

**Lauri Feindell**

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**Subject:**

FW: Bylaw Amendment Referral - Regulating Private Utilities | File No. X2023.011-ZONE

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**From:** Naramata Fire Chief <NaramataFC@rdos.bc.ca>

**Sent:** December 21, 2023 8:30 AM

**To:** Ben Kent <bkent@rdos.bc.ca>

**Subject:** Re: Bylaw Amendment Referral - Regulating Private Utilities | File No. X2023.011-ZONE

Hi Ben

This proposal doesn't affect our service.

Thanks for asking

Happy Holidays 😊

Dennis Smith, Fire Chief

Naramata Volunteer FD

[naramatafc@rdos.bc.ca](mailto:naramatafc@rdos.bc.ca)

250-462-5023



Your File #: X2023.011-ZONE  
eDAS File #: 2023-05936  
Date: December 28, 2023

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

Attention: Lauri Feindell, Planning Secretary

**Re: Proposed Text Amendment Bylaw 3046, 2023 for:  
Regional District Okanagan Similkameen Private Utilities Regulation**

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

**Lauri Feindell**

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**Subject:** FW: Bylaw Amendment Referral - Regulating Private Utilities | File No. X2023.011-ZONE

**From:** ALC Referrals ALC:EX <ALC.Referrals@gov.bc.ca>

**Sent:** December 29, 2023 2:53 PM

**To:** Ben Kent <bkent@rdos.bc.ca>

**Subject:** RE: Bylaw Amendment Referral - Regulating Private Utilities | File No. X2023.011-ZONE

You don't often get email from [alc.referrals@gov.bc.ca](mailto:alc.referrals@gov.bc.ca). [Learn why this is important](#)

Ben

It does not appear that ALC interests are affected by the proposed bylaw amendments associated with discouraging private community sewer systems.

Regards



**PROVINCIAL AGRICULTURAL LAND COMMISSION**

**Martin Collins,**

Regional Planner | Agricultural Land Commission

201 – 4940 Canada Way, Burnaby, BC, V5G 4K6

T 604-953-6673 |

[www.alc.gov.bc.ca](http://www.alc.gov.bc.ca)

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## RESPONSE SUMMARY

### AMENDMENT BYLAW NOS. No. 3045, 3046, 2000.18 & 2500.33

Approval Recommended for Reasons Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to Conditions Below

Approval Not Recommended Due to Reasons Outlined Below

Signature: Jordy Bosscha  
Signer ID: STNAPN6HQM...

Signed By: Jordy Bosscha

Agency: Keremeos & District VFD

Title: Fire Chief

Date: January 4, 2024



## RESPONSE SUMMARY

AMENDMENT BYLAW NOS. No. 3045, 3046, 2000.18 & 2500.33

- |   |   |
|---|---|
| <input type="checkbox"/> Approval Recommended for Reasons Outlined Below  | <input checked="" type="checkbox"/> Interests Unaffected by Bylaw               |
| <input type="checkbox"/> Approval Recommended Subject to Conditions Below | <input type="checkbox"/> Approval Not Recommended Due to Reasons Outlined Below |

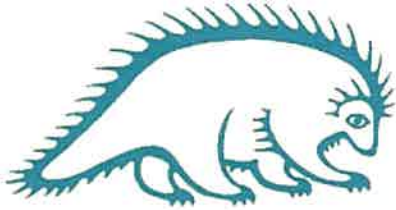
Signature:  \_\_\_\_\_

Signed By: MARA COULSON

Agency: VILLAGE OF KELOWEES

Title: CAO

Date: JANUARY 4 2023



# Okanagan Indian Band

12420 Westside Road • Vernon, BC, • V1H 2A4  
Telephone: 250-542-4328 • Facsimile 250-542-4990  
Email: [okibreferrals@okanagan.org](mailto:okibreferrals@okanagan.org)

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*“This correspondence will not be construed so as to prejudice, limit, or derogate from any rights, claims or interests in respect of any Aboriginal title, rights and interests of Okanagan or Syilx Nation recognized and affirmed under Section 35 of the Constitution Act, 1982 and nothing in this letter indicates acceptance by Okanagan of federal or provincial Crown jurisdiction over or ownership of land, water or other resources within the Territory.”*

