

## Penticton Indian Band

Natural Resource Department  
R.R. #2, Site 80, Comp.19  
Penticton, British Columbia  
Canada V2A 6J7  
Referrals@pib.ca | www.pib.ca  
Telephone: 250-492-0411 Fax: 250-493-2882

**WITHOUT PREJUDICE AND NOT TO  
BE CONSTRUED AS CONSULTATION**

April-20-17

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

**RTS ID: 2338**

**Referral ID: 2017-04-12 ZON 2338**

**Reference ID: BL2459.25 E2017.054-Zon**

**Referral Date: April-12-17**

**Summary:** Amend the maximum height for an accessory dwelling from one storey & 5.0 metres to 6.2 metres in order to allow for the development of a dwelling unit above an existing garage (i.e. "carriage house").

**Attention: Christopher Garrish**

The Penticton Indian Band acknowledges receipt of your referral dated April-12-17. The PIB has insufficient information to begin review of your referral. Please provide the information indicated below.

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.

- Proponent contact info  
Please provide : name, phone, email, address
- Original Application
- Archaeology Impact Assessment Report
- Archaeology Overview Assessment Report
- Environmental Assessment Report

Without this information, we cannot make an informed decision and we would have no other alternative but to reject the proposed activity/development. We look forward to your response.

If you require further information or clarification, please do not hesitate to contact me.

Limlæmt,

Lavonda Nelson  
Referrals Administrator  
P: 250-492-0411  
Referrals@pib.ca

RTS ID: 2338



## Lauri Feindell

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**Subject:** FW: Bylaw Referral E2017.054-ZONE (Gammer)

**From:** Collins, Martin J ALC:EX [mailto:Martin.Collins@gov.bc.ca]  
**Sent:** April 24, 2017 1:28 PM  
**To:** Lauri Feindell <lfeindell@rdos.bc.ca>  
**Cc:** Bedore, Jenna ALC:EX <Jenna.Bedore@gov.bc.ca>  
**Subject:** RE: Bylaw Referral E2017.054-ZONE (Gammer)

Lauri

This is to advise that the ALC does not support the bylaw amendment because a dwelling over a farm building is only permitted when the property has "farm" assessment tax status.

No information is provided in the referral indicating that the proposal is consistent with the ALC Regulation.

Regards

**Martin Collins**  
Director, Policy and Planning  
Agricultural Land Commission  
#133 4940 Canada Way  
Burnaby, BC, V5G 4K6  
[martin.collins@gov.bc.ca](mailto:martin.collins@gov.bc.ca)  
604-660-7014



April 10, 2017

Re: Letter of support – Nicholas & Bernadette Gammer’s “Site Specific Re-zoning Application”  
of April 6, 2017

To: Christopher Garrish  
Planning Supervisor  
RDOS  
101 Main St  
Penticton, BC  
V2A 5J9

Re: Re-zoning application to allow for the completion of the construction of a building under  
section “7.11 Accessory Dwelling as a “Carriage House”

I have no issue with the completion of the building as a “Carriage House”.

Sincerely,



Dale Collins

2844 Gammon Rd  
Naramata, BC  
V0H 1N0

RECEIVED  
Regional District

APR 11 2017

101 Martin Street  
Penticton BC V2A 5J9





# Minutes

## Electoral Area 'E' Advisory Planning Commission

Meeting of Monday, May 8th, 2017 at 7:30 p.m.  
OAP Hall, 330 - 3rd Street, Naramata, BC

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### Present:

Members: Dave Kopp (as Chair), Heather Fleck, Tim Forty, Tom Hoenisch, Phil Janzen

Absent: Bruce Clough (Chair, Electoral Area 'E' APC), Don Mancell

Staff: Evelyn Riechert (RDOS Planner), Kevin Taylor (RDOS Planning Technician), Levan King-Cranston all left meeting at 8:37 p.m.

Guests: Karla Kozakevich (RDOS Area 'E' Director)

Recording Secretary: Heather Lemieux (Recording Secretary)

Delegates: Nicolas Gammer left meeting at 8:02 p.m., Robert Mackenzie left meeting at 8:21 p.m., Craig Dusel left meeting at 8:37 p.m.

### 1. ADOPTION OF AGENDA

The meeting was called to order at 7:34 p.m. Quorum Present.

#### MOTION

It was Moved and Seconded that the Agenda be adopted as presented.

