



Feedback Form

Regional District of Okanagan Similkameen

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

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

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

FROM: Name: Robert Gritten
(please print)

Street Address: [REDACTED]

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 1st reading of Bylaw No. 2900, 2024.

I am a partner in Mill Road Partners Corp, owner/developer of the former BC Tree properties in the village. MRPC, together with two other significant land owners in the village, worked in 2021/22 with Lilsa Bloomfield and team at RDOS to provide private funding along with Federal and Provincial grant money left by OK Falls to construct phase one of a sewage treatment plant to properly service development of our respective holdings in the village and allow for the replacement of end of life septic systems. The intent was to provide a starting point for the village to move into the 20th century and treat it's sewage rather than allowing it to flow into nearby creeks and Okanagan Lake. For various reasons that grant was not awarded. In addition to the village lands owned by MRPC, my family owns the balance of the above noted properties. Collectively MRPC and my family do not support this poorly conceived bylaw. As drafted this will delay or even halt the development of our village lands, and those of others, which can provide much needed attainable housing and the expansion/revitalization of the village. We ask at a minimum that the village of Naramata be exempted from this bylaw, and at best that this bylaw be put aside and re-drafted to consider the commercial development of Naramata village and the ability for private development of attainable housing. We fully understand the intent of this bylaw, but believe it should be further considered to ensure that intent does not subsequently result in restrictions with unintended consequences.

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

Lauri Feindell

From: Environmental Assessment [IH] <EA@interiorhealth.ca>
Sent: January 10, 2024 10:09 AM
To: Planning
Subject: Proposed Bylaw No. 2900, 2024 - Comments regarding on-site sewage disposal
Attachments: Subdivision Report Criteria for Authorized Persons.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hi, I am part of the Environmental Assessment team that reviews subdivision applications. The Healthy Community Team sent us your draft Subdivision Servicing Bylaws for our comments as it pertains to on-site sewage disposal.

From what I have read:

1. Conditions in Schedule B require lots <1ha be connected to community sewer
2. Conditions in Schedule A require:
 - where a parcel is less than 2.0 ha in area and is to be served by an individual on-site sewage disposal system, the following shall be submitted to the Regional District: a) written confirmation from the authority having jurisdiction stating that their requirements with regard to onsite sewage disposal have been satisfied.
 - **which implies that IH will continue to receive RDOS subdivision referrals for our comments on the public health sustainability of the proposal. We will apply our Subdivision Report Criteria (attached, FYI).**

No concerns with these conditions

Note: the term *Health Act* should be changed to the *Public Health Act*

Kind regards,
Shawna

Shawna Scafe

Environmental Health Officer, CIPHI (C)
Environmental Assessment
Interior Health

I gratefully acknowledge that my workplace is within the ancestral, traditional, and unceded territory of the Syilx Nation. 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 Tsilhqot'in Nations, where we live, learn, collaborate and work together.



Subdivision Report Criteria for Authorized Persons

Interior Health's Healthy Built Environment (HBE) Team responds to referrals from the Approving Officer on the suitability of onsite sewage disposal for a proposed subdivision. The HBE team considers all aspects of appropriate disposal of sewage during the land development planning process, which can only be provided in a comprehensive report prepared by an Authorized Person (i.e. Professional Engineer and Geoscientists with background and experience in onsite sewage disposal; Registered Onsite Wastewater Practitioner with Planner designation).

The purpose of the Authorized Person's report is to demonstrate in writing AND on a site plan that there is suitable onsite sewerage dispersal areas for each proposed lot and that drinking water sources will be protected. Our assessment is typically based on sufficient area to contain a Type 1 trench based dispersal method for a 4 bedroom residence (1,600 litres/day) to ensure the long term sustainability of the lot. Please contact the HBE Team to discuss assessment criteria for non-residential proposals.

Note: Incomplete reports will delay/stop our review process until a complete report is received.

1. **The report must be submitted to the Approving Officer and contain ALL of the following information:**

- Date;
- Lot ID, Folio Number, Property Identification Number (PID), street address and general description;
- Owner contact info;
- Authorized Persons contact info;
- Other Agent's contact info (if applicable);
- All information outlined in the following sections (i.e. 2 and 3) below;
- Any general site info/current status to assist us with considering the proposal.