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**Project Name:**

X2023.011-ZONE – Regulating Private Utilities

**FN Consultation ID:**

X2023.011-ZONE

**Consulting Org Contact:**

Chris Garrish

**Consulting Organization:**

[Regional District of Okanagan Similkameen](#)

**Date Received:**

Tuesday, December 19, 2023

Attention: Chris Garrish

The Territorial Stewardship Division would like to acknowledge receipt of the above referral. The Okanagan Indian Band (“OKIB”) has conducted a desktop review of the project. The location of the project to which the referral relates is within Syilx (Okanagan Nation) territory, and may have impacts on Syilx Aboriginal Title and Rights, which OKIB holds as part of the Syilx. However, the project is located outside the OKIB’s Area of Responsibility as a member of the Syilx. At this time, we defer to the Penticton Indian Band, Osoyoos Indian Band and Lower Similkameen Indian Band for a more in depth review. Please keep us informed of any updates or changes to the project as this may change our assessment and our view on the need for further consultation with OKIB.

liml?mt | Thank You

Julie Richard  
Referrals Management Clerk  
Territorial Stewardship Division  
Okanagan Indian Band  
12420 Westside Road  
Vernon BC, V1H 2A4  
Office: 250-542-7132  
Cell: 250-309-5217

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**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

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**Project Name:**

X2023.011-ZONE – Regulating Private Utilities

**FN Consultation ID:**

X2023.011-ZONE

**Consulting Org Contact:**

Planning RDOS

**Consulting Organization:**

Regional District of Okanagan Similkameen

**Date Received:**

Tuesday, December 19, 2023

**File number:**

X2023.011-ZONE

January 11, 2024

WITHOUT PREJUDICE

Attention: Planning RDOS

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: X2023.011-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. Mail payment to ATTN: Maryssa Bonneau, Penticton Indian Band Natural Resources Department 841 Westhills Drive, Penticton, British Columbia, Canada V2A 0E8. Please include this letter when sending.

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.

lmlmt,

Madison Terbasket  
Interim Referrals Coordinator  
Penticton Indian Band  
Natural Resources  
email: [mterbasket@pib.ca](mailto:mterbasket@pib.ca)  
office: 250-499-9866  
address: 841 Westhills Drive  
Penticton, British Columbia  
Canada V2A 0E8

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**Lauri Feindell**

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**From:** Marty Vanderhelm <martyvanderhelm@gmail.com>  
**Sent:** January 14, 2024 8:03 PM  
**To:** Planning  
**Subject:** Attn Ben Kent re RDOS Board Strategic Project X2023.011-ZONE

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Some people who received this message don't often get email from martyvanderhelm@gmail.com. [Learn why this is important](#)

Ben, Thanks for taking the time to explain the focus of the proposed bylaw. We at the Allison Lake Improvement District have no further comment on the proposal.

Marty Vanderhelm  
Chairman, Allison Lake Improvement district.

**Lauri Feindell**

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**Subject:** FW: Bylaw Amendment Referral - Regulating Private Utilities | File No. X2023.011-ZONE

**From:** Fox, Alison AF:EX <Alison.Fox@gov.bc.ca>  
**Sent:** January 16, 2024 10:42 AM  
**To:** Ben Kent <bkent@rdos.bc.ca>  
**Cc:** Zabek, Chris AF:EX <Chris.Zabek@gov.bc.ca>  
**Subject:** RE: Bylaw Amendment Referral - Regulating Private Utilities | File No. X2023.011-ZONE

You don't often get email from [alison.fox@gov.bc.ca](mailto:alison.fox@gov.bc.ca). [Learn why this is important](#)

Hi Ben,

I have reviewed the above-noted referral and have determined that as long as the bylaws do not result in any future sewer extensions running through the ALR, the Ministry of Agriculture and Food's interests are unaffected.

Thanks for the opportunity to review the bylaws.

