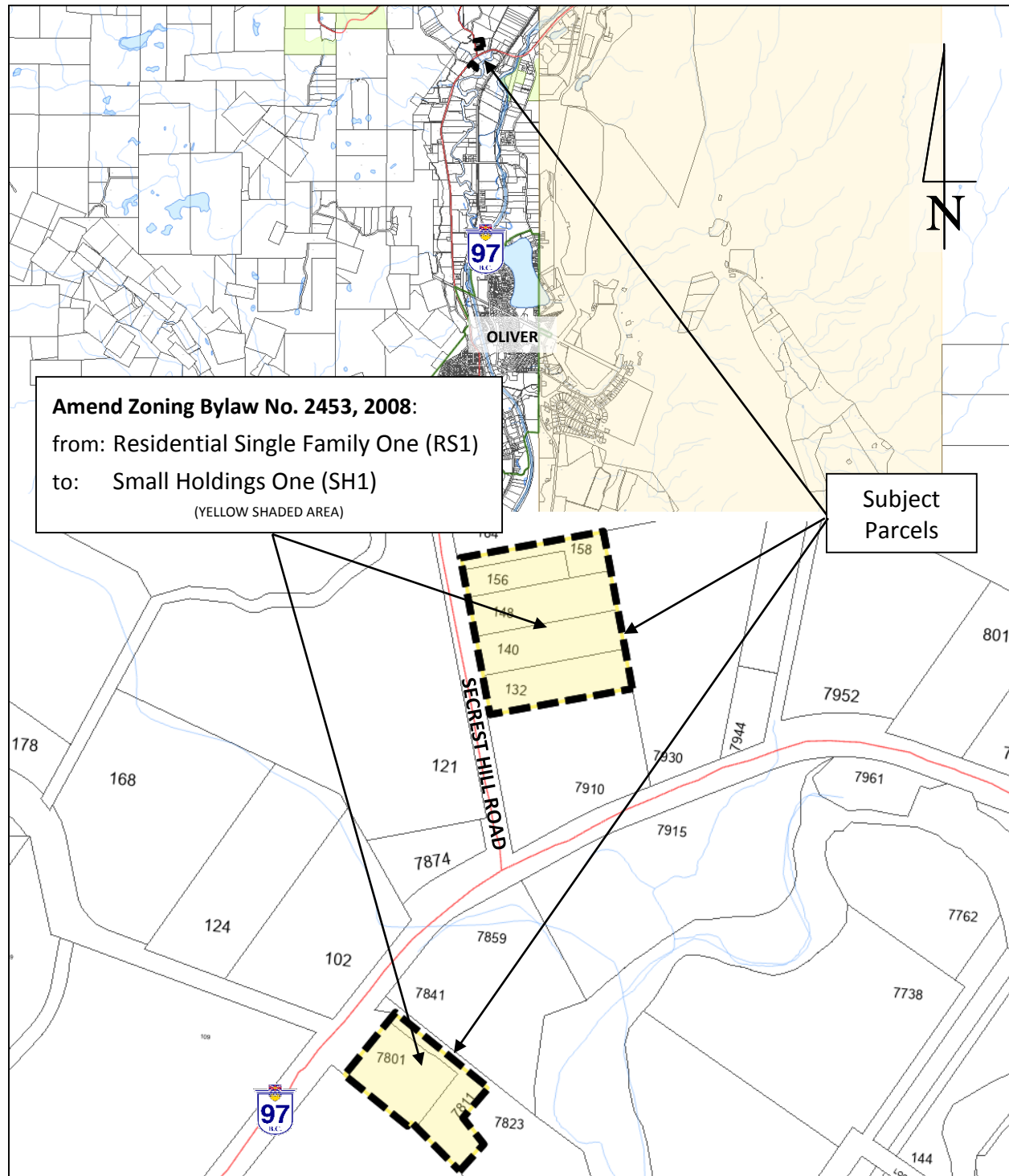
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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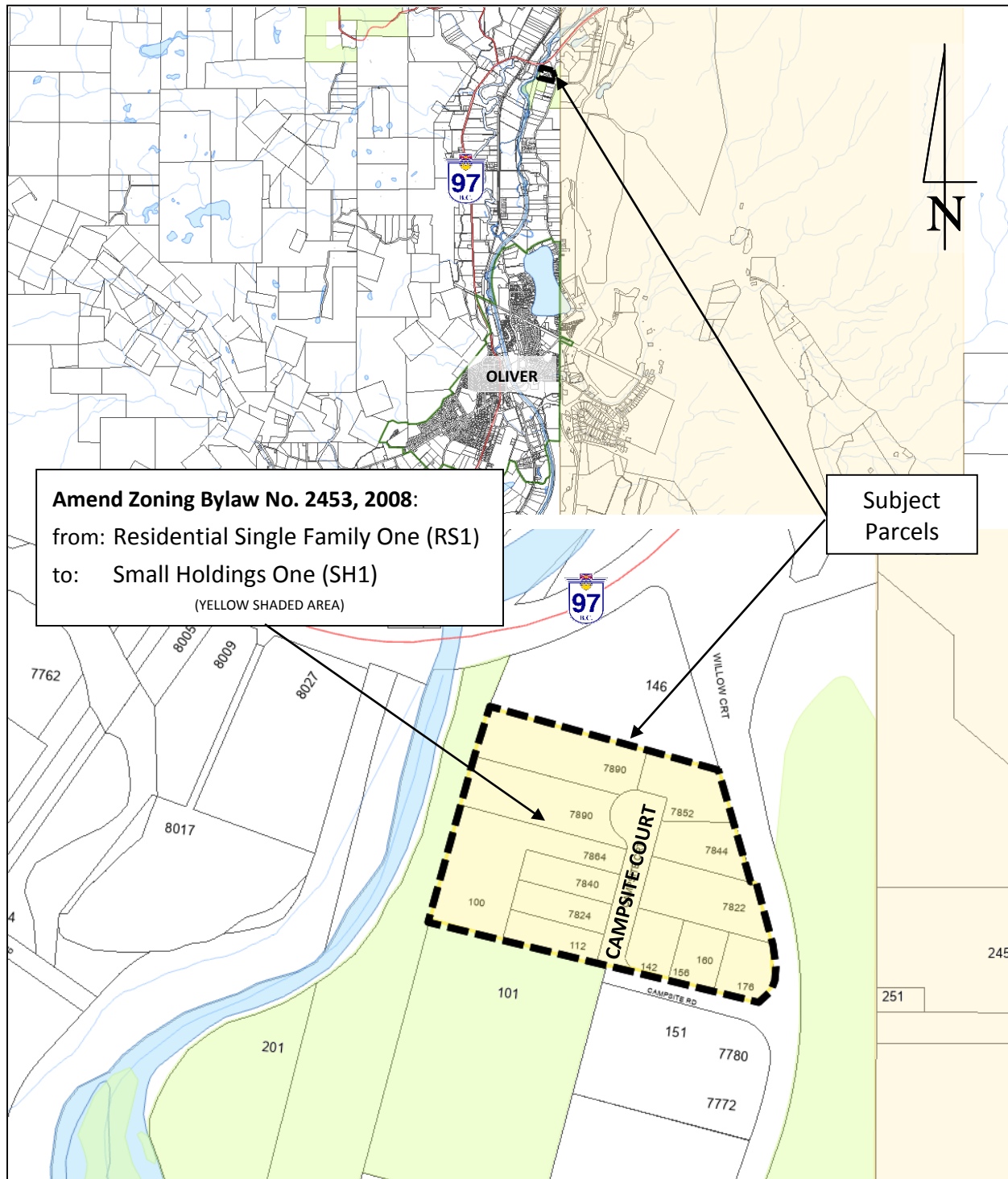
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

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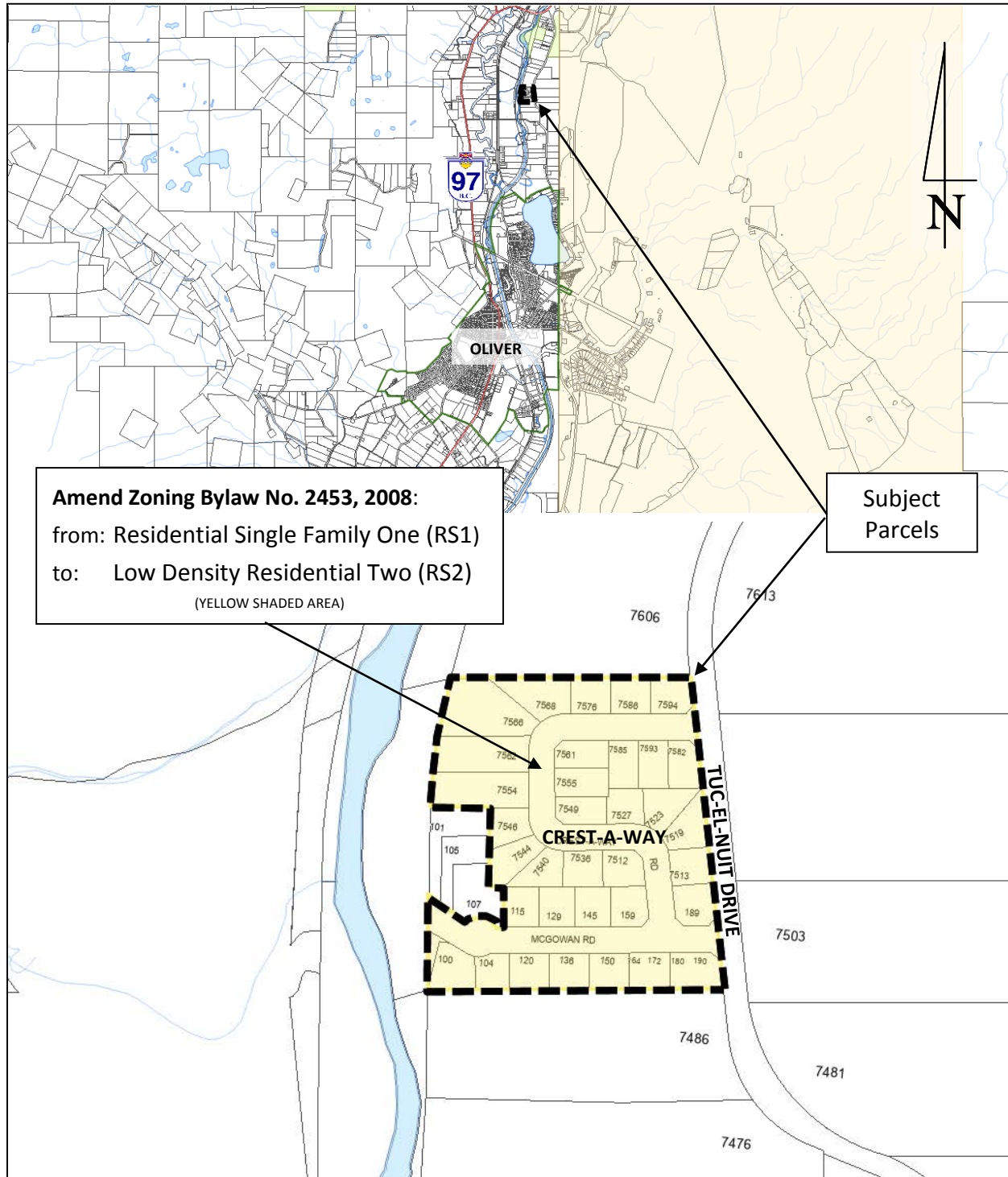
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'C-213'



Regional District of Okanagan-Similkameen

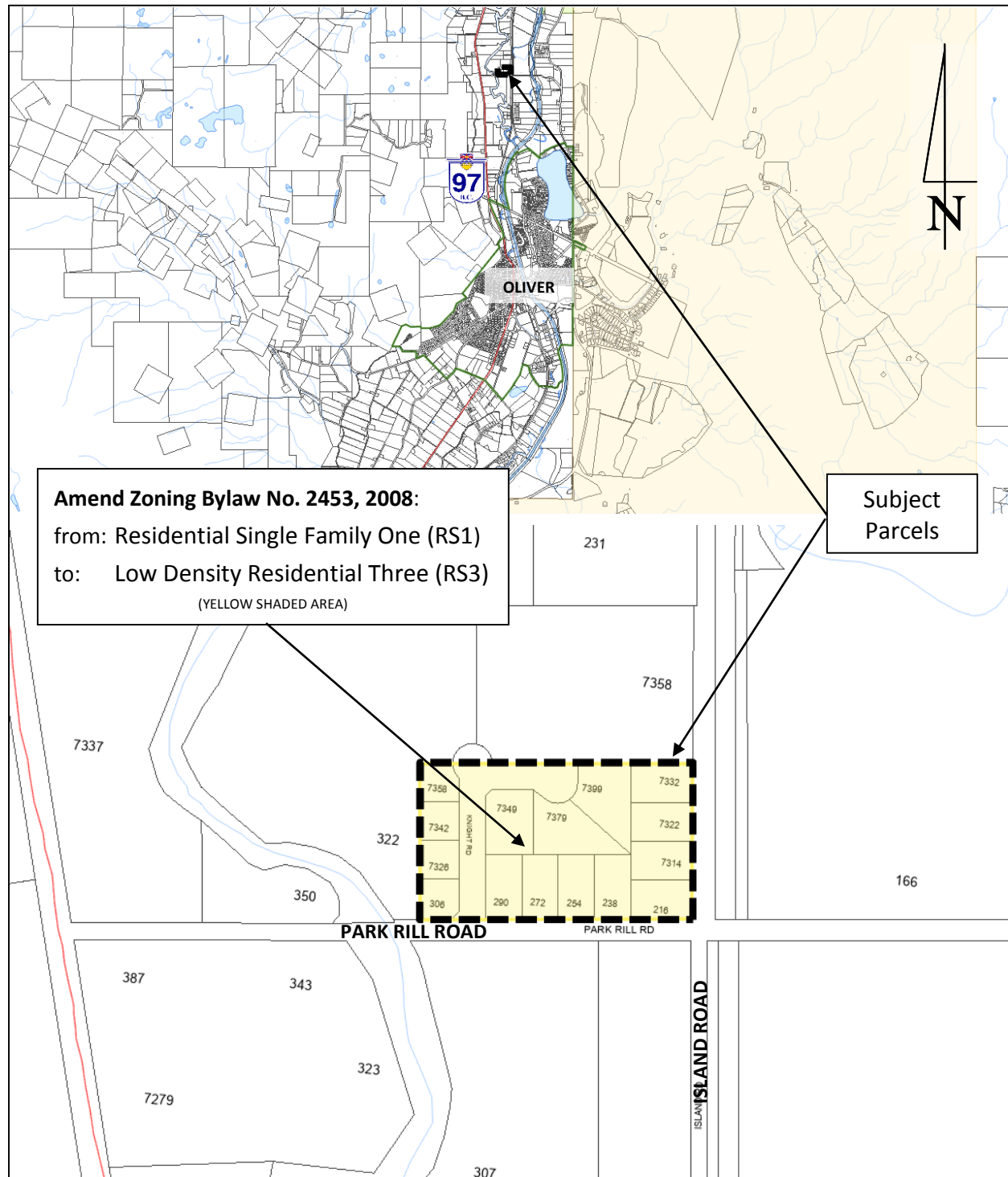
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'C-214'



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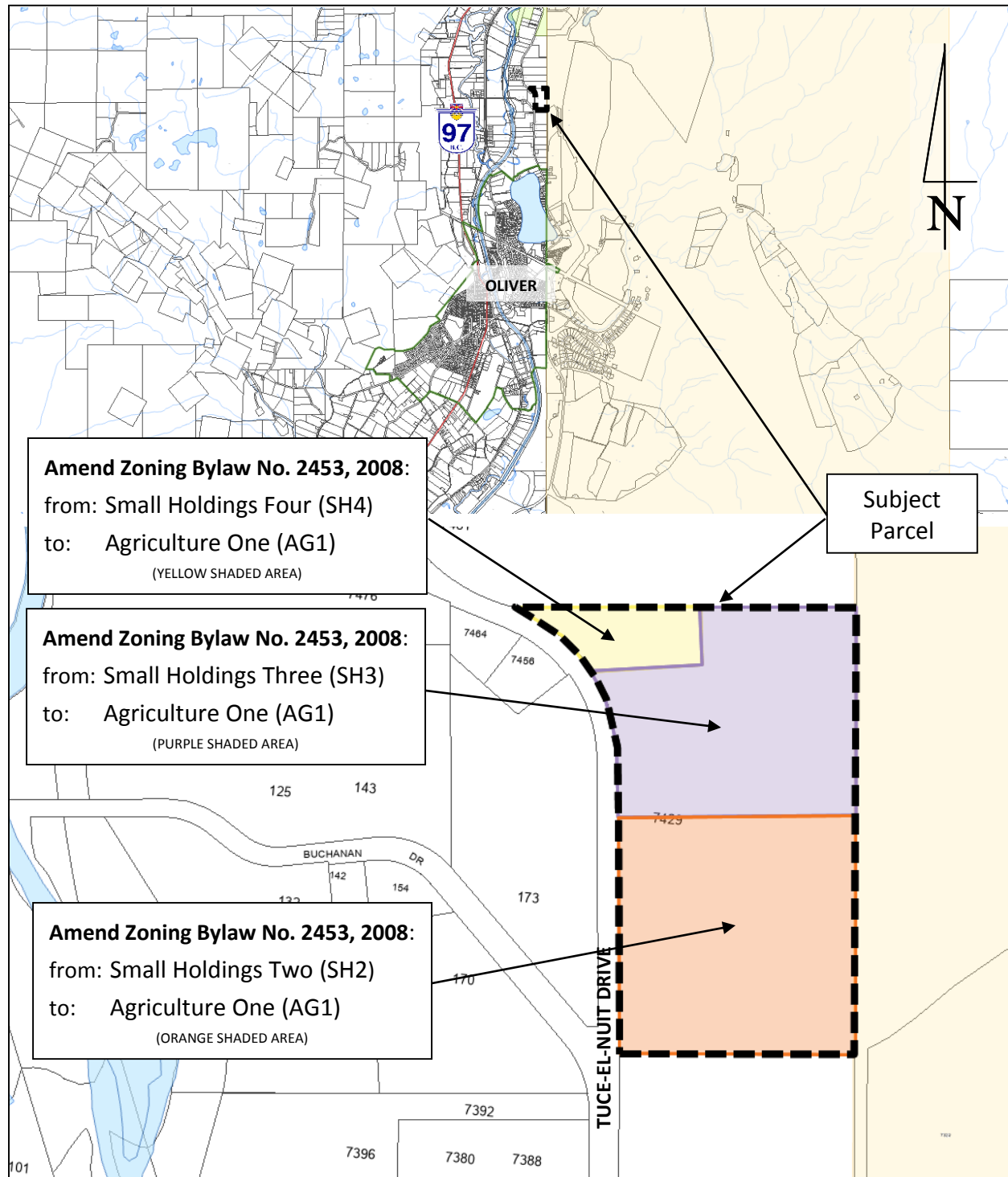
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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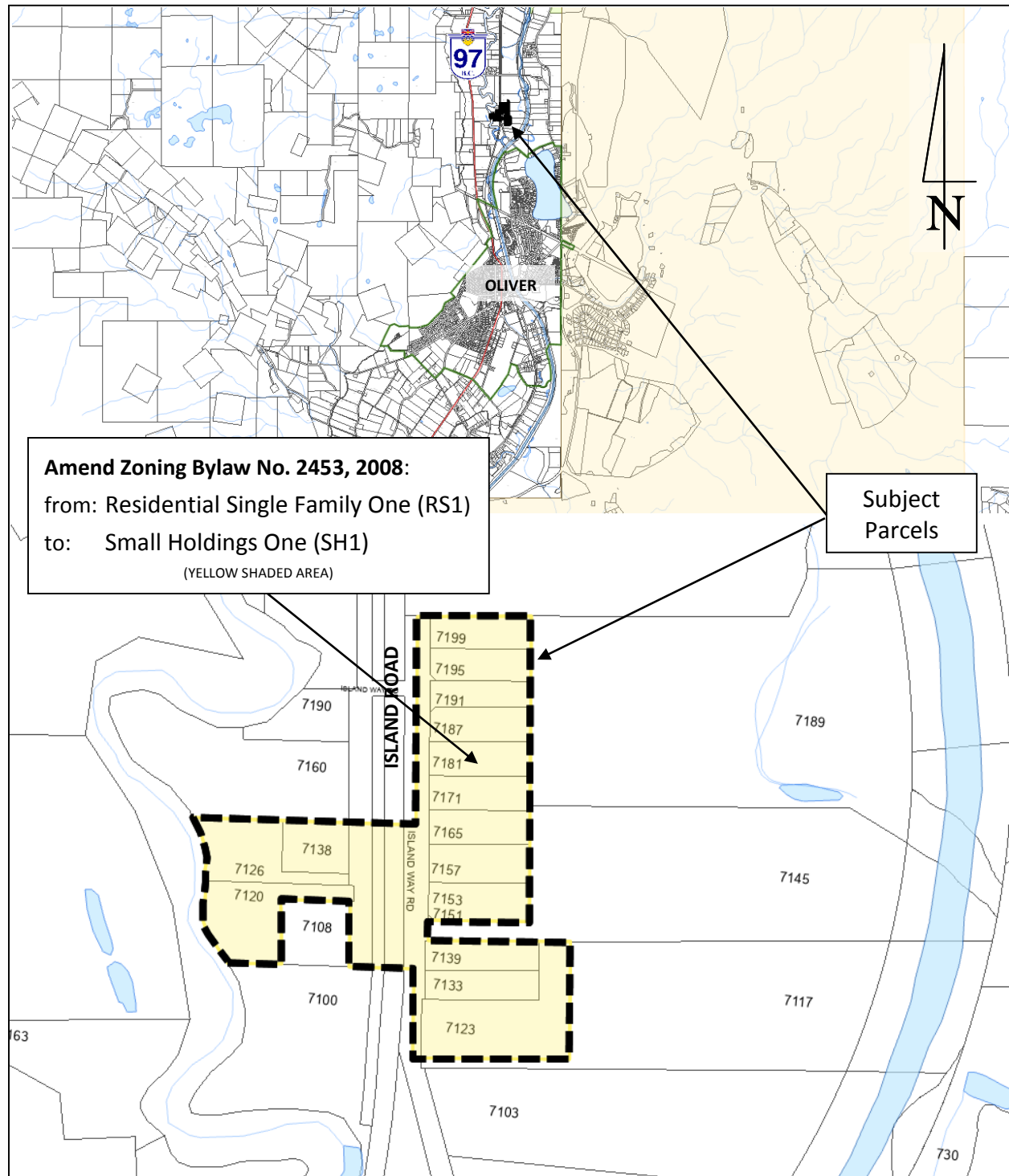
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'C-216'



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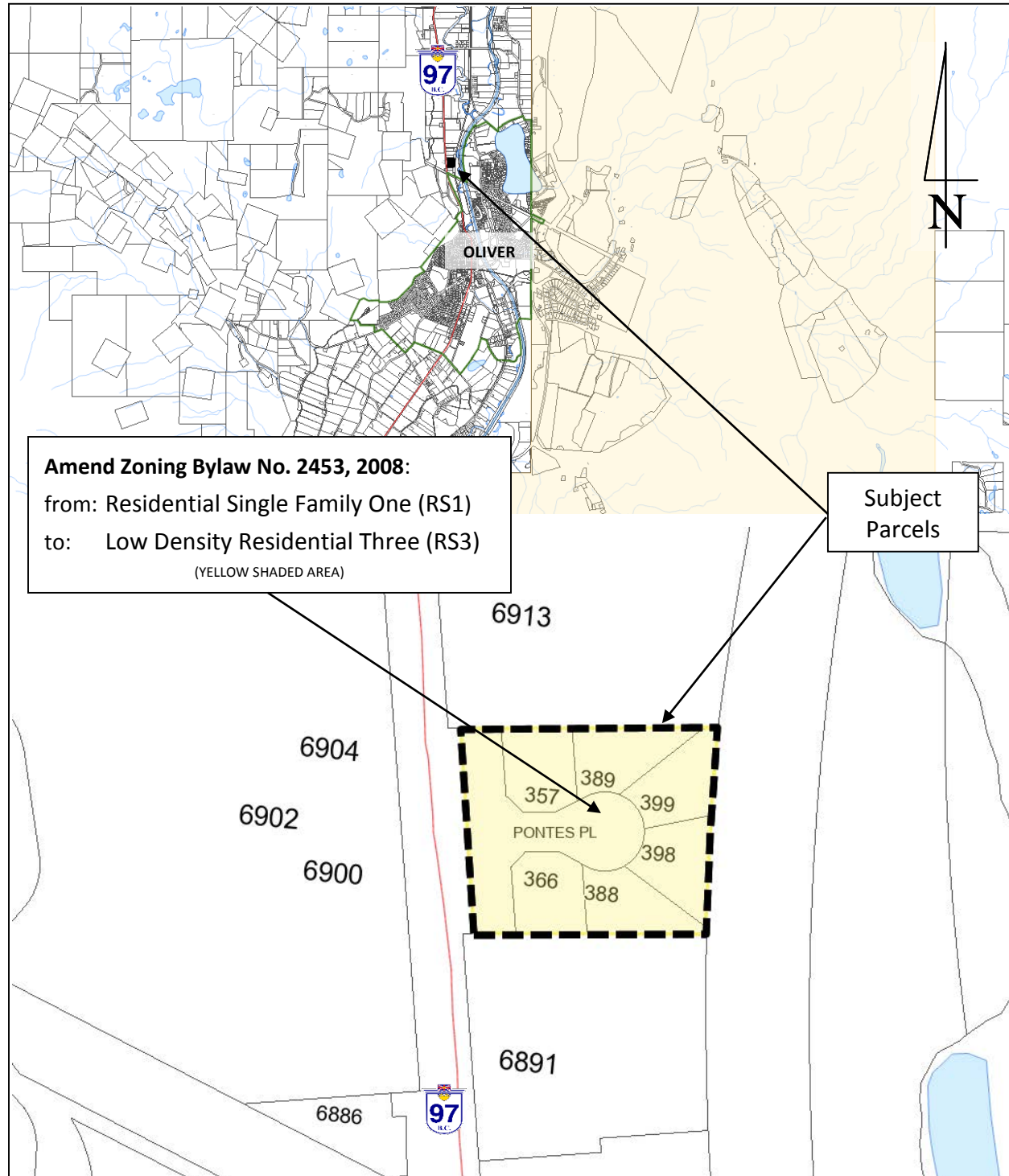
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'C-217'



Regional District of Okanagan-Similkameen

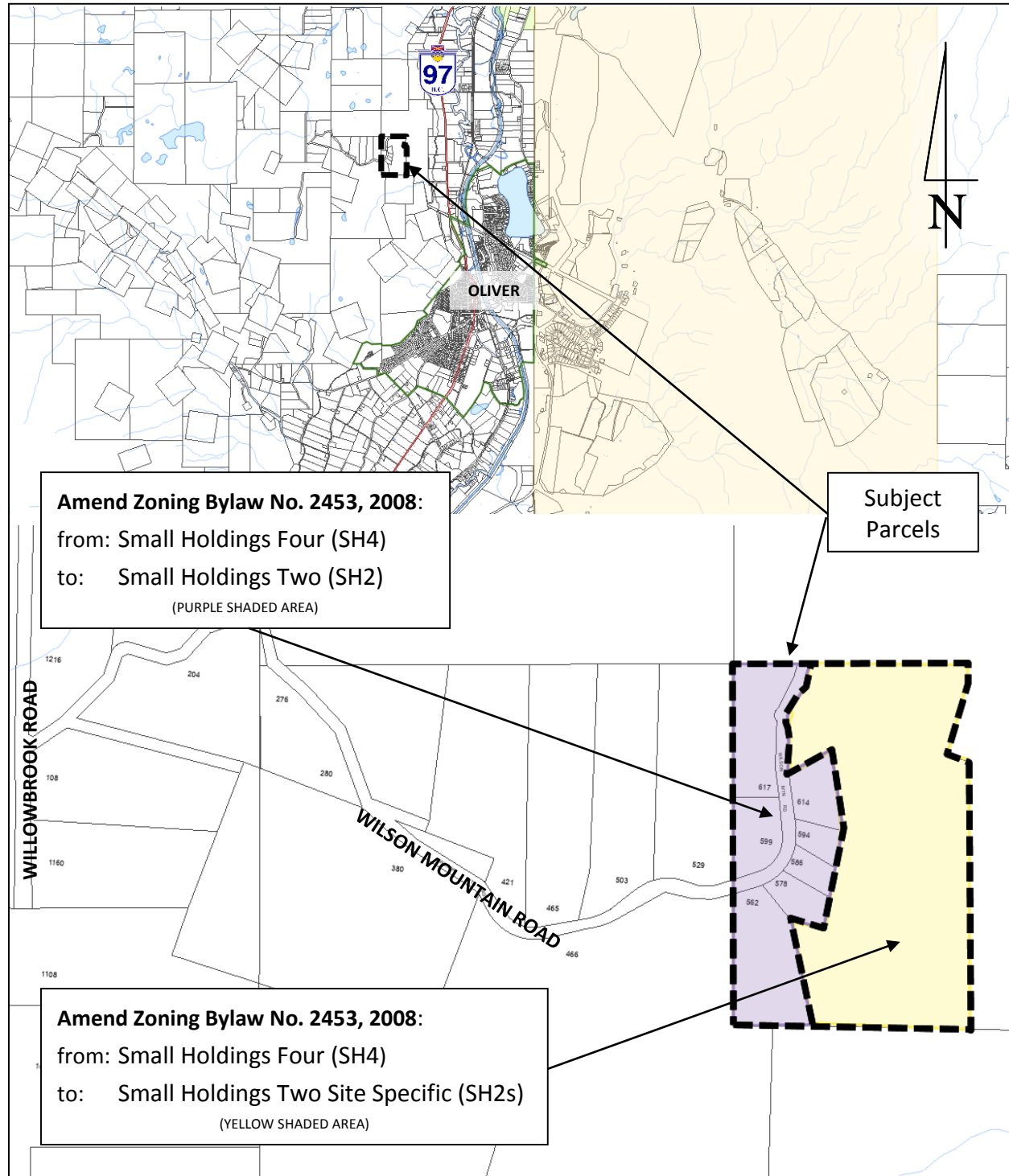
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'C-218'



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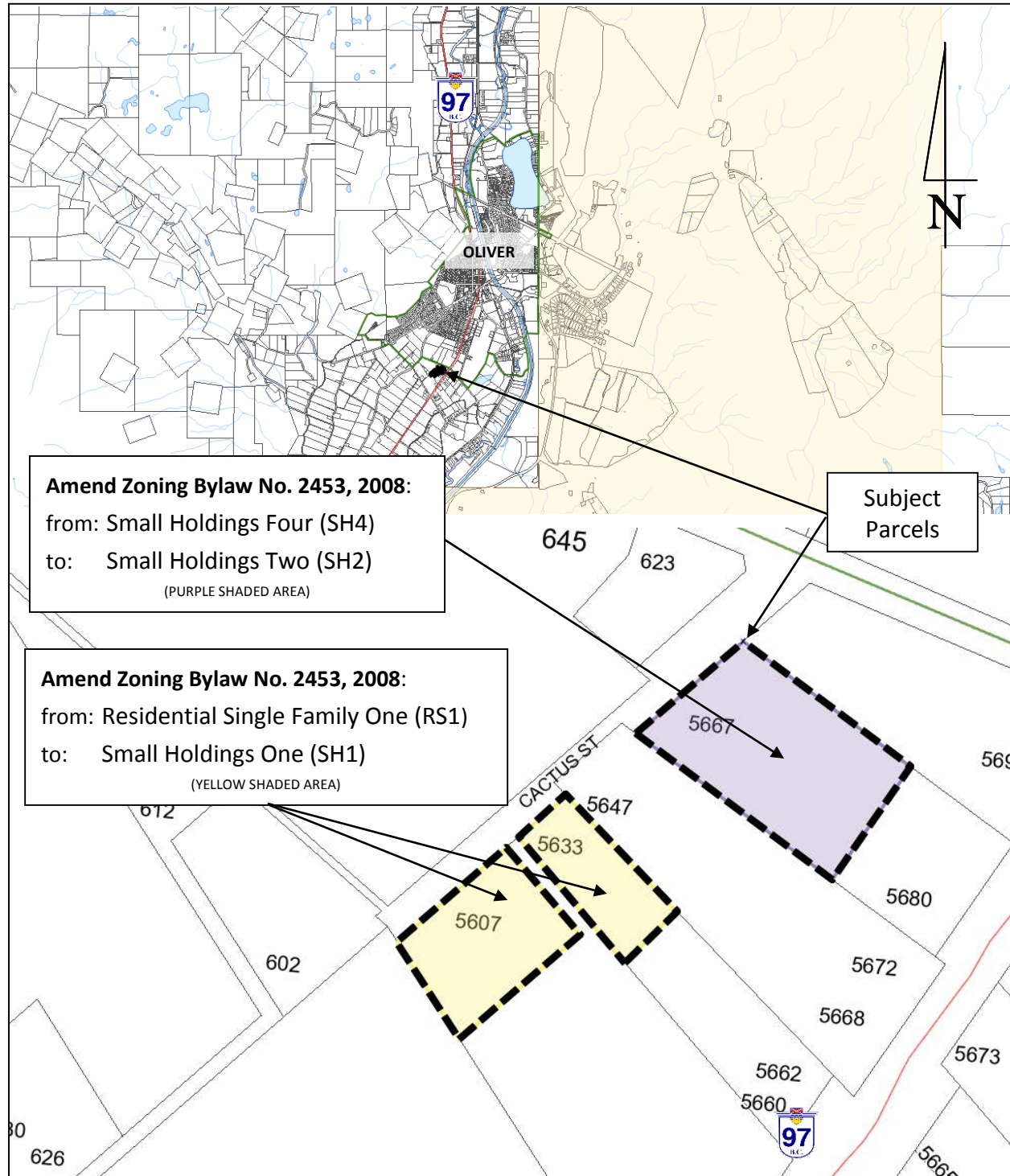
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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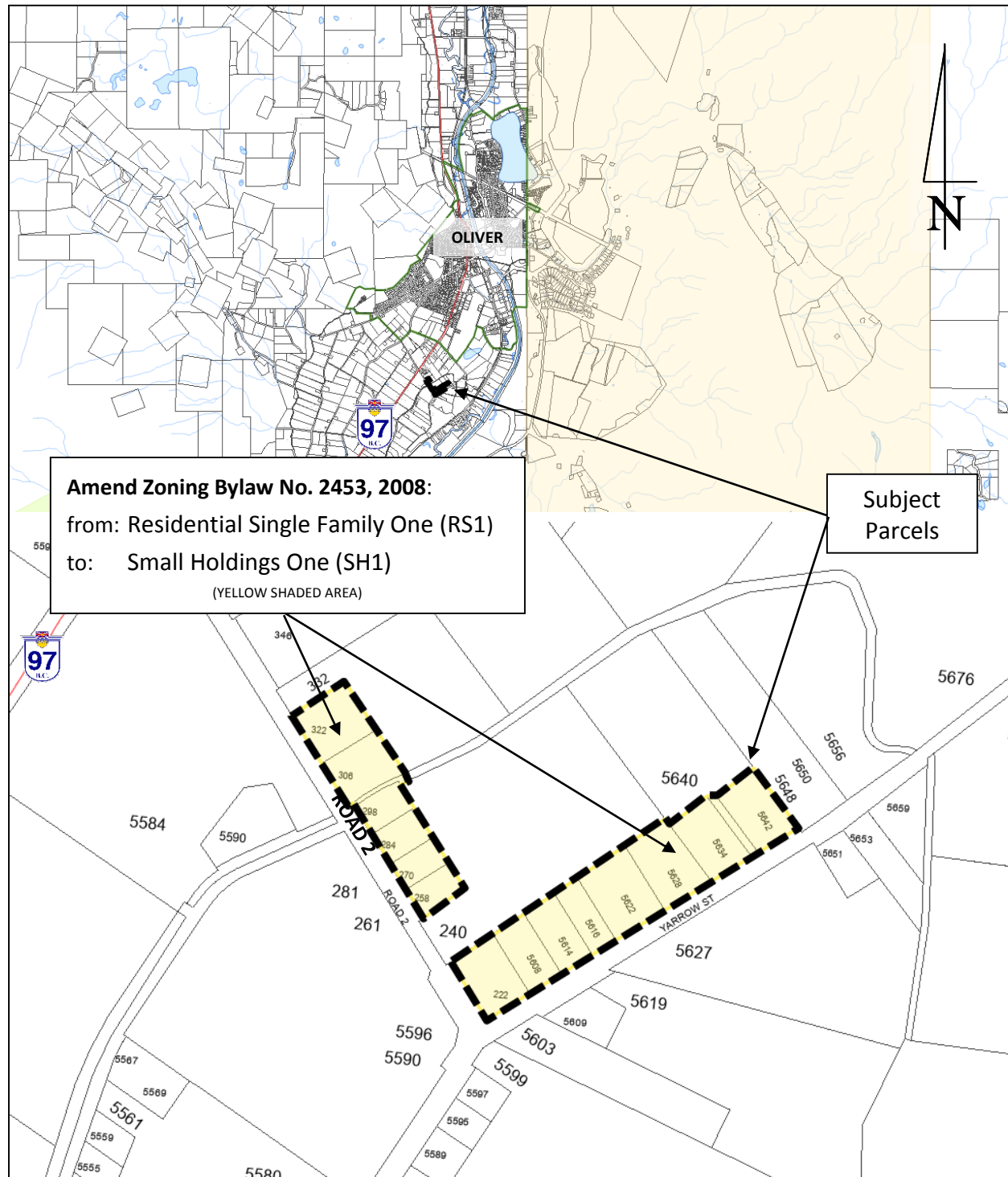
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'C-221'



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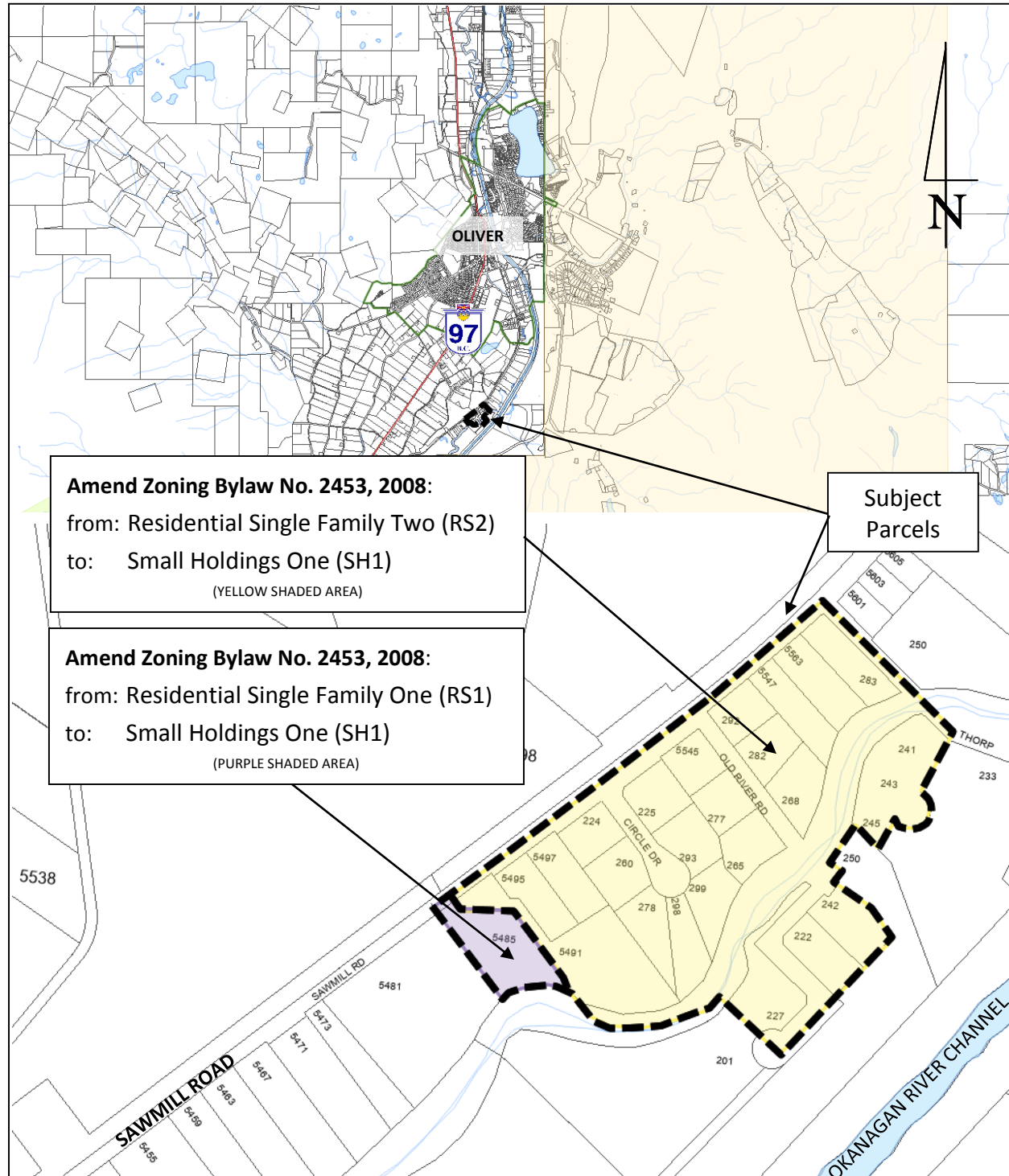
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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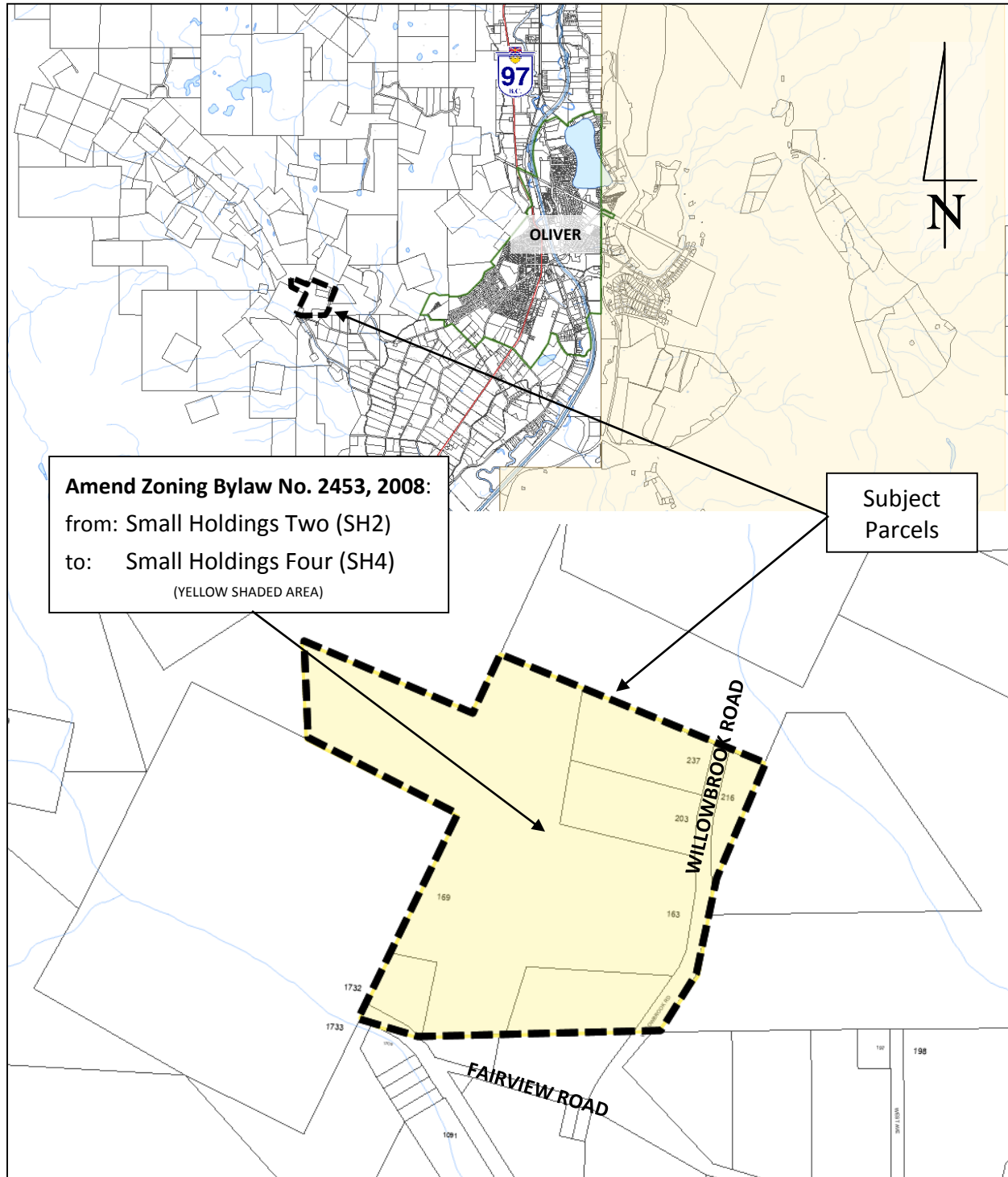
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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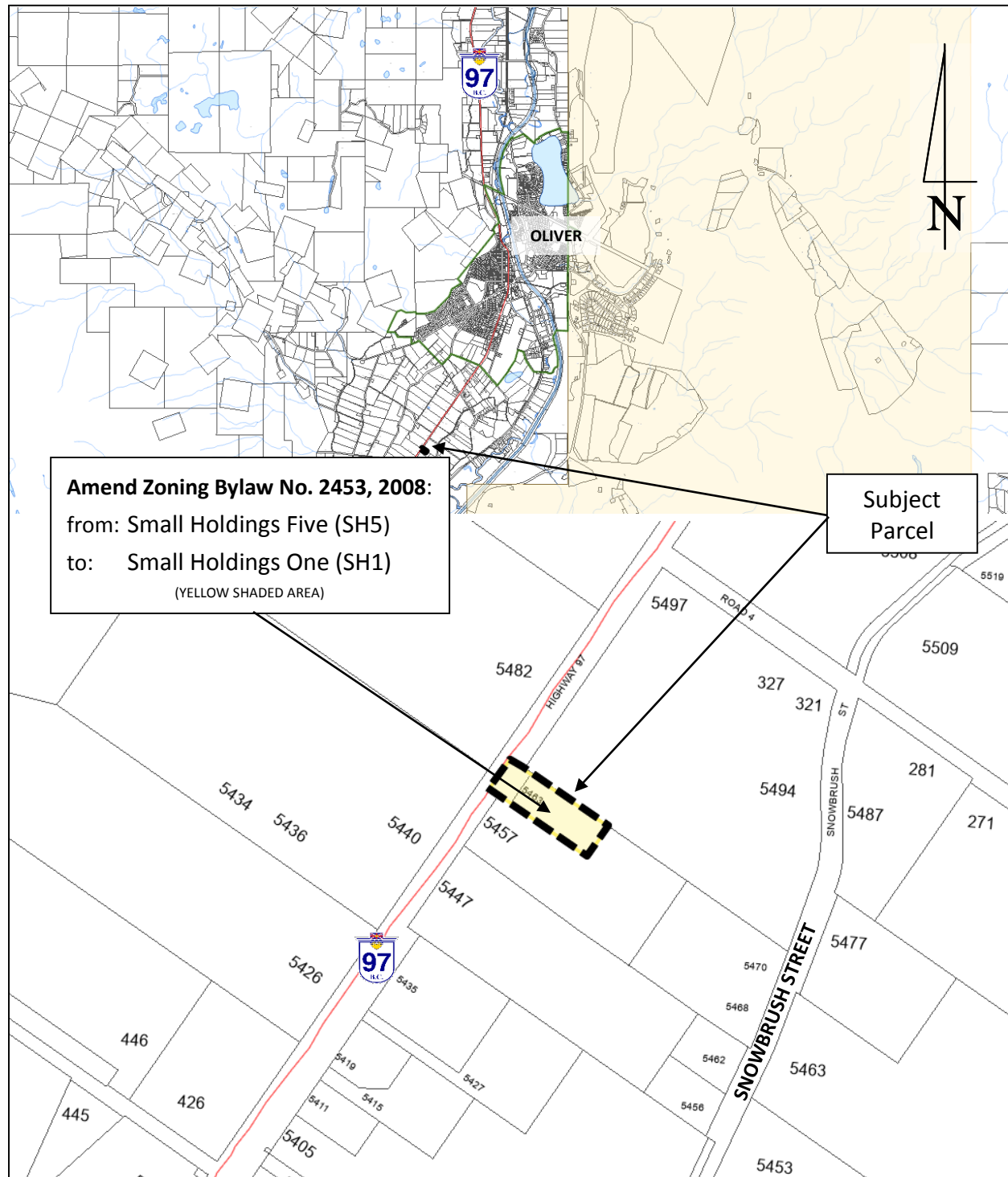
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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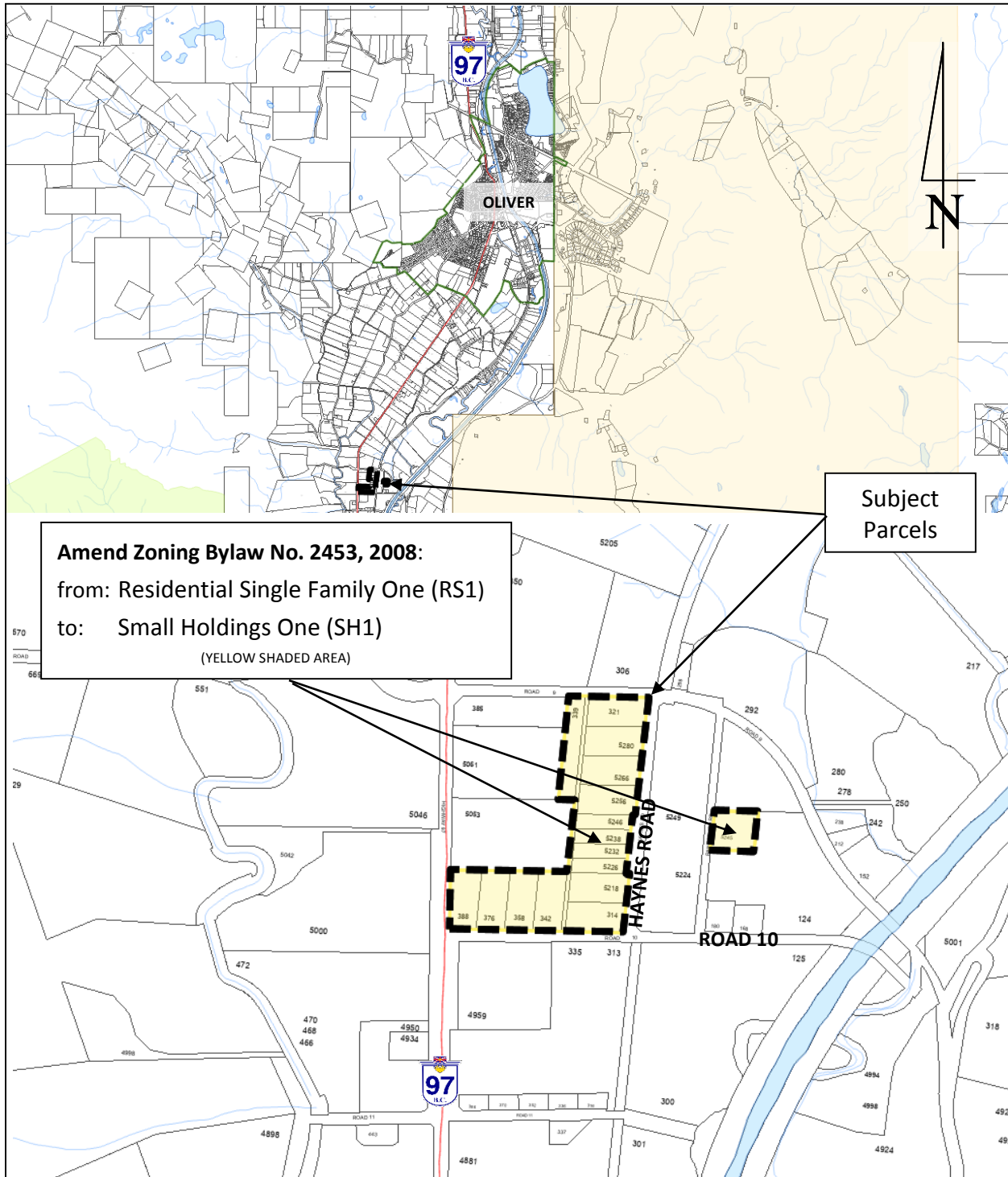
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

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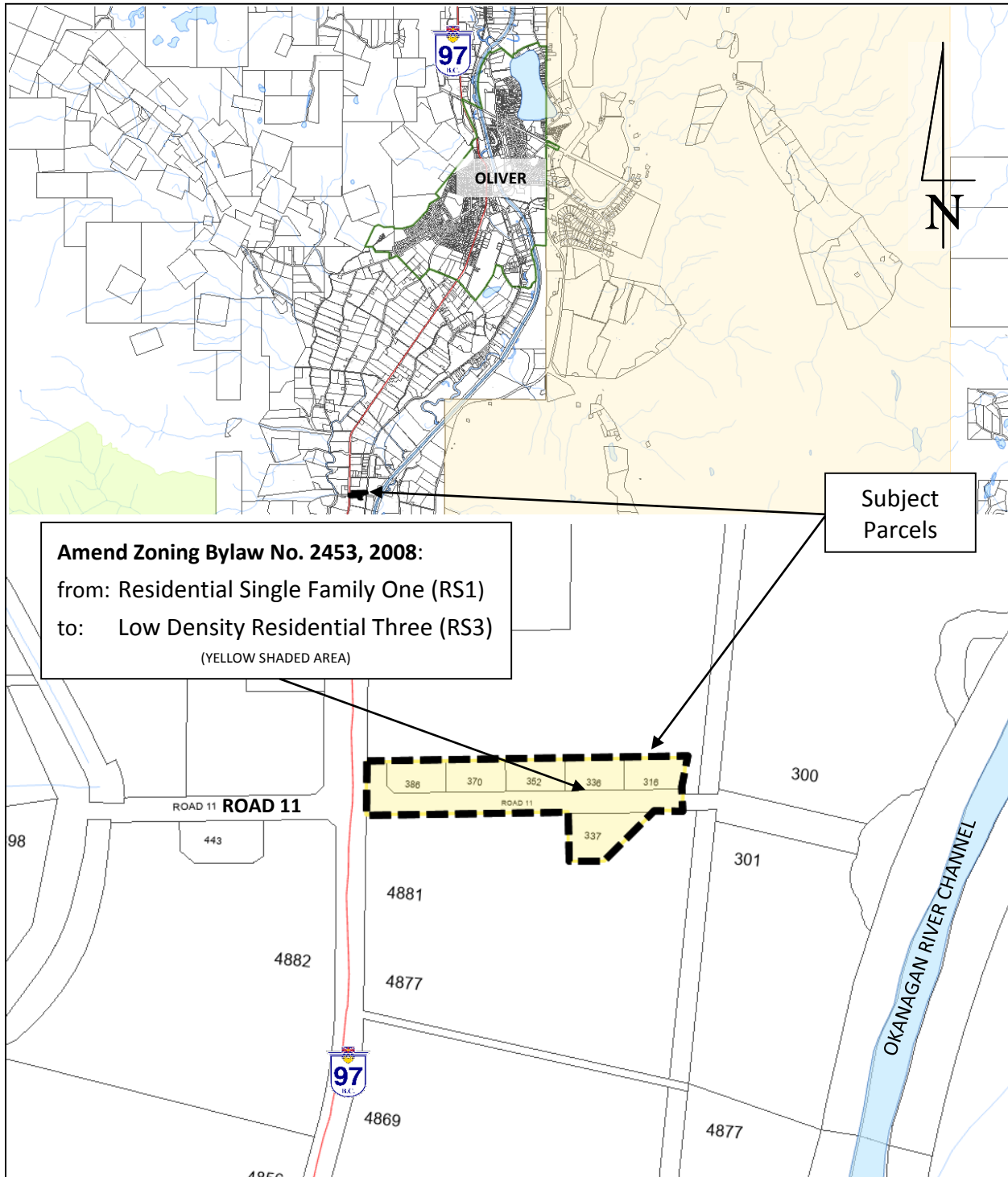
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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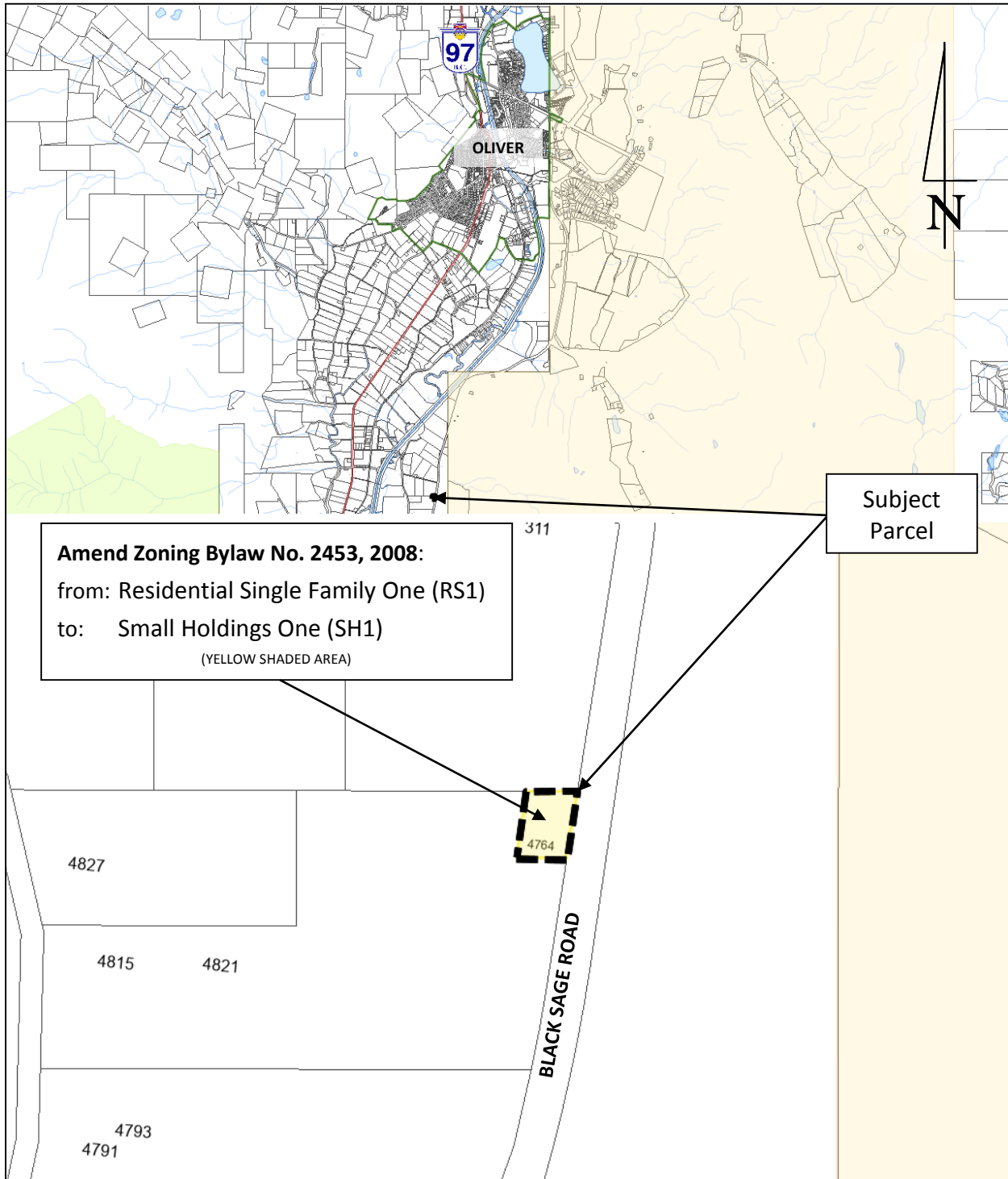
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'C-227'