2. **Each proposed lot (new and remainder) must be assessed for ALL of the following criteria related to a suitable primary and reserve Type 1 trench dispersal areas, and ALL information is to be included in the comprehensive report. If any of these criteria don't apply, please clearly indicate/state this in the report:**

- A copy (or record) of the approval for any existing sewerage disposal systems. Assess and document functionality of existing systems and not posing a health or safety hazard. Systems that are no longer approved for use (i.e. seepage pits/dry wells etc) cannot be considered/included as a primary disposal area.
- Slope – show the slope of the lots and the slope within the proposed dispersal areas. The maximum slope is 15% for a Type 1 Trench system the discharge area;
- Water table – confirmation of seasonal high water table (may require assessment during spring freshet);
- Hydraulic loading rate (hlr) determined by:
 - a) Soil profile description, and vertical separation to minimum 1.2 metres of natural undisturbed soil (1.5 metres preferred, 2 metres in exceedingly fast soils);

- b) Soil permeability (125-3000 kfs) / perc rate (0-60 min/inch);
- Breakout points - any potential down slope breakout areas within 15 metres of the edge of proposed discharge areas;
- Water - any watercourses (including seasonal), rivers, creeks lakes or drainage courses within 30 metres including the mean annual high water mark;
- Rock/limiting layer - within the top 1.2 metres;
- Floodplain - 20 year flood elevation;
- Wells – within 30 metres;
- Identify and provide copies of relevant covenants/easements/right-of-way – within 30 metres.

3. Include a scaled site plan (should be prepared by a BC Land Surveyor or Professional Engineer) showing ALL of the following information for EACH proposed lot under 2 Hectares:

- lot dimensions and area;
- elevation contour lines;
- terrain over 25% slope;
- flood elevation;
- location of proposed discharge areas showing setback distances on the proposed and adjacent properties from:
 - a) existing sewerage systems;
 - b) existing & proposed driveways, easements, covenants, no build areas, right of ways, service lines, etc.;
 - c) existing and proposed improvements (e.g. buildings, fences, swimming pools, animal pens);
 - d) existing and planned drinking water intakes/well sites for proposed lots;
 - e) existing well sites for neighbouring parcels;
 - f) all domestic and natural water sources;
 - g) breakout points.

4. Written Statement

The report **MUST** also include a written statement that the Authorized Person has reviewed all the above criteria and has identified two (2) suitable dispersal areas for each proposed lot (including for any remainders that are less than 2 hectares) that when used for on-site sewerage disposal will not create a health hazard. The report (including the site plan) must be signed and sealed by the Authorized Person.

For more information please visit <https://www.interiorhealth.ca/YourEnvironment/HBE/Pages/default.aspx> or contact us at:

Healthy Built Environment Team

- e-mail: hbe@interiorhealth.ca
- Telephone: 1-855-744-6328, Option #4
- Fax: 250-851-7341
- Mailing: 519 Columbia Street, Kamloops BC V2C 2T8

Lauri Feindell

From: HBE [IH] <HBE@interiorhealth.ca>
Sent: January 26, 2024 3:12 PM
To: Planning
Subject: FW: Bylaw Referral - RDOS File No. X2023.001-SDS (Subdivision Servicing Bylaw Review)
Attachments: Bylaw Referral Sheet - RDOS File No. X2023.001-SDS (Subdivision Servicing Bylaw Review).pdf; RE Email to SWS inbox

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Thank you for the opportunity to review this referral. We have no additional comments for the Subdivision Servicing Bylaw. If you have any further questions, feel free to give me a call at: 250-540-8380.

Thanks,

Janelle

Janelle Rimell, B.Sc, B.Tech, C.P.H.I.(C) (she/her)

Healthy Community Development
Interior Health Authority
1440 14th Avenue, Vernon, BC V1B 2T1
Office: 250-549-5758
Cell: 250-540-8380
Email: janelle.rimell@interiorhealth.ca
www.interiorhealth.ca