Alison

Alison Fox, P.Ag.  
Land Use Agrologist  
Strengthening Farming Program  
BC Ministry of Agriculture and Food  
778 666-0566  
[Alison.Fox@gov.bc.ca](mailto:Alison.Fox@gov.bc.ca)

**Ministry Mission:** World leading stewardship of land, farm and food systems for the health and prosperity of British Columbians

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**P Please consider the environment before printing this email.**

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**From:** Gyug, Philip AF:EX <[Philip.Gyug@gov.bc.ca](mailto:Philip.Gyug@gov.bc.ca)>  
**Sent:** Tuesday, December 19, 2023 10:21 AM  
**To:** Fox, Alison AF:EX <[Alison.Fox@gov.bc.ca](mailto:Alison.Fox@gov.bc.ca)>  
**Subject:** FW: Bylaw Amendment Referral - Regulating Private Utilities | File No. X2023.011-ZONE





# Feedback Form

**Regional District of Okanagan Similkameen**

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)

**TO:** Regional District of Okanagan Similkameen **FILE NO.:** X2023.001-SDS

**FROM:** Name: Chris Allen, Landform Architecture  
(please print)

Street Address: 102 Ellis Street, Penticton

**RE:** **Subdivision and Development Servicing Bylaw No. 2900, 2024**

My comments / concerns are:

I do support the proposed bylaw.

I do not support the proposed bylaw.

Written submissions received from this information meeting will be considered by the Regional District Board prior to 1<sup>st</sup> reading of Bylaw No. 2900, 2024.

Refer to attached letter

Specifically responding to Administrative Report of October 19, 2023

"Regulating the creation of new private utilities"

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Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

## Landform Architecture Ltd.

Chris Allen, Architect AIBC

102 Ellis Street  
Penticton, BC V2A 4L5  
CANADA  
t: 250-276-4106

info@landformadb.com  
www.landformadb.com

Jan. 16, 2024

**To: Regional District of Okanagan Similkameen**

**From: Chris Allen, Landform Architecture  
102 Ellis Street, Penticton**

**Re: Subdivision and Development Servicing Bylaw No. 2900, 2024**

**In particular, Administrative Report of October 19, 2023  
"Regulating the Creation of Private Utilities"**

I am writing to confirm that I do not support the proposed bylaw, and outline some of the reasons why.

When we first started Landform Architecture in 2006, our office was located in Naramata, and a large proportion of our work has always remained in Naramata. This has included numerous projects in the village core, including homes on 8<sup>th</sup> Street, Ellis Avenue, 3<sup>rd</sup> Street, and Village Heights Place, projects for the Naramata Inn and the Naramata Centre, and public washrooms at Manitou Park. Most recently we completed the Anna Avenue townhomes on the former packing house property.

Our focus is on sustainably designed buildings that minimize impacts on the natural environment. The most effective way to achieve this goal is to densify existing communities, and build on brownfield sites. Over the past two decades we have been advocating for sewage treatment in the village of Naramata, to allow for housing infill and the associated commercial services that would allow for a vibrant community.

In 2019 we were retained, along with Modus planning from Vancouver, and Archineers Engineering from Kelowna, to prepare a master plan for the Naramata Centre lands. Following a design charrette that included a wide cross section of Naramata residents, a vision was adopted that proposed rental housing, affordable housing, and community buildings. The key to realizing these goals was wastewater treatment. Four options were outlined, from utilizing excess capacity on the current septic system, to expanding the two main septic fields for the campus, and finally partnering with the RDOS to provide village scale wastewater treatment.

In 2021 we were retained by the owners of the former packing house site at the centre of Naramata to develop a master plan for the property, renamed the Wine Vault. In keeping with the Naramata Official Community Plan guidelines for Naramata Village Centre, we envisioned a mixed use community that allowed for wine storage and warehousing, a grocery store, commercial spaces, hospitality, and a mix of housing. The first phase of work was market housing, across from the newly expanded Wharf Park, and 9 condominium units were completed in 2023. This was serviced by a community sewer system adjacent to First Street, which is topped with a wildflower meadow and public art. We are currently working on the mixed use buildings along Robinson Avenue.

Again, it was clear in developing these plans that a village scale wastewater treatment plant would allow for better utilization of these lands. The wine vault owners joined the Naramata Inn and Naramata Centre in a series of meetings with RDOS planning and engineering staff to explore opportunities and discuss cost sharing to realize such a system, and even offered land where such a facility could be located. However, it became clear that this would be a longer term proposition, and in the meantime an adequate level of density could be achieved with well designed septic systems.

