

Good morning, Colin.

Reviewing the property's location within a high fire risk area as identified in the Regional District's Community Wildfire Protection Plan and its adjacency to our fire service boundary, I have the following comments and conditions. In my opinion the owners of the property should petition to be in our Kaleden Fire Protection District, just like their neighbor [REDACTED] went through a couple of years ago as our response is quicker to that area in question.

The proposed subdivision of this property can only be supported if the following conditions are met to our KVFD satisfaction:

1. **Fire Apparatus Access:** All proposed access roads, driveways, and turnarounds must be constructed to the following standards, as they must be able to support fire apparatus access in all weather conditions:
 - Maximum road grade not to exceed 10% as per NFPA 1141
 - Minimum road width of 20 feet as per NFPA 1141 with a clear vertical clearance of 4.1 meters (13.5 ft).
 - Sufficient turning radius at all intersections and dead ends for our Fire Engine as per NFPA 1141 .
2. **Water Supply:** A reliable and sufficient water supply for firefighting must be established and approved by KVFD. This may include a dedicated fire hydrant system or a static water supply (cisterns, reservoir) with an approved fire department connection (FDC) 4" Storz Connection capable of providing adequate fire flow or to draft from.
3. **Wildfire Mitigation and FireSmart Principles:** The applicant must develop and implement a comprehensive wildfire mitigation plan for the entire property, adhering to the principles of the FireSmart Homeowner's Manual and the Regional District's CWPP. This plan must be a condition of the development permit and must include:
 - The use of Class A rated, non-combustible roofing and siding materials for all new structures.
 - Creation of a non-combustible **Home Ignition Zone** (Zone 1: 0-10 meters from the home) for all four lots.
 - A vegetation management strategy for the remainder of the property to reduce fuel loads and address the "moderate" and "very high" risk areas identified in the report.

4. **Dwelling Density Clarification:** We request clarification regarding the proposed dwelling density, as the document contains conflicting information. Please confirm if secondary suites will be permitted, as this may impact our planning for fire service demands.

We require a detailed fire protection plan addressing these points to be submitted to us for review and approval prior to any final bylaw adoption.

We look forward to the applicant's response and working together to ensure the safety of this development.

Tony Madeira

Fire Chief

Kaleden Volunteer Fire Department

303 Lakehill Rd

PO Box 306

Kaleden, B.C

V0H-1K0

250-497-6899

tmadeira@rdos.bc.ca

One Region Working Together - www.rdos.bc.ca

Make your home more wildfire resilient

For more information email: firesmart@kaledenfire.ca or chief@kaledenfire.ca



DEVELOPMENT SERVICES
PRELIMINARY BYLAW
COMMUNICATION

Your File #: Ackermann
(I2025.008-
ZONE - 2683.09
& 2800.56)

eDAS File #: 2025-03639

Date: September 2, 2025

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

Attention: Lesley Gibbons, Planning Services Coordinator

**Re: Proposed Zoning Amendment Bylaw 2800.56, 2025 for:
Strata Lot 1, Section 14, Township 88, SDYD, Plan EPS8777
100 Turtle Lake Road, Kaleden, BC**

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

If you have any questions please feel free to call Penticton Development Services at (250) 712-3660.

Yours truly,

Rob Bitte
Development Officer

Local District Address

Penticton Area Office

102 Industrial Place
Penticton, BC V2A 7C8
Canada

Phone: (250) 712-3660 Fax: (250) 490-2231

Lesley Gibbons

From: KALEDEN IRRIGATION DISTRICT <kaledenirrigation@gmail.com>
Sent: September 10, 2025 10:37 AM
To: Colin Martin
Subject: Re: Updated Information - Bylaw Referral - OCP and Zoning amendment - 100 Turtle Lake Road | File No. I2025.008-ZONE

Good morning Colin;

The attached referral for 100 Turtle Lake Road, is out of the District's service area, therefore we have no comments to provide, as it must be either on a well, or another small system. Do you still want us to fill out the Response sheet?

Cheryl



119 PONDEROSA AVE. KALEDEN, BC V0H 1K0
PH & FAX 250-497-5407
email: kaledenirrigation@gmail.com
web: kaledenirrigation.org

Sign up for Voyent Alert to receive water system notifications:
<https://voyent-alert.com/community/>

On Fri, Aug 29, 2025 at 11:50 AM Colin Martin <cmartin@rdos.bc.ca> wrote:

Re: Project No. I2025.008-ZONE

Official community Plan and Zoning Bylaw Amendment application

Please note that there has been a minor update to the proposed amendments. As such an extension to time to submit comments has been provided.

Please find attached a Referral sheet for an OCP and Zoning Bylaw Amendment application, along with a link to our web page with the relevant documentation.

Please review and if you have any questions contact Colin Martin, file manager.

If you could forward your comments/concerns to planning@rdos.bc.ca by September 16, 2025.

Kind Regards,



Colin Martin (he/him) • Planner I

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC V2A 5J9

p. 250.490.4239 • tf. 1.877.610.3737 • f. 250.492.0063

www.rdos.bc.ca • cmartin@rdos.bc.ca

I acknowledge that I work within the traditional, unceded territory of the syilx people in the Okanagan Nation.

This Communication is intended for the use of the recipient to which it is addressed, and may contain confidential, personal and/ or privileged information. Please contact the sender immediately if you are not the intended recipient of this communication and do not copy, distribute or take action relying on it. Any communication received in error, or subsequent reply, should be deleted or destroyed.

From: Colin Martin <cmartin@rdos.bc.ca>

Sent: July 31, 2025 2:49 PM

To: fbclands@fortisbc.com; referrals@OIB.ca; KALEDEN IRRIGATION DISTRICT <kaledenirrigation@gmail.com>; sd67@sd67.bc.ca; Kaleden Fire <kaledenfire@shaw.ca>

Cc: Lesley Gibbons <lgibbons@rdos.bc.ca>

Subject: Bylaw Referral - OCP and Zoning amendment - 100 Turtle Lake Road | File No. I2025.008-ZONE

Re: Project No. I2025.008-ZONE

Official community Plan and Zoning Bylaw Amendment application

Please find attached a Referral sheet for an OCP and Zoning Bylaw Amendment application, along with a link to our web page with the relevant documentation.

Please review and if you have any questions contact Colin Martin, file manager.

If you could forward your comments/concerns to planning@rdos.bc.ca by September 1, 2025.

Kind Regards,



Colin Martin (he/him) • Planner I

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC V2A 5J9

p. 250.490.4239 • tf. 1.877.610.3737 • f. 250.492.0063

www.rdos.bc.ca • cmartin@rdos.bc.ca

I acknowledge that I work within the traditional, unceded territory of the syilx people in the Okanagan Nation.

This Communication is intended for the use of the recipient to which it is addressed, and may contain confidential, personal and/ or privileged information. Please contact the sender immediately if you are not the intended recipient of this communication and do not copy, distribute or take action relying on it. Any communication received in error, or subsequent reply, should be deleted or destroyed.