Interior Health

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

From: Shannon Duong <sduong@rdos.bc.ca>
Sent: Tuesday, December 19, 2023 1:56 PM
To: shawn@apexresort.com; apexfirerescue@gmail.com; AMFD Firechief <firechief@amfd.org>; miyoung29@telus.net; firechief@evfa.ca; Kaleden Fire <kaledenfire@shaw.ca>; Keremeos Dept <fire@nethop.net>; Naramata Fire Chief <NaramataFC@rdos.bc.ca>; okfallschief@gmail.com; ofdchief@oliver.ca; fire@osoyoos.ca; fire@penticton.ca; pvfd@nethop.net; rrobinson@summerland.ca; Jody Woodford <tulfd@nethop.net>; Willowbrook Fire Chief <Tony.lannella.WVFD@hotmail.com>; HBE [IH] <HBE@interiorhealth.ca>; Walter Despot [External Email] <clerk@keremeos.ca>; Town of Oliver [External Email] <Admin@oliver.ca>; tosoyoos@osoyoos.ca; development@penticton.ca; Carrie Kassa <ckassa@princeton.ca>; District of Summerland [External Email] <info@summerland.ca>; kmckenzie@nethop.net; blirrigationd@gmail.com; gbush@nethop.net; fhid@nethop.net; k.i.d@shaw.ca; kid@nethop.net; miltg@telus.net; osoyoosirrigationdistrict@gmail.com; similkameen.improvement.district@gmail.com; skahaestateswater@gmail.com; lnidcttee@gmail.com; hid825@telus.net; phyllisradchenko9@gmail.com; phil.soo1969@gmail.com

Cc: Lauri Feindell <lfeindell@rdos.bc.ca>

Subject: Bylaw Referral - RDOS File No. X2023.001-SDS (Subdivision Servicing Bylaw Review)

Re: Bylaw No. 2900, 2024

Application Webpage: [Subdivision Servicing Bylaw Review | RDOS](#)

The Regional District of Okanagan-Similkameen (RDOS) is seeking input from agencies whose interests may be affected by proposed Bylaw No. 2900, 2024, being a bylaw to repeal and replace the Regional District's Subdivision Servicing Bylaw No. 2000, 2002.

Please find attached a referral and a link above to the draft bylaw and related documents. Please review this information and if you have any questions, please do not hesitate to contact me.

Once reviewed, if you have any comments/concerns, please forward them to planning@rdos.bc.ca by **January 23, 2024**.

Regards,



Shannon Duong, MRM • Planner II
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250-490-4384 • tf. 1.877-610-3737 • f. 250-492-0063
www.rdos.bc.ca • sduong@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.

Lauri Feindell

From: Blumer, Ashley [IH] <Ashley.Blumer@interiorhealth.ca>
Sent: January 26, 2024 3:05 PM
To: Rimell, Janelle [IH]
Subject: RE: Email to SWS inbox

Hi Janelle,

Everything I read seems reasonable to me. I don't think I see anything major that needs to be added or changed. I was speaking with Sylvia who suggested that maybe under the community water system section either the developer or owner of the community water system to provide an IH Construction Permit to connect as one of the items for "proof of water". But it is also implied in 4.1.3.2 a) so it may not be super necessary.

I'm just relaying some information but I think that would probably be the only suggestion we'd have. You can call me on teams or 2504213471 if you want to discuss!

Ashley

From: Rimell, Janelle [IH] <Janelle.Rimell@interiorhealth.ca>
Sent: Friday, January 26, 2024 3:36 PM
To: Blumer, Ashley [IH] <Ashley.Blumer@interiorhealth.ca>
Subject: RE: Email to SWS inbox

Hi Ashley,

Would you be free for a quick chat with me about it? I don't think there's a need to pull in Keyana and Judi.

Thanks,

Janelle

From: Blumer, Ashley [IH] <Ashley.Blumer@interiorhealth.ca>
Sent: Friday, January 26, 2024 2:12 PM
To: Rimell, Janelle [IH] <Janelle.Rimell@interiorhealth.ca>
Subject: RE: Email to SWS inbox

Hi Janelle,

I just saw the draft you sent to IHSWS now. I was thinking of sending it over to Keyana and Judi as well since RDOS is in their areas – is that alright? I'll take a look right now and let you know if I have any comments.

Thank you,

Ashley Blumer, BA, BEH (AD)

Environmental Health Officer

Drinking Water Systems

20-23rd Avenue S

Cranbrook, BC, V1C 5V1

c: 250-421-3471

p: 250-420-2240

e: Ashley.Blumer@interiorhealth.ca

www.interiorhealth.ca



Interior Health

We recognize and acknowledge that we are collectively gathered on the traditional, ancestral, and unceded territories of the seven Interior Region First Nations, where we live, learn, collaborate and work together. This region is also home to 15 Chartered Métis Communities. It is with humility that we continue to strengthen our relationships with First Nation, Métis, and Inuit peoples across the Interior.