**The current Private Utilities Regulation Review proposes to prohibit new private community sewer systems. This would be a massive step backwards in attempts to revitalize the Naramata village.**

As I have outlined, we have long been in support of a Community Sewer System in Naramata which is owned and operated by the Regional District. However, there is currently no funding, no engineering, no location and no timeline for such a facility.

In the meantime, Naramata is designated in the Regional Growth Strategy as a Rural Growth Area, with supporting policies to “promote compact development”, and “give priority to infill development”.

To realize this policy, the current Area E OCP includes objectives for the Naramata Village Centre that include “Support mixed-use, commercial/office/residential uses, including development that includes multi-family uses”, and “Encourage the inclusion of residential uses above ground floor commercial uses”.

These proposed bylaw changes would run counter to those objectives. It is extremely difficult to create mixed use buildings or place residential uses above ground floor commercial without connection to a “Community Sewer”. Therefore, the proposed bylaw changes would have the effect of freezing compact and infill development in the village. This would severely limit opportunities for new housing, particularly affordable housing, which is generally multi-family in form.

**There are a few ways such an outcome could be avoided:**

- Specifically exclude the village of Naramata from these restrictions, given that it is a designated Rural Growth Area
- Limit the change to only what was requested in the OBWB formal statement, and require that new private wastewater systems provide security to ensure maintenance and replacement of the system to protect community water
- Provide a clear pathway for permitting private wastewater systems that meet standards set by the RDOS, such as being financially sustainable

Thank you for your consideration.

Chris Allen, Architect AIBC  
Principal, Landform Architecture Ltd.



## RESPONSE SUMMARY

### AMENDMENT BYLAW NOS. No. 3045, 3046, 2000.18 & 2500.33

Approval Recommended for Reasons Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to Conditions Below

Approval Not Recommended Due to Reasons Outlined Below

Signature: \_\_\_\_\_



Signed By: \_\_\_\_\_

Rod Risting

Agency: \_\_\_\_\_

Town of Osageos

Title: \_\_\_\_\_

CAO

Date: \_\_\_\_\_

JANUARY 17, 2024



## RESPONSE SUMMARY

### AMENDMENT BYLAW NOS. No. 3045, 3046, 2000.18 & 2500.33

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

**Amendment Bylaws No 3045, 3406, 2000.18, & 2500.33:**

***Approval Recommended for Reasons Outlined Below -***

These amendments confirm that improvement districts (such as KID) with utilities are publicly operated systems, and also discourage the development of private systems, including strata corporations, for the provision of water and sewer services. These amendments reduce the concerns previously expressed by KID with regard to proposed strata developments within the community of Kaleden.

Signature: Michael E. Phelan

Agency: Kaleden Irrigation District

Date: January 18, 2024

Signed By: Gregory J. Hanna

Title: Financial/Corporate Administrator

## RESPONSE SUMMARY

### AMENDMENT BYLAW NOS. No. 3045, 3046, 2000.18 & 2500.33

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

#### Bylaw Referral, Bylaw No. 3045,3046,2000.18, & 2500.33

The Keremeos Irrigation District (KID) notes that their interests are unaffected by these Bylaw changes. However, the KID is very concerned about septic systems being installed particularly in our Aquifer Capture Zones. The KID would like to be notified of any developments that may affect our water quality after an application has been submitted and prior to final approval.

Signature: Wendy E. Walker  
Agency: Keremeos Irrigation District  
Date: January 13, 2024

Signed By: Cheryl E. Hanna  
Title: Financial/Corporate Administrator

## RESPONSE SUMMARY

### AMENDMENT BYLAW NOS. No. 3045, 3046, 2000.18 & 2500.33

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

We oppose the proposed bylaw amendment as we believe the extra layer of regulation will mean increased costs for water users on systems run by Private Utilities. Private Utilities are already regulated by two government agencies to ensure that they remain financially viable and running safely so this would be a superfluous step that will only cost more time and money, which all comes from the rate payer.

Further to this, the push for the Regional District to take over from private utilities is not in the best interests of Apex water customers as Apex Mountain Resort is able to run the water system on a part time basis with a 24 hours a day quick response in the case of emergencies. This is something the Regional District is unable to offer without increased expense to the water users.

We believe that all this Bylaw Amendment will achieve is to add further costs and delays.

Signature: S. Whitty

Signed By: Shawn Whitty

Agency: Apex Mountain Resort (1997) Ltd

Title: Director of Utilities

Date: 21/01/2024

## RESPONSE SUMMARY

### AMENDMENT BYLAW NOS. No. 3045, 3046, 2000.18 & 2500.33

Approval Recommended for Reasons Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to Conditions Below

Approval Not Recommended Due to Reasons Outlined Below

Signature: Myles Radchenko

Signed By: MYLES RADCHENKO

Agency: Vaseuxhake Improvement

Title: Chairperson

Date: January 22, 2024 District

## Lauri Feindell

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**Subject:** RE: Area E - FW: Request for a letter of exemption for Naramata Town Center zone-please distribute request to the RDOS board

**From:** David Enns <>

**Sent:** Thursday, January 25, 2024 2:04 PM

**To:** Christopher Garrish <[cgarrish@rdos.bc.ca](mailto:cgarrish@rdos.bc.ca)>; Stephen Juch <[sjuch@rdos.bc.ca](mailto:sjuch@rdos.bc.ca)>

**Cc:** Adrienne Fedrigo <[afedrigo@rdos.bc.ca](mailto:afedrigo@rdos.bc.ca)>; Chris Allen <[chris@landformadb.com](mailto:chris@landformadb.com)>; David Enns <[david@ennso.ca](mailto:david@ennso.ca)>

**Subject:** Fwd: Request for a letter of exemption for Naramata Town Center zone-please distribute request to the RDOS board

Dear RDOS Board,

I am attaching a copy of a submission prepared by Chris Allen, of Landform Architecture, where he listed several reasons for **Not Supporting** the proposed Bylaw discussed in your administrative report of October 19, 2023 "Regulating the Creation of Private Utilities". In addition to this submission I would like to add the following on behalf of Mill Road Partners Corp.

In that submission, Chris referenced some of the work he completed on behalf of Mill Road Partners Corp (MRPC), the owner and developer of The Naramata Wine Vault, Anna Ave Townhomes and the current owner of all the lands that encompass the former BC Tree Fruit Packing Plant in the village of Naramata. As a small partnership of village residents, the three partners of MRPC have worked hard for the revitalization of the downtown core of Naramata to bring it back in lines of what it was once. We began the process by planning and developing a master plan first in 2018 and again, revised, in 2020 titled "Master Plan 2.0." Both envisioned a mixed use community that allowed for a mix of housing, hospitality, a rebuilt grocery store, warehousing, office space and possible hotel/resort.

The master plans have both been shared with the RDOS staff in both the planning department and the development dept via Stephen Juch and team. We have allowed full disclosure of our intentions, design and timelines since day 1 of our work on this fairly, big project. The work completed has been significant and at the highest level please refer to "Wine Vault renewal" and "Anna Ave Townhouses". The work so far has lifted the tax base significantly with regard to taxes generated on improvements made for the benefit of Area E tax role. The projects have employed local trades and firms as well as created 5 or 6 new fulltime jobs.

The next project is the rebuilding of the Naramata General Store and two ancillary mixed use buildings along Robinson Rd and 3rd St. This subdivision application is currently being submitted to the RDOS with hopes of being "shovel ready" before the end of 2024...that is unless the proposed captioned bylaws get adopted for all of the RDOS regions without exception.

I would like to formally request exemption of the "Naramata Town Center" zone so that the process that started 6 years ago, can be finished as per the attached master Plan 2.0 (shared with your office on numerous occasions). Sewer systems be adopted at some point in the future.

At the very least, we would request a letter from the RDOS confirming that the current rebuild of the Naramata General Store and Mixed use Buildings can proceed with a Community Sewer under the current bylaw and will not be subject to a variance requirement should these changes prohibiting Community

Thank you for your consideration and please feel free to ask for any supporting documents.

Best,  
David Enns

Naramata B.C.  
Partner Mill Road Partners Corp  
Naramata General Store  
Naramata Wine Vault



## RESPONSE SUMMARY

### AMENDMENT BYLAW NOS. No. 3045, 3046, 2000.18 & 2500.33

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 review this referral. In reviewing this referral, we are in support of the proposed bylaw changes to minimize the creation of private water systems and sewage systems. Encouraging public utilities over private would be more sustainable, allow better access to resources, and accomodate future growth.

Signature: 

Signed By: Janelle Rimell

Agency: Interior Health Authority

Title: Environmental Health Officer

Date: January 26, 2024



# Feedback Form

**Regional District of Okanagan Similkameen**

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)

**TO:** Regional District of Okanagan Similkameen **FILE NO.:** X2023.011-ZONE

**FROM:** Name: Schalk van Heerden  
(please print)

Street Address: \_\_\_\_\_

Date: February 1st, 2024

**RE:** **"Private Utilities Regulation Review"**  
**Official Community Plan Amendment Bylaw No. 3045**  
**Zoning Amendment Bylaw No. 3046**  
**Subdivision Servicing Amendment Bylaw No. 2000.18**  
**Development Procedures Amendment Bylaw No. 2500.33**

My comments / concerns are:

- I do support the proposed Private Utilities Regulation Review amendment bylaws.
- I do not support the proposed Private Utilities Regulation Review amendment bylaws.

Please provide any comments you wish the Board to consider.  
Written submissions will be considered by the Regional District Board  
prior to 1st reading of Amendment Bylaw No.

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**No comments.**

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 V2A5J9, 250-492-0237.



# Feedback Form

**Regional District of Okanagan Similkameen**

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca)

**TO:** Regional District of Okanagan Similkameen **FILE NO.:** X2023.011-ZONE

**FROM:** Name: ROGER MAYER  
(please print)

Street Address: KEREMEOS

Date: FEB 24 / 2024

**RE:** "Private Utilities Regulation Review"  
Official Community Plan Amendment Bylaw No. 3045  
Zoning Amendment Bylaw No. 3046  
Subdivision Servicing Amendment Bylaw No. 2000.18  
Development Procedures Amendment Bylaw No. 2500.33

My comments / concerns are:

- I do support the proposed Private Utilities Regulation Review amendment bylaws
- I do not support the proposed Private Utilities Regulation Review amendment bylaws

Please provide any comments you wish the Board to consider.  
Written submissions will be considered by the Regional District Board  
prior to 1<sup>st</sup> reading of Amendment Bylaw No.

A MAJOR FLAW IN THIS REFERRAL IS  
THERE HAS BEEN NO DISCUSSION WITH THE  
DEVELOPMENT COMMUNITY.

GOVERNMENT IS NOT THE ULTIMATE BEST SOLUTION  
HERE AS THE RDOS IS USUALLY A VERY EXPENSIVE  
OPTION AND THIS POLICY WILL ~~STILL~~ THWART  
DEVELOPMENT, MAKING HOUSING MUCH MORE EXPENSIVE.  
A BETTER APPROACH WOULD BE TO MAKE SURE HOME OWNERS  
HAVE CONTROL OF THEIR UTILITY SYSTEMS.

Feedback Forms must be completed and returned to the Regional District prior to noon on the day of the applicable Regional District Board meeting.

**NOTE: All representations will be made public when they are included in the Board Agenda.**

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

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**Subject:** FW: Sewer and Water Bylaw  
**Attachments:** Sewer Water Bylaw Referral.pdf

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**From:** Roger Mayer  
**Sent:** February 25, 2024 11:19 AM  
**To:** Ben Kent <bkent@rdos.bc.ca>  
**Cc:** Tim Roberts <troberts@rdos.bc.ca>  
**Subject:** Re: Sewer and Water Bylaw

Ben,

Just some comments on the RDOS Sewer and Water Bylaw. I was away when the public meeting was held on this issue.

The referral has only gone out to local government and associated organizations, but it has not had any input from the people it will directly impact. I.e. Developers and residents it would broadly impact.

I do not believe a one size fits all proposal will be the best option in all circumstances, and any legislation should allow flexibility. The biggest problem with many private utilities is when a separate company owns the utility, and if you had property owners owning the utility they would have a much better ability to fix any problems that arise. Some legal requirements on reserve funds to replace the system would also be effective.

Local government does not have to get involved in every system that has problems. It is for the regulators to enforce the regulations, and the fact that there are problems within systems is not limited to Private systems. You could show similar problems with Local government systems as well, so the power point report is a little bias.

This type of policy will only thwart many potential developments and only further restrict housing needs within the RDOS.

Roger Mayer  
Keremeos