



Feedback Form

RECEIVED
Regional District

AUG 10 2023

Regional District of Okanagan Similkameen


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

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

101 Martin Street
Penticton BC V2A 5J9

TO: Regional District of Okanagan Similkameen FILE NO.: X2023.007-ZONE

FROM: Name: BARBARA SMALLWOOD - PROPERTY'S BUSINESS OWNER
(Please print)

Street Address:  NARIMATA, BC V0H 1N1

RE: Electoral Area "A", "C", "D", "E", "F" and "I" Zoning Amendment Bylaw No. 2800.29
Mobiles 1 Ha.

My comments / concerns are:

- I do support the proposed amendment to the Okanagan Valley Zoning Bylaw No. 2800, 2022.
- I do not support the proposed amendment to the Okanagan Valley Zoning Bylaw No. 2800, 2022.

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MOST RESIDENTS HERE, I BELIEVE, PURCHASED THEIR PROPERTY FOR 'GREEN SPACE' AND PRIVACY. TO BE SURROUNDED BY THE BEAUTY OF THIS AREA, AND ITS VIEWS.
I AM NOT IN FAVOUR OF AMENDING ZONING IN PLACE AND NOT IN FAVOUR OF UNSIGHTLY MOBILE HOMES TO HAVE TO LOOK AT, ITS PROPERTY VISUALLY OR MORE PEOPLE ON A SMALL PIECE OF LAND. MOBILE HOMES BELONG IN A MOBILE HOME PARK!! WITH NEW DEVELOPMENTS HERE ALLOWING A HOME w/ SECONDARY SUITE OR 'CARRIAGE HOUSE' - THIS CONTRIBUTES TO WAY MORE TRAFFIC ON OUR ONLY ROAD, REQUIRING WATER (WE'RE IN A DROUGHT NOW, WITH WATERING REGULATIONS), NOT TO MENTION THE UNSIGHTLY LOOK OF A MOBILE HOME ON A RESIDENTIAL, AGRICULTURAL, OR ORCHARD/VINEYARD LOCATION. NO TO CHANGING ZONING, AND NO TO MOBILE HOMES AS ACCESSORY DWELLINGS, OR AHS OPTION.

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



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TO: Regional District of Okanagan Similkameen

FILE NO.: X2023.007-ZONE

FROM: Name:

Terrena Buck
(please print)

Street Address:

_____ 823

RE: Electoral Area "A", "C", "D", "E", "F" and "I" Zoning Amendment Bylaw No. 2800.29
Mobiles 1 Ha.

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TO: Regional District of Okanagan Similkameen FILE NO.: X2023.007-ZONE

FROM: Name: PETER BENSON
(please print)

Street Address: [REDACTED] NALAMATA BC

RE: Electoral Area "A", "C", "D", "E", "F" and "I" Zoning Amendment Bylaw No. 2800.29
Mobiles 1 Ha.

My comments / concerns are:

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While I understand that there is a need for more affordable housing, I am concerned that the change from 4 hectares to 1 hectare is too much. I do not wish to see a proliferation of mobile units on properties throughout our Electoral Area.

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[Handwritten mark]



July 25, 2023

Reply to the attention of Claire Buchanan
- ALC Planning Review: 46841
Local Government File: X2023.001.Zone

Ben Kent
Planner I, Regional District of Okanagan Similkameen
bkent@rdos.bc.ca

Re: Okanagan Valley Zoning Bylaw Amendment - Mobiles 1 Ha.

Thank you for forwarding a draft copy of Okanagan Valley Zoning Bylaw Amendment - Mobiles 1 Ha ("Zoning Amendment") for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Zoning Amendment is consistent with the purposes of the *Agricultural Land Commission Act (ALCA)*, the Agricultural Land Reserve (ALR) General Regulation, the ALR Use Regulation, and any decisions of the ALC.

The Zoning Amendment proposes to allow an "accessory dwelling" use to be in the form of a "mobile home" (i.e. CSAZ240) on parcels greater than 1.0 ha in area.

Section 7.2.7 of the Okanagan Valley Zoning Bylaw No. 8200, 2022 currently states:

"On a parcel greater than 4.0 ha in area, an accessory dwelling may be in the form of a mobile home"

The Zoning Amendment replace the language in Section 7.2.7 with the following:

"On a parcel greater than 1.0 ha in area, an accessory dwelling may be in the form of a mobile home".

The ALCA and ALR Use Regulation permits, on parcels under 40 ha, one principal residence with a total floor area of 500 m² and one additional residence with a total floor area of 90m². ALC Staff note that typically manufactured homes (such as a CSAZ240) have a total floor area that is greater than 90m². As such, non-adhering residential use applications may be required to place a mobile home as an additional residence on properties within the ALR.