From: Rimell, Janelle [IH] <Janelle.Rimell@interiorhealth.ca>
Sent: Friday, January 26, 2024 2:56 PM
To: Blumer, Ashley [IH] <Ashley.Blumer@interiorhealth.ca>
Subject: Email to SWS inbox

Hi Ashley,

I was talking with Sylvia about a referral from HBE that we forgot to send to SWS for comments. I just sent over the screen captures of the pertinent section from the draft subdivision servicing plan. Is it possible to review and provide comments today? It's not very long and it has big font.

Thanks,

Janelle

Janelle Rimell, B.Sc, B.Tech, C.P.H.I.(C) (she/her)

Healthy Community Development
Interior Health Authority
1440 14th Avenue, Vernon, BC V1B 2T1
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RESPONSE SUMMARY

BYLAW NO. 2900, 2024

Approval Recommended for Reasons Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to Conditions Below

Approval Not Recommended Due to Reasons Outlined Below

Subdivision Servicing Bylaw No 2900. 2024:

Approval Recommended Subject to Conditions Below -

KID has concerns with regard to the definitions for community water systems and community sewer systems, and with the potential impacts of strata developments on the Kaleden community more generally. These concerns would be largely alleviated if the proposed Amendment Bylaws regarding Private Utilities are also enacted.

Signature: Meryl E. Halla

Signed By: Cheyl E. Halla

Agency: Kaleden Irrigation District

Title: Financial / Corporate Administrator

Date: January 18, 2024

RESPONSE SUMMARY

BYLAW NO. 2900, 2024

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: Jan 4, 2024

RESPONSE SUMMARY

BYLAW NO. 2900, 2024

Approval Recommended for Reasons Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to Conditions Below

Approval Not Recommended Due to Reasons Outlined Below

SUBDIVISION SERVICING Bylaw Referral, Bylaw No. 2900,2024

Our interests are unaffected by the bylaw referral.

Signature: *Cheryl E. Halla*

Signed By: *CHERYL E. HALLA*

Agency: *PERMITS PERMITTING DISTRICT*

Title: *Principal / Corporate Administrator*

Date: *January 13, 2024*



Bylaw Referral

Regional District of Okanagan-Similkameen

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

Telephone: 250-492-0237 / Email: planning@rdos.bc.ca

OFFICE USE ONLY

Date: December 19, 2023

Bylaw: No. 2900, 2024

File: X2023.001-SDS

You are requested to comment on the attached bylaw for potential effect on your agency's interests. We would appreciate your response **WITHIN 34 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 by **January 23, 2024**.

PURPOSE OF THE BYLAW: The Regional District is currently reviewing Subdivision Servicing Bylaw No. 2000, 2002 with the intent of ensuring that the bylaw contains up-to-date servicing standards, is current with engineering best practices and easy to understand.

Bylaw No. 2900, 2024 proposes to repeal and replace Subdivision Servicing Bylaw No. 2000, 2002.

LEGAL DESCRIPTION: Not applicable

CIVIC ADDRESS: Not applicable

PID: Not applicable

AREA OF PROPERTY AFFECTED:	ALR STATUS:	OCP DESIGNATION:	ZONING DISTRICT:
N/A	N/A	N/A	N/A

OTHER INFORMATION:

Additional information can be found at the following location: [Subdivision Servicing Bylaw Review | RDOS](#)

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 bylaw.