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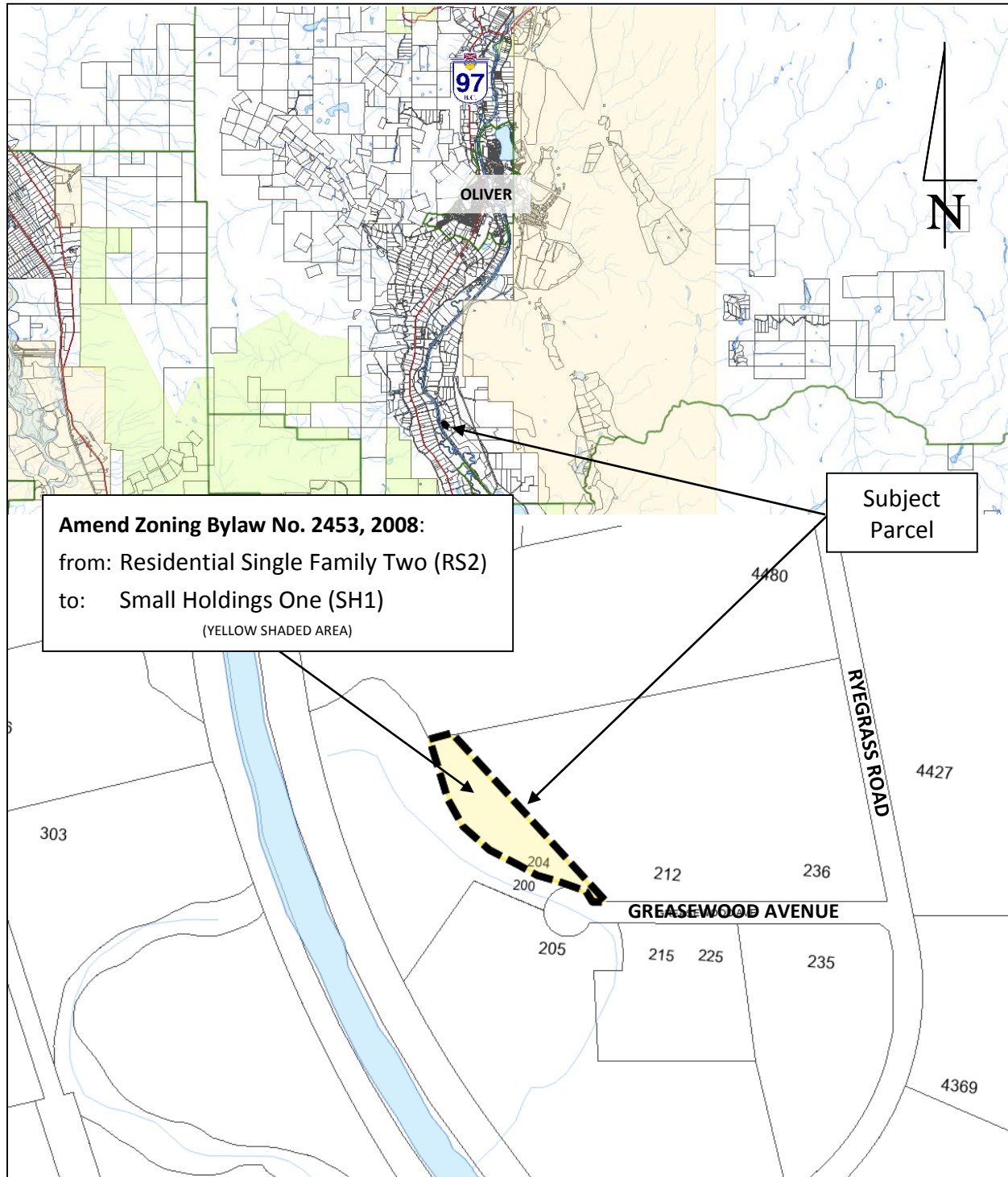
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Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'C-229'



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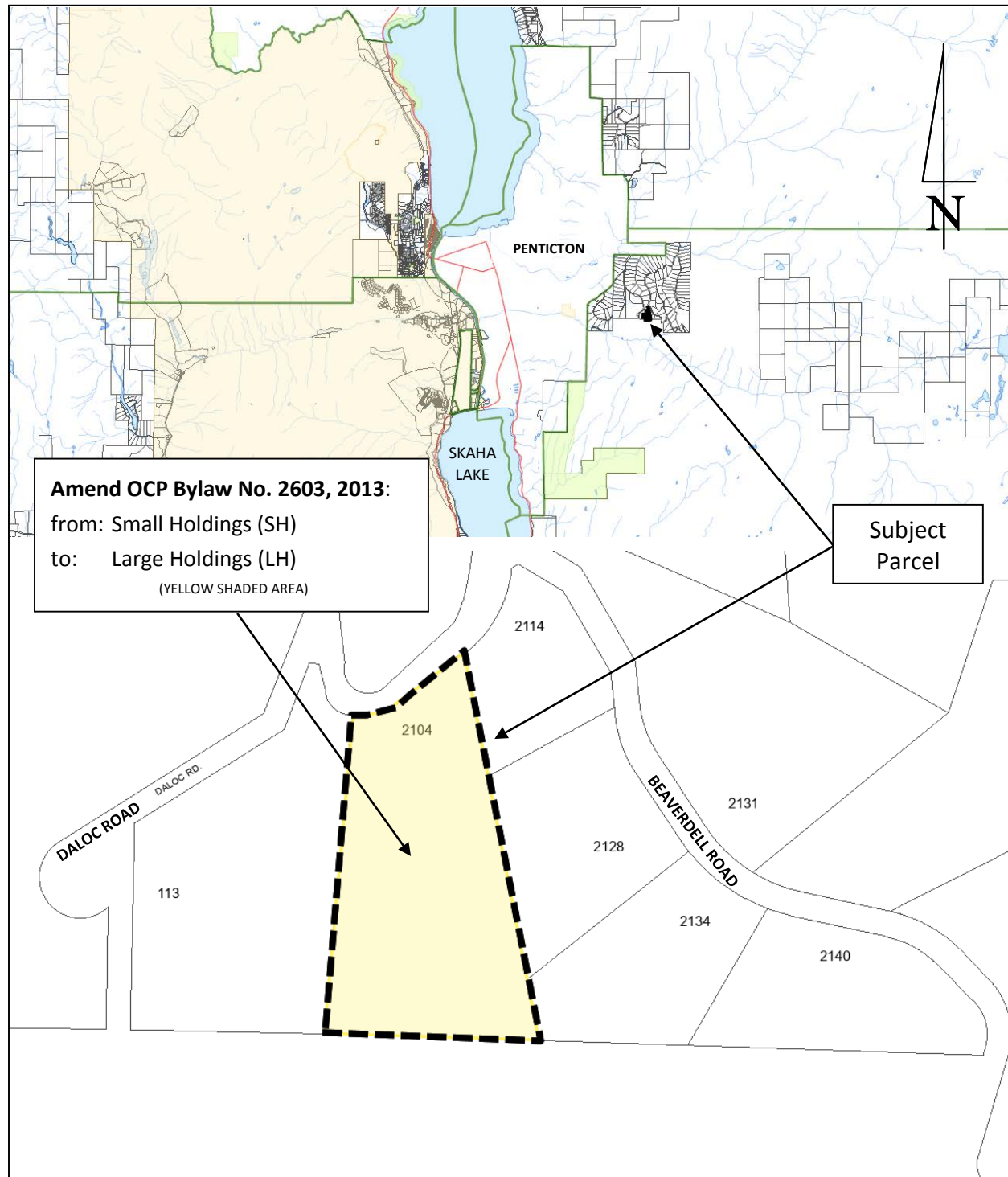
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Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'D-101'



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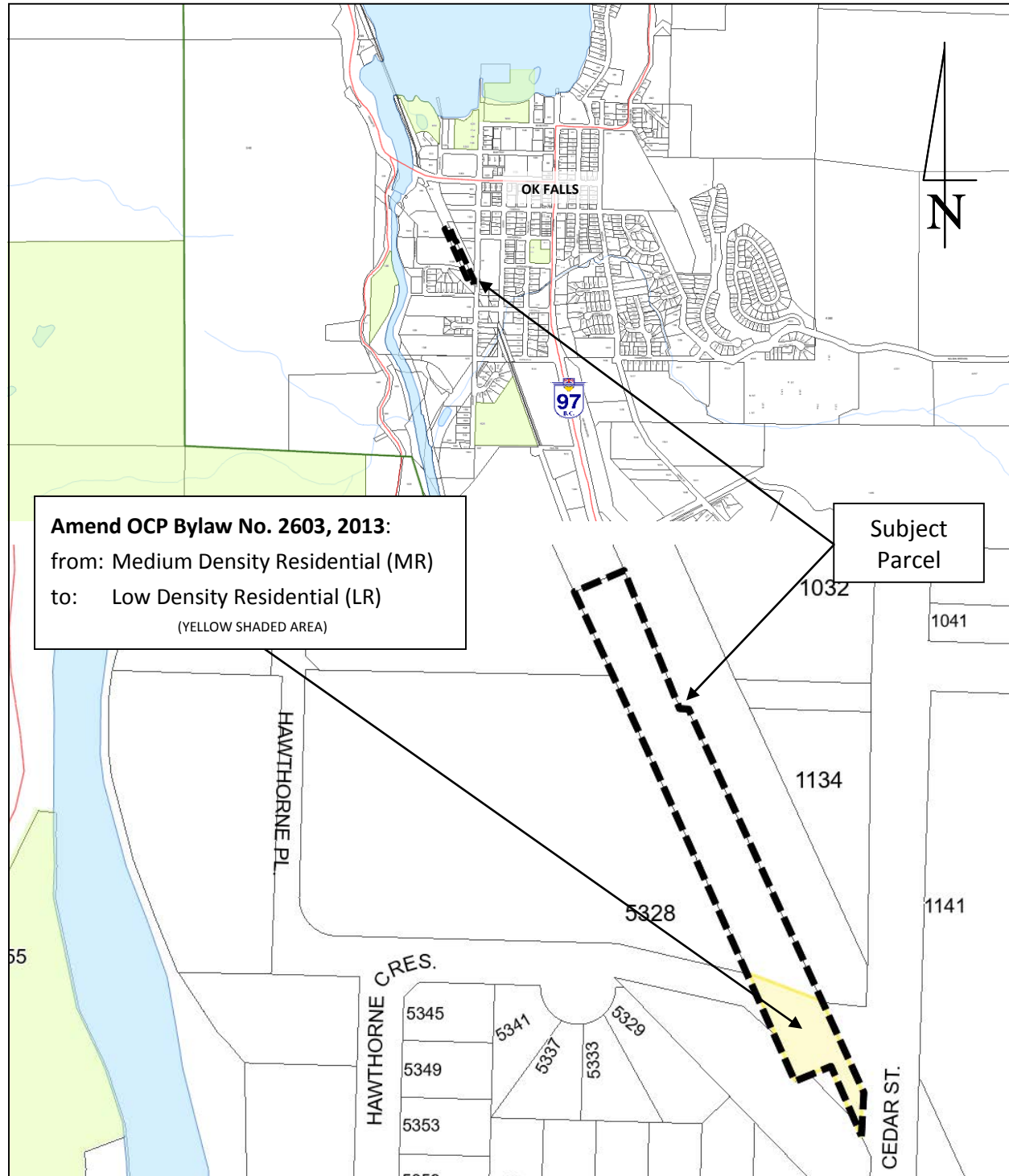
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'D-103'



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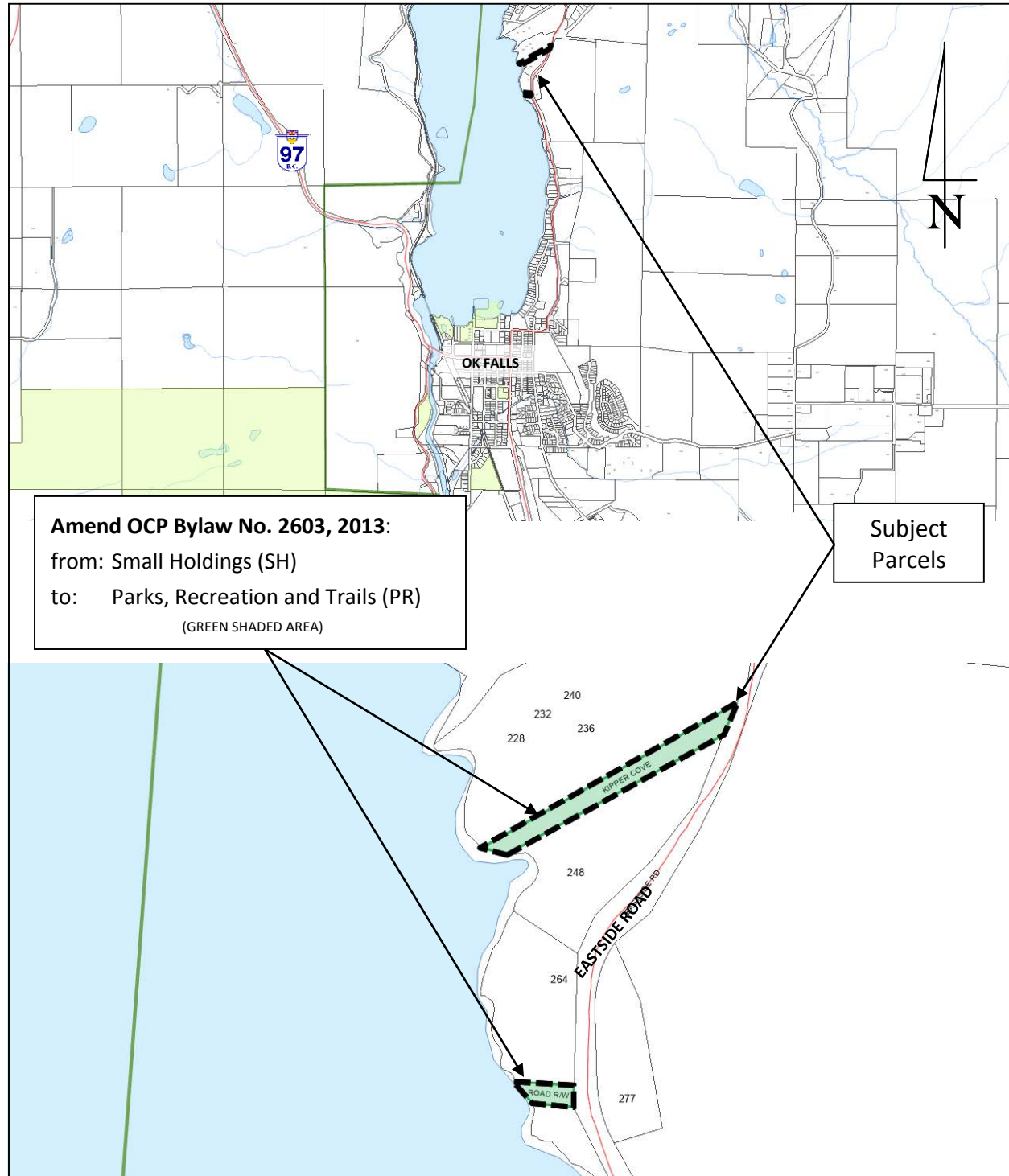
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'D-104'



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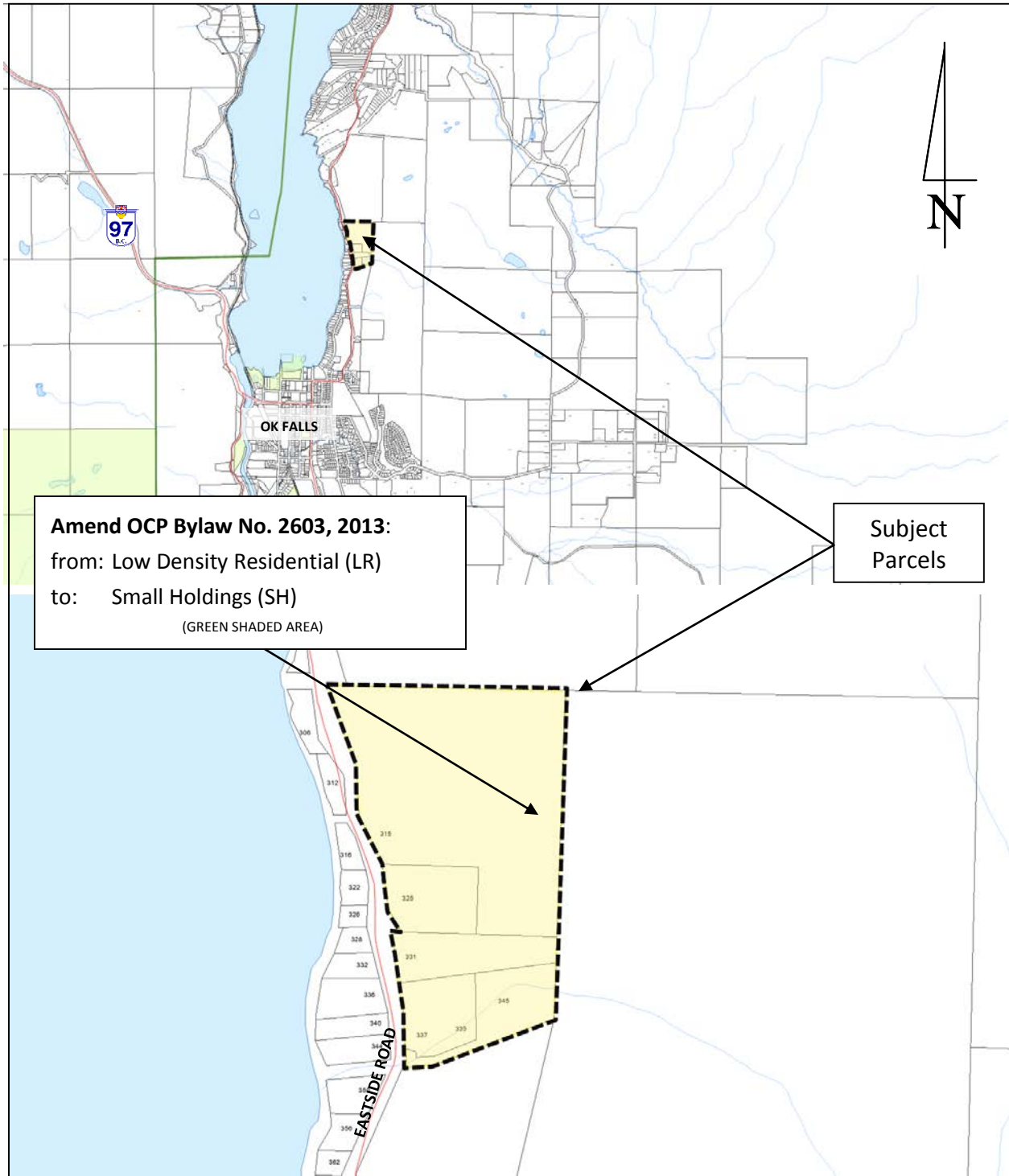
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'D-105'



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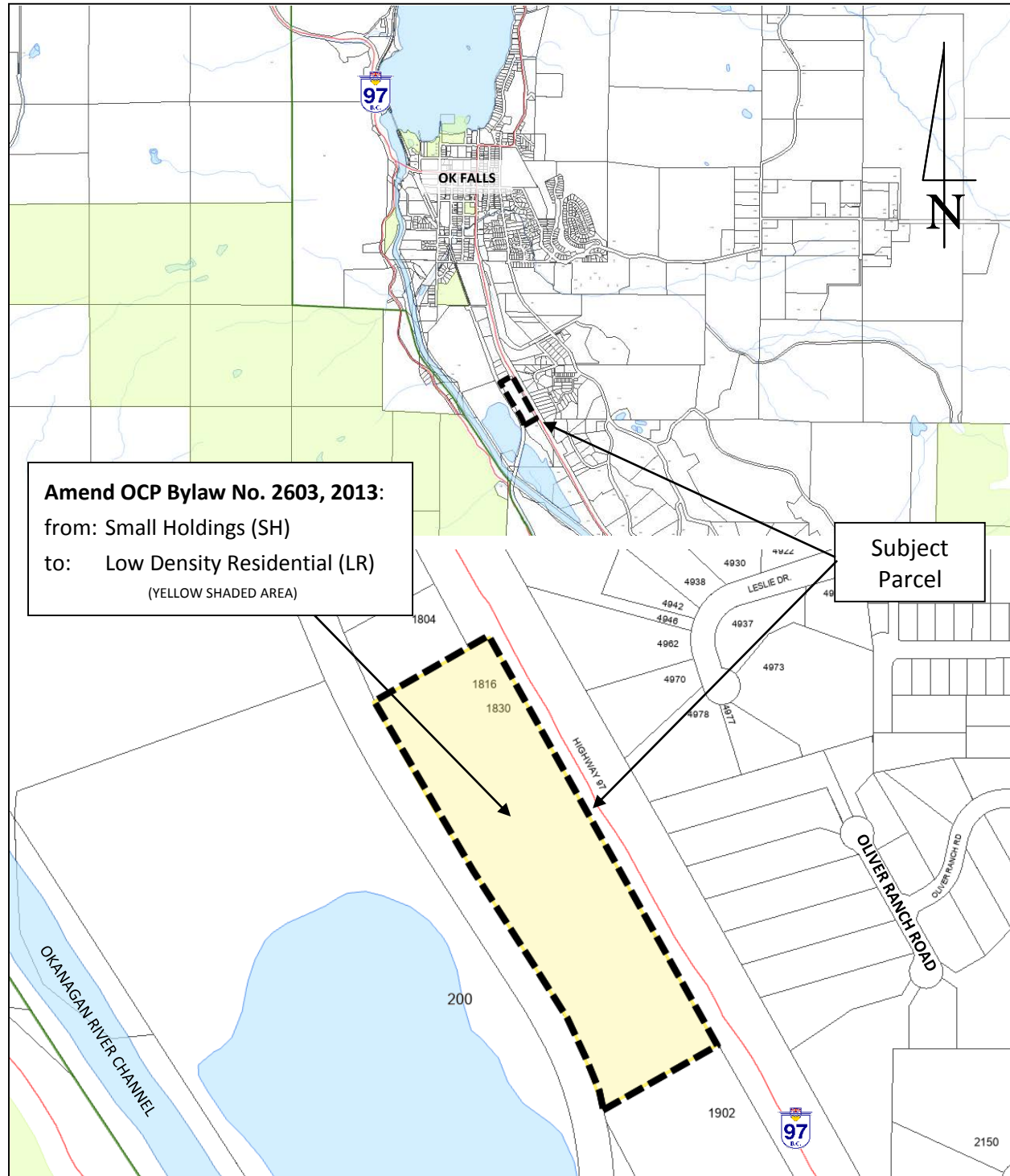
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'D-106



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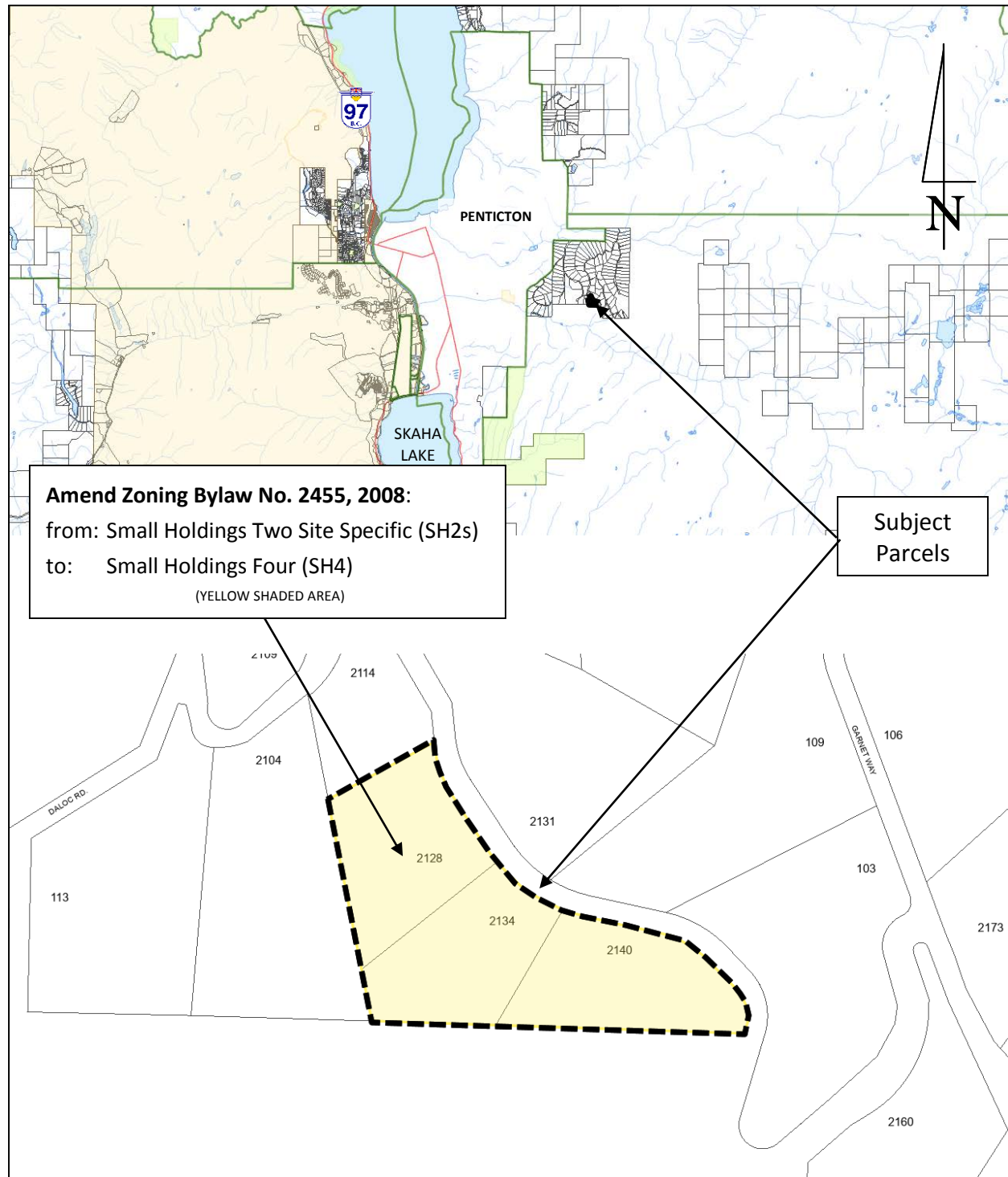
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Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'D-201'



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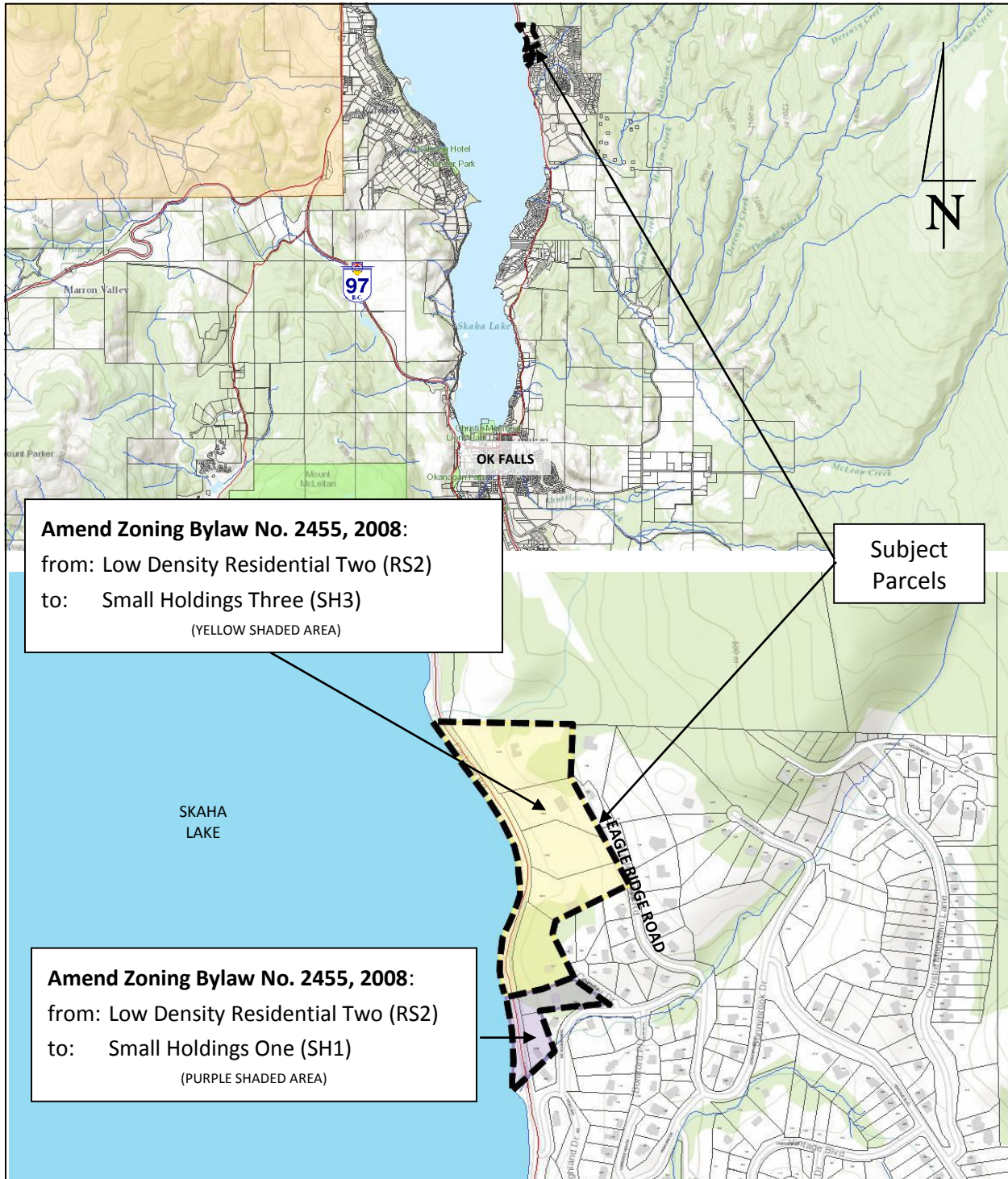
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Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'D-202'



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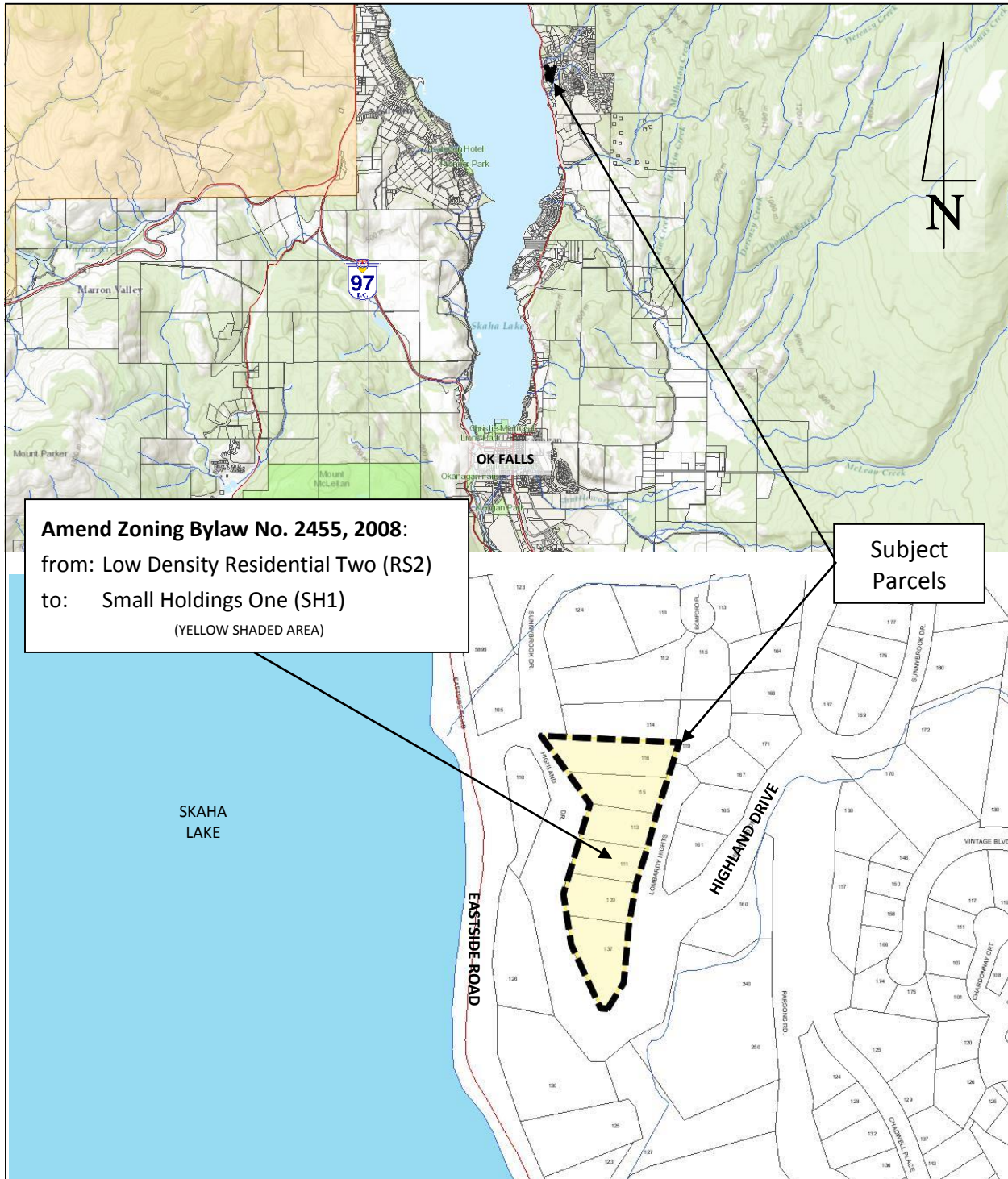
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Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'D-203'



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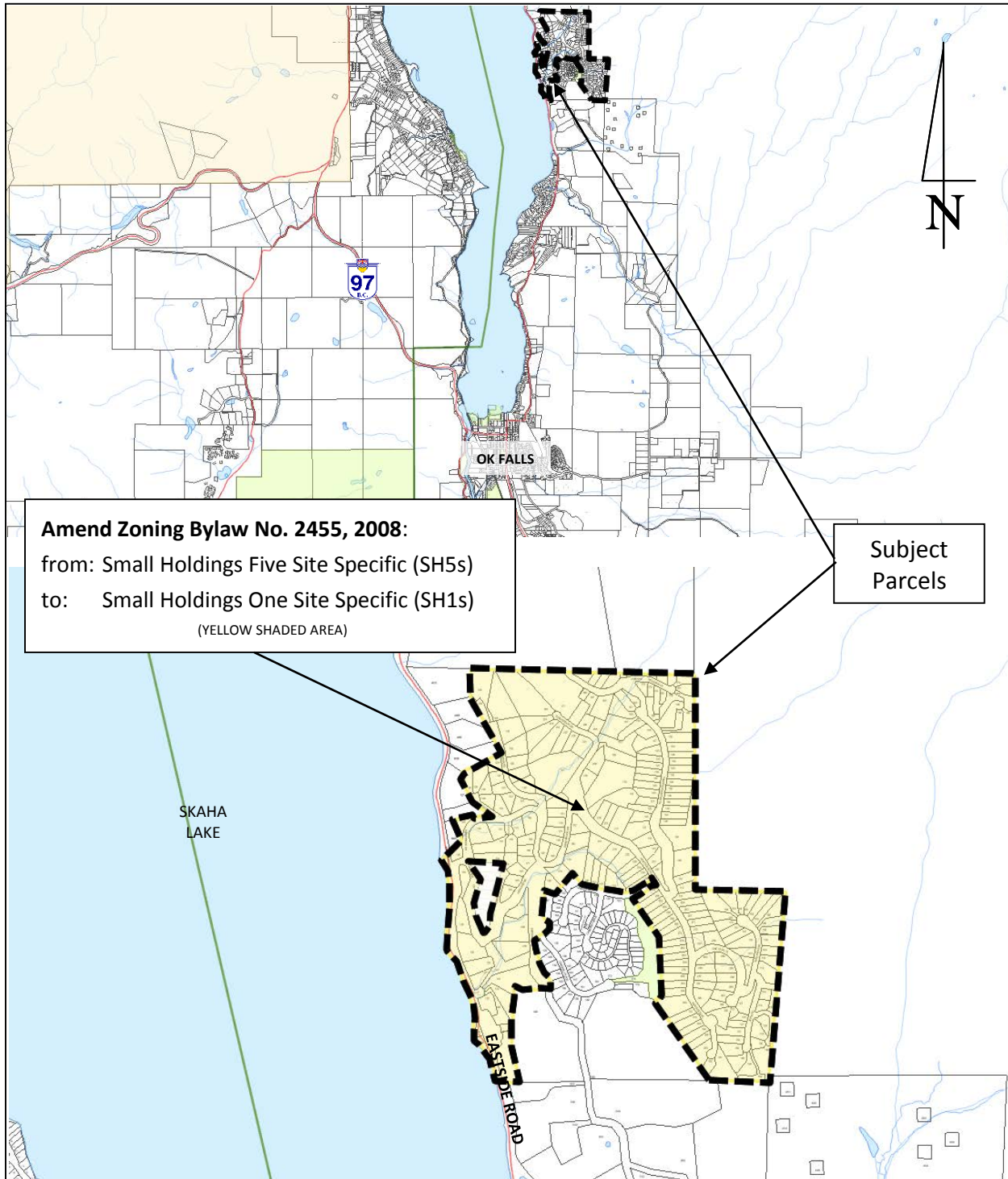
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Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'D-204'



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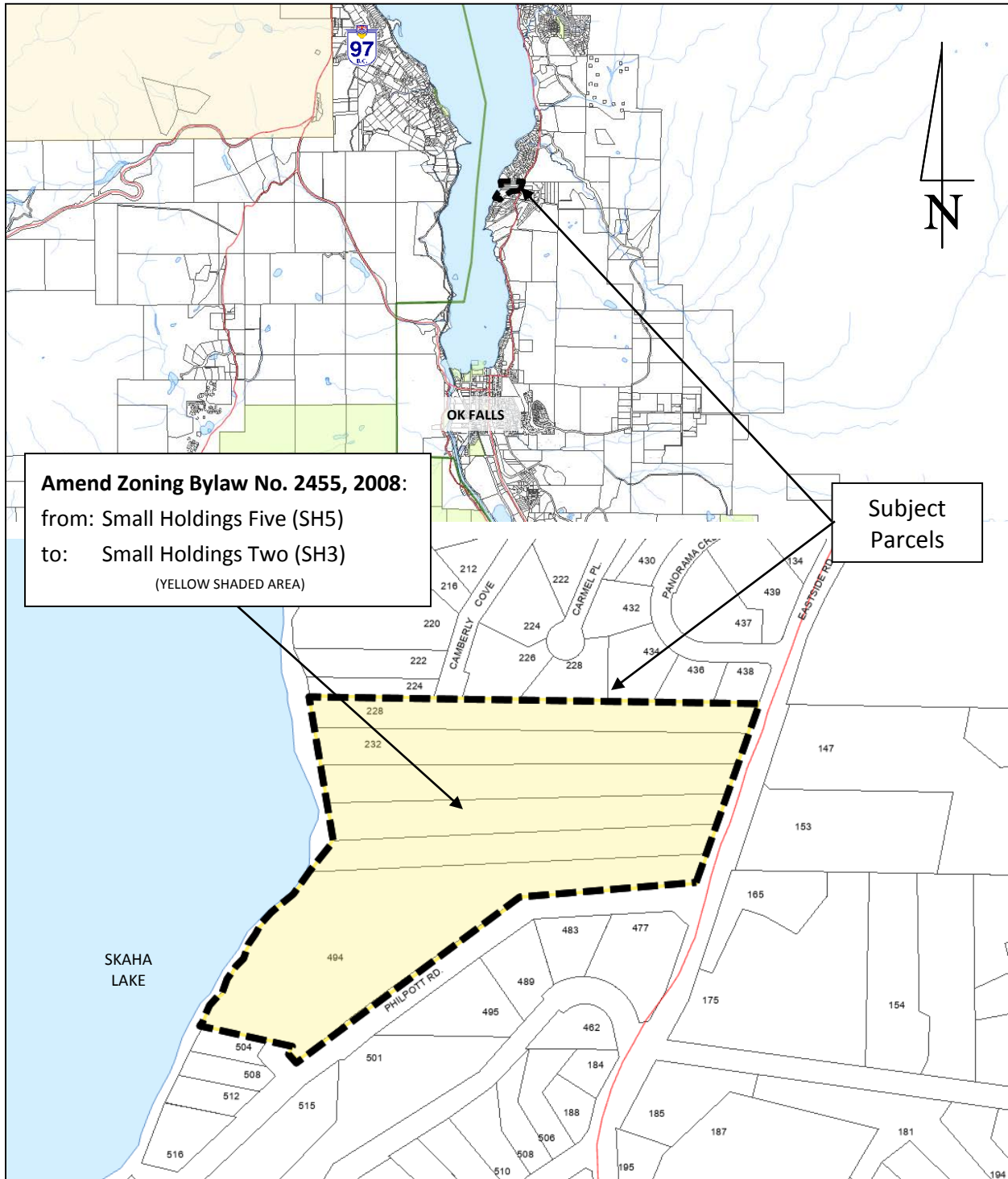
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'D-205'



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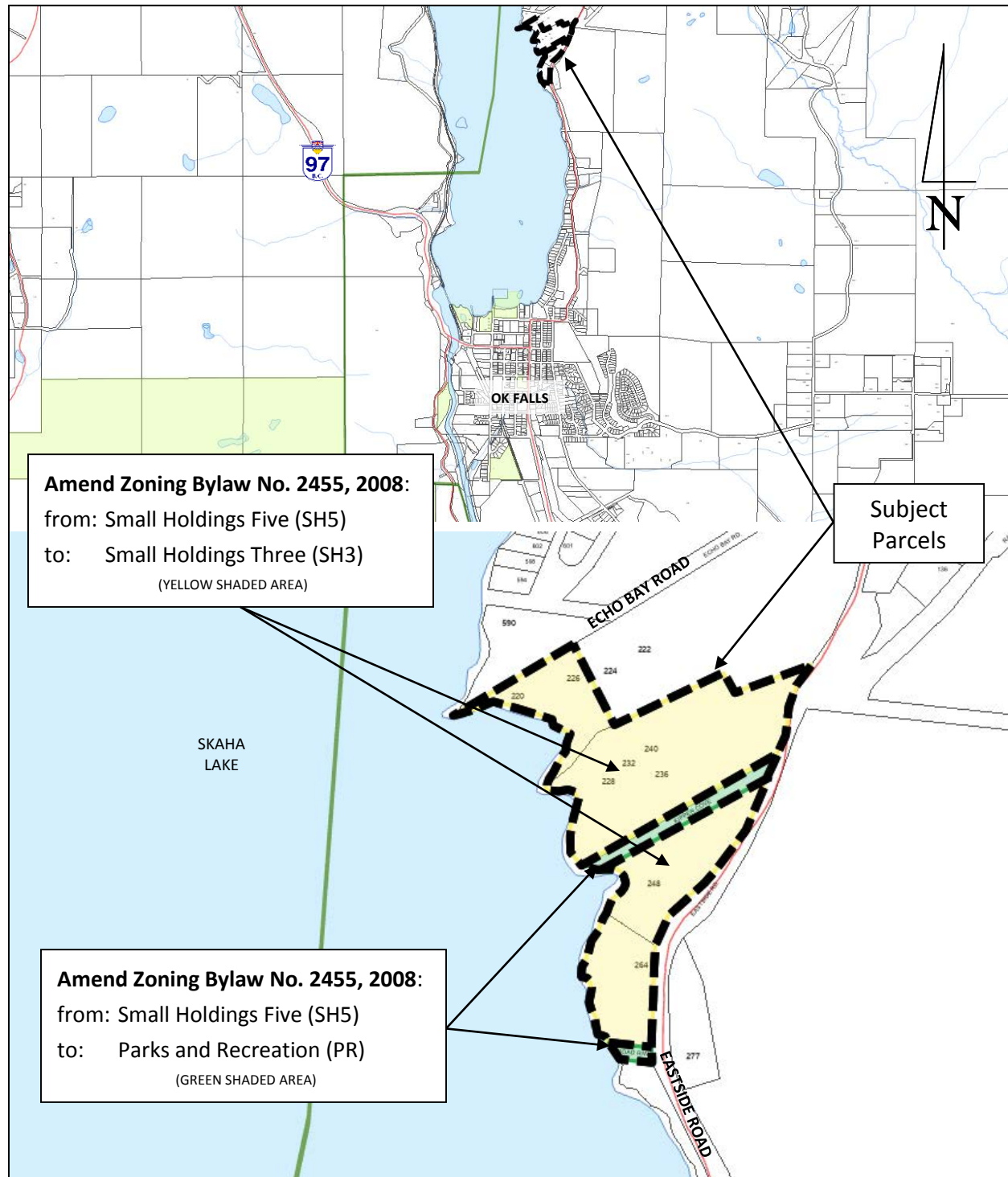
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'D-206'



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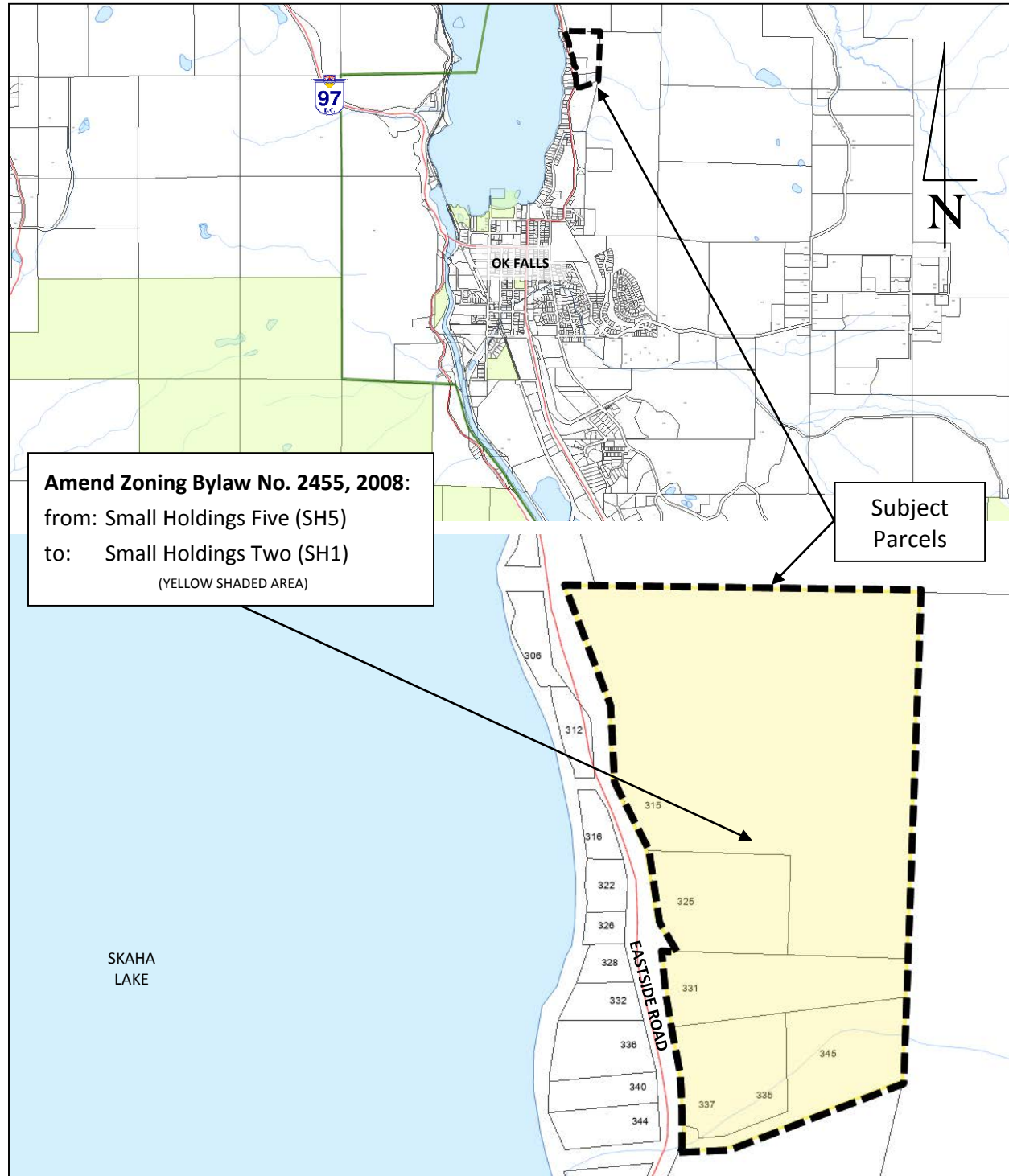
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'D-207'



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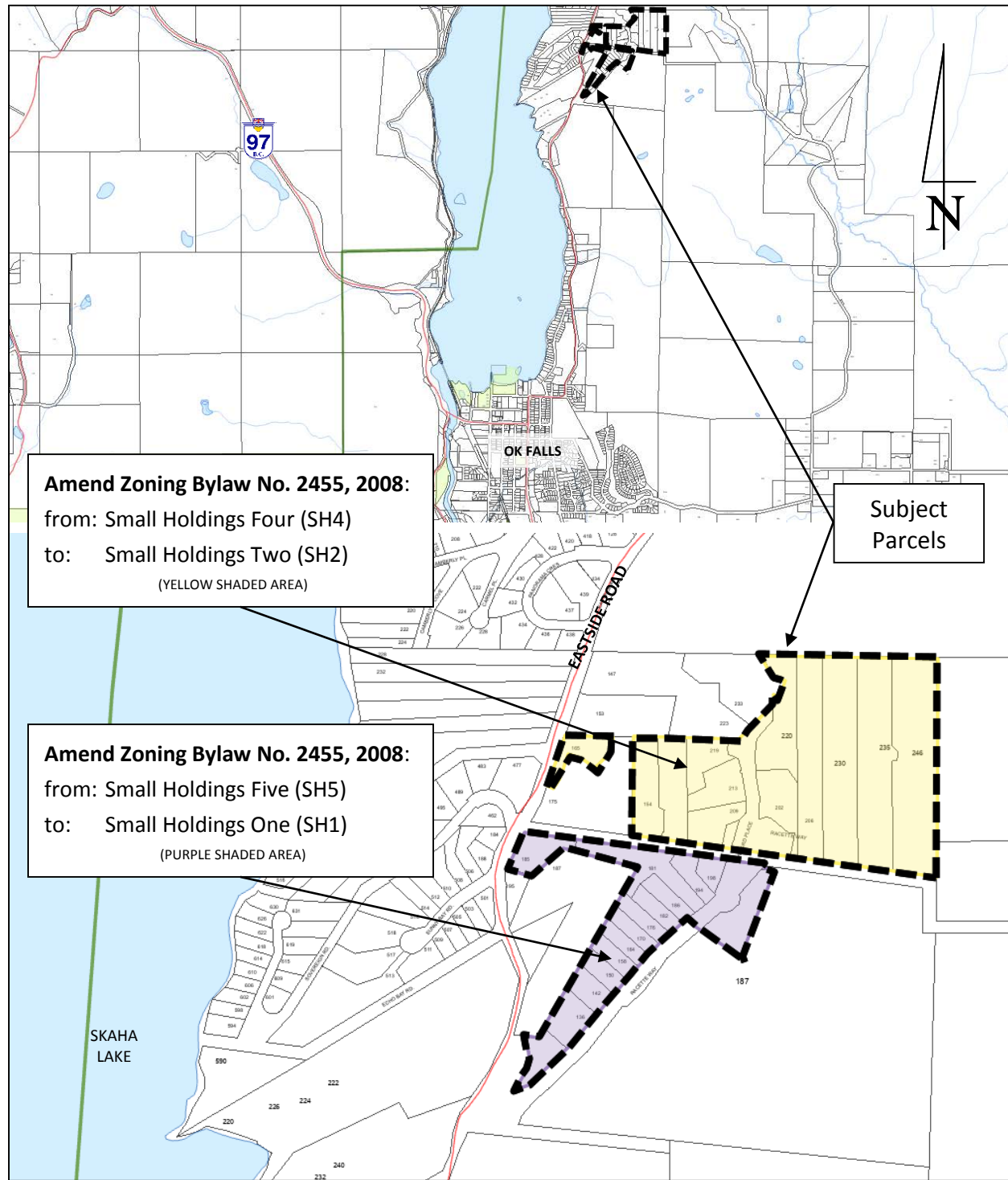
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'D-208'



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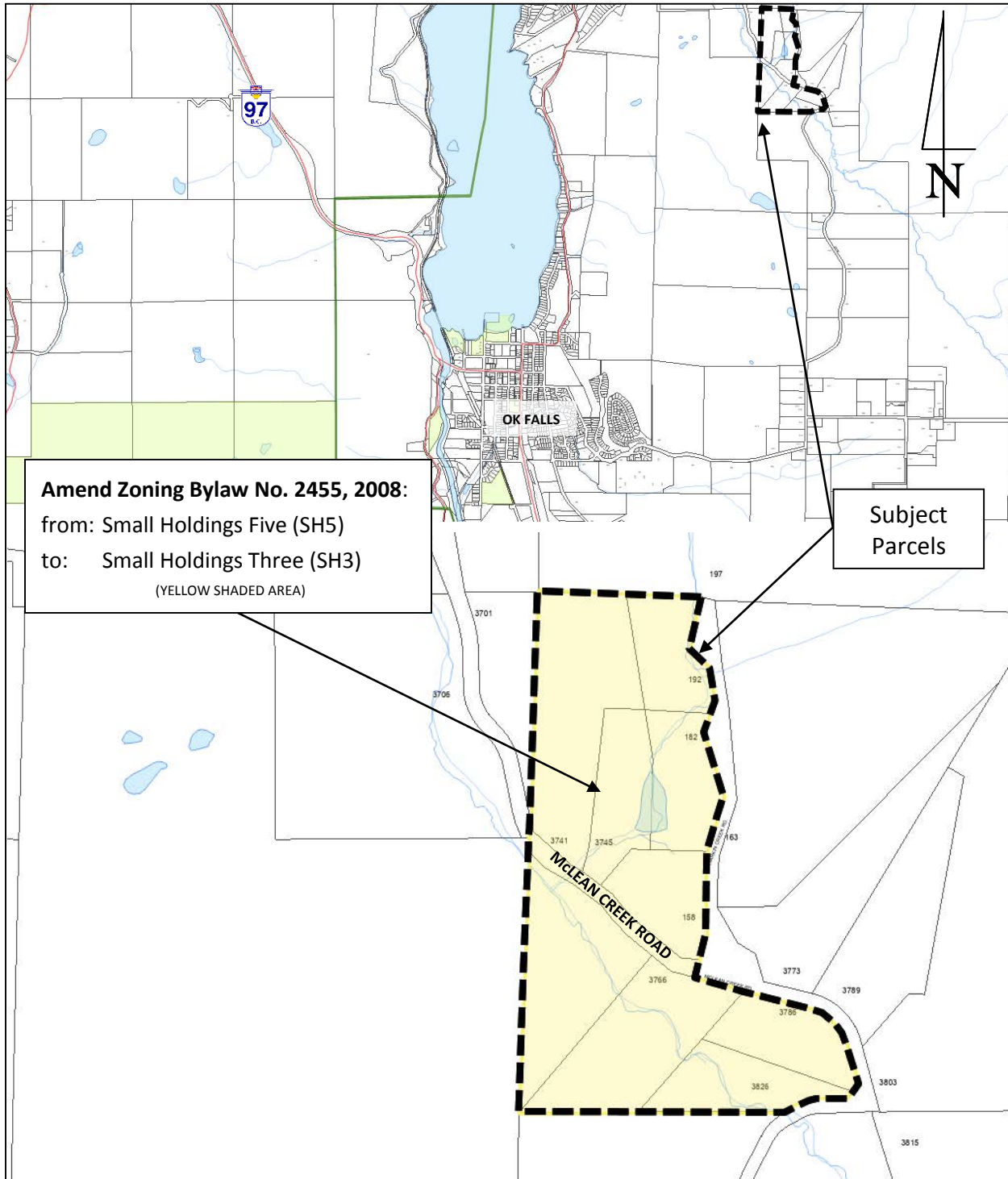
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File No. X2020.005-ZONE

Schedule 'D-209'



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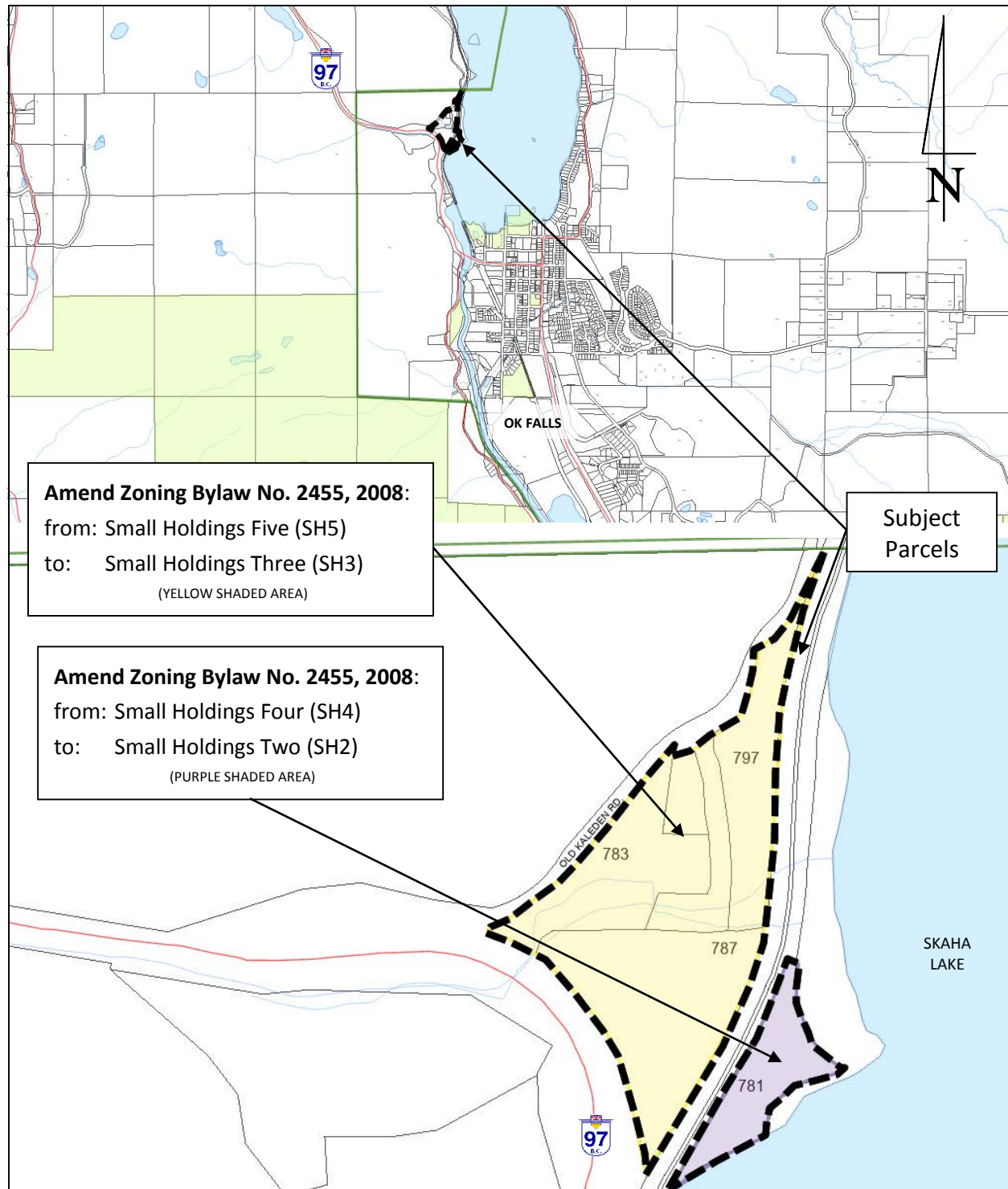
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File No. X2020.005-ZONE

Schedule 'D-210'



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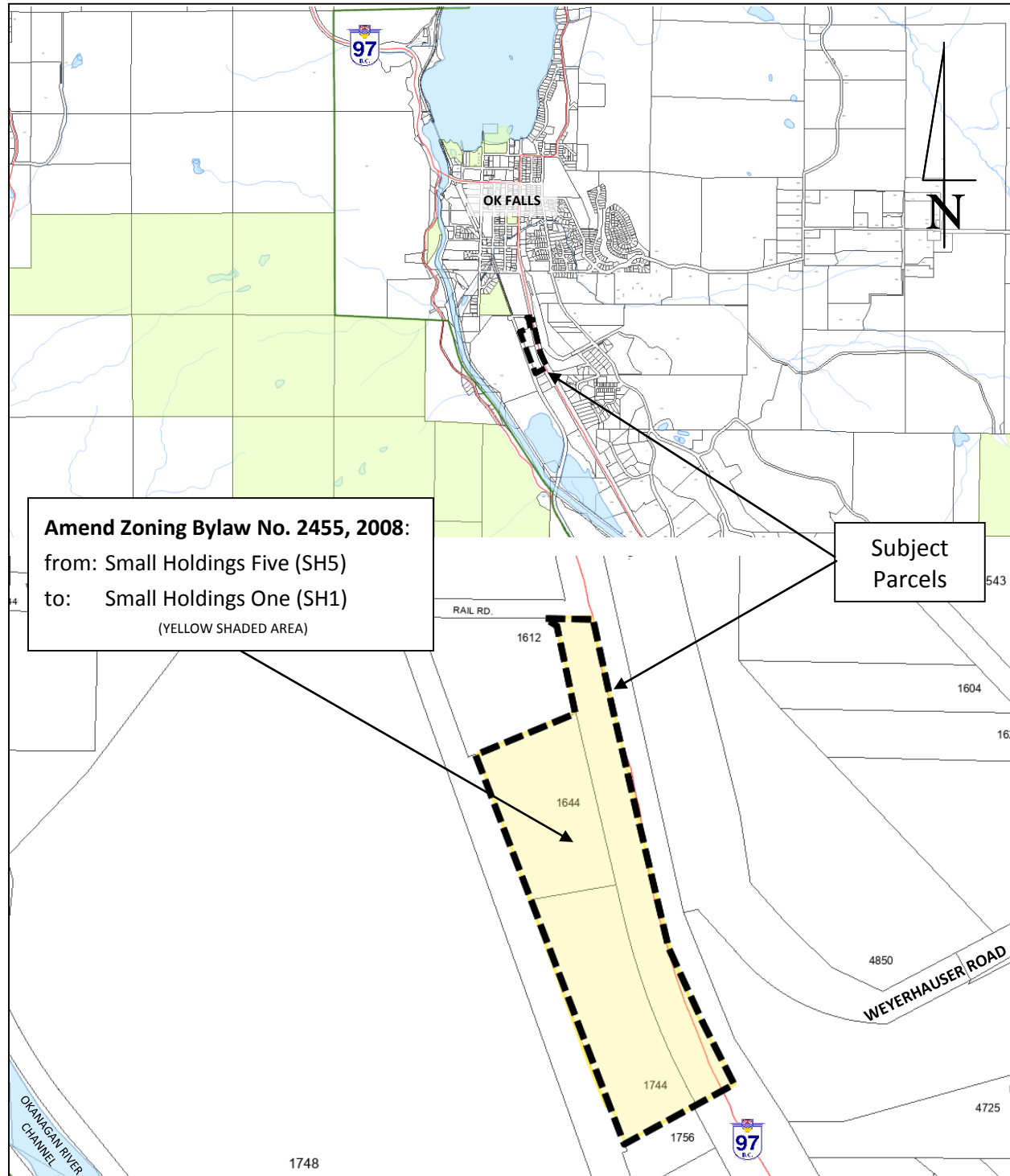
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File No. X2020.005-ZONE

Schedule 'D-211'



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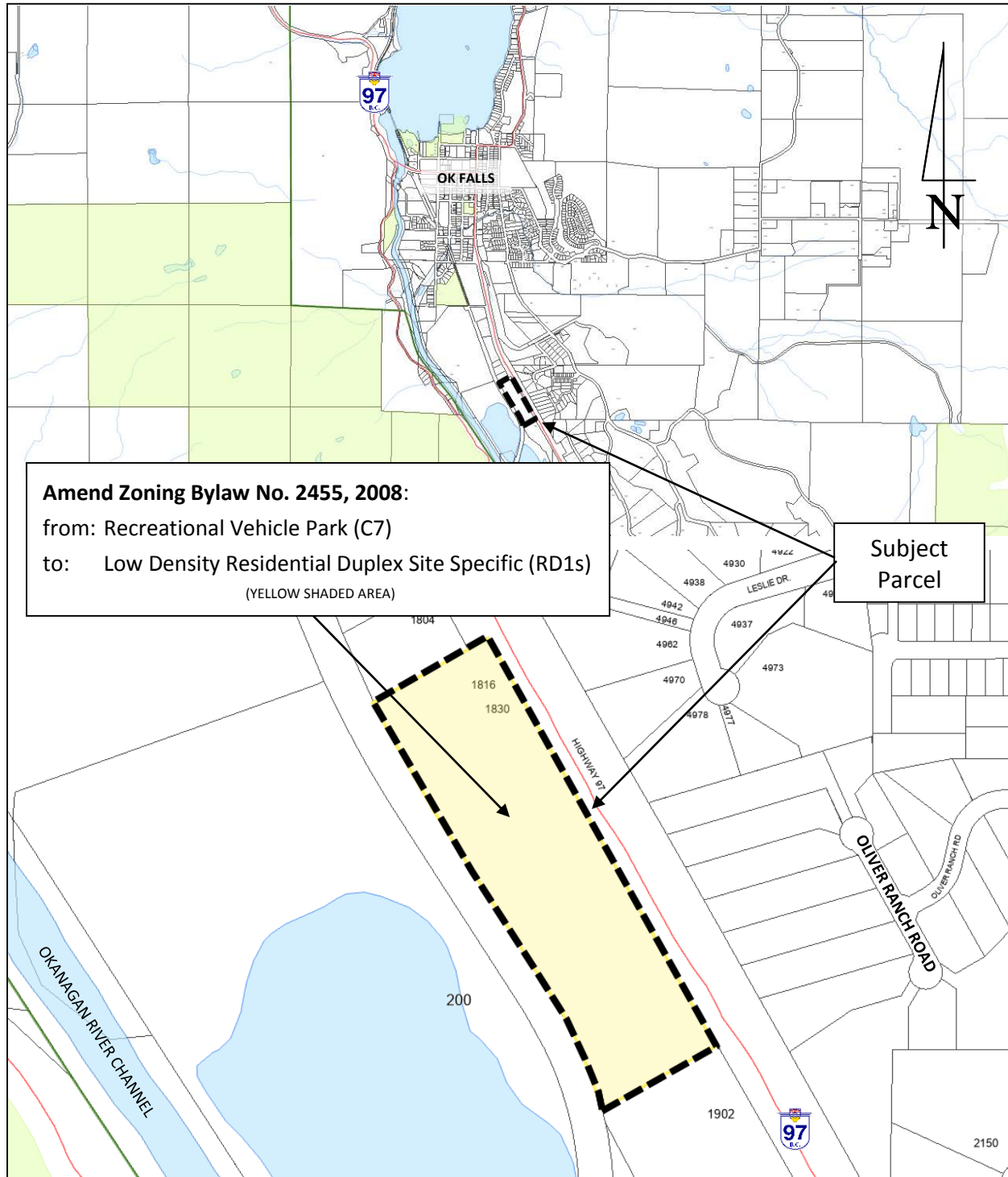
101 Martin St, Penticton, BC, V2A-5J9
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File No. X2020.005-ZONE

Schedule 'D-212'



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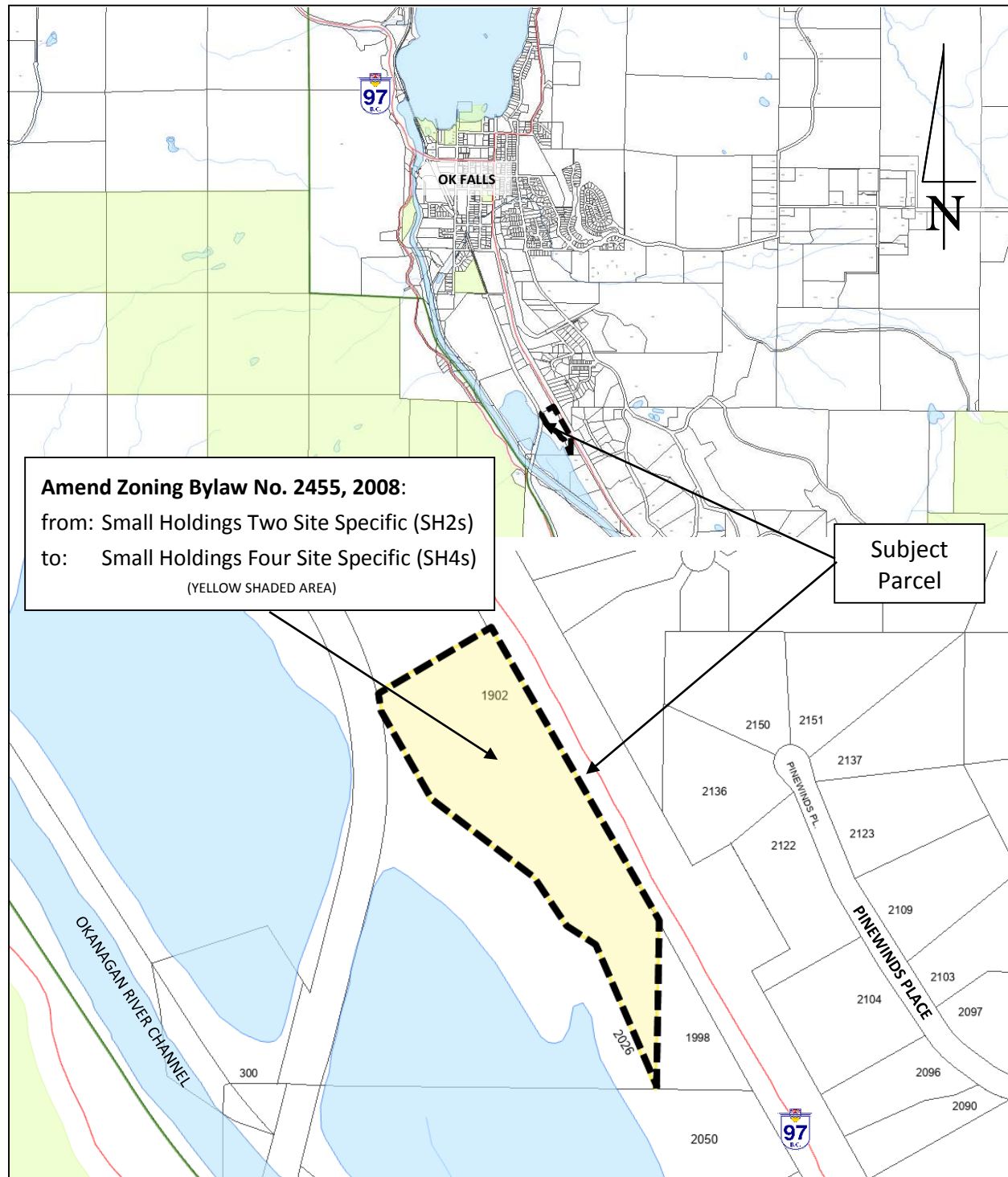
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'D-213'



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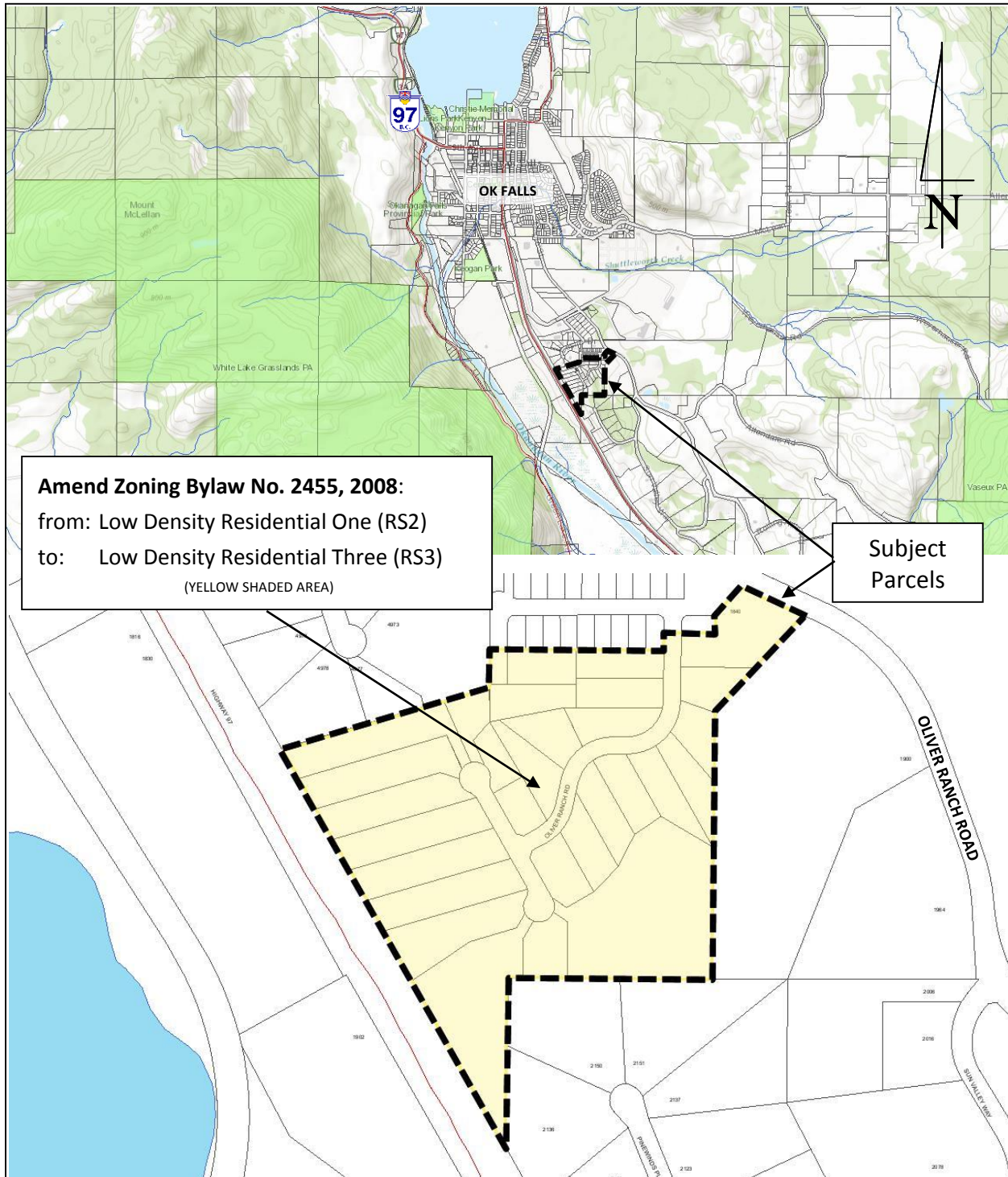
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Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

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Schedule 'D-214'



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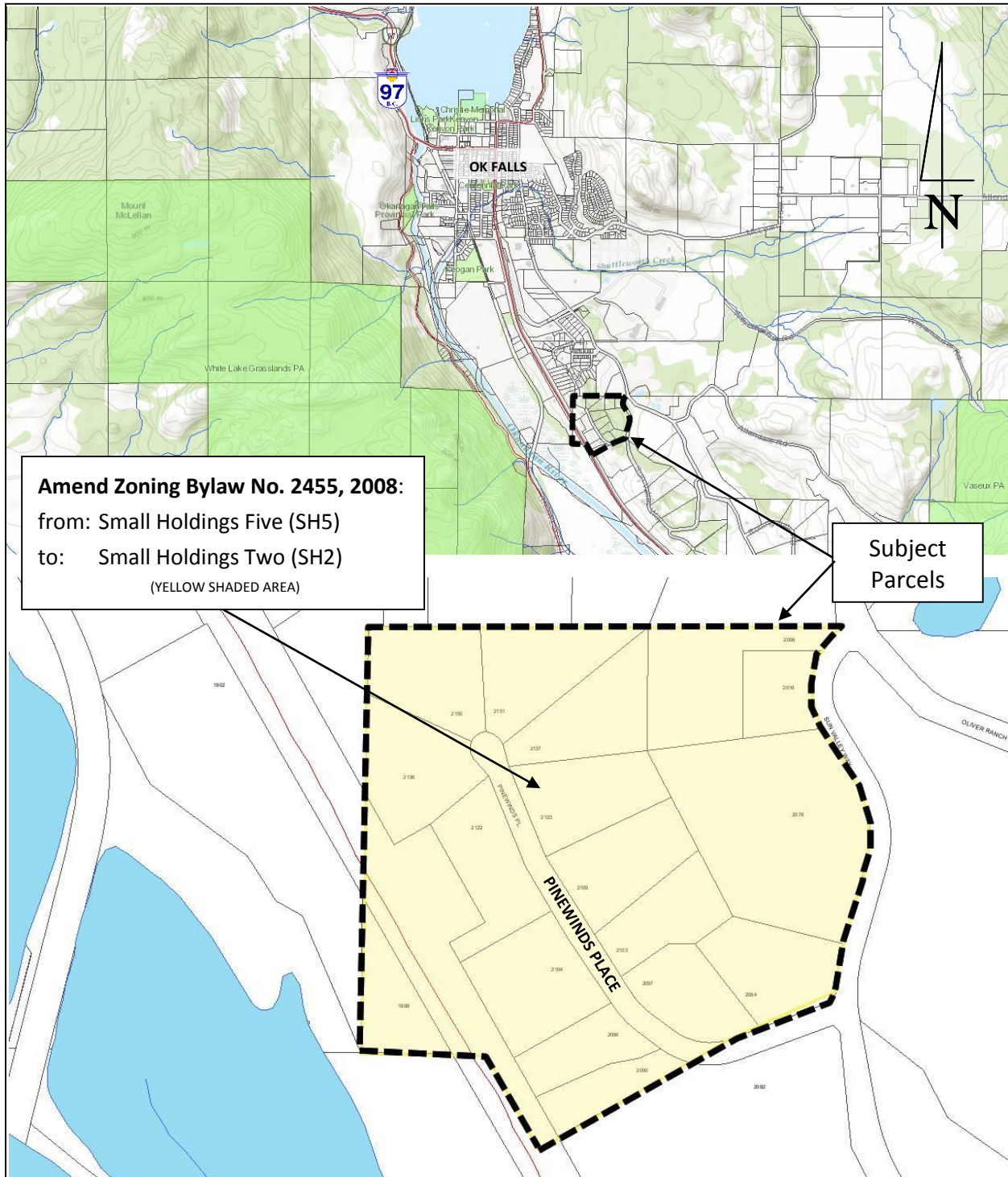
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File No. X2020.005-ZONE

Schedule 'D-215'



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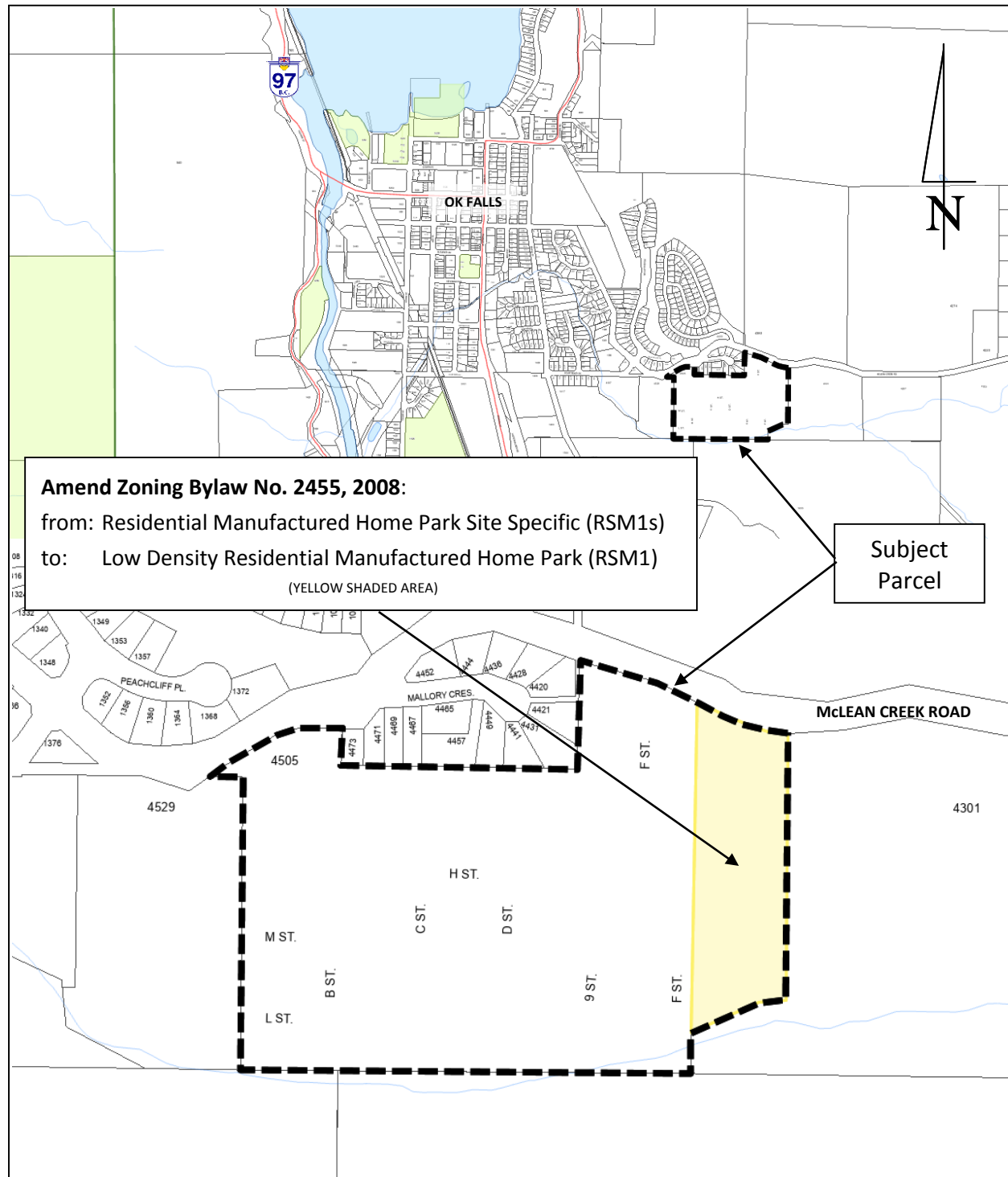
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Amendment Bylaw No. 2892, 2021

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Schedule 'D-216'



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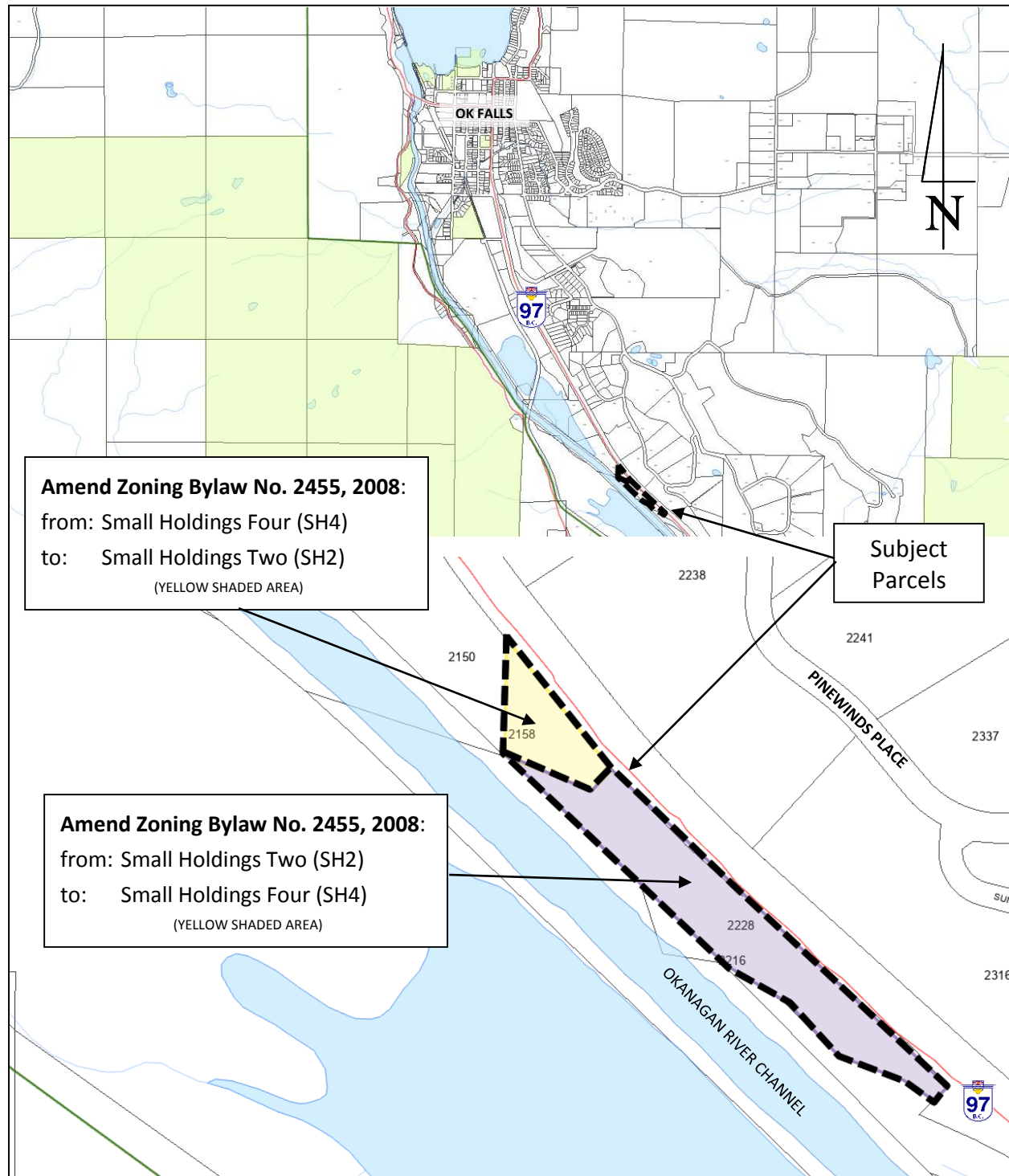
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Schedule 'D-217'



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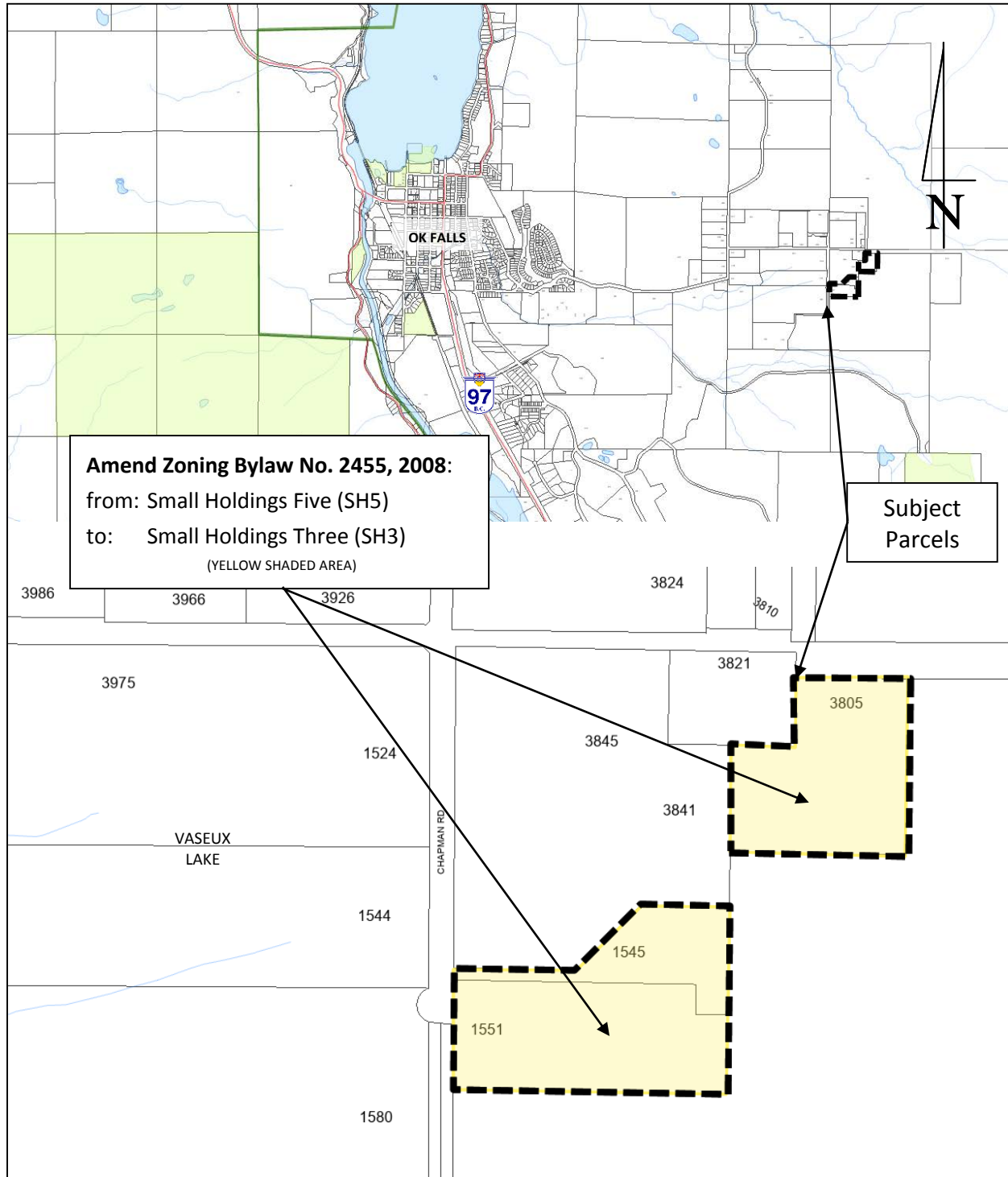
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'D-218'



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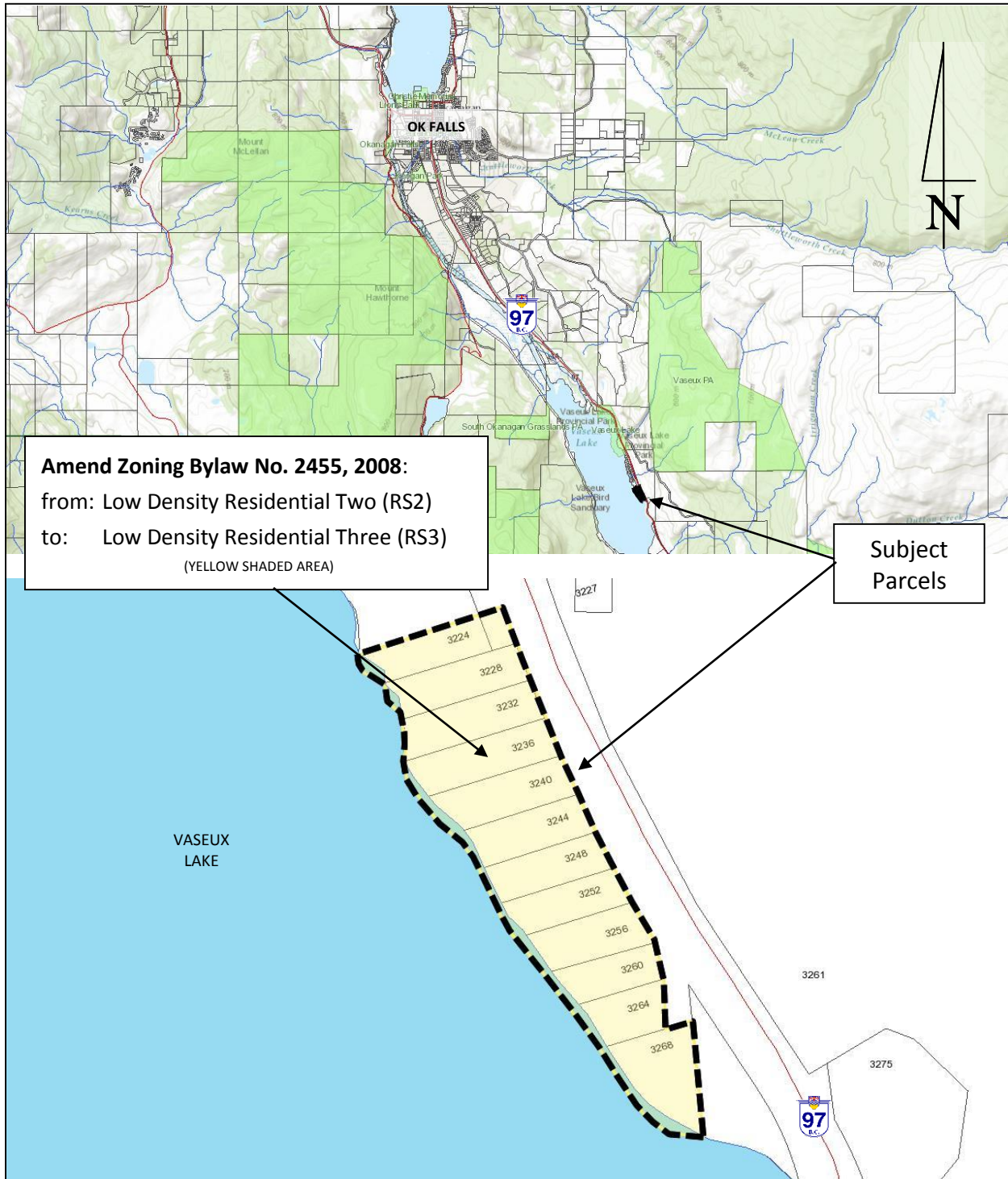
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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Schedule 'D-219'



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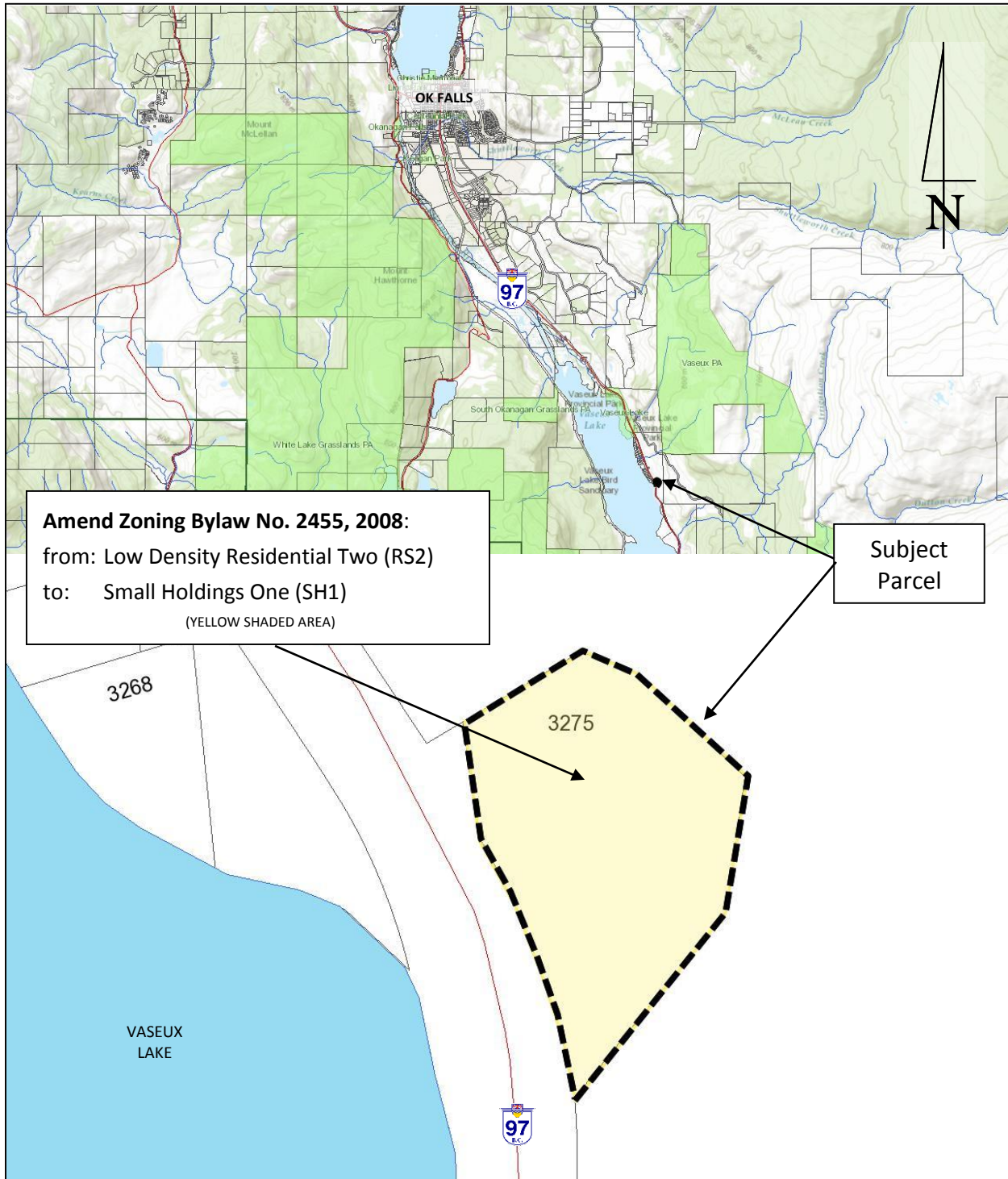
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'D-220'



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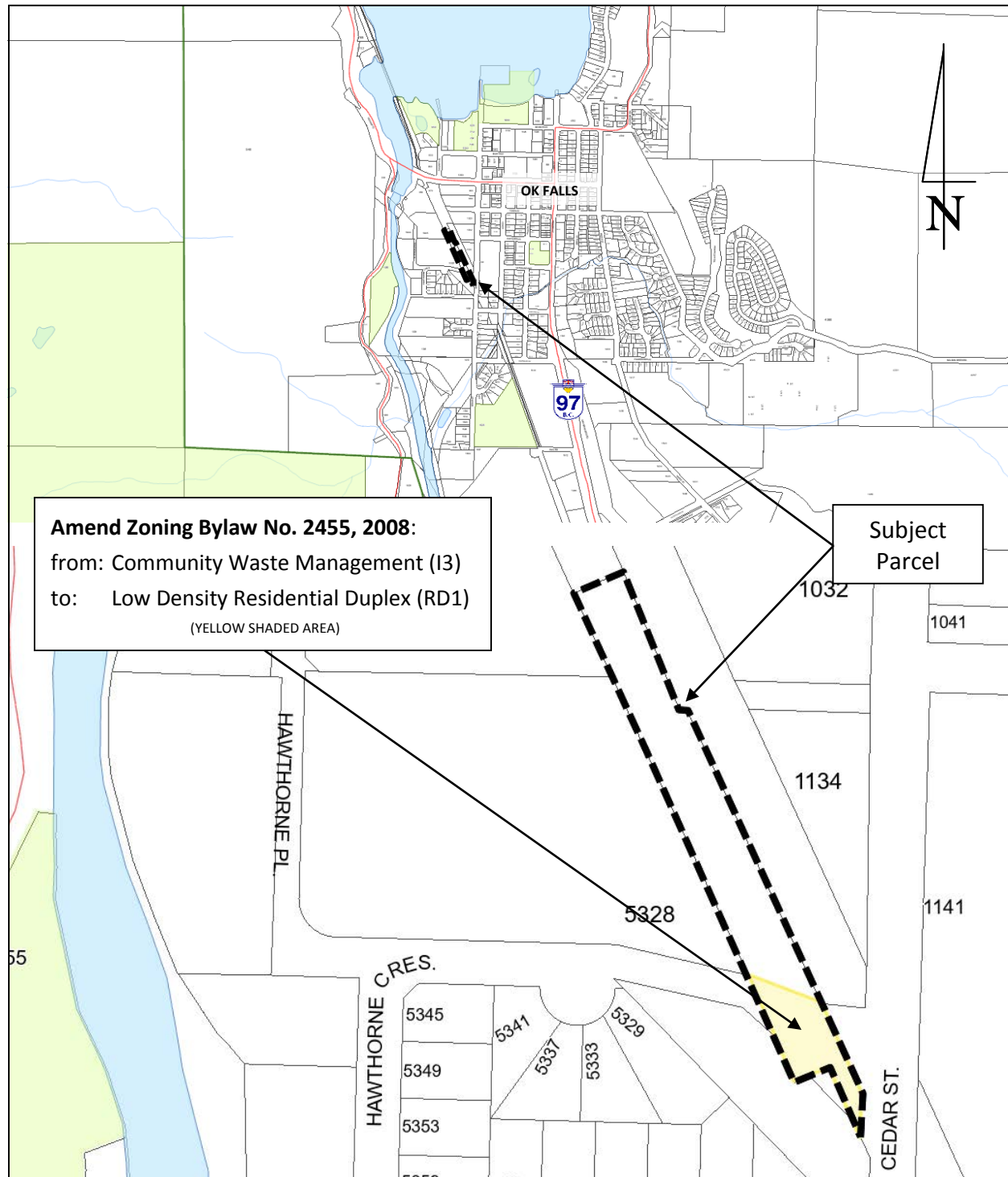
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'D-221'



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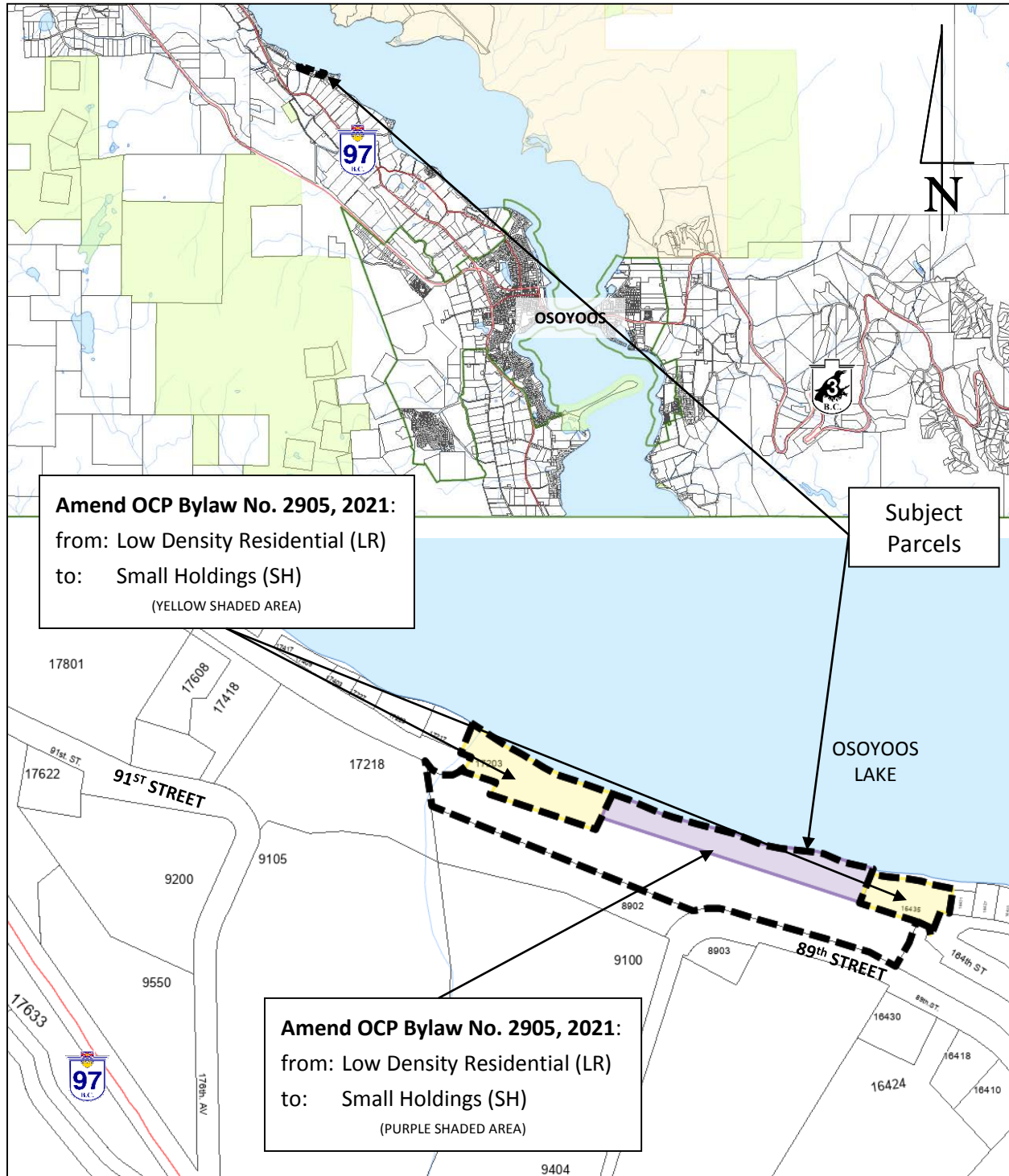
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File No. X2020.005-ZONE

Schedule 'A-101'



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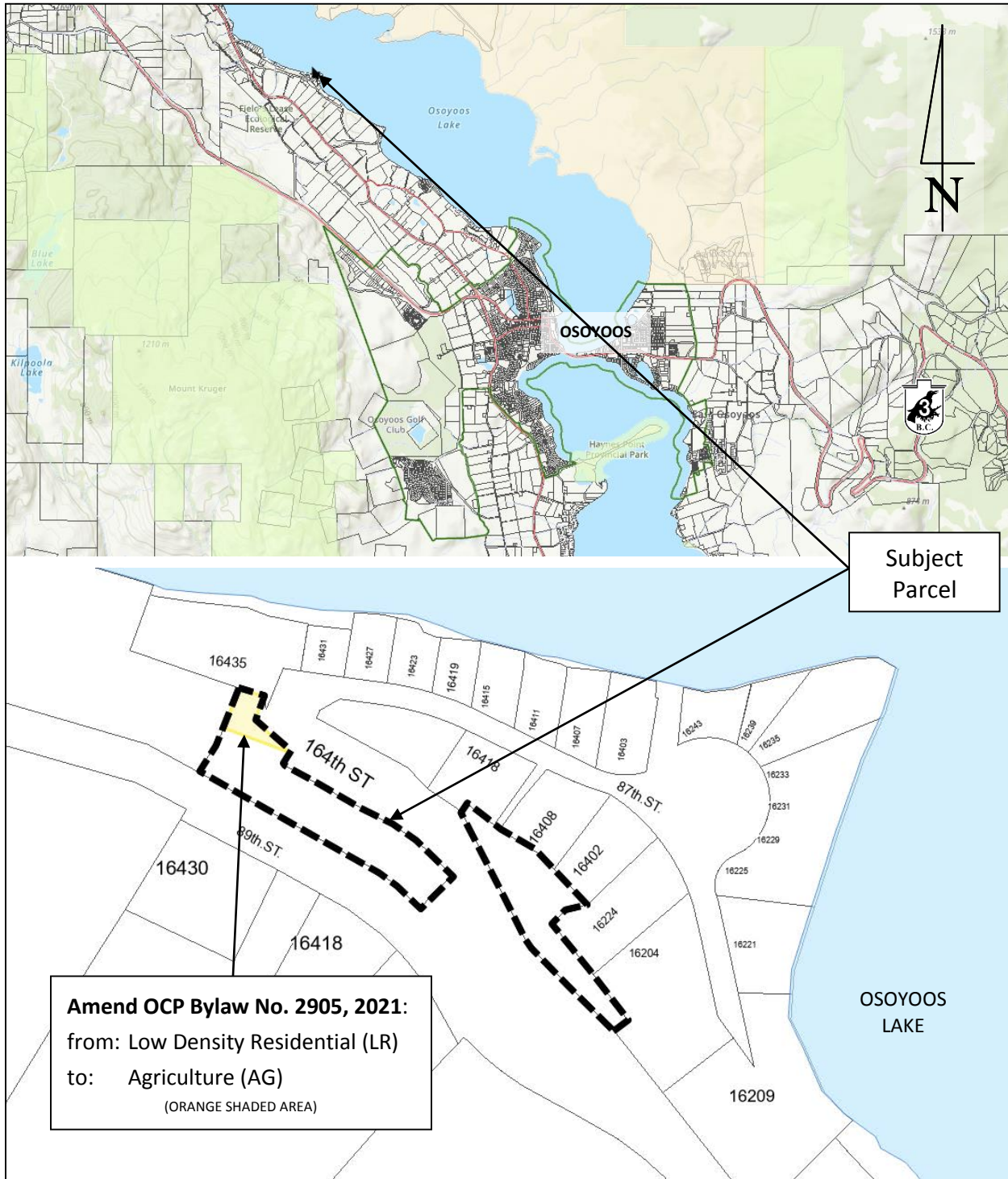
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'A-102'



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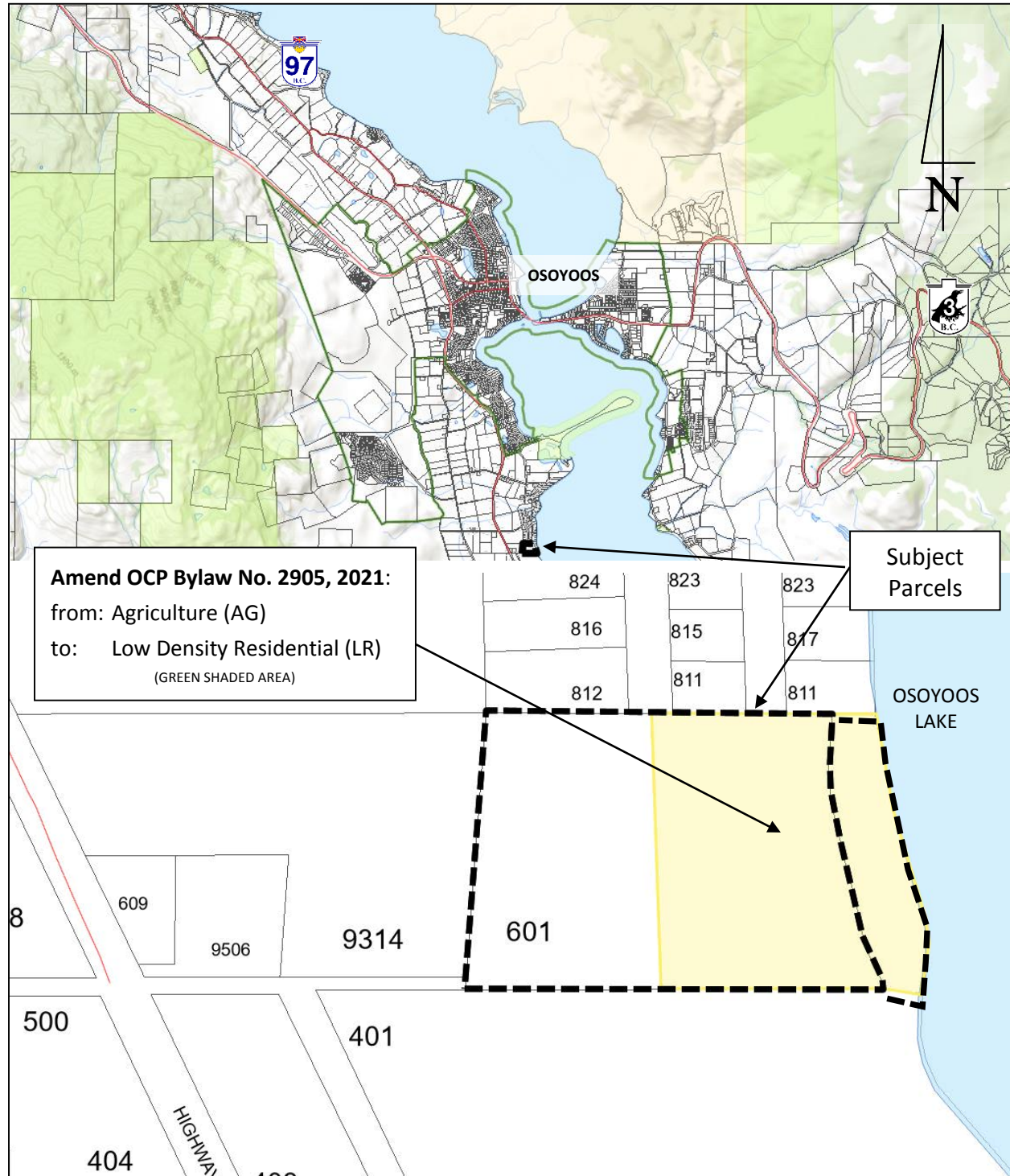
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'A-103'



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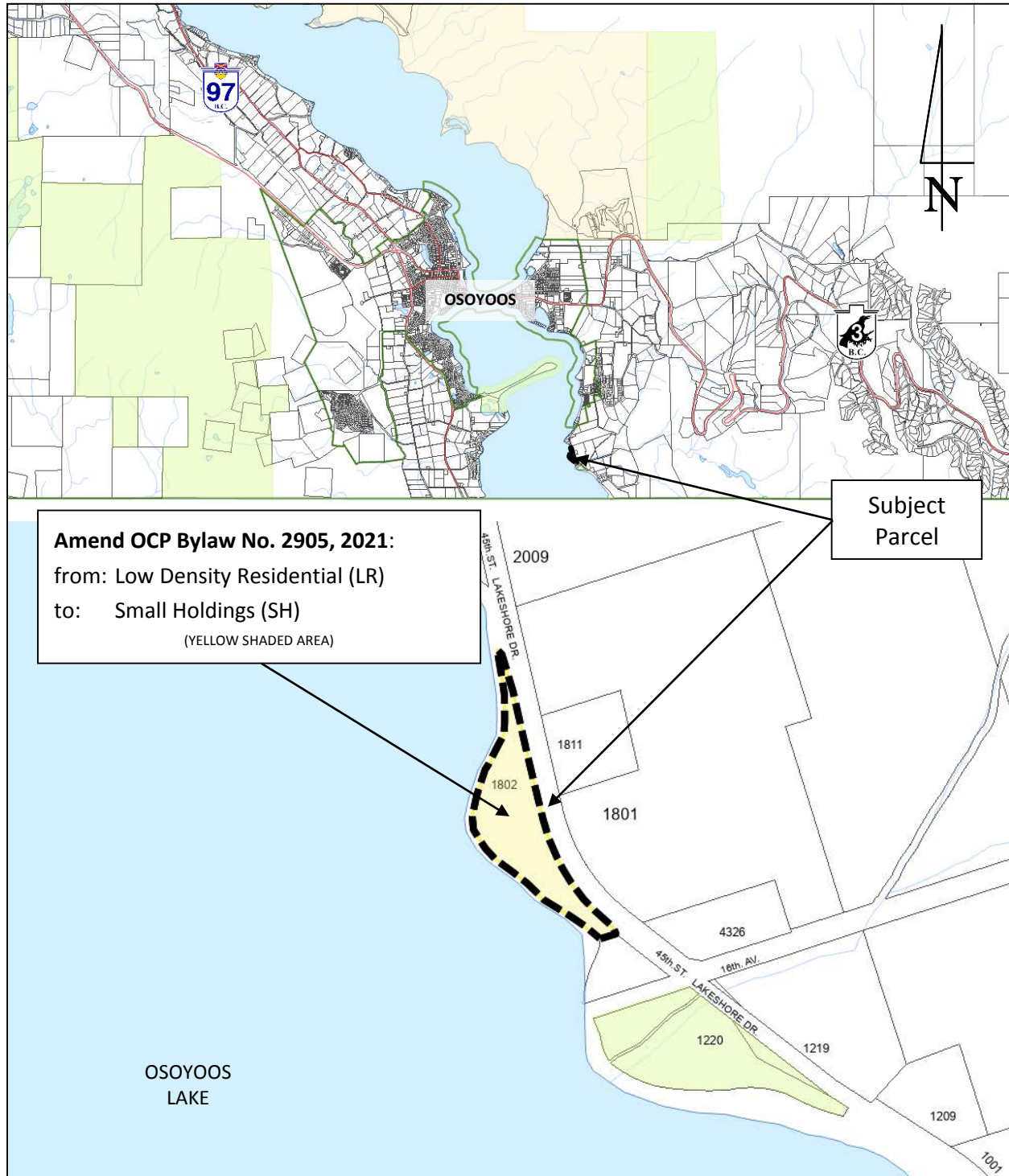
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'A-104'



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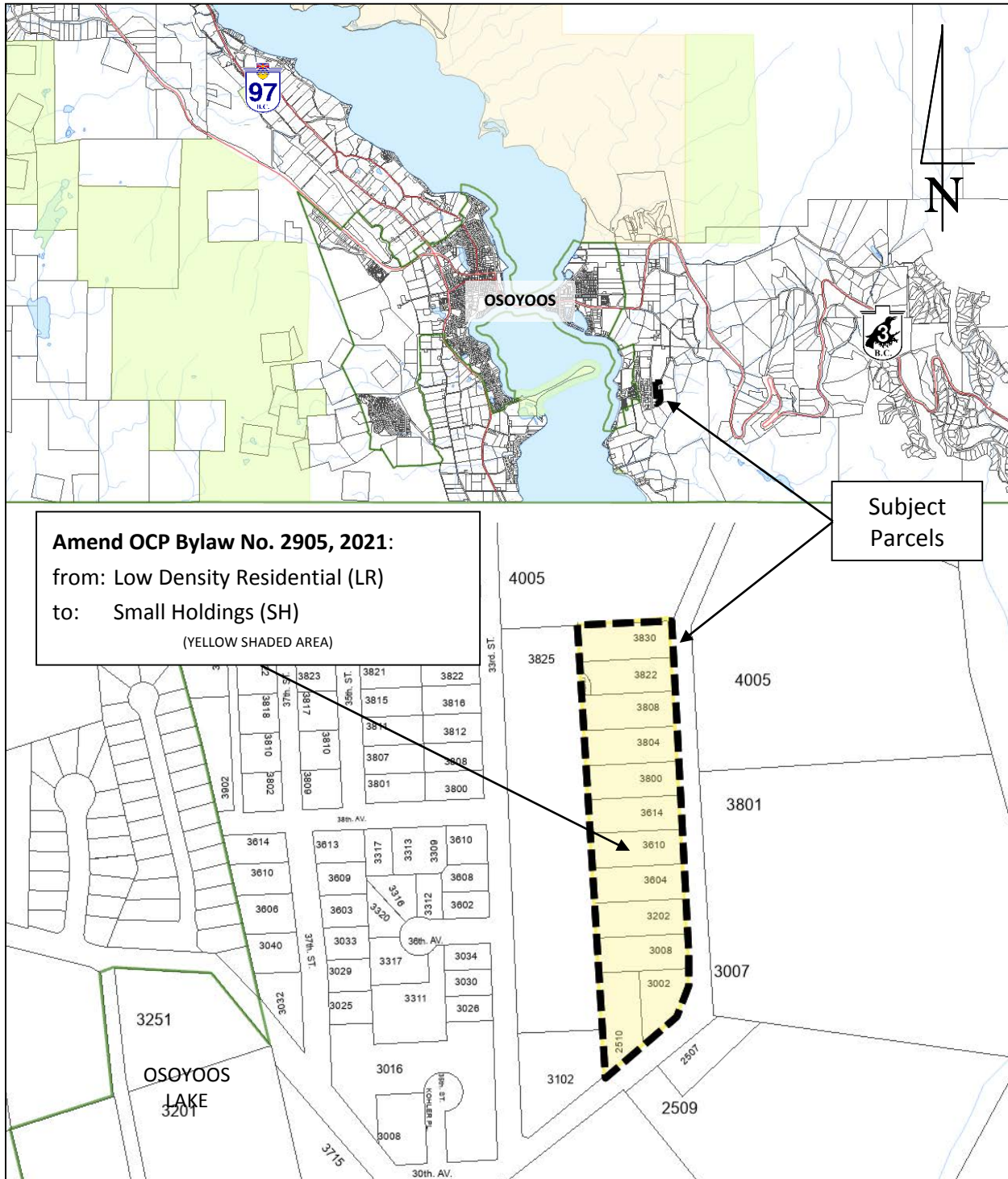
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Schedule 'A-105'



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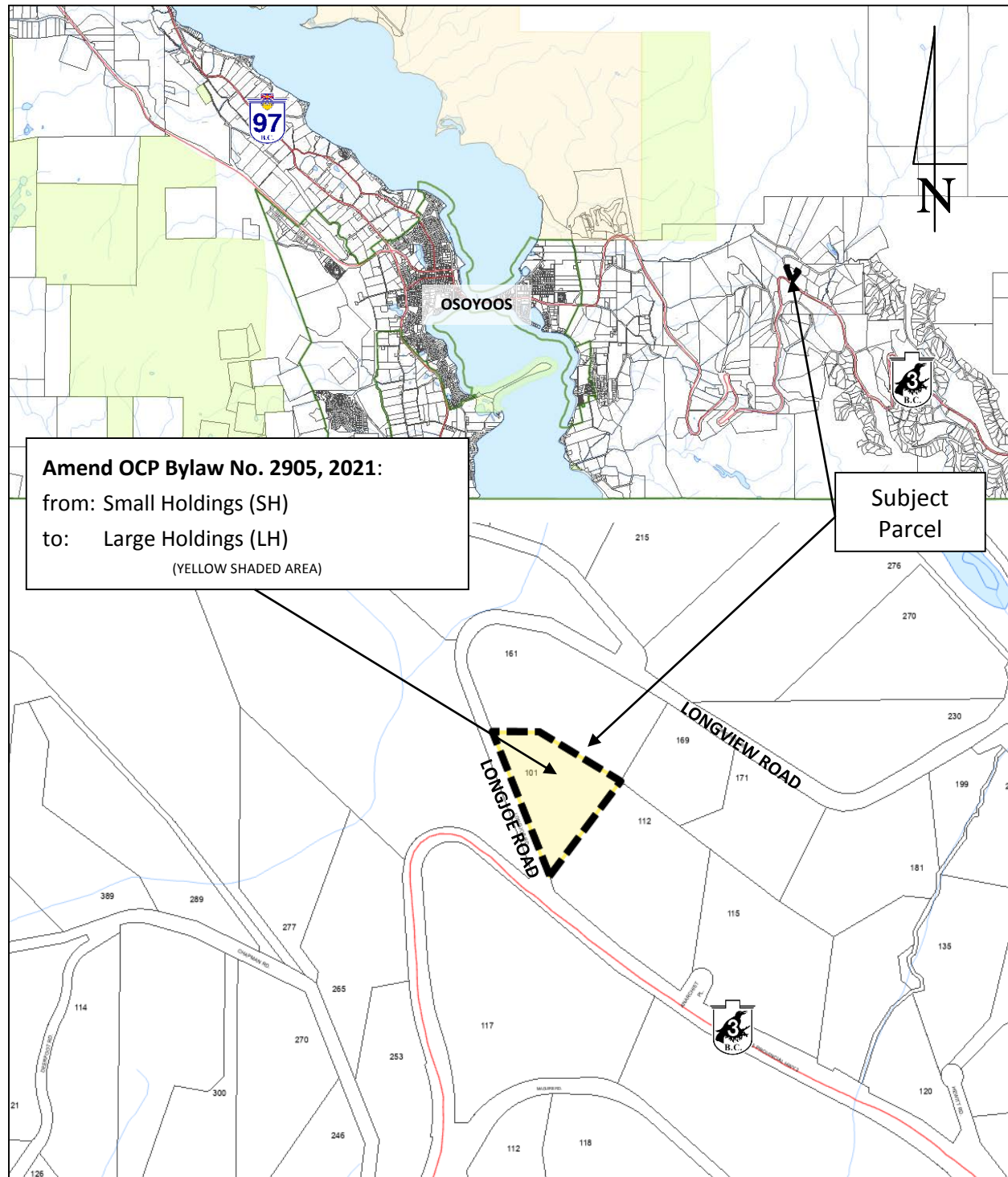
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'A-106'



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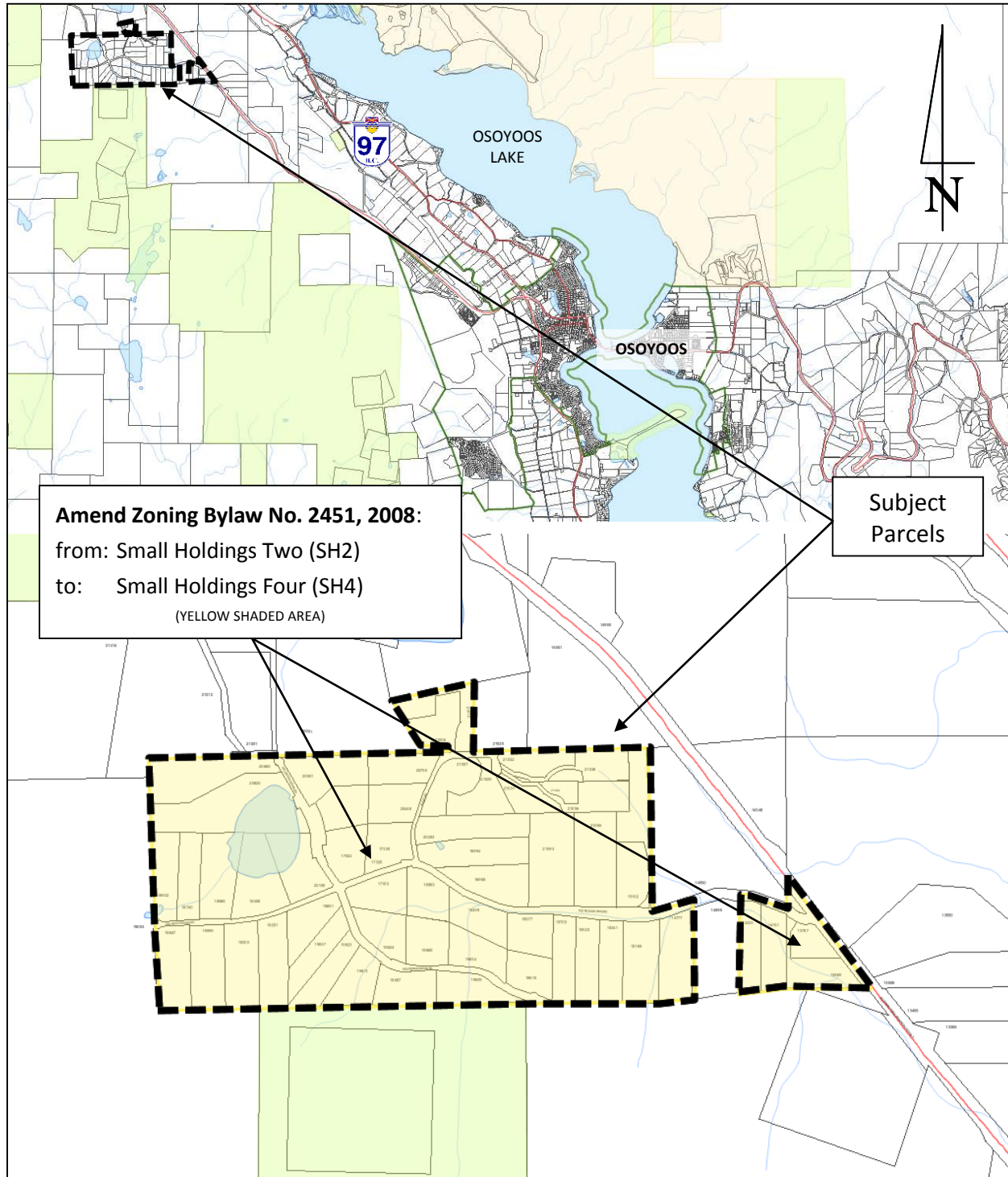
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'A-201'



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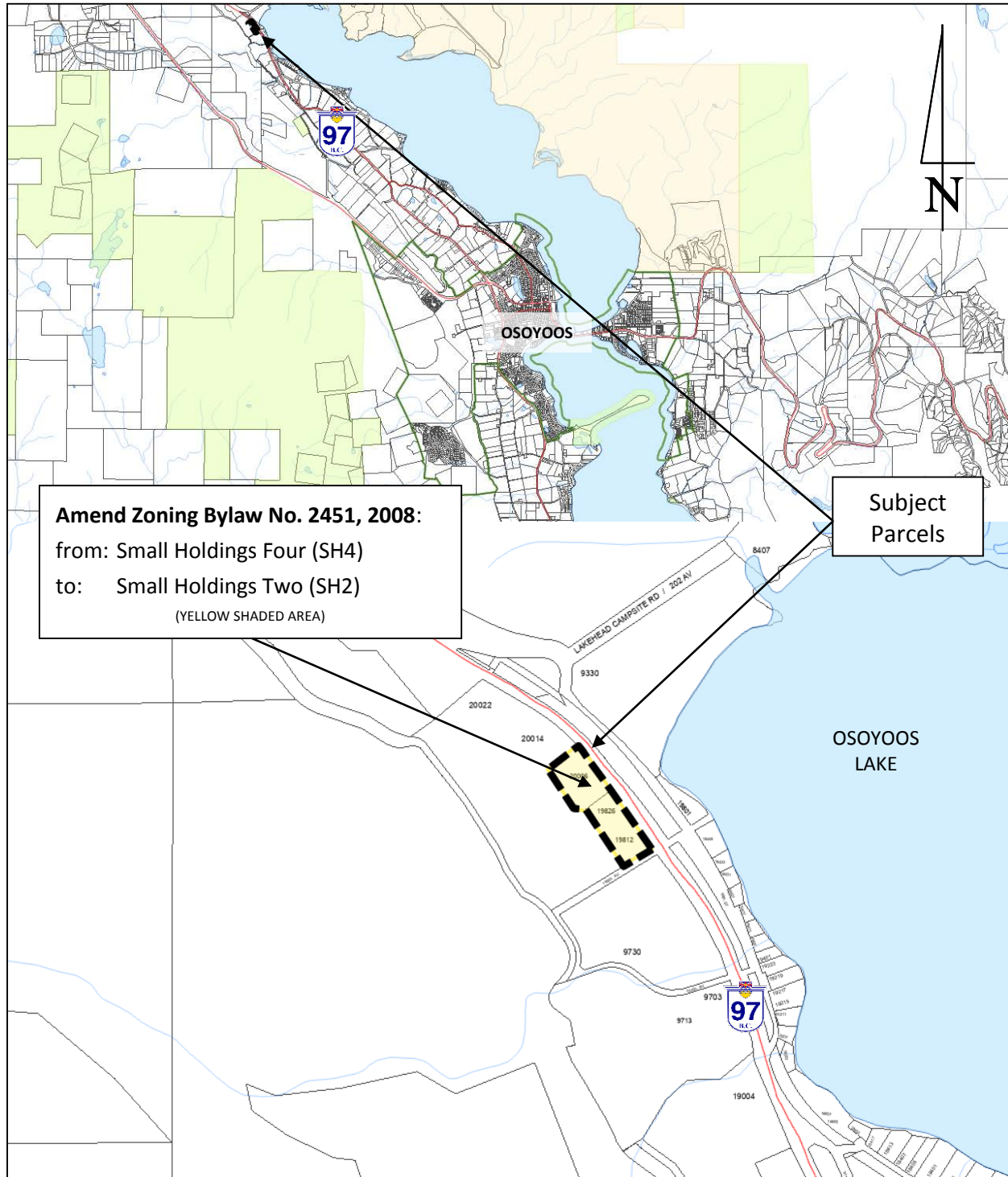
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'A-202'



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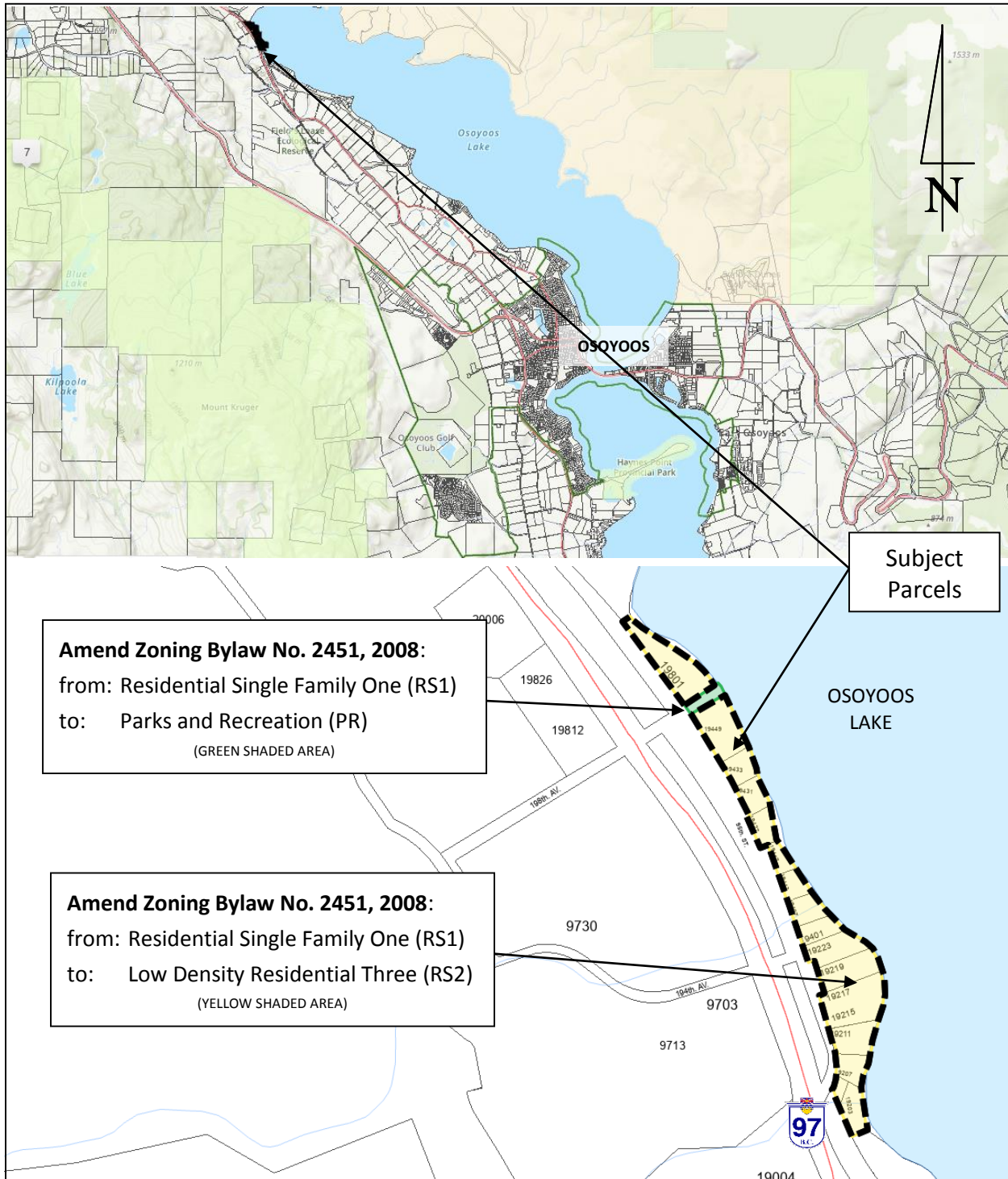
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'A-203'



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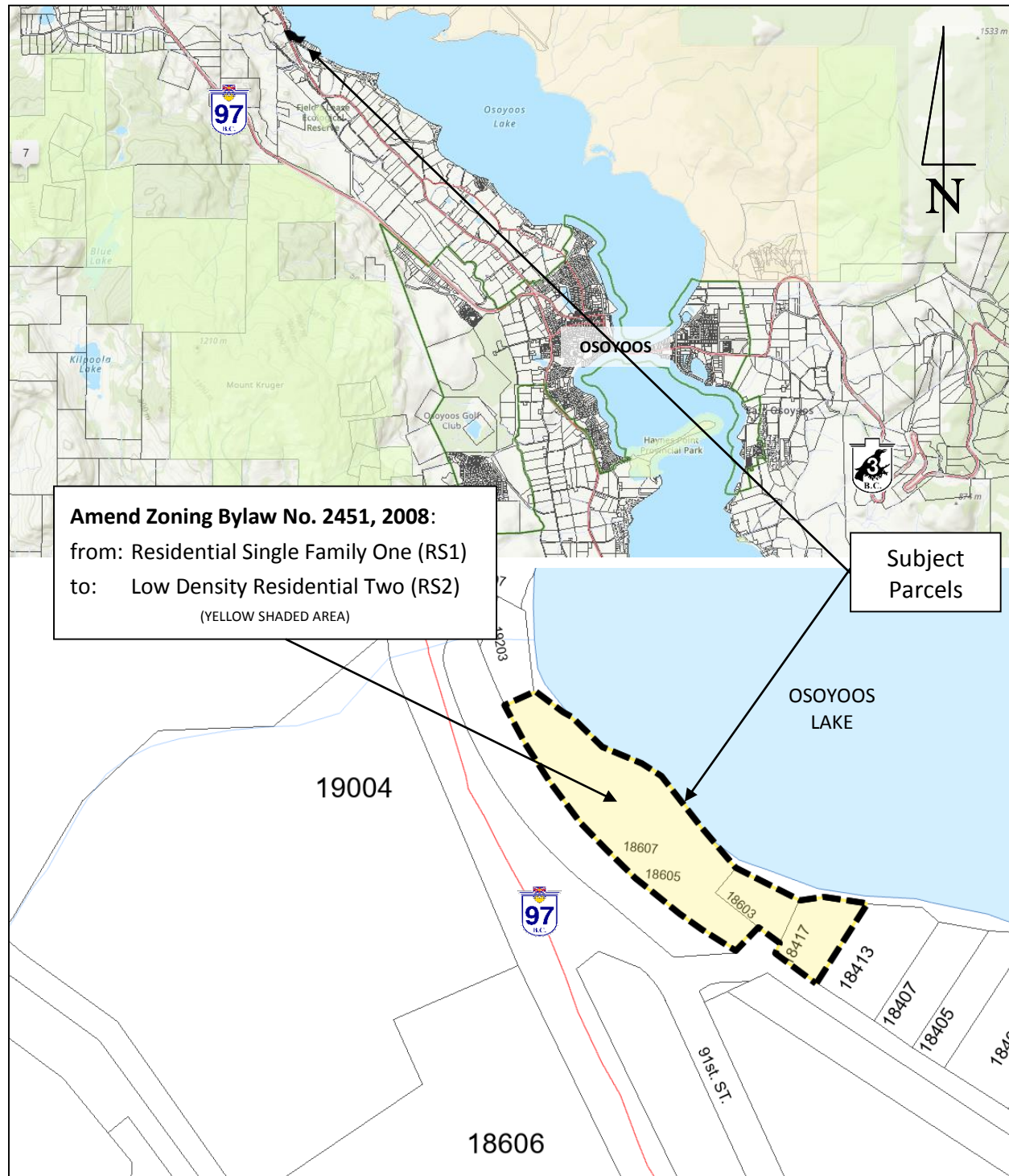
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'A-204'



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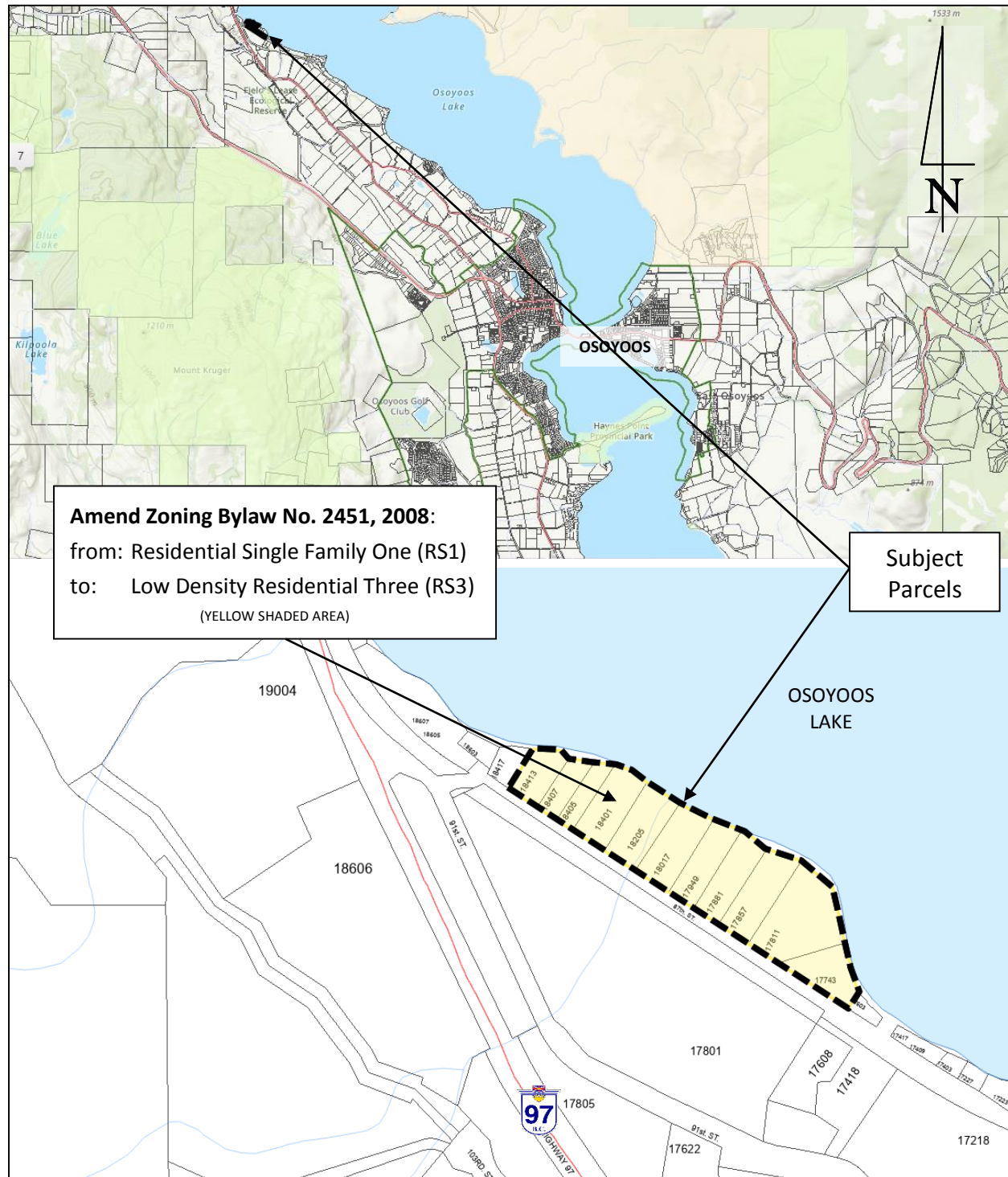
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'A-205'



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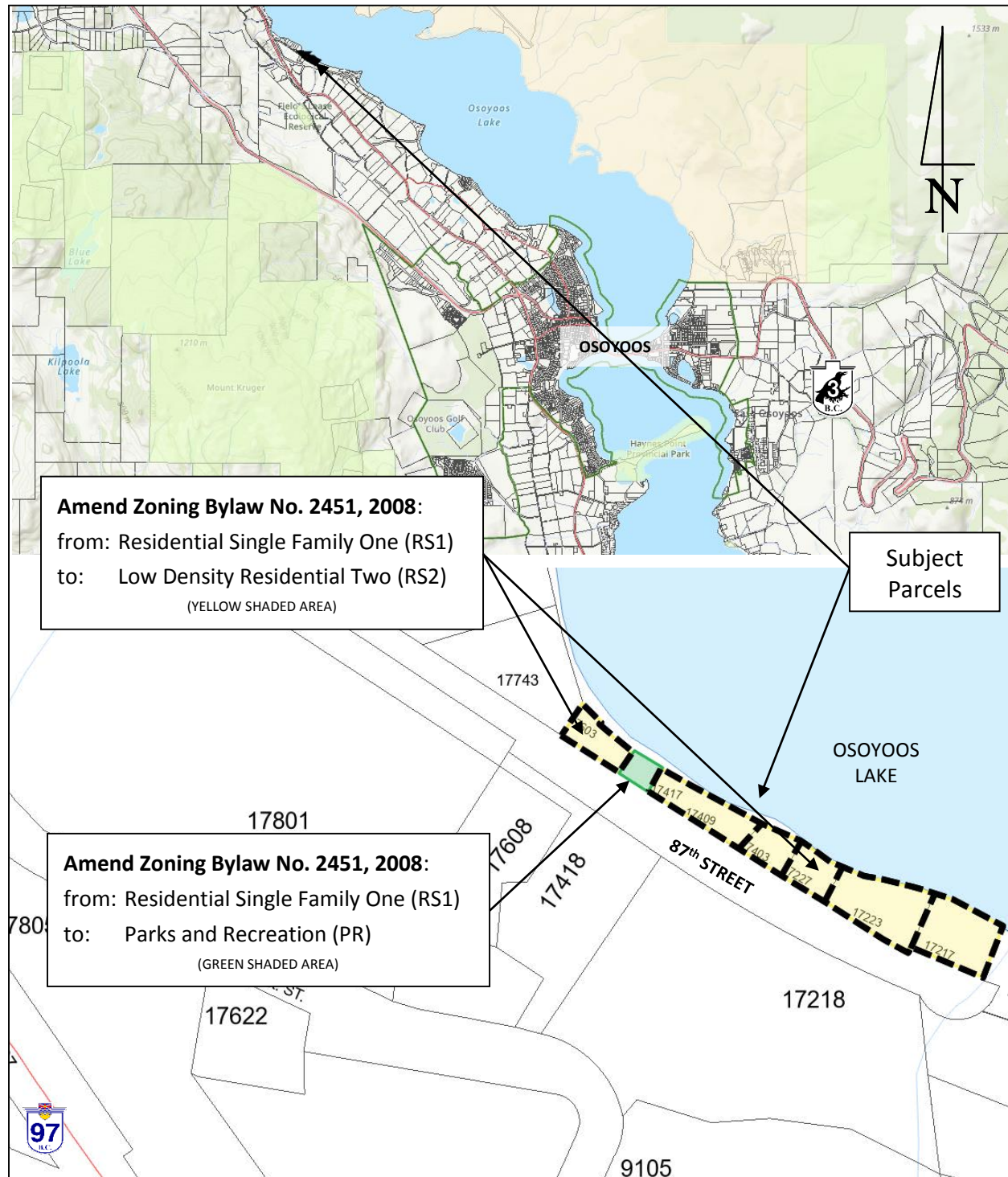
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Tel: 250-492-0237 Email: info@rdos.bc.ca



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File No. X2020.005-ZONE

Schedule 'A-206'



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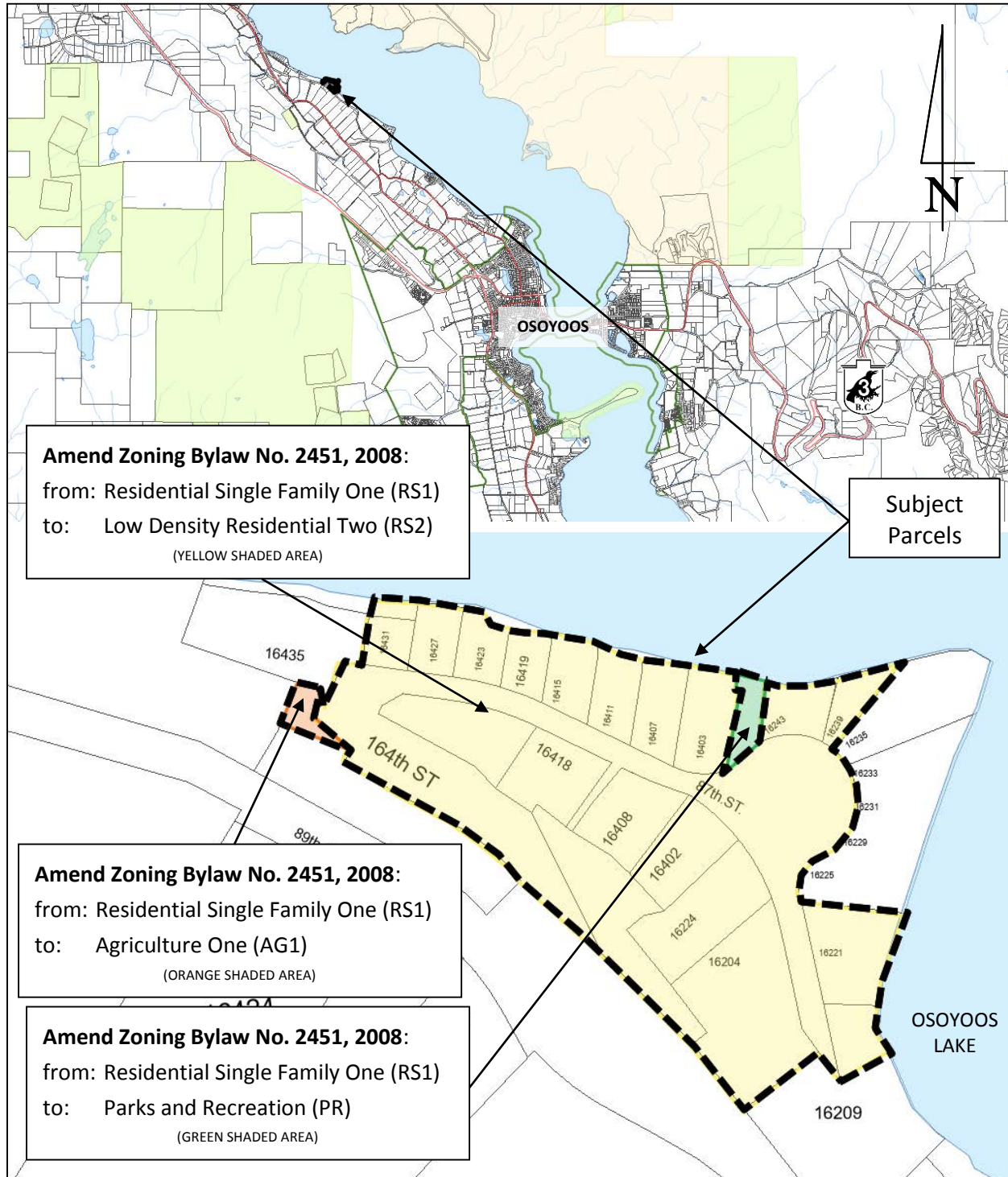
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Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'A-208'



Amendment Bylaw No. 2892, 2021
(X2020.005-ZONE)
Page 146 of 346

Regional District of Okanagan-Similkameen

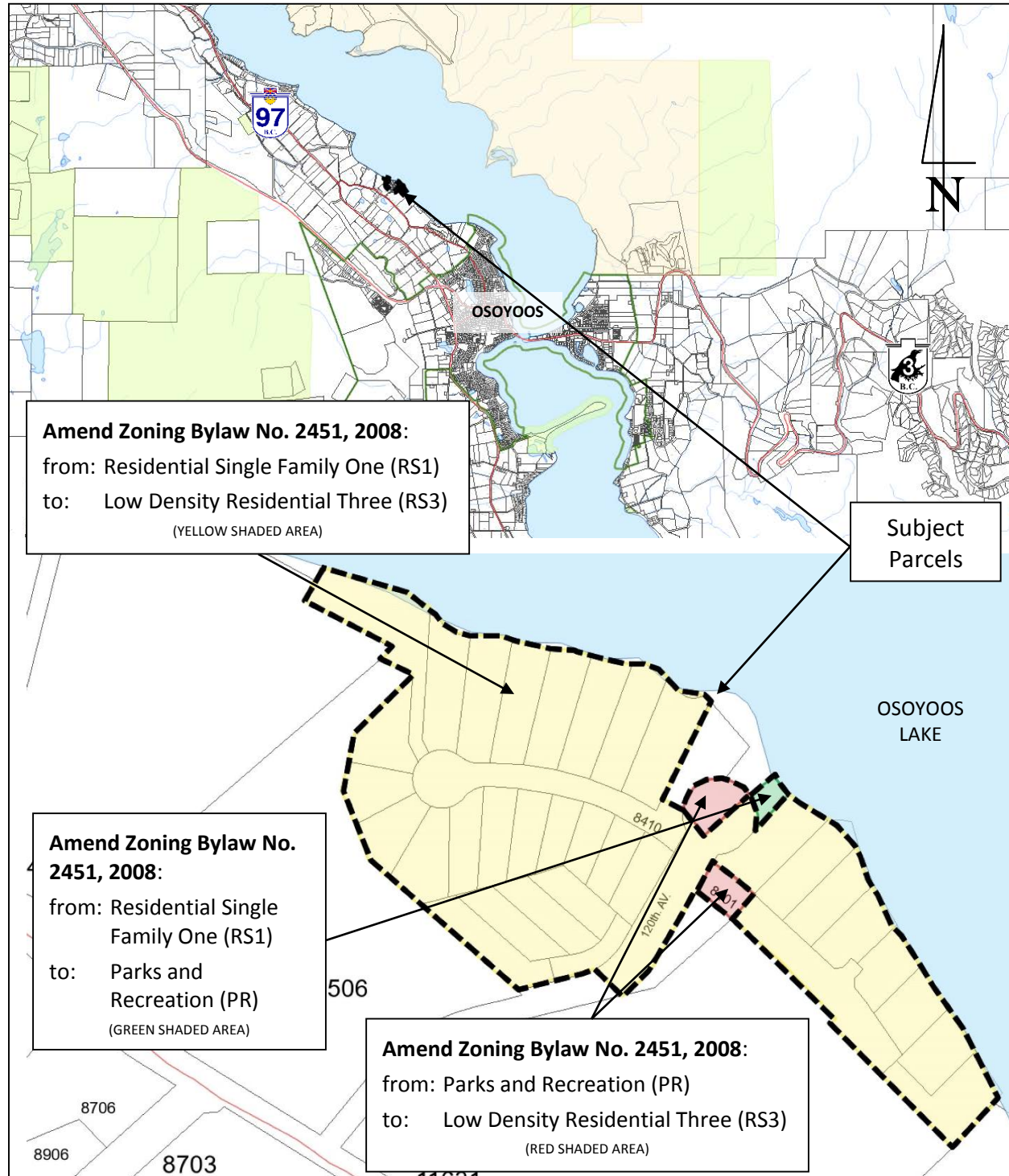
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'A-210'



Amendment Bylaw No. 2892, 2021
(X2020.005-ZONE)
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Regional District of Okanagan-Similkameen

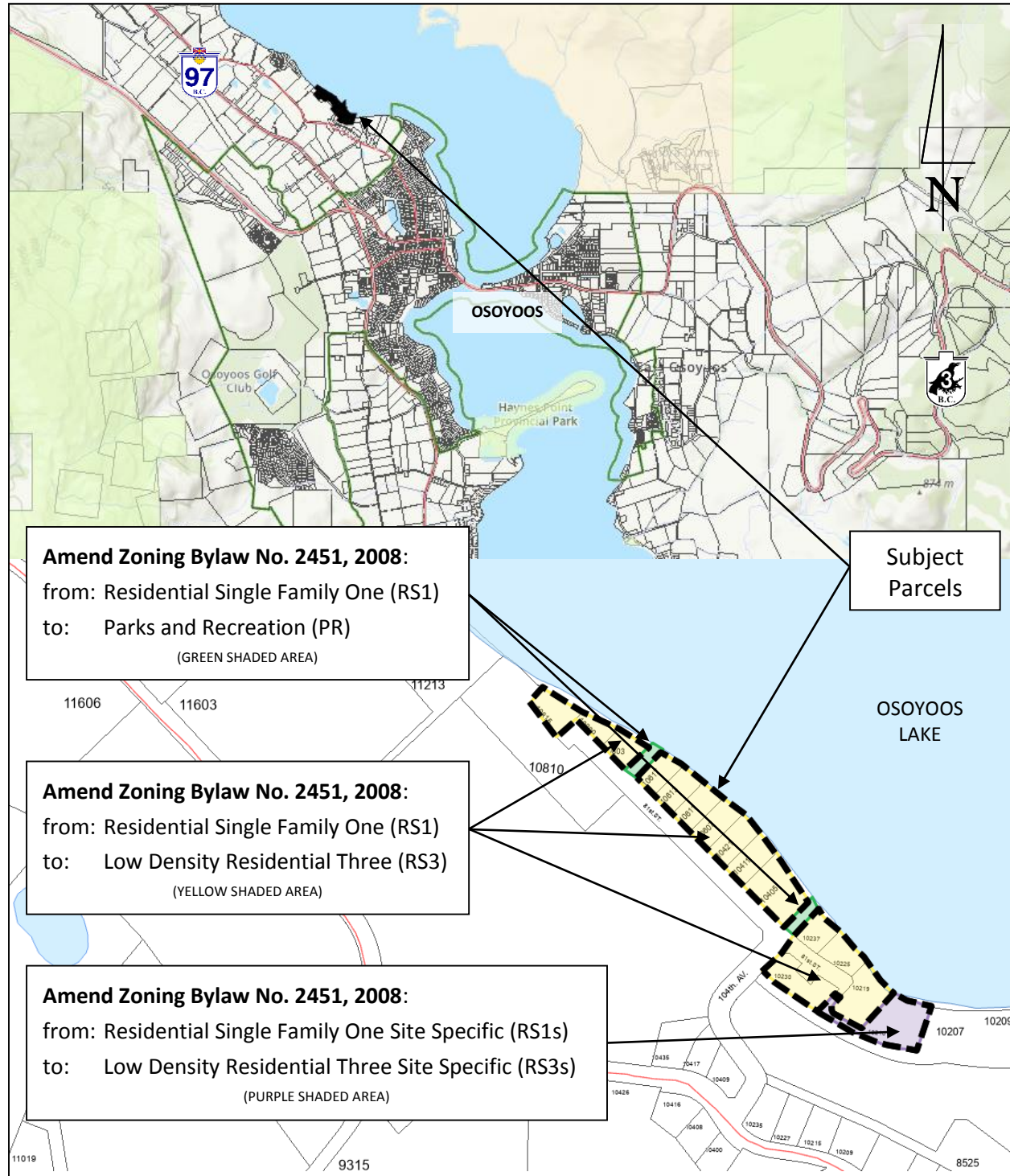
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'A-211'



Amendment Bylaw No. 2892, 2021
(X2020.005-ZONE)
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Regional District of Okanagan-Similkameen

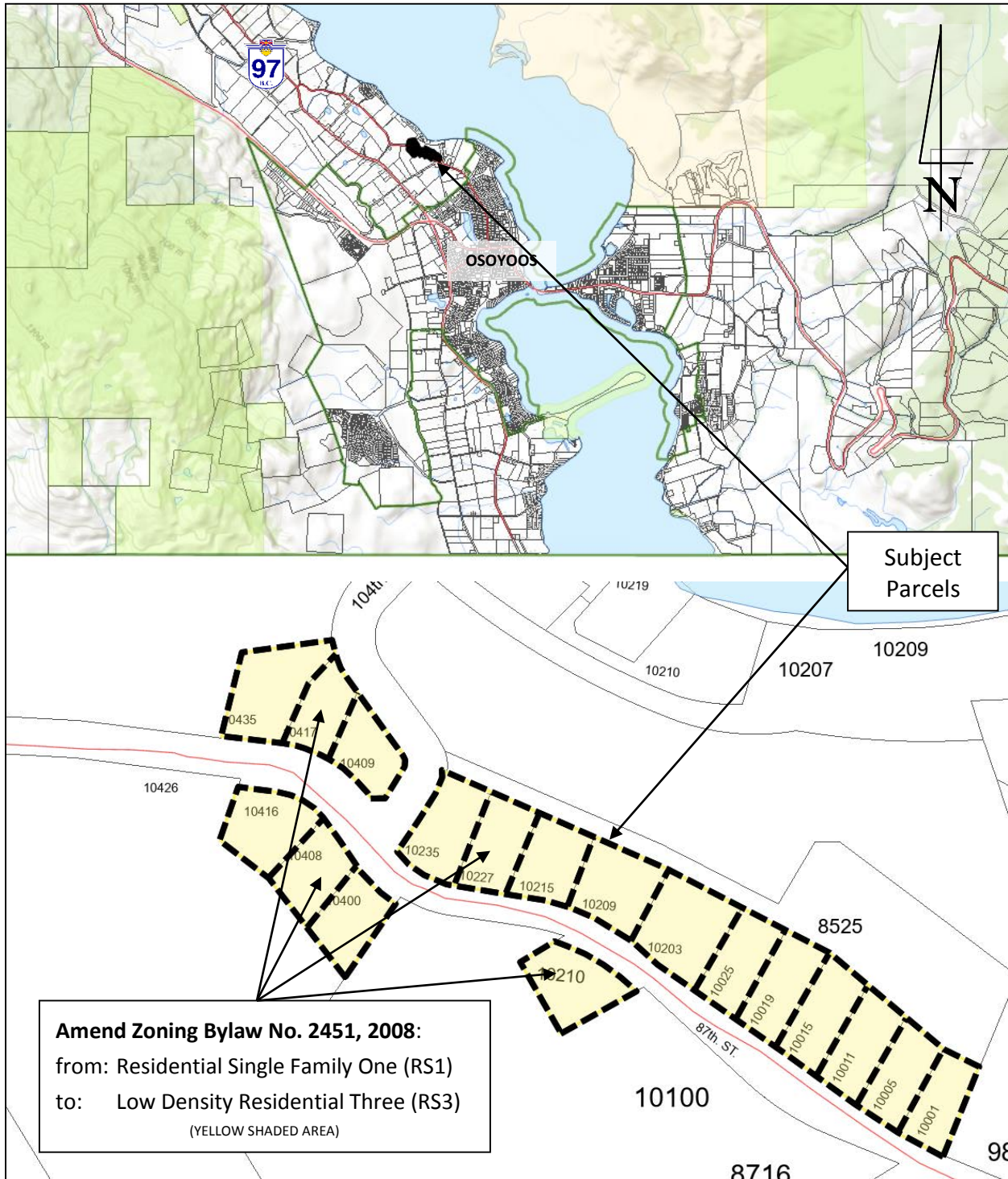
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'A-212'



Amendment Bylaw No. 2892, 2021
(X2020.005-ZONE)
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Regional District of Okanagan-Similkameen

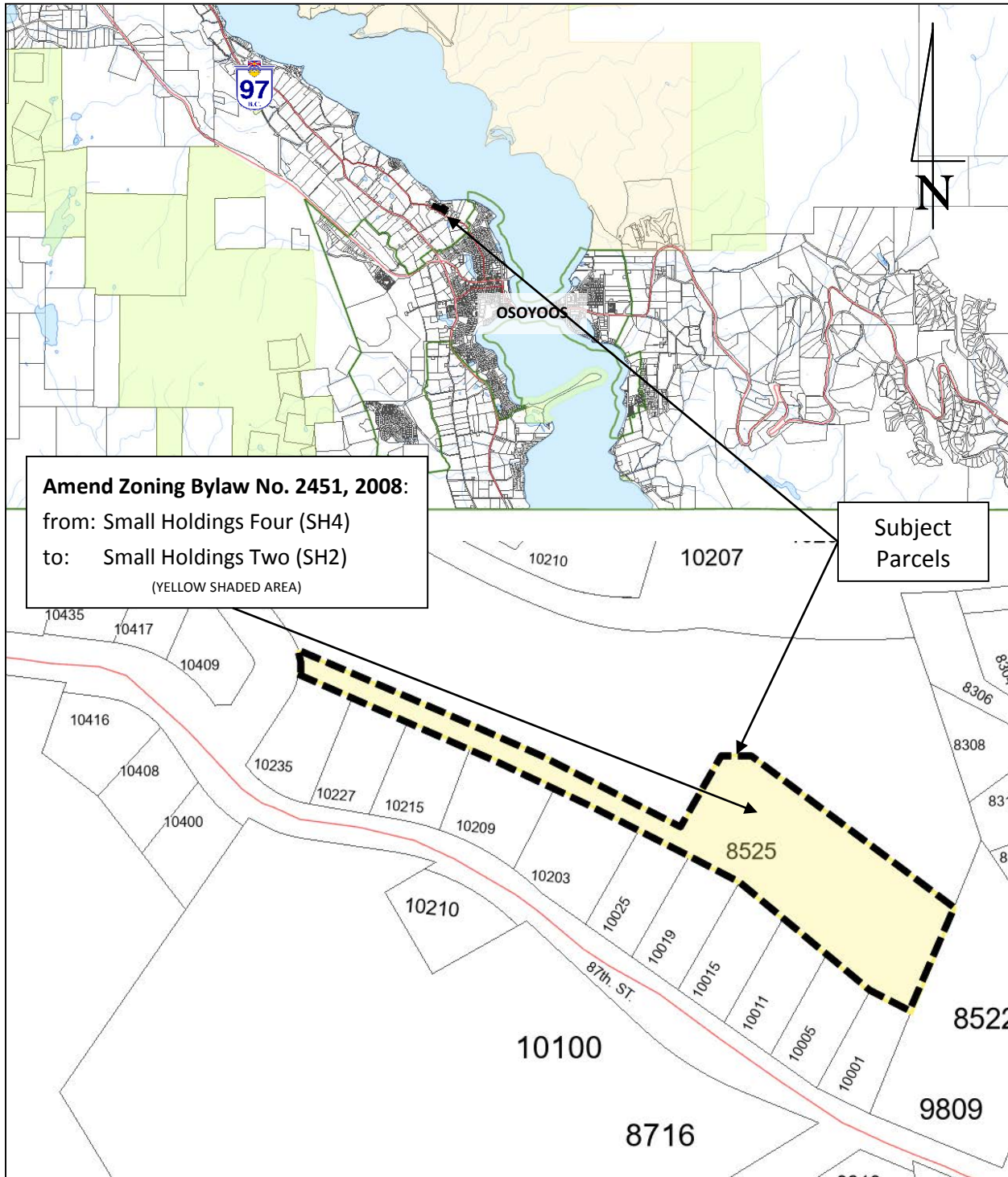
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'A-213'



Amendment Bylaw No. 2892, 2021
(X2020.005-ZONE)
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Regional District of Okanagan-Similkameen

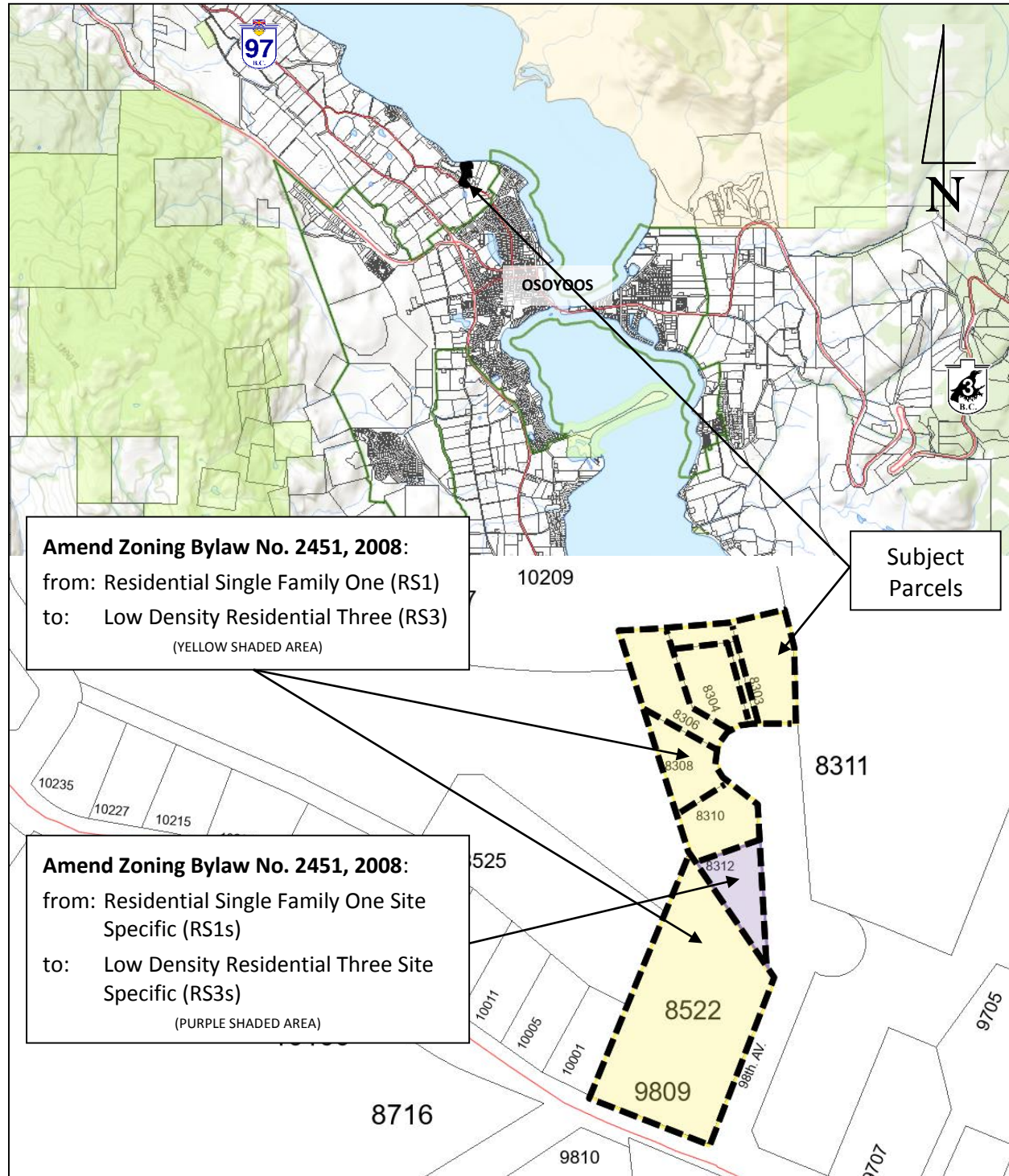
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'A-214'



Amendment Bylaw No. 2892, 2021
(X2020.005-ZONE)
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Regional District of Okanagan-Similkameen

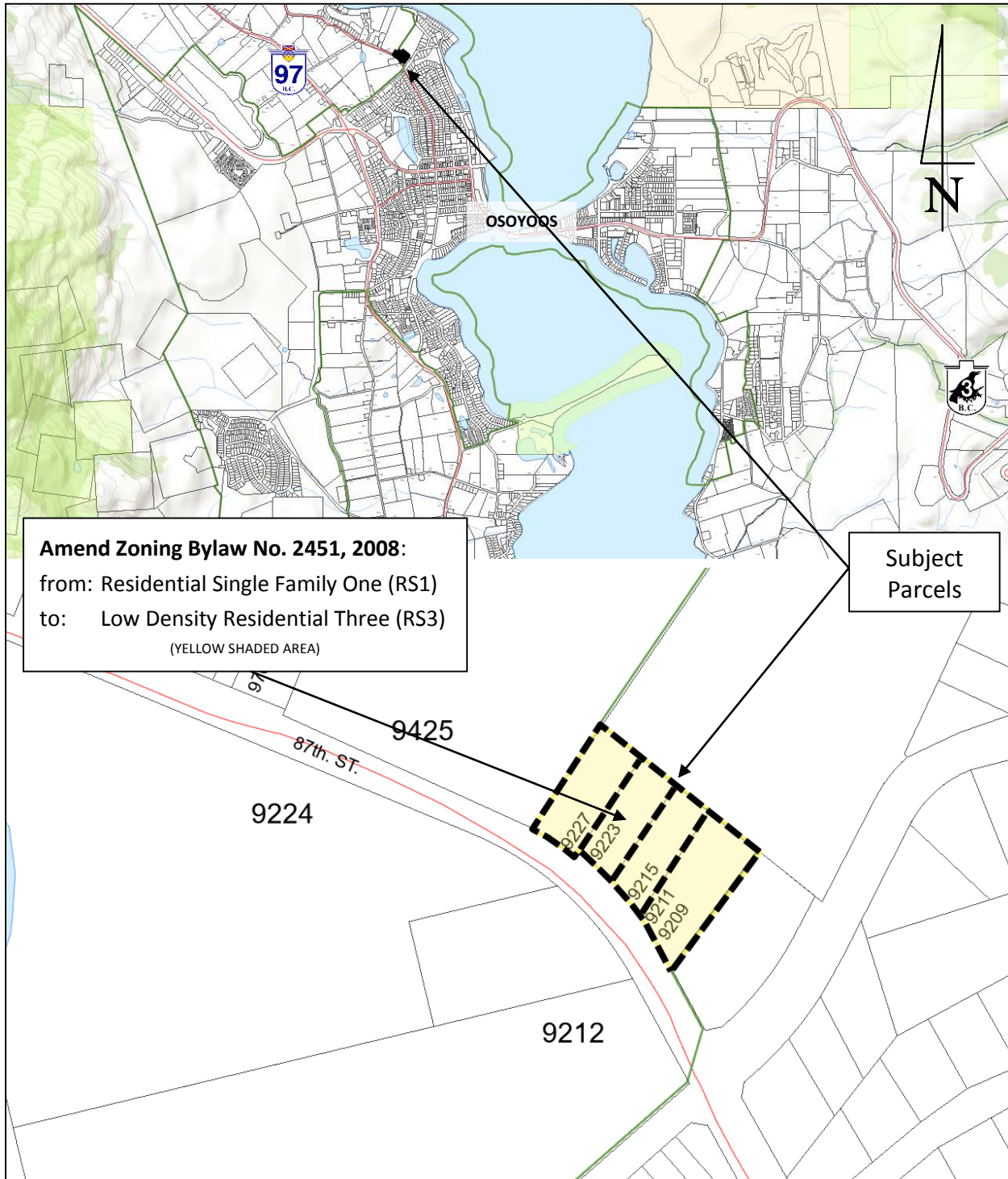
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'A-215'



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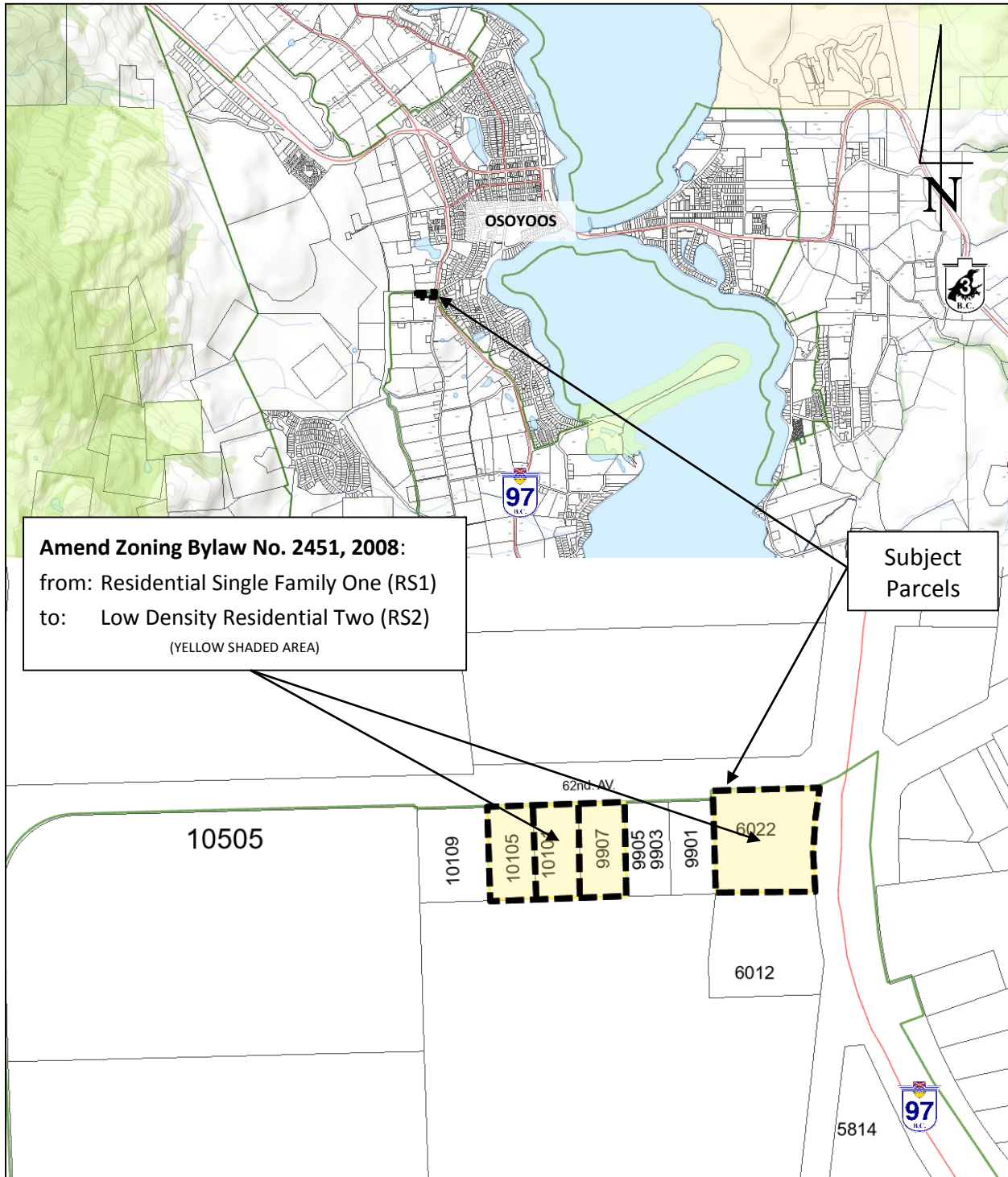
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'A-216'



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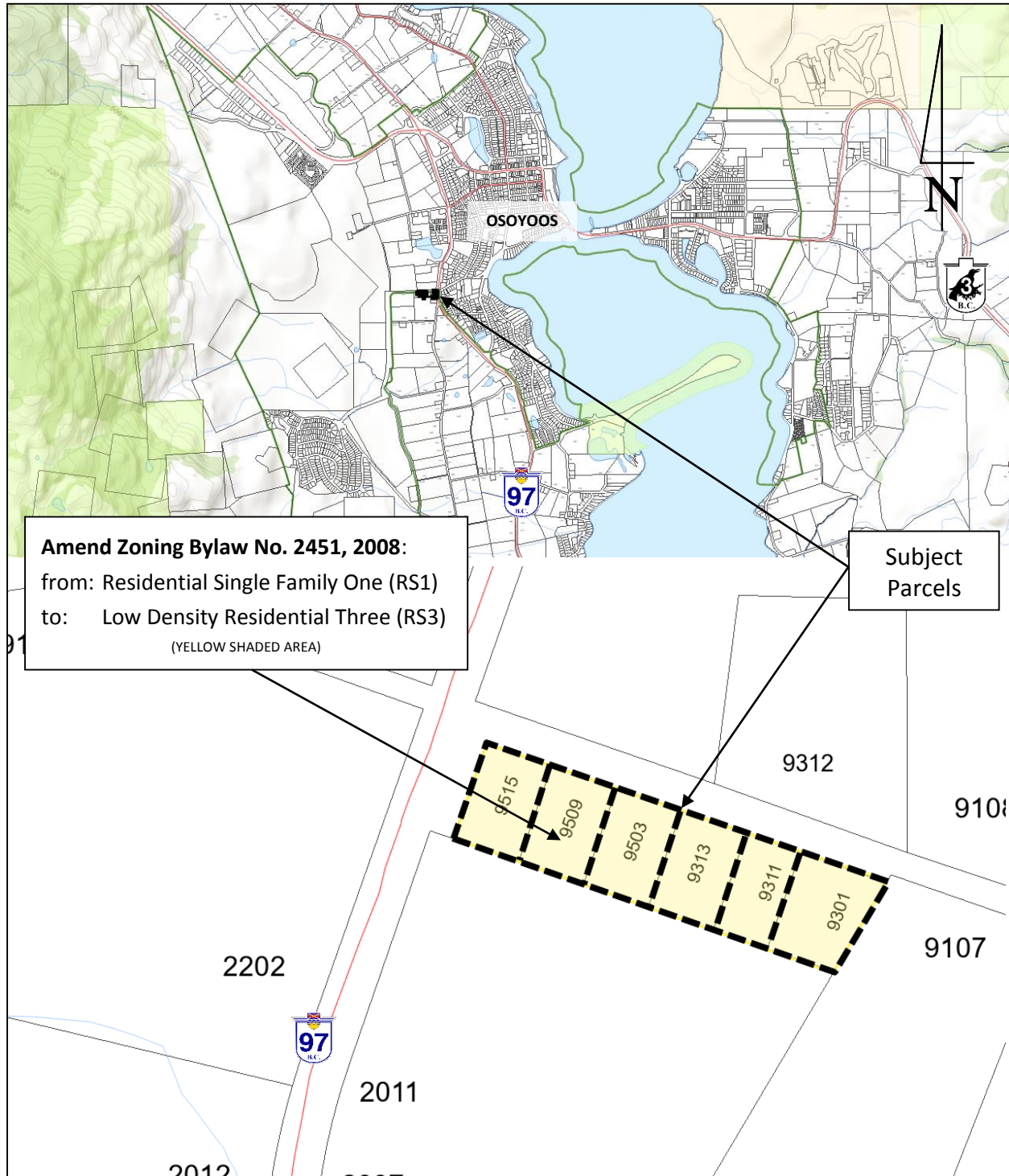
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'A-217'



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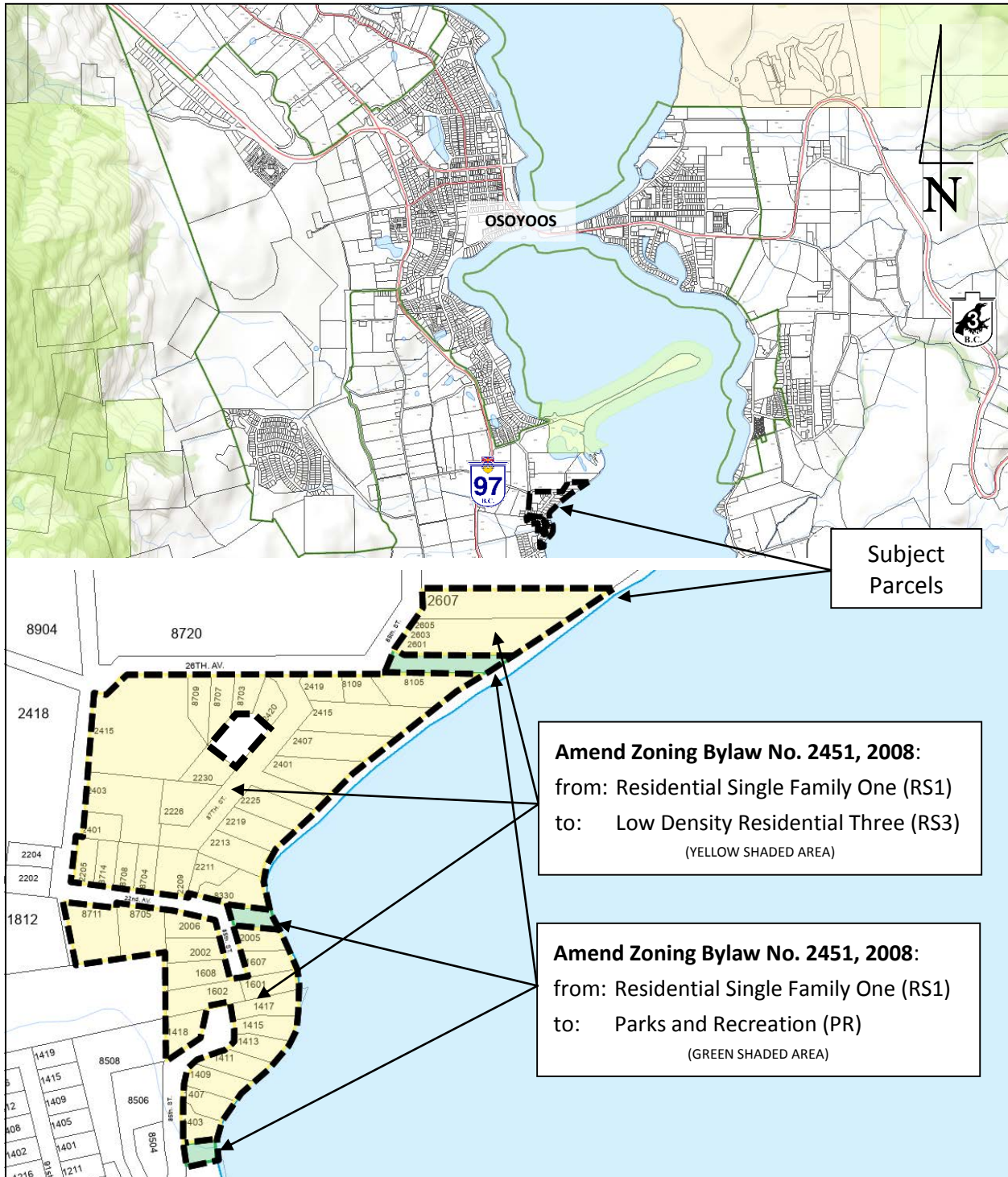
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'A-218'



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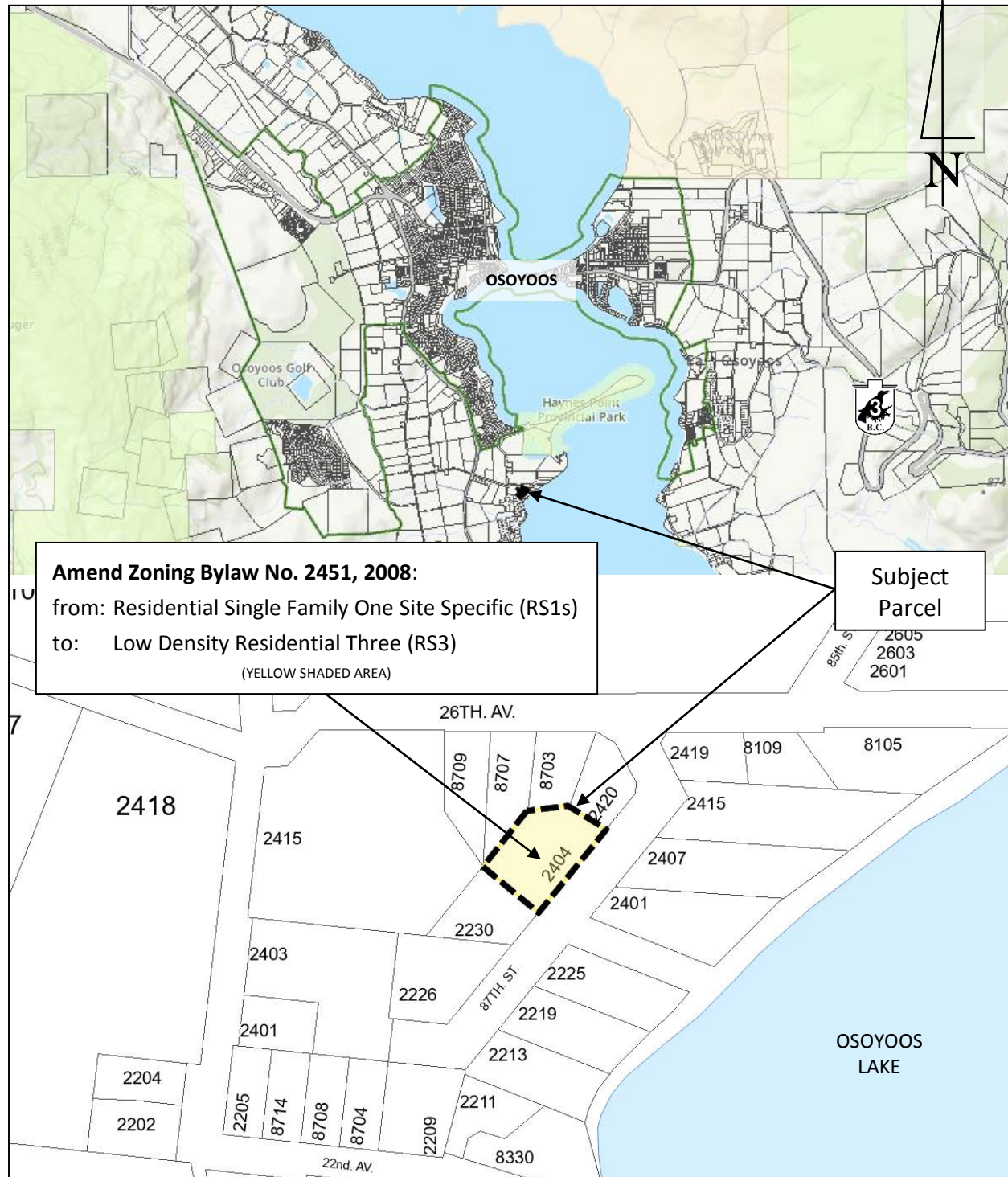
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'A-219'



Amendment Bylaw No. 2892, 2021
(X2020.005-ZONE)
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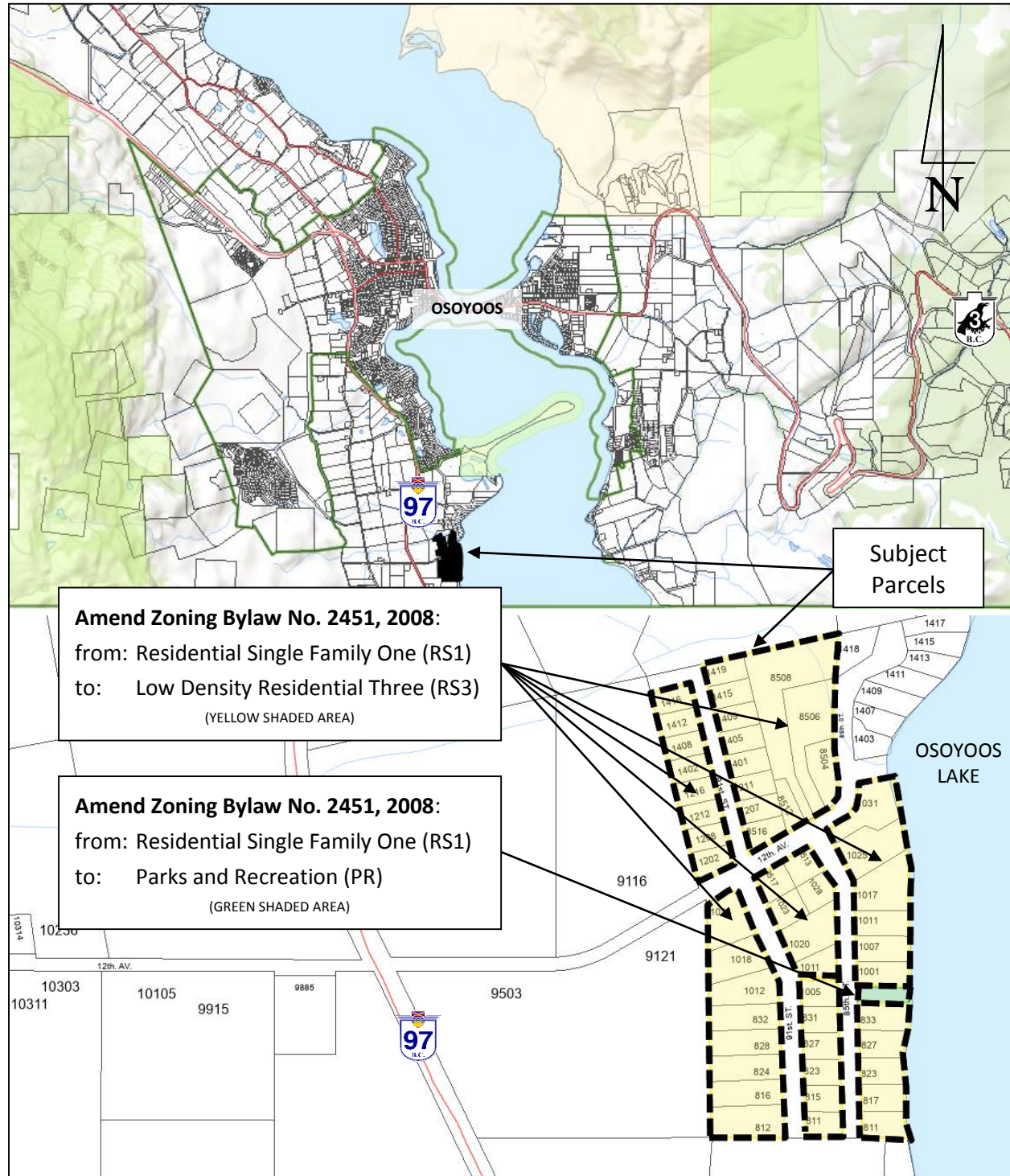
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'A-220'



Amendment Bylaw No. 2892, 2021
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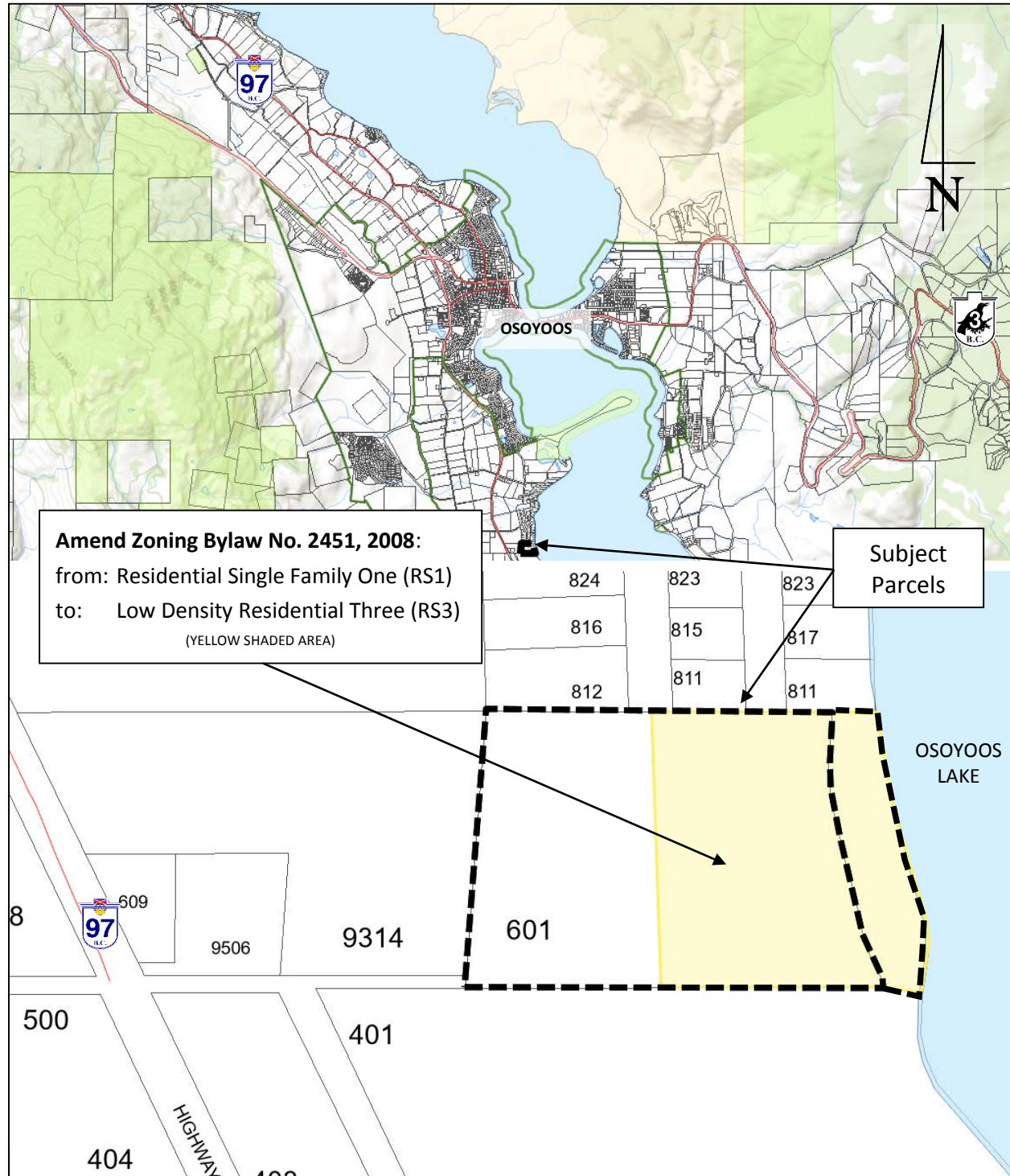
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'A-221'



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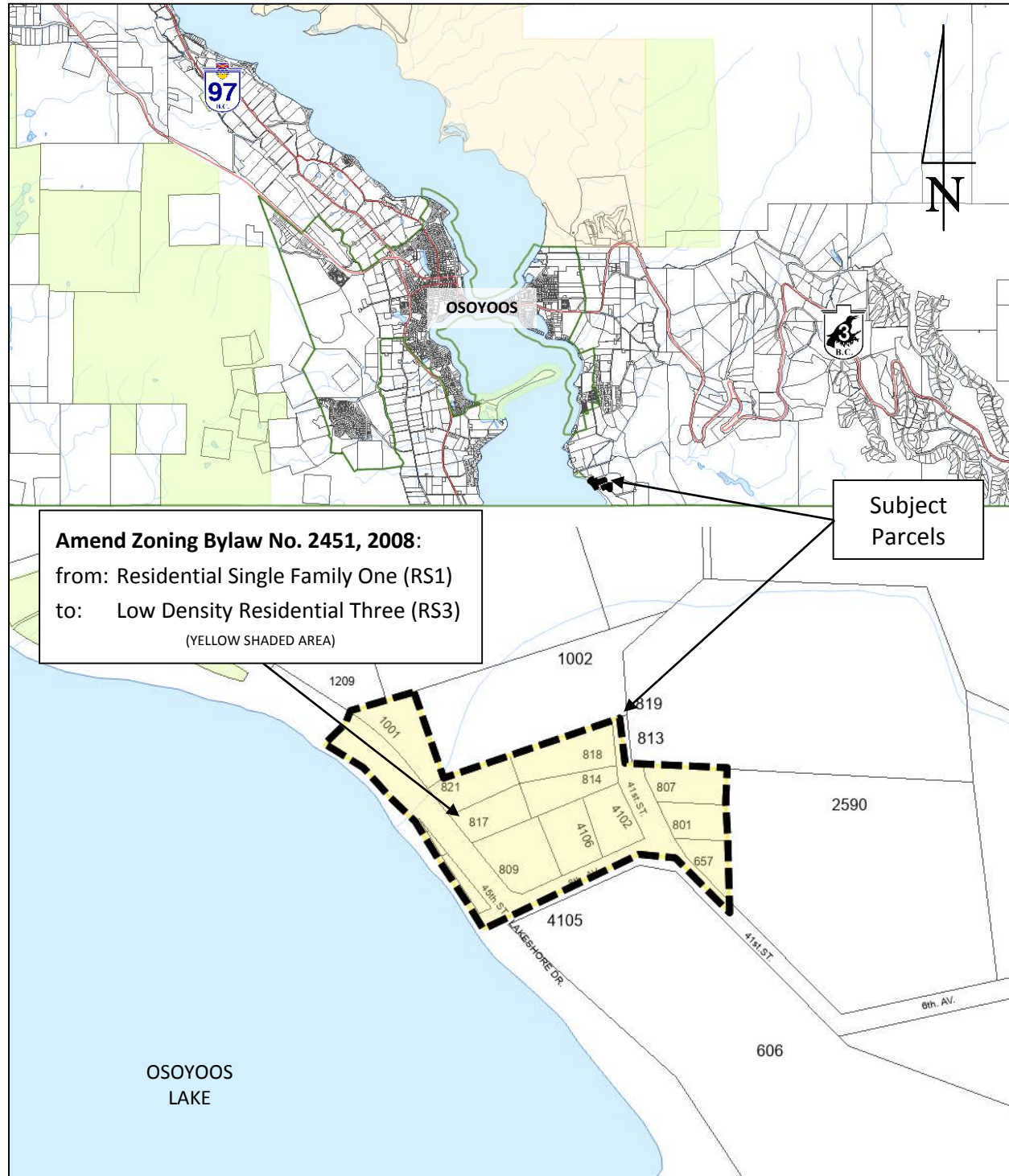
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'A-222'



Amendment Bylaw No. 2892, 2021
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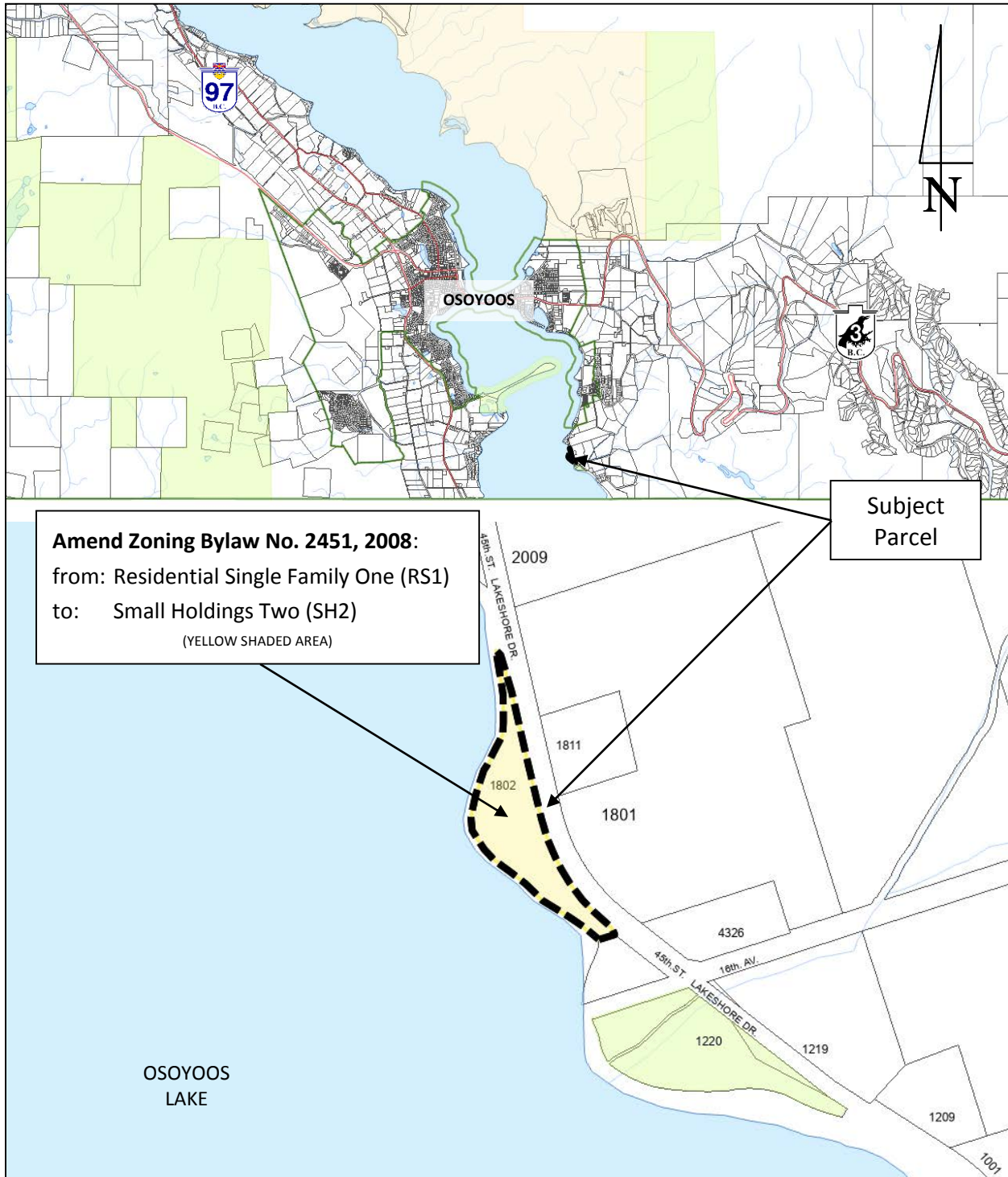
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'A-223'



Amendment Bylaw No. 2892, 2021
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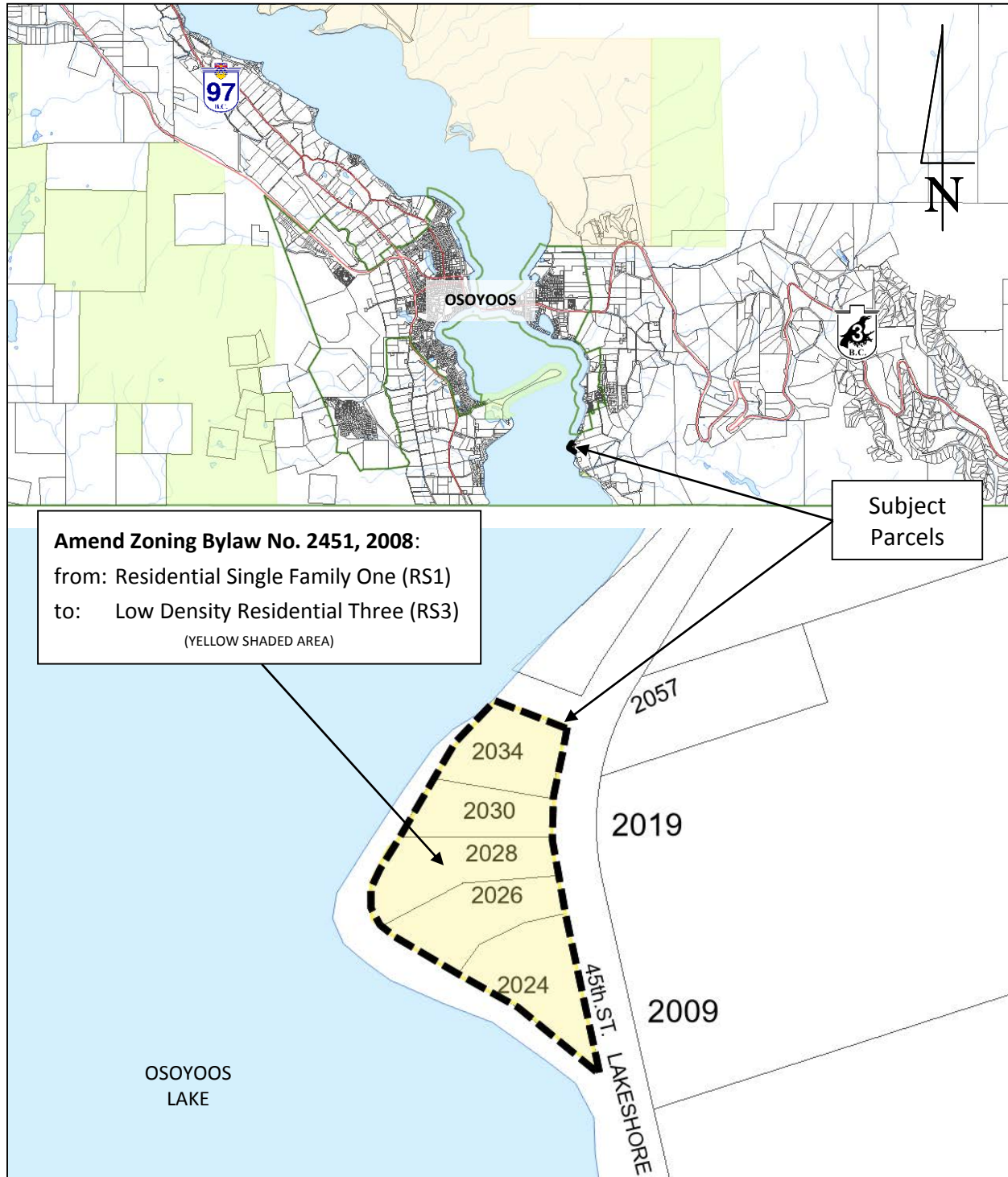
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'A-224'



Amendment Bylaw No. 2892, 2021
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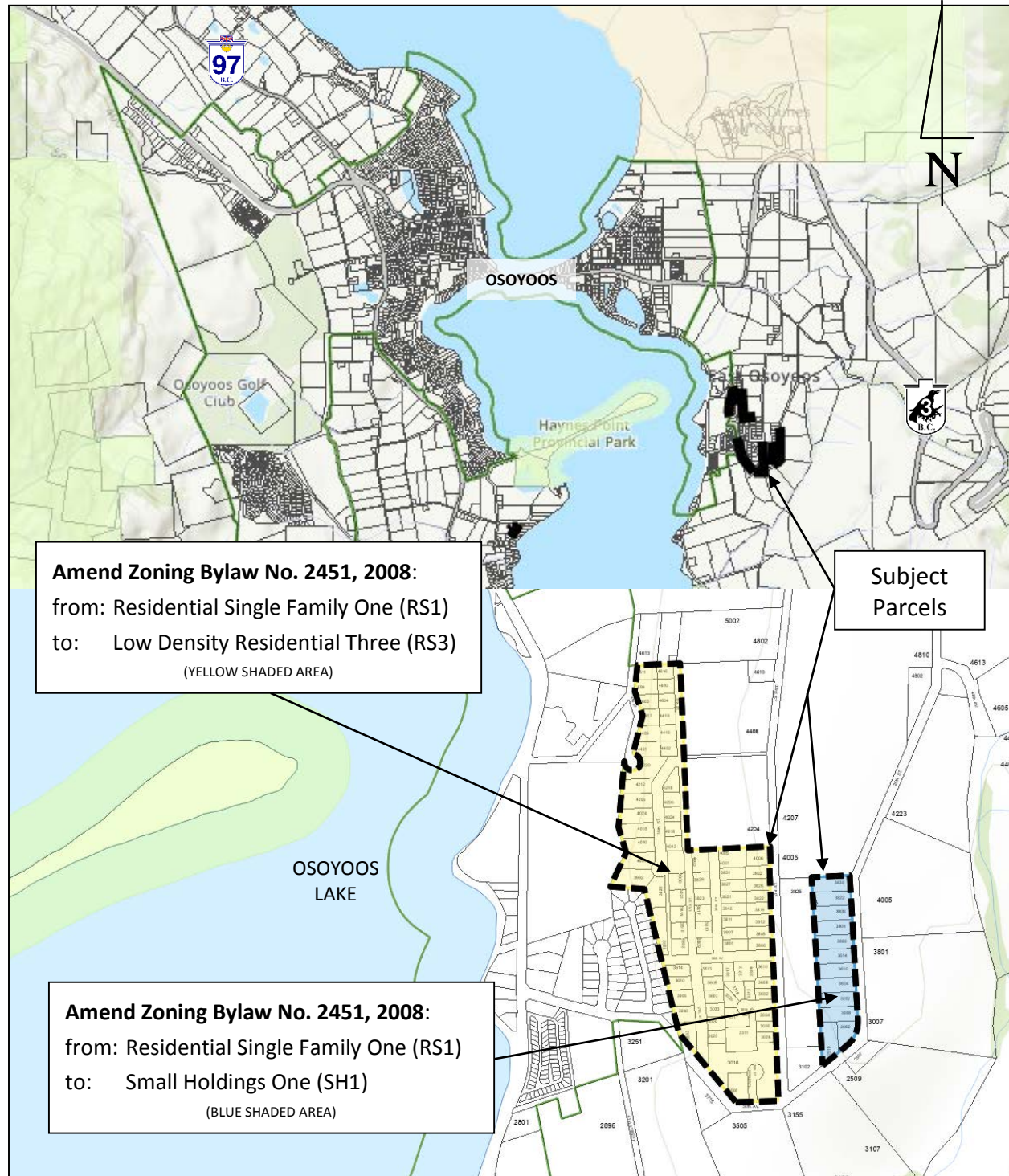
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'A-225'



Amendment Bylaw No. 2892, 2021
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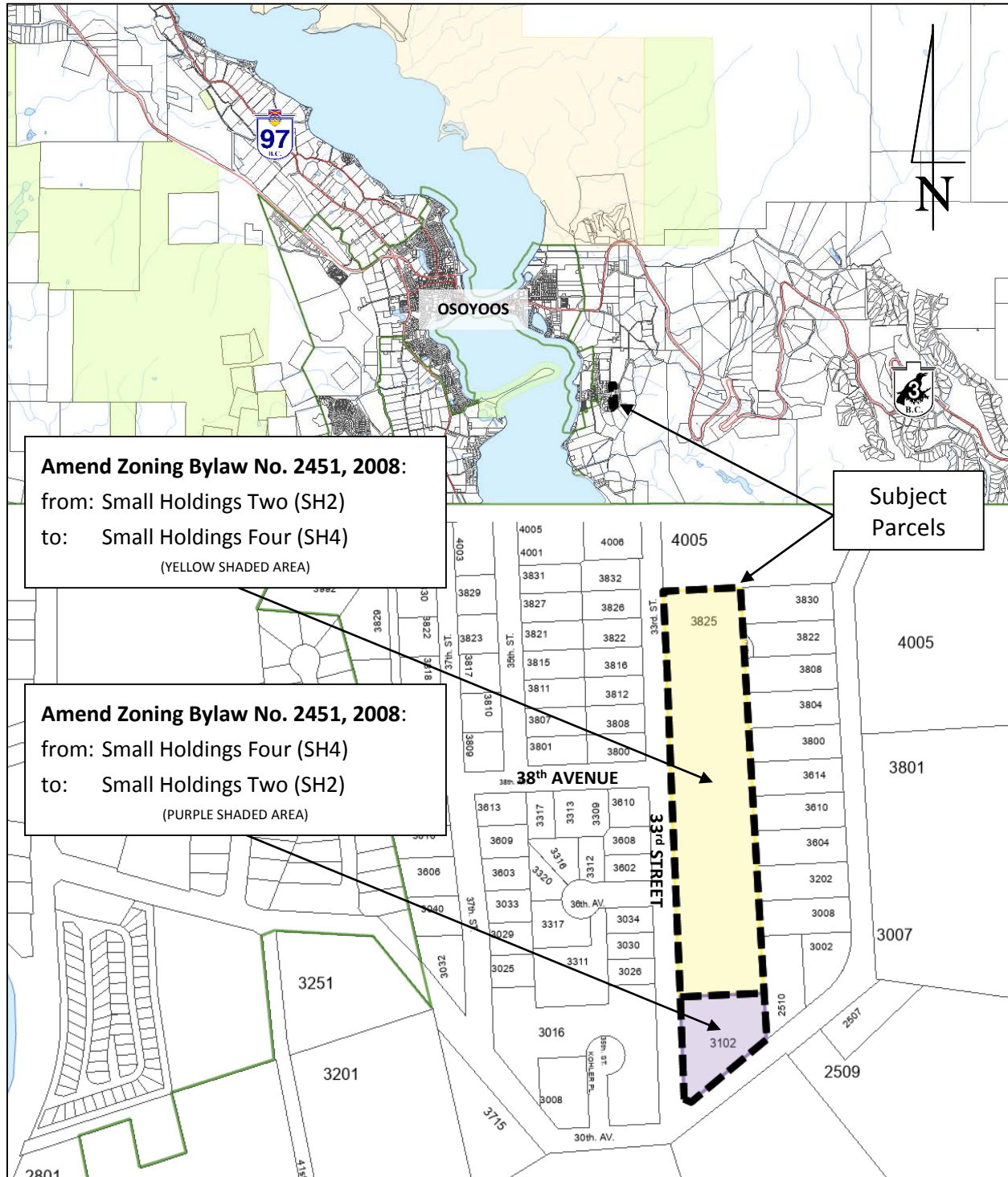
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'A-226'



Amendment Bylaw No. 2892, 2021
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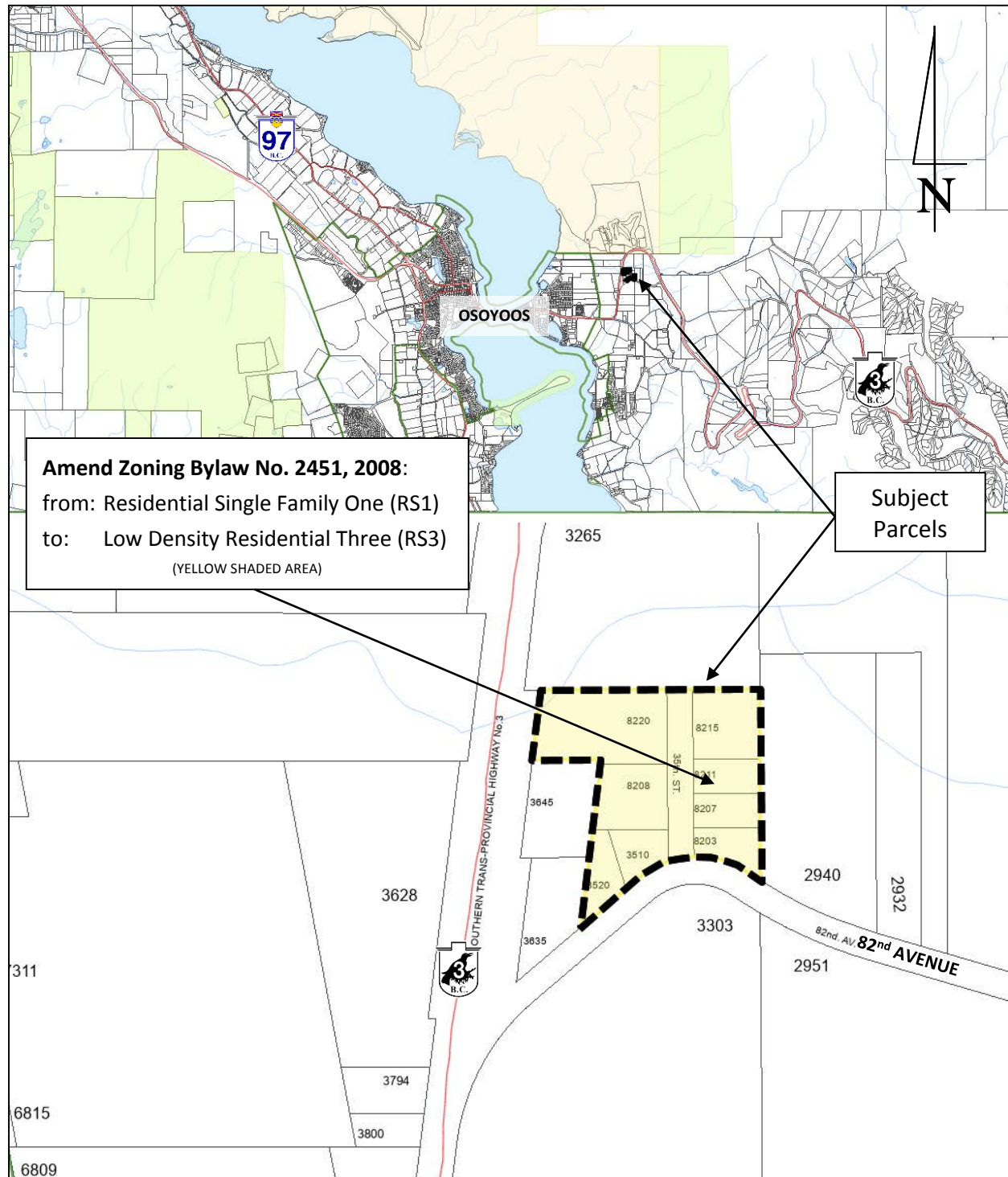
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'A-227'



Amendment Bylaw No. 2892, 2021
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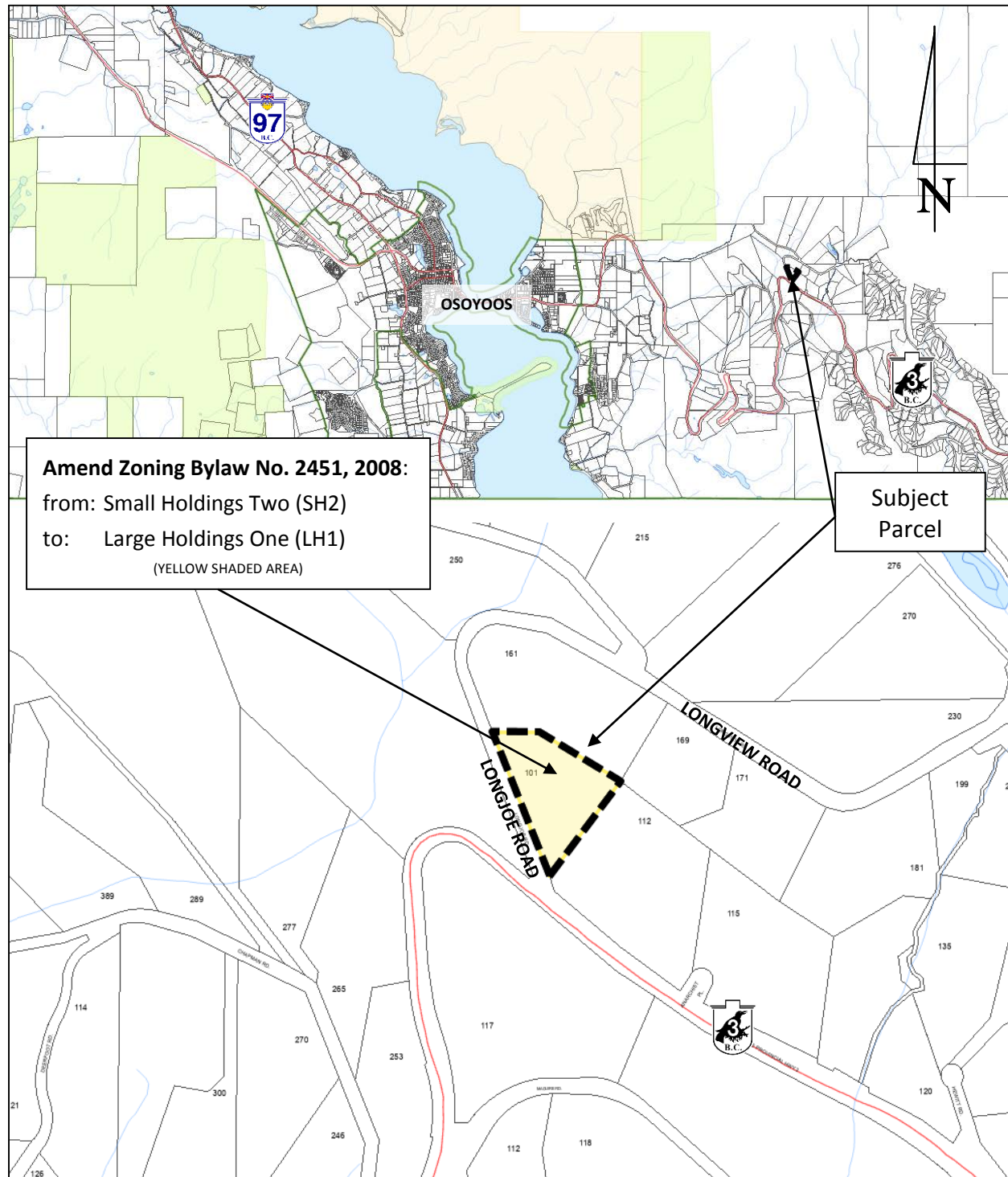
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'A-228'



Amendment Bylaw No. 2892, 2021
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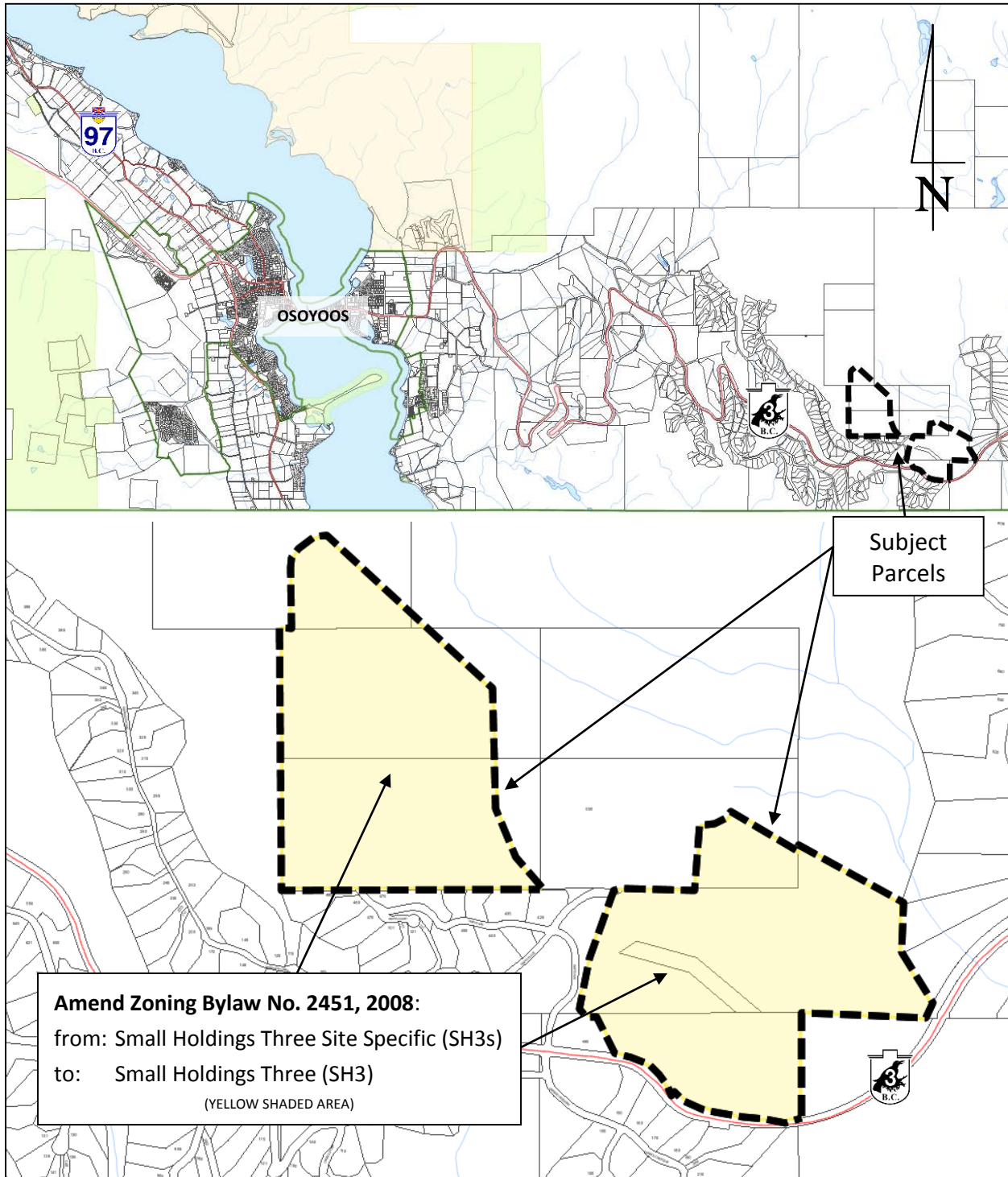
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'A-229'



Amendment Bylaw No. 2892, 2021
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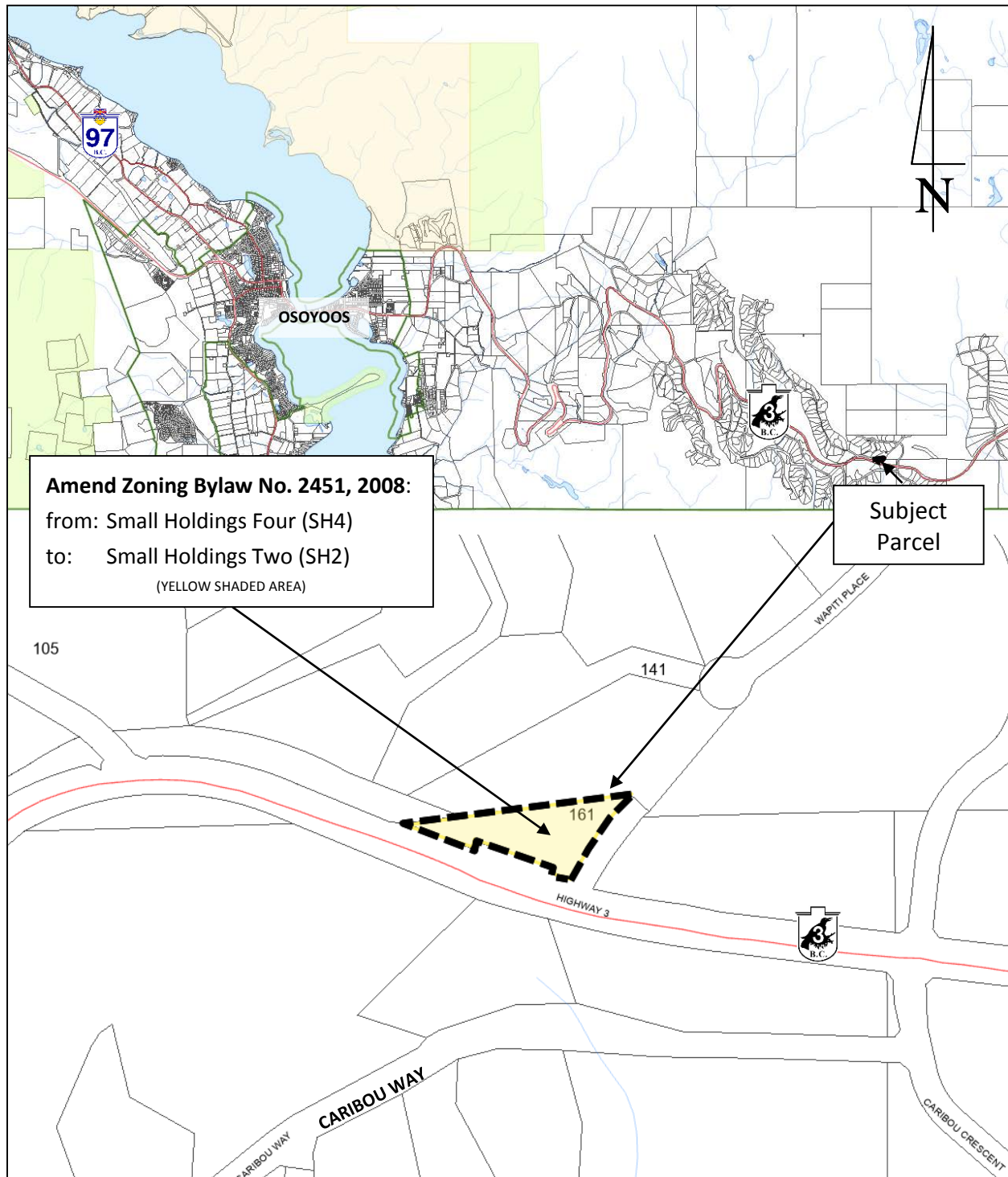
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2892, 2021

File No. X2020.005-ZONE

Schedule 'A-230'



Amendment Bylaw No. 2892, 2021
(X2020.005-ZONE)
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Lauri Feindell

From: Scott Linttel
Sent: July 21, 2021 1:25 PM
To: Lauri Feindell; Evelyn Riechert; Christopher Garrish
Cc: "
Subject: Re: Residential Zone Update
Attachments: 100.pdf

Importance: High

Thank you Lauri for your quick follow up to our concerns.

We currently own a 39 acre property east of Wilson Mountain Road zoned SH4...Lot 1, Plan KAP79573, DL918s,SDYD.

Our apologies for the tardy response to your May 11, 2021 letter regarding Zoning Amendment bylaw 2892,2021...

We are very opposed to your proposed zone consolidation of SH4 and SH2.

Enlarging the minimum lot size by 25% from one acre to 1.25 acre of 0.5 ha is very detrimental to existing development plans for this property. Additionally, losing the agriculture component for this site is also very disappointing as it has tremendous winery potential.

In early 2018 we had met with RDOS, Town of Oliver and MOT to review engineered drawings for a 31 lot subdivision of one acre + home sites. We had designed a community sewer system and water provided from Town of Oliver from existing reservoir 500m NE of our property, and had very positive preliminary review with MOT. Many of the home sites were just one acre, in a gated bare land strata development offering exceptional home sites within the property's current SH4 zoning.

Your proposed amalgamation of SH2 and SH4, and choosing a 0.5 ha minimum lot size will negatively impact our proposed development and reduce our lot capacity by at least 25% to a maximum of 22. This will render the project unviable and cause significant monetary damage in lost development and/or potential resale.

Attached is the existing subdivision plan brought forth in 2018.

We would ask you please give our concerns valid consideration prior to making any changes to existing zoning, keep us up to date via email regarding any public meetings and/or request a meeting in person to discuss at your earliest convenience.

Thank you,

Scott Lintell
president
Lintell Projects Ltd
T262 Enterprises Ltd

From: [Lauri Feindell](#)
Sent: Tuesday, July 20, 2021 9:38 AM
To: [Evelyn Riechert](#) ; [Christopher Garrish](#)

Subject: Residential Zone Update

Would like to discuss the letter sent out in May (has moved and just received letter), regarding the residential zone update, has a large property (40 acres) in Oliver and is concerned about the amendment,

Scott: If you would like to send a return email (to Chris and Evelyn) your concerns/inquiries, property location, that would be beneficial that they would have the particulars to review prior to calling.

Thank you,

Lauri



**Lauri Feindell, Administrative Assistant,
Planning Services**

Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250.490.4107 • tf. 1.877.610.3737 • f. 250.492.0063
www.rdos.bc.ca • lfeindell@rdos.bc.ca

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August 18, 2021

To: Christopher Garrish, Planning Manager,

Re: Strategic Planning Project: Residential Zone Update – Phase 4 (Bylaw No 2892)

I am contacting you in regards to a schedule I saw on the draft version of the “Electoral Area Residential and Small Holdings Zoning Update Amendment Bylaw No. 2892, 2021.” dated 2021-07-02. My name is Cathy Harmer and my husband, Peter and I are the owners of a house at 16403 87th Street, Osoyoos, B.C.

In Schedule A-208 there was an illustration of our neighbourhood with a depiction of the change of zoning being planned from RS1 to RS2 as a result of the planned zoning updates. However, on that map there was also a notation showing the rezoning of the road next to our property from being RS1 to PR, which I believe is in error. I’ve included links to the documents I discovered this information in below and have included pictures for reference.

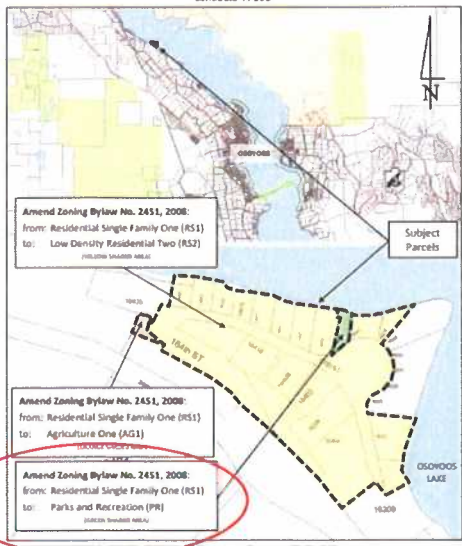
1. Area A Map Schedule:

<https://www.rdos.bc.ca/assets/PLANNING/AreaX/2020/005-ZONE/MapScheduleAv20210702.pdf>

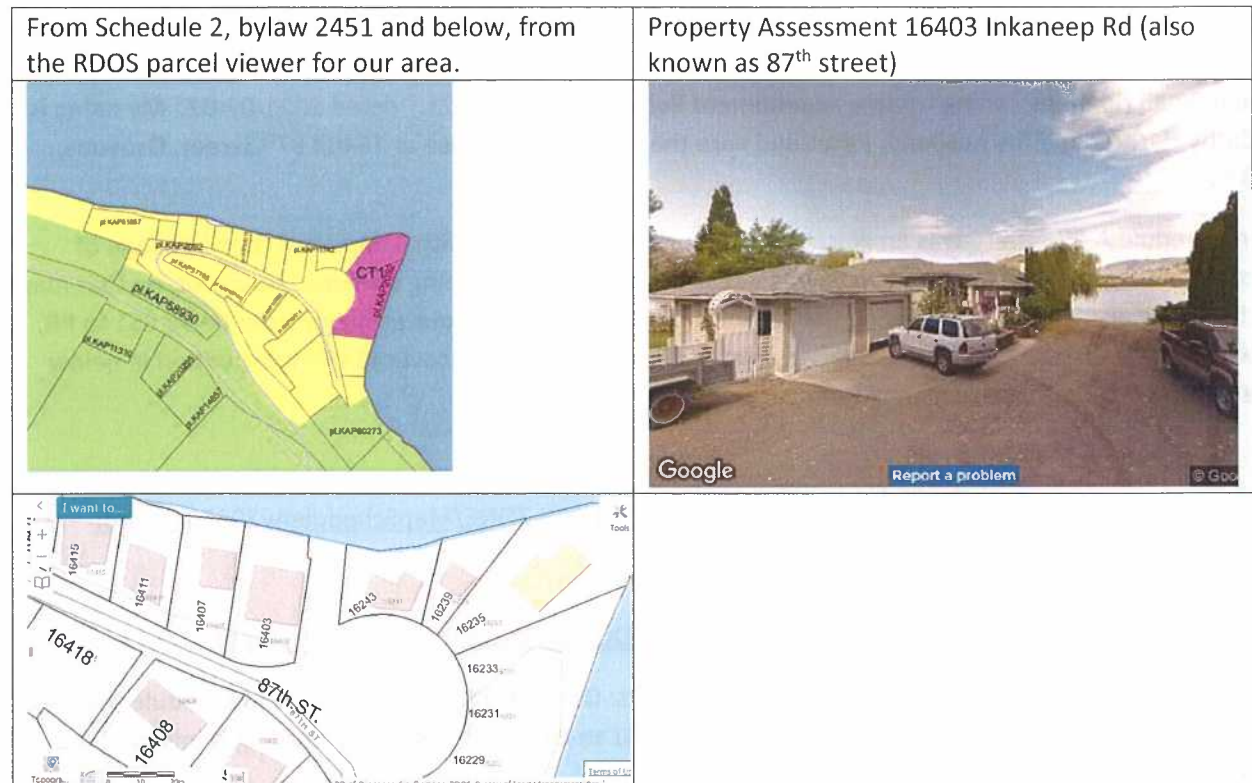
2. Draft Bylaw:

<https://www.rdos.bc.ca/assets/PLANNING/AreaX/2020/005-ZONE/2892v20210702.pdf>

This is the information included in those 2 documents: On page 14 of the Area A map schedule the road next to our house is shown as being rezoned from RS1 to PR and the detailed wording is included on pages 17 of the bylaw.

From Area A Map Schedule – p 14	From Draft Bylaw 2892
 <p>Amendment Bylaw No. 2892, 2021 Schedule 'A-208' File No. X020.005-ZONE</p> <p>Amend Zoning Bylaw No. 2451, 2008: from: Residential Single Family One (RS1) to: Low Density Residential Two (RS2) (20210702-005-ZONE)</p> <p>Amend Zoning Bylaw No. 2451, 2008: from: Residential Single Family One (RS1) to: Agriculture One (AG1) (20210702-005-ZONE)</p> <p>Amend Zoning Bylaw No. 2451, 2008: from: Residential Single Family One (RS1) to: Parks and Recreation (PR) (20210702-005-ZONE)</p> <p>Amendment Bylaw No. 2892, 2021 [K020.005-ZONE] Page 145 of 344</p> <p>DRAFT VERSION -- 2021-07-02</p>	<p>The following wording is included on pages 16 and 17 Point 4 xii)</p> <p>4.The Zoning Map, being Schedule '2' of the Electoral Area "A" Zoning Bylaw No. 2451, 2008, is amended by changing the land use designation of.....</p> <p>i) the land shown</p> <p>xii) an approximately 350 m2 area of land shown shaded green on Schedule 'A208', which forms part of this Bylaw, from Residential Single Family One (RS1) to Parks and Recreation (PR).</p>

However, as you can see from Schedule 2 of the Area A Zoning bylaw 2451, the RDOS parcel viewer, and from the picture from the BC Assessment Authority for our property, the area is not in fact a residential lot but a road.



I understand how complicated all the revisions for this type of project are and wanted to provide you the information needed to make any corrections that may be necessary to the documents. I am assuming this is an error, but if it is fact being designated as a park, I would like to discuss this further, as it raises other questions.

I can be reached via email

Regards,

Cathy Harmer.



August 10, 2021

File: 0280-30

Local Government File: X2021.005-ZONE (RS & SH)

Evelyn Riechert, Planner I
Regional District of Okanagan-Similkameen
Via Email: planning@rdos.bc.ca

Dear Evelyn Riechert,

Re: Textual and Mapping Amendments to Bylaw No. 2892 to Standardize the Residential and Small Holding Zones.

Thank you for providing the Ministry of Agriculture, Food and Fisheries (Ministry) staff the opportunity to comment on a textual amendment to the Electoral Area "A", "C", "D", "E", "F", "G" & "I" Zoning Bylaws in order to standardize the Residential (RS) and Small Holdings (SH) zones. From an agricultural perspective, the Ministry offers the following comments:

- While difficult to determine from the mapping, we have inferred from the background information that one of the objectives is to apply an agricultural zone to all lands in the Agricultural Land Reserve (ALR), rather than an SH zone. If this is the case, ministry staff support the change as it will lead to consistency of regulation throughout the ALR within RDOS, particularly if the agricultural zone is consistent with the *Agricultural Land Commission Act (ALCA)* and Regulations. If this is not the case, please note that the zones covering the ALR must permit agriculture and the regulations should be consistent with the ALCA and Regulations.
- We recommend that where RS and SH zones are adjacent to the ALR setbacks and vegetative buffers be required that are consistent with the ministry's [Guide to Edge Planning](#). This will assist with mitigating farm practice complaints.

Please contact Ministry staff if you have any questions regarding the above comments.

Sincerely,



Alison Fox, P.Ag.
Land Use Agrologist
BC Ministry of Agriculture, Food
and Fisheries
Alison.Fox@gov.bc.ca
(778) 666-0566



Philip Gyug, P.Ag.
Regional Agrologist
BC Ministry of Agriculture, Food
and Fisheries
Philip.Gyug@gov.bc.ca
(250) 378-0573

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



Your File #: BL2892
X2020.005-
ZONE

eDAS File #: 2021-03875
Date: July 13, 2021

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

Attention: Lauri Feindell, Planning Secretary

Re: **Proposed Text Amendment Bylaw 2892 for:
Electoral Areas "A", "C", "D", "E", "F" and "I"**

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

If you have any questions, please feel free to call Rob Bitte at (778) 622-7020.

Yours truly,

Rob Bitte
Development Officer

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



119 Ponderosa Ave., Kaleden, BC V0H 1K0
P 250-497-5407 F 250-497-5407 Email: k.i.d@shaw.ca

June 30, 2021

Regional District of Okanagan Similkameen
Attention: Evelyn Reichert, RDOS Planner
101 Martin St.
Penticton, BC
V2A 5J9

Re: PID: 024-582-336, Lot 1, DL 104s, 105s, SDYD, Plan 65107

Dear Evelyn;

Thank you for meeting with our District on June 9, 2021 regarding rezoning of the above noted lot, and for the "comfort letter" received on June 14, 2021. The Board discussed the letter and wish to request that under Clause 1. *Environmentally Sensitive Development Permit Area* the following wording could be removed or amended " but excluding communication towers and antenna systems". We note that telecommunication works are permitted in both sections, however, the District currently relies on radio communication equipment and antenna systems; if the District were to upgrade or install new communication towers or antennas, under the current wording, Clause 1 would require permitting, which is what we were trying to avoid.

We appreciate your assistance in this regard. Thank you.

Sincerely,
KALEDEN IRRIGATION DISTRICT

A handwritten signature in blue ink, appearing to read "Mike B. Gane".

Mike B. Gane
Board Chair
MBG/ceh

c.e. Chris Garrish

Lauri Feindell

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: July 21, 2021 12:27 PM
To: Planning
Cc: Lauri Feindell
Subject: RE: Referral Comments Requested - Draft Amendment Bylaw No. 2892 - RS & SH Zone Update (X2020.005-ZONE)

Hello Lauri and the Planning superstars at RDOS!

Thank you for referral regarding the Draft Amendment Bylaw No. 2892 - RS & SH Zone Update (X2020.005-ZONE).

The Archaeology Branch does not have any concerns with the proposed bylaw updates or amendments to the OCP.

Kind regards,



Diana Cooper
Archaeologist/Archaeological Information Administrator
Archaeology Branch | [Ministry of Forests, Lands, Natural Resource Operations and Rural Development](#)
Phone: (250) 953-3343 | Email: diana.cooper@gov.bc.ca | Website www.gov.bc.ca/archaeology

From: Lauri Feindell <lfeindell@rdos.bc.ca>
Sent: July 8, 2021 2:24 PM
To: Arch Data Request FLNR:EX <ArchDataRequest@gov.bc.ca>
Subject: FW: Referral Comments Requested - Draft Amendment Bylaw No. 2892 - RS & SH Zone Update (X2020.005-ZONE)

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

From: Christopher Garrish
Sent: July 2, 2021 4:10 PM
To: Huber, Sara ALC:EX <Sara.Huber@gov.bc.ca>; 'Christina.Forbes@gov.bc.ca' <Christina.Forbes@gov.bc.ca>; 'Kaleden Irrigation District' <k.i.d@shaw.ca>; 'ofid@telus.net' <ofid@telus.net>; 'tosoyoos@osoyoos.ca' <tosoyoos@osoyoos.ca>; 'jcvitko@sd53.bc.ca' <jcvitko@sd53.bc.ca>; 'rs@summer.com' <rs@summer.com>; 'archdataequest@gov.bc.ca' <archdataequest@gov.bc.ca>; 'HBE@interiorhealth.ca' <HBE@interiorhealth.ca>; 'ReferralAppsREG8@gov.bc.ca' <ReferralAppsREG8@gov.bc.ca>
Cc: Evelyn Riechert <eriechert@rdos.bc.ca>; Lauri Feindell <lfeindell@rdos.bc.ca>
Subject: Referral Comments Requested - Draft Amendment Bylaw No. 2892 - RS & SH Zone Update (X2020.005-ZONE)

Friends,

Attached to this email is a Bylaw Referral sheet for Draft Amendment Bylaw No. 2892, which is proposing a series of textual and mapping amendments to the South Okanagan Electoral Area Official Community Plan (OCP) and Zoning Bylaws – being Electoral Areas “A”, “C”, “D”, “E”, “F” & “I” – as part of an update of the Residential (RS) and Small Holdings (SH) zones.

These amendments are related to on-going work being done by the RDOS in support of the preparation of a new, single zoning bylaw for the six South Okanagan Electoral Areas referenced above.

Additional information regarding this project, including a copy of Draft Amendment Bylaw No. 2892 and its related map schedules can be accessed at the following link: <https://www.rdos.bc.ca/development-services/planning/strategic-projects/residential-zone-update>

Once reviewed, please forward any comments/concerns you may have to planning@rdos.bc.ca by **Friday July 30, 2021**. If you require more time to provide comment, please let us know.

Sincerely,

Chris.



Christopher Garrish MA, MSS, MCIP, RPP • Planning Manager

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC V2A 5J9

p. 250.490.4101 | tf. 1.877.610.3737 | f. 250.492.0063

www.rdos.bc.ca | cgarrish@rdos.bc.ca | [FACEBOOK](#) | [YOUTUBE](#) | Sign up for [REGIONAL CONNECTIONS](#)

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RESPONSE SUMMARY

AMENDMENT BYLAW NOS. 2892, 2021

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 comment on the above referenced referral. It is our understanding that the RDOS is proposing a series of textual and mapping amendments to Electoral "A", "C", "D", "E", "F", and "I" Official Community Plan (OCP) and Zoning Bylaws in order to standardize and make consistent the Residential (RS) and Small Holdings (SH) zone. The following is for your consideration.

Interior Health would suggest the use of more explicit language when it comes to identifying the minimum parcel size and type of connection required. In particular the Small Holding Zones (SH3, SH4) only mention lot size; there is no language about what type of water or sewer system is required.

We also noted that the Low Density Residential Duplex Zone (RD1) minimum parcel size for subdivision at 1ha, is identified as appropriate when serviced by a well and approved septic system. Interior Health strongly discourages the creation of micro water systems (one well servicing two single family residences) as they are not financially sustainable in our current regulatory framework -see attached documents for reference. We therefore suggest that all parcel size options for duplexes be connected to community water systems.

Thank you for the opportunity to comment on this rezoning application. If you have any questions or concerns, please feel free to contact me at 250-469-7070 x12287.

Signature:  _____

Signed By: Tanya Osborne

Agency: Interior Health

Title: Community Health Facilitator

Date: July 21, 2021

WATER SYSTEMS SERVING TWO RESIDENCES ON A SINGLE LOT

1.0 PURPOSE

To further clarify the level of service Interior Health, Health Protection staff provide for the regulation of water supply systems serving more than a single-family residence.

2.0 DEFINITIONS

“Single-family residence”: any residence where not more than a single family resides. Examples of structures that are not single-family residences include bed and breakfasts, seasonal accommodations for labourers, and residences with guest houses or rental suites.

3.0 POLICY

3.1 Interior Health, Health Protection (IH-HP) staff do not typically provide routine inspection or permitting services under the *Drinking Water Protection Act* (DWPA) and *Regulation* for water supply systems that serve two single-family residences on a single, indivisible parcel of land.

3.2 IH-HP staff do respond to service requests and complaints associated with all small water system within the context of the DWPA and *Public Health Act* (e.g. providing drinking water safety information).

4.0 REFERENCES

BC Ministry of Health (2007). *Drinking Water Officers' Guide*. Retrieved May 9, 2013, from http://www.health.gov.bc.ca/protect/dwoguide_updated_approved%202007.pdf

HP-WQ-9077 - Decision Brief: Permitting water systems that serve more than one dwelling on a private lot. Interior Health, Health Protection July 2013

Drinking Water Protection Act, SBC 2001, c.9

Public Health Act, SBC 2008, c.28

Water Systems Serving Two Single Family Residences

Does Interior Health, Health Protection (IH-HP) issue permits and conduct routine inspections of water supply systems that serve two single-family residences?

No, as long as those single-family residences are located on the same parcel/lot. In consideration of population health risk, service expectations, and advice from partner agencies these services are not deemed an appropriate use of resources at this time.

Does this effect water systems serving licensed care facilities?

No. Child Care and other Community Care Facilities are not single-family residences. However, Section 20 of the *Community Care and Assisted Living Act* exempts them from the requirements of the *Drinking Water Protection Act* (DWPA). Water systems serving care facilities are managed through Health Protection's Licensing Program.

What about systems that have already been issued permits?

Systems that already have permits will remain in the IH-HP information system. However, they will not be identified for routine inspection or expected to submit to permitting requirements of the DWPA. When the DWPA is updated these permits will be voided and the facility files removed from our information system.

What if they are on a Boil Water Notice?

A letter should be provided to the owner advising of the risk to their system and how they can be addressed. Please consult with your Team Leader on what actions should be taken in these cases.

What happens if there is a concern with one of these systems?

IH-HP staff will continue to respond to service requests and complaints within the context of the DWPA, *Public Health Act*, and *Health Hazard Regulation*.

Why does it matter that the single-family residences are on the same, indivisible property?

Local government and other provincial stakeholders have told us that very small water systems serving multiple properties are prone to governance and operations issues. As such there is a greater need for oversight and, wherever possible, to avoid creating such systems in the future.

Will these systems be mailed requisitions for routine monitoring?

No.



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

July 21, 2021

Reply to the attention of Sara Huber
ALC Planning Review: 46783
Local Government File: X2020.005-ZONE

Evelyn Reichert
Planner 1, RDOS
planning@rdos.bc.ca

Re: Regional District of Okanagan Similkameen Electoral Area OCP and Zoning Amendment Bylaw No. 2892, 2021

Thank you for forwarding a draft copy of Regional District of Okanagan Similkameen (RDOS) Electoral Area Official Community Plan and Zoning Amendment Bylaw No. 2892, 2021 (the "Amendment Bylaw") for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Amendment Bylaw is consistent with the purposes of the *ALC Act*, the Agricultural Land Reserve (ALR) General Regulation, the ALR Use Regulation, and any decisions of the ALC.

The Amendment Bylaw proposes amendments to the Residential (RS) and Small Holdings (SH) zones to support the preparation of a new, single zoning bylaw for the six Electoral Areas. The RDOS has undertaken a series of amendments to prepare for the single zoning bylaw, and the RS and SH zones are the last two zones which require updates.

Residential Zones:

Under the Residential category, there are three proposed zones: RS1, RS2, and RS3. The minimum parcel sizes for these zones range from 350 m² for RS1, 500 m² for RS2, and 1000 m² for RS3. Each zone permits a single-detached dwelling as a principal use, as well as uses such as bed and breakfasts and home occupations as accessory uses. The RS2 and RS3 zones permit a secondary suite or an accessory dwelling up to 125 m². ALC staff previously responded to a referral from the RDOS which outlined the draft regulations for secondary suites and accessory dwellings (Planning Review 46772). At the time, ALC staff encouraged the RDOS to amend the bylaw to reflect the recent amendments to the ALR Use Regulation which permit an additional residence up to 90 m² on parcels less than 40 ha where the existing residence is 500 m² or less, and 186 m² on parcels larger than 40 ha.

Generally, ALC staff do not object to the provisions of the Residential zones but note that if/ where such zones apply to lands within the ALR, agriculture must be a permitted use, and other restrictions under the ALC Act and its regulations must apply (e.g. additional residence maximum size).

Small Holdings Zones:

Under the Small Holdings category, there are four proposed zones: SH1, SH2, SH3, and SH4. The minimum parcel sizes for the SH1 and SH2 zones vary depending on community water and sewer availability from 0.25 ha to 1 ha, while the SH3 and SH4 permit a 1 ha and 2 ha minimum parcel size, respectively. ALC staff note that if such zones apply to lands within the ALR, the minimum parcel sizes should potentially be increased to ensure that expectations for future

subdivision in the ALR are managed. The Amendment Bylaw could also note that when lands are within the ALR, the subdivision must be reviewed and approved by the ALC.

Each SH zone permits a single-detached dwelling as a principal use and bed and breakfasts, home occupations, and other land uses as accessory uses. ALC staff note that only the SH2, SH3, and SH4 zones permit agriculture, and the use is permitted as an accessory use as opposed to a principal use. If these zones are to apply to lands within the ALR, agriculture should be permitted as a principal use. All of the SH zones also permit accessory dwellings. ALC staff reiterate the comments above related to accessory dwellings.

The SH zones also have a maximum height for buildings and structures of 10 m. ALC staff note that the Ministry of Agriculture, Food and Fisheries' [Guide for Bylaw Development in Farming Areas](#) (the "Minister's Bylaw Standards") recommend that height exemptions be applied to farm buildings so as not to restrict their construction. ALC staff encourage the RDOS to incorporate this exception.

ALC staff also note that the Amendment Bylaw rezones some properties from RS to Agriculture to reflect the fact the land is within the ALR. ALC staff strongly support this initiative.

Overall, ALC staff generally do not object to the Amendment Bylaw, but note the comments raised above.

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

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

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

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Referral of RDOS EA BL 2892-2021

CC: Ministry of Agriculture – Attention: Philip Gyug (Philip.Gyug@gov.bc.ca)

46783m1

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: October 21, 2021
RE: Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “F” (F2021.008-ZONE)

Administrative Recommendation:

THAT Bylaw No. 2790.02, 2021, a bylaw to amend the Electoral Area “F” Official Community Plan be read a 3rd time; and,

THAT Bylaw No. 2461.18, 2021, a bylaw to amend the Electoral Area “F” Zoning Bylaw, be read a third time.

Purpose: to allow for the development of 106 dwelling units. Folio: F-06642.200
Legal: Lot 11, Plan KAP621, DL 2536, ODYD, Except Plan H578 36630 KAP75352 Civic: 625 Highway 97
OCP: Tourist Commercial (CT) Proposed OCP: Medium Density Residential (MR)
Zone: Campground Commercial Site Specific (CT2s) Proposed Zoning: Medium Density Residential (RM1)

Proposed Development:

This application is seeking to amend the zoning of five subject properties in order to facilitate a medium density residential development with a total of 106 dwelling units within eight terraced apartment structures.

In order to accomplish this, the following land use bylaw amendments are being proposed by the applicant:

- amend the land use designation under Schedule ‘B’ (OCP Map) of the Electoral Area “F” Official Community Plan (OCP) Bylaw No. 2790, 2018, from Tourist Commercial (CT) to Medium Density Residential (MR); and
- amend the zoning under Schedule ‘2’ (Zoning Map) of the Electoral Area “F” Zoning Bylaw No. 2461, 2008, from Campground Commercial Site Specific (CT2s) to Medium Density Residential One (RM1).

In support of the proposal, the applicant has stated that ““as the lands are allowed to be rezoned we as developer feel that this development will assist in the regional growth and will support the taxes the RDOS and local community.”

Site Context:

Of the five parcels subject to the OCP amendment and rezoning application, four are “hooked” across Highway 97. The area of the five properties under the application is situated on the east side of Highway 97 and is approximately 6.8 ha in area.

The properties are located approximately 1.5 km north of the boundary of District of Summerland and abut the Okanagan Lake to the east. It is understood that the parcels are comprised of a single detached dwelling and various accessory structures.

The surrounding pattern of development is generally characterised by a provincial park to the south, undeveloped crown land to the west and a mix of residential and agricultural parcels to the north.

Background:

August 11, 2021, a Public Information Meeting (PIM) was held electronically via Webex application and was attended by approximately two (2) members of the public.

August 23, 2021, the Electoral Area “F” Advisory Planning Commission (APC) recommended that the subject development application be approved.

September 23, 2021, the Regional District approved first and second reading of the amendment bylaws and scheduled a public hearing ahead of its meeting of October 21, 2021.

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).

Analysis:

The application is consistent with the designation of Greata Ranch as a Rural Growth Area under the south Okanagan Regional Growth Strategy and the proposed form of residential development and the level of density is generally what is encouraged to occur within a designated growth area and is also consistent with previous proposals that were submitted for other parcels within this Growth Area.

The OCP does speak to development within the Greata Ranch Rural Growth Area being properly serviced (i.e. on-site provision of water and sanitary sewage treatment) and being able to address geotechnical constraints, which are discussed below.

Infrastructure Requirements:

The applicant is proposing the development of a combined water and wastewater treatment facility for the development. The OCP discourages the creation of new private utilities within a designated Growth Area and the current RDOS policy is that essential services should be owned and operated by a local government.

At present, the development of a private sewer system is inconsistent with the Liquid Waste Management Plan (LWMP) and cannot be constructed. The LWMP requires that development at this site be connected to the District of Summerland’s Wastewater Treatment Plant.

The District of Summerland has indicated that “further investigation is required with regards to the costs and benefits to the [District] to extending a sanitary sewer connection to the Greata Ranch area” and that it will have certain requirements if a connection to its wastewater system is pursued by the proponent.

The applicant will either need to seek an amendment to the LWMP or build in accordance with its requirements. Otherwise, the OCP speaks to new development adhering to the best practices, such as the Provincial Sewerage System Regulation administered by Interior Health Authority for on-site sewage disposal.

With regard to the provision of water to the property, there is a current water licence that permits for irrigation usage, but which cannot be used for domestic purposes. Accordingly, the proponent will need to engage with the province on a new licence to provide water to the proposed development.

Hazard Lands:

The applicant has submitted a peer-review of the Geotechnical Assessment Report completed in 2007 for the properties, which generally concludes that the development can proceed subject to certain provisions and recommendations to conduct further site investigations.

Additional geo-technical hazard assessments may be required prior to the issuance of any building permits for development on the property.

Alternative:

Conversely, the subject properties are among the few remaining campground zoned lands with excellent lakefront access and the proposed amendments will result in a loss of this amenity.

The OCP speaks to reviewing the suitability of Greata Ranch as a Rural Growth Area as part of the current Review of the RGS Bylaw.

Alternatives:

1. THAT first and second readings of Bylaw No. 2790.02, 2021, Electoral Area "F" Official Community Plan Amendment Bylaw and Bylaw No. 2461.18, 2021, Electoral Area "F" Zoning Amendment Bylaw be rescinded and the bylaws abandoned.

Respectfully submitted:

Nikita Kheterpal

Nikita Kheterpal, Planner I

Endorsed By:

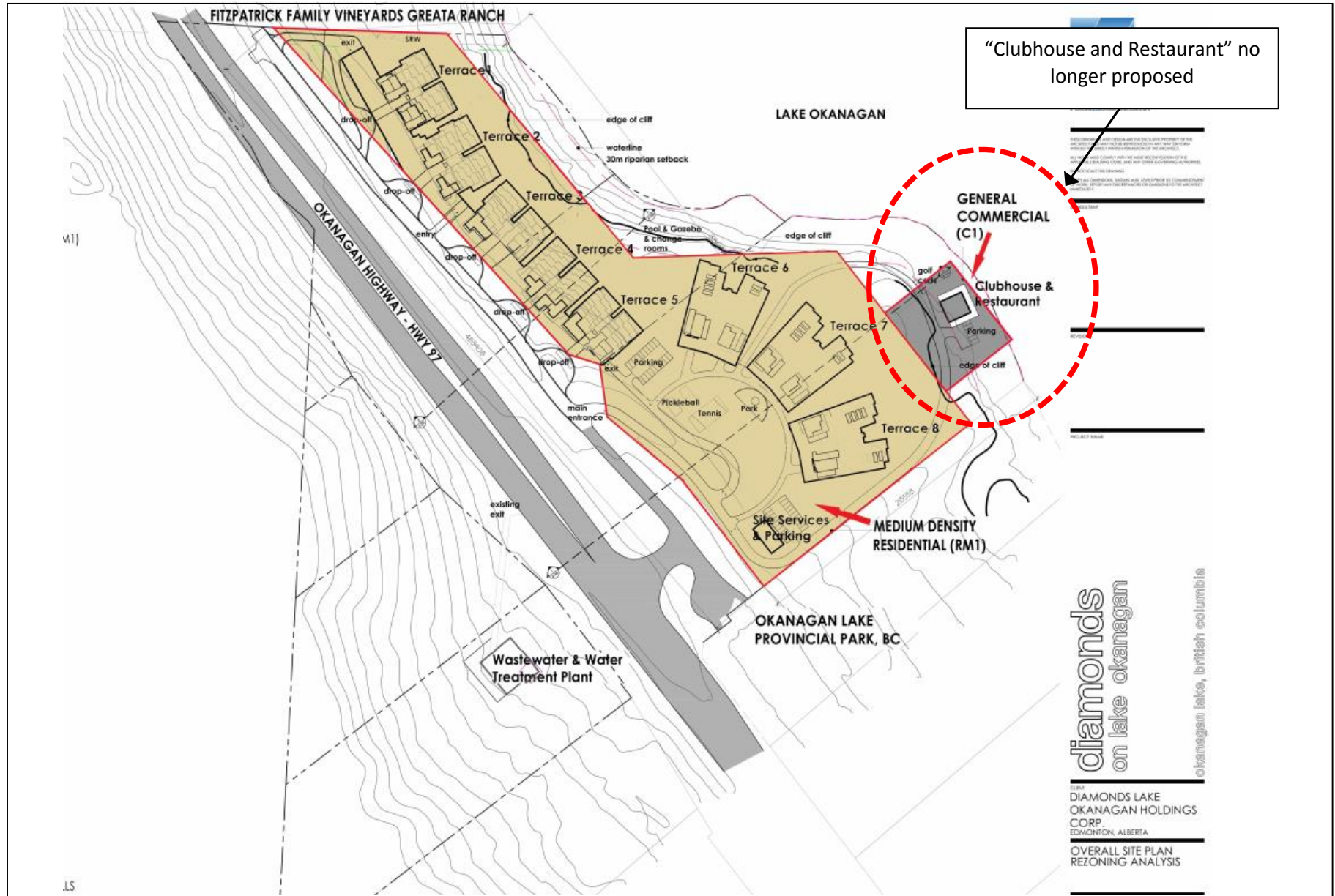


C. Garrish, Planning Manager

Attachments: No. 1 – Applicant's Site Plan

No. 2 – Aerial Photo

Attachment No. 1 – Applicant’s Site Plan



Attachment No. 2 – Aerial Photo



Parcel area under application

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2790.02, 2021

**A Bylaw to amend the Electoral Area “F”
Official Community Plan Bylaw No. 2790, 2018**

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” Official Community Plan Amendment No. 2790.02, 2021.”
2. The Official Community Plan Bylaw Map, being Schedule ‘B’ of the Electoral Area “F” Official Community Plan Bylaw No. 2790, 2018, is amended by:
 - i) changing the land use designation of the land described as District Lot 5127, ODYD, Except Plan 36630 KAP75352, and shown shaded yellow on Schedule ‘A’, which forms part of this Bylaw, from Tourist Commercial (CT) to Medium Density Residential (MR).
 - ii) changing the land use designation of an approximately 1.77 ha part of the land described as Lot A, Plan KAP83581, District Lot 2536, ODYD, and shown shaded yellow on Schedule ‘A’, which forms part of this Bylaw, from Tourist Commercial (CT) to Medium Density Residential (MR).
 - iii) changing the land use designation of an approximately 1.22 ha part of the land described as Lot 1, Plan KAP83579, District Lot 2536, ODYD, and shown shaded yellow on Schedule ‘A’, which forms part of this Bylaw, from Tourist Commercial (CT) to Medium Density Residential (MR).
 - iv) changing the land use designation of an approximately 1.96 ha part of the land described as Lot 11, Plan KAP621, District Lot 2536, ODYD, Except Plan H578 36630 KAP75352, and shown shaded yellow on Schedule ‘A’, which forms part of this Bylaw, from Tourist Commercial (CT) to Medium Density Residential (MR).
 - v) changing the land use designation of an approximately 1.86 ha part of the land described as Lot 10, Plan KAP621, District Lot 2536, ODYD, Except Plan H578, AMD LOT

& EXC PL 36630, KAP75352, and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Tourist Commercial (CT) to Medium Density Residential (MR).

READ A FIRST AND SECOND TIME this 23rd day of September, 2021.

PUBLIC HEARING held on this 21st day of October, 2021.

READ A THIRD TIME this _____ day of _____, 2021.

ADOPTED this this _____ day of _____, 2021.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

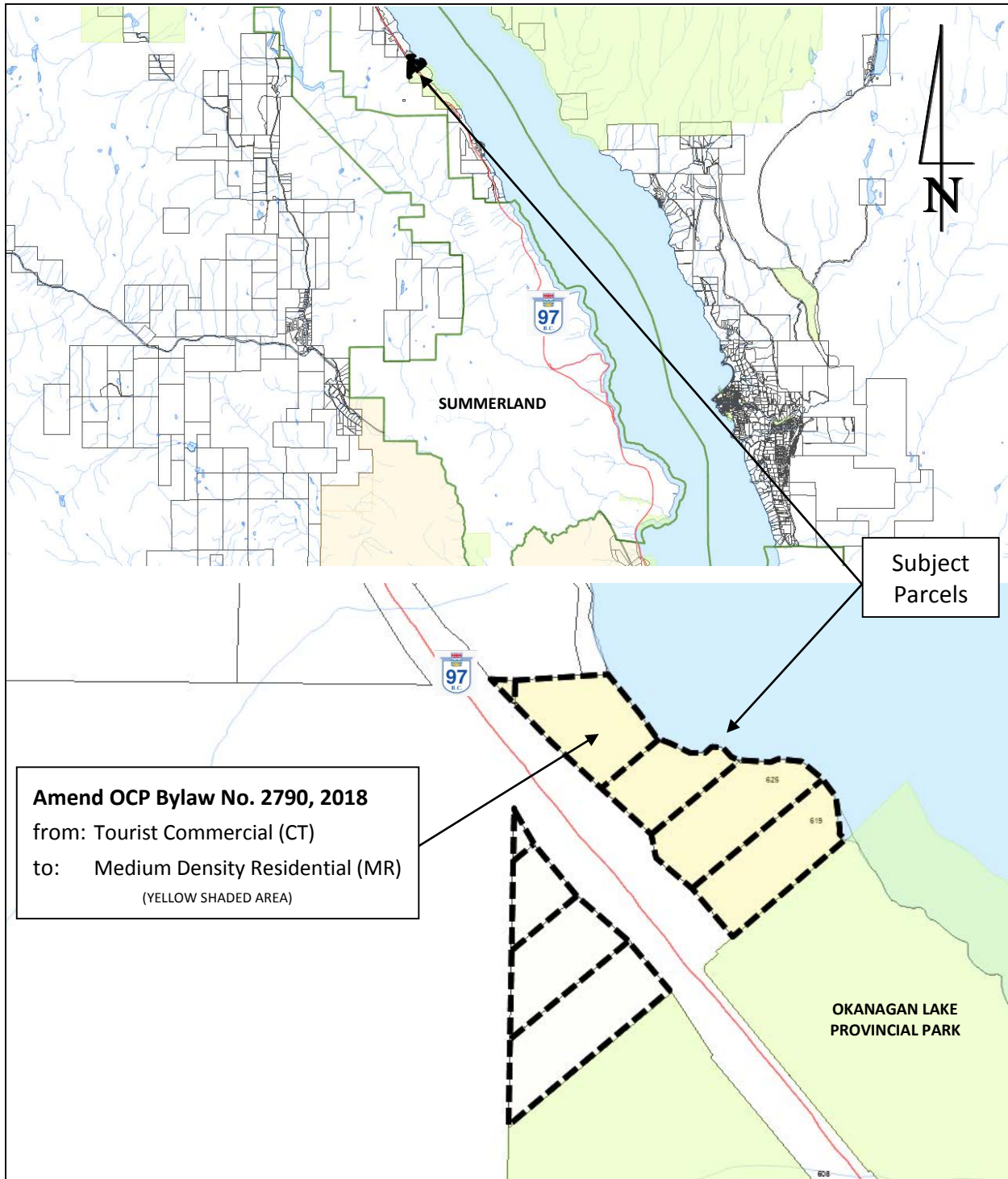
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2790.02, 2021

File No. F2021.008-ZONE

Schedule 'A'



Amendment Bylaw No. 2790.02, 2021
(F2021.008-ZONE)
Page 3 of 3

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2461.18, 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. 2461.18, 2021.”
2. The Official Zoning Map, being Schedule ‘2’ of the Electoral Area “F” Zoning Bylaw No. 2461, 2008, is amended by:
 - i) changing the land use designation of the land described as District Lot 5127, ODYD, Except Plan 36630 KAP75352, and shown shaded yellow on Schedule ‘A’, which forms part of this Bylaw, from Campground Commercial Site Specific (CT2s) to Medium Density Residential One (RM1).
 - ii) changing the land use designation of an approximately 1.77 ha part of the land described as Lot A, Plan KAP83581, District Lot 2536, ODYD, and shown shaded yellow on Schedule ‘A’, which forms part of this Bylaw, from Campground Commercial Site Specific (CT2s) to Medium Density Residential One (RM1).
 - iii) changing the land use designation of an approximately 1.22 ha part of the land described as Lot 1, Plan KAP83579, District Lot 2536, ODYD, and shown shaded yellow on Schedule ‘A’, which forms part of this Bylaw, from Campground Commercial Site Specific (CT2s) to Medium Density Residential One (RM1).
 - iv) changing the land use designation of an approximately 1.96 ha part of the land described as Lot 11, Plan KAP621, District Lot 2536, ODYD, Except Plan H578 36630 KAP75352, and shown shaded yellow on Schedule ‘A’, which forms part of this Bylaw, from Campground Commercial Site Specific (CT2s) to Medium Density Residential One (RM1).

- v) changing the land use designation of an approximately 1.86 ha part of the land described as Lot 10, Plan KAP621, District Lot 2536, ODYD, Except Plan H578, AMD LOT & EXC PL 36630, KAP75352, and shown shaded yellow on Schedule 'A', which forms part of this Bylaw, from Campground Commercial Site Specific (CT2s) to Medium Density Residential One (RM1).

READ A FIRST AND SECOND TIME this 23rd day of September, 2021.

PUBLIC HEARING held on this 2st day of October, 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 "F" Zoning Amendment Bylaw No. 2461.18, 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 ____ day of _____, 2021.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

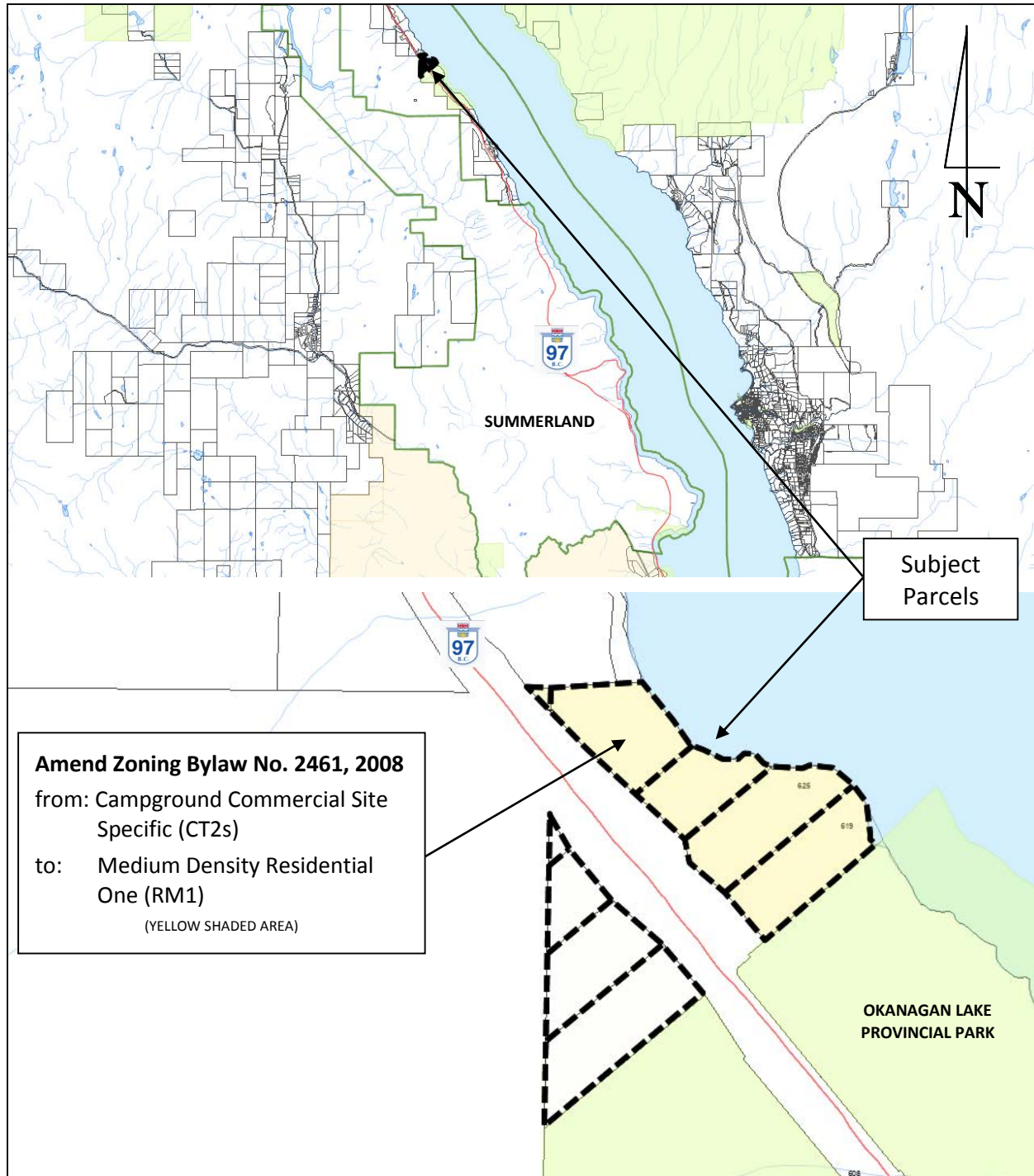
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2461.18, 2021

File No. F2021.008-ZONE

Schedule 'A'



Amendment Bylaw No. 2461.18, 2021
(F2021.008-ZONE)
Page 3 of 3



October 14, 2021

Ecora File No.: 212104

Regional District of Okanagan Similkameen (RDOS)
101 Martin Street
Penticton, BC V2A 5J9

Attention: Christopher Garrish

Reference: Proposed Development – Diamonds Lake Okanagan – Engineering Services
619-626 HWY 97N, near Summerland, BC

Ecora Engineering and Resource Group Ltd. (Ecora) has been retained by Sentenie Holdings Corp. on behalf of Diamonds Lake Okanagan Holdings Corp. to provide engineering services in support of the above-mentioned project.

With respect to the Liquid Waste Management Plan – Electoral Area 'F' Amendment Stage III (Aecom, 2010) report, this development intends to follow the 'preferred option' as to pump generated wastewater to a connection point in the District of Summerland's (DoS) wastewater system or collaborate with the RDOS to file an amendment to the plan. This amendment would include an alternate solution which the RDOS would own and operate. Each scenario would include a system approved by the DoS or Ministry of Environment.

Additionally, the development plans to drill a well to source ground water. This water will be treated in a packaged treatment plant local to the site – ultimately owned and operated by the RDOS

We trust this information meets your present requirements. If you have any questions or comments, please contact the undersigned.

Sincerely

Ecora Engineering & Resource Group Ltd.

A handwritten signature in black ink, appearing to read "Kelly Mercer". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Kelly Mercer, ASCT
Penticton Branch Manager, Sr. Design Tech
Direct Line: 250.482.2227 x1026
kelly.mercer@ecora.ca

June 25, 2021

File #: F2021.008

Christopher Garrish
Planning Manager
Regional District of Okanagan Similkameen (RDOS)
101 Martin Street,
Penticton, BC, V2A 5J9
planning@rdos.bc.ca

Dear Mr. Garrish,

RE: Proposed Bylaw Amendments 2461.18 and 2790.02 (Bylaws to amend the Electoral Area "F" Official Community Plan Bylaw No. 2790 and Zoning Bylaw No. 2461) 619 and 625 Highway 97 and adjacent properties

The District of Summerland is in receipt of a referral (F2021.008) for these proposed amendment bylaw(s) on May 28, 2021. The subject property is located 5 km north of the District of Summerland's north boundary as it intersects Highway 97, and 2.6 km east of the District of Summerland's east boundary in proximity to Garnett Lake, within Electoral Area "F" of the Regional District of Okanagan-Similkameen (RDOS).

The applicant is proposing the consideration of these amendments to accommodate a 106 unit medium residential development across a total of 8 'terraced' 6 storey high residential buildings that are proposed to be terraced down the slope toward Okanagan Lake. In addition, the proposed development contemplates a clubhouse & restaurant, a pickleball and tennis court, and a community park. The applicant is proposing to construct a wastewater and water treatment plant on the west side of Highway 97 to allow for the development.

The District of Summerland notes the following in response to this referral:

1. The 'Greata Ranch' area is identified as a Rural Growth Area in the South Okanagan Regional Growth Strategy Bylaw 2770, 2017.
2. That the Electoral Area "F" Official Community Plan identifies the subject property to be located in the Rural Growth Area Containment Boundary (Figure 14, pg. 35) of the Greata Ranch Rural Growth Area.
3. Section 6.5.11 of Electoral Area "F" Official Community Plan states the following:

"Will review the suitability of Greata Ranch as a Rural Growth Area when the Regional Growth Strategy is reviewed or updated."

4. Currently, the RDOS, along with participating South Okanagan member municipalities, is undertaking a review of the South Okanagan Regional Growth Strategy. The planning review project was initiated in August of 2020 and is expected to be completed in November of 2021.
5. The RDOS has adopted a Liquid Waste Management Plan for Electoral Area 'F', and a Stage II amendment report by AECOM Canada Ltd. was prepared in March 24, 2009. This amendment report considered various options for managing liquid waste that was to be expected from the Greata Ranch rural growth area, including an on-site wastewater treatment plant, pumping to the District of Peachland, or pumping to the District of Summerland. The preferred solution to liquid waste management determined by the consultant was **Option #2: Pump Wastewater to Summerland WWTP**. This option was preferred due to its potential to provide the greatest benefit to the area north of Summerland along the Okanagan lakeshore, and greatest likelihood of implementation.

The following are comments from District of Summerland internal departments:

Planning & Development

- Given that the RDOS is currently undergoing a review of the South Okanagan Regional Growth Strategy, and that there is a policy recommendation (S. 6.5.11) in the recently adopted Electoral Area "F" Official Community Plan to "review the suitability of the Greata Ranch area as a Rural Growth Area", planning staff feel that this proposal is premature and the drafted amendment bylaws **should not** be considered by the Regional District Board for adoption until the completion of the review of the Regional Growth Strategy (expected November, 2021). Staff are aware of preliminary discussions of whether Greata Ranch should be considered as a future growth area and allowing this rezoning application to be approved at this time circumvents these growth management discussions from taking place holistically and at a regional level.
- The RDOS Electoral Area "F" Liquid Waste Management Plan identifies the preferred liquid waste management solution for the Greata Ranch Rural Growth Area to be pumping to the District of Summerland's Wastewater Treatment Plant (WWTP). Further investigation is required with regards to the costs and benefits to the District of Summerland to extending a sanitary sewer connection to the Greata Ranch area, including potential existing residential development and planned future development that could benefit from this connection.

Engineering/Public Works

- If a connection to the District of Summerland's Wastewater System will take place, the following will be required:
 - Sanitary modelling will be required to determine tie in location and additional upgrades required. The full cost of modelling will be placed on the developer as this area is outside the current municipal boundary.
 - Engineered drawings for approval with current and potential future flow to WWTP.
 - Sanitary sewer DCCs will be applicable to the developer.
 - The District will not own or maintain any infrastructure outside its boundary. Therefore, a servicing agreement or other mechanism stating

ownership, responsibility, and payment scheme will be required.

- The tie-in location in the RDOS's Liquid Waste Management Plan shows connection to the District's existing system in Crescent Beach. This proposed connection would require major downstream upgrades in the District's system and an alternative tie-in location to the District's system should be considered.

Electrical Utility

- BC Hydro currently services this area north of the District of Summerland for electrical service.
- The District of Summerland Electrical distribution system ends approximately 5.5 km south of this location.

Fire Department

- The subject property is located outside of the District of Summerland's fire response area. It is therefore classified as an unprotected area for the Fire Underwriters Survey.
- If structural fire protection was to be provided to this property, with the current make-up of the Summerland Fire Department, provision of timely and effective fire protection would be a challenge.
- Emergency responses to this area would negatively impact the Fire Department's ability to provide timely and effective fire protection to areas within our boundary.
- These factors may impact the overall fire protection grade rating for the District of Summerland, as assigned by Fire Underwriters Survey, and negatively impact fire insurance costs for the entire District.
- If this proposed development were to be provided fire protection, the fire department strongly recommends that the staffing provisions of the Summerland Fire Department be increased to provide daytime coverage of 4 career firefighters, 7 days per week. This would necessitate the hiring of an additional 6 career firefighters and would have significant budget ramifications.
- Water modeling and engineered design of a water system that can provide adequate water for firefighting will be required.

RCMP

- No concerns

For any additional information on these referral comments, please contact Brad Dollevoet, Director of Development Services at 250-404-4057 or bdollevoet@summerland.ca

Sincerely,



Brad Dollevoet,
Director, Development Services

cc: Graham Statt, CAO
District of Summerland Council



Your File #: F2021.008-
ZONE (Bylaw
2461.18) (Butler
Property)

eDAS File #: 2021-02879

Date: June 2, 2021

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

Attention: Lauri Feindell, Planning Secretary

Re: Proposed Zoning Amendment Bylaw 2461.18 for:
DL5127, ODYD, Except Plan 36630 and Plan KAP75352
Amended Lot 10 (see 225248F) DL2536 ODYD Plan 621 Except Plans H578,
36630 and KAP75352
Lot 1, District Lot 2536, ODYD Plan KAP83579
Lot A, District Lot 2536, ODYD, Plan KAP83581
Lot 11, DL2536, ODYD, Plan 621 Except Plans H578, 366340 and KAP75352

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

From: FPP.PAC.Enquiries / Renseignements.PPP.PAC (DFO/MPO) <XPAC.EnquiriesPacific@dfo-mpo.gc.ca>
Sent: May 26, 2021 9:17 AM
To: Lauri Feindell
Subject: RE: Bylaw Referral F2021.008-ZONE (F2021.008-ZONE)

Hi Lauri,

At this time, the Fish and Fish Habitat Protection Program (FFHPP) will not be participating in the Bylaw Referral F2021.008-ZONE (F2021.008-ZONE). The role of the DFO's FFHPP Program is to protect and conserve fish and fish habitat in support of Canada's coastal and inland fisheries resources, and to make regulatory decisions under the fisheries protection provisions of the *Fisheries Act*. The FFHPP is specifically responsible for reviewing projects for which a s.35(2) *Fisheries Act* Authorization is required.

If you feel that the project proposes works, undertakings or activities that may result in harm to fish or fish habitat, DFO's Projects Near Water website (<http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html>) includes information for proponents on how to comply with the *Fisheries Act*, request a DFO review of a project, and request a *Fisheries Act* authorization.

If you have any further questions about DFO's regulatory process or need general information, contact DFO's Fish and Fish Habitat Protection Program toll free: 1-866-845-6776 or email: ReferralsPacific.XPAC@dfo-mpo.gc.ca.

Thanks,

Stephen Tessovitch (he/him)

Referrals and Client Services Coordinator

Regional Coordination

Fish & Fish Habitat Protection Program

Ecosystems Management Branch

Fisheries and Oceans Canada....><(((°>

985 McGill Place

Kamloops, BC V2C 6X6

E-mail: stephen.tessovitch@dfo-mpo.gc.ca

Telephone: (250)571-5435 *Fax:* (250)851-4951

From: Lauri Feindell <lfeindell@rdos.bc.ca>

Sent: Friday, May 21, 2021 3:44 PM

To: sara.huber@gov.bc.ca; HBE@interiorhealth.ca; 'fbclands@fortisbc.com' <fbclands@fortisbc.com>; christina.forbes@gov.bc.ca; info@summerland.ca; archdatarequest@gov.bc.ca; ReferralAppsReg8@gov.bc.ca; referrals@pib.ca; PAC FPP / PPP PAC (DFO/MPO) <DFO.PACFPP-PPPPAC.MPO@dfo-mpo.gc.ca>; onareception@syilx.org; rs@summer.com; planning@cord.bc.ca

Cc: Cory Labrecque <clabrecque@rdos.bc.ca>

Subject: Bylaw Referral F2021.008-ZONE (F2021.008-ZONE)

Good Afternoon,

Re: Bylaw 2461.18 and 2790.02
619 and 625 Highway 97 and adjacent properties



June 18, 2021

File: 0280-30

Local Government File: F2021.008-ZONE

Regional District of Okanagan-Similkameen
101 Martin St
Penticton BC V2A 5J9
Via Email: planning@rdos.bc.ca

Dear Cory Labrecque,

Re: Amendment to Zoning and OCP Designations of Subject Properties 619 and 625 Highway 97 (PIDS: 012-175-625; 012-175-641; 027-028-089; 027-028-119; and 011-787-422)

Thank you for providing the Ministry of Agriculture, Food and Fisheries (Ministry) staff the opportunity to comment on amendments to the zoning and OCP designations of the Subject Property to facilitate medium density residential development of 106 dwelling units. From an agricultural perspective, the Ministry offers the following comments:

- The Subject Property is situated on an old fluvial bench deposit above Okanagan Lake. The soils here are generally well drained and can be suited for agricultural crops, especially climatically adapted crops such as tree fruits and grapes but are limited by stoniness and adverse topography of the bench.
- The neighbouring property to the northwest is currently an operating vineyard on ALR land and so the ministry's [Guide to Edge Planning](#) recommends that any residential development adjacent to ALR land include a 30 metre building setback from any lot lines along the boundary of the ALR and a 15 metre vegetative buffer consistent with a Level 1 buffer as described in the Guide.
- Vineyards and wineries can be noisy operations and farm practice complaints may be made in response to the noise. Therefore, we recommend that a notice be placed on title of all homes within 300 metres of the ALR boundary that will notify property owners that they are located in a farming area and may be subject to disturbances such as noise, odour and dust.

Please contact ministry staff if you have any questions regarding the above comments.

Sincerely,



Alison Fox, P.Ag.
Land Use Agrologist
BC Ministry of Agriculture, Food
and Fisheries
Email: Alison.Fox@gov.bc.ca
Phone: (778) 666-0566



Philip Gyug, P.Ag.
Regional Agrologist
BC Ministry of Agriculture, Food
and Fisheries
Email: Philip.Gyug@gov.bc.ca
Phone: 250-378-0573

Email copy: Sara Huber, Regional Planner, Agricultural Land Commission –
Sara.Huber@gov.bc.ca

Nikita Kheterpal

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: June 11, 2021 3:11 PM
To: Cory Labrecque
Cc: Lauri Feindell
Subject: RE: Bylaw Referral F2021.008-ZONE (F2021.008-ZONE)

Hello Cory,

Thank you for your referral regarding proposed development of 619 and 625 Highway 97 and adjacent properties, legally described as:

AMENDED LOT 10 (SEE 225248F) DISTRICT LOT 2536 OSOYOOS DIVISION YALE DISTRICT PLAN 621 EXCEPT PLANS H578, 36630 AND KAP75352, PID 012175625;
LOT 11 DISTRICT LOT 2536 OSOYOOS DIVISION YALE DISTRICT PLAN 621 EXCEPT PLANS H578, 36630 AND KAP75352, PID 012175641;
LOT 1 DISTRICT LOT 2536 OSOYOOS DIVISION YALE DISTRICT PLAN KAP83579, PID 027028089;
LOT A DISTRICT LOT 2536 OSOYOOS DIVISION YALE DISTRICT PLAN KAP83581, PID 027028119 and
DISTRICT LOT 5127 OSOYOOS DIVISION YALE DISTRICT EXCEPT PLAN 36630 AND PLAN KAP75352, PID 011787422.

Please review the screenshot of the properties below (outlined in yellow) and notify me immediately if it does not represent the properties that are listed in your referral.

Results of Provincial Archaeological Inventory Search

According to Provincial records, there are no known archaeological sites recorded on any of the properties.

However, archaeological potential modelling for the area indicates that all the subject properties on the East side of Highway 97, and parts of the properties on the West side of Highway 97 have high potential to contain unknown/unrecorded archaeological deposits, as indicated by the brown areas shown in the screenshot below.

Archaeological potential modelling is compiled using existing knowledge about archaeological sites, past indigenous land use, and environmental variables. Models are a tool to help predict the presence of archaeological sites but their results may be refined through further assessment.

Archaeology Branch Advice

If land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) are planned for the subject properties, a Provincial heritage permit is not required prior to commencement of those activities.

However, a Provincial heritage permit will be required if archaeological materials are exposed and/or impacted during land-altering activities. Unpermitted damage or alteration of a protected archaeological site is a contravention of the *Heritage Conservation Act* and requires that land-altering activities be halted until the contravention has been investigated and permit requirements have been established. This can result in significant project delays.

Therefore, the Archaeology Branch strongly recommends engaging an eligible consulting archaeologist prior to any land-altering activities. The archaeologist will review the proposed activities, verify archaeological records, and possibly conduct a walk-over and/or an archaeological impact assessment (AIA) of the project area to determine whether the proposed activities are likely to damage or alter any previously unidentified archaeological sites.

Please notify all individuals involved in land-altering activities (e.g., owners, developers, equipment operators) that if archaeological material is encountered during development, they **must stop all activities immediately** and contact the Archaeology Branch for direction at 250-953-3334.

Rationale and Supplemental Information

- There is high potential for previously unidentified archaeological deposits to exist on the subject properties.
- Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed.
- If a permit is required, be advised that the permit application and issuance process takes approximately 8-12 weeks; the permit application process includes referral to First Nations and subsequent engagement.
- The Archaeology Branch must consider numerous factors (e.g., proposed activities and potential impacts to the archaeological site[s]) when determining whether to issue a permit and under what terms and conditions.
- The Archaeology Branch has the authority to require a person to obtain an archaeological impact assessment, at the person's expense, in certain circumstances, as set out in the *Heritage Conservation Act*.
- Occupying an existing dwelling or building without any land alteration does not require a Provincial heritage permit.

How to Find an Eligible Consulting Archaeologist

An eligible consulting archaeologist is one who can hold a Provincial heritage permit to conduct archaeological studies. To verify an archaeologist's eligibility, ask an archaeologist if he or she can hold a permit in your area, or contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists are listed on the BC Association of Professional Archaeologists website (www.bcapa.ca) and in local directories.

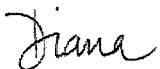
Questions?

For questions about the archaeological permitting and assessment process, please contact the Archaeology Branch at 250-953-3334 or archaeology@gov.bc.ca.

For more general information, visit the Archaeology Branch website at www.gov.bc.ca/archaeology.

Please let me know if you have any questions regarding this information.

Kind regards,





Please note that subject lot boundaries (yellow) and areas of archaeological potential (brown) indicated on the enclosed screenshot are based on information obtained by the Archaeology Branch on the date of this communication and may be subject to error or change.



Diana Cooper
Archaeologist/Archaeological Information Administrator
Archaeology Branch | [Ministry of Forests, Lands, Natural Resource Operations and Rural Development](#)
Phone: (250) 953-3343 | Email: diana.cooper@gov.bc.ca | Website www.gov.bc.ca/archaeology

From: Lauri Feindell <lfeindell@rdos.bc.ca>
Sent: May 21, 2021 3:44 PM
To: Huber, Sara ALC:EX <Sara.Huber@gov.bc.ca>; HBE@interiorhealth.ca; 'fbclands@fortisbc.com' <fbclands@fortisbc.com>; Forbes, Christina D AFF:EX <Christina.Forbes@gov.bc.ca>; XT:Summerland, District ENV:IN <info@summerland.ca>; Arch Data Request FLNR:EX <ArchDataRequest@gov.bc.ca>; Referral Apps REG8 FLNR:EX <ReferralAppsREG8@gov.bc.ca>; referrals@pib.ca; ReferralsPacific@dfo-mpo.gc.ca; onareception@syilx.org; XT:Shongrunden, Ron FIN:IN <rs@summer.com>; planning@cord.bc.ca
Cc: Cory Labrecque <clabrecque@rdos.bc.ca>
Subject: Bylaw Referral F2021.008-ZONE (F2021.008-ZONE)

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

Good Afternoon,

Re: Bylaw 2461.18 and 2790.02
619 and 625 Highway 97 and adjacent properties

Please find attached a Bylaw Referral for the above noted properties as well a link to the application documentation below. Please review and if you have any questions, please contact the file manager Cory Labrecque at clabrecque@rdos.bc.ca.

<https://www.rdos.bc.ca/development-services/planning/current-applications-decisions/electoral-area-f/f2021-008-zone/>

Once reviewed, please forward any comments or concerns to planning@rdos.bc.ca by **June 21, 2021**.

Kind Regards



Lauri Feindell, Administrative Assistant,
Planning Services

Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250.490.4107 • tf. 1.877.610.3737 • f. 250.492.0063
www.rdos.bc.ca • lfeindell@rdos.bc.ca

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Nikita Kheterpal

From: Danielson, Steven <Steven.Danielson@fortisbc.com>
Sent: June 16, 2021 4:43 PM
To: Planning
Subject: Highway 97, 619 & 625, RDOS (F2021.008-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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JoAnn Peachey

From: RDCO Planning Services <planning@rdco.com>
Sent: June 16, 2021 11:11 AM
To: Planning
Subject: FW: Bylaw Referral F2021.008-ZONE (F2021.008-ZONE)
Attachments: Referral F2021.008-ZONE (Diamonds).pdf

Good morning,

Thanks for the opportunity to provide comments on the subject referral. Planning Services has reviewed the proposal and provide the following comments from an environmental planning perspective for staff at RDOS to consider:

- The subject properties are not located within a fire protection area or in an area with community water or community wastewater. Additional density in these areas should not be supported.
- The subject properties are located adjacent to Okanagan Lake. The protection of Okanagan Lake and ecological attributes is of critical importance, as further described below.
- It appears that the proposed 'Clubhouse' and 'Restaurant' are located past the edge of the cliff and within the 30m riparian setback area. This leave strip is for the protection and restoration of the riparian ecosystem and should remain undisturbed near watercourses and other aquatic features. The intention is that the leave strip will be untouched by development and left in its natural condition; or, if damaged by previous use or construction, the ecosystem restored or enhanced. Human settlement or other development within or adjacent to riparian areas is strongly discouraged.
- Foreshore and riparian areas are important to fish and wildlife species, including species at risk. Consideration should be given to ensuring that any works do not impose direct or long term cumulative impacts to fish and wildlife species and their habitats. Most of the foreshore areas adjacent to the subject property are recognized as being very important for the long-term maintenance of Kokanee productivity in Okanagan Lake. Should development proceed, a no-build/no disturb area along the foreshore should be secured as determined by a Qualified Environmental Professional.
- Maintain natural or pre-development hydrologic regimes. Changes to surface and ground water flow can negatively impact aquatic, riparian, and wetland ecosystems. Trails and road construction and development should be designed to maintain the hydrology of these ecosystems.
- The section of Highway 97 is known for slope instability and has seen landslides and slope failure events in the past. Development should be set back a minimum of 10 metres from the top of ridgelines, cliffs or ravines. Existing vegetation should be maintained to control erosion and protect slopes. Any recommendations from the Ministry of Transportation and Infrastructure should also be considered.
- The pattern of development should be responsive to the varied topography and natural landscape. Cluster developments on steep slopes in a manner which responds to the site's natural contours and preserves more unbuilt open space for conservation or recreation/amenity space. Changes to existing terrain should be kept to a minimum.
- A plan of site remediation including but not limited to; sensitive grading, revegetation (reflecting the Okanagan landscape), erosion control, and soil amelioration, prepared by appropriate qualified professional (registered landscape architect, professional forester) should be provided in advance of any site grading or removal of vegetation.

Should you have questions, please contact Planning Services at 250-469-6227.

Sincerely,

Planning Services
Regional District of Central Okanagan
250-469-6227 | planning@rdco.com
Connect with us | rdco.com



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

June 2, 2021

Reply to the attention of Sara Huber
 ALC Issue: 52252
 Local Government File: F2021-008-ZONE

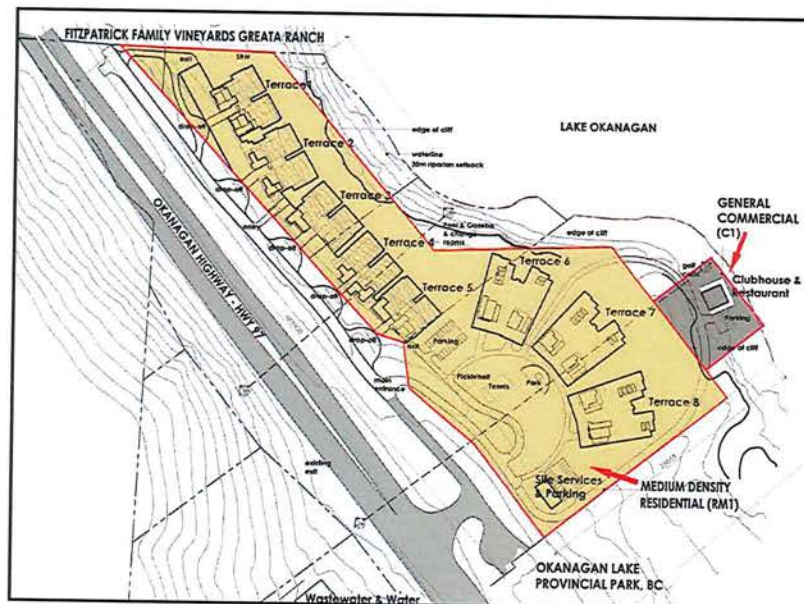
Cory Labrecque
 Planner 2, RDOS
planning@rdos.bc.ca

Re: Regional District of Okanagan Similkameen Electoral Area F Official Community Plan and Zoning Amendment Bylaw Nos. 2461.18 and 2790.02

Thank you for forwarding a draft copy of Regional District of Okanagan Similkameen (RDOS) Electoral Area F Official Community Plan (OCP) and Zoning Amendment Bylaw Nos. 2461.18 and 2790.02 (the “Amendment Bylaws”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Amendment Bylaws are consistent with the purposes of the *ALC Act*, the Agricultural Land Reserve (ALR) General Regulation, the ALR Use Regulation, and any decisions of the ALC.

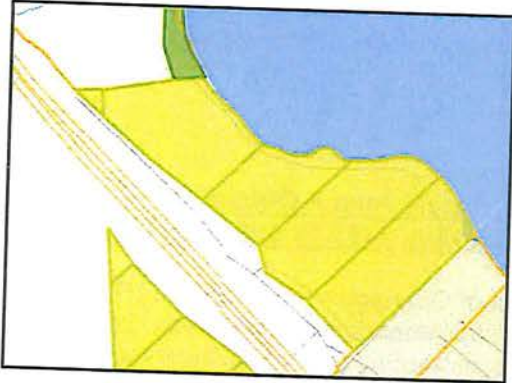
The Amendment Bylaws propose to amend the zoning and OCP designations of the portions of five properties below Highway 97 (i.e. PID: 012-175-625; PID: 012-175-641, PID: 027-028-089, PID: 027-028-119, and PID: 011-787-422, collectively referred to as the “Properties”) in order to facilitate a medium density residential development with a total of 106 dwelling units, within eight terraced apartment structures, as well as a clubhouse and restaurant. The Amendment Bylaws would amend the OCP designation from Commercial Tourist (CT) to part Medium Density Residential (MR) and part Commercial (C) and the zoning would be amended from Campground Commercial Zone (CT2s) to part Medium Density Residential (RM1) and part General Commercial (CT1).

Proposal Sketch:



The ALC recognizes that the Properties are not within the ALR; however, a small portion of the western boundary of the proposed development is directly adjacent to ALR lands (approximately 40 m in length).

ALR Context Map:



While ALC staff would typically recommend considering the setback and buffer requirements outlined in the [Guide to Edge Planning](#); given the small area of the development adjacent to the ALR, it may not be necessary.

For this reason, ALC staff have no objection to the Amendment Bylaws.

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

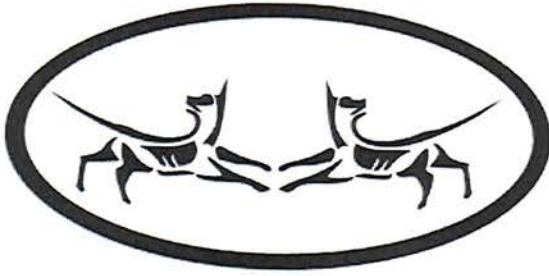
A handwritten signature in black ink, appearing to be 'Sara Huber'.

Sara Huber, Regional Planner

Enclosure: Referral of RDOS F2021-008-ZONE

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

52252m1



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 Referral F2021.008-ZONE (F2021.008-ZONE)

FN Consultation ID:

L-210521-F2021-008-ZONE

Consulting Org Contact:

Cory Labrecque

Consulting Organization:

[Regional District of Okanagan-Similkameen](#)

Date Received:

Friday, May 21, 2021

Company Project ID (province/proponent ID):

F2021.008-ZONE

WITHOUT PREJUDICE AND NOT TO BE CONSTRUED AS CONSULTATION

Attention: Cory Labrecque,

We are in receipt of the above referral. The proposed activity is located within Syilx (Okanagan) Nation Territory and the Penticton Indian Band (PIB) Area of Interest. All lands and resources within the vicinity of the proposed project are subject to our unextinguished Aboriginal Title and Rights. The Penticton Indian Band has now had the opportunity to review the proposed project. Our preliminary office review has indicated the proposed project is located within an area of cultural significance and has the potential to impact PIB *tmx^wulax^w* (lands), *siw⁴k^w* (water, the lifeblood of the land) and syilx cultural heritage. Our *tmx^wulax^w* and *siw⁴k^w* is sacred to the syilx nation and it is PIB's responsibility to take care of all lands, waters and living things within the PIB Area of Interest.

As the proposed activity has the potential to impact irreplaceable syilx cultural heritage, the PIB is requiring a Cultural Heritage Resource Assessment be undertaken by qualified PIB Cultural Heritage Technicians to determine the nature and extent of any potential impacts. The PIB CHRA process involves in-field pedestrian surveys using either systematic or judgmental site sampling techniques undertaken by qualified PIB Technicians to assess the archaeological, cultural, and environmental resource potential of the study area, and to identify the need for project modifications and/or appropriate scope of further field studies if required.

The Penticton Indian Band makes information-based decisions and without a CHRA, we do not have enough information on potential impacts to syilx cultural heritage. Therefore, if our requirements are not fulfilled, we will have no other option but to reject the proposed project.

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.

Please contact me at your earlier convenience to discuss.



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 Referral F2021.008-ZONE (F2021.008-ZONE)

FN Consultation ID:

L-210521-F2021-008-ZONE

Consulting Org Contact:

Cory Labrecque

Consulting Organization:

[Regional District of Okanagan-Similkameen](#)

Date Received:

Friday, May 21, 2021

WITHOUT PREJUDICE AND NOT TO BE CONSTRUED AS CONSULTATION

June 2, 2021

Attention: Cory Labrecque

File number: F2021.008-ZONE

RE: 40 (forty) day extension

Thank you for the above application that was received on 2021-05-21T00:00:00.

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

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

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

I appreciate your co-operation.

liml̓amt,

Heather McDougall

Referrals Clerk

Natural Resources Department

Penticton Indian Band

P: 250-492-0411

Referrals.clerk@pib.ca



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

Project Name:

Bylaw Referral F2021.008-ZONE (F2021.008-ZONE)

FN Consultation ID:

L-210521-F2021-008-ZONE

Consulting Org Contact:

Cory Labrecque

Consulting Organization:

[Regional District of Okanagan-Similkameen](#)

Date Received:

Friday, May 21, 2021

Company Project ID (province/proponent ID):

F2021.008-ZONE

WITHOUT PREJUDICE AND NOT TO BE CONSTRUED AS CONSULTATION

Attention: Cory Labrecque

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

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

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

1. Invoice Number: L-210521-F2021-008-ZONE

Referrals Processing Fee

Sub Total \$ 500.00

Tax \$ 0.00

Total \$ \$500.00

INVOICE AMOUNT FOR PRELIMINARY OFFICE REVIEW \$500.00

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

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

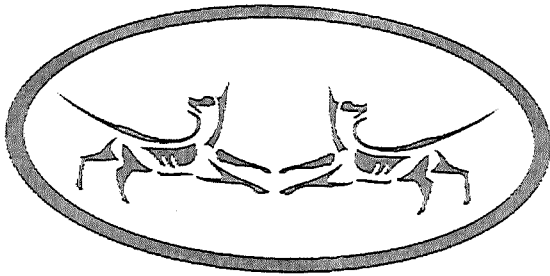
If the proposed activity requires a more in-depth review, PIB will notify the proponent and all parties will negotiate a memorandum of agreement regarding a process for review of the proposed activity.

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

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

liml̓amt,

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



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

Project Name:

Bylaw Referral F2021.008-ZONE (F2021.008-ZONE)

FN Consultation ID:

L-210521-F2021-008-ZONE

Consulting Org Contact:

Planning RDOS

Consulting Organization:

Regional District of Okanagan Similkameen

Date Received:

Friday, May 21, 2021

File number:

F2021.008-ZONE

WITHOUT PREJUDICE AND NOT TO BE CONSTRUED AS CONSULTATION

Attention: Planning RDOS,

Re: Bylaw Referral F2021.008-ZONE (F2021.008-ZONE) Invoice # -L-210521-F2021-008-ZONE

We write regarding your failure to pay invoice -L-210521-F2021-008-ZONE- to conduct a review to obtain additional information in the area of the above referral. To date, no payment has been received and we have therefore been unable to conduct a review of this referral; we must therefore put you on notice that we do not consent, agree or otherwise approve of the activity / development referred to by you in your letter to us dated May 21, 2021.

Invoice Number: L-210521-F2021-008-ZONE

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

Furthermore, the Regional District of South Okanagan has not responded to the three letters sent out by the PIB including a request for a Cultural Heritage Resource Assessment. The consultation process conducted around this referral has been exceedingly questionable. This is not in-line with the 'process of reconciliation' promised by both the provincial and federal governments. This is not in line with the Constitution Act, of 1982. The province and the Regional District of Okanagan Similkameen are not abiding by the Tsilhqot'in decision. In fact, the province and the Regional District of Okanagan Similkameen are allowing developers to continue its history of colonial attack upon our people by excluding us from our lands and our sacred spaces. The Penticton Indian Band does not consent to the current process employed by the provincial government to approve activities on our unceded lands and waters.

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

subject to syilx/Okanagan title, jurisdiction, rights and interests, and PIB decision making and responsibility.

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

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

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

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

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

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

limlæmt,

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



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 Referral F2021.008-ZONE (F2021.008-ZONE)

FN Consultation ID:

L-210521-F2021-008-ZONE

Consulting Org Contact:

Cory Labrecque

Consulting Organization:

[Regional District of Okanagan-Similkameen](#)

Date Received:

Friday, May 21, 2021

WITHOUT PREJUDICE AND NOT TO BE CONSTRUED AS CONSULTATION

June 2, 2021

Attention: Cory Labrecque

File number: F2021.008-ZONE

RE: 40 (forty) day extension

Thank you for the above application that was received on 2021-05-21T00:00:00.

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

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

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

I appreciate your co-operation.

limləmt,

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

RESPONSE SUMMARY

AMENDMENT BYLAW NOS. 2461.18 & 2790.02

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

See attached letter.

Signature:  _____

Signed By: Tanya Osborne

Agency: Interior Health

Title: Community Health Facilitator

Date: June 16, 2021



June 16, 2021

JoAnn Peachey
Planning Department
Regional District of Okanagan-Similkameen
101 Martin Street
Penticton, BC V2A-5J9

RE: F2021.008-ZONE: 619 & 625 Highway 97 and adjacent properties: District Lot 5127, ODYD, Except Plan 36630 KAP75352; Lot A, Plan KAP83581, District Lot 2536, ODYD; Lot 1, Plan KAP83579, District Lot 2536, ODYD; Lot 11, Plan KAP621, District Lot 2536, ODYD, Except Plan H578 36630 KAP75352; and Lot 10, Plan KAP621, District Lot 2536, ODYD, Except Plan H578, AMD LOT & EXC PL 36630, KAP75352

Dear JoAnn Peachey,

Thank you for the opportunity to comment on the above named proposal. It is my understanding that the applicant is seeking to amend the zoning and OCP designations for the subject properties in order to facilitate a medium density residential development. The Electoral Area 'F' OCP amendment would be from Commercial Tourist (CT) to part Medium Density Residential (MR) and part Commercial (C). The Zoning Bylaw amendment would be from Campground Commercial Zone (CT2) to part Medium Density Residential (RM1) and part General Commercial (CT1). This application has been reviewed using a Healthy Community Development and Environmental Public Health lens. The following comments are for your consideration:

Healthy Community Development

We are pleased to see the proposed creation of additional housing options for the community, as housing is a key determinant of health and can affect many aspects of our wellbeing. It is important to ensure, however, that the right type of housing is being built that meets the needs of the community. According to the [RDOS 2020 Housing Needs Assessment](#) there is a great need for housing for families (2+ bedroom), especially affordable housing for families, that which is accessible for those with special needs and purpose-built seniors housing. Very few of these needs are addressed within this development proposal.

The [Healthy Built Environment Linkages Toolkit](#) is an evidence based resource that articulates planning principles with health outcomes. The Toolkit supports complete, compact and connected community planning. While this property has been identified as a Rural Growth Area, it is a fair distance from any key amenities, which will likely compel residents to use private vehicles which are often single occupancy. This not only eliminates opportunities for physical activity, but adds to community emissions, further impacting climate change. In addition, it is only connected via highway infrastructure, which does not support safe recreational active transportation modes.

This development proposal is adjacent to Fitzpatrick Family Vineyards. Conflict can result when residential, agricultural and/or industrial uses are mixed. Typically, the complaints Interior Health – Environmental Public Health receive from residents living in proximity to industry and agriculture relate to odor, dust, noise, application of soil amendments and/or chemicals. Agriculture can also negatively affect air quality through contributions to particulate matter and volatile compounds. Although these types of activities are causing stress to the complainants, it is difficult to address them using the BC Public Health Act because it is difficult to have evidence to support they are health hazards directly affecting the public, as defined in the Act. Buffers can benefit neighboring residents by reducing

Bus: 250-469-7070 x12287

Tanya.Osborne@interiorhealth.ca

www.interiorhealth.ca

POPULATION HEALTH
505 Doyle Avenue
Kelowna BC V1Y 0C5

noise, dust, and odors. However, in our experience, it is best if potential conflict situations can be addressed by community planning.

Environmental Public Health

It is our understanding that the subject parcel is proposed to be serviced by a well for drinking water and an onsite sewerage system is proposed. From an Environmental Public Health perspective, the following legislation will apply to this proposal:

- [Sewerage System Regulation](#): Prescribes any buildings in which domestic sewage is produced must be connected to the sanitary sewer system or a sewerage system. See [IH Onsite Sewerage webpage](#) for more information. If the daily flows are greater than 22,700 litres per day, the Municipal Wastewater Regulation will apply. The Ministry of Environment and Climate Change Strategy is responsible for permitting those systems.
- [Food Premises Regulation](#): Prior to the construction of a food service establishment, the applicant requires health approval from the local Environmental Health Officer (Penticton office for Environmental Public Health: 250-770-5540). See [IH Health Approval and Permits](#) for more information.
- [Pool Regulations](#): Prior to the construction of a commercial pool, the applicant will require a Construction Permit from Interior Health. See [IH Recreational Water Resources](#) for more information on how to apply for a Construction Permit as well as a Permit to Operate. For more information or to speak with the local Public Health Engineer, please call: 1-855-743-3550
- The developer (water system owner) will be required obtain a water / well license from FLNRO. After that license had been issued the developer (water system developer) must apply for a water system operating permit, water source evaluation and construction permits. See [IH Permits, Approvals and Plans](#) for the permitting process.
- All new water systems are required to meet [BC Drinking Water Treatment Objectives](#).
- Additional requirements may apply as more information about the water system are provided by the applicant.

Interior Health is committed to improving the health and wellness of all by working collaboratively with local governments and community partners to create policies and environments that support good health. Please do not hesitate to reach out to Tanya Osborne, Community Health Facilitator at Tanya.Osborne@interiorhealth.ca or 250-469-7070 x12287 if you require clarification or have questions.

Sincerely,



Tanya Osborne, BAHS
Community Health Facilitator

Bus: 250-469-7070 x12287
Tanya.Osborne@interiorhealth.ca
www.interiorhealth.ca

POPULATION HEALTH
505 Doyle Avenue
Kelowna BC V1Y 0C5

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: October 21, 2021
RE: Title Zoning Bylaw Amendment – Electoral Area “F” (F2021.007-ZONE)

Administrative Recommendation:

THAT Bylaw No. 2461.17, 2021, a bylaw to amend the Electoral Area “F” Zoning Bylaw to allow a thrift store to operate at 2002 West Bench Drive, be read a third time and adopted.

Purpose: to allow a thrift store to operate on the subject property. Folio: F-07464.090
Civic: 2002 West Bench Drive Legal: Lot 1, Plan KAP14266, District Lot 5076, ODYD
OCP: Commercial (C) Zone: General Commercial Site Specific (C1s)

Proposed Development:

To amend the zoning of the property under the Electoral Area ‘F’ Zoning Bylaw to allow retail store, general by replacing Section 17.3.1(a)(iv) retail sales, convenience, under Section 17.13 (Site Specific General Commercial (C1s) Provisions in its entirety with “retail store, general”.

The applicant has stated that “we have new tenants that would like to put a thrift store into the commercial space on the property. There will be no construction. There is currently no store in the area and the community is very positive about having a thrift store in the West Bench area. The business owners do most of their sales online so traffic will be minimal.”

Site Context:

The subject property is approximately 0.24 ha in area and is situated on the west side of West Bench Drive, approximately 1.2 km from the municipal boundary for Penticton. It is understood that the parcel is comprised of a building that has an accessory dwelling on the upper floor, commercial space on the main floor, and a garage.

The surrounding pattern of development is generally characterised by residential uses to the north and east, administrative and institutional to the south and Penticton Indian Band land directly to the west of the property.

Background:

On August 10, 2021, an Electronic Public Information Meeting (PIM) was held at the via Webex and was attended by five (5) members of the public, as well as the applicants and their proposed tenants, the Area “F” Director and RDOS Staff

At its meeting of August 23, 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 September 2, 2021, the Regional District Board resolved to approve first and second reading of the amendment bylaws and delegated the holding of a public hearing to Director Gettens.

On September 28, 2021, an electronic public hearing was held via Webex and was attended by the agent and property owners and five (5) members of the public.

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).

Analysis:

Convenience stores (i.e. “corner store”) are increasingly uncommon and properties with zoning for a convenience store in residential neighbourhoods are being converted into other more viable uses (i.e. daycares, cafes, etc.).

The OCP Bylaw has designated the subject property as Commercial (C) and that this supports its use for smaller-scale, neighbourhood-serving commercial activities, such as “retail store, general”.

The applicants are not proposing any new construction, the thrift store use will occur within the existing building and the number of permitted uses on the property will remain the same. The surrounding development is primarily residential in nature. The OCP generally directs commercial uses to primary growth areas such as the City of Penticton. The proposed amendment constitutes a relatively minor change to the zoning designation.

Alternatives:

1. THAT third reading of Bylaw No. 2461.17, 2021, Electoral Area “F” Zoning Amendment Bylaw be deferred; or
2. THAT first and second readings of Bylaw No. 2461.17, 2021, Electoral Area “F” Zoning Amendment Bylaw be rescinded and the bylaws abandoned.

Respectfully submitted:



Fiona Titley, Planner I

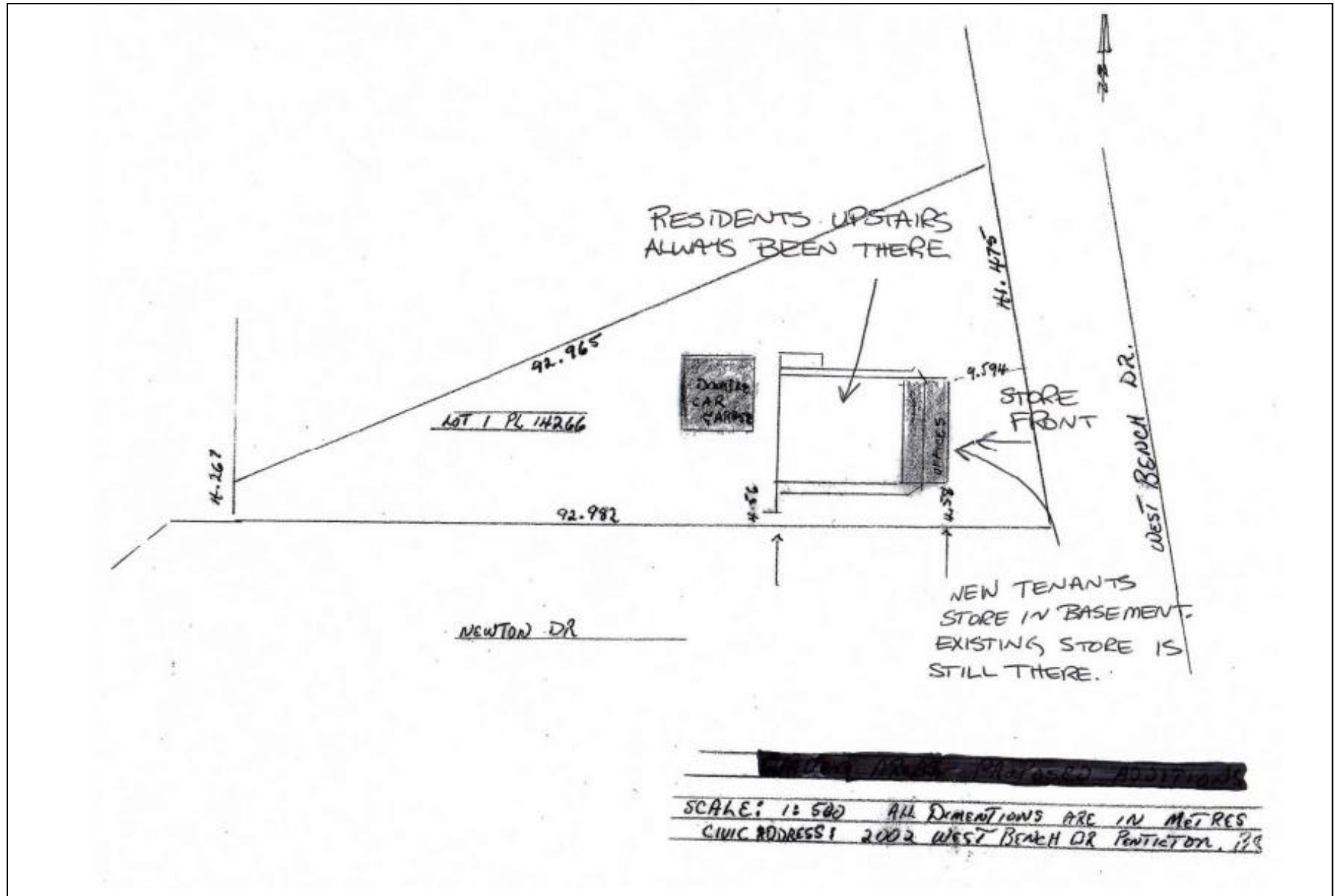
Endorsed By:



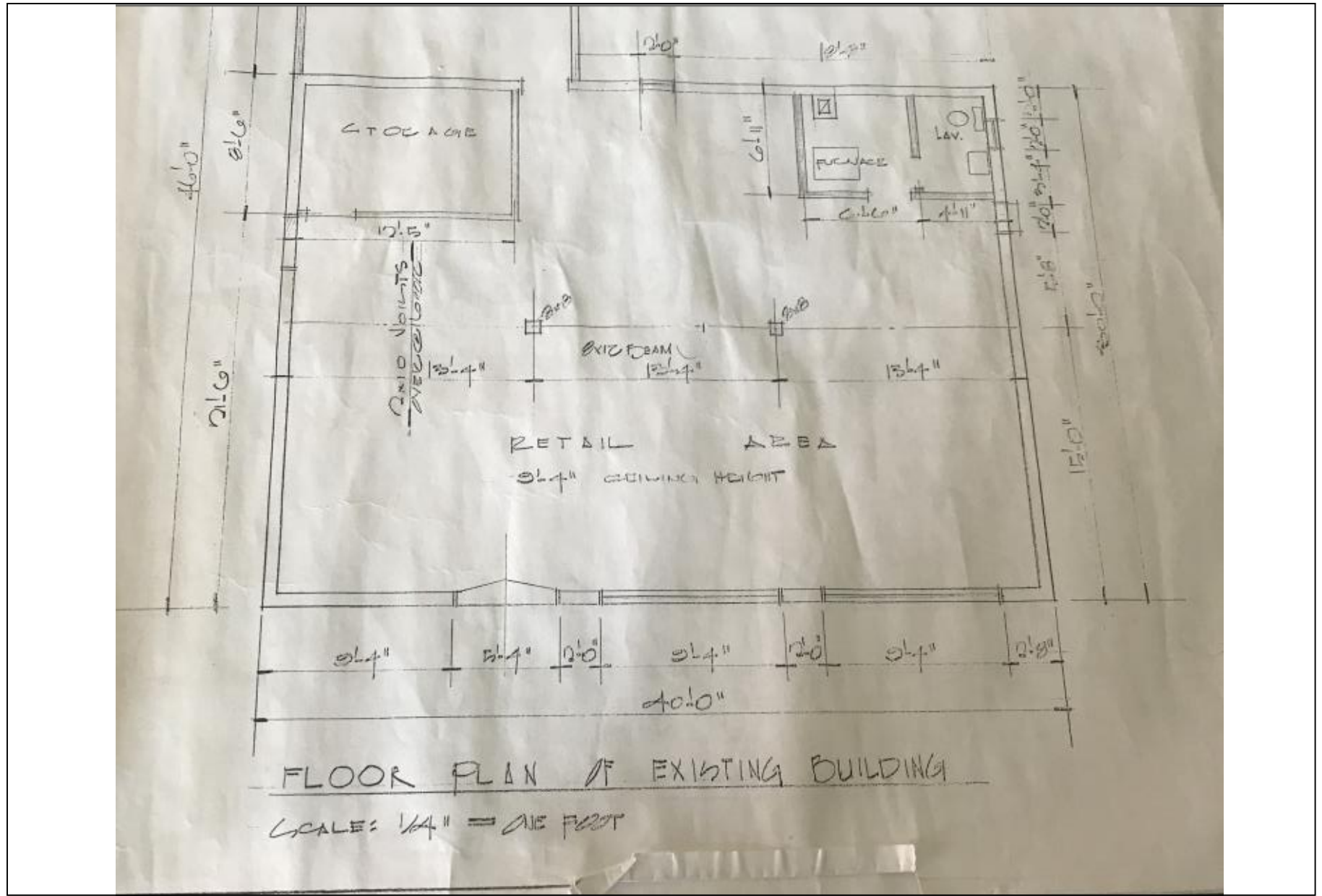
C. Garrish, Planning Manager

- Attachments: No. 1 – Applicant’s Site Plan
No. 2 – Applicant’s Floor Plan
No. 3 – Site Photo

Attachment No. 1 – Applicant's Site Plan



Attachment No. 2 – Applicant's Floor Plan



Attachment No. 3 – Applicant’s Parking Plan



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2461.17, 2021

A Bylaw to amend the Electoral Area “F” Zoning Bylaw No. 2461, 2021

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. 2461.17, 2021.”
2. The “Electoral Area “F” Zoning Bylaw No. 2461, 2021” is amended by:
 - a) replacing Section 17.3.1(a)(iv) under Section 17.13 (Site Specific General Commercial (C1s) Provisions) in its entirety with the following:
 - (iv) retail sales, general.

READ A FIRST AND SECOND TIME this 2nd day of September, 2021.

PUBLIC HEARING held on this 28th day of September, 2021.

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

ADOPTED this ____ day of _____, 2021.

Board Chair

Corporate Officer

Lauri Feindell

Subject: FW: Website Contact Form Submission

The following comment was submitted from the RDOS website:

Contact Information

First Name

David

Last Name

Surkan

Street Address

City / Town

Penticton

Province

BC

Postal Code

Phone

Email

Questions / Comments

Comments

This email is in response to the zoning change request for 2002 West Bench Drive. The meeting to review this is September 28/2021.I received this information with the September 8,2021 letter from Fiona Titley. I am opposed to this zoning change , as I feel the change opens up property use to anything including pawn shop use. I have asked other neighbours about this and they report the owner appears to be storing /unloading material at the location in apparent preparation to stock material for a business.If so , where is this material coming from and do they own stores in another location? I feel this change will aggravate the property crime in this neighbourhood, where property crime is already bad.I have been robbed twice here , and the RCMP do nothing to solve this. The owners of this property have not contacted me about the request for zoning changes. I live kiddy corner across from this property, so you would think they would have at least contacted neighbours across the street. There would certainly be increased traffic with a thrift store, and there is a lot of foot traffic from the school children going to and from the school and playground..I feel increased traffic is a potential danger to the school children, as it will bring in non neighborhood traffic that could potentially hit or interact with the pedestrian children, who are often not accompanied by their parents. The school is one property down from the proposed thrift store. With this proposed zoning change , any type of business could be put in there. I believe there are several strong negatives to this proposal and do request that you represent us and vote against this proposed change ,as well as ask the board to vote against it. David Surkan.



Lauri Feindell

Subject: FW: Amendment Bylaw No. 2461.17, 2021 2002 West Bench Drive

From: Sarah Paul
Sent: September 28, 2021 5:50 PM
To: Planning <planning@rdos.bc.ca>
Cc: Riley Gettens <rgettens@rdos.bc.ca>
Subject: Amendment Bylaw No. 2461.17, 2021 2002 West Bench Drive

As stated above, I am writing to provide my feedback regarding the above proposed change in land use at 2002 West Bench Dr.

I am very opposed to the proposed zoning amendment and potential uses for this property. As an adjacent property owner I have concerns as to how the change from "retail convenience" to "retail general" could impact both my property value and the overall value of the surrounding community as well as the identity of this West Bench community.

As long as I have lived on the West Bench (24 years), the zoning for the property has allowed either a business that has benefited the community or been used to provide a business to benefit the property owner but with no impact on the surrounding home owners specifically or the community as a whole. I do not think this new zoning proposal will do either.

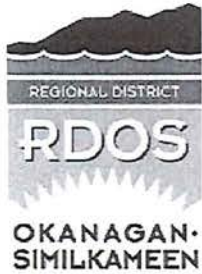
As there is no public transit access from other surrounding areas, this property has always provided a convenience to the neighbourhood, or a location for a business that does not require financial support from the neighbourhood. I see no reason why this should change, the proposed change will not have a beneficial or positive impact on the community

People do not look for a home on the West Bench so they can live close to a thrift store or other urban business. I have concerns that a general retail business, whether it is a thrift store or other general retail business, adjacent to my property and in the surrounding neighbourhood will decrease the value and the rural appeal of my property and the other surrounding properties.

I hope this decision will be made with primary and democratic consideration to the current property owners. If the decision is made to change the zoning there will be no recourse for the community to address further changes to businesses at this address.

Thank you,
Sarah Paul





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.:** F2021.007-ZONE

FROM: Name: Sarah Paul
(please print)

Street Address: 2012 West Bench Dr

Date: Aug 22, 2021

RE: Electoral Area "F" Zoning Amendment Bylaw No. 2461.17
2002 West Bench Drive — Lot 1, Plan KAP14266, District Lot 5076, ODYD

My comments / concerns are:

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

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2461.17.

I have many concerns re: this rezoning application. The current plan for the business at 2002 West Bench Dr. is not something that will enhance the residential community that is "West Bench". There is no guarantee that the proposed business that requires a zoning change will stay as proposed. The potential increase in traffic along West Bench Dr including past the elementary school has potential impact on the children getting to and from school and all other residents walking, cycling, riding horses etc - all activities that bring home owners to that community, and personally as a very close neighbour to that property, I am concerned as to how my property value could be impacted.

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting. Not a good idea.

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

RECEIVED
Regional District

SEP 27 2021

101 Martin Street
Penticton BC V2A 5J9

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

TO: Regional District of Okanagan Similkameen **FILE NO.:** F2021.007-ZONE

FROM: Name: Andrea Kinnin
(please print)

Street Address: _____

Date: Sept. 27, 2021

RE: **Electoral Area "F" Zoning Amendment Bylaw No. 2461.17**
2002 West Bench Drive — Lot 1, Plan KAP14266, District Lot 5076, ODYD

My comments / concerns are:

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

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2461.17.

I have already had issues with the occupants of the Thrift Store (proposed). They have been unloading their delivery truck around 10 pm some nights and making tons of noise. I complained to them and they stopped, but I believe only because the rezoning had not gone thru. Once the rezoning is done, if it does go thru, this will likely be a common occurrence and I'll have nothing to say. Please!! Don't let the zoning change. It has been good with how the zoning is!!

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.

Lauri Feindell

Subject:

FW: Rezoning of 2002 West Bench Drive

On 2021-09-26, 10:05 AM, "Mary Lou"

Mary Lou & Don Lancaster

We do not support the rezoning of this property.

Sincerely,
Mary Lou & Don Lancaster

Sent from my iPad

Lauri Feindell

Subject: FW: Rezoning of thrift store

> On Sep 28, 2021, at 1:13 PM, Judi Ku

>

> Riley,

>

> I would like to give my feedback regarding the rezoning of 2002 west bench drive. I am opposed to amending the rezoning of 2002 west bench drive to allow for a thrift store.

>

> Thank you,

>

> Judi Ku

>

>

Lauri Feindell

Subject:

FW: Thrift Store

On 2021-09-28, 10:50 AM, "Stina d'Aoust"

I can't attend the hearing tonight regarding the rezoning for the thrift store on west bench, but I want to give my support for it! All other family members in our house are also supportive and excited for this. We have met and talked with the future owner and she is a lovely lady who has some really great ideas for the space. Shes all for including the community and listening to what we want her to provide in her shop. I'm very excited for this change and I think it will be a great use of the building that's been stagnant for so long.

C. R. d'Aoust

Lauri Feindell

Subject: FW: Re-zoning of 2002 West Bench Dr.

On 2021-09-28, 9:16 AM, "Larry McAdam" <

I am opposed to amending the rezoning of 2002 West Bench Dr. to allow for a thrift store and retail store.

If you have any questions, please feel free to contact me. Yours truly,

Larry McAdam,

Lauri Feindell

Subject:

FW: Rezoning of 2002 West Bench Drive

On 2021-09-28, 9:04 AM, "Yvonne McAdam"

I am definitely opposed to amending the rezoning of 2002 West Bench Drive to allow for a thrift store/retail.

If you have any questions regarding my opposition to amending the rezoning, please feel free to contact me.

Yours truly,
Yvonne McAdam

Representations received at the
Board Meeting: September 2, 2021

Lauri Feindell

From: Moraes, Ryan <Ryan.Moraes@fortisbc.com>
Sent: July 26, 2021 12:20 PM
To: Planning
Subject: RE: Bylaw referral -Zoning Aendment -2 002 West Bench Drive (F2021.007-ZONE)

Categories: URGENT

Hello,

FortisBC Energy Inc. has no concerns with this rezoning.

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: Thursday, July 22, 2021 8:16 AM
To: Moraes, Ryan <Ryan.Moraes@fortisbc.com>
Subject: Bylaw referral -Zoning Aendment -2 002 West Bench Drive (F2021.007-ZONE)

Property Referral: 2021-1304

Hi Ryan,

Please review the attached / below and provide your comments directly to planning@rdos.bc.ca by **August 22, 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: Fiona Titley <ftitley@rdos.bc.ca>
Sent: Wednesday, July 21, 2021 11:29 AM
To: 'fire@penticton.ca' <fire@penticton.ca>; 'development@penticton.ca' <development@penticton.ca>; 'HBE@interiorhealth.ca' <HBE@interiorhealth.ca>; Referrals <Referrals@fortisbc.com>; 'rs@summer.com' <rs@summer.com>



Lauri Feindell

Subject: FW: Bylaw referral -Zoning Aendment -2 002 West Bench Drive (F2021.007-ZONE)

From: Nicole Capewell <Nicole.Capewell@penticton.ca>
Sent: July 23, 2021 12:24 PM
To: Planning <planning@rdos.bc.ca>
Subject: RE: Bylaw referral -Zoning Aendment -2 002 West Bench Drive (F2021.007-ZONE)

Hello,

We have reviewed the proposed Zoning Amendment Bylaw and note that our interests are unaffected by the bylaw. Please let me know if you require anything further.

Thank you,

**Nicole Capewell, BPI
Planner II**

City of Penticton | 171 Main Street | Penticton, BC | V2A 5A9
p: 250.490.2517 | f: 250.490.2502 | e: nicole.capewell@penticton.ca

penticton.ca

City Hall is open to the public from 9am to 4pm; however, arranging appointments with Development Services staff is highly recommended. For more information contact Development Services at 250 490 2501 or development@penticton.ca.

For information related to all City COVID-19 operations, please go to <https://www.penticton.ca/covid19contact>

From: Planning Info - City of Penticton <planning@penticton.ca>
Sent: Wednesday, July 21, 2021 12:30 PM
To: Nicole Capewell <Nicole.Capewell@penticton.ca>
Subject: FW: Bylaw referral -Zoning Aendment -2 002 West Bench Drive (F2021.007-ZONE)

Heather McDonald, Planning Clerk

City of Penticton | 171 Main Street | Penticton, BC | V2A 5A9
p: 250.490.2523 | f: 250.490.2502 | e: heather.mcdonald@penticton.ca

**** Please note that I will be away July 26-30, 2021 ****

City Hall is open to the public from 9 am to 4 pm; however, arranging appointments with Development Services staff is highly recommended. For more information contact Development Services at 250-490-2501 or development@penticton.ca .
For information related to all City COVID-19 operations, please go to <https://www.penticton.ca/covid19contact>

penticton.ca

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From: Development Services email <Development@penticton.ca>
Sent: July 21, 2021 11:33 AM





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:

Zoning Amendment - 2002 West Bench Drive (F2021.007-ZONE)

FN Consultation ID:

L-210721-F2021 007-ZONE

Consulting Org Contact:

Planning RDOS

Consulting Organization:

[Regional District of Okanagan Similkameen](#)

Date Received:

Friday, July 23, 2021

File number:

F2021.007-ZONE

WITHOUT PREJUDICE AND NOT TO BE CONSTRUED AS CONSULTATION

Attention: Fiona Titley

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

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

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

1. Invoice Number: L-210721-F2021 007-ZONE

Referrals Processing Fee

Sub Total \$ 500.00

Tax \$ 0.00

Total \$ \$500.00

INVOICE AMOUNT FOR PRELIMINARY OFFICE REVIEW \$500.00

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



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

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

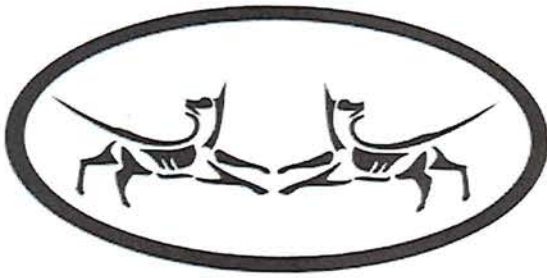
Please note that our participation in the referral and consultation process does not define or amend PIB's Aboriginal Rights and Title, or limit any priorities afforded to Aboriginal Rights and Title, nor does it limit the positions that we may take in future negotiations or court actions.

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

liml̓amt,

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





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

Project Name:

Zoning Amendment - 2002 West Bench Drive (F2021.007-ZONE)

FN Consultation ID:

L-210721-F2021 007-ZONE

Consulting Org Contact:

Planning RDOS

Consulting Organization:

[Regional District of Okanagan Similkameen](#)

Date Received:

Friday, July 23, 2021

WITHOUT PREJUDICE AND NOT TO BE CONSTRUED AS CONSULTATION

August 10, 2021

Attention: Planning RDOS

File number: F2021.007-ZONE

RE: 40 (forty) day extension

Thank you for the above application that was received on 2021-07-23T00:00:00.

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

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

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

I appreciate your co-operation.

liml̓amt,

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





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

Project Name:

Zoning Amendment - 2002 West Bench Drive (F2021.007-ZONE)

FN Consultation ID:

L-210721-F2021 007-ZONE

Consulting Org Contact:

Planning RDOS

Consulting Organization:

[Regional District of Okanagan Similkameen](#)

Date Received:

Friday, July 23, 2021

File number:

F2021.007-ZONE

WITHOUT PREJUDICE AND NOT TO BE CONSTRUED AS CONSULTATION

Attention: Planning RDOS,

We are in receipt of the above referral. The proposed activity is located within syilx (Okanagan) Nation Territory and the Penticton Indian Band (PIB) Area of Interest. All lands and resources within the vicinity of the proposed development are subject to our unextinguished Aboriginal Title and Rights. The Penticton Indian Band has now had the opportunity to review the proposed activity. Our preliminary office review has indicated that although this is an administrative decision to amend a zoning bylaw, it represents a lengthy history of exclusion in the consultation and development of legislations, regulations and provincial processes over our lands. The bylaws and its objective was developed unilaterally without consultation or consent from the syilx(Okanagan) nation title holders. All lands and resources within syilx Territory are unceded.

Furthermore, the Crown or representatives of the crown have no beneficial interest (the right to use, enjoy and profit from the economic development of lands) in our Aboriginal title lands and resources; the beneficial interest is held by the syilx Nation. The legislation of our lands or resources to third parties are serious infringements on our Aboriginal title. The provincial government's consultation framework, land use referral policy and administrative system are insufficient to uphold our syilx interests in the land and resources within our traditional territory or to meet the fiduciary obligations of British Columbia.

At this time there has been no reconciliation of our interests with those of the Province of British Columbia and Canada and no process in place to adequately recognize and negotiate co- existence or accommodation of our title and jurisdiction. Compliance with provincial processes, legislation, regulations and requirements therefore does not ensure that our interests are adequately accommodated. In addition, as proved by the 2014 Tsilhqot'in case, 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.

In 2019, the province of British Columbia implemented the United Nations Declaration on the Rights of Indigenous Peoples which aims to emphasize the Indigenous peoples' rights to live in dignity, to maintain and strengthen Indigenous institutions, cultures and traditions and to pursue self-determined development, in keeping with Indigenous needs and aspirations. The



UNDRIP states in article 32(2): States shall consult and cooperate in good faith with the indigenous peoples concerned through their own representative institutions in order to obtain their free and informed consent prior to the approval of any project affecting their lands or territories and other resources, particularly in connection with the development, utilization or exploitation of mineral, water or other resources. At this time,

The PIB cannot provide comment on this activity due to an insufficient level of engagement and consultation. 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.

Please contact me to discuss.

limləmt,

Maryssa Bonneau
Referrals Coordinator
Natural Resources Department
Penticton Indian Band
W: 250-492-0411
C: 250-486-3241
Referrals@pib.ca



Lauri Feindell

Subject: FW: Bylaw referral -Zoning Aendment -2 002 West Bench Drive (F2021.007-ZONE)
Attachments: Bylaw Referral Sheet F2021.007-ZONE.pdf

From: HBE <HBE@interiorhealth.ca>
Sent: July 21, 2021 1:23 PM
To: Planning <planning@rdos.bc.ca>
Subject: FW: Bylaw referral -Zoning Aendment -2 002 West Bench Drive (F2021.007-ZONE)

Hello,

The IH Healthy Community Development Team has received the above captioned referral from your agency.

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

If you have any questions, please feel free to contact me at 250-549-5758.

Thanks,

Janelle

Janelle Rimell, B.Sc, B.Tech, C.P.H.I.(C) (she/her)

Healthy Communities
Interior Health Authority
1440 14th Avenue, Vernon, BC V1B 2T1
Office: 250-549-5758
Cell: 250-540-8380
Email: janelle.rimell@interiorhealth.ca
www.interiorhealth.ca



I acknowledge that my work area is within the convergance of the ancestral, traditional, and unceded territories of the Syilx and Secwepemc Nations and also recognize the Métis Nation and their important role to shape current understanding of Indigenous ways of being and knowing.

From: Fiona Titley <ftitley@rdos.bc.ca>
Sent: Wednesday, July 21, 2021 11:29 AM
To: 'fire@penticton.ca' <fire@penticton.ca>; 'development@penticton.ca' <development@penticton.ca>; HBE <HBE@interiorhealth.ca>; 'referrals@fortisbc.com' <referrals@fortisbc.com>; 'rs@summer.com' <rs@summer.com>
Cc: Lauri Feindell <lfeindell@rdos.bc.ca>
Subject: Bylaw referral -Zoning Aendment -2 002 West Bench Drive (F2021.007-ZONE)

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RECEIVED
Regional District

AUG - 3 2021

101 Martin Street
Penticton BC V2A 5J9

R. Jacobs

Penticton BC
V2A 8Z3

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

July 29, 2021

Attention: Fiona Titley

Re: Zoning Application: 2002 West Bench Drive, Penticton
Lot1, Plan KAP14266 District Lot 5076

I would like to register my opposition to a change of zoning from C1S "retail store, convenience" to "retail store, general" for the property located at 2002 West bench Drive. I would ask that the RDOS Planning Board review the potential long term impact of this application and consider carefully before making changes to current zoning.

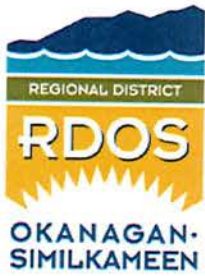
My concerns are many: Traffic, noise, parking, unsightly on-site storage, and security. However my greatest concern is; what happens next? The application is being made by the property owners on behalf of their renters, the renters have no community ties, they will move on when the situation no longer suits them, leaving a much broader scope of use behind. If the zoning change is made from a specific use for a "convenience store" to a "general store" classification, it has the potential to change the original intent and become a far greater issue. The next venture may well fall within the "general" category but be completely unsuitable and disruptive in a rural neighbourhood leaving the neighbours with little to no say, as long as it falls within the scope of the new amendment.

Most recently the building is was used for home offices and central dispatch for a small company, neither of which caused any disruption to the neighbourhood, it has not been used for a store in many years. I am not aware of any other commercially zoned properties in the West Bench area, which makes sense, since we are a rural residential area without commercial services such as sewage, sidewalks, lighting, or parking. A business designed to attract customers and increase traffic from outside the area can create increased dangers to the neighbourhood. School children daily walk alone and in large classes alongside the road, and horse riders cross next to the property to access the KVR trail. The property in is located closely between a school zone and a park zone, and one only needs to review the complaints online and with the RCMP to see that speeding and traffic are already a problems.

I would like to see the zoning remain as is, to have the use meet the zoning requirements not the other way around.

Thank you for your consideration
Rhonda Jacobs
West Bench Resident

F2021.007-ZONE
F07464.090



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.:** F2021.007-ZONE

FROM: Name: Gayle McIntaggart
(please print)

Street Address: _____

Date: 2021-08-06

RE: **Electoral Area "F" Zoning Amendment Bylaw No. 2461.17**
2002 West Bench Drive — Lot 1, Plan KAP14266, District Lot 5076, ODYD

My comments / concerns are:

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

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2461.17.

Please see attached letter

Also on the RDOS website under planning etc there is no header beside the file number. This makes it very difficult to find the proposal and accompanying documents. people will have a difficult time seeing it
Why would you do that? All othe proposals have the description beside it.

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.



To RDOS,

I am writing this letter in regards to the Junk in the Trunk store proposal at 2002 West Bench Drive, Penticton.

I live in the area and I have some real concerns about a "Thrift" store at that location. I am very concerned about a change of zone to accommodate the thrift store. This could have negative future impact to the area. Having a local convenience store that serves the community is one thing but a thrift store that serves the City of Penticton residents far more than Westbench community does not make sense. It will increase traffic, there are only two ways in and out and one goes right through a 30 km school zone and playground and one that winds through a residential area and through a 30km/hr park zone. The residents would like to preserve what we have in Westbench which is a safe family orientated rural area, equestrian friendly and walkable neighbourhood for children and adults.

I have been to the Junk in the Trunk current location which is a secure warehouse full of merchandise. They will not fit all that stuff into the basement of the residence on West Bench Dr. I have been told that they will be putting storage containers on the property. My concern is will we have to look at storage containers sitting in the parking lot and/or junk sitting outside. This could really become a hazard attracting criminals looking for easy pickings and people dumping stuff anytime they want rather than paying to take it to the landfill. A thrift store should be in a location that serves the residents of the area. It would be better suited to downtown Penticton.

The RDOS has a responsibility to support the residents that live in the area and who have expectations for it to remain a rural setting without a commercial business right in the middle of it. As the owners of the house are not living in it, it is a rental, I do not believe they have the best interest of the neighbourhood in mind. This is a business decision that does not benefit the community. I have read the letter submitted by Amber Maddalozza where she states that "There is currently no store in the area and the community is very positive about having a thrift store in the West Bench area". I am in direct sight of the proposed location and I have never been approached to give my opinion on a Thrift Store in the area nor have my neighbours who live even closer and we do not support it. Although she states the sales are online and there will be very little traffic that simply is not true. There will be the constant pick up and delivery by commercial vehicle and people driving to pick up items they have purchased. The merchandise has to get to the customers somehow. It is either being picked up and delivered by their commercial truck or customers are coming to pick up. The nature of a thrift store is that people want to examine second hand items for wear and tear and damage rather than buying sight unseen. There will be people attending the store to browse as there is now in their current location. I put very little weight on her statements. The residents that live in the direct area of the proposed location will suffer the consequences of having a Thrift store at that location.

To summarize my concerns are increase in traffic, changing the rural feel of the area, strong possibility of people dumping their garbage at the location in off hours, attracting criminal behavior ie theft and break and enter, zoning being changed to "retail sales general" which could allow for future business at the location that may not fit within the community. The RDOS has not explained how this could impact



future requests. The nature of the existing neighbourhood is not commercial even though it is zoned for Convenience retail from a historical zone licence.

Why is the Junk in Trunk already moving their merchandise into the building prior to any approval? Is this meeting just a formality and has the decision already been made?

Gayle McIntaggart



Lauri Feindell

From: Deborah Webb
Sent: July 29, 2021 10:31 AM
To: Fiona Titley
Subject: Permission for Thrift Store at 2002 West Bench Drive per Project F2021.007-ZONE

We agree to permit this application.

Mark and Deborah Webb





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.:** F2021.007-ZONE

FROM: Name: Terrena Buck
(please print)

Street Address: _____

Date: Aug 9 2021

RE: Electoral Area "F" Zoning Amendment Bylaw No. 2461.17
2002 West Bench Drive — Lot 1, Plan KAP14266, District Lot 5076, ODYD

My comments / concerns are:

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

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2461.17.

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.



Lauri Feindell

From: Info E-Box
Sent: August 11, 2021 4:37 PM
To: Planning
Subject: FW: Thrift store on West Bench zoning change

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

From: Mary Lou
Sent: August 11, 2021 4:03 PM
To: Info E-Box <info@rdos.bc.ca>
Subject: Thrift store on West Bench zoning change

To Whom it may concern:

Regarding the planning change for the Thrift store on West Bench. I was unable to be online but would like to give my vote as "NO". This change would not "fit" the neighbourhood. We have not had a store or any other type of business up here since the 70's. Stores or merchandizing on the West Bench is out of place at this time and may be counter productive in a number of ways. Thank you for your consideration in this matter.

Sincerely'

Mary Lou Lancaster
Resident of the West Bench

Sent from my iPad



Lauri Feindell

From: Erin Aitkens
Sent: August 19, 2021 11:24 PM
To: Fiona Titley
Subject: Rezoning of 2022 West Bench Drive

Hi there-

I am writing to share my opinion for the rezoning of the property at 2022 West Bench Drive. I feel that rezoning this property would be a detriment to our community.

Due to the gravel pit located at the top of our community, we already have traffic concerns with large dump trucks heading to and from the gravel pit. We have three children at the West Bench school who enjoy walking and riding their bikes to school. As you probably are aware, the West Bench doesn't have sidewalks so the kids use the shoulder to get to and from school. Allowing a thrift store at this location will increase traffic in our area, especially the traffic passing right past the school. Traffic is already a concern in this area as many drivers do not obey the school zone and decreased speed and it is concerning for students walking home as well as crossing the street or being dropped off/picked up by their parents.

As well, at its current location, this business appears to be in need of a large amount of storage space for oversized items. The current building at 2022 West Bench Drive does not suite this need. My concern is that many items will need to be stored on and around the property. I would hate for this property to become a junk yard of sorts and negatively affect the housing prices of the surrounding properties.

Finally, we would love to see a business at this location that directly benefits the community of West Bench and it's residents such as a cafe, convenience store, or market space for fresh produce. We don't feel a thrift store will serve this purpose at this location.

Thank you for your time. If you need to contact me I can be reached via email or phone

-Erin Aitkens



Lauri Feindell

From: Pat Wand
Sent: August 19, 2021 7:42 PM
To: Fiona Titley
Subject: 2002 West Bench Dr rezoning

Dear Fiona,

I am writing this to make it know that we at 740 West Bench Dr.
Do NOT agree with the rezoning of the property at 2002 West Bench Drive.

Thank you
Pat Wand and Mike Smith





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.: F2021.007-ZONE

FROM: Name: KEVIN & BETTY MARREN
(please print)

Street Address: _____

Date: AUG 22 - 2021

RE: Electoral Area "F" Zoning Amendment Bylaw No. 2461.17
2002 West Bench Drive — Lot 1, Plan KAP14266, District Lot 5076, ODYD

My comments / concerns are:

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

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2461.17.

- WE ARE AGAINST THE REZONING
- WE DO NOT NEED THE ADDITIONAL TRAFFIC UP HERE
- WE DO NOT BELIEVE THIS WOULD SERVE OUR COMMUNITY IN THE LEAST
- ALL TRAFFIC WILL BE THROUGH THE SCHOOL ZONE
- IT WILL BECOME A DUMPING GROUND WITH "DONATIONS"

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.

THANK YOU.



Lauri Feindell

From: Lorna Foster
Sent: August 23, 2021 12:18 PM
To: Planning; Fiona Titley; Riley Gettens
Subject: Amended copy regarding 2002 West Bench Drive
Attachments: Store rezone.docx

Hi there,

Please accept and use this amended copy of my letter recently emailed to you minutes ago. Regrettably, I forwarded my unedited copy by accident. Just in case you are putting one in a file. I will send the same letter attached to the Feedback Form in time for the directors meeting in September. I do hope you are able to share some of these concerns with the APC.

Sincerely,
Lorna Foster

Re:Electoral Area “F” Zoning Amendment Bylaw No. 2461.17

2002 West Bench Drive — Lot 1, Plan KAP14266, District Lot 5076, ODYD

As long-term residents living on the primary road affected by this zoning change (Newton Drive west) please consider the following concerns when making your decision regarding 2002 West Bench Drive’s application to operate a Thrift Store at this location. While we are not opposed to all commercial activity and would encourage a neighbourhood store or coffee shop that would be more aligned with the current zoning, we are opposed to the zoning change for the following reasons:

- 1) The property is not conducive to servicing commercial and heavy truck traffic. The Thrift Store owners have indicated that in addition to regular foot traffic and shoppers’ vehicles, the store would also be the shipping point for online sales, which will increase the amount of commercial traffic that can safely and efficiently load and unload without blocking adjacent Newton Drive. There are no provisions for the proper loading and unloading of larger trucks and moving vans/ vehicles. The property has no loading bay area or loading unloading zone. It does not have a proper egress or opening in a designated area that would prevent a larger delivery vehicle from blocking Newton Drive traffic while being loaded or unloaded. As such, truck traffic could potentially be blocking Newton Drive for periods of time. Newton Drive is not a through street and the blocking of this road would prevent residents from accessing or leaving their homes.
- 2) Newton Drive, which runs adjacent to 2002 West Bench Drive, is not a through street. It is limited in width to two lanes, with no lane markings or painted centerlines. It does not have paved or marked pedestrian walking areas. With the exception of the residents on the street, the majority of Newton Drive traffic is generated by individuals accessing the numerous hiking and biking trails on Penticton Indian Band lands and maintenance traffic attending to the West Bench water towers. There is regular foot, bicycle, and horseback traffic on this street including frequent access from nearby West Bench Elementary students who use the street for their daily physical education walks due to its close proximity to the school and the safety offered by the street.
- 3) The driveway and parking lot area to the property at 2002 West Bench Drive is only accessed from a single-entry point on Newton Drive. As a result, all traffic will have either back in or out of the property from Newton

Drive. This creates a potential danger hazard to both pedestrian and vehicle traffic using the adjacent property. The topography of the roadway site is located on a moderately steep grade as well. The western most point of Newton Drive, does not have a proper turn around area for larger vehicles due to the No Through Road orientation. There is a small area where people park when hiking or biking but this parking area is located on PIB lands. When individuals park in this area, it makes the roadway area congested, thus, larger vehicles would be unable to safely turn around should they proceed up the roadway past the store location.

4) A Thrift Store at this location does not align with the overall fit and form of the surrounding residential neighbourhood. Currently, Newton Drive is in a semi-rural residential neighbourhood. In addition, this zoning change opens the possibility of future uses for this property that are currently unknown in the event that this business closes or relocates.

5) We have concerns regarding the possible storage of excess and deliveries of store merchandise, which would be left outside the premises for periods of time. We are also concerned regarding the use of shipping containers or storage sheds that potentially could be used to house excess merchandise and stock.

We thank you in advance for considering our concerns when you make this important and potentially non-reversible decision that could have far-reaching impact on our neighbourhood and on the West Bench Rural area in general.

Sincerely,

Lorna and Dave Foster



Lauri Feindell

From: Rick Clarke
Sent: July 30, 2021 11:58 AM
To: Fiona Titley
Subject: application number F2021.007-zone

Hello Fiona. My partner, Rhonda J Jacobs and I live at [redacted] Newton Drive and have a question regarding this application.

First of all, as a direct neighbour we were NEVER contacted as to this application and am alarmed that that would be stated in the applicants letter that all the neighbours were on board.

This application seems to be very vague as to the description of "general" use. It is NOT a store and hasnt been for a very long time.

If this is approved what guarantees do residents have if this "sorta" commercial lot, gets out of control with storage bins and general collection from home estate sales that create yet another mess such as the property directly across from Selby Park.

A convenience store is a long way from "general" use I believe. So we would like to know as examples, what type of retail store would then be allowed.

Please contact me by home phone

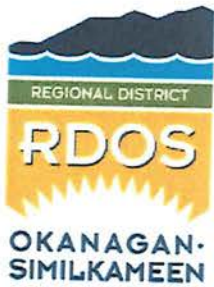
Or my email

Thank you Fiona, Rick Clarke (retired kitchen and bath design consultant)



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Feedback Form

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

RECEIVED
Regional District

AUG 18 2021

101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen FILE NO.: F2021.007-ZONE

FROM: Name: DARICK SMITH
(please print)

Street Address: _____

Date: AUG. 15 2021

RE: Electoral Area "F" Zoning Amendment Bylaw No. 2461.17
2002 West Bench Drive — Lot 1, Plan KAP14266, District Lot 5076, ODYD

My comments / concerns are:

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

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2461.17.

- NOT INTERESTED IN THAT TYPE OF BUSINESS IN OUR NEIGHBORHOOD.

- CONCERNS OF EXCESSIVE ITEMS OUTSIDE OF THE BUILDING.

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

RECEIVED
Regional District

AUG 18 2021

101 Martin Street
Penticton BC V2A 5J9

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen FILE NO.: F2021.007-ZONE

FROM: Name: Robert Perret
(please print)

Street Address: _____

Date: Aug 13 2021

RE: Electoral Area "F" Zoning Amendment Bylaw No. 2461.17
2002 West Bench Drive — Lot 1, Plan KAP14266, District Lot 5076, ODYD

My comments / concerns are:

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

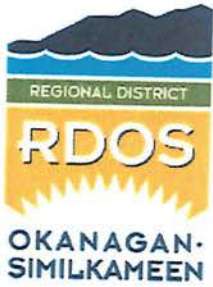
Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2461.17.

I do not feel that the re-zoning, and that type of enterprise will be of any benefit to the west bench community.

It may turn out to be a dumping ground for used clothing etc. As we have all experienced, the homeless and the rampant theft in Penticton. If this business is buying used goods, it could become a dumping ground for goods that people are trying to sell, but can't.

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Feedback Form

RECEIVED
Regional District

AUG 18 2021

101 Martin Street
Penticton BC V2A 5J9

Regional District of Okanagan Similkameen

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

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

TO: Regional District of Okanagan Similkameen FILE NO.: F2021.007-ZONE

FROM: Name: JANE WINDOELER
(please print)

Street Address: _____

Date: AUG 16/2021

RE: Electoral Area "F" Zoning Amendment Bylaw No. 2461.17
2002 West Bench Drive — Lot 1, Plan KAP14266, District Lot 5076, ODYD

My comments / concerns are:

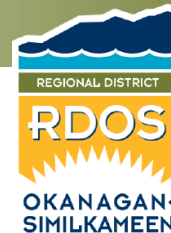
- I do support the proposed rezoning of the subject parcel.
- I do support the proposed rezoning of the subject parcel, subject to the comments listed below.
- I do not support the proposed rezoning of the subject parcel.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1st reading of Amendment Bylaw No. 2461.17.

more traffic
speeding is already a problem with kids + horses walking
along west Bench Drive - part of school
a recipe for a "junk yard" existing
more downtown ppl "casing" homes for theft issue
once the zoning is changed, residents will be up here
at the mercy of whatever retail outlet may
come up next.

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.





TO: Regional Board of Directors
FROM: Director Riley Gettens
DATE: September 28, 2021
RE: Public Hearing Report - Amendment Bylaw No. 2461.17, 2021

Purpose of Bylaw:

The proposed amendment to the Electoral Area “F” Zoning Bylaw No. 2461, 2008, is related to a textual amendment to the Site Specific General Commercial (C1s) Zone that applies to the subject property to replace “retail sales, convenience” with “retail store general” as a permitted use in order to operate a thrift store at 2002 West Bench Drive.

Public Hearing Overview:

The Public Hearing for Bylaw No. 2461.17, 2021, was convened electronically on Tuesday, September 28, 2021, at 7:00 pm, via the Webex software platform.

Members of the Regional District staff present were:

- Fiona Titley, Planner I
- Nikita Kheterpal, Planner I

There were six (6) member of the public present.

In accordance with Section 466, the time and place of the public hearing was advertised in the September 15 and September 22, 2021, editions of the Penticton Western.

Copies of reports and correspondence received related to Bylaw No. 2461.17, 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*, Chair Gettens called the Public Hearing to order at 7:00 p.m. in order to consider the amendment bylaw.

Summary of Representations:

There were no written briefs submitted at the public hearing.

Chair Gettens called a first time for briefs and comments from the floor and noted that the proposed bylaw, and related information including written comments received to date, was available for review on the Regional District’s webpage.

F. Titley, Planner I, outlined the proposed bylaw.

Chair Gettens asked if anyone wished to speak to the proposed bylaw.

G. McIntaggart, 912 Newton Drive, asked if the letters that were submitted would be read aloud and if board members were listening in on the meeting.

Chair Gettens clarified that the letters would not be read aloud but would be part of the agenda package sent to the Board. The Board members will hear the comments made at the public hearing through a report with she (Director Gettens) would speak to at the Board meeting.

G. McIntaggart, 912 Newton Drive, said that she felt that the concerns of the neighbour's had been glossed over at the APC meeting. She stated that as the board members were not present to listen to comments, and she had already submitted a letter, she had no further comments.

A. Maddolozzo and D. Sutherland, the applicants, commented that they were present to listen to any feedback.

Chair Gettens asked the applicants if they currently live on the subject property, or if they plan to in the future.

A. Maddolozzo and D. Sutherland, the applicants, clarified that they do not currently live on the property or in Area F, but they plan to move to the area once they retire. The accessory dwelling on the property will remain a separate rental.

Chair Gettens asked a second time if there was anyone who wished to speak further to the proposed bylaw.

Chair Gettens 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 7:11 p.m.

Recorded by:

Fiona Titley

Fiona Titley
Planner I

Confirmed:

R. Gettens

R. Gettens
Director, Electoral Area "F"

ADMINISTRATIVE REPORT



TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: Select meeting date...

RE: Official Community Plan (OCP) & Zoning Bylaw Amendment – Electoral Area “H” (H2021.010-ZONE)

Administrative Recommendation:

THAT Bylaw No. 2497.12, 2021, a bylaw to amend the Electoral Area “H” Official Community Plan Bylaw to allow for a 2-lot subdivision to unhook the parcel at 2321 Old Hedley Road be read a third time and adopted; and,

THAT Bylaw No. 2498.23, 2021, a bylaw to amend the Electoral Area “H” Zoning Bylaw be read a third time and adopted.

Folio: H-01264.000

Legal: Block A, District Lot 2855S, SDYD

OCP: Agriculture (AG)

Zone: Agriculture Three (AG3)

Proposed Development:

To amend the zoning of the subject property in order to allow for a 2-lot subdivision to “unhook” the parcel along Old Hedley Road. This will result in an approximately 9.7 ha parcel on the north side of Old Hedley Road and an approximately 5.4 ha parcel on the south side of Old Hedley Road.

In order to accomplish this, the following land use bylaw amendments are being proposed by the applicant:

- amend the land use designation under Schedule ‘B’ (OCP Map) of the Electoral Area “H” Official Community Plan (OCP) Bylaw No. 2497, 2012, from Agriculture (AG) to Large Holdings (LH); and
- amend the zoning under Schedule ‘2’ (Zoning Map) of the Electoral Area “H” Zoning Bylaw No. 2498, 2012, from Agriculture Three (AG3) to part Large Holdings Two (LH2) and part Large Holdings One (LH1).

In support of the rezoning, the applicant has stated that “the rationale for subdivision is to sell the parcel with the house on it to pay off the mortgage and keep [the] waterfront parcel with the cabin for personal future use.”

Site Context:

The subject property is approximately 15.38 ha in area, is bounded by the Similkameen River along its southern boundary, is bisected by Old Hedley Road and is approximately 14.5 km west of Hedley and 24 km to the east of Princeton. The parcel is comprised of a house and shed situated on the north side of Old Hedley Road, and a cabin on the south side (near the Similkameen River).

File No: H2021.10-ZONE

The surrounding pattern of development is comprised of rural-residential and residential land uses adjacent to Old Hedley Road and undeveloped Crown land beyond. Bromley Park Provincial Park is also situated 1.7 km to the north.

Background:

On September 13, 2021, an electronic Public Information Meeting (PIM) was held via Webex and was attended by approximately 2 members of the public.

At its meeting of September 21, 2021, the Electoral Area “H” Advisory Planning Commission recommended that the subject development application be approved.

At its meeting of September 23, 2021, the Regional District gave first and second reading to the amendment bylaws and scheduled a public hearing ahead of its meeting of October 21, 2021.

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 3).

Analysis:

The Regional District has previously supported proposals in other Electoral Areas that seek to undertake subdivision along a road alignment within the ALR on the basis that the road generally forms a natural boundary between what is seen to be two separate parcels.

The proposed subdivision is not uncharacteristic with surrounding land use development patterns, particularly the Small Holdings (SH) zoned parcels found along Old Hedley Road, and which are also within the ALR.

Land use patterns on Old Hedley Road occurred a generation ago (if not longer) and may not necessarily be reflective of current strategic land use policies implemented by the Regional District Board. Further, an objective of the OCP is “to discourage the subdivision and non-farm use of land designated for ‘Agriculture’.

However, the LH1 & LH2 zones list agriculture as a principal permitted use and given topographical constraints for the agricultural use of the subject parcel (such as steep, rocky hill side) as well as support from the Agricultural Land Commission for the future subdivision of this property.

Alternatives:

1. THAT first and second readings of Bylaw No. 2497.12, 2021, Electoral Area “H” Official Community Plan Amendment Bylaw and Bylaw No. 2498.23, 2021, Electoral Area “H” Zoning Amendment Bylaw be rescinded and the bylaws abandoned.

Respectfully submitted:



Fiona Titley, Planner I

Endorsed By:



C. Garrish, Planning Manager

Attachments: No. 1 – Applicant’s Site Plan
No. 2 – Site Photo

Attachment No. 3 – Site Photo



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2498.23, 2021

A Bylaw to amend the Electoral Area “H” Zoning Bylaw No. 2498, 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 “H” Zoning Amendment Bylaw No. 2498.23, 2021.”
2. The Official Zoning Map, being Schedule ‘2’ of the Electoral Area “H” Zoning Bylaw No. 2498, 2012, is amended by changing land use designation on:
 - i) an approximately 9.7 hectare part of the land described as Block A, District Lot 2855S, SDYD, and shown shaded yellow on Schedule ‘A’, which forms part of this Bylaw, from Agriculture Three (AG3) to part Large Holdings Two (LH2); and
 - ii) an approximately 5.4 hectare part of the land described as Block A, District Lot 2855S, SDYD, and shown shaded purple on Schedule ‘A’, which forms part of this Bylaw, from Agriculture Three (AG3) to Large Holdings One (LH1).

READ A FIRST AND SECOND TIME this 23rd day of September, 2021.

PUBLIC HEARING held on this 21st day of October, 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 “H” Zoning Amendment Bylaw No. 2498.23, 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 ____ day of _____, 2021.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

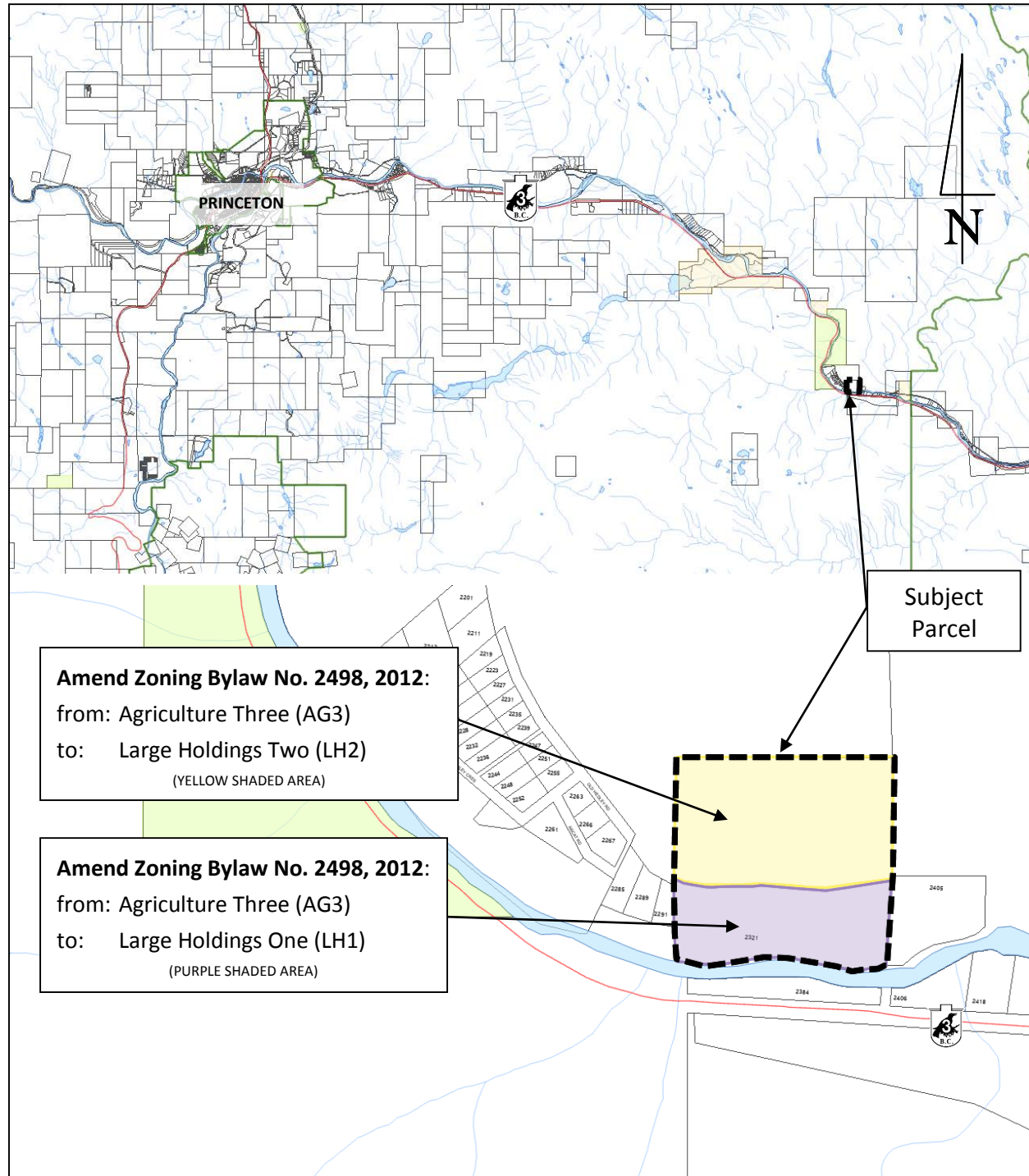
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2498.23, 2021

File No. H2021.010-ZONE

Schedule 'A'



Amendment Bylaw No. 2461.20, 2021
(H2021.010-ZONE)
Page 3 of 3

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2497.12, 2021

**A Bylaw to amend the Electoral Area “H”
Official Community Plan Bylaw No. 2497, 2012**

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 “H” Official Community Plan Amendment Bylaw No. 2497.12, 2021.”
2. The Official Community Plan Bylaw Map, being Schedule ‘B’ of the Electoral Area “H” Official Community Plan Bylaw No. 2497, 2012, is amended by changing land use designation on the land described as Block A, District Lot 2855S, SDYD, and shown shaded yellow on Schedule ‘A’, which forms part of this Bylaw, from Agriculture (AG) to Large Holdings (LH).

READ A FIRST AND SECOND TIME this 23rd day of September, 2021.

PUBLIC HEARING held on this 21st day of October, 2021.

READ A THIRD TIME this _____ day of _____, 2021.

ADOPTED this this _____ day of _____, 2021.

Board Chair

Corporate Officer

Regional District of Okanagan-Similkameen

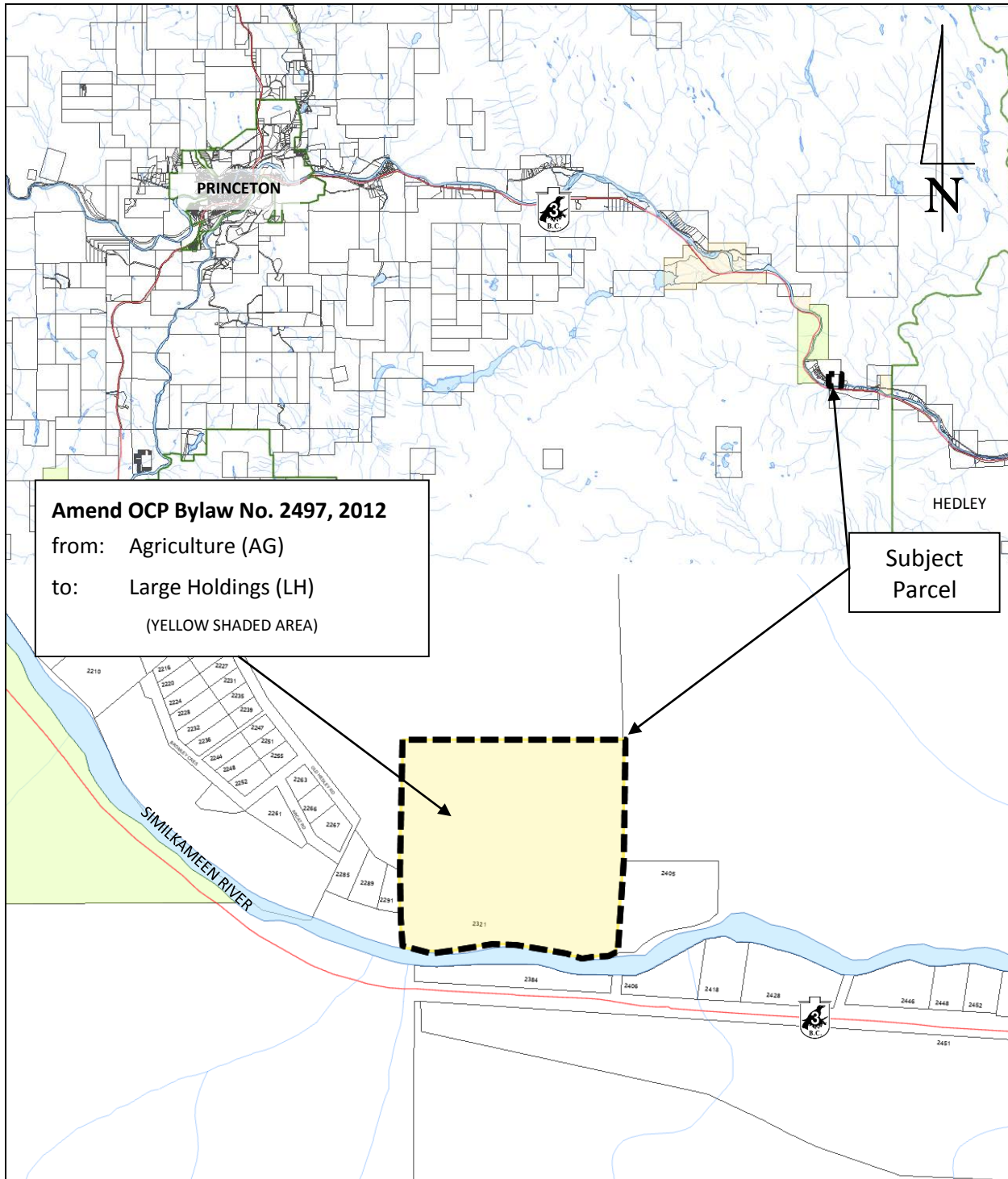
101 Martin St, Penticton, BC, V2A-5J9
Tel: 250-492-0237 Email: info@rdos.bc.ca



Amendment Bylaw No. 2497.12, 2021

File No. H2021.010-ZONE

Schedule 'A'



Amendment Bylaw No. 2497.12, 2021
(H2021.010-ZONE)
Page 2 of 2

Lauri Feindell

Subject: FW: Referral (Project No. H2021.010-ZONE)
Attachments: Bylaw Referral Sheet H2021.010-ZONE.docx

From: HBE <HBE@interiorhealth.ca>
Sent: August 31, 2021 9:44 AM
To: Planning <planning@rdos.bc.ca>
Subject: FW: Referral (Project No. H2021.010-ZONE)

Hello,

The IH Healthy Community Development Team has received the above captioned referral from your agency.

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

If you have any questions, please feel free to contact me at 250-549-5758.

Take care,

Janelle

Janelle Rimell, B.Sc, B.Tech, C.P.H.I.(C) (she/her)

Healthy Communities

Interior Health Authority

1440 14th Avenue, Vernon, BC V1B 2T1

Office: 250-549-5758

Cell: 250-540-8380

Email: janelle.rimell@interiorhealth.ca

www.interiorhealth.ca



I acknowledge that my work area is within the convergence of the ancestral, traditional, and unceded territories of the Syilx and Secwepemc Nations and also recognize the Métis Nation and their important role to shape current understanding of Indigenous ways of being and knowing.

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: October 21, 2021

RE: **Award for Chain Lake Dam Spillway and Underflow Upgrades**

Administrative Recommendation:

THAT the Detailed Design for the Chain Lake Dam Upgrade project be awarded to ECORA Engineering & Resource Group Ltd. for up to \$116,714 + applicable taxes; and,

THAT a contingency of up to \$24,755 + applicable taxes be authorized, if required.

Reference:

In accordance with the Purchasing and Sales Policy, the Regional Board of Directors shall approve all purchases over \$50,000.

Business Plan Objective:

Key Success Driver #3 – Build a Sustainable Region under
Objective 3.3.5.1 – Complete Review of Dam Safety for the Chain Lake Dam

Background:

Chain Lake Dam is a small earthen dam located at the south end of Chain lake, approximately 36 kms north east of Princeton along the Princeton Summerland road. The current dam was constructed around 1954, prior to the incorporation of the RDOS. A dam audit conducted in 2018 found that the dam was in need of more detailed inspection by a qualified professional engineer.

Subsequently a dam inspection was conducted on May 14th, 2021 by ECORA Engineering. The inspection recommendations included replacing the existing spillway within 18 months, and replacing the low level (or underflow) outlet within 5 years. Failure to replace the spillway and low level outlet, would likely cause a partial failure of the dam and potentially lead to collapse of the dam, resulting in flooding as noted in the report titled 'Re-determination of Consequence Classification' (Ecora, Oct 2018).

Although the dam has a high probability of failure in its current state, it has a low level of risk for injury, death or destruction downstream. As such, the design of the new spillway will proceed over the winter and construction is anticipated in 2022.

Analysis:

The RFP was released to procure the services of an engineering consultant to complete the detailed design for the replacement of the spillway and low level outlet structure. Three proposals were received by the closing time. The following table provides the consultant’s name and total proposal price to the end of detail design.

Proposal Results Summary (in alphabetical order)

Tenderer	Proposal Rank	Proposal Price (\$)
Ecora Engineering	1	\$116,714
Hatch Engineering	3	\$552,204
MidSea Engineering	2	\$146,771

Ecora submitted the best proposal of the three submissions and also has the lowest cost. Ecora completed the initial assessment on the spillway and are familiar with the current challenges and issues to be addressed.

Funding:

In the 2021 budget, \$150,000 from the Community Works Gas Tax for Electoral Area “H” was allocated to the Chain Lake Dam for a dam safety review. Upon discussion with the Ministry of Forests, Lands and Natural Resource Operations and Rural Development, a full dam safety review was not required based on the consequence analysis. As such, the assessment on the spillway condition was only deemed required. This was completed at a cost of \$8,531, leaving \$141,469 available for this project up to detailed design.

Respectfully submitted:

Dustin Zahara

D. Zahara, Engineering Technologist

Endorsed by:

Liisa Bloomfield

L. Bloomfield, Engineering Manager

ADMINISTRATIVE REPORT

TO: Board of Directors

FROM: B. Newell, Chief Administrative Officer

DATE: October 21, 2021

RE: **Property Tax Exemption Bylaw No. 2949,2021**

Administrative Recommendation:

THAT Bylaw No. 2949, 2021, being a bylaw of the Regional District of Okanagan-Similkameen to exempt specific properties from property taxation be read a first, second and third time and be adopted.

Reference:

Local Government Act Section 391

Background:

The Board , at its discretion, may grant an exemption to eligible organizations from taxes payable to the RDOS for the upcoming tax year. Organizations within a member municipality's taxing jurisdiction make application for property tax exemption directly to the member municipality.

Annually, the RDOS invites qualifying non-profit organizations to apply for a Property Tax Exemption. Notifications of the exemption application process and July 31 deadline are advertised in local area newspapers in early June and again in early July.

Historically the Board has relied upon the amount of demonstrative benefits each exempted group provides to the community. For example, due to the vast amount of land that a cross-country ski club uses, the amount of taxes on the land would make the fees for cross-country skiing too expensive for everyone wishing to participate in this activity. The golf courses are partial exemptions to offset the public access portions of the fees.

2022 Property Tax Exemption Requests

Organization	Area	Civic Address	2021 RDOS Est Tax Exemption	2022 RDOS Est Tax Exemption
South Okanagan Sportsman Association	C	10384 - 384 Main	\$ 186	\$ 217
South Okanagan Sportsmen Association	C	10384 - 384 Ave.	\$ 1,176	\$ 1,306
Fairview Mountain Golf Club Society	C	Ole Golf Course Rd.	\$ 13,610	\$ 13,702
The Natures Trust	C	Oliver Rural	\$ 683	\$ 667
OK Falls Heritage & Museum Society	D	1145 Main St	\$ 4,218	\$ 4,265
Okanagan Falls United Church	D	1108 Willow St.	\$ 780	\$ 868
South Skaha Housing Society	D	5080 - 9th Ave.	\$ 8,493	\$ 9,017
Royal Canadian Legion OK Falls	D	500 Veterans Way	\$ 2,327	\$ 459
Naramata Museum Society (RDOS Ownership)	E	224 Robinson Ave.	\$ 2,135	\$ 2,268
Penticton Shooting Sports Association	F	1787 HWY 97	\$ 926	\$ 1,014
Keremeos - Cawston Sportsmen Association	G	Keremeos Rural	\$ 2,425	\$ 2,346
Nickel Plate X-Country Ski Club	G	Penticton Rural	\$ 478	\$ 460
Hedley Sports Association	G	1396 Scott Ave.	\$ 475	\$ 487
Keremeos Elks Lodge	G	3012 River Road	\$ 1,674	\$ 1,691
Princeton Golf Club	H	365 Darcy Mtn. Rd.	\$ 4,404	\$ 4,464
City of Penticton - Leased to Golf Course	I	600 Comox St.	\$ 1,015	\$ 1,004
			\$ 45,005	\$ 44,235

Breakdown by Electoral Area

	2021	2022
Electoral Area "C"	\$ 15,655	\$ 15,892
Electoral Area "D"	\$ 15,818	\$ 14,609
Electoral Area "E"	\$ 2,135	\$ 2,268
Electoral Area "F"	\$ 926	\$ 1,014
Electoral Area "G"	\$ 5,052	\$ 4,984
Electoral Area "H"	\$ 4,404	\$ 4,464
Electoral Area "I"	\$ 1,015	\$ 1,004
	\$ 45,005	\$ 44,235

Respectfully submitted:

J. Zaffino, Finance Manager

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2949, 2021

A bylaw to exempt property tax assessments.

WHEREAS the Board of the Regional District of Okanagan-Similkameen is empowered by the *Local Government Act* to exempt certain land and improvements;

AND WHEREAS it is deemed desirable and expedient to exempt specific properties from property taxation;

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 "Regional District of Okanagan-Similkameen Property Tax Exemption Bylaw No. 2949, 2021".

2 INTERPRETATION

2.1 Pursuant to Section 391 (1) of the *Local Government Act*, the following parcels of land shall be exempt from taxation with respect to land and improvements for the year 2022:

<u>Owners Name</u>	<u>Legal Description</u>
Naramata Museum Society	Parcel A, BI 3, DL 210 SDYD, PI 519 715-00565.105

2.2 Pursuant to Section 391 (4) of the *Local Government Act*, the following parcels of land shall be exempt from taxation with respect to land and improvements for the year 2022:

<u>Owners Name</u>	<u>Legal Description</u>
Keremeos-Cawston Sportsmen Association	Parcel A, PI B6949, DL 319, SDYD 716-2752.000
South Okanagan Sportsmen Association	Lot 3, PI 4041, DL 2450S, SDYD Portion L 727 714-6485.000 and Lot 1, PI 13268, DL 2450S, SDYD Portion L 727 714-6485.100
Fairview Mountain Golf Club Society (to the extent of an 80% exemption for improvements for clubhouse excluding residential portion of facility)	Lot 1, PI KAP62023, DL 2450S SDYD 714-6476.020
OK Falls Heritage & Museum Society	Lot 9, PI 34520, DL 374, SDYD 714-796.090

City of Penticton (leased to golf course)	Lot A, PI 40972, DL 2 366 367, ODYD (Portion outside Municipal Boundary) 715-2713.010
Nickel Plate X-Country Ski Club	SDYD, SUP 11350 716-10308.000
Princeton Golf Club (to the extent of an 80% exemption for improvements for clubhouse facility)	Block B, DL 1091, SDYD 717-895.600, except Plan KAP75166
Hedley Sports Association	Lot 13-15, Block 8, PI 2565, DL 2482, SDYD 716-09035.000, 716-09035.002
Keremeos Elks Lodge	Parcel A, PI DD143573, DL 0457 , SDYD 716-02837.000
Penticton Shooting Sports Association	ODYD, DL 2499 Except Plan H397 41847, For Mobile Folio C/REF 89000.100, 777-09000.100
The Natures Trust	Lot B, PL 89970, DL 2450S, 714-05353.070
Royal Canadian Legion Okanagan Falls Branch No. 227	Lot 1, Plan KAP 23248, District Lot 374, Similkameen Div of Yale Land District
Okanagan Fall United Church	Plan KAP1280, Block 8, District Lot 374, Land District Similkameen Div of Yale

2.3 Pursuant to Section 15 (1) (p) of the *Taxation (Rural Area) Act*, the following parcels of land should be exempt from taxation with respect to land and improvements for the year 2022:

<u>Owners Name</u>	<u>Legal Description</u>
South Skaha Housing Association	Lot 1, KAP 12558, District Lot 374, Similkameen Div of Yale Land District, Okanagan Falls Townsite

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: October 21, 2021

RE: **Noxious Weed and Nuisance Control Service Establishment Amendment Bylaws**

Administrative Recommendation:

THAT Noxious Weed Control Service Establishment Amendment Bylaw No. 2065.02, 2021, being a bylaw to increase the requisition limit for the Noxious Weed Control Service, be read a first, second and third time; and,

THAT Nuisance Control Service Establishment Amendment Bylaw No. 2198.02, 2021, being a bylaw to increase the requisition limit for the Nuisance Control Service, be read a first, second and third time.

Purpose:

To increase the requisition limit for the Noxious Weed and Nuisance Control services.

Reference:

Bylaw No. 2065, 2001

Bylaw No. 2198, 2003

Business Plan Objective:

Goal 2.2 To meet public needs through the provision and enhancement of key services

Background:

Noxious Weed Control Service Establishment Bylaw No. 2065 was adopted in 2001 and then amended in 2011 to increase the requisition limit to its current level. The bylaw provides for weed removal/prevention and education/public relations.

Nuisance Control Service Establishment Bylaw No. 2198 was adopted in 2003 and then amended in 2009 to bring in additional participants, making it a regional service, and to increase the requisition limit to its current level. The Nuisance Control Service is the service under which the starling control program is funded.

Analysis:

A review of these services has determined that in order to maintain the current service levels for the Noxious Weed Control and the Nuisance Control services and to ensure that the bylaw limit is reflective of the actual amount being requisitioned, it is necessary to adjust the limit in the bylaws.

Under the Regional District Establishing Bylaw Approval Exemption Regulation (B.C. Reg. 113/2007), the Regional District can increase the requisition limit by a maximum of 25% without requiring Inspector approval, under certain circumstances.

Along with the Noxious Insects function, established in 1967 by an Order in Council, administration is working toward a consolidation of Regional District pest control services, bringing them into one service in the near future.

Respectfully submitted:

"Gillian Cramm"

G. Cramm, Legislative Services Coordinator

Endorsed by:

"Christy Malden"

C. Malden, Manager of Legislative Services

**REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
BYLAW NO. 2065.02, 2021**

A bylaw to amend “Noxious Weed Control Service Establishment Bylaw No. 2065, 2001” to increase the maximum requisition.

WHEREAS the Regional District has adopted Noxious Weed Control Service Establishment Bylaw No. 2065, 2001;

AND WHEREAS the Regional District wishes to increase the maximum requisition;

AND WHEREAS Section 349 of the *Local Government Act* provides that a bylaw establishing a service may be amended with the consent of at least 2/3 of the participants;

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

CITATION

1. This bylaw may be cited as the “Noxious Weed Control Service Establishment Amendment Bylaw No. 2065.02, 2021.”

AMENDMENT

2. Noxious Weed Control Service Establishment Bylaw No. 2065, 2002 is amended by:
 - a) Deleting Section 8 Maximum Requisition in its entirety and replacing with:

“The maximum amount that may be requisitioned shall not exceed sixty-eight thousand, seven hundred and fifty dollars (\$68,750).”

READ A FIRST, SECOND AND THIRD TIME this ____ day of ____, 202_.

ELECTORAL AREA “A” DIRECTOR CONSENT OBTAINED on ____, 202_.

ELECTORAL AREA “B” DIRECTOR CONSENT OBTAINED on ____, 202_.

ELECTORAL AREA “C” DIRECTOR CONSENT OBTAINED on ____, 202_.

ELECTORAL AREA “D” DIRECTOR CONSENT OBTAINED on ____, 202_.

ELECTORAL AREA “E” DIRECTOR CONSENT OBTAINED on ____, 202_.

ELECTORAL AREA "F" DIRECTOR CONSENT OBTAINED on ____, 202_.

ELECTORAL AREA "G" DIRECTOR CONSENT OBTAINED on ____, 202_.

ELECTORAL AREA "H" DIRECTOR CONSENT OBTAINED on ____, 202_.

ELECTORAL AREA "I" DIRECTOR CONSENT OBTAINED on ____, 202_.

CITY OF PENTICTON CONSENT OBTAINED on ____, 202_.

DISTRICT OF SUMMERLAND CONSENT OBTAINED on ____, 202_.

TOWN OF OLIVER CONSENT OBTAINED on ____, 202_.

TOWN OF OSOYOOS CONSENT OBTAINED on ____, 202_.

TOWN OF PRINCETON CONSENT OBTAINED on ____, 202_.

VILLAGE OF KEREMEOS CONSENT OBTAINED on ____, 202_.

ADOPTED this ___ day of ____, 202_.

Chair

Corporate Officer

FILED WITH THE INSPECTOR OF MUNICIPALITIES this ___ day of _____, 202_.

**REGIONAL DISTRICT OKANAGAN-SIMILKAMEEN
BYLAW NO. 2198.02, 2021**

A bylaw to amend Nuisance Control Service Establishment Bylaw No. 2198, 2003 to increase the maximum annual requisition limit.

WHEREAS the Regional District has adopted Nuisance Control Service Establishment Bylaw No. 2198, 2003;

AND WHEREAS the Regional District wishes to increase the maximum requisition;

AND WHEREAS Section 349 of the *Local Government Act* provides that a bylaw establishing a service may be amended with the consent of at least 2/3 of the participants;

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

CITATION

1. This bylaw may be cited as the “Nuisance Control Service Establishment Amendment Bylaw No. 2198.02, 2021.”

AMENDMENT

2. The Nuisance Control Service Establishment Bylaw No. 2198, 2003 is amended by:
 - a) Deleting Section 5 – Requisition Limit in its entirety and replacing with:

5. REQUISITION LIMIT

The maximum amount that may be requisitioned shall not exceed thirty-one thousand, two hundred and fifty dollars (\$31,250).

READ A FIRST, SECOND AND THIRD TIME this ____ day of ____, 202__.

ELECTORAL AREA "A" DIRECTOR CONSENT OBTAINED on ____, 202__.

ELECTORAL AREA "B" DIRECTOR CONSENT OBTAINED on ____, 202__.

ELECTORAL AREA "C" DIRECTOR CONSENT OBTAINED on ____, 202__.

ELECTORAL AREA "D" DIRECTOR CONSENT OBTAINED on ____, 202__.

ELECTORAL AREA "E" DIRECTOR CONSENT OBTAINED on ____, 202__.

ELECTORAL AREA "F" DIRECTOR CONSENT OBTAINED on ____, 202__.

ELECTORAL AREA "G" DIRECTOR CONSENT OBTAINED on ____, 202__.

ELECTORAL AREA "H" DIRECTOR CONSENT OBTAINED on ____, 202__.

ELECTORAL AREA "I" DIRECTOR CONSENT OBTAINED on ____, 202__.

CITY OF PENTICTON CONSENT OBTAINED on ____, 202__.

DISTRICT OF SUMMERLAND CONSENT OBTAINED on ____, 202__.

TOWN OF OLIVER CONSENT OBTAINED on ____, 202__.

TOWN OF OSOYOOS CONSENT OBTAINED on ____, 202__.

TOWN OF PRINCETON CONSENT OBTAINED on ____, 202__.

VILLAGE OF KEREMEOS CONSENT OBTAINED on ____, 202__.

ADOPTED this ____ day of ____, 202__.

Chair

Corporate Officer

FILED WITH THE INSPECTOR OF MUNICIPALITIES this ____ day of _____, 202__.



Okanagan Basin
WATER BOARD

BOARD REPORT: October 8, 2021

1450 KLO Road, Kelowna, BC V1W 3Z4
P 250.469.6271 F 250.762.7011
www.obwb.ca

OBWB Directors

Sue McKortoff - Chair,
Regional District of Okanagan-
Similkameen

Cindy Fortin - Vice-Chair,
Regional District of Central
Okanagan

Victor Cumming, Regional
District of North Okanagan

Rick Fairbairn, Regional
District of North Okanagan

Bob Fleming, Regional District
of North Okanagan

James Baker, Regional
District of Central Okanagan

Colin Basran, Regional District
of Central Okanagan

Doug Holmes, Regional
District of Okanagan-
Similkameen

Rick Knodel, Regional District
of Okanagan-Similkameen

Chris Derickson, Okanagan
Nation Alliance

Bob Hrasko, Water Supply
Association of B.C.

Scott Boswell, Okanagan Wa-
ter Stewardship Council

**The next regular meeting of the
OBWB will be held November
2, 2021 at 10 a.m. online.**

Okanagan Basin Water Board Meeting Highlights

Water Board presents water issues to B.C. finance committee: The board was provided an update on a presentation made to B.C.'s Select Standing Committee on Finance and Government Services as part of its consultation on the 2022 provincial budget. The OBWB was invited to present and submitted three priorities: funds to support the Okanagan Lake Regulation System review; funding to prevent invasive zebra and quagga mussels from entering B.C.; and, establishment of a permanent Watershed Security Fund. A copy of the written submission can be found at <https://bit.ly/2Y17yFi>.

Source Water Protection Toolkit presented to board: Directors were briefed on the OBWB's new [Source Water Protection Toolkit](#). The toolkit was developed in consultation with, and for, water utilities, local, provincial and First Nations government staff, conservation groups and water professionals. It is designed to simplify source protection planning and inspire a more holistic and collaborative approach to drinking water management. A webinar series to introduce the toolkit will be held each Wednesday, 11 a.m. to noon, from Oct. 20 to Dec. 15. The series is geared to those involved in water protection and management, as well as elected officials. Details & registration at <https://bit.ly/OBWB-SPwebinars>.

OBWB reviewing summer drought & prepping for next summer: The board was updated on the continuing drought. The province downgraded the Okanagan to drought [Level 3](#) on Sept. 22. In the South Okanagan however, Shuttleworth and Inkaneep creeks remain at Level 4 and Vaseux Creek at Level 5. Staff are talking with provincial, federal, local government and utility partners to review how the summer went, and how water data collection and drought communications can be improved. It was noted there was a lot of media attention, including national, on the Okanagan this summer, with the temperatures, fires and ongoing drought, including from CBC Radio's The Current. Their team visited Kelowna and talked with a cherry farmer and the OBWB. The radio clip is available at <https://www.cbc.ca/listen/live-radio/1-63/clip/15867290>.

Hydrometric stations installed in Okanagan: The board was provided a progress report on its new Hydrometric Information Network Program and the installation of stations with Okanagan Nation Alliance at several creeks, including Mill (in Kelowna), Powers (West Kelowna), and Naramata. Additional stations are in progress at McLean (Penticton), Shuttleworth Creek (at Okanagan Falls), and Deep Creek (Vernon). Environment and Climate Change Canada had earlier re-installed a station at Pearson Creek (a tributary of Mission Creek), and an additional station is being installed at Trout Creek (Summerland). The stations are important to understanding water supplies and climate change.

UBC Okanagan AquaHacking champ presents winning water solution: Yosamin Esanulla, one of four UBCO members of Team SIP – winners of the 2021 Western Canada AquaHacking Challenge – spoke about this year's challenge and the team's development of a backpack with a mobile filtration system. The challenge was co-hosted by the OBWB and AquaAction. Other finalists include Eledigm from UBCO with a solution for drinking water contamination in cisterns, and Eco-Water from University of Saskatchewan which developed a solution to optimize wastewater treatment. Learn more in our news release at <https://bit.ly/2XyqG06> and watch the finals at <https://youtu.be/JIjCAoEzCXs>.