

**Lauri Feindell**

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**From:** Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>  
**Sent:** May 16, 2017 2:52 PM  
**To:** Planning  
**Subject:** E2017.051-ZONE (Clark)

Hello Planning folks,

Thank you for your referral E2017.051-ZONE, regarding 4865 North Naramata Road, PID 011762870, PT OF DL 286 SHWN ON PL B1364 SIMILKAMEEN DIVISION YALE DISTRICT EXC PLS 29967 & A11020. According to Provincial records there are no known archaeological sites recorded on the subject property. However, archaeological potential modeling for the area indicates there is the possibility for unknown/unrecorded archaeological sites to exist on the property.

Archaeological sites (both recorded and unrecorded, disturbed and intact) are protected under the *Heritage Conservation Act* and must not be altered or damaged without a permit from the Archaeology Branch.

Prior to any land alterations (e.g., addition to home, property redevelopment, extensive landscaping, service installation), an Eligible Consulting Archaeologist should be contacted to review the proposed activities and, where warranted, conduct a walk over and/or detailed study of the property to determine whether the work may impact protected archaeological materials. An Eligible Consulting Archaeologist is one who is able to hold a Provincial heritage permit that allows them to conduct archaeological studies. Ask an archaeologist if he or she can hold a permit, and contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists can be contacted through the BC Association of Professional Archaeologists ([www.bcapa.ca](http://www.bcapa.ca)) or through local directories.

If the archaeologist determines that development activities will not impact any archaeological deposits, then a permit is not required. Occupying an existing dwelling or building without any land alterations does not require archaeological study or permitting.

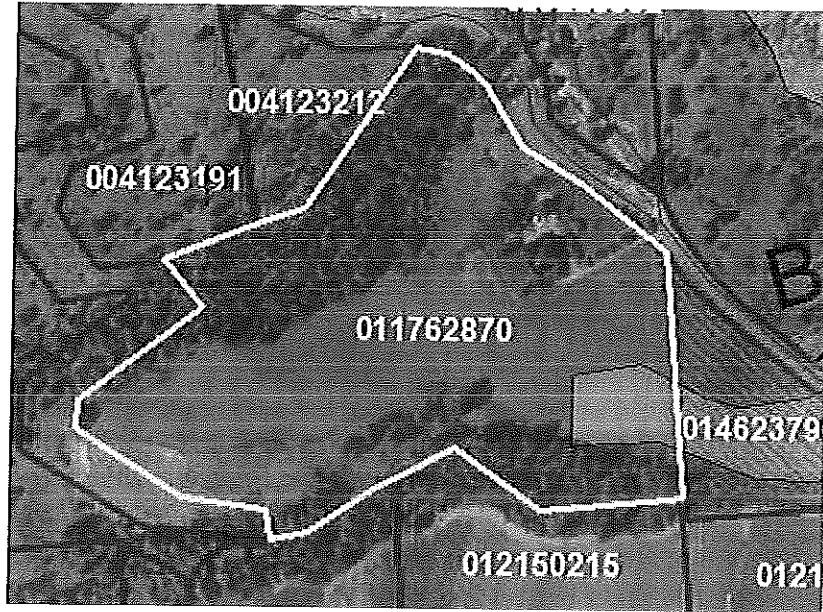
In the absence of a confirmed archaeological site, the Archaeology Branch cannot require the proponent to conduct an archaeological study or obtain a permit prior to development. In this instance it is a risk management decision for the proponent.

If any land-altering development is planned and proponents choose not to contact an archaeologist prior to development, owners and operators should be notified that if an archaeological site is encountered during development, activities **must** be halted and the Archaeology Branch contacted at 250-953-3334 for direction. If an archaeological site is encountered during development and the appropriate permits are not in place, proponents will be in contravention of the *Heritage Conservation Act* and likely experience development delays while the appropriate permits are obtained.

Please review the screenshot of the property below (outlined in yellow) in relation to the archaeological potential (brown/orange areas covering most of the property is high potential, the remainder – beige – indicates moderate potential). If this does not represent the property listed in the referral please contact me.