Shannon Duong, Planner II

Agency Referral List

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Apex Fire Department | <input checked="" type="checkbox"/> Anarchist Fire Department | <input checked="" type="checkbox"/> Apex Mountain Resort |
| <input checked="" type="checkbox"/> Erris Fire Department | <input checked="" type="checkbox"/> Kaleden Fire Department | <input checked="" type="checkbox"/> Eastgate Fire Department |
| <input checked="" type="checkbox"/> Naramata Fire Department | <input checked="" type="checkbox"/> Okanagan Falls Fire Department | <input checked="" type="checkbox"/> Keremeos Fire Department |
| <input checked="" type="checkbox"/> Town of Osooyos Fire Department | <input checked="" type="checkbox"/> Penticton Fire Department | <input checked="" type="checkbox"/> Oliver Fire Department |
| <input checked="" type="checkbox"/> Summerland Fire Department | <input checked="" type="checkbox"/> Tulameen Fire Department | <input checked="" type="checkbox"/> Princeton Fire Department |
| <input checked="" type="checkbox"/> Willowbrook Fire Department | <input checked="" type="checkbox"/> Interior Health | <input checked="" type="checkbox"/> Village of Keremeos |
| <input checked="" type="checkbox"/> Town of Osoyoos | <input checked="" type="checkbox"/> Town of Oliver | <input checked="" type="checkbox"/> City of Penticton |
| <input checked="" type="checkbox"/> Town of Princeton | <input checked="" type="checkbox"/> District of Summerland | <input checked="" type="checkbox"/> MoTI |
| <input checked="" type="checkbox"/> Allison Lake Improvement District | <input checked="" type="checkbox"/> Boundary Line Irrigation District | <input checked="" type="checkbox"/> Skaha Estates Irrigation District |
| <input checked="" type="checkbox"/> Vaseux Lake Improvement District | <input checked="" type="checkbox"/> Keremeos Irrigation District | <input checked="" type="checkbox"/> Cawston Irrigation District |
| <input checked="" type="checkbox"/> Kaleden Irrigation District | <input checked="" type="checkbox"/> Osoyoos Irrigation District | <input checked="" type="checkbox"/> Lower Nipit Improvement District |
| <input checked="" type="checkbox"/> Meadow Valley Irrigation District | <input checked="" type="checkbox"/> Hedley Improvement District | <input checked="" type="checkbox"/> Rolling Hills Waterworks District |
| <input checked="" type="checkbox"/> Similkameen Improvement District | <input checked="" type="checkbox"/> Skaha Estates Improvement District | |

RESPONSE SUMMARY

BYLAW NO. 2900, 2024

Approval Recommended for Reasons Outlined Below

Interests Unaffected by Bylaw

Approval Recommended Subject to Conditions Below

Approval Not Recommended Due to Reasons Outlined Below

Approval Recommended subject to the notation that any property located within the RDOS connecting to Town of Osoyoos water/sewer systems, would require approval from the Town of Osoyoos. Any design standards and/or use of the Town of Osoyoos water or sewer systems would need to be approved by the Town of Osoyoos.

AND that fire hydrant systems be approved by the Town of Osoyoos.

Signature:  _____

Signed By: Rod Risling _____

Agency: Town of Osoyoos _____

Title: CAO _____

Date: JANUARY 17, 2024 _____



Bylaw Referral

Regional District of Okanagan-Similkameen

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

Telephone: 250-492-0237 / Email: planning@rdos.bc.ca

OFFICE USE ONLY

Date: December 19, 2023

Bylaw: No. 2900, 2024

File: X2023.001-SDS

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LEGAL DESCRIPTION: Not applicable

CIVIC ADDRESS: Not applicable

PID: Not applicable

AREA OF PROPERTY AFFECTED: N/A	ALR STATUS: N/A	OCP DESIGNATION: N/A	ZONING DISTRICT: N/A
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OTHER INFORMATION:

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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 bylaw.

Shannon Duong, Planner II

Agency Referral List

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| <input checked="" type="checkbox"/> Vaseux Lake Improvement District | <input checked="" type="checkbox"/> Keremeos Irrigation District | <input checked="" type="checkbox"/> Cawston Irrigation District |
| <input checked="" type="checkbox"/> Kaleden Irrigation District | <input checked="" type="checkbox"/> Osoyoos Irrigation District | <input checked="" type="checkbox"/> Lower Nipit Improvement District |
| <input checked="" type="checkbox"/> Meadow Valley Irrigation District | <input checked="" type="checkbox"/> Hedley Improvement District | <input checked="" type="checkbox"/> Rolling Hills Waterworks District |
| <input checked="" type="checkbox"/> Similkameen Improvement District | <input checked="" type="checkbox"/> Skaha Estates Improvement District | |

RESPONSE SUMMARY


BYLAW NO. 2900, 2024

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: 
Agency: VILLAGE OF KELEMEOS
Date: JANUARY 4, 2024

Signed By: MARG COLLSON
Title: CAO