The ALC strives to provide a detailed response to all referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any decisions of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-2034 or by e-mail at ALC.Referrals@gov.bc.ca.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

A handwritten signature in black ink that reads "Claire Buchanan". The signature is written in a cursive style with a horizontal line extending to the right.

Claire Buchanan, Regional Planner

Enclosure: Referral of RDOS File: X2023.001.Zone

CC: Ministry of Agriculture

46841m1



**DEVELOPMENT SERVICES
PRELIMINARY BYLAW
COMMUNICATION**

Your File #: X2023.001-
ZONE (2800.25)
Mobiles 1 HA
eDAS File #: 2023-03072
Date: Jul/04/2023

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

Attention: Lauri Feindell, Planning Secretary

**Re: Proposed Amendment Bylaw 2800.29, 2023, a bylaw to amend the
Okanagan Zoning Valley Bylaw No. 2800, 2022**

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 Damian Kusiak at (778) 476-9007.
Yours truly,

Damian Kusiak
Development Officer

Local District Address
Penticton Area Office 102 Industrial Place Penticton, BC V2A 7C8 Canada Phone: (250) 712-3660 Fax: (250) 490-2231



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

TO: Regional District of Okanagan Similkameen

FILE NO.: X2023.007-ZONE

FROM: Name: Roberta and Jim Carleton
(please print)

Street Address: _____

RE: Electoral Area "A", "C", "D", "E", "F" and "I" Zoning Amendment Bylaw No. 2800.29
Mobiles 1 Ha.

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"Mobile homes" is an archaic expression from the 1970's signifying a moveable dwelling on a chassis. Mobile homes are built to a much lower CSA standard of Z-240. Often described as travel trailers. Modular homes are built to a much higher CSA standard of A277. A previous RDOS Area F director found a consensus of West Bench residents desired to retain the West Bench designation of country estates as originally founded for returning military veterans and their families to allow for growing crops, raising animals and generating a bit of income. "Mobile homes" on chassis or axles are not included in property tax. Therefore all permanent homes will bear the burden of more taxes for expanded service levels. West Bench also has soil stability issues which precludes expanded sewer and water usage. Area F should be removed from this bylaw change.

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Lauri Feindell

Subject: FW: Bylaw Proposal 2800.29

From: carletonr
Sent: August 15, 2023 11:43 AM
To: Planning <planning@rdos.bc.ca>
Subject: Bylaw Proposal 2800.29

As we have already sent in a Feedback Form on this proposal 2800.29, we are also sending an email to be included with more serious issues on the proposal. Ben Kent and Riley Gettens have kindly addressed a few of our concerns. However, more questions are raised. Who will be monitoring the situation of mobile homes being placed on any property in Area F? RDOS operates on a Complaint basis. They don't have staff or a department to check on compliance for any bylaw infractions unless a Complaint is lodged. How would a neighbour know if the proper permits from RDOS, Interior Health, Highways Dept or any other requirements have been met? Issues have surfaced before about "mobile homes" being lived in on a permanent basis with no regard for legal requirements. Who will oversee this issue?

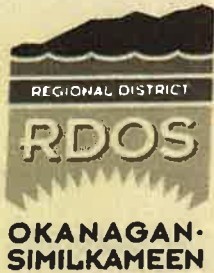
B.C. Assessment does not tax "mobile homes" situated on property already occupied by a primary residence. If the "mobile home" does not have a building permit, then the property would be taxed as a single residence and yet many untaxed for services would be used by this home.

Z240 is a lower level of mobile home designation and could encourage less than desirable year round, permanent living space.

Also, several years ago, a former RDOS Area F Director established that by far the majority of West Bench residents desired the concept of this area reflect a country estates vision in order to retain the wishes of the original idea presented by the Federal Government for returning military veterans.

Jim and I vote No on Bylaw 2800.29

Sincerely,
Roberta and Jim Carleton



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TO: Regional District of Okanagan Similkameen **FILE NO.:** X2023.007-ZONE

FROM: Name: M. DIRKSEN
(please print)

Street Address: 

RE: Electoral Area "A", "C", "D", "E", "F" and "I" Zoning Amendment Bylaw No. 2800.29
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I DO NOT SUPPORT THIS AMENDMENT IF IT PERTAINS TO AGRICULTURAL OR ALR LAND. WE NEED TO PROTECT AGRICULTURAL LAND FROM DEVELOPMENT ENVIRONMENT. OUR AGRICULTURAL LAND IS UNDER CONSTANT PRESSURE FOR NON-AGRICULTURAL USE (MAINLY FOR HOUSING). I UNDERSTAND THE DESIRE TO HAVE MORE HOUSING, BUT NOT AT THE EXPENSE OF LOSING AGRICULTURAL LAND USE EITHER NOW OR IN THE FUTURE.

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