Kind regards,

Diana



Diana Cooper | Archaeologist/Archaeological Site Inventory Information and Data  
Administrator

Archaeology Branch | Ministry of Forests, Lands and Natural Resource Operations  
Unit 3 – 1250 Quadra Street, Victoria, BC V8W2K7 | PO Box 9816 Stn Prov Govt, Victoria BC V8W9W3  
Phone: 250-953-3343 | Fax: 250-953-3340 | Website:<http://www.for.gov.bc.ca/archaeology/>

**Lauri Feindell**

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**From:** Danielson, Steven <Steven.Danielson@fortisbc.com>  
**Sent:** June 1, 2017 2:34 PM  
**To:** Planning  
**Subject:** North Naramata Rd, 4865 Naramata RDOS (E2017-051-ZONE)

With respect to the above noted file,

There are FortisBC Inc (Electric) ("FBC(E)") primary distribution facilities along North Naramata Road. The applicant is responsible for costs associated with any change to the subject property's existing service, if any, as well as the provision of appropriate land rights where required.

For more information, please refer to FBC(E)'s overhead and underground design requirements:

**FortisBC Overhead Design Requirements**  
<http://fortisbc.com/ServiceMeterGuide>

**FortisBC Underground Design Specification**  
<http://www.fortisbc.com/InstallGuide>

In order to initiate the design process, the customer must call 1-866-4FORTIS (1-866-436-7847). Please have the following information available in order for FBC(E) to set up the file when you call.

- Electrician's Name and Phone number
- [FortisBC Total Connected Load Form](#)
- Other technical information relative to electrical servicing

Otherwise, FBC(E) has no concerns with this circulation.

It should be noted that additional land rights issues may arise from the design process but can be dealt with at that time, prior to construction.

If you have any questions or comments, please contact me at your convenience.

Best Regards,

*Steven Danielson,*  
*Contract Land Agent for:*

**Nicholas Mirsky, B.Comm., AACI, P.App.**  
**Supervisor | Property Services | FortisBC Inc.**

2850 Benvoulin Rd  
Kelowna, BC V1W 2E3  
Office: 250.469.8033  
Mobile: 250.718.9398  
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[nicholas.mirsky@fortisbc.com](mailto:nicholas.mirsky@fortisbc.com)



## RESPONSE SUMMARY

AMENDMENT BYLAW NO. 2459.24, 2017

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

This office recommends having an "Authorized Person" as defined in the Sewerage System Regulation investigate the subject property and confirm whether or not suitable areas exist for the installation of an onsite sewerage dispersal system to service the proposed second dwelling on the property. Consideration should also be given to providing an area for a replacement system for when the initial system fails.

Signature: *John C. Beaupre* Signed By: John C. Beaupre  
Agency: Interior Health Authority Title: Environmental Health Officer  
Date: May 25, 2017





June 2, 2017

File: 2017045  
Your File: E2017.051-ZONE

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

Attention: Evelyn Riechert

Re: Bylaw referral for zoning amendment at 4865 North Naramata Road, that part of DL 286 shown on Plan B1364 except Plans 29967 and A11020

The Ecosystems Section of the Ministry of Forests, Lands and Natural Resource Operations (FLNR) has reviewed the above noted referral.

As you are aware, residential, commercial, or industrial activities or ancillary activities (as defined under Part 26 of the Local Government Act) on this property would be subject to the Riparian Areas Regulation (RAR) if they are within 30m of a stream (as defined under the Riparian Area Regulation). The assessment defines the required Streamside Protection and Enhancement Area (SPEA) setback, which must be determined prior to subdivision and/or development. RAR assessments must be completed by a qualified environmental professional (QEP) following the provincial RAR guidelines. For more information on RAR visit [http://www.env.gov.bc.ca/habitat/fish\\_protection\\_act/riparian/riparian\\_areas.html](http://www.env.gov.bc.ca/habitat/fish_protection_act/riparian/riparian_areas.html).

To ensure you are following the best community planning objectives related to the environment follow the advice outlined in Section 2 of Develop with Care Guidelines (<http://www.env.gov.bc.ca/wld/BMP/bmpintro.html>). If you need further assistance understanding the Develop with Care document please do not hesitate to contact me.

It is the proponent's responsibility to ensure their activities are in compliance with all relevant legislation. Please contact the undersigned at [jamie.leathem@gov.bc.ca](mailto:jamie.leathem@gov.bc.ca) or 250-490-8294 if you have further questions.

Sincerely,

Jamie Leathem  
Ecosystems Biologist

JL/cl

Ministry of  
Forests, Lands and  
Natural Resource Operations

Resource Management  
Thompson Okanagan Region  
102 Industrial Place  
Penticton, BC V2A 7C8

Telephone: (250) 490-8200  
Facsimile: (250) 490-2231



cc Applicant

Clare Naramata  
E2017.051-ZONE