**CARRIED (UNANIMOUSLY)**

### 2. DELEGATIONS

2.1 Gammer, Nicholas & Bernadette for Zoning Bylaw Amendment Application  
E02086.010 (E2017.054-ZONE)

2.2 Kneller, Bryan & Carrol for Development Variance Permit Application Agent:  
Mackenzie, Robert  
E02329.025 / (E2017.045-DVP)



### **3. DEVELOPMENT APPLICATIONS**

- 3.1 E02086.010 (E2017.054-ZONE) - Zoning Bylaw Amendment Application  
Administrative Report submitted by Christopher Garrish, Planning Supervisor

#### **MOTION**

It was Moved and Seconded in favour of Option 1. THAT the APC recommends to the RDOS Board of Directors that the subject development application be approved.

**CARRIED (UNANIMOUSLY)**

- 3.2 E02329.025 (E2017.045-DVP) - Zoning Bylaw Amendment Application  
Administrative Report submitted by Evelyn Riechert, Planner

#### **MOTION**

It was Moved and Seconded in favour of Option 1. THAT the APC recommends to the RDOS Board of Directors that the subject development application be approved.

**CARRIED (UNANIMOUSLY)**

### **4. OTHER**

- 4.1 E2017.022-CROWN - Integrated Land Management Bureau

Naramata Benchland Properties Ltd.

Agent: Elenko, Brad

For Information Purposes Only

Evelyn Riechert (RDOS Planner) and Craig Dusel presented the proposed site drainage solution, options, potential plans and responsibilities.

The Area 'E' APC has concerns regarding maintenance and liability, if there is a drainage failure, responsibility remains with the approving authorities.

- 4.2 APC Bylaw No. 2339 5.1 - Chair of the Commission  
Election of the Chair, Vice-Chair and Secretary (to be performed at the first meeting of each new year - Section 5.1; Bylaw No. 2339)

Voting postponed to the next Area 'E' APC Meeting on June 12th, 2017

**5. APPROVAL OF PREVIOUS MEETING MINUTES**

Date error noted in the footer and in Next Meeting section of the minutes, 2016 will be amended to 2017.

**MOTION**

It was Moved and Seconded by the APC that the Minutes of April 10th, 2017 be approved as amended.

**CARRIED (UNANIMOUSLY)**

**6. ADJOURNMENT**

**MOTION**


It was Moved and Seconded that the meeting be adjourned at 8:39 p.m.

**CARRIED (UNANIMOUSLY)**

**Next Electoral Area 'E' Advisory Planning Commission Meeting**  
Monday, June 12th, 2017 at 7:30 p.m.

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Advisory Planning Commission Chair



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Advisory Planning Commission Recording Secretary / minute taker

## Lauri Feindell

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**From:** Beaupre, John <John.Beaupre@interiorhealth.ca>  
**Sent:** May 1, 2017 4:48 PM  
**To:** Planning  
**Cc:** Christopher Garrish  
**Subject:** Application to Amend Height Restrictions to Allow Construction of Carriage House - RDOS File: E2017.054-ZONE

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

Attention Christopher Garrish:

**Re: Proposed Amendment of Zoning Bylaw to Allow Over Height Building With Secondary Dwelling  
Lot A, Plan KAP36242, District Lot 207, SDYD (2870 Gammon Road, Naramata)**

Thank you for the opportunity to provide comment on the above referenced application to increase the allowed building height from 5.0 meters to 6.2 meters.

Information provided indicates a new Sewerage Dispersal System (SDS) was installed on the subject property in September of 2014 to replace a failed system. The new system is designed to service a 3 bedroom dwelling and a washroom in a garage/workshop on the property.

Given that the existing SDS was **not** sized to accommodate both the primary dwelling and a secondary dwelling on the subject property this office recommends that an "Authorized Person" as defined in the Sewerage System Regulation assess the existing SDS and confirm whether or not the current system is of sufficient size and capacity to service both the existing dwelling and the proposed secondary dwelling. Depending on the ROWP's findings the existing SDS may need to be enlarged or another separate SDS may need to be constructed to service the proposed secondary dwelling.

It is understood that there are existing constraints to SDS installation on the subject property which include presence of bedrock and natural topography. Consideration should be given to ensuring a suitable area exists on the property for installation of replacement SDS's for when the existing and/or future SDS's fail.

Please contact me with any questions you may have.

Thank you.

John C. Beaupre, C.P.H.I.(C)  
Environmental Health Officer  
Interior Health Authority  
Penticton Health Protection  
3090 Skaha Lake Road, Penticton, BC, V2A 7H2  
Bus: (250) 770-5540  
Direct: (250) 492-4000 Ext: 2744  
Cell: (250) 809-7356