

**Lauri Feindell**

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**Subject:** FW: TUP Referral (tourist accommodation use) - 602 Highway 3A | File No. I2023.020-TUP

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

**Sent:** July 17, 2023 9:43 AM

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

**Subject:** RE: TUP Referral (tourist accommodation use) - 602 Highway 3A | File No. I2023.020-TUP

Ben

As the ALC has permitted the proposed cabins there is no objection to the issuance of a TUP permit.

Regards



**PROVINCIAL AGRICULTURAL LAND COMMISSION**

**Martin Collins,**

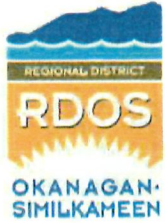
Regional Planner | Agricultural Land Commission

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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# TUP Referral

**Regional District of Okanagan-Similkameen**

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

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

OFFICE USE ONLY	
Date:	July 14, 2023
Folio:	I-06642.000
File:	I2023.020-TUP

You are requested to comment on the attached Temporary Use Permit (TUP) for potential effect on your agency's interests. We would appreciate your response **WITHIN 30 DAYS**. If no response is received within that time, it will be assumed that your agency's interests are unaffected.

Please email your reply to [planning@rdos.bc.ca](mailto:planning@rdos.bc.ca) by **August 16, 2023**.

**PURPOSE OF THE TEMPORARY USE PERMIT:**

This application seeks approval for a Temporary Use Permit (TUP) to allow for the operation of a tourist accommodation use comprising two tourist cabins.

**LEGAL DESCRIPTION:** Lot A, Plan KAP71273, District Lot 2531, SDYD

**CIVIC ADDRESS:** 602 Highway 3A

**PID:** 025-566-954

**AREA OF PROPERTY AFFECTED:**  
62.85 ha

**ALR STATUS:**  
Yes

**OCP DESIGNATION:**  
Agriculture (AG)

**ZONING DISTRICT:**  
Agriculture Three (AG3)

**OTHER INFORMATION:**

The property is subject to previous ALC resolutions (#566/95 and #391/97) authorizing eight tourist cabins, a lodge facility comprising ten bed and breakfast style rooms, and a meeting building. The applicant has indicated intentions to eventually implement all eight cabins, but the current proposal is limited to two cabins.

The property is subject to restrictive covenants related to the floodplain associated with Marron Lake that were placed on the property by the Ministry of Environment and the Ministry of Water, Land and Air Protection.

The applicant has indicated that the cabins are to be serviced by the existing well on the property and a new septic system.

The subject property is located within 800m of Highway 3A and it is expected that a future zoning amendment would follow, should the temporary use be approved.

The subject property includes lands designated as having a high wildfire risk rating. It is noted that an in-stream service area petition (I2022.006-SAP) is currently requesting inclusion of the property within the Kaleden Fire Service Area.

Additional information can be found at the following location:

<https://www.rdos.bc.ca/development-services/planning/current-applications-decisions/electoral-area-i/i2023-020-tup>

Please fill out the Response Summary on the back of this form. If your agency's interests are "Unaffected" no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this Permit.

*Ben Kent*

Ben Kent, Planner I

**Agency Referral List**

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> ALC                 | <input checked="" type="checkbox"/> Interior Health         | <input checked="" type="checkbox"/> MoTI              |
| <input checked="" type="checkbox"/> Ministry of Forests | <input checked="" type="checkbox"/> Ministry of Environment | <input checked="" type="checkbox"/> Fortis BC (lands) |
| <input checked="" type="checkbox"/> Fortis BC (gas)     | <input checked="" type="checkbox"/> Kaleden Fire Department |   |



## RESPONSE SUMMARY

### TEMPORARY USE PERMIT NO. I2023.020-TUP

Approval Recommended for Reasons  
Outlined Below

Interests Unaffected

Approval Recommended Subject to  
Conditions Below

Approval Not Recommended  
Due to Reasons Outlined Below

① The current area in question is not  
in our service protection area

② Road access to the main property  
is not accessible with our fire  
engine + our water tender due  
to narrow + tight corners

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

Tony Madeira

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

R.V. F.D.

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

July 17/2023

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

Tony Madeira

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

CHIEF

**Lauri Feindell**

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**Subject:** FW: TUP Referral (tourist accommodation use) - 602 Highway 3A | File No. I2023.020-TUP - Fortis Property Referral #2023-971

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**From:** Referrals <Referrals@fortisbc.com>

**Sent:** July 17, 2023 9:50 AM

**To:** Planning <planning@rdos.bc.ca>

**Subject:** TUP Referral (tourist accommodation use) - 602 Highway 3A | File No. I2023.020-TUP - Fortis Property Referral #2023-971

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**Fortis Property Referral #2023-971**

Hello,

Please be advised FortisBC Energy Inc. has no concerns as we have no gas in this area.

Thank you,

**Liz Dell**

**Lands Department, Property Services Assistant**

**16705 Fraser Highway | Surrey BC V4N 0E8**

**P: 778-578-8038 / [liz.dell@fortisbc.com](mailto:liz.dell@fortisbc.com)**



rive. Thank you.

## Lauri Feindell

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**From:** Bitte, Rob MOTI:EX  
**Sent:** November 1, 2023 1:28 PM  
**To:** 'Lauri Feindell'  
**Cc:** 'Ben Kent'  
**Subject:** TUP-2844 Gammon Road

Hi Lauri,

RDOS File: e2023.021-TUP  
MOTI File: 2023-05158

Thank you for the Temporary Use Permit referral. As you are aware, TUP's are treated like a "temporary zoning amendment". As such, the criteria for MOTI to provide comments for TUP's would be the same as a zoning amendment, mainly the location of the subject property. As this property is well beyond 800 metres from an intersection with a Controlled Access Highway, the Ministry has no comments.

Kind regards,

**Rob Bitte** | Development Officer  
Ministry of Transportation & Infrastructure | Okanagan Shuswap District  
102 Industrial Place, Penticton, BC V2A 7C8  
Tel: 778-622-7020  
Email: [rob.bitte@gov.bc.ca](mailto:rob.bitte@gov.bc.ca)  
Website: [Ministry Home](#) [Permit Application](#) [Subdivision Application](#)

**Lauri Feindell**

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**Subject:** FW: Highway 3A, 602, RDOS (I2023.020-TUP)

**From:** Danielson, Steven <Steven.Danielson@fortisbc.com>  
**Sent:** August 1, 2023 4:40 PM  
**To:** Planning <planning@rdos.bc.ca>  
**Subject:** Highway 3A, 602, RDOS (I2023.020-TUP)

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With respect to the above noted file,

Land Rights Comments

- There are no immediate concerns or requests for additional land rights, however there may be additional land rights requested stemming from servicing the proposed development as required.

Operational & Design Comments

- There are FortisBC Electric ("FBC(E)") primary distribution facilities along Highway 3A and within the boundary of the subject property.
- All costs and land right requirements associated with changes to the existing servicing are the responsibility of the applicant.
- The applicant and/or property owner are responsible for maintaining safe limits of approach around all existing electrical facilities within and outside the property boundaries.
- For any changes to the existing service, the applicant must contact an FBC(E) designer as noted below for more details regarding design, servicing solutions, and land right requirements.

**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

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>

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

Best Regards,



**Steve Danielson, AACI, SR/WA**  
**Contract Land Agent | Property Services | FortisBC Inc.**

2850 Benvoulin Rd  
Kelowna, BC V1W 2E3  
Mobile: 250.681.3365  
Fax: 1.866.636.6171  
[FBCLands@fortisbc.com](mailto:FBCLands@fortisbc.com)



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## Lauri Feindell

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**Subject:** FW: IH Response: TUP Referral (tourist accommodation use) - 602 Highway 3A | File No. I2023.020-TUP

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**From:** HBE [IH] <HBE@interiorhealth.ca>  
**Sent:** August 22, 2023 4:24 PM  
**To:** Planning <planning@rdos.bc.ca>  
**Cc:** Ben Kent <bkent@rdos.bc.ca>  
**Subject:** IH Response: TUP Referral (tourist accommodation use) - 602 Highway 3A | File No. I2023.020-TUP

Hello Ben,

Thank you for the opportunity to provide comments regarding this TUP. There are no objections from Interior Health perspective.

The following are for the property owner's awareness and consideration:

- The Drinking Water Protection Act applies to the proposed tourist accommodation use. As such, a water source approval, construction and operating permits are required prior to constructing and operating the water system. Information about applying for water system permits can be found on Interior Health's website at [Drinking Water Providers & Operators](#) webpage.
- Although the subject parcel is very large (63 hectares) the location of the proposed cabins has high on-site sewage demands, surface water, and floodplain constraints. Therefore, we recommend the site be assessed for primary and back-up areas by an Authorized Person, as per the *BC Sewerage System Regulation*, for the full proposal early in the planning and design phase. This would ensure the sustainability of the site into the future, before development expenses are incurred.

**Anita Ely** (she, her, hers)

Specialist Environmental Health Officer  
Healthy Community Development

Salmon Arm Health Centre  
851 16<sup>th</sup> St NE, Box 627, Salmon Arm, BC V1E 4N7  
c: 250-253-3679

e: [anita.ely@interiorhealth.ca](mailto:anita.ely@interiorhealth.ca)



[www.interiorhealth.ca](http://www.interiorhealth.ca)

Interior Health



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Interior Health would like to recognize and acknowledge the traditional, ancestral, and unceded territories of the Dākelh Dené, Ktunaxa, Nlaka'pamux, Secwépemc, St'át'imc, Syilx, and Tšilhqot'in Nations where we live, learn, collaborate and work together.

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