



Interior Health
Every person matters

February 2, 2021

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

planning@rdos.bc.ca

To Whom It May Concern:

RE: File #: D2020.016-ZONE
Our interests are unaffected

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

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

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

Sincerely,

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

Bus: 1-855-744-6328, Option 4
Email: hbe@interiorhealth.ca
Web: interiorhealth.ca

Kamloops Health Unit
519 Columbia Street
Kamloops, BC V2C2T8

JoAnn Peachey

From: Forbes, Christina D AGRI:EX <Christina.Forbes@gov.bc.ca>
Sent: January 20, 2021 2:19 PM
To: Planning
Subject: FW: Bylaw Referral - Zoning Amendment - 1655 Maple Street (D2020.016-ZONE) - Application amendment
Attachments: Amendment Bylaw - Zoning Bylaws No. 2455.44 (v2021-01-14).pdf; Bylaw Referral Sheet D2020.016-ZONE.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Comments provided for the original referral cover our interest regarding both the rezoning and parcel coverage.

Thank you,
Christina

Christina Forbes BSc, P.Ag | Regional Agrologist I Kelowna
Ministry of Agriculture, Food and Fisheries
New Phone Number: 236-766-7057 | c: 250-309-2478
Email: Christina.Forbes@gov.bc.ca

Generic Email: AgriServiceBC@gov.bc.ca

From: JoAnn Peachey <jpeachey@rdos.bc.ca>
Sent: January 19, 2021 11:53 AM
To: Huber, Sara ALC:EX <Sara.Huber@gov.bc.ca>; Forbes, Christina D AGRI:EX <Christina.Forbes@gov.bc.ca>; HBE <HBE@interiorhealth.ca>; JEDC IIT Economic Development JEDC:EX <EconomicDevelopment@gov.bc.ca>; ofid@telus.net; Arch Data Request FLNR:EX <ArchDataRequest@gov.bc.ca>; referrals@fortisbc.com; Dale Kronebusch <kmg365@live.ca>; Referral Apps REG8 FLNR:EX <ReferralAppsREG8@gov.bc.ca>
Subject: Bylaw Referral - Zoning Amendment - 1655 Maple Street (D2020.016-ZONE) - Application amendment

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

Re: Electoral Area "D" Zoning Amendment Bylaw
1655 Maple Street, Okanagan Falls

<https://www.rdos.bc.ca/development-services/planning/current-applications-decisions/electoral-area-d/d2020-016-zone/>

Please be advised that the rezoning application for 1655 Maple Street has amended. In addition to the rezoning request described previously, the applicant is also requesting an increase to the maximum parcel coverage from 40% to 60% as a site specific provision. The revised draft bylaw is attached.

If you have any additional comments or concerns regarding this change, please forward them to planning@rdos.bc.ca before February 2, 2021.

JoAnn Peachey

From: Moraes, Ryan <Ryan.Moraes@fortisbc.com>
Sent: January 20, 2021 1:44 PM
To: Planning
Subject: RE: Bylaw Referral - Zoning Amendment - 1655 Maple Street (D2020.016-ZONE) - Application amendment

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Fortis gas has no concerns with this amendment.

Regards,

Ryan Moraes, Eng.L., ASCT | Planning & Design Technologist | FortisBC
1975 Springfield Rd | Kelowna, BC V1Y 7V7
☎ 250-490-2621 ☎ 778-214-0509 | ✉ ryan.moraes@fortisbc.com

From: Referrals <Referrals@fortisbc.com>
Sent: Tuesday, January 19, 2021 2:22 PM
To: Moraes, Ryan <Ryan.Moraes@fortisbc.com>
Subject: Bylaw Referral - Zoning Amendment - 1655 Maple Street (D2020.016-ZONE) - Application amendment

Property Referral: 2021-106

Hi Ryan,

Please review the attached / below and provide your comments directly to planning@rdos.bc.ca by **February 1, 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



JoAnn Peachey

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: January 13, 2021 9:42 AM
To: Planning
Cc: JoAnn Peachey
Subject: RE: Bylaw Referral - Zoning Amendment - 1655 Maple Street (D2020.016-ZONE)

Follow Up Flag: Follow up
Flag Status: Flagged

HAPPY NEW YEAR RDOS PLANNERS!

I hope you all had a chance to relax and unwind as last year drew (thankfully) to a close. I am hoping for a better 2021 for everyone.

Thank you for your referral regarding a proposed zoning amendment for 1655 Maple Street, Okanagan Falls, PID 006788432, LOT B DISTRICT LOT 551 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 22642 EXCEPT PLAN EPP34540 AND EPP86797. Please review the screenshot of the property below (outlined in yellow) and notify me immediately if it does not represent the property listed in your referral.

Results of Provincial Archaeological Inventory Search

According to Provincial records, there are no known archaeological sites recorded on the subject property.

However, archaeological potential modelling for the area indicates there is high to moderate potential for previously unidentified archaeological sites to exist on the property, as indicated by the brown area (high potential) and the beige area (moderate potential) 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 property, 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 to moderate potential for previously unidentified archaeological deposits to exist on the property.
- 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.

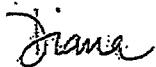
Questions?

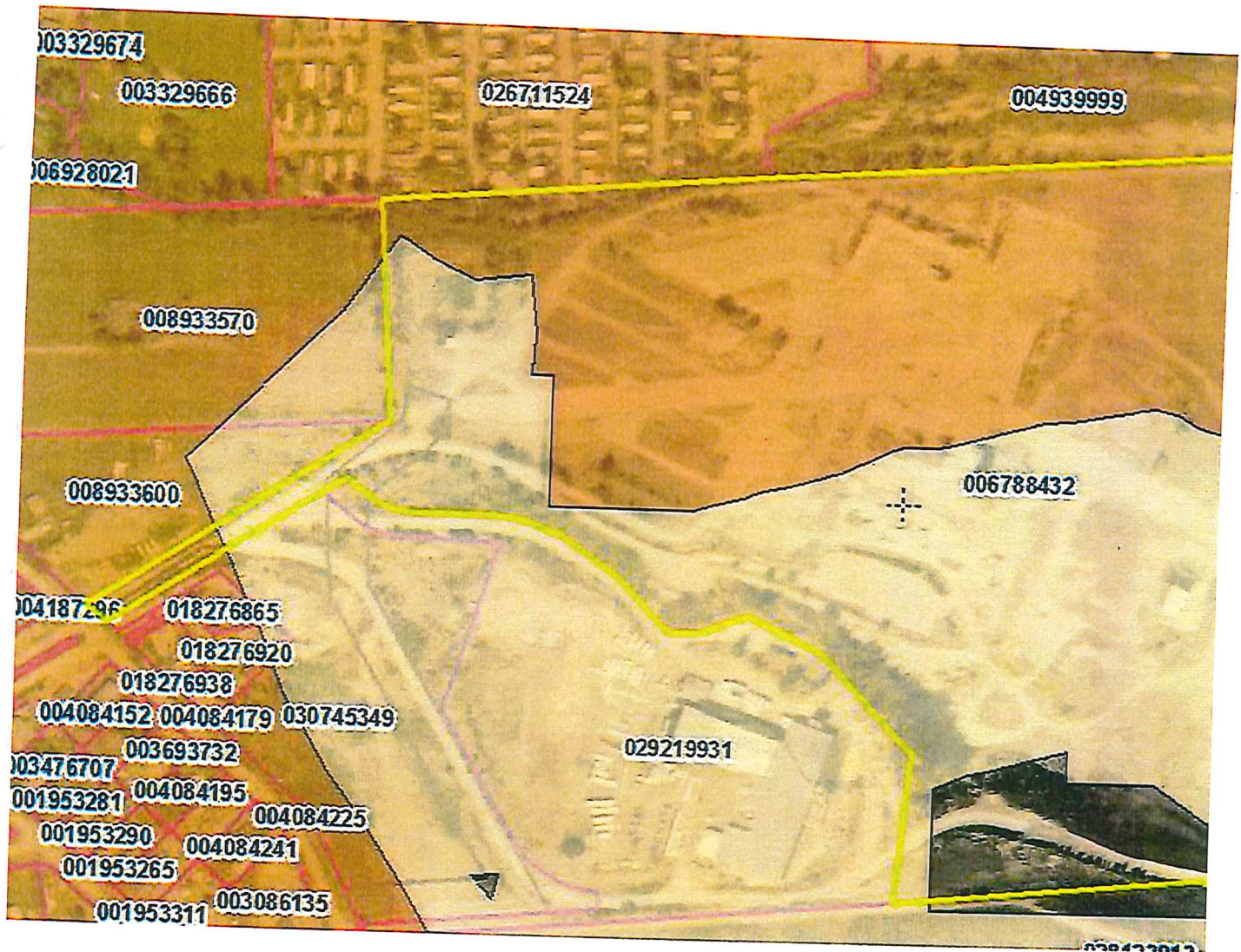
For questions about the archaeological permitting and assessment process, please contact the Archaeology Branch at 250-953-3334 or archaeology@gov.bc.ca.

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 = high potential and beige = moderate potential) 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: JoAnn Peachey <jpeachey@rdos.bc.ca>
Sent: December 4, 2020 10:21 AM
To: Huber, Sara ALC:EX <Sara.Huber@gov.bc.ca>; Forbes, Christina D AGRI:EX <Christina.Forbes@gov.bc.ca>; HBE@interiorhealth.ca; JEDC IIT Economic Development JEDC:EX <EconomicDevelopment@gov.bc.ca>; ofid@telus.net; Arch Data Request FLNR:EX <ArchDataRequest@gov.bc.ca>; Bitte, Rob TRAN:EX <Rob.Bitte@gov.bc.ca>; referrals@fortisbc.com; Dale Kronebusch <kmg365@live.ca>; Referral Apps REG8 FLNR:EX <ReferralAppsREG8@gov.bc.ca>
Subject: Bylaw Referral - Zoning Amendment - 1655 Maple Street (D2020.016-ZONE)



January 13, 2021

File: 0280-30

Local Government File: D2020.016-ZONE

JoAnn Peachy, Planner 1
Regional District Okanagan Similkameen
101 Martin Street
Penticton, B.C. V2A 5J9
Via E-mail: planning@rdos.bc.ca

Dear JoAnn Peachy:

Re: Zoning Amendment for 1655 Maple Street, Okanagan Falls (PID: 006-788-432)

Thank you for providing B.C. Ministry of Agriculture staff the opportunity to comment on the proposed zoning amendment for the above noted property. We note that the property is not in the Agricultural Land Reserve (ALR) but is adjacent to parcels which are in the ALR. Although the current plans for the property and the purpose for the rezoning are to enable indoor agricultural production, the location outside the ALR and the plans to run servicing to the property make it likely that this property will be used for an industrial use at some point in the future. Therefore, we recommend that the amending bylaw include a 15 metre building setback from any lot lines along the boundary of the ALR and an eight metre vegetative buffer consistent with those described in the ministry's [Guide to Edge Planning](#).

If you have any questions, please contact us directly at the email addresses or numbers below.

Sincerely,

Alison Fox, P.Ag.
Land Use Agrologist
BC Ministry of Agriculture
Alison.Fox@gov.bc.ca
(778) 666-0566

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

Email copy: Sara Huber, Regional Planner, Agricultural Land Commission



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

December 18, 2020

JoAnn Peachey
Planner 1, RDOS
planning@rdos.bc.ca

Reply to the attention of Sara Huber
ALC Issue: 52013
Local Government File: D2020-016-ZONE

**Re: Regional District of Okanagan Similkameen Electoral Area D Zoning
Amendment Bylaw No. 2455.44, 2020**

Thank you for forwarding a draft copy of Regional District of Okanagan Similkameen (RDOS) Electoral Area D Zoning Amendment Bylaw No. 2455.44, 2020 (the "Bylaw") for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Bylaw is consistent with the purposes of the *ALC Act* (ALC Act), the Agricultural Land Reserve (ALR) General Regulation, (the "ALR General Regulation"), the ALR Use Regulation (the "ALR Use Regulation"), and any decisions of the ALC.

Current Proposal:

The Bylaw proposes to amend the zoning designation of the property identified as 1655 Maple Street, Okanagan Falls; PID: 006-788-432 (the "Property") from Heavy Industrial (I2) to General Industrial Site Specific (I1s) in order to develop an industrial park permitting general industrial uses and indoor agriculture (Avery Industrial Park).

The Property was previously used as the Weyerhaeuser Mill until 2007 and more recently concrete foundations were built for a proposed large-scale cannabis production facility. The applicants intend to build a "vertical farm" agricultural operation on the existing foundations and to subdivide the parcel for an industrial park.

ALC Staff Comments:

The ALC recognizes that the Property is not within the ALR; however, the south, east, west (partial) and north (partial) boundaries of the Property are adjacent to ALR lands.

Part 3 of the Ministry of Agriculture's [Guide to Edge Planning](#) (2015) describes urban-side edge planning tools to promote urban/rural compatibility. With the establishment of an industrial park adjacent to the ALR, there may be potential for complaints about farm noise and smells, as well as potential impacts to agriculture, such as trespass, litter, theft, etc.

For this reason, ALC staff recommend considering the setback and buffer requirements outlined in the [Guide to Edge Planning](#), including up to a 15 m setback from the ALR boundary, and an associated 8 m vegetated buffer to reduce the potential for urban/agricultural conflicts.

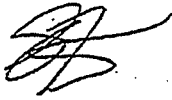
The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the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

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

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

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Referral of RDOS D2020-016-ZONE

CC: Ministry of Agriculture – Attention: Alison Fox

52013m1



Interior Health

Every person matters

December 16, 2020

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

planning@rdos.bc.ca

To Whom It May Concern:

RE: File #: D2020.016-ZONE

Thank you for the opportunity to respond to the above captioned referral from your agency.

Communities are healthier places for residents when planning and development includes healthy planning principles as part of neighbourhood design, transportation networks, natural environments, food networks and housing. Well-designed communities, parks, schools, road systems and other infrastructure has a positive impact on people's physical, mental and social health.

Healthy Built Environments (HBE) encourages physical activity and healthy eating for all ages which helps to prevent chronic conditions such as cardiovascular diseases and Type 2 diabetes.

An initial review of the information provided has been completed and we've determined that this proposal includes aspects or features consistent with some healthy communities planning principles. As such, overall we are supportive of this development proposal proceeding.

Should you have any concerns with this referral or require additional comments, please don't hesitate to email hbe@interiorhealth.ca or phone 1-855-744-6328 ext. 4 (HBE).

More information about our program can be found at [Healthy Built Environment](#).

Sincerely,

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

Bus: 1-855-744-6328, Option 4
Email: hbe@interiorhealth.ca
Web: interiorhealth.ca

Kamloops Health Unit
519 Columbia Street
Kamloops, BC V2C2T8

JoAnn Peachey

From: Moraes, Ryan <Ryan.Moraes@fortisbc.com>
Sent: December 9, 2020 11:11 AM
To: Planning
Subject: RE: Bylaw Referral - Zoning Amendment - 1655 Maple Street (D2020.016-ZONE)

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Fortis has no concerns with this rezoning.

Regards,

Ryan Moraes, ASCT | Planning & Design Technologist | FortisBC
1260 Commercial Way | Penticton, BC V2A 3H5
☎ 250-490-2621 📠 778-214-0509 | ✉ ryan.moraes@fortisbc.com

From: Referrals <Referrals@fortisbc.com>
Sent: Wednesday, December 9, 2020 11:01 AM
To: Moraes, Ryan <Ryan.Moraes@fortisbc.com>
Subject: Bylaw Referral - Zoning Amendment - 1655 Maple Street (D2020.016-ZONE)

Property Referral: 2020-1692

Hi Ryan,

Please review the attached / below and provide your comments directly to planning@rdos.bc.ca by **January 16, 2020**.

If FortisBC Energy Inc. is affected, please copy referrals@fortisbc.com in on your response so that we may update our records.

Thank you,

Mai Farmer
Property Services Assistant
Property Services
Phone 604-576-7010 x57010



From: JoAnn Peachey <jpeachey@rdos.bc.ca>
Sent: Friday, December 4, 2020 10:21 AM



#206 - 360 Edworthy Way
New Westminster, BC
V3L 5T8, Canada
1-888-349-1939 / 1-604-359-8855
info@klassenwoodco.com
www.klassenwoodco.com

March 15, 2021

RDOS
101 Martin Street
Penticton, BC
Canada V2A 5J9
Attention: JoAnn Peachey

BOARD DATE: MAR 18, 2021
AGENDA ITEM: C.4.b
ADDITIONAL REPRESENTATION
1655 MAPLE STREET

RE: Letter of Support - 1655 Maple Street, OK Falls

Dear JoAnn Peachey,

On behalf of Klassen Wood Company, Valley Carriers, and the Klassen Business Group, we would like to express our support for the rezoning of 1655 Maple street property in OK Falls. Our companies have offices in New Westminster, Abbotsford, and Merritt.

The OK Falls industrial park is ripe for economic expansion. Smaller parcels of land will make it possible for more businesses to start-up and prosper in the area.

My parents live in Kaleden and we spend lots of time in the OK falls and surrounding area. We hike to the top of Peach Cliff often, which overlooks the property. With the proposed rezoning and stratification we are excited about 1655 Maple street land getting utilized instead of staying empty.

If this project proposal is successful we hope to add 10-20 jobs to the local economy by opening up a facility on a piece of this land.

We look forward to hearing the outcome of the public hearing regarding this property.

Sincerely,

John-Mark Ferguson
CEO, Director
Klassen Wood Company
Klassen